

September 9, 2021

Ms. Maureen Feeney, City Clerk  
City Hall, Room 601  
Boston, MA 02201

Dear Madam:

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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Monday, September 13, 2021 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on [boston.gov](http://boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR SEPTEMBER 13, 2021 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the August 19, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on October 14, 2021 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Planned Development Area Development Plan for Planned Development Area No. 130, NEXUS at The Allston Innovation Corridor, 250-280 & 305 Western Avenue and the zoning map amendment, and to consider the Proposed Project as a Development Impact Project.

3. Request authorization to schedule a Public Hearing on October 14, 2021 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Amended and Restated Development Plan for 100 Hood Park Drive Addition within Planned Development Area No. 51 Hood Park.
4. Request authorization to schedule a Public Hearing on October 14, 2021 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed 2021 Massachusetts General Hospital Institutional Master Plan and to consider the Clinical Building on a portion of MGH's Main Campus as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on October 14, 2021 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, the Phase 5 Building F5 Development Plan within Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury.

### **PLANNING AND ZONING**

6. Board of Appeal
7. Request authorization to petition the Zoning Commission to adopt a map amendment to "Zoning Districts City of Boston, Map 1, Boston Proper" to change the zoning from "H-1" and "H-2" indicating an "Apartments" subdistrict to "L-1" indicating a "Local Business" subdistrict in the Fenway neighborhood.
8. Request authorization to petition the Boston Zoning Commission to adopt a Coastal Flood Resilience Zoning Overlay District, and Map, Article 25A, and associated amendments to Article 80 and Article 3-1A, to support the resilience of development projects to coastal flood events through the application of the BPDA's Coastal Flood Resilience Guidelines for projects subject to Article 80 Large and Small Project Review.

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

9. Request authorization to enter into a contract with Interboro Partners, LLC for PLAN: Charlestown, in an amount not to exceed \$190,000.00.
10. Request authorization to execute a design services contract with GEI Consultants, Inc. to provide investigation, design, permitting, construction documents, and construction administration services for the Shipyard Park Waterfront Maritime Infrastructure Improvements project in the Charlestown Navy Yard, pursuant to the BPDA Designer Selection Policy, in an amount not exceed \$288,000.00.
11. Request authorization to advertise and issue a Request for Proposals for the sale of the Parcels X-26B and X-26-2 in the South End Urban Renewal Area known as the Frederick Douglass Peace Garden.

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

12. Request authorization to adopt an Amended and Restated 555 Columbia Road Demonstration Project Plan, to reflect that a development objective for the 555 Columbia Road and 559 Columbia Road site will include the delivery of a core and shell for the Upham's Corner branch library by renewing authorization to acquire 559 Columbia Road by Deed from DNI 5, Inc. and to execute a Purchase and Sale Agreement and any and all necessary documents with DNI in connection with the acquisition of the site; to advertise and issue a joint Request for Proposals for the redevelopment of 555-559 Columbia Road, as well as for an operator for the City of Boston-owned Strand Theater in the Upham's Corner area of Dorchester; and to enter into a Memorandum of Agreement with the City of Boston concerning the disposition of the RFP Site; and to take all related actions.
13. Request authorization to execute a Memorandum of Agreement with the City of Boston Public Works Department to transfer funds for the bid and installation of lighting for the Congress Street Bridge.

14. Request authorization to enter into a License Agreement with Groovy Baby Music, Inc., for the temporary use of a portion of Shipyard Park in the Charlestown Navy Yard for certain dates in September, October, and November 2021.
15. Request authorization to execute a Second Amendment to the ground lease with the Young Men's Christian Association of Greater Boston, Inc. for use of Building 150 located in the Historic Monument Area of the Charlestown Navy Yard.

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

Bulfinch Triangle

16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to approve the change in ownership of the proposed hotel project and project changes consisting of reduction in square feet and height and 68 hotel rooms to 31 hotel suites rooms located at 88 North Washington Street; and to take all related actions.

Dorchester

17. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of three buildings consisting of 191 residential units, including 29 IDP units (25 homeownership and 4 rental), new open space, and approximately 46 on-site vehicle parking spaces located at 75 and 78 Willow Court and 16 Baker Court; to recommend approval to the Board of Appeal for the necessary zoning relief, subject to continuing BRA design review; and to take all related actions.

### Roxbury

18. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B5.3(d) of the Zoning Code for the Cheney Street Apartments project consisting of 59 affordable senior rental units, 15 affordable homeownership units, 5,500 square foot community center and 34 parking spaces located at 4-18 Cheney Street; and to take all related actions.

### East Boston

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to approve the change from 49 residential rental units to 49 homeownership units, including 7 IDP units located at 205 Maverick Street; and to take all related actions.

## **URBAN RENEWAL**

### Charlestown

20. Request authorization to issue a Certificate of Completion; to execute an Amended and Restated Land Disposition Agreement with Mishawum Assisted Living Facility, known as the Zelma Lacey House to reduce the 66 assisted living-units to 48 affordable units located at 9 West School Street; and to approve the assignment and assumption of a subordinate loan from the BRA in the amount of \$309,375.00; and to take all related actions.

## **PUBLIC HEARING – OPEN TO PUBLIC TESTIMONY**

21. 5:30 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) pursuant to the Zoning Code approving the Boston Medical Center 2021-2031 Institutional Master Plan; and to petition the Boston Zoning Commission for approval of the Proposed IMP; and to take all related actions.

## **ADMINISTRATION AND FINANCE**

- 22. Personnel
- 23. Contractual
- 24. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary