



RECEIVED
By City Clerk at 2:48 pm, Oct 08, 2024

October 8, 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, October 10, 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 OCTOBER 10, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 12, 2024, Board Meeting.

PLANNING DEPARTMENT

2. Request authorization to schedule a Public Hearing on November 14, 2024, at 5:30 P.M., or at a date and time to be determined by the Director, to consider the proposed APPLICATION OF CHARLESGATE LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, EACH AS AMENDED, for the 20 Charlesgate West Project in the Fenway Neighborhood of Boston.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into a License Agreement with Boston Harbor Now, Inc. to allow for the temporary installation of 2 signs on Long Wharf North and Long Wharf South between October 15 and December 15, 2024.
4. Request authorization to enter into a License Agreement with Cablevision Lightpath LLC for non-exclusive access to 3 linear feet of property located at Commercial Street, to provide internet, voice, video, and data services for 10 years, commencing January 1, 2025 and expiring December 31, 2034, with two 5-year renewal options.
5. Request authorization to (1) enter into a License Agreement with Orange Barrel Media as the operator of an Electronic Sign at the Boch Center located at 270 Tremont Street/50 Stuart Street; and (2) issue the design review approval of the Electronic Sign pursuant to Section 11-7.1(a) of the Code, commencing before December 31, 2025, for a term of 1 year, with up to 8 additional 1-year renewal options.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

6. Request authorization to extend the Tentative Designation status of Madison Trinity 2085 Development LLC as the Redeveloper of a portion of the Southwest Corridor Development Plan known as Parcel B, a portion of Parcel 10 of the Roxbury Strategic Master Plan, for 6 months until April 30, 2025.
7. Request authorization to extend the Tentative Designation Status of Planning Office for Urban Affairs and the Roxbury Stone House for the Redevelopment and sale of 7-9 Westminster Terrace, Parcel ID 1101642000 and Parcel ID 1101641000, located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in Roxbury, for 6 months until April 30, 2025.

8. Request authorization to extend the Tentative Designation Status of NUBA LLC as Developer of a portion of Parcel 8 located at Harrison Avenue, Parcel ID 0802426040, and Washington Street, Parcel ID 0802426030 in the Nubian Square Area of Roxbury for 6 months until April 30, 2025.
9. Request authorization to convey the parcel located at 290 North Beacon Street to the Boston Housing Authority to facilitate the creation of a permanently affordable Arts & Culture space in the Allston-Brighton neighborhood.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to execute a contract with Gannett Fleming Engineers and Architects P.C. to produce a Buildings Systems Assessment report for the China Trade Center building located at 2 Boylston Street, for a total contract amount not to exceed \$374,283.80.
11. Request authorization to execute a contract with Coastal Marine Construction, LLC for improvements to the east-facing seawall of Long Wharf in the Central Wharf District, in an amount not to exceed \$1,662,524.00; and to further execute any potential change orders that may be required to complete the work as deemed necessary by the Director, in an aggregate amount not to exceed ten percent (10%) or \$162,252.40; for a total aggregate contract amount not to exceed \$1,828,776.40.
12. Request authorization to amend the construction services contract with J.C. Cannistraro, LLC and increase the contract amount by \$280,830 for fire pump replacement at the China Trade Building located at 2 Boylston Street.
13. Request authorization to amend the contract with Bargmann Hendrie + Archetype, Inc. for additional engineering services for building envelope repairs of the China Trade Center building located at 2 Boylston Street, in the amount of \$69,000 for a total contract amount not to exceed \$169,000.00.
14. Request authorization to issue an Invitation for Bids for the renovation of approximately 485 square feet of interior space at the China Trade Center building located at 2 Boylston Street, to create 12 bicycle parking spaces and undertake infrastructure improvements on storage space.

15. Request authorization to issue an Invitation for Bids for engineering and consulting services for BPDA Genetec Enterprise Security System Management at BRA-owned properties citywide.
16. Request authorization to execute a contract with Houseal Lavigne for a City-wide Land Use Needs Assessment study, for a total contract amount not to exceed \$1,397,396 and a contract term of up to 18 months.

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

17. Informational Update on Post-Board Review Process and Approvals.

Brighton

18. 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 18 residential homeownership units, including 3 IDP units, 1,180 square feet of ground floor commercial space, 11 car parking spaces and 24 bicycle parking spaces, located at 434 Washington Street; and (2) enter into an Affordable Housing Agreement; and (3) enter into a Community Benefits Agreement; and to take all related actions.

East Boston

19. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 2 IDP homeownership units located at 125 Addison Street, and to take all related actions.

Hyde Park

20. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed creation of 1 IDP rental unit located at 1015 Hyde Park Avenue, and to take all related actions.

21. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed creation of 2 IDP rental units located at 1052 Hyde Park Avenue, and 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 construction of 42 residential rental units, 42 car parking spaces, and 50 bicycle parking spaces, located at 1305 Hyde Park Avenue; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Longwood

23. Request authorization to issue a Determination waiving further review pursuant to Articles 80D-5.2(e) and 80D-6 of the Zoning Code for the proposed renewal and 2-year extension of the Harvard University Longwood Campus Institutional Master Plan until October 10, 2026.

Roxbury

24. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development of the Boston Water and Sewer Commission parking lots located at 980 Harrison Avenue; and (2) adopt a Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 35; and (3) execute a Purchase and Sale Agreement and Deed with the City of Boston for Parcel ID 0801854010 and Parcel ID 0801846000; and (4) petition the Boston Zoning Commission for approval of an Urban Renewal Area Overlay District and associated Map Amendment; and to take all related actions.
25. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code in connection with the Project Notification Form submitted by 10 MX Owner LLC, for the proposed construction of 111 residential rental units and 12 residential homeownership units, including 21 IDP units, 37,300 square feet of commercial space, 52 car parking spaces, and 148 bicycle parking spaces, located at 10 Malcolm X Boulevard; and to take all related actions.

26. 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 38 income-restricted residential rental units, 4 car parking spaces, and approximately 14,000 square feet of cultural, commercial and services space located at 726 Shawmut Ave; and (2) enter into a Community Benefits Agreement; and to take all related actions.

PUBLIC HEARINGS

OPEN TO PUBLIC TESTIMONY

27. 5:30 – Request authorization to adopt a Report and Decision on the proposed Faneuil Gardens Redevelopment 121A Project under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended; and (2) issue a Scoping Determination for Phase 1 of the Proposed Project waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code determining that the Project Notification Form (“PNF”) adequately addresses any impacts of Phase 1 of the Proposed Project; and (3) issue one or more Certifications of Compliance or Partial Certifications of Compliance for Phase 1 of the Proposed Project, when appropriate, upon successful completion of the Article 80 review process; (4) form an Urban Redevelopment Limited Partnership for the purpose of undertaking the redevelopment of 55 Faneuil Street in the Brighton neighborhood of Boston; and (5) execute a Cooperation Agreement for Phase 1 of the Proposed Project requiring compliance with the Boston Residents Jobs Policy, a Regulatory Agreement under Section 18C of Chapter 121A; and to take all related actions.
28. 5:40 – Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the proposed Franciscan Hospital for Children 2022-2032 Institutional Master Plan; and (2) petition the Zoning Commission for approval of the Proposed IMP with a companion zoning map amendment for a term of 10 years; and (3) issue a Scoping Determination waiving further review of a new Clinical Building located at 30 Warren Street in Brighton pursuant to Section 80B-5.3(d) of the Code; and (4) to consider the Proposed Project as a Development Impact Project; and to take all related actions.

29. 5:50 –Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Boston Zoning Code, approving the Dana-Farber Cancer Institute Institutional Master Plan filed with the BRA on July 1, 2024 as updated by the Supplemental Filing submitted to the BRA on September 27th, 2024; and (2) petition the Zoning Commission for approval of the proposed Dana-Farber IMP and companion zoning map amendment; and to take all related actions.

30. 6:00 – Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Boston Zoning Code, approving the Beth Israel Deaconess Medical Center Institutional Master Plan filed on July 1, 2024, as updated by the Supplemental Filing submitted to the BPDA on September 27, 2024; and (2) petition the Boston Zoning Commission for approval of the Proposed BIDMC IMP and companion map amendment for a term of 10 years from the effective date; and to take all related actions.

31. 6:10 – Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code, approving the Wentworth Institute of Technology Institutional Master Plan filed with the BRA on February 21, 2024; and (2) authorize the Director to petition the Zoning Commission for approval of the Wentworth IMP and associated Map Amendment, for a term of 10 years from the effective date; and to take all related actions.

32. 6:20 – 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 an existing commercial building into a hotel with 82 guest rooms, approximately 3,940 square feet of ground floor commercial space, and 12 car parking spaces located at 110 Canal Street in the West End; and (2) approve the proposed project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

33. Personnel

34. Contractual

35. Acting Director's Update

Very truly yours
Teresa Polhemus, Secretary