

March 15, 2023

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

Dear Sir:

**REVISED**

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, March 16, 2023 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 MARCH 16, 2023 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval Minutes of the February 16, 2023 Meeting.
2. Request authorization to schedule a Public Hearing on April 13, 2023 at 5:30 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.

**PLANNING AND ZONING**

3. Board of Appeal

4. REMOVED

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

5. Request authorization to amend the License Agreement with Black Owl LLC, for the use of 2,850 square feet of land at Building 34 in the Charlestown Navy Yard for seasonal outdoor restaurant seating.
6. Request authorization to amend the existing License Agreement with CHLN, Inc. to extend the term for the use of 5,375 square feet of land adjacent to the Chart House Restaurant on Long Wharf for seasonal outdoor restaurant seating.

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

7. Request authorization to enter into a consultant services contract with Archipelago Strategies Group for the Allston-Brighton Needs Assessment, in an amount not to exceed \$800,000.00.
8. Request authorization to enter into an engineering design services contract with GEI Consultants, Inc. for Phase 2 of the Shipyard Park Waterfront Repairs in the Charlestown Navy Yard, in the amount not to exceed \$491,315.00.
9. Request authorization to enter into a contract with Foth Infrastructure & Environment, LLC to provide engineering services and construction administration for the engineering assessment and feasibility study at the Charlestown Navy Yard Pier 5, in an amount not to exceed \$274,936.00.
10. Request authorization to advertise and issue a Request for Qualifications to for the design of bike room and storage at the China Trade Center located at 2 Boylston Street.

11. Request authorization to advertise and issue a Request for Proposals for the sale and redevelopment of a portion of Parcel S-20 in the Washington Park Urban Renewal Area located at 48 Townsend Street.
12. Request authorization to advertise and issue a Request for Proposals for the redevelopment of Parcels S-20 and S-21 in the Washington Park Urban Renewal Area.

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

13. Request authorization to award Final Designation status of Nubian Ascend Partners, LLC as Redeveloper of BRA parcels collectively known as the Blair Lot in the Nubian Square area of Roxbury; to execute new ground leases; and to take all related matters.
14. Request authorization to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center, including office space for its headquarters on Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56 located at 151 Lenox Street.

### **CERTIFICATE OF COMPLETION**

15. Request authorization to issue Certificates of Completion for the Bulfinch Crossing Residential building located at 100 Sudbury Street; One Congress Street Office Tower; One Congress Street-Government Center Garage Redevelopment Project.
16. Request authorization to issue a Partial Certificate of Completion for the Readville Yard 5 (Building B) Project located at 50 Industrial Drive, Hyde Park.
17. Request authorization to issue Certificate of Completion for the Langham Hotel Project located at 250 Franklin Street Downtown.

### **URBAN RENEWAL**

18. Request authorization to allow the Boston Redevelopment Authority to adopt a Minor Modification for the extension for twelve remaining Urban Renewal Plans within the city of Boston until March 31, 2025; and to take all related actions.

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

Dorchester

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 52 residential rental units, 9 IDP units, 50 garage parking spaces and 62 bicycle spaces located at 13 Norwood Street; and to take all related actions.

Roslindale

20. 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 124 residential rental units, including 21 IDP units, 2,950 square feet of retail space, 83 below grade parking spaces and 125 bicycle spaces located at 361 Belgrade Avenue; to petition the Board of Appeal for the necessary variances; and to take all related actions.

Brighton

21. 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 70 homeownership units, including 12 IDP units and 70 parking spaces located at 75 Tremont Street; to petition the Board of Appeal for the necessary variances; and to take all related actions.

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

22. 5:30 p.m.: Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the construction of two buildings, including a mixed-use building consisting of 385,700 square feet of lab/research and office uses, 7,400 square feet of ground floor retail/restaurant space; and 212 below grade parking spaces; and a building consisting of 88-residential rental units, including 74 income-restricted units located at 119 Braintree Street; to approve the 119 Braintree Street Project as Development Impact Project; and to take all related actions.
  
23. 5:40 p.m.: Request authorization to approve (i) the First Amendment to the Planned Development Area Master Plan for Planned Development Area No.127, Allston Yards, 60 Everett Street, Allston; (ii) the First amendments to the four Development Plans for Buildings A, B, C, and D, within the Master Plan; (iii) the Building E Development Plan for Planned Development Area No. 127, within the Allston Yards Master Plan, for the construction of 150 homeownership units, including 20 IDP units, 1,950 square foot ground floor retail space along Guest Street and 123 parking spaces located at 52 Everett Street; to approve the proposed Project as a Development Impact; and to take all related actions.
  
24. 5:50 p.m.: Request authorization to adopt the Application of the Old Colony 6 Bond Limited Partnership to the Boston Redevelopment Authority for authorization and approval of a project under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, both as amended for the Old Colony Phase 6 Redevelopment Project in South Boston for the construction of 89 affordable rental units, 5,667 square feet of the ground floor community space located at 331 East 6th Street; and to take all related actions.

25. 6:00 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field pursuant to Article 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the construction of two residential buildings: the Telford Residential Building containing 72 affordable rental and homeownership units, and the SFR Rental Building will contain 395 rental units, both buildings will have ground floor commercial spaces, bicycle rooms and 211 parking spaces located at 1240 Soldiers Field Road; and a 195-room hotel with ground floor commercial space and the Soldiers Field Road Condominiums Building containing 76 homeownership units with shared 174 underground parking spaces located at 1234 Soldiers Field Road in Allston; to consider the proposed project as a Development Impact Project; and to take all related actions.

#### **ADMINISTRATION AND FINANCE**

26. Personnel
27. Contractual
28. Director's Update

Very truly yours  
Teresa Polhemus, Secretary