



October 16, 2023

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

Re: Proposed Minor Modification to the Washington Park Urban Renewal Area, Project No. Mass. R-24, with Respect to Newly Created So Called Parcels L-25 and S-10.

Dear Clerk Geourntas,

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Clerk that the BPDA proposes to adopt a minor modification to the Washington Park Urban Renewal Area, Project No. Mass. R-24, with respect to newly created parcels located at 44 Maple Street and 1 Fenner Street in Roxbury.

The purpose of the proposed BRA action is to facilitate the redevelopment of Parcels L-25 and S-10. The newly created parcels will have new land use allowances of Open Space, Community Garden and or Agricultural uses and Accessory uses. All other building and land use requirements will be not applicable to the redevelopment. This modification may allow for the redevelopment of the parcel for an anticipated community garden/open space use.

I have enclosed a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Christopher Breen at (617) 918-4202. Thank you.

Sincerely,

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

James Arthur Jemison II,
Director

Boston Redevelopment Authority (D/B/A Boston Planning & Development Agency)

1 City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937
Michelle Wu, Mayor | Arthur Jemison, Director

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE WASHINGTON PARK URBAN RENEWAL PLAN, PROJECT NO. MASS. R-24, WITH RESPECT TO SO CALLED PARCEL L-25

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 amended, being herein referred to as the “**Plan**”); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled “Modification”, provides that the Urban Renewal Plan may be modified at any time by the Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Washington Park Urban Renewal Area shall be modified after the lease or sale of such part, the modification must be consented by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities; and

WHEREAS, it is the opinion of the Authority that the modifications as hereinafter provided in the Washington Park Urban Renewal Plan Area are consistent with the objectives of the Plan and are minor modifications that may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the use of newly created so-called Parcels L-25

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

Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:

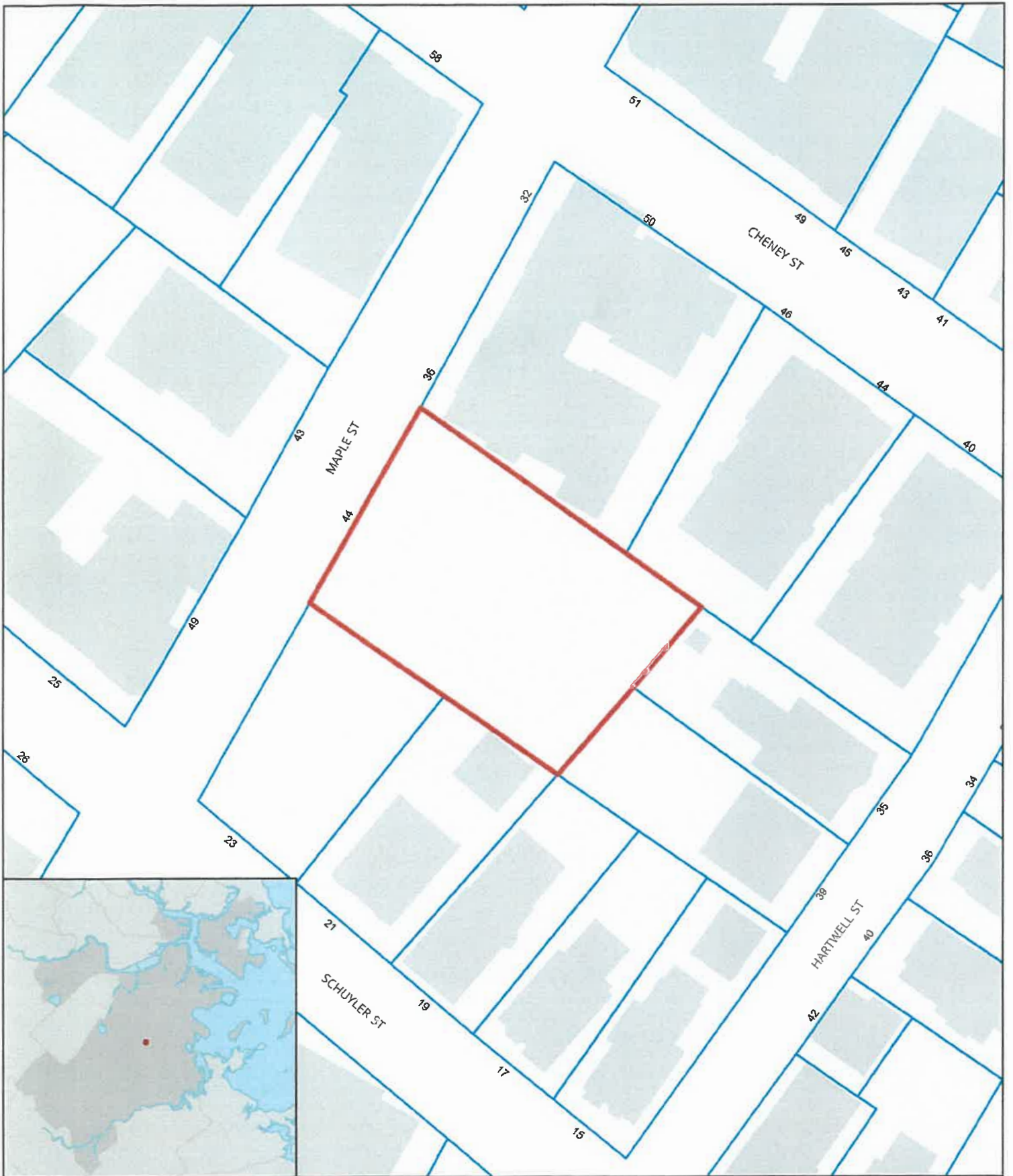
- (a) That Map 2, “Proposed Land Use Plan” is hereby amended by formally creating so-called Parcel L-25, adding Open Space, Community Garden or Urban Wild Use and Accessory Uses as allowable land uses for Parcel L-25.

(b) That Chapter VI, "Proposed Land Use and Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby modified as follows:

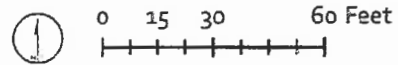
Site Designation	Permitted Uses	Minimum Setbacks F S R	Maximum Building Height	Maximum Floor Area Ratio	Maximum Net Density	Minimum Parking Ratio
L-25	Open Space, Community Garden/Urban Wild Use, Accessory Uses	*	*	*	*	*

* To be determined by the Authority

2. That the proposed modifications are found to be minor modifications that do not substantially or materially alter or change the Plan.
3. That all other provisions of the Plan not inconsistent herewith be and hereby are continuing in full force and effect.
4. 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.
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, RHM 7207.1, dated August 8 1974, if applicable.



44 Maple Street Parcel L-25



**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR
MODIFICATION TO THE WASHINGTON PARK URBAN RENEWAL PLAN, PROJECT NO.
MASS. R-24, WITH RESPECT TO SO CALLED PARCEL S-10**

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 amended, being herein referred to as the "**Plan**"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "**Modification**", provides that the Urban Renewal Plan may be modified at any time by the Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Washington Park Urban Renewal Area shall be modified after the lease or sale of such part, the modification must be consented by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities; and

WHEREAS, it is the opinion of the Authority that the modifications as hereinafter provided in the Washington Park Urban Renewal Plan Area are consistent with the objectives of the Plan and are minor modifications that may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the use of newly created so-called Parcels S-10

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

Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:

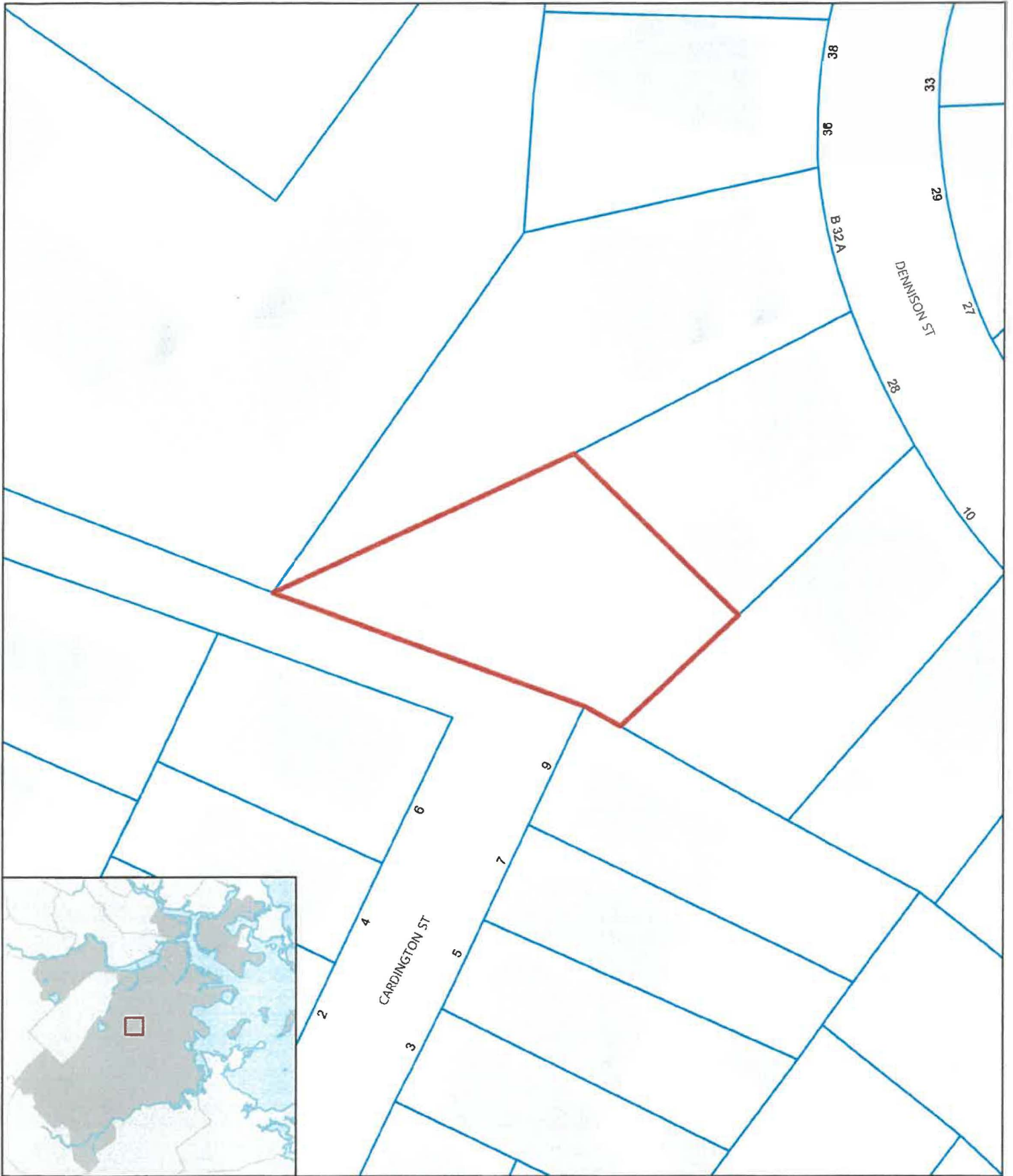
- (a) That Map 2, "Proposed Land Use Plan" is hereby amended by formally creating so-called Parcel S-10, adding Open Space, Community Garden or Urban Wild Use and Accessory Uses as allowable land uses for Parcel S-10.

(b) That Chapter VI, "Proposed Land Use and Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby modified as follows:

Site Designation	Permitted Uses	Minimum Setbacks F S R	Maximum Building Height	Maximum Floor Area Ratio	Maximum Net Density	Minimum Parking Ratio
S-10	Open Space, Community Garden/Urban Wild Use, Accessory Uses	*	*	*	*	*

* To be determined by the Authority

2. That the proposed modifications are found to be minor modifications that do not substantially or materially alter or change the Plan.
3. That all other provisions of the Plan not inconsistent herewith be and hereby are continuing in full force and effect.
4. 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.
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, RHM 7207.1, dated August 8 1974, if applicable.



1 Fenner Street Parcel S-10

