

December 12, 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 Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, December 14, 2023, televised on Boston City TV (Xfinity Channel 26, 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 DECEMBER 14, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the November 16, 2023 Board Meeting.

2. Request authorization to schedule a Public Hearing on January 18, 2024 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Development Plan for Phase 1A at 495 Dorchester Avenue, South Boston, within Planned Development Area No. 144, known as On the Dot.
3. Request authorization to schedule a Public Hearing on January 18, 2024 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Applications of the 90 Cushing North Four Limited Partnership and 90 Cushing North Nine 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 90 Cushing North Chapter 121A Project in the Dorchester Neighborhood of Boston.
4. Request authorization to schedule a Public Hearing on January 18, 2024 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.149, 103 North Beacon Street in Allston and to consider the related Development Impact Project.
5. Request authorization to schedule a Public Hearing on January 18, 2024 at 6:00 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.148, 287 Western Avenue, in Allston.
6. Request authorization to schedule a Public Hearing on January 18, 2024 at 6:10 p.m., or at a date and time to be determined by the Director, to consider the proposed Amendment No. 6 for Planned Development Area No. 37, Prudential Center Redevelopment, located at 39 Dalton Street in the Back Bay.

PLANNING AND ZONING

7. Request authorization to adopt the South Boston Seaport Strategic Transit Plan to guide future transit network improvements and investments; and to take all related actions.
8. Request authorization to petition the Zoning Commission to (1) adopt text amendments to Articles 60, 2, and 10 of the Zoning Code and map amendments to zoning maps 8A/B and C to consolidate, simplify, and modernize the Zoning Code; and (2) create 2 new residential subdistricts and implement zoning recommendations from PLAN: Mattapan; and to take all related actions.
9. Request authorization to adopt PLAN: Downtown which will guide the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and stakeholders on future development, public realm, design, and transportation improvements within Downtown Boston through recommendations for future land use and zoning, urban design guidelines, and transportation improvements; and to take all related actions.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

10. Request authorization to amend the Land Disposition Agreement between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and E-Haus, waiving the Resale Payment requirement of the Land Disposition Agreement contingent upon completion of renovations; and to take all related actions.
11. Request authorization to enter into an easement agreement with Nubian Square Development LLC for emergency access to Washington Street for the Nubian Gallery property located at 2164 Washington Street in the Nubian Square area of Roxbury.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

12. Request authorization to award Final Designation status to the Maple Street Food Forest Stewardship Committee and the Boston Food Forest Coalition Inc. for Parcel L-25 in the Washington Park Urban Renewal Area, also known as 44 Maple Street; and to take all related actions.
13. Request authorization to extend the Tentative Designation status of Drexel Village LLC as Developer of the Crescent Parcel in the Nubian Square area of Roxbury; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

14. Request authorization to (1) award a contract to J.C. Cannistraro, LLC in the amount of \$460,600 for the Fire Pump Replacement Project at the China Trade Building located at 2 Boylston Street; and (2) authorize a construction contingency in the amount of \$46,060.
15. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to issue an Invitation for Bids for building envelope repairs of the China Trade Center located at 2 Boylston St.
16. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to award a contract to Marquis Architecture in an amount not to exceed \$117,960 to provide design services for bike and storage rooms in the China Trade Center located at 2 Boylston St.
17. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to issue an Invitation for Bids to repair the Chelsea Street fence in the Charlestown Navy Yard.

18. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to amend the consultant and design services contract with Scape Landscape Architecture D.P.C for the development of design and use guidelines for the Downtown Waterfront, in an amount not to exceed \$13,380.
19. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to award a contract for Citywide ADU Pattern Book and Zoning to Outwith Studio for Citywide ADU Pattern Book and Zoning, in an amount not to exceed \$294,590.
20. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to advertise a Request for Proposals for consultant services supporting preparation of the “Boston’s Framework for Greening while Growing” project in an amount not to exceed \$600,000.
21. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to execute an amendment to the contract with Casablanca Services, Inc. in the amount of \$56,547 for a 2-year total contract value of \$216,547, for Downtown Waterfront Landscape and Maintenance Services.

CERTIFICATE OF COMPLETION

22. Request authorization to issue a Certificate of Completion for the successful completion of the 270 Baker Street Project also known as 1208D VFW PARKWAY, in accordance with the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and 270 Baker LLC; and to take all related actions.

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

Allston

23. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code for the proposed construction of 170 residential rental units, including 29 IDP rental units, 5,300 SF of commercial space, 49 car parking spaces and secure bicycle parking spaces; located at 25-39 Harvard Avenue and 410R Cambridge Street; and to take all related actions.

Brighton

24. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B, Large Project Review of the Zoning Code for the construction of 76 residential homeownership units, including 13 IDP homeownership units, approximately 2,870 SF of retail and lobby space, 45 car parking spaces, and 92 bicycle parking spaces located at 131 North Beacon Street; and to take all related actions.

Charlestown

25. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B, Large Project Review of the Zoning Code for the proposed conversion of a portion of Building 150, the former "Constitution Inn" located at 150 Third Avenue, into 100 fully affordable residential rental units; and to take all related actions.

Dorchester

26. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 1742-1748 Dorchester Avenue; and to take all related actions.

27. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the proposed construction of 46 residential rental units including 7 IDP rental units, 33 vehicle parking spaces, and 64 bicycle parking spaces located at 1420 Dorchester Avenue; and to take all related actions.
28. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the proposed construction of 36 residential rental units, including 6 IDP rental units, 15 car parking spaces, and 40 bicycle parking spaces, located at 81 Hancock Street; and to take all related actions.
29. Request authorization to (1) issue a Certification of Approval/Compliance pursuant to Section 80B, Large Project Review of the Zoning Code, in connection with the Notice of Project Change filed by JLCD Development and The Michaels Organization as 554 Columbia Road LLC on October 6, 2023; and (2) issue a Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the 554-562 Columbia Road project; and (3) execute an updated Cooperation Agreement; and to take all related actions.

East Boston

30. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed development located at 1 Everett Street; and to take all related actions.

Longwood

31. Requests authorization to waive further review of the Institutional Master Plan Notification Form for Renewal of the Boston Children's Hospital Institutional Master Plan pursuant to Section 80D of the Code; and to take all related actions.

32. Request authorization to adopt an amendment to the Report and Decision and Regulatory Agreement for the Franklin Hill Phase I Chapter 121A Project, approving the transfer of a partnership interest in the project.

South Boston

33. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change, for the construction of 114 residential rental units including 20 IDP units, 43,00 SF of retail space, 20 car parking spaces, and 116 bicycle parking spaces, located at 270 Dorchester Avenue; and to take all related actions.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

34. 5:30 PM – Request authorization to (1) approve the proposed Master Plan for Planned Development Area No. 146 for the 35-75 Morrissey Boulevard project in Dorchester and associated Map Amendment pursuant to Sections 3-1A and 80C of the Zoning Code; and (2) petition the Zoning Commission for approval of the PDA Master Plan; and to take all related actions.

35. 5:40 PM – Request authorization to (1) approve the Amendment of the Development Plan for Planned Development Area No. 100, Parcel 25/Parcel 25B, Mission Hill and (2) approve the Parcel 25 Phase 3 Development Project as a Notice of Project Change, pursuant to Section 80C of the Zoning Code; and (3) petition the Zoning Commission for approval of the Development Plan Amendment pursuant to Sections 3-1A.a and 80C of the Code; and to take all related actions.

36.5:50 PM – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 147, the Mary Ellen McCormack Redevelopment Phase I located at 10 Kemp Street in South Boston pursuant to Section 80C of the Zoning Code; and (2) petition the Boston Zoning Commission for approval of the Development Plan and associated Map Amendment pursuant to Sections 3-1A.a and 80C of the Code; and to take all related actions.

37.6:10 PM – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 145, 415 Newbury Street, in Back Bay pursuant to Sections 3-1A and Section 80C of the Zoning Code and (2) petition the Zoning Commission for approval of the Development Plan and associated Map Amendment pursuant to Sections 3-1A.a and 80C of the Code; and to take all related actions.

ADMINISTRATION AND FINANCE

38. Request authorization to (1) assign the Lease for Building #150 located at 150 3rd Avenue in the Charlestown Navy Yard from YMCA of Greater Boston to Constitution Inn, LLC; and (2) authorize the Director to enter into a Third Amendment to the lease; and to take all related actions.

39. Personnel

40. Contractual

41. Director's Update

Very truly yours
Teresa Polhemus, Secretary