



Office of the City Clerk

ALEX GEOURNTAS

City Clerk

August 25, 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 August 13, 2025.

"Proposed Minor Modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to Parcel J-1."

Respectfully,

Alex Geourntas
City Clerk

AG/jaw



August 13, 2025

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

Re: Proposed Minor Modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to Parcel J-1

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 Downtown Waterfront-Faneuil Hall Urban Renewal Plan, with respect to the modification of uses at Parcel J-1, located at 150 Milk Street, also known as 75 Central Street, in Boston's Downtown neighborhood. This minor modification will officially name the parcel as "Parcel J-1," set the allowable land uses on this parcel to be Residential Uses with Commercial components, and change the boundaries of the parcel to the new boundaries as described in the attached Resolution.

The purpose of the proposed BPDA action is to further facilitate the redevelopment of the Parcel as a residential building with commercial components, which is currently in use as an office building. The BRA proposes to take action on the minor modification on September 18, 2025. An announcement of the proposed minor modification was made at a public meeting on August 12, 2025, and no attendees had questions or concerns about the proposed action.

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 max.houghton@boston.gov. Thank you.

Sincerely,

Kairos Shen
Director

BOSTON REDEVELOPMENT AUTHORITY | ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION
(D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY)

One City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937
Michelle Wu, Mayor | Kairos Shen, Director | Priscilla Rojas, Chair

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE DOWNTOWN WATERFRONT-FANEUIL HALL
URBAN RENEWAL PLAN AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO
PARCEL J-1.**

WHEREAS, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority (the "Authority") on April 24, 1964 ("Downtown Waterfront-Faneuil Hall Urban Renewal Plan") and requires the development of land in compliance with the regulations and controls of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan; (said plan, as previously modified, being herein referred to as the "Waterfront Plan");

WHEREAS, Section 1101 of Chapter XI of the Waterfront Plan, entitled "Modification and Termination," provides that the Waterfront Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Waterfront Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns;

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 J-1; and

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

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

1. That, pursuant to Section 1101 of Chapter XI of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77 (the "Plan"), the Plan be, and hereby is, modified as follows:
 - a. That Map 2 entitled "Proposed Land Use" is modified by adopting the boundaries of Parcel J-1 as described in the map attached to this resolution;
 - b. That Map 2 entitled "Proposed Land Use" is modified by designating the Proposed Land Use of Parcel J-1 as Residential and Commercial; and
 - c. That the Table entitled "Land Use and Building Requirements" in Section 503 entitled "Specific Land Use and Building Requirements" is hereby modified by adding Parcel J-1 as follows:

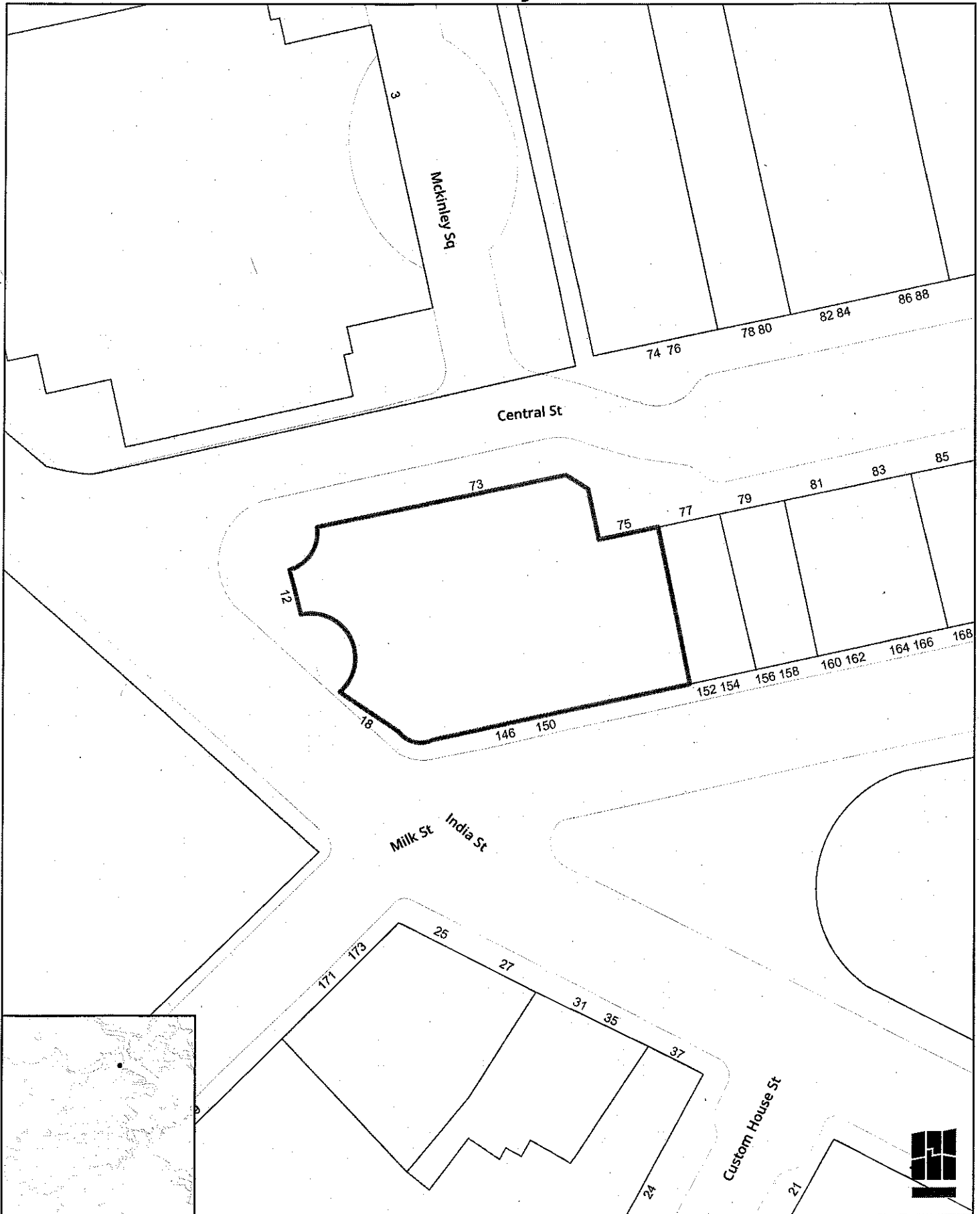
Site Designation	Permitted Use	Max Bldg. Ht.	Max. FAR	Min. Parking Spaces	Vehicular Access	Arcades or Ground Floor
J-1	Residential, Commercial	AA	AA	AA	AA	AA

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.

DTWF Urban Renewal Plan Parcel J-1

1:500



DTWF Urban Renewal Plan Parcel J-1



1:500

