



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 Charleston Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcels P-15B-1A and P-15B-1B."

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 Charlestown Urban Renewal Plan, Project No. Mass.
R-55, with respect to Parcels P-15B-1A and P-15B-1B

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 Charlestown Urban Renewal Plan, with respect to the modification of uses at Parcels P-15B-1A and P-15B-1B, located at 100-168 New Rutherford Avenue in Boston's Charlestown neighborhood. This minor modification will set the allowable land uses on these parcels to be Residential and Ancillary Uses and Commercial and change the boundaries of the parcels 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 campus with related uses, which is currently in use as parking lots. The BRA proposes to take action on the minor modification on September 18, 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. 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 CHARLESTOWN URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS P-15B-1A AND P-15B-1B**

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965, and approved by the City Council of the City of Boston on June (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled: "Amendment," 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 P-15B in the Charlestown Urban Renewal Area are consistent with the objectives of the 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 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 P-15B; 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 7, entitled "Disposition Parcel," is hereby modified by creating so-called Parcel P-15B-1A and so-called Parcel P-15B-1B as shown on the map attached hereto; and
- b. That Map 2, entitled "Proposed Land Use," is hereby modified by setting the use of newly created Parcel P-15B-1A and Parcel P-15B-1B as Residential and Ancillary Uses and Commercial; and
- c. Section 602, entitled "Land Use and Building Requirements", is hereby modified by inserting the following with respect to so-called Parcels P-15B-1A and P-15B-1B:

Site Designation	Permitted Uses	Minimum Setback	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Min. Parking Ratio
P-15B-1A	Residential and Ancillary Uses, Commercial	AA	AA	AA	AA	AA
P-15B-1B	Residential and Ancillary Uses, Commercial	AA	AA	AA	AA	AA

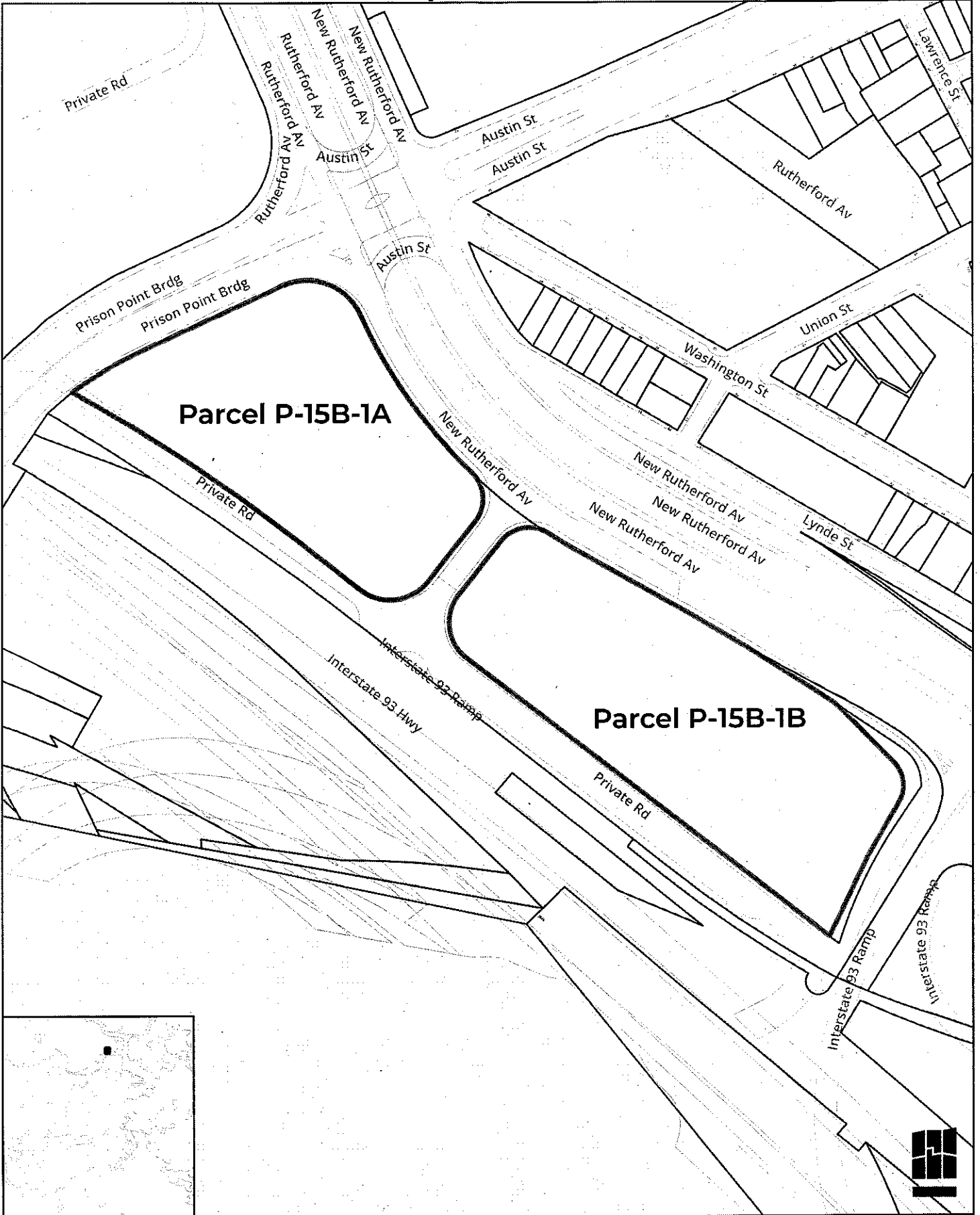
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, 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.

Austin Street Lots Redevelopment Minor Mod Map



1:1,800



Austin Street Lots Redevelopment Minor Mod Map

1:1,800

