



**boston planning &
development agency**

January 9, 2017

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

Re: Proposed Minor Modification to the Washington Park Urban Renewal Plan,
Project No. Mass. R-24, with respect to Parcels A-8 and A-10

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 Washington Park Urban Renewal Plan, Project No. Mass. R-24, with respect to Parcels A-8 and A-10.

The purpose of the proposed BRA action is to facilitate the development of a portion of the Garrison Trotter Phase III project on Parcels A-8 and A-10 in the Washington Park Urban Renewal Area located at 71 Holworthy Street and 73 Holworthy Street.

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 THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO.
MASS. R-24, WITH RESPECT TO PARCEL A-8 AND PARCEL A-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;
and

WHEREAS, Section 1201 of Chapter XII of said Urban Renewal Plan entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification must be consented to 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 Urban Renewal Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Department of Housing and Community Development;
and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to the parcels of land located at 71 Holworthy Street and 73 Holworthy Street in Roxbury, is consistent with the objectives of the Washington Park 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 amendments to the Urban Renewal Plan are necessary to effectuate the redevelopment of the parcels of land located at 71 Holworthy Street and 73 Holworthy Street in Roxbury.

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

That, pursuant to Section 1201 of the Washington Park Urban Renewal Plan, Project No. Mass. R-24 (the "Plan"), the Plan be and hereby is modified as follows:

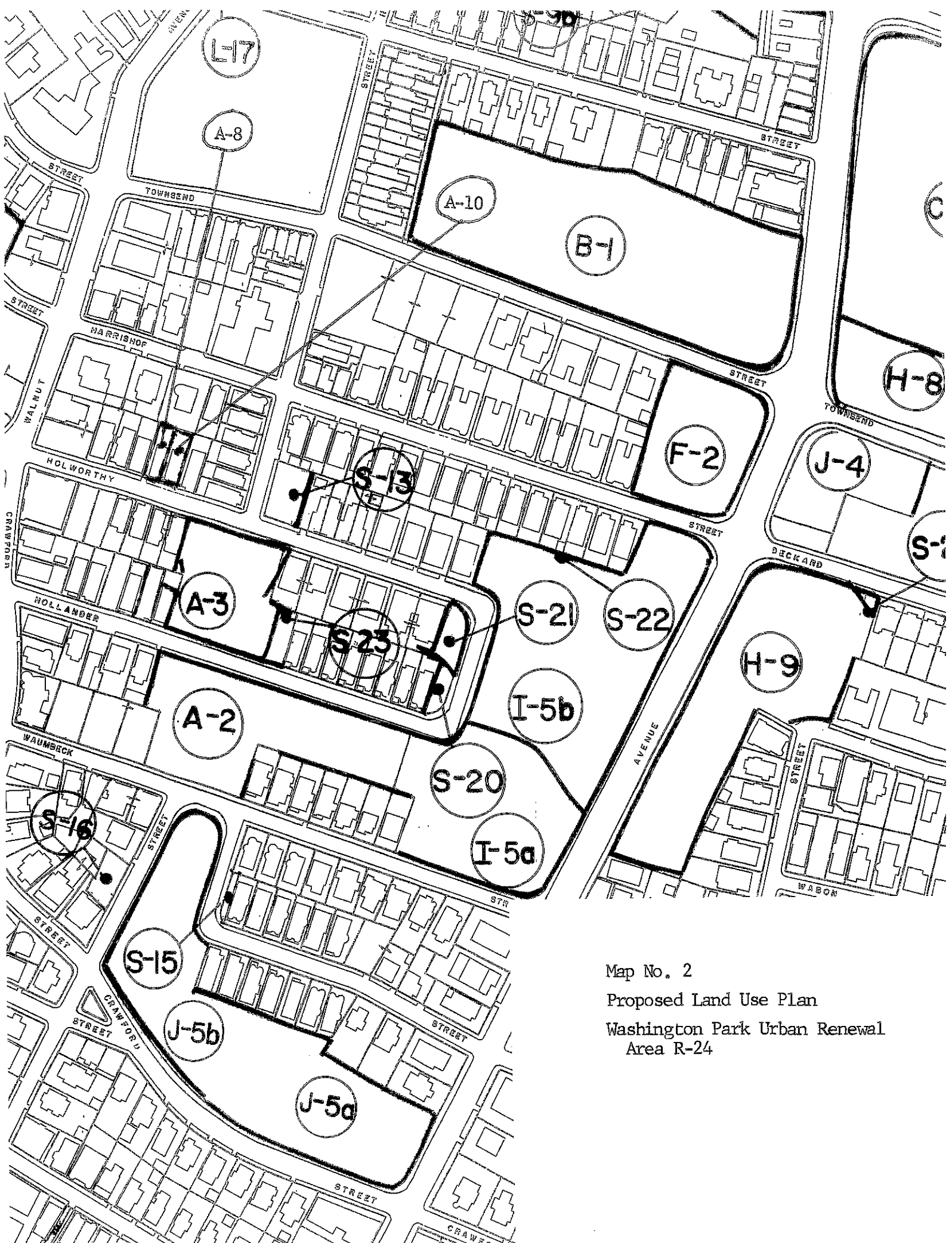
1. That Map 2 entitled "Proposed Land Use Plan" be modified as set forth in the attached map to create Parcel A-8 and Parcel A-10 and to designate the permitted land use for Parcels A-8 and A-10 as residential use and associated parking.

2. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by including Parcels A-8 and A-10 as follows:

Site Designation:	Permitted Uses:	Minimum Setbacks			Maximum Building Heights	Maximum Net Density	Minimum Parking Ratio
		F	S	R			
A-8 (73 Holworthy) and Associated Parking	Residential	*	*	*	45 feet	*	1
A-10 (71 Holworthy) and Associated Parking	Residential	*	*	*	45 feet	*	1

* 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 all other provisions of said Plan not inconsistent herewith be, and hereby are, continuing in full force and effect.
5. 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.
6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, 72071.1 Circular dated August 8, 1974, if applicable.



Map No. 2

Proposed Land Use Plan

Washington Park Urban Renewal
Area R-24