



February 19, 2026

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

Proposed Minor Modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to Parcel L-19

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 L-19, located at 13 Homestead Street in Boston's Roxbury neighborhood. This minor modification will enable residential uses on Parcel L-19.

The purpose of the proposed BRA action is to enable the current owners of the parcel to construct a two-family dwelling. The BRA proposes to take action on the minor modification on March 19, 2026.

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](mailto:max.houghton@boston.gov). Thank you.

Sincerely,

Teresa Polhemus  
Acting 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 PARCEL L-19**

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**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 L-19 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 L-19; 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 by including the Proposed Land Use of Parcel L-19 to allow for Residential Uses; and

b) That Chapter VI, "Land Use, Building Requirements and Other Controls," Section 602, Table A is hereby modified by inserting the following:

Site Designation	Permitted Uses	Minimum Setback (in ft)	Min. Height (in ft)	Max. Height (in ft)	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
L-19	Residential	AA	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.