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By City Clerk at 1:56 pm, May 09, 2023

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR MAY 11, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the April 13, 2023 Meeting.
2. Request authorization to schedule a Public Hearing on June 15, 2023 at 5:30 p.m. or at a date and time to be determined by the Director, to consider the 55 Summer Street project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on June 15, 2023 at 5:40 p.m. or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 142, 155 N. Beacon Street in Allston/Brighton, and to consider the 155 N. Beacon Street project as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on June 15, 2023 at 5:50 p.m. or at a date and time to be determined by the Director, to consider the 22 Drydock Ave Project as a Development Impact Project.

PLANNING AND ZONING

5. Request authorization to adopt PLAN: Mattapan, which will guide the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and the community on future development, public realm, and transportation improvements within the Greater Mattapan Neighborhood through recommendations for zoning amendments, urban design guidelines, and transportation improvements.
6. Request authorization to petition the Boston Zoning Commission to delete current Articles 2 and 2A, Definitions of the Boston Zoning Code and adopt a new Article 2 which consolidates the definitions in Articles 2 and 2A.
7. Request that the Board delegate to the Director the authority to make recommendations on behalf of the Boston Redevelopment Authority to the Zoning Board of Appeal on applications for variances and/or Conditional Use permits.
8. Board of Appeal.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

9. Request authorization to enter into a License Agreement with The General Hospital Corporation to establish the terms and conditions for the use of portions of Second Avenue within the Charlestown Navy Yard to be utilized in connection with façade maintenance and repair to be performed on Building 149 within the Charlestown Navy Yard for a term ending no later than September 30, 2023.
10. Request authorization to enter into a Memorandum of Agreement with the Boston Police Department for the temporary use of parcels in the Campus High School Urban Renewal Area of Roxbury for employee parking.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

11. Request authorization to enter into a contract for consultant services with Claire Weisz Architects LLP d/b/a W X Y Architecture & Urban Design in an amount not to exceed Three-Hundred and Fifty-Thousand Dollars (\$350,000.00) for a term not to exceed ten (10) months for the Harvard Enterprise Research Campus District and Greenway Plan.
12. Request authorization to advertise and issue a Request for Proposals from qualified developers to redevelop Parcel L-29 in the Washington Park Urban Renewal Area known as 157 Harrishof Street in Roxbury.
13. Request authorization to dispose of Parcel 3-GC in the Kittredge Square Urban Renewal Area, Project No. Mass R-167, known as 21 Morley Street, pursuant to the Abutter Parcels Program.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

14. Request authorization to approve the restructuring of the Tentative Designation Extension fees of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B tentatively designated to Madison Trinity 2085 Development LLC.
15. Request authorization to extend the Tentative Designation status of Windale Developers, Inc. for six (6) months to November 30, 2023 as Developer of 12 BPDA-owned parcels, through the Neighborhood Homes Initiative, at Holworthy and Hollander Street in the Washington Park Urban Renewal Area, Project No. Mass R-24, located in Roxbury.

16. Request authorization to extend the Tentative Designation status of Diane Bell to facilitate the sale of the BRA-owned 20R Dacia Street parcel in Roxbury.

CERTIFICATE OF COMPLETION

17. Request authorization to issue a Certificate of Completion for the successful completion of Phase II of the construction of two residential buildings located at 25 Whittier Street and 180 Ruggles Street in Roxbury, in accordance with the Cooperation Agreement for the Whittier Choice Neighborhood Project by and between the BRA and POAH Madison Associates, LLC dated December 22, 2017.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

18. Request authorization to issue a Certification of Compliance in accordance with Article 80A-6 of the Zoning Code in connection with a Notice of Project Change for the construction of 60 affordable housing units, of which 48 are senior rental units and 12 are homeownership units, 37 parking spaces located at 4-18 Cheney Street in Dorchester; issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project as modified by the NPC, and to take all related actions.

East Boston

19. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed development located at 116-120 Moore Street in East Boston, and to take all related actions.

Jamaica Plain

20. 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 eighty-two (82) residential units, including 19 IDP units, 35,164 square feet of retail space, 87 parking spaces and 138 bicycle spaces located at 3390 Washington Street; and to take all related actions.
21. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed development located at 27 Dixwell Street in Jamaica Plain, 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 Project Change of the construction of forty-nine (49) residential units, including 7 IDP units, up to forty-four (44) parking spaces located at 375 Cummins Highway in Roslindale; and to take all related actions.

South Boston

23. 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 127 residential rental units, including 16 income-restricted units, 5,900 square feet of retail space, 152 parking spaces and 127 bicycle spaces located at 2 H Street; and to take all related actions.

South Boston - Waterfront

24. Request authorization to issue a determination pursuant to Article 80, Section 80A-6 of the Boston Zoning Code in connection with a Notice of Project Change filed by DIV Black Falcon, LLC on April 4, 2023 for the 88 Black Falcon Avenue project in the South Boston Waterfront neighborhood of Boston; issue Partial Certifications of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project as modified by the NPC; and execute and deliver a Development Impact Project Agreement, a Cooperation Agreement, and take any related actions.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

25. Request authorization to approve the 900 Morrissey Boulevard 121A Project in Dorchester; adopt a Report and Decision on the Proposed Project under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended; issue a Certification of Approval for the Proposed Project in accordance with Article 80E, Small Project Review, of the Boston Zoning Code for the redevelopment of an existing hotel into a residential building with up to ninety-nine (99) compact rental studio units, 100% of which will be income-restricted, 4,393 square feet of office space, thirty-three (33) surface-level parking spaces located at 900 Morrissey Boulevard; and to take all related actions.

ADMINISTRATION AND FINANCE

26. Informational presentation regarding the Commonwealth Compact with respect to Diversity, Equity, and Inclusion (DEI) in Development.
27. Request authorization to submit applications to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; enter into a Grant Agreement with respective development entities/proponents of said projects for the use of funds from the MassWorks Infrastructure Program; and execute any other documents and agreements deemed necessary and appropriate in connection with the application process and the administration of funds awarded from the MassWorks Infrastructure Program with the Commonwealth of Massachusetts and City of Boston.
28. Request authorization to approve the disbursement of a total of \$100,000 in varying amounts to eight (8) community organizations in the Fenway neighborhood. The funds will be disbursed from the Fenway Park Demonstration Project Community Benefits maintained by the BRA from contributions made by the Red Sox to be dedicated to the beautification of the Fenway Neighborhood.

29. Personnel.
30. Contractual.
31. Director's Update.