



December 13, 2022

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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, December 15, 2022 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 DECEMBER 15, 2022 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval Minutes of the November 17, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on January 19, 2023 at 5:30 p.m.; or at a date and time determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field Road in Allston.
3. Request authorization to schedule a Public Hearing on January 19, 2023 at 5:40 p.m.; or at a date and time determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 139, 1170 Soldiers Field Road Project in Allston.

4. Request authorization to schedule a Public Hearing on January 19, 2023 at 5:50 p.m.; or at a date and time determined by the Director, to consider the proposed 119 Braintree Street Project in Allston as Development Impact Project.
5. Request authorization to schedule a Public Hearing on January 19, 2023 at 6:00 p.m.; or at a date and time determined by the Director, to consider the Amended and Restated Planned Development Area Plan No. 53, 7 Channel Center; and to consider the 7 Channel Center Notice of Project Change as a Development Impact Project.

#### **PLANNING AND ZONING**

6. Board of Appeal
7. Request authorization to petition the Zoning Commission to adopt the amendment to the Olmsted Green Smart Growth Overlay District zoning articles and map amendment, including the smart growth overlay district for Olmsted Green in the Mattapan Neighborhood.

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

8. Request authorization to amend the Ground Lease with CVPA Chain Forge, LLC, tenant and redeveloper of Building 105, known as the Chain Forge Building, on a portion of Parcel NY-1 in the Charlestown Navy Yard within the Charlestown Urban Renewal Area.
9. Request authorization to extend the License Agreement with Habitat for Humanity Greater Boston, Inc. as redeveloper of 104 Walter Street in Roslindale.

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

10. Request authorization to enter into a contract with Agency Landscape + Planning for Design Visioning Consultant Services, in an amount not to exceed \$350,000.00.
11. Request authorization to enter into a contract with Scape Landscape Architecture D.P.C. for the technical analysis & resilient schematic design options for the Dorchester Waterfront at Tenean Beach and Conley Street, in an amount not to exceed \$450,000.00.
12. Request authorization to enter into a contract with M Neves Inc. for Citywide BRA-owned site maintenance services, in an amount not to exceed \$150,000.00.
13. Request authorization to amend the contract with GEI Consultants, Inc. for the Shipyard Park waterfront repairs within the Charlestown Navy Yard, in an amount not to exceed \$72,000.00.
14. Request authorization to advertise and issue a Request for Proposals for engineering services for the Shipyard Park waterfront repairs-Phase 2 within the Charlestown Navy Yard.

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

15. Request authorization to extend the Tentative Designation status of Drexel Village LLC as redeveloper of the Crescent Parcel in the Nubian Square area of Roxbury.
16. Request authorization to extend the Tentative Designation status of Nubian Ascend Partners, LLC, as redeveloper of BRA parcels located at 1, 2 & 4 Palmer Street, 2180-2190 Washington Street and 2148 Washington Street, known as the Blair Lot, in the Nubian Square area of Roxbury.

## **CERTIFICATE OF COMPLETION**

17. Request authorization to issue a Partial Certificate of Completion for 9 Channel Center project in the South Boston Waterfront.

## **URBAN RENEWAL**

### Washington Park

18. Request authorization to advertise and issue a Request for Proposals to redevelop Parcel L-25 known as 44 Maple Street in the Washington Park Urban Renewal Area.
19. Request authorization to advertise and issue a Request for Proposals to redevelop Parcel S-10 located at 1 Fenner Street in the Washington Park Urban Renewal Area.
20. Request authorization to advertise and issue a Request for Proposals to redevelop a portion of Parcel S-12 located at 20 Townsend Street in the Washington Park Urban Renewal Area.

### Charlestown

21. Request to enter into a Land Disposition Agreement for the conveyance of approximately 5,300 square feet of land adjacent to Building 107 within the Charlestown Navy Yard to the United States Department of Interior, acting through the National Parks Service; and to take all related actions.

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

Brighton

22. Request authorization to enter into an Affordable Housing Agreement for one unit located at 36 Colborne Road in Brighton.

Jamaica Plain

23. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of the Blessed Sacrament project consisting of 55 affordable rental residential units, 22 parking spaces, 55 bicycle parking spaces, and the creation of a 6,500 square foot multi-purpose community space operated by the Hyde Square Task Force located at 361 Centre Street; and to take all related actions.

Chinatown

24. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code for the construction of 44 income-restricted homeownership residential units and 66 income-restricted rental residential units, 7,700 square feet ground level for the new Public Library Chinatown branch and 110 bicycle parking spaces. located at on Parcel R-1 located at 49-63 Hudson Street; and to take all related actions.

West Roxbury

25. Request authorization to issue a Certification of Approval pursuant to Section 80E-6 of the Zoning Code in connection with the Notice of Project Change for the 400 Belgrade Street project by reducing the below grade parking spaces from 33 to 18; and to take all related actions.

### South Boston

26. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code to convert the existing building to 78,252 square feet of office and laboratory uses with ground-floor building lobby and retail/active lab space located at 17 Farnsworth Street; and to take all related actions.

### Dorchester

27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 24 income-restricted rental units, including 27 spaces of at grade parking, and 24 bike parking spaces located at 26-28 Coffey Street; and to take all related actions.
28. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of 229 residential rental apartments, including 34 IDP units, 152 parking spaces and bicycle storage located at 800 Morrissey Boulevard; and to take all related actions.

### Roxbury

29. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 residential homeownership units, including 7 IDP units, 2,735 square feet of ground floor commercial space, 19 parking space and 60 bicycle storage room located at 1 Taber Street; and to take all related actions.

## **PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY**

30. 5:30 p.m.: Request authorization to approve the Fifth Amendment to the Development Plan for Planned Development Area No. 67, Olmsted Green, located in the Dorchester and Mattapan Neighborhoods for a total increase in square footage of approximately 12,600 square feet; to petition the Boston Zoning Commission for approval of the Fifth Amendment to the Development Plan; to issue a Determination waiving further review pursuant to Article 80A-6.2 of the Code; and to take all related actions.
31. 5:40 p.m.: Request authorization to approve the Institutional Master Plan Notification Form filed for the Fifth Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston; to issue an Adequacy Determination pursuant to Section 80D-5.4 and Section 80D-9.2 of the Zoning Code approving the Fifth Amendment to the IMP Master Plan; to waive further review of the Institutional Master Plan Notification Form pursuant to Section 80D-5.3(e) of the Code; issue a Certification of Approval pursuant to Section 80E of the Zoning Code for the renovations to 92 Seattle Street and 38 Travis Street for program spaces including athletics department, studio/office space for the Department of Art, Film, and Visual Studies; to approve the project as a Development Impact Project; and to take all related actions.
32. 5:50 p.m.: Request authorization to approve the First Amendment to Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project; to petition the Zoning Commission for approval of the said First Amendment to Development Plan; to issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change revising the Projects associated with Block F, Block G, Block L-3, and Block L-6 within the Seaport Square Development Project; and to take all related actions.

33. 6:10 p.m.: Request authorization to approve the Development Plan for Planned Development Area No.137, 41 Berkeley Street Project Development in the South End Urban Renewal Area, pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of said Development Plan; to adopt the Minor Modification to the South End Renewal Plan, Project No. Mass. R-56, with respect to Parcel 7 for use changes; to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the construction of a 236 bed senior care facility with 5,300 square feet of ground floor restaurant/retail space and 60 parking spaces; the renovation and expansion to the Benjamin Franklin Institute of Technology building for 35 residential homeownership units, including 1 IDP unit, 2,800 square feet of ground floor retail; and the renovation and expansion of the existing building located at 4 Appleton Street for 16 income-restricted and age-restricted residential rental units, and a 3,450 square feet ground floor community room; to approve Project as a Development Impact Project; and to take all related actions.

#### **ADMINISTRATION AND FINANCE**

34. Request authorization to amend the current agreement with Environmental Systems Research Institute, Inc. for the city of Boston's GIS software, support and training services and for payment in an amount not to exceed \$67,500.00.
35. Contractual
36. Personnel
37. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary