

REVISED

1:48 pm, Jan 17, 2024

January 17, 2024

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

REVISED

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 Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, January 18, 2024, televised on Boston City TV (Xfinity Channel 26, 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 JANUARY 18, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 7, 2023 Board Meeting.
2. Request authorization for the approval of the Minutes of the December 14, 2023 Board Meeting.

3. Request authorization to schedule a Public Hearing on February 15, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 151, 1400 Boylston Street in the Fenway; and to consider the Project a Development Impact Project.
4. Request authorization to schedule a Public Hearing on February 15, 2024, at 5:40 PM, or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 150, 1033-1055 Washington Street, in the South End.

PLANNING AND ZONING

5. Request authorization to adopt PLAN: East Boston which will guide the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and stakeholders on future development, public realm, design, transportation, and neighborhood services through recommendations for zoning amendments, urban design guidelines, and transportation improvements; and to take all related actions.
6. Request authorization to petition the Zoning Commission to adopt: (1) text amendments for Article 53 and Article 2 of the Zoning Code; and (2) map amendments to zoning maps 3A/3B and 3C. The text and map amendments amend existing neighborhood sub district boundaries and create ten new subdistricts, update use and dimensional tables, and consolidate and modernize the Code, in order to implement the zoning recommendations of PLAN: East Boston; and to take all related actions.

7. Request authorization to petition the Zoning Commission to (1) adopt text amendments to Article 3, Article 8, and Article 33 of the Zoning Code; and (2) adopt map amendments to zoning maps 8A and 3A/B to create a new Stadium and Public Amphitheater Open Space Zoning District and update the zoning text to facilitate this change; and to take all related actions.
8. Request authorization to adopt the Allston-Brighton Needs Assessment, which will guide the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and other stakeholders in upcoming work to address assets, needs, and gaps within the neighborhoods of Allston and Brighton; and to take all related actions.
9. Report on Zoning Board of Appeal recommendations between September 27, 2023, and December 31, 2023.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

10. Request authorization to amend a License Agreement with Building Restoration Services, Inc., for the occasional use of approximately 8,500 square feet of land located at 142 Shawmut Avenue to be used to maneuver construction lifts for envelope repair and improvements to the Lucas Building, and to take all related actions.
11. Request authorization to amend a License with Chinatown Main Streets Program to permit additional office hours and common area use at the China Trade Building located at 2 Boylston Street to support the operation of a Boston Tax Help Coalition Office, and to take all related actions.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

12. Request authorization to extend the tentative designation of The HYM Investment Group, LLC and My City at Peace, LLC as the redeveloper of Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129, in the Roxbury Neighborhood of Boston; and to take all related actions.
13. Request authorization to adopt the resolution entitled "Resolution of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency re: Updated Final Designation of Nubian Ascends Partners, LLC as Redeveloper of The Blair Lot in the Nubian Square area of Roxbury"; and to take all related actions.
14. Request authorization to award Final Designation to Diane Bell and William Bell to facilitate the sale of the Boston Planning & Development Agency-owned 20R Dacia Street parcel in Roxbury; and to execute a Deed and enter into a Land Disposition Agreement with the Grantee for the Property; and to take all related actions.
15. Request authorization to extend the Tentative Designation status of Power House CNY, LLC for 6 months until July 31, 2024, to facilitate the long-term lease of the Boston Planning & Development Agency-owned Building 108 property in the Charlestown Navy Yard; and to take all related actions.
16. Request authorization to (1) award Tentative Designation status to Druker Company, Ltd. as redevelopers of the Boston Planning & Development Agency-owned Parcel 5, located at 142 Shawmut Avenue in the South End Urban Renewal Area, Project No. Mass R-56; and (2) enter into lease negotiations with the Redeveloper to facilitate the long-term lease and redevelopment of the site; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

17. Request authorization to issue a Request for Proposals for Squares + Streets Transportation Planning Support Services for a contract term not to exceed 18 months, and an additional one-year option to extend the contract for a total amount not to exceed \$600,000; and to take all related actions.
18. Request authorization to increase the total program value for the existing Transportation Planning, Analysis, and Design On-Call Program by \$175,000; and to take all related actions.
19. Request authorization to enter into a contract for consultant services with Grayscale Collaborative LLC in an amount not to exceed \$800,000 and for a term of up to 22 months for the Allston-Brighton Community Plan; and to take all related actions.

URBAN RENEWAL

20. Request authorization to convey Urban Renewal Parcel X-28B, Charlestown Urban Renewal Area, Project No. Mass R-55, located at 0 School Street in Charlestown, pursuant to the Abutter Parcels Program; and to take all related actions.

CERTIFICATE OF COMPLETION

21. Request authorization to issue a Certificate of Completion for the successful completion of the Seaport Square Block P Project, located at 400 Summer Street in the South Boston Waterfront, in accordance with Section C.6 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Authority and Seaport N/P Title Holder LLC; and to take all related actions.

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

Dorchester

22. Request authorization to issue a Certification of Approval pursuant to Section 80E, Small Project Review of the Zoning Code, for the demolition and reconstruction of portions of a building located at 1334 Dorchester Avenue; and to take all related actions.

23. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of 18 affordable homeownership units, 10 car parking spaces, and 24 bicycle parking spaces located at 376-384A Blue Hill Avenue; and to take all related actions.

East Boston

24. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed construction of 9 residential homeownership units, including 1 IDP unit, located at 119 Addison Street; and to take all related actions.

Jamaica Plain

25. Request authorization to adopt an amendment to the Report and Decision for the Mildred Hailey Phase One Chapter 121A Project, approving the delegation of the authority of Mildred Hailey 121A Corporation with respect to Phase II and Phase III of the project; and to take all related actions.

Mattapan

26. Request authorization to enter into an Affordable Housing Agreement and Restriction in connection with the creation of 2 IDP units located at 43-47 Fremont Street; and to take all related actions.

Roxbury

27. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed Notice of Project Change and reconfiguration of interior spaces and programs for the development located at 100-114 Hampden Street; and to take all related actions.

South Boston

28. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed Notice of Project Change and construction of 16 residential homeownership units, including 2 IDP homeownership units, 16 car parking spaces, and 42 bicycle parking spaces, located at 804 East Seventh Street; and to take all related actions.

PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY

29.5:30 PM – Request authorization to (1) approve the proposed Development Plan for Phase 1A at 495 Dorchester Avenue, South Boston, within Planned Development Area No. 144, known as “On the Dot”, pursuant to Section 3-1A and Section 80C, Planned Development Area of the Zoning Code; and (2) petition the Boston Zoning Commission (“BZC”) for approval of the Development Plan pursuant to Section 3-1A and Section 80C of the Code; and (3) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(iv) of the Code for the 495 Dorchester Avenue Project within Planned Development Area No. 144, filed by On the Dot LLC; and (4) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 review process, subject to continuing design review by the BPDA; and (5) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; and (6) take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project and the Development Plan, including, without limitation, executing and delivering a Cooperation Agreement and an Affordable Rental Housing Agreement and Restriction, if required; and to take all related actions.

30.5:40 PM – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 149, 103 North Beacon Street in Allston (the “Development Plan”), pursuant to Article 3 and Article 80C, Planned Development Area Review of the Zoning Code; and (2) petition the Zoning Commission for approval of the Development Plan and associated map amendment pursuant to Section 3-1A.a and Article 80C of the Code; and (3) issue a Scoping Determination Waiving Further Review pursuant to Section 80B, Large Project Review of the Zoning Code, for the 103 North Beacon Street project (the “Proposed Project”); and (4) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; and (5) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 review process, subject to continuing design review by the BPDA; and (6) approve the Proposed Project as a Development Impact Project; and to take all related actions.

31.5:50 PM – Request authorization to (1) approve the proposed 6th Amendment to the Planned Development Area No. 37, Prudential Center Redevelopment, located at 39 Dalton Street in the Back Bay pursuant to Article 3 and Article 80C, Planned Development Area Review of the Zoning Code; and (2) petition the Zoning Commission for approval of the 6th Amendment to the Planned Development Area; and to take all related actions.

32. 6:00 PM – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 148, 287 Western Avenue in Allston pursuant to Article 3, Section 3-1A and Article 80C-5, Planned Development Area Review of the Zoning Code; and (2) petition the Zoning Commission for approval of the Development Plan; and (3) issue a Scoping Determination Waiving Further Review pursuant to Section 80B, Large Project Review of the Zoning Code; and to take all related actions.

ADMINISTRATION AND FINANCE

33. Request authorization to execute a 2nd amended and restated cooperation agreement for the 3531-3541 Washington Street, 141 McBride Street, and 45 Burnett Street project in Jamaica Plain, and repurpose \$100,000 in mitigation funds from the project toward updating an existing streetscape to improve safety and efficiency in the drop off zone for students at English High School; and to take all related actions.

34. Request authorization to disburse \$200,000 to 26 non-profit community organizations from the Harvard Allston Partnership Fund; and to take all related actions.

35. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to delegate to the Office of the General Counsel the authority to respond to the Open Meeting Law Complaint regarding the BPDA's Article 80 review process and the BPDA Board's approval of the Constitution Inn Project located at 150 Third Avenue in Charlestown.

36. Personnel

37. Contractual

38. Director's Update

Very truly yours
Teresa Polhemus, Secretary