

July 11, 2023

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

**RECEIVED**  
*By City Clerk at 2:16 pm, Jul 11, 2023*

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, July 13, 2023 televised on Boston City TV (Xfinity Channel 24, 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 July 13, 2023 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for approval of the Minutes of the June 15, 2023 meeting.
2. Request authorization to schedule a Public Hearing on August 17, 2023 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Unity Station Condominiums project, as part of Bartlett Place, Planned Development Area No. 94.

3. Request authorization to schedule a Public Hearing on August 17, 2023 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the proposed First Amendment to the Boston College 2021-2023 Institutional Master Plan project.
4. Request authorization to schedule a Public Hearing on August 17, 2023 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the proposed Master Plan for Planned Development Area No. 141, the Dorchester Bay City project.

### **PLANNING AND ZONING**

5. Request authorization to petition the Boston Zoning Commission to adopt Phase 2A of the Definitions Project, which updates and consolidates the definitions of applicable terms appearing in both Article 2 and Non-2 Articles of the Zoning Code.
6. Request authorization to petition the Boston Zoning Commission to adopt a text amendment to the Boston Zoning Code to incorporate Inclusionary Zoning into the Boston Zoning Code.

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

7. Request authorization to execute and deliver a Memorandum of Agreement with the City of Boston, acting by and through its Property Management Department, authorizing the services of and payment for physical security and emergency response services provided by the Municipal Protective Services and Municipal Operations for properties owned by the Boston Redevelopment Authority.

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

8. Request authorization to extend the Tentative Designation status of Power House CNY, LLC to facilitate the long-term lease of the BPDA-owned Building 108 property in the Charlestown Navy Yard.

## **URBAN RENEWAL**

9. Request authorization to (1) adopt the Resolution entitled: "Resolution of the Boston Redevelopment Authority Re: Minor Modification to the Charlestown Urban Renewal Area, Project No. Mass R-55, With Respect to Parcel R-26C" along 9 Sackville Street in Charlestown; and (2) enter into a Amended and Restated Land Disposition Agreement for Parcel R-26C with Eric Zachrison for use as a redeveloped residential development; and to take all related actions.

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

### Chinatown

10. Request authorization to (1) petition the Public Improvement Commission (PIC) with the Asian Community Development Corporation to conduct specific repairs on Hudson Street and Tyler Street; and (2) petition the PIC to grant a pedestrian easement to the City of Boston on the portions of the site that are adjacent to the sidewalks on both Hudson and Tyler Street; and to take all related actions.

### Allston

11. Request authorization to (1) issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B, Large Project Review of the Boston Zoning Code, for the construction of up to 254 residential rental units, approximately 1,875 square feet of retail space, up to 305 bicycle storage spaces, and a maximum of 63 off-street vehicle parking spaces located at 76 Ashford Street; and (2) issue a Certification of Compliance upon successful completion of the Article 80 review process; and to take all related actions.

### Back Bay

12. Request authorization to (1) issue a Determination waiving the requirement of further review pursuant to Section 80B, Large Project Review of the Boston Zoning Code, for the construction of 300 hotel rooms, 5,500 square feet of retail space, and 24 bicycle spaces for the Stanhope Hotel project located at 39 Stanhope Street; and (2) issue a Certification of Compliance upon successful completion of the Article 80 review process; and to take all related actions.

### Hyde Park

13. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80A-6.2 of the Boston Zoning Code, for the construction of 279 residential rental units, including 46 IDP units, 3,617 square feet of retail space, and up to 279 garage parking spaces for the Residences at Readville Station project located at 1717-1725 Hyde Park Avenue; and (2) issue one or more Certification(s) of Compliance or Partial Certification(s) of Compliance upon successful completion of the Article 80 review process; and to take all related actions.

14. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Boston Zoning Code, for the construction of 40 residential rental units, including 7 IDP units, 4,474 square feet of ground floor health clinic space, 26 at-grade parking spaces, approximately 40 bicycle spaces located at 735-745 River Street in Hyde Park; and to take all related actions.

#### Longwood

15. Request authorization to approve the Institutional Master Plan Notification Form pursuant to Article 80D, Institutional Master Plan Review of the Boston Zoning Code, for the renewal and two (2) year extension of the Emmanuel College Institutional Master Plan dated May 24, 2023; and to take all related actions.

#### Roxbury

16. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80B, Large Project Review of the Boston Zoning Code, for the renovation of 164 residential rental units, all of which are affordable, and 33 parking spaces for the Doris Bunte Apartments located at 1990 Columbus Avenue; and (2) authorize the Director to issue a Certification of Compliance under Section 80B, Large Project Review of the Boston Zoning Code, upon successful completion of the Article 80 review process; and to take all related actions.

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

17. Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 135, Fenway Corners Project (North), and the proposed Development Plan for Planned Development Area No. 136, Fenway Corners Project (West) pursuant to Article 80C of the Boston Zoning Code;

and (2) to petition the Boston Zoning Commission for the approval of the Development Plans pursuant to Article 3 and Article 80C of the Code; and (3) to issue one or more Preliminary Adequacy Determination(s) waiving the requirement of further review pursuant to Article 80B of the Code; and (4) to issue one or more Certification(s) of Compliance or Partial Certification(s) of Compliance for each Development Plan or individual building components thereof pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B Large Project Review process; and (5) to issue one or more Certification(s) of Consistency or Partial Certification(s) of Consistency for each Development Plan or individual building components thereof pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; and (6) to approve the Fenway Corners Project (North) as a Development Impact Project and the Fenway Corners Project (West) as a Development Impact Project within the meaning of Article 80B-7 of the Code; and take any and all related actions and execute and deliver any and all documents and agreements deemed necessary and appropriate by the Director in connection with the Proposed Project, including but not limited to a Memorandum of Agreement, one or more Cooperation Agreements, one or more Development Impact Project Agreements, and one or more Affordable Rental Housing Agreements and Restrictions.

### **ADMINISTRATION AND FINANCE**

18. Request authorization to disburse a total of \$352,500 in varying amounts to sixteen (16) community organizations in the Dorchester neighborhood. The funds will be disbursed from the Dot Block Community Benefits Fund maintained by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency from contributions made by the developer to be dedicated to the betterment of the Dorchester Neighborhood.
19. Personnel.
20. Contractual.

21. Director's Update.

Very truly yours  
Teresa Polhemus, Secretary