



February 11, 2025

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

RECEIVED
By City Clerk at 2:47 pm, Feb 11, 2025

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 Annual Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, February 13, 2025, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and 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' ANNUAL MEETING AGENDA
SCHEDULED FOR FEBRUARY 13, 2025 AT 3:30 P.M.**

ELECTION

1. Election of Officers.

MINUTES/SCHEDULING

2. Request authorization for the approval of the Minutes of the January 16, 2025, Board Meeting.
3. Request authorization to schedule a Public Hearing on March 13, 2025, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Harvard University Allston Campus 2025-2035 Institutional Master Plan.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to enter into a License Agreement with Lyft Bikes and Scooters, LLC for the installation of bike stations at 2 locations within the Charlestown Navy Yard for a term of 1 year, commencing April 1, 2025, and expiring March 30, 2026, with a 1-year term renewal option.
5. Request authorization to enter into a License Agreement with Tufts Shared Services, Inc. for continued use of Parcel R-1 in the South Cove Urban Renewal Area, Project No. R-92 as parking space on a month-to-month basis.
6. Request authorization to amend the Lease with Navy Yard Plaza Development Associates-39 LLP for Building 39 in the Charlestown Navy Yard.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

7. Request authorization to execute a contract amendment with Claire Weisz Architects LLP d/b/a W X Y Architecture & Urban Design, for consultant services related to the Beacon Park Yard Regional Framework Plan in the amount of \$60,000 and extend the contract term by 6 months through June 30, 2025.

8. Request authorization to execute a contract amendment with Kleinfelder Northeast, Inc. for design services related to the Flood Resilience Planning and Feasibility Study at Long Wharf in the Downtown Wharf District, for a total contract amount not to exceed \$937,517.90 and extend the contract term through June 30, 2025.
9. Request authorization to execute a contract amendment with Colliers International for Building Management Services at the China Trade Building located at 2 Boylston Street, extend the contract term for 90 days, for a contract amount not to exceed \$61,000.

PLANNING / ZONING / DESIGN

10. Request authorization to adopt the Roslindale Squares + Streets Small Area Plan to guide zoning reform efforts for future development, inform programmatic and policy support for small businesses and housing, and direct capital improvement projects for transportation and public realm projects.
11. Report on Zoning Board of Appeal recommendations between October 1, 2024 and December 31, 2024.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

12. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of 1 IDP homeownership unit located at 10 Woodford Street, and to take all related actions.

13. 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 22 residential rental units, including 4 IDP units, 2,400 square feet of commercial space, 1,400 square feet of residential amenities space, and 22 bicycle parking spaces located at 2-8 Bowdoin Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Downtown

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 36 residential rental units, including 6 IDP units and 1 unit reserved for HUD voucher holders, and 36 bicycle parking spaces located at 4 Liberty Square; and (2) execute an Affordable Rental Housing Agreement and Restriction; and (3) accept a Quitclaim Deed; and (4) enter into a PILOT Agreement; and to take all related actions.

East Boston

15. 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 20 residential homeownership units, including 4 IDP units, 14 car parking spaces, and 20 bicycle parking spaces, located at 141 Addison Street; and (2) execute an Affordable Housing Agreement; and (3) execute a Community Benefits Agreement; and to take all related actions.

Fenway

16. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80A of the Zoning Code, in connection with a Notice of Project Change for the proposed construction of 89 residential rental units, including 45 patient-family units and 8 IDP units, located at 69-81 Kilmarnock Street; and (2) issue a Certification of Compliance or Partial Certification of Compliance for the Proposed Project upon successful completion of the Article 80B Large Project Review process; and (3) execute a Cooperation Agreement and (4) execute an Affordable Rental Housing Agreement and Restriction; and to take all related actions.
17. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 85 residential rental units, including 13 IDP units, and 100 car parking spaces, located at 142-146 St. Mary's Street; and (2) execute an Affordable Rental Housing Agreement and Restriction; and (3) execute a Cooperation Agreement; and to take all related actions.

Roxbury

18. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80A of the Zoning Code, in connection with a Notice of Project Change for the proposed construction of 52 fully affordable residential rental units, 3,483 square feet of commercial space, and 18 car parking spaces located at 280-290 Warren Street, also known as One Waverly Place; and (2) issue a Certification of Compliance upon successful completion of Article 80B Large Project Review process; and (3) execute a Cooperation Agreement; and to take all related actions.

19. 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 54 fully affordable residential rental units and 9 fully affordable homeownership units, approximately 2,000 square feet of commercial space, and approximately 22 car parking spaces, located at 639-643H Warren Street; and (2) adopt a Minor Modification to the Washington Park Urban Renewal Plan, Parcel F-5, Project No. Mass R-24; and (3) enter into a Land Disposition Agreement for Parcel F-5 in the Washington Park Urban Renewal Area, Project No. Mass R-24; and (4) execute a Cooperation Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

20. Request authorization to disburse \$140,000 in varying amounts to 22 community organizations serving the Dorchester neighborhood, from a fund maintained by the BRA from contributions made by the South Bay project.

21. Contractual

22. Director's Update

Very truly yours,
Teresa Polhemus, Secretary