

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

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

HOME { A destination
for culture,
food, arts
& architecture

LawrenceTBD

6. OTHER REQUIRED ELEMENTS

6 Other Required Elements

6.1 Effective Date

This Urban Renewal Plan takes effect upon the date it is approved by the Department of Housing and Community Development (DHCD).

6.2 Duration of Controls

The provisions and requirements established in this Urban Renewal Plan and/or any modifications thereto shall be in force and effect for a period of twenty (20) years from the date of the original approval of the Urban Renewal Plan by the Department of Housing and Community Development.

6.3 Other State Filings

Notice of the Urban Renewal Plan will be filed with the Massachusetts Environmental Policy Act (MEPA) office to fulfill the requirements of 301 CMR 11.00 et seq. (The filing is in *Appendix I Environmental Notification Form*.)

This plan may be amended prior to its expiration date. The LRA will need to file a new Environmental Notification Form with MEPA for each amendment.

The Massachusetts Historical Commission must be notified of the public hearing held by the City Council to discuss this plan. The notification letter is provided in *Section 5 Requisite Municipal Approvals*.

6.4 Severability

Should any section, paragraph, or provision of this Urban Renewal Plan be rendered unconstitutional, or invalid, such decision shall not affect the whole or any part thereof other than the part so decided to be unconstitutional or invalid.

6.5 760 CMR 12.03: Process for Future Plan Changes

This plan has a time horizon of twenty years and may require updates in the future. The provisions of 760 CMR 12.03 specify two mechanisms whereby this plan may be changed: a minor plan change and a major plan change. All modifications will be added as Section 8 et. seq.

MINOR PLAN CHANGE

The LRA may make a minor plan change through a resolution. Minor plan changes do not substantially alter the provisions of the plan.

Minor plan changes include the following:

- Correction of typographical errors
- Modification of proposed language of zoning changes and design guidelines to be consistent with language approved by the City Council

MAJOR PLAN CHANGE

A major plan change involves a more substantial alteration of the underlying plan and, as such, requires a more complex approval process. The process for a major plan change is the same as was followed to produce this Urban Renewal Plan – evidence of a public hearing, certification of conformity with existing plans by the Planning Board, and approval by the City Council. All affected redevelopers must be notified and given an opportunity to comment.

DHCD APPROVAL

All proposed minor and major plan changes shall be submitted to DHCD for approval.

760 CMR 12.07 does allow DHCD to waive any requirement of 760 CMR 12.00 under certain specific circumstances, including a catastrophic event, severe economic hardship, or an exceptional public benefit that can only be obtained by the granting of a waiver. Waivers must be requested in writing.

6.6 760 CMR 12.02 (8): Relocation

This plan does not include a relocation plan as there is no anticipated project that would displace existing dwelling or business units.

Should the LRA undertake a project in the future that requires relocation, the LRA must amend this plan and include a relocation plan that conforms to M.G.L. Chapter 79A and any related regulations and guidelines. Chapter 79A applies to the relocation of the occupants of dwelling units or business units.

6.7 760 CMR 12.02 (9): Redeveloper's Obligations

Redevelopers within the urban renewal area will be subject to the City's zoning ordinance, as may be revised according to the recommendations of this plan.

Redevelopers who purchase land within the urban renewal area from the LRA will be subject to a Land Disposition Agreement (LDA). This agreement will define any requirements specific to that property and any requirements the LRA has for the development of property in general. The LRA will require that all property subject to an LDA must follow the relevant design guidelines in this Urban Renewal Plan, whether or not the development is subject to Site Plan Approval. In addition, the LRA expects to require performance standards relative to the timing and completion of construction. Finally, the LRA is considering a preference for partners who commit to hiring Lawrence residents for both construction and permanent jobs.

6.8 760 CMR 12.02 (10): Disposition

The LRA has no immediate plans to dispose of property as part of this Urban Renewal Plan, and there is no identified redeveloper at this time.

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