



**REVISED**

4:51 pm, Sep 11, 2024

September 11, 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, September 12, 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 SEPTEMBER 12, 2024, AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the August 15, 2024 Board Meeting.

2. Request authorization to schedule a Public Hearing on October 10, 2024, at 5:30 P.M., or at a date and time to be determined by the Director, to consider the proposed Application for Approval of the Faneuil Gardens Chapter 121A Project, and an Urban Redevelopment Limited Partnership.
3. Request authorization to schedule a Public Hearing on October 10, 2024, at 5:40 P.M., or at a date and time to be determined by the Director, to consider the proposed Franciscan Hospital for Children 2022-2032 Institutional Master Plan and the Clinical Building Project as a Development Impact project.
4. Request authorization to schedule a Public Hearing on October 10, 2024, at 5:50 P.M., or at a date and time to be determined by the Director, to consider the proposed Dana-Farber Cancer Institute 2024-2034 Institutional Master Plan.
5. Request authorization to schedule a Public Hearing on October 10, 2024, at 6:00 P.M., or at a date and time to be determined by the Director, to consider the proposed Wentworth Institute of Technology 2024-2034 Institutional Master Plan.
6. Request authorization to schedule a Public Hearing on October 10, 2024, at 6:10 P.M., or at a date and time to be determined by the Director, to consider the proposed Beth Israel Deaconess Medical Center 2024-2025 Institutional Master Plan.
7. Request authorization to schedule a Public Hearing on October 10, 2024, at 6:20 P.M., or at a date and time to be determined by the Director, to consider the proposed Development Impact Project located at 110 Canal Street in the West End neighborhood of Boston.

## **LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT**

8. Request authorization to execute a Memorandum of Agreement with the Boston Mayor's Office of Housing to (1) permit a BRA-owned parcel of land located at 82 Mascot Street, also known as Parcel 1403790000 to be included in a joint Request for Proposals to activate the location as Open Space along with 4 City of Boston-owned parcels located at 301, 303, 305, and 307 Norfolk Street, also known as Parcel 1701654000, Parcel 1701655000, Parcel 1701656000, and Parcel 1701657000; and (2) permit the Mayor's Office of Housing to issue and manage the Request for Proposals on behalf of the BRA.

## **TENTATIVE/FINAL DESIGNATION/CONVEYANCE**

9. Request authorization to extend the Tentative Designation status to a joint venture between the Asian Community Development Corporation and The Community Builders for the redevelopment of Parcel P-12, located at 290 Tremont Street in the South Cove Urban Renewal Area, Project No. Mass R-92, and continue lease negotiations with the redeveloper to facilitate the long-term ground lease.

## **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS**

10. Request authorization to issue a Request for Proposals for the redevelopment and ground lease of Parcel 12-02617-000, also known as 626-628 Warren Street in Roxbury.
11. Request authorization to issue a Request for Proposals for professional engineering services for seawall rehabilitation of the north-facing side of the Long Wharf in the Central Wharf District.
12. Request authorization to execute a contract with A&M Home Services in an amount not to exceed \$80,000 for grass cutting and landscaping services at Boston Redevelopment Authority-owned properties citywide for a term of 1 year, with two 1-year extension options.

## **CERTIFICATE OF COMPLETION**

13. Request authorization to issue a Certificate of Completion for the successful completion of the Seaport Square Block L-5 Project at 1 Boston Wharf Road in the South Boston Waterfront neighborhood, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Seaport L-5 Title Holder LLC, dated September 11, 2021.

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

#### Dorchester

14. 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 45 residential rental units, including 8 IDP units, approximately 1,000 square feet of ground floor commercial space, 24 car parking spaces and 46 bicycle parking spaces located at 1274 Massachusetts Avenue; and (2) enter into an Affordable Rental Housing Agreement and Restriction and a Community Benefits Agreement; and to take all related actions.

#### Downtown

15. Request authorization to waive further review and approve the proposed Institutional Master Plan Notification Form pursuant to Article 80D of the Zoning Code, for a renewal of the Tufts Medical Center Institutional Master Plan for 2 years until September 12, 2026; and to take all related actions.

#### Fenway

16. Request authorization to approve the Institutional Master Plan Notification Form pursuant to Article 80D of the Zoning Code for renewal of the New England Conservatory of Music Institutional Master Plan for 2 years until September 12, 2026; and to take all related actions.

### West Roxbury

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 8 homeownership units and 16 car parking spaces located at 90 Allandale Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

### Longwood

18. Request authorization to approve the proposed Institutional Master Plan Notification Form for a renewal of the Massachusetts College of Pharmacy and Health Sciences Institutional Master Plan for 2 years until September 12, 2026; and to take all related actions.

### Mattapan

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 40 residential homeownership units, including 7 IDP units, community and commercial spaces, 25 car parking spaces, and 56 bicycle parking spaces located at 819 Cummins Highway; and (2) enter into an Affordable Housing Agreement; and to take all related actions.

### South Boston

20. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 236 residential rental units, including 36 IDP units, approximately 6,030 square feet of community space, 125 car parking spaces, and interior storage for up to 240 bicycles, located at 295 West 1<sup>st</sup> Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction and a Cooperation Agreement in connection with the Proposed Project; and to take all related actions.

## South End

21. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed conversion of an existing office space into 24 residential rental units, including 5 IDP units, and 30 bicycle parking spaces located at 615 Albany Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a PILOT Agreement; and (4) adopt a Demonstration Project Plan; and (5) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; to take all related actions.
  
22. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed conversion of existing office space into 25 residential rental units, including 5 IDP units, 3,525 square feet of ground floor commercial space, and 25 bicycle parking spaces, located at 129 Portland Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction and (3) accept a Quitclaim Deed for a certain, temporary, limited property interest in the Project Site and (4) enter into a PILOT Agreement; and to take all related actions.

## **PUBLIC HEARINGS**

### OPEN TO PUBLIC TESTIMONY

23. 5:40 PM – Request authorization to issue an Adequacy Determination approving the proposed First Amendment to the 2022-2024 Institutional Master Plan for the Berklee College of Music in the Fenway, pursuant to Article 80D of the Zoning Code, for the lease and renovation of a building located at 1249 Boylston Street to accommodate a mix of Institutional uses.

24.5:50 P.M. - Request authorization (1) to approve the First Amendment to the Development Plan for Planned Development Area No. 93, 500 Huntington Avenue in Mission Hill; and (2) to authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Code for the 500 Huntington Avenue; and (3) to 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 Large Project Review process; and (4) to authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project or components thereof pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (5) to approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code.

25.6:00 PM – Request authorization to (1) issue an Adequacy Determination approving the proposed Fifth Amendment to the Boston College 2023-2025 Institutional Master Plan pursuant to Article 80D of the Zoning Code, for modifications to the Catholic Religious Archive; and (2) issue a Certification of Approval for the proposed development located at 117 Lake Street pursuant to Article 80E, Small Project Review of the Zoning Code; and to take all related actions.

26.6:10 PM – Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D of the Zoning Code approving the Boston University Charles River Campus 2024-2026 Institutional Master Plan; and (2) petition the Zoning Commission for approval of the proposed IMP; and (3) issue a Scoping Determination waiving further review of the renovation of the Boston University Warren Towers Project, located at 700 Commonwealth Avenue, pursuant to Section 80B of the Code; and (4) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B of the Code upon successful completion of Article 80B Large Project Review process; and to take all related actions.

## **ADMINISTRATION AND FINANCE**

27. Request authorization to disburse \$130,000 in varying amounts from the Fenway Park Demonstration Project Community Benefits Fund and the 121 Brookline Avenue Project Escrow Fund to 9 community organizations in the Fenway neighborhood.
  
28. Request authorization to disburse \$2,540,115 in varying amounts from the Harvard Allston Public Realm Flexible Fund to 5 community organizations in the Allston-Brighton neighborhood.
  
29. Contractual
  
30. Director's Update

Very truly yours  
Teresa Polhemus, Secretary