



Office of the City Clerk

ALEX GEOURNTAS  
City Clerk

April 28, 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 February 11, 2025.

*"Proposed Minor Modification to The West End Land Assembly and Redevelopment Plan. Project No. Mass. 2-3, with respect to Parcel 1A."*

Respectfully,

Alex Geourntas  
City Clerk

MF/pmf



April 14, 2025

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

Re: Proposed Minor Modification to the West End Land Assembly and Redevelopment Plan,  
Project No. Mass. 2-3, with respect to Parcel 1A

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 West End Land Assembly and Redevelopment Plan, with respect to the modification of uses at Parcel 1A, located at 2-5 Emerson Place in Boston's West End neighborhood. This minor modification will change the allowable parking ratio on the parcel from .88 to .83.

The purpose of the proposed BPDA action is to further facilitate the redevelopment of the Parcel to convert existing commercial space to residential rental dwelling units. The project will consist of an approximately 20,000 square foot conversion of the existing building (the "Proposed Project"). The Proposed Project is an applicant to the City of Boston's Office to Residential Conversion Program. The BRA proposes to take action on the minor modification on May 15, 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 [max.houghton@boston.gov](mailto:max.houghton@boston.gov). Thank you.

Sincerely,

Kairos Shen  
Director

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

One City Hall Square | Boston, MA 02201 | [BostonPlans.org](http://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 WEST END LAND ASSEMBLY AND  
REDEVELOPMENT PROJECT, PROJECT NO. MASS. 2-3, WITH RESPECT TO PARCEL  
1A.**

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**WHEREAS**, the West End Land Assembly and Redevelopment Project, Project No. Mass. 2-3, was adopted by the Boston Redevelopment Authority (the "Authority") on May 2, 1957 ("West End Land Assembly and Redevelopment Plan") and requires the development of land in compliance with the regulations and controls of the West End Land Assembly and Redevelopment Plan; (said plan, as previously modified, being herein referred to as the "Plan");

**WHEREAS**, Paragraph G of the Plan, entitled "Amendments to the Redevelopment Plan" provides that the West End Land Assembly and Redevelopment Plan may be modified by the Boston Redevelopment Authority "provided that such modifications are consented to by the lessee or purchaser of the property affected by the proposed modifications and by the Boston Redevelopment Authority," 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 1A; and

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

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

1. That, pursuant to Paragraph G of the West End Land Assembly and Redevelopment Plan, Project No. Mass. 2-3 (the "Plan"), the Plan be, and hereby is, modified as follows:
  - a) That Section B3 (B) (2) (f) (i) be modified to replace the existing language which currently reads: "With respect to Parcel 1A, off-street

parking and garage areas shall be provided in the ratio of .88 parking spaces per dwelling units" with the following language: "With respect to Parcel 1A, off-street parking and garage areas shall be provided in the ratio of .83 parking spaces per dwelling units.

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.