



City of Boston
City Clerk

September 23, 2024

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 September 10, 2024.

“Proposed Minor Modification to the South End Urban Renewal Area, Project No. Mass. R-56, with respect to Parcel 35, and so-called Parcels 35A and 35B.”

Respectfully,

A handwritten signature in black ink, reading "Alex Geourntas".

Alex Geourntas
City Clerk

MF/pmf



September 10, 2024

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

Re: Proposed Minor Modification to the South End Urban Renewal Area,
Project No. Mass. R-56, with respect to Parcel 35, and so-called Parcels 35A and 35B

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 South End Urban Renewal Area, Project No. Mass. R-56, with respect to the consolidation of Parcels 35, 35A, and 35B, located between Thorndike Street, Reed Street, and Newcomb Street in Boston's Roxbury neighborhood. This minor modification will set the allowable land uses on this parcel to be Residential, Commercial, Retail, and Open Space Uses.

The purpose of the proposed BPDA action is to further facilitate the redevelopment included in Phase 1 of the Boston Water and Sewer Parcels Project. The BRA proposes to take action on the minor modification on October 10, 2024.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Reuben Kantor, Senior Policy Advisor, at (617) 372-2936. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'James Arthur Jemison II', written over a circular stamp or seal.

James Arthur Jemison II,
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 | James Arthur Jemison, Director | Priscilla Rojas, Chair

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 35**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "Authority") on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled: "Modifications" provides that the 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 modifications hereinafter provided with respect to Parcel 35, including so-called Parcels 35A and 35B, in the South End Urban Renewal Area are consistent with the objectives of the Plan; and

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

WHEREAS, the proposed amendment to the Plan is necessary to effectuate the redevelopment of Parcel 35; 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

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

1. That, pursuant to Section 1201 thereof, the Plan be, and hereby is, amended as follows:

- a. That Map 3 of the Plan, entitled "Reuse Parcels," is hereby modified by expanding Parcel 35 to include so-called Parcels 35A and 35B, as shown on the map attached hereto; and
- b. That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the Proposed Land Use of Parcel 35 to allow for Residential, Commercial, and Open Space Uses; and
- c. That Chapter VI, "Land Use, Building Requirements and Other Controls", Section 602, Table A, entitled "Land Use and Building Requirements", is hereby amended by inserting the following with respect to Parcel 35:

Site Designation	Permitted Uses	Min. Setback	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Min. Parking Ratio
35	Residential, Commercial, Open Space, Retail	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.