



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

March 18, 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 March 13, 2024.

“Proposed Minor Modification to the Washington Park Urban Renewal Are, Project No. Mass. R-24, with the respect to Parcels L-49 and L50.”

Respectfully,

Alex Geourntas
City Clerk

MF/pmf



March 11, 2024

Alex Geourntas
Boston City Clerk
1 City Hall Sq, Room 601
Boston, MA 02201

Re: Proposed Minor Modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to Parcels L-49 and L-50

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 Boston City Clerk that the BPDA proposes to adopt a minor modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to the creation of Parcels L-49 and L-50, located at 7-9 Westminster Terrace in Boston's Roxbury neighborhood.

The purpose of the proposed BPDA action is to facilitate the disposition and development of said 7-9 Westminster Terrace, which is to be a residential project. The BPDA proposes to take action on the minor modification on April 11, 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 Zachary Gagné, Urban Renewal Associate, at (617) 918-4445. Thank you.

Sincerely,


James Arthur Jemison, II
Director

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE WASHINGTON PARK URBAN RENEWAL PLAN, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCELS L-49 AND L-50

WHEREAS, the City of Boston ("City") and the Boston Redevelopment Authority (the "Authority") utilize a wide variety of tools to proactively stimulate community development in Boston's neighborhoods. The urban renewal program, one of these tools, was established by the Federal Housing Act of 1949, as amended, to create housing and promote economic development within the nation's inner cities;

WHEREAS, the Washington Park Urban Renewal Plan (the "Plan"), Project No. Mass. R-24 received approval from the Authority on June 27, 1962 (Early Land) and January 16, 1963, from the Boston City Council on August 13, 1962 (Early Land) and on February 18, 1963, from the Mayor of Boston on August 14, 1962 (Early Land) and February 26, 1963, and from the Commonwealth on August 29, 1962 (Early Land) and March 15, 1963;

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification and Termination," provides that the Plan may be modified at any time by the Authority, provided: that no amendment to the Plan 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; that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Plan must be subject to the necessary Federal, State, and local approvals; and

WHEREAS, it is the opinion of the Authority that the modification hereinafter provided with respect to Parcels L-49 and L-50 in the Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201 of Chapter XII; 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.

WHEREAS, the proposed amendment to the Plan is necessary to effectuate the redevelopment of Parcels L-49 and L-50 located at 7-9 Westminster Terrace in Boston's Roxbury Neighborhood.

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

1. That pursuant to Section 1201 of Chapter XII thereof, the Washington Park Urban Renewal Plan, Project No. Mass. R-24 (the "Plan") be, and hereby is, modified as follows:
 - a. That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to create Parcel L-49 at 7 Westminster Terrace, Roxbury; and
 - b. That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to create Parcel L-50 at 9 Westminster Terrace, Roxbury; and
 - c. That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to reflect the change in use of said Parcels L-49 and L-50 to "Residential" and
 - d. That Table A in Section 602, entitled "Land Use and Building Requirements" is hereby modified as follows:

Site Designation	Permitted Uses	Min. Setback	Max. Bldg. Height	Max. FAR	Max. Net Density	Min. Parking Ratio
L-49	Residential	AA	AA	AA	AA	AA
L-50	Residential	AA	AA	AA	AA	AA

2. That this 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 or 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.

7-9 Westminster Terrace, Roxbury

1:300

