



**For me, Lawrence is...  
Para mí, Lawrence es...**

THE PLACE OF MY ANCESTORS SINCE IT WAS FOUNDED  
I LOVE THIS CITY AND I LOVE ITS NEWER INTEGRANTS  
THIS IS A CITY WITH A HISTORY OF STRUGGLES OVERCOMES  
THE ARCHITECTURE IS MAGNIFICENT AND  
SPEAKS OF THE RICH PAST.

**in 2025, will be...  
en el 2025, será...**

LAWRENCE WILL BE MINUTES  
AWAY FROM BOSTON VIA  
MAGNETIC LEVITATION TRAINS  
THE TERRAIN & STEEPEST  
RIVERS WILL CONNET  
WHERE THEY DO NOT  
PRESENTLY WITH A FLOOD  
CONTROL CANAL ALONG  
WHICH BEAUTIFUL WALKING  
& BIKING PATHWAYS WILL  
EXIST WITH ELEVATED  
HONORIAL CORRIDORS THE  
MAGLEV TO NORTHVA,  
NORTH AND OVER 9 AND OVER

**LawrenceTBD**

## 5. REQUISITE MUNICIPAL APPROVALS

## 5 760 CMR 12.02 (5): Requisite Municipal Approvals

The letters in this section demonstrate that the City has met the required steps in the approval process under 760 CMR 12.02(5) prior to submitting this plan to DHCD for its approval.

The language of the votes for each entity – the LRA, the Planning Board and the City Council – are included in this section. Certifications of each vote, and the letter from the LRA’s outside counsel, are included in *Appendix A Municipal Approvals and Letters of Support*. DHCD requires that the Massachusetts Historical Commission be notified of the public hearing held by the City Council; the letter of notification is in *Appendix G Notifications*. The published notice of the hearing is also in that appendix.

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### 5.1 Redevelopment Authority Approval

OCTOBER 21, 2016

Upon a motion made by Mr. Silverio and seconded by Mr. Rodriguez, pursuant to Massachusetts General Laws Chapter 121B, the members of the Lawrence Redevelopment Authority unanimously voted and determined that the area within The LawrenceTBD Urban Renewal District Plan Boundary constitutes a decadent, substandard or blighted open area, said LawrenceTBD Plan Boundary being particularly shown in Figure 1-1: The LawrenceTBD Urban Renewal Plan District (Plan Boundary) and included in the LawrenceTBD Draft Urban Renewal Plan dated October 2016.

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### 5.2 Planning Board Determination of Compliance

NOVEMBER 2, 2016

In consideration of Massachusetts General Laws Chapter 121B and 760 CMR 12.02(2) (f), and upon motion made by Ms. Bernabel and seconded by Mr. Reynoso, the Planning Board for the City of Lawrence finds that the LawrenceTBD Urban Renewal Plan, as documented in the plan entitled, “LawrenceTBD Draft Urban Renewal Plan” dated October 2016, is based upon a local survey and conforms with the most current community plans for the locality as a whole, said community plans being specifically identified as follows:

- *City of Lawrence Comprehensive Housing Study*, August 2015 (Karen Sunnarborg Consulting, Charleen Regan Consulting, Abacus Architects + Planners)

- *Lawrence Downtown West Planning Study*, August 2015 (City of Lawrence, MassDevelopment, Utile)
- *Merrimack Street Land Use Planning Study*, 2016 (City of Lawrence, McCabe Consulting)

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### 5.3 Opinion of Counsel

DECEMBER 1, 2016

Attorney Lawrence P. Mayo, P.C. is the outside counsel to the LRA. In a letter to the LRA, dated December 1, 2016, he certified that the *Lawrence TBD Urban Renewal Plan* is in compliance with applicable laws in all material respects.

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### 5.4 Ordinance Committee

NOVEMBER 10, 2016

Councilor N. A. Rodriguez made a motion to forward this item to the Full Council to order a Public Hearing and Councilor J. Rodriguez seconded the motion. The vote of the members was unanimous in favor.

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## 5.5 City Council Approval

DECEMBER 6, 2016

Councilor Nilka Alvarez-Rodriguez made a motion seconded by Councilor Estela Reyes as follows:

1. To approve the proposed urban renewal plan prepared on behalf of the Lawrence Redevelopment Authority entitled “LawrenceTBD Urban Renewal Plan,” dated November 2016; and;
2. To authorize the Lawrence Redevelopment Authority to make such change to the LawrenceTBD Urban Renewal Plan, dated November 2016, as may be necessary to obtain approval of said Plan by the Massachusetts Department of Housing and Community Development.

The motion was approve 8-0 (Councilor Brian DePeña was absent.)



**Prepared for the Lawrence Redevelopment Authority  
by HARRIMAN/THE CECIL GROUP • FXM ASSOCIATES • Stantec • Bonz & Associates**