

January 17, 2023

RECEIVED
By City Clerk at 3:08 pm, Jan 17, 2023

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, January 19, 2023 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on boston.gov.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR JANUARY 19, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the December 15, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on February 16, 2023 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the proposed the Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field Road Project; and to consider the proposed project as a Development Impact Project.

3. Request authorization to schedule a Public Hearing on February 16, 2023 at 5:40 p.m.; or at a date and time to be determined by the Director, to consider the proposed 11-21 Bromfield Street project as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on February 16, 2023 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 140, 176 Lincoln Street, Allston; and to consider the Proposed Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on February 16, 2023 at 6:00 p.m.; or at a date and time to be determined by the Director, to consider the 119 Braintree Street Project as a Development Impact Project.
6. Request authorization to schedule a Public Hearing on February 16, 2023 at 6:00 p.m.; or at a date and time to be determined by the Director, to consider the application for the Olmsted Village Smart Growth Development Plan within the Olmsted Green Smart Growth Overlay District.

PLANNING AND ZONING

7. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

8. Request authorization to enter into a License Agreement with Boston Health Care for the Homeless Inc., for use of a portion of the Blair Lot, known as Area 3, for a twice weekly Mobile Health Clinic.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to award a contract to McCourt Construction Co. Inc. for the Parcel P-3 Environmental Remediation Project in Roxbury, in an amount not to exceed \$229,450.00.

10. Request authorization to execute a contract with HR&A Advisors, Inc. for the Downtown Office Conversion Study.
11. Request authorization to execute a contract with Maltby & Co. for Arborist Services on BRA-owned properties citywide, in an amount not to exceed \$120,000.00.
12. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of the Copley Connect Design Services Planning Study.
13. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of the Allston-Brighton Needs Assessment.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

14. Request authorization to award Tentative Designation status to The HYM Investment Group, LLC and My City at Peace, as the Redeveloper of Parcel P-3 in the Campus High School Urban Renewal Area for the construction of five mixed-use buildings consisting of 188 condominium units, including 144 income restricted units; 282 rental units, including 164 income restricted units; 617,700 square feet of life science space, 47,500 square feet of retail space, 31,300 square feet of non-profit space, 10,000 square feet for life science training, 480 parking spaces, and 43,500 square feet of open space; to enter into a license agreement with HYM Investment Group, LLC and My City at Peace for pre-development activity on said parcels; and to take all related actions.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the 125 Amory Street Project, Building C, 137 Amory Street in Jamaica Plain.

16. Request authorization to issue a Certificate of Completion for the 6-26 New Street project in East Boston.
17. Request authorization to issue a Partial Certificate of Completion for the Winthrop Center project in Downtown.

URBAN RENEWAL

South Cove

18. Request authorization to adopt a Minor Modification to the South Cove Urban Renewal Plan for Parcel R-1 located at 49-63 Hudson Street to include residential and public uses and to eliminate the parking.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

East Boston

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change for a change in ownership for the 28-30 Geneva Street project from Joel DeLuca to Geneva Real Estate Holdings, LLC; and to take all related actions.

Allston

20. Request authorization to approve a two-year renewal of the 2013 Institutional Master Plan for Harvard University's Campus in Allston pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8, and Section 51-29(6) of the Zoning Code; and to take all related actions.

South Boston

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 36 senior income-restricted residential rental units, 2 parking spaces and 18 bicycle spaces, subject to continuing BRA design review, located at 207 E Street; and to take all related actions.
22. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for one unit in connection with the proposed development located at 748-750 East Broadway.

South End

23. Request authorization to enter into an Affordable Rental Housing Agreement for one unit in connection with the proposed development located at 595 Albany Street.

Dorchester

24. 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 residential rental units, including 4 income-restricted units, 27 parking spaces and 24 bicycle spaces, subject to continuing BRA design review, located at 26 Coffey Street; and to take all related actions.
25. Request authorization to approve the application of New Boston Food Market Development Corp. and Widett Reit LLC for Termination of Entity and Project Status Under Chapter 121A of the General Laws, and Acts of 1960 Chapter 652, each as amended; to terminate the Chapter 121A status for the New Boston Food Market Chapter 121A Project; and to issue a Certificate of Project Termination.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

26. 5:40 p.m.: Request authorization to approve the Development Plan for Planned Development Area No.134, Longwood Place, Fenway/Longwood Medical Area pursuant to Sections 3-1A.a and 80C of the Zoning Code for the construction of a mixed-use development consisting of residential, community space, retail, laboratory/research and development uses, office uses, and up to 520 below grade parking spaces located at 305 Brookline Avenue in Longwood; to petition to the Zoning Commission for approval of said Development Plan; and to take all related actions.

27. 6:00 p.m.: Request authorization to approve the proposed Development Plan for Planned Development Area No. 139, 1170 Soldiers Field Road Project, in Allston, pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of said Development Plan and associated map amendment, pursuant to Section 3-1A of the Zoning Code; to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the Proposed Project, consisting of the construction 795,000 square feet of development, including (i) three office/life science and research use buildings with ground floor retail/cafe uses, 700 below grade parking spaces; and (ii) a residential building, with 85 rental units, including 17 IDP units, and 45 parking spaces; to approve the Proposed Project as a Development Impact Project; and to take all related actions.

28. 6:10 p.m.: Request authorization to approve the First Amendment to Amended and Restated Planned Development Area Plan No. 53, Channel Center Project, specific to Project Component No. 8; to issue a Determination approving the Seventh Notice of Project Change for the Channel Center Project, waiving further review pursuant to Article 80A-6 of the Zoning Code, for the construction of a new 99,500 square-foot office/research and development building (restricting Biosafety Level 3 or Biosafety Level 4, Animal Biosafety Level 3 and Animal Biosafety Level 4), ground floor retail with no parking on site and a bicycle storage located at 7 Channel Center, Fort Point area of the South Boston Waterfront; to approve the 7 Channel Center Notice of Project Change as a Development Impact Project; and to take all related actions.

29. 6:20 p.m.: Request authorization to approve the Development Plan for Phase 1 within Planned Development Area No. 128, L Street Station Redevelopment, located at 776 Summer Street in South Boston; to petition the Zoning Commission for approval of the Phase 1 Development Plan pursuant to Sections 3-1A.a and 80C of the Zoning Code; to issue an Adequacy Determination pursuant to Section 80B-5 of the Code for the Proposed Phase 1 Project consisting of the rehabilitation of the Edison Turbine Halls and the construction of two new buildings on Block D and Block F, with 669,800 square feet of office, research and development space and 84,700 square of retail, civic, cultural spaces, also including waterfront public open space and 650 parking spaces; to approve said project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to delegate authority to the Office of the General Counsel to respond to the Open Meeting Law Complaint regarding the adoption of Mayor Michelle Wu's Executive Order entitled "An Order Relative to Speeding the Production of Affordable Housing".

31. Request authorization to disperse \$200,000.00 from the Harvard Allston Partnership Fund to 20 non-profit entities; and to enter into grant agreements with said entities.
32. Personnel
33. Contractual
34. Director's Update

Very truly yours,
Teresa Polhemus, Secretary