



RECEIVED

By City Clerk at 3:04 pm, May 13, 2025

May 13, 2025

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, May 15, 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' MEETING AGENDA
SCHEDULED FOR MAY 15, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the April 10, 2025, Board Meeting.

2. Request authorization to schedule a Public Hearing on June 12, 2025, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Boston University Pardee School of Global Studies Project as a Development Impact Project within the Boston University Charles River Campus 2024-2026 Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on June 12, 2025, at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Cancer Hospital Building Project and related improvements proposed jointly by Dana-Farber Cancer Institute and Beth Israel Deaconess Medical Center as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to enter into a License Agreement with AfriKai LLC, for the use of three vacant lots a/k/a Blair Lot, identified as a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street, and 2148 Washington Street, for the temporary installation of the Ascension Pavilion offering seasonal Arts, Culture, and Economic events, commencing on June 19, 2025 and ending on November 1, 2025.
5. Request authorization to enter into a License Agreement with Suffolk Jewelers Inc. for the use of 4,760 square feet of land located at 23-35 East Lenox Street in Roxbury as employee and customer parking commencing May 1, 2025, and ending on April 30, 2026, with two 1-year renewal options.
6. Request authorization to enter into a License Agreement with the Massachusetts Bay Transportation Authority for use of the Bunker Hill Community College Parking Lot #1 in Charlestown for employee parking, equipment, and materials staging, for four months, commencing April 28, 2025, and ending August 31, 2025.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

7. Request authorization to award Final Designation status to the Garrison Trotter Neighborhood Association, Inc., for the sale and redevelopment of Parcel S-20, Parcel ID 1203316002, and Parcel S-21, Parcel ID 1203316001, in the Washington Park Urban Renewal Area, Project No. Mass. R-24.
8. Request authorization to extend the Tentative Designation of Garrison Trotter Neighborhood Association, Inc., for the sale and redevelopment of Parcel S-12B in the Washington Park Urban Renewal Area, Project No. Mass. R-24, known as 16-20 Townsend Street in Roxbury, for one year until May 31, 2026.
9. Request authorization to extend the Tentative Designation of Garrison Trotter Neighborhood Association, Inc., for the sale of Parcel S-12C in the Washington Park Urban Renewal Area, Project No. Mass. R-24, known as 48 Townsend Street in Roxbury, for one year until May 31, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to execute a contract with Northeast Weather Services, LLC, in the amount of \$200,000 annually for Landscaping and Maintenance services in the Downtown Waterfront area, for a contract term of 2 years, with three 1-year renewal options.
11. Request authorization to issue an Invitation for Bids for landscaping services at Shipyard Park in the Charlestown Navy Yard for a contract term of 1 year, with three 1-year renewal options.
12. Request authorization to issue an Invitation for Bids for Cleaning and Maintenance of the China Trade Center located at 2 Boylston Street, for a contract term of three years, with two 1-year renewal options.

13. Request authorization to issue a Request for Proposals for Engineering Design Services for the Shipyard Park Waterfront Repairs–Phase 3 (Flagship Wharf Bulkhead), in the Charlestown Navy Yard.
14. Request authorization to amend the design services contract with Bargmann Hendrie + Archetype, Inc. for additional construction phase services in connection with the Building Envelope Repairs project at the China Trade Center located at 2 Boylston St., and to execute any further change orders that may be required to complete the work as deemed necessary by the Director, in a total aggregate amount not to exceed \$54,399.83.
15. Request authorization to execute a contract with Weston & Sampson Engineers Inc. to provide design services and construction administration for Building Envelope Preservation & Stabilization at the Chain Forge (Building 105) in the Charlestown Navy Yard, for a total contract amount not to exceed \$313,440.
16. Request authorization to execute a joint Architecture/Engineering Services contract with selected firms for House Doctor Architectural and Engineering Services on an “as needed” basis for BRA-owned properties citywide, for a term of three years with 90-day extension options, and for a total combined contract amount not to exceed \$1,800,000, with separate contracts for EDIC-owned and BRA-owned properties awarded.

PLANNING / ZONING / DESIGN

17. Request authorization to petition the Zoning Commission to adopt a text amendment to resolve language and clerical errors in the Boston Zoning Code.
18. Request authorization to sign the Municipal Planning Board Notification Form declaring the intention of ChannelSide Acquisitions, LLC c/o Related Beal, to file a Chapter 91 License Application with the Department of Environmental Protection as co-applicant for the Floating Dock at the Channelside Development located at 244-284 A Street.

CERTIFICATE OF COMPLETION

19. Request authorization to issue a Certificate of Completion for the successful completion of the 60 Guest Street project in Brighton, in accordance with the Board Memo by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and 60 Guest Street Owner, LLC, dated February 10, 2022.
20. Request authorization to issue a Partial Certificate of Completion for the successful completion of the 51 Melcher Street building in the South Boston Waterfront neighborhood, in accordance with Section C.4 of the Amended and Restated Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and GI ETS Fort Point I, LLC, dated June 14, 2023.
21. Request authorization to issue a Partial Certificate of Completion for the successful completion of the 15 Necco Street building in the South Boston Waterfront neighborhood, in accordance with Section C.4 of the Amended and Restated Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and ARE-MA Region No. 74, LLC, dated July 1, 2021.
22. Request authorization to issue a Certificate of Completion for the successful completion of Parcels O and P located in the Raymond L. Flynn Marin Park, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and MCP III Foundry, LLA c/o Marcus Partners, dated February 26, 2022.

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

Allston

23. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the Notice of Project Change in connection with the proposed increase in residential rental units to 35 units, including 5 IDP units, located at 521-523 Cambridge Street; (2) enter into an amended Affordable Rental Housing Agreement and Restriction; and to take all related actions.

Dorchester

24. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 1 IDP homeownership unit located at 841 Columbia Road and to take all related actions.

Downtown

25. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development located at 9 Arch Street a/k/a 16-18 Hawley St a/k/a 31 Milk Street; (2) authorize the Director to enter into a PILOT Agreement for the Proposed Project; (3) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.

Mattapan

26. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 2 IDP homeownership units located at 1159-1161 Washington Street and to take all related actions.

Newmarket

27. 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 creation of a mixed-use self-storage facility, office and retail development, including 17 car parking spaces and 12 bicycle parking spaces located at 120-134 Hampden Street; (2) enter into a Cooperation Agreement; and to take all related actions.

North End

28. Request authorization to (1) issue a Certification of Approval for the proposed development located at 123 North Washington Street pursuant to Article 80E, Small Project Review of the Zoning Code, for the creation of 45 residential rental units, including 7 Inclusionary Zoning units; (2) authorize the Director to enter into a PILOT Agreement for the Proposed Project; (3) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project; (4) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.

Roxbury

29. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 1 IDP homeownership unit located at 3 Cedar Square and to take all related actions.
30. 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 68 hotel rooms and 14 bicycle parking spaces located at 1767-1769 Washington Street and 631 Massachusetts Ave, also known as Alexandra Hotel; (2) enter into a Community Benefits Agreement; and to take all related actions.

PUBLIC HEARING

31. 5:30 p.m. – Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the First Amendment to the Boston University Charles River Campus 2024-2026 Institutional Master Plan; (2) petition the Zoning Commission for approval of the Proposed First Amendment and the associated Map Amendment; (3) waive the issuance of a Scoping Determination for the 13 Buswell Street Project pursuant to Section 80D-5.3(e) and Section 80D-9.2(a) of the Code; (4) issue a Certification of Consistency for the Proposed Project pursuant to Section 80D-10 of the Code upon successful completion of Article 80D Institutional Master Plan Review process; (5) execute a Cooperation Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

32. Request authorization to disburse \$150,000 from Boston Garden Project Funds to Boston Harbor Now to advance the Harborwalk 2.0 Program and coastal resilience.

33. Request authorization to submit applications to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities HousingWorks Infrastructure Program in support of various projects in the City of Boston; and enter into a Grant Agreement with respective development entities and proponents of said projects for the use of funds from the MassWorks and HousingWorks Infrastructure Programs.

34. Contractual

35. Director's Update

EXECUTIVE SESSION

36. Executive Session pursuant to M.G.L. c.30A §21(a)(3) to discuss ongoing litigation.

Very truly yours,
Teresa Polhemus, Secretary