



March 17, 2026

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

Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55,
with respect to Parcel C-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 Charlestown Urban Renewal Plan, with respect to the modification of uses at Parcel C-1A, located at 5 Austin Street in Boston's Charlestown neighborhood.

The purpose of this minor modification is to enable residential, institutional, parking, and commercial uses on Parcel C-1A in connection with the redevelopment of Bunker Hill Mall. The BRA proposes to take action on the minor modification on April 16, 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. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kairos Shen".

Kairos Shen
Director

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-55, WITH RESPECT TO PARCEL C-1A**

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 7, 1965, from the Mayor of Boston on June 10, 1965 and from the Commonwealth of Massachusetts on July 6, 1965; (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Charlestown Plan, entitled "Amendment and Termination," provides that the Charlestown Plan may be modified by the Authority, provided: that any amendment that alters the boundary or basic elements be made in accordance with the Federal, State, and local approvals required by law at the original approval; that no amendment to any provision of Chapter XII 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;

WHEREAS, it is the opinion of the Authority that the modification hereinafter provided with the respect to Parcel C-1A in the Charlestown Urban Renewal Plan 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 of the Plan;

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 C-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 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 Charlestown Urban Renewal Plan, Project No. Mass. R-55 (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 C-1A to allow for Residential, Commercial, Institutional, and Parking Uses;
- b) That Chapter VI, "Land Use and Building Requirements," Section 602, is hereby (i) modified by deleting the "Building Requirements" for said parcel and inserting the following, and further (ii) deemed modified to the extent inconsistent with the following:

Site Designation	Permitted Uses	Minimum Setback (in ft)	Max. Bldg. Height	Max. FAR	Max. Net Density	Min. Parking Ratio
C-1A	Residential, Commercial, Institutional, Parking	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.