



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

January 6, 2025

To the City Council

Dear Councilors:

In compliance with the order passed by your Honorable Body December 6, 1976, this is to inform you that the following was filed by the Boston Planning and Development Agency with the City Clerk on December 16, 2024.

“Proposed Minor Modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to Parcel F-5.”

Respectfully,

Alex Geourntas
City Clerk

MF/pmf



City of Boston
Planning Department

December 16, 2024

Alex Geourntas
Boston City Clerk
1 City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to Parcel F-5

Dear Clerk Geourntas,

In accordance with the policies adopted by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BPDA") Board on December 12, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BPDA, I am hereby notifying the Boston City Clerk that the BPDA proposes to adopt a minor modification to the Washington Park Urban Renewal Plan, with respect to the modification of uses at Parcel F-5, located at 639 Warren Avenue in Boston's Roxbury neighborhood. This minor modification will set the allowable land uses on this parcel to be Residential Uses.

The purpose of the proposed BPDA action is to further facilitate the redevelopment of the Parcel as a residential affordable building, which is currently in use as a parking lot. The BRA proposes to take action on the minor modification on January 16, 2025.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Max Houghton, Policy Specialist, at (617)-752-2155. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kairos Shen", with a long horizontal flourish extending to the right.

Kairos Shen,
Acting Director

PLANNING DEPARTMENT

One City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937
Michelle Wu, Mayor | Kairos Shen, Chief of Planning

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE WASHINGTON PARK URBAN RENEWAL
PLAN, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCEL F-5.**

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, was adopted by the Boston Redevelopment Authority (the "Authority") on January 16, 1963, and approved by the City Council of the City of Boston on February 18, 1963 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of said Washington Park Urban Renewal Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel F-5 is consistent with the objectives of the Washington Park Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is necessary to effectuate the redevelopment of Parcel F-5; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of Chapter XII of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That, pursuant to Section 1201 of Chapter XII of the Washington Park Urban Renewal Plan, Project No. Mass. R-24 (the "Plan"), the Plan be, and hereby is, modified as follows:

- a) That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to reflect the change in use of said Parcel F-5 to "Residential"; and
- b) That Table A in Section 602, entitled "Land Use and Building Requirements" is hereby modified as follows:

Site Designation	Permitted Uses	Minimum Setback	Max. Bldg. Height	Max. FAR	Max. Net Density	Min. Parking Ratio
F-5	Residential	AA	AA	AA	AA	AA

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of the Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
5. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated August, 1974, if applicable.