



February 15, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project
No. Mass. R-55, with respect to Parcel R-31

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-31.

The purpose of the proposed BRA action is to facilitate the one story addition to the building located at 40 Warren Street in Charlestown on a portion of Parcel R-31 in the Charlestown Urban Renewal Area.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.
MASS. R-55, WITH RESPECT TO PARCEL R-31**

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area 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 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment 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 R-31 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 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 Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-31A-3;

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

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel R-31A-3.

2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-31A-3 after the "R19-R54" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-31A-3	Office, Retail (First Floor) and Parking	50	3.99	N/A	*

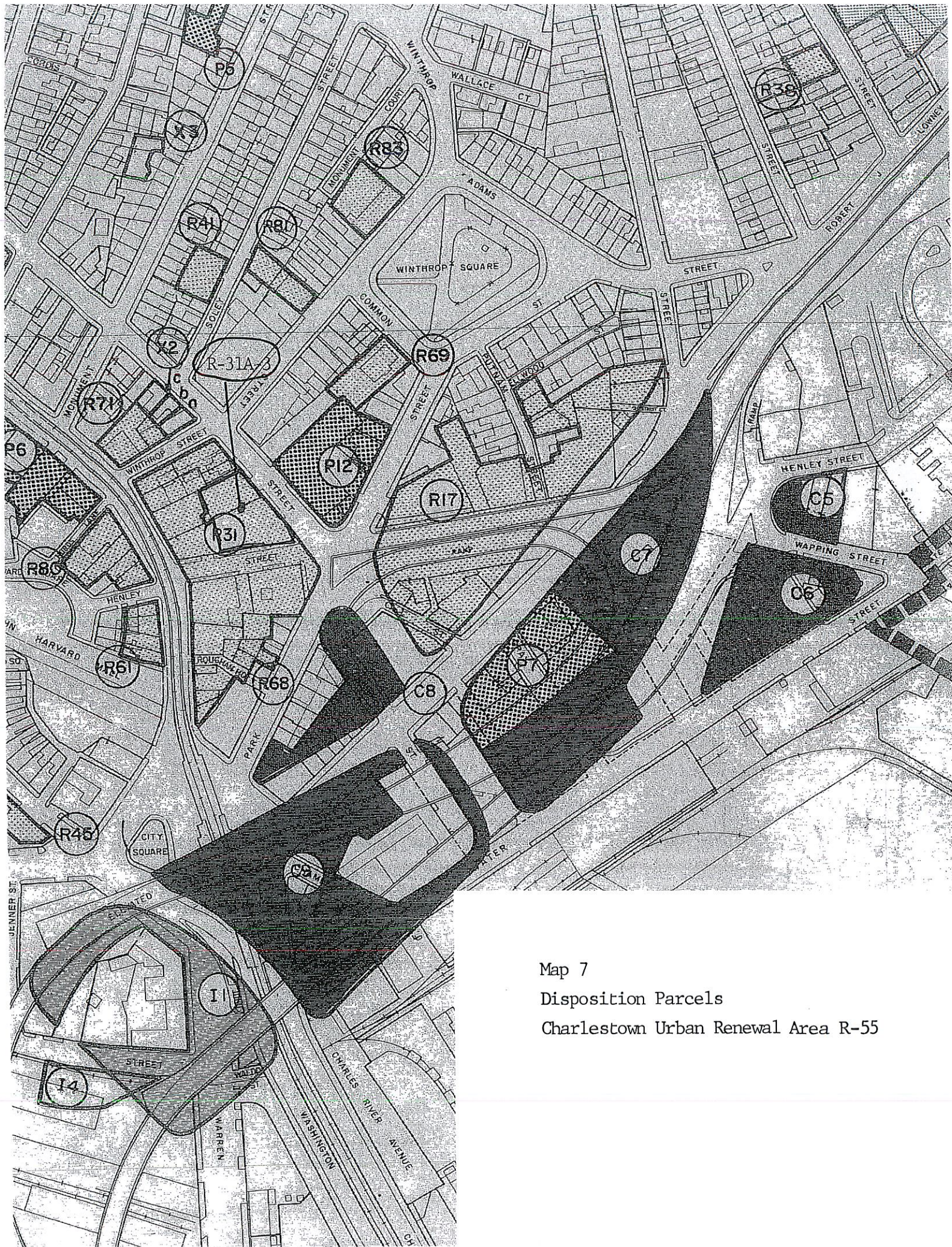
* To be determined by the Authority

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that 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.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. 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, 1974, if applicable.



Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55