



**boston planning &
development agency**

RECEIVED

By City Clerk at 2:56 pm, Jun 11, 2024

June 11, 2024

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 Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, June 13, 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 JUNE 13, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the May 16, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on July 18, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed First Amendment to the Development Plan for Planned Development Area No. 136, the Fenway Corners Project (West) in the Fenway; and to consider the Proposed Project, as modified by the Notice of Project Change, as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into a License Agreement with the Massachusetts Bay Transportation Authority for the use of a portion of Parcel 0303004000, also known as 206 Atlantic Avenue, to perform construction activities supporting the Blue Line Emergency Egress Floodproofing Improvement Project on Long Wharf, for a 90-day term and an additional 90-day extension if needed.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

4. Request authorization to extend the Tentative Designation Status of Drexel Village LLC as Developer of 8 parcels of vacant land, also known as the Crescent Parcel in the Nubian Square area of Roxbury, for a period of 6 months through December 31, 2024.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

5. Request authorization to execute a contract with Arcadis US, Inc. to produce a Flood Resilience Planning, Feasibility and Design Study for the Charlestown Navy Yard, for a term of up to 12 months, and in an amount not to exceed \$1,000,000.

6. Request authorization to (1) execute a contract with APC Development Group for building envelope repairs of the China Trade Center located at 2 Boylston Street, in an amount not to exceed \$4,363,240; and (2) execute any necessary change orders required to complete the work in an amount not to exceed 10% of the contract amount, for a total maximum contract amount of \$4,799,564.
7. Request authorization to issue a Request for Proposals for a Consultant to assist in the preparation of a City-Wide Land Use Needs Assessment in an amount not to exceed \$1,400,000.
8. Request authorization to issue a Request for Proposals for a Commercial Property Management Contractor to manage operations, reporting, maintenance, capital assessment and tenant coordination for the China Trade Center building located at 2 Boylston Street, for a term of 3 years with two 1-year extension options, and in an amount not to exceed \$350,000 annually.
9. Request authorization to issue an Invitation for Bids for grass cutting and landscaping services on Boston Redevelopment Authority-owned properties citywide.
10. Request authorization to issue an Invitation for Bids for the construction of the Peace Park in Charlestown, also known as the Vernon Street Plaza.
11. Request authorization to issue an Invitation for Bids for the rehabilitation of the east-facing seawall at Long Wharf in the Downtown Central Wharf District.

URBAN RENEWAL

12. Request authorization to issue a Certificate of Completion for the successful completion of Improvements on Parcel R-54C in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 9 Armory Street, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Francis E. Fisher and Ruth E. Fisher, dated August 31, 1979.

PLANNING AND ZONING

13. Request authorization to petition the Zoning Commission to adopt text amendments to Article 37, Article 80, and Article 2 of the Zoning Code to establish Net Zero Carbon Zoning in support of sustainability requirements for new buildings and meeting the city's carbon neutrality goals.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

14. Request authorization to issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 318 residential rental units, including 54 IDP units, 89 car parking spaces, and 318 bicycle parking spaces, located at 22-24 Pratt Street; and to take all related actions.

Dorchester

15. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 26 fully affordable IDP rental units, 7 car parking spaces, and 32 bicycle parking space, located at 157 Humboldt Avenue and 64 Waumbeck Street, also known as The Nehemiah Development Project; and to take all related actions.

16. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 48 residential rental units, including 10 IDP units, approximately 1,317 square feet of retail space, 26 car parking spaces, and 70 bicycle parking spaces, located at 257 Washington Street; and to take all related actions.

East Boston

17. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 28 residential rental units, including 5 IDP units, 16 car parking spaces, and 34 bicycle storage spaces, located at 9 Geneva Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) execute a Community Benefits Agreement; and to take all related actions.

Jamaica Plain

18. Request authorization to issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed renovation of 147 fully affordable residential rental units, 15 car parking spaces, and 32 bicycle parking spaces, located at 539-552 Centre Street, also known as the Forbes Building, and to take all related actions.

West Roxbury

19. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 21 homeownership units, 983 square feet of commercial space, and 34 car parking spaces, located at 1905-1911 Centre Street; (2) and to execute a Community Benefits Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

20. Request authorization to disburse a total of \$205,000 in varying amounts to 17 community organizations serving the South End neighborhood from funding contributions made by the Ink Block, Shawmut Avenue/ Washington Street Block, and Harrison Albany Block projects.
21. Request authorization to execute a grant agreement with the Builders of Color Coalition for the disbursement of \$45,000 from the Office of Diversity, Equity, and Inclusion in support of the Building a Career in Boston Real Estate and CRE Boston Youth Summit programs.
22. Request authorization to execute a grant agreement with Boston Architectural College for the disbursement of \$40,000 from the Office of Diversity, Equity, and Inclusion in support of the 2024 Urban Design & Planning Fellows Pre-College Program.
23. Personnel
24. Contractual
25. Director's Update

Very truly yours
Teresa Polhemus, Secretary