

June 14, 2022

Mr. Alex Geourntas, City Clerk
City Hall, Room 601
Boston, MA 02201

REVIEWED

By City Clerk at 3:08 pm, Jun 14, 2022

Dear Sir:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Meeting of the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, June 16, 2022 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on boston.gov.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR JUNE 16, 2022 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Executive Session Minutes of the April 14, 2022 Meeting and for the approval of the Executive Session and Regular Session Minutes of the May 12, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on July 14, 2022 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the 125 Lincoln Street Project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on July 14, 2022 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Seaport Circle Project as a Development Impact Project.

4. Request authorization to schedule a Public Hearing on July 14, 2022 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the Amended and Restated Master Plan for Planned Development Area No. 115, Harvard Enterprise Campus; to consider the Phase A Development Plan for Planned Development Area No. 115, Enterprise Research Campus Project at 100 Western Avenue in the Allston Neighborhood of Boston; and to consider the Phase A Enterprise Research Campus Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on July 14, 2022 at 6:00 p.m., or at such a time and date deemed appropriate by the Director to approve the Third Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street, within Master Planned Development Area No. 69, South Boston/The 100 Acres.

PLANNING AND ZONING

6. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

7. Request authorization to enter into a License Agreement with New Atlantic Development Inc., for the temporary use of a portion of three vacant lots, commonly referred to as the Blair Lot, to display an exterior building construction prototype and maintain three storage containers to support the development project located at 2147 Washington Street in Roxbury.
8. Request authorization to amend License Agreements with Gung Kwok Dance, Chinatown Main Streets, and the Chinatown Historical Society for office space in the basement level of the China Trade Building located at 2 Boylston Street in Chinatown.

9. Request authorization to amend the License Agreement with Preservation of Affordable Housing LLC for the use of land located on Parcel P3 in the Campus High School Urban Renewal Area for construction staging to support the Whittier Phase 3 affordable housing development.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

10. Request authorization to award an engineering services contract to Ray Dunetz Landscape Architecture, Inc. for engineering design services for the Chelsea Street Historic Fence Rehabilitation Project in the Charlestown Navy Yard, in an amount not to exceed \$81,047.00.
11. Request authorization to award three-year contracts for General Repairs and Maintenance Services on an “as needed” basis for BRA-owned properties to ACK Marine & General Contracting, LLC; D’Alessandro Corp.; Fleming Bros., Inc.; JEWN Enterprise Inc; Sanibel Electrical Corp; and Scott’s Industrial & Commercial Painting Inc, in an amount not to exceed \$800,000.00 annually.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

12. Request authorization to extend the Tentative Designation of Tenants’ Development Corporation as Redeveloper for the development on Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
13. Request authorization to extend the Tentative Designation status of Drexel Village LLC as Redeveloper for the Crescent Parcel project in the Nubian Square area of Roxbury.
14. Request authorization to extend the Tentative Designation status of Nubian Ascend Partners, LLC, as Redeveloper of five BRA-owned parcels, also known as the Blair Lot in the Nubian Square area of Roxbury.

15. Request authorization to extend the Tentative Designation status of Jackson Square Partners, LLC for the affordable housing projects located on parcels of land owned by the City of Boston, the Massachusetts Bay Transportation Authority and the Commonwealth of Massachusetts acting by and through the Division of Capital Asset Management and Maintenance in Roxbury and Jamaica Plain.

CERTIFICATE OF COMPLETION

16. Request authorization to issue a Certificate of Completion for the residential building known as the Residences at Forest Hills located at 3694 Washington Street in Jamaica Plain.
17. Request authorization to issue a Certificate of Completion for the residential building known as Waterside Place, Phase 1B, located at 501 Congress Street in the South Boston Waterfront.
18. Request authorization to issue a Certificate of Completion for the residential building located at 217 Albany Street in the South End Urban Renewal Area.

URBAN RENEWAL

Charlestown

19. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Area, Project No. Mass R-55, with respect to Parcel R-30; and to enter into an Amended and Restated Land Disposition Agreement with 28 Monument Square Trust for the new property that will be located at 28 Monument Square.

**ARTICLE 80 DEVELOPMENT/IDP
NOT OPEN TO PUBLIC TESTIMONY**

Mattapan

20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 16 homeownership units, including 3 IDP units, ground floor health care service commercial space and 9 surface level parking spaces located at 1525 Blue Hill Avenue; and to take all related actions.

Hyde Park

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 27 residential rental units, including 5 IDP units, 30 off street stacked parking spaces and 34 bicycle parking spaces located at 7 Dana Avenue; and to take all related actions.

Roslindale

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 31 residential rental units, including 6 IDP units, 23 off street parking spaces and 31 bicycle parking spaces located at 59-63 Belgrade Avenue; and to take all related actions.
23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 27 residential rental units, including 6 IDP units, 14 off street parking spaces and 33 bicycle parking spaces located at 635 Hyde Park Avenue; and to take all related actions.

Brighton

24. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of 61 residential rental units, including 8 income-restricted units, 49 garaged parking spaces and bicycle storage located at 40 Soldiers Field Place; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.
25. Request authorization to issue a Determination waiving further review of Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the Hotel Project, as described in the First Amendment to Development Plan for the Hotel Project within Planned Development Area No. 87, Guest Street and Life Street, which reduces the overall project square footage from 140,000 square feet to 130,000 square feet, including a decrease in gross floor area of retail use, restaurant, and service uses from 8,500 square feet to 6,150 square feet, with a 1,900 parking space cap in the Brighton Landing Garage or within Boston Landing; and to take all related actions.
26. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 39 residential rental units, 7 IDP units, 17 parking spaces and bicycle storage located at 1789 Commonwealth Avenue; and to take all related actions.

Mission Hill

27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 47 homeownership units, including 7 IDP units, 15 below grade parking spaces and bicycle storage located at 1- 4 Terrace Place; and to take all related actions.

Roxbury

28. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for 114 affordable rental and homeownership units, including 3 live-work homeownership units, 3,000 square feet of exhibition/retail/café space on Parcel 8 located at 400 and 402 Melnea Cass Boulevard and 10 garage spaces located at 2070 Washington Street; and to take all related actions.
29. Request authorization to submit applications to the Commonwealth's Executive Office of Housing & Economic Development MassWorks Infrastructure Program in support of the following projects: B.F.I.T. Nubian Infrastructure; Nubian Ascends Phase II; 135 Dudley Infrastructure; NUBA Residences (Parcel 8); and to enter into Grant Agreements with the respective Proponents for funds from the MassWorks Infrastructure Program Grant; and to take all related actions.

Dorchester

30. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for 69 income-restricted residential units, including renovating the existing 15 on-site single room occupancy units, 24 garaged parking spaces, 5,534 square feet of first floor commercial space and bicycle storage located at 554-562 Columbia Road; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

South Boston

31. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of 81 residential rental units, including 12 income-restricted units, 60 garaged parking spaces, 81 bicycle spaces and a Bluebikes station located at 270 West Second Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.
32. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 35 residential rental units, including 6 IDP units, 35 garaged parking spaces and 35 bicycle parking spaces located at 354 E Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.
33. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 24 residential rental units, 4 IDP units, 25 parking spaces and 26 bicycle spaces located at 363 E Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

East Boston

34. Request authorization to adopt the Second Amendment to the Report and Decision on the Maverick Gardens Chapter 121A Project, which involves approval of a change to the limited partnership interests of the owner of the Project. The Maverick Gardens Chapter 121A Project is comprised of parcels located at such addresses on the following streets, as further identified in the application: Border Street, New Street, Sumner Street, Liverpool Street, London Street, Landing Street, Maverick Street, Cunard Way, and Havre Street in the East Boston neighborhood.

PUBLIC HEARING – OPEN TO PUBLIC TESTIMONY

35. 5:40 p.m.: Request authorization to approve the St. Elizabeth's Medical Center Institutional Master Plan 2022-2026; to petition the Zoning Commission for approval of the Proposed IMP; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Article 80B-5.4(c)(iv) of the Zoning Code for the construction of the St. Elizabeth's Medical Center Parking Garage Project consisting of 610 parking spaces, a secure 32 space bicycle room, 32 covered bicycle parking spaces and a rooftop solar array located at 253 Washington Street in Brighton; and to take all related actions.

ADMINISTRATION AND FINANCE

36. Request authorization to adopt a Real Estate Climate Action Strategy for the purposes of decarbonizing the BPDA's real estate portfolio.
37. Request authorization to approve the Boston Redevelopment Authority FY23 Budget.
38. Contractual
39. Personnel

Very truly yours,
Teresa Polhemus, Secretary