

March 12, 2024

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

RECEIVED
By City Clerk at 2:10 pm, Mar 12, 2024

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, March 14, 2024, 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 March 14, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the February 15, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on April 11, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed Development Plan for Phase 1B, 505 Dorchester Avenue, 65 Ellery Street and 75 Ellery Street in South Boston within Planned Development Area No. 144, also known as "On The Dot"; and to consider Phase 1B, 505 Dorchester Avenue, 65 Ellery Street and 75 Ellery Street as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on April 11, 2024, at 5:40 PM, or at a date and time to be determined by the Director, to consider the proposed Notice of Project Change for the 39 Stanhope Street Hotel Project located at 39 Stanhope Street in the Back Bay; and to consider the project as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on April 11, 2024, at 5:50 PM, or at a date and time to be determined by the Director, to consider the proposed 1st Amendment to the Development Plan for Planned Development Area No. 136, the Fenway Corners Project (West) in the Fenway; and to consider the proposed changes within the Notice of Project Change to the previously approved Fenway Corners project as a Development Impact Project.

PLANNING AND ZONING

5. Request authorization to petition the Zoning Commission to (1) adopt text amendments to Article 2, Article 8, Article 23, and a new Article 26 of the Zoning Code to establish Squares + Streets districts, and related definition and use changes; and (2) adopt text changes throughout the code to ensure Article 26 and updates to Article 8 are reflected consistently.

6. Request authorization to petition the Zoning Commission to adopt text amendments to Article 60 and map amendments to zoning maps 8A/B/C, to establish new Squares + Streets zoning districts in Mattapan that are regulated by the new Article 26 and associated “Base Code”, and remove the community commercial subdistricts, Gateway Development Area Overlay Districts, and Residential Development Incentives to reflect where Squares + Streets zoning replaces existing Article 60 subdistricts.
7. Request authorization to petition the Zoning Commission to adopt: (1) text amendments for Article 53 and Article 2 of the Zoning Code; and (2) map amendments to zoning maps 3A/3B and 3C, to amend existing neighborhood subdistricts boundaries and create ten new subdistricts, update use and dimensional tables, and consolidate and modernize the Code, in order to implement the zoning recommendations of PLAN: East Boston.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

8. Request authorization to extend the term of and amend the applicable fee pertaining to the existing License Agreement between CAP Long Wharf, LLC and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, for the use of approximately 15,000 square feet of land adjacent to the Chart House Restaurant on Long Wharf for the purpose of employee and visitor parking.
9. Request authorization to amend the License Agreement with Boston Harbor Cruises, LLC, for the Boston Planning & Development Agency-owned property at “Long Wharf North”, for the purpose of continued maritime services.
10. Request authorization to enter into a License Agreement between Uptown Transport Inc. d/b/a Boston Sightseeing and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, for a Downtown Waterfront Trolley Kiosk Program from April 1, 2024, to March 31, 2025.

11. Request authorization to amend the License Agreement between Black Owl LLC and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, for the use of approximately 2,850 square feet of open space adjacent to the Dovetail restaurant located at Building 34 in the Charlestown Navy Yard, for seasonal outdoor restaurant seating until March 31, 2025.
12. Request authorization to enter into a 1-year Lease Agreement between Dimeo Construction Company and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, for the use of Suites 109 and 110 located at 2 Boylston Street from April 1, 2024, to March 31, 2025.
13. Request authorization to extend the Lease Agreement between Dr. Daniel Lee d/b/a Trade Center Dental and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, for the use of Suite 210 located at 2 Boylston Street until March 31, 2029.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

14. Request authorization for the conveyance of approximately 9,818 square feet of property known as Parcel 9A and Parcel 5A located on Massachusetts Avenue in the Fenway Urban Renewal Area, Project Mass R-115, to the Massachusetts Bay Transportation Authority for accessibility and safety improvements to the "Symphony Station on the "E" Branch of the MBTA Green Line.
15. Request authorization to extend the Final Designation status of Nubian Ascends Partners, LLC, as Redeveloper of The Blair Lot in the Nubian Square area of Roxbury through March 31, 2025.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

16. Request authorization to issue a Request for Proposals to hire a licensed design consultant to provide engineering and assessment services for a Building Systems Assessment Report for the China Trade Center located at 2 Boylston Street.

URBAN RENEWAL

17. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, located at 0 School Street, to create Parcel X-28B, and clarify its land uses.
18. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, located at 0 Cabot Street, to create Parcel X-26-2, and clarify its land uses.

CERTIFICATE OF COMPLETION

19. Request authorization to issue a Certificate of Completion for the successful completion of the 745 Atlantic Avenue Project in the Leather District, pursuant to Section C.5 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and OPG 745 Atlantic Owner (DE), LLC, dated June 22, 2022.
20. Request authorization to issue a Certificate of Completion for the successful completion of construction of the 89 E Dedham Street Building and 99 E Dedham Street Building within the Harrison Albany Block Project in the South End, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and MEPT/LMP Harrison/Albany Block LLC and MEPT/LMP Gambro Building LLC, dated December 21, 2017.

21. Request authorization to issue a Certificate of Completion for the successful completion of 64 Alpine Street and 41 Regent Street, known as The Tommy's Rock Residences Project in Roxbury, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Catalyst Ventures/Solidarity Enterprises LLC, dated December 29, 2021.

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

22. Informational update on the new Interim Review Process for Notice of Project Changes.

Chinatown

23. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B5.3 (d) of the Zoning Code, for the proposed construction of 96 income-restricted residential rental units, 36 income-restricted homeownership units, and 132 bicycle parking spaces, located at 290 Tremont Street located on Parcel P-12C in the South Cove Urban Renewal Area project No. Mass R-92; and to take all related actions.

Downtown

24. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development located at 281 Franklin Street in the Downtown & Wharf District neighborhood; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; and (3); enter into a Quitclaim Deed to take a real property interest in the 281 Franklin Property and (4) enter into a Pilot Agreement for the Proposed Project, to take all related actions.

Jamaica Plain

25. Request authorization to issue an Article 80B-2.5 Waiver for Large Project Review for the Mildred C. Hailey Apartments, pursuant to the Agreement between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and the Boston Housing Authority, dated February 20, 2024, to provide significant rehabilitation, renovation and replacement of kitchens, baths, windows, plumbing, HVAC, roofing, elevators, sprinklers, building envelope, and landscaping, and improve the housing quality of 456 units of public housing.

Roxbury

26. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 15 income-restricted homeownership units, and 21 bicycle storage spaces located at 75-81 Dudley Street; and to take all related actions.
27. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B5.3 (d) of the Zoning Code, for the proposed renovation of the basement, first, second, fourth and fifth floors of the existing building located at 716 Columbus Ave (Northeastern University), and to take all related actions.

PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY

28.5:30 p.m. – Request authorization to (1) issue an Adequacy Determination approving the proposed Third Amendment to the Northeastern University 2013-2023 Institutional Master Plan pursuant to Sections 80D-5.4 and 80D-9 of the Boston Zoning Code; (2) petition the Boston Zoning Commission for approval of the Third Amendment to Northeastern IMP and associated map amendment; and (3) issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c) of the Code in connection with the Draft Project Impact Report filed by Northeastern University and American Campus Communities, Inc. on February 10, 2021, as modified by the Supplemental Information Document filed by the Proponent on December 18, 2023, for the 840 Columbus Avenue Project; and to take all related actions.

29.5:40 p.m. – Request authorization to (1) approve the proposed Development Plan by the Druker Company, Ltd. for Planned Development Area No. 150, 1033-1055 Washington Street in the South End, pursuant to Article 80C, Planned Development Area Project Review of the Zoning Code; and (2) petition the Zoning Commission for approval of the Development Plan and associated map amendment pursuant to Section 3-1A and Article 80C of the Zoning Code; and (3) issue a Scoping Determination Waiving Further Review pursuant to Section 80B, Large Project Review of the Zoning Code; and (4) approve the Proposed Project as a Development Impact Project; and (5) amend the Amended and Restated Land Disposition Agreement; and to take all related actions.

- 30.5:50 p.m. – Request authorization to (1) approve the proposed Master Plan for Planned Development Area No. 144 for the 425 Medford Street project in Charlestown by Schrafft Center LLC and 465 Medford Nominee Trust, 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 pursuant to Section 3-1A and Article 80C of the Code; and to take all related actions.
- 31.6:00 p.m. –Request authorization to (1) issue an Adequacy Determination approving the Institutional Master Plan Notification Form for the Third Amendment to the Harvard University Longwood Campus 2018-2023 Institutional Master Plan pursuant to Section D-5.4 and Section 80D-9.2(b) of the Boston Zoning Code; (2) issue a Certificate of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Project located at the Harvard Medical School Building C Addition; and to take all related actions.
- 32.6:10 p.m. – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 152, 66 Cambridge Street, Charlestown and companion zoning map amendment pursuant to Sections 3-1A and 80C of the Zoning Code; and (2) petition the Zoning Commission for approval of the Development Plan and companion zoning map amendment, pursuant to Section 80C-6 of the Code; and (3) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B of the Code in connection with the Draft Project Impact Report filed by 60 Cambridge Street Development LLC c/o The Fallon Company LLC, on September 20, 2023, for the 66 Cambridge Street Project; and to take all related actions.

ADMINISTRATION AND FINANCE

33. Request Authorization to (1) ratify and confirm the First Amendment to the Memorandum of Agreement between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and the City of Boston; (2) ratify and confirm an Amended and Restated Grant Agreement between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Benjamin Franklin Cummings Institute of Technology; and (3) request authorization to enter into a Quitclaim Deed between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Benjamin Franklin Cummings Institute of Technology for several parcels referred to as 41 Berkeley Street; and (4) authorize the Director to take any all related actions, including but not limited to, executing an Indemnification Agreement.

34. Personnel

35. Contractual

36. Director's Update

Very truly yours
Teresa Polhemus, Secretary