

RECEIVED

By City Clerk at 2:27 pm, Apr 11, 2023

April 11, 2023

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, April 13, 2023 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on [boston.gov](https://www.boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR APRIL 13, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the March 16, 2023 Meeting.
2. Request authorization to schedule a Public Hearing on May 11, 2023 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the application for approval pursuant to Chapter 121A Section 18C for the 900 Morrissey Boulevard Chapter 121A Project and for consent to form an urban development limited partnership for the purpose of undertaking the 900 Morrissey Boulevard Chapter 121A Project.

PLANNING AND ZONING

3. Board of Appeal.
4. Request authorization to petition the Boston Zoning Commission to amend Article 66, Fenway Neighborhood District with respect to Planned Development Area Dimensional Regulations in the Fenway Triangle Neighborhood Development Area (NDA) and Brookline Avenue Community Commercial Subdistricts, and Zoning Map 1Q with respect to boundaries of the Fenway Triangle NDA and North Boylston Neighborhood Shopping-3 Subdistricts.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

5. Request authorization to amend the existing license with Cap Long Wharf, LLC to extend the term and amend the applicable fee pertaining to the existing license agreement between CAP Long Wharf, LLC and the Boston Redevelopment Authority for the use of approximately 15,000 square feet of land adjacent to the Chart House Restaurant on Long Wharf for monthly, customer, and visitor parking.
6. Request authorization to enter into a license agreement with Northeastern University allowing for Northeastern University-sponsored activities and events to take place on the BRA-owned land known as Ruggles Plaza in the Roxbury neighborhood.
7. Request authorization to enter into an amendment to 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 to be used as support for the Whittier Phase 3 affordable housing development, including material laydown, storage trailers, field office trailers, and parking; and to extend the term of the License Agreement.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

8. Request authorization to advertise and issue a Request for Proposals for qualified developers to redevelop the Austin Street Parking Lots, 0 Rutherford Avenue and 0 Austin Street, also known as Parcel P-15-b, in The Charlestown Urban Renewal Area, Project No. MassR-55.
9. Request authorization to advertise and issue a Request for Proposals for qualified developers to redevelop Parcel P-12C in the South Cove Urban Renewal Area, Project No. Mass R-92, located at 290 Tremont Street in Chinatown.
10. Request authorization to enter into a contract for consultant services with AECOM Technical Services, Inc., for design and engineering services for the Resilient Fort Point Channel Infrastructure Project in the amount of Two Million Dollars (\$2,000,000.00).
11. Request authorization to advertise and issue a Request for Qualifications for Physical Security Infrastructure Planning for four (4) properties owned by the Boston Redevelopment Authority.
12. Request authorization to advertise and issue an Invitation for Bids pursuant to M.G.L c. 30B for snow clearance and salting/sanding services on scattered BRA-owned properties.
13. Request authorization to advertise and issue a Request for Proposals for qualified developers to redevelop five (5) parcels, 21 Fernboro Street, 23 Fernboro Street, 25 Fernboro Street, 27 Fernboro Street and 29 Fernboro Street located in the Brunswick-King Urban Renewal Area, Mass. No. R-168, in Dorchester.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

14. Request authorization to extend the Tentative Designation status of Asian

Community Development Corporation as developer and sponsor to redevelop BRA-owned Parcel R-1 in the South Cove Urban Renewal Area, Project No. Mass R- 92, located at 0, 55, and 57 Hudson Street, 0, 52, 54, 56, and 58 Tyler Street, and 0 Holland Place in the Chinatown neighborhood of Boston, as a mixed-use building consisting of affordable housing with space anticipated for a Chinatown branch library, for twelve months, through April 30, 2024.

15. Request authorization to extend the Tentative Designation status of NUBA LLC for six (6) months to October 31, 2023 as Developer of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Nubian Square area of Roxbury.
16. Request authorization to extend the Tentative Designation status of Madison Trinity 2085 Development LLC as the Redeveloper of a portion of Parcel 10B of the Southwest Corridor Development Plan known as Parcel B for six (6) months until October 31, 2023; and to authorize the extension of the temporary license agreement for Tropical Food International Inc.'s continued use of Parcel 10B for parking.
17. Request authorization to extend the Tentative Designation status of The Frederick Douglass Peace Park Stewardship Committee and The Boston Food Forest Coalition for twelve (12) months to April 30, 2024, as Developer of BRA parcels X-26B and X-26-2 in the South End Urban Renewal Area, Project No. Mass R-92, known as the Frederick Douglass Peace Garden.
18. Request authorization to award Tentative Designation status to Civico Development, LLC and DREAM Collaborative, LLC for 555-559 Columbia Road in Dorchester; to enter into lease negotiations with the redeveloper to facilitate the long-term lease and redevelopment of the parcel.

CERTIFICATE OF COMPLETION

19. Request authorization to issue a Partial Certificate of Completion for the

successful completion of construction of the 159-201 Washington Street (Building 1-4, Monastery) Project located at 159-201 Washington Street, Brighton, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Cabot, Cabot & Forbes, dated January 9, 2018.

20. Request authorization to issue a Certificate of Completion for the successful completion of construction of the building located at 212-222 Stuart Street in the Bay Village neighborhood of Boston, in accordance with Section C.4 of the Cooperation Agreement by and between the BPDA and Stuart Acquisition 12, LLC and Stuart Acquisition 22, LLC dated December 20, 2019.
21. Request authorization to issue a Certificate of Completion for the successful completion of construction of the Beth Israel Deaconess Medical Center New Inpatient Building Project, located at 111 Francis St, Boston, in accordance with Section 3F of the Cooperation Agreement by and between the Boston Redevelopment Authority and Beth Israel Deaconess Medical Center, dated June 18, 2019.

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

Dorchester

22. Request Authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review, of the Boston Zoning Code for the construction of 25 residential rental units, including 4 IDP units, 5 parking spaces, and 25 bicycle spaces located at 734 Dudley Street; 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

47 residential rental units, including 29 IDP units, 18 parking spaces, and 57 bicycle spaces located at 243-255 Hancock Street; and to take all related actions.

24. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of a new two-story, approximately 42,000 square foot addition, the Cadigan Wellness Complex, to Boston College High School located at 150-160 William T. Morrissey Boulevard; and recommend approval to the Board of Appeal for necessary zoning relief to construct the project, subject to ongoing design review.

East Boston

25. Request authorization to issue a Certification of Approval in accordance with Article 80E-6, Small Project Change of the Zoning Code for the construction of 16 residential rental units, including 2 IDP units, 14 garage parking spaces, and 16 bicycle spaces located at 425 Border Street; and to take all related actions.

Jamaica Plain

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 two buildings, including a building consisting of 7 homeownership units, 9 parking spaces, and 18 bicycle spaces; and a building consisting of 16,025 square feet of commercial space, 5 parking spaces, and 14 bicycle spaces located at 265-267 Amory Street; and to take all related actions.

Mattapan

27. Request adoption of a Second Amendment to the Report and Decision Amendment on the Mattapan Heights II 121A Project, to approve the transfer

of a partnership interest in the project to Trinity Financial Asset, LLC, an affiliate of Trinity Mattapan Heights, Inc.

Roslindale

28. 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 19 IDP units, 6,800 square feet of retail and community theater space, and 38 bicycle spaces located at 4198-4206 Washington Street; to petition the Board of Appeal for the necessary variances; and to take all related actions.

South Boston

29. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to construct a six-story hotel that will include 72 guest rooms and up to 2,300 square feet of retail/restaurant space at 330 C Street; and take all related actions.

South End

30. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review, of the Boston Zoning Code for the construction of a four-story community center containing function rooms, classrooms, offices, and amenity space located at 85 West Newton Street, subject to ongoing design review, to petition the Board of Appeal for the necessary variances; and to take all related actions.
31. Request re-authorization to adopt a Demonstration Project Plan in connection with the 595 Albany Street project, adopt an Order of Taking for certain air rights above 595 Albany Street, execute a deed conveying the Taking Area to LPB Albany LLC, authorize a co-petition to the City of Boston Public Improvement Commission to discontinue certain rights of the public above 595 Albany Street, and enter into and execute a deed and any and all

related instruments, agreements and documents in connection with the Order of Taking.

ADMINISTRATION AND FINANCE

32. Request authorization to enter into a grant agreement with the University of Massachusetts Boston's Department of Urban Planning to disburse \$100,000.00 in support of the 2023 Summer Program Expanding Boston's Pipeline for Youth of Color in Urban Planning.
33. Personnel.
34. Contractual.
35. Director's Update.

Very truly yours
Teresa Polhemus, Secretary