

October 11, 2022

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

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, October 13, 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 OCTOBER 13, 2022 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the September 15, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on November 17, 2022 at 5:30 p.m.; or at a date and time determined by the Director, to consider the proposed Boston Children's Hospital Institutional Master Plan Amendment.
3. Request authorization to schedule a Public Hearing on November 17, 2022 at 5:40 p.m.; or at a date and time determined by the Director, to consider the Amended and Restated Planned Development Area Plan No. 53, 7 Channel Center; and to consider the 7 Channel Center Notice of Project Change as a Development Impact Project.

PLANNING AND ZONING

4. Board of Appeal
5. Request authorization to adopt the Western Avenue Corridor Study and Rezoning Plan for future development, public realm and transportation improvements within the Western Avenue Corridor Study and Rezoning Plan Study Area for zoning amendments, urban design guidelines and transportation improvements.
6. Request authorization to petition the Zoning Commission to adopt text and map amendments, which would make substantial changes, to Article 51 (Allston Brighton Neighborhood District) and Map 7A/7B/7C/7D and Map 7B/7D in response to the Western Avenue Corridor Study and Rezoning Plan.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

7. Request authorization to enter into a License Agreement with The General Hospital Corporation for the use of portions of Second Avenue for the façade maintenance and repair to Building 149 within the Charlestown Navy Yard.
8. Request authorization to amend the License Agreement with The McCourt Construction Company, Inc. for the use of Parcel P3 in the Campus High School Urban Renewal Area for a temporary construction storage site in connection with the City of Boston public realm improvements.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to accept a grant in the amount of \$300,000.00 from the Massachusetts Office of Coastal Zone Management; to enter into a Grant Agreement with said entity; and to advertise and issue a Request for Proposals for the development of resilient design options for Dorchester's waterfront.

10. Request authorization to advertise and issue a Request for Proposals for consultant services to prepare a Design Vision.
11. Request authorization to advertise and issue a Request for Proposals for engineering design consultant to provide an engineering assessment and feasibility study for the Charlestown Navy Yard Pier 5.
12. Request authorization to enter into a contract with Nelson\Nygaard Consulting Associates, Inc. for the Fenway-Kenmore Transportation Action Plan, in an amount not to exceed \$1,200,000.00.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

13. Request authorization to extend the Tentative Designation of Madison Trinity 2085 Development LLC, as the Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B; and to extend the temporary license agreement for Tropical Food International Inc. for continued use of Parcel 10B for parking.
14. Request authorization to extend the Tentative Designation status of NUBA LLC, as Redeveloper of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Nubian Square area of Roxbury.
15. Request authorization to convey four strips of air rights over BRA-owned land at 0 Tremont Street and along Millicent Way, adjacent to 440 and 450 Tremont Street, in the South End Urban Renewal Area to WinnCompanies in connection with the Eva White Apartments.

CERTIFICATE OF COMPLETION

16. Request authorization to issue a Certificate of Completion for the two new multi-family residential buildings located at 1545-1555 VFW Parkway in West Roxbury.

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

Dorchester

17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 37 residential rental units, including 7 IDP units, 1,600 square feet of retail space and 9 garage parking spaces located at 120 Bowdoin Street a/k/a 126 Bowdoin Street; and to take all related actions.

South End

18. Request authorization to adopt an Order of Taking for certain air rights above Stuart Street owned by the City of Boston associated with the 40 Trinity Place project and execute a deed conveying the Taking Area to Trinity Stuart Development LLC, in its capacity as Trustee of The Trinity Stuart Primary Condominium Trust; to co-petition to the Public Improvement Commission to discontinue certain rights of the public above Stuart Street; to enter into and execute all necessary documents for the conveyance of said discontinued rights in connection with the Order of Taking and transfer to the said Trust, and the PIC co-petition; and to take all related actions.
19. 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 a 77, 600 square foot life science building consisting of 2,000 square feet of retail space and 44 parking spaces located at 65 Wareham Street; and to take all related actions.

East Boston

20. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the Frankfort + Gove Street Housing project to approve the transfer of the Project from Frankfort Gove LLC to Gove Mount Carmel LLC, affiliates of RISE Together; to convert the 94 residential condominiums to rental units, including 14 IDP rental units, reduce the parking spaces from 84 to 69 and to the reduce bicycles spaces from 132 to 108 located at 115 Gove Street, 120 Gove Street, 128-134 Gove Street and 21-43 Frankfort Street; and to take all related actions.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

21. 5:30 p.m.: Request authorization to approve the 2022-2024 Berklee College of Music Institutional Master Plan pursuant to Section 80D of the Zoning Code; to petition the Zoning Commission for the approval of said IMP and companion zoning map amendments; to issue an Adequacy Determination for the 2022 Berklee College of Music IMP pursuant to Section 80D-5.4(c) of the Zoning Code; to issue a Certification of Consistency pursuant to Section 80D-10 and Certification of Approval pursuant to 80E-5.2 of the Code upon successful completion of the Article 80D Institutional Master Plan review process for the renovation to accommodate approximately 110 student beds in 63 units and 4 parking spaces located at 12 Hemenway Street; and to take all related actions

22. 5:40 p.m.: Request authorization to approve the Sixth Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres and the Development Plan for 244-284 A Street/Channelside Project within Planned Development Area No. 69, the Hundred Acres; to petition the Zoning Commission for approval of said Sixth Amendment and Development Plan pursuant to Sections 3-1A.a and 80C of the Code; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the construction of a mixed-use building including laboratory and research, ground floor commercial/retail space, civic use, 340 residential rental units, including 68 IDP units, 415 garage parking spaces; to approve the 244-284 A Street project as a Development Impact Project; and to take all related actions.
23. 5:50 p.m.: Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of a mixed-use building consisting of marine industrial use, life sciences/research and development use, industrial office, training and classroom uses for Boston Ship Repair, ground floor restaurant, 70 below grade parking spaces on Parcel L-1 located at 24 Drydock Avenue within the Raymond L. Flynn Marine Park; to approve the said Project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

24. Request authorization to amend the Boston Redevelopment Authority's Residency Policy.
25. Contractual
26. Personnel
27. Director's Update

Very truly yours,
Teresa Polhemus, Secretary