



**REVISED**

11:22 am, Jul 17, 2024

July 17, 2024

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

**REVISED**

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, July 18, 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 JULY 18, 2024, AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the June 13, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on August 15, 2024, at 5:30 p.m., or at a date and time to be determined by the Director, to consider an amendment to the Development Plan for Planned Development Area No. 93, and to consider the Development Plan, as amended, as a Development Impact Project, located at 500 Huntington Avenue in Mission Hill.

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

3. Request authorization to extend the Tentative Designation status of Tenants' Development Corporation for the development of Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56, located at 151 Lenox Street in Roxbury, for 6 months until January 31, 2025.
4. 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 for 6 months until January 31, 2025.

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

5. Request authorization to (1) permit BRA owned parking facilities to be a part of a Request for Proposals for Parking Management Services for 5 EDIC owned parking facilities, 4 BRA owned parking facilities, and 2 City of Boston owned parking facilities; and (2) enter into a Memorandum of Agreement between the parties to effectuate the collective management under one agreement.

### **URBAN RENEWAL**

6. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan, Project No. Mass. R-24, to include Parcels S-20 and S-21 and state that the permitted use for said parcels shall be Public and Open Space uses.

## **CERTIFICATE OF COMPLETION**

7. Request authorization to issue a Certificate of Completion for the successful completion of the 55-115 Hampden Street Project in the Newmarket/Roxbury area, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Ram Construction, LLC, dated May 11, 2022.
8. Request authorization to issue a Certificate of Completion for the successful completion of the 780 Morrissey Blvd Project, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Dorchester-Michaels LLC, dated August 23, 2021.

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

### Mattapan

9. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed White Stadium Renovation Project located at 450 Walnut Street; and to take all related actions.

### Allston

10. REMOVED.

### Brighton

11. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 39 residential rental units, including 7 IDP units, 14 car parking spaces, and 49 bicycle spaces, located at 470 and 470A Western Avenue; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; and (3) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.

### Dorchester

12. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development of 1 IDP unit located at 16 High Street; and to take all related actions.

### East Boston

13. Request authorization to amend a certain Affordable Rental Housing Agreement and Restriction, previously executed on December 13, 2021, to provide clarification and updated terms in connection with 6 on-site IDP Voucher units located at 282 Bremen Street, and to take all related actions

### Fenway

14. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 24 fully affordable residential rental units and 24 bicycle spaces, located at 112-114 Queensberry Street; and to take all related actions.

15. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, in connection with the Draft Project Impact Report filed by Scape Charlesgate, LLC on December 7, 2023, for the proposed construction of 400 residential rental units, including 68 IDP units, 2,400 sq. ft. of commercial space, and 212 bicycle parking spaces located at 2 Charlesgate West; and to take all related actions.

#### West Roxbury

16. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 21 homeownership units, 983 square feet of commercial space, and 34 car parking spaces, located at 1905-1911 Centre Street; and (2) execute a Community Benefits Agreement; and to take all related actions.

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

17. 5:30 p.m. – Request authorization to (1) approve the proposed First Amendment to the Development Plan for Planned Development Area No. 136, the Fenway Corners Project (West) in the Fenway neighborhood, and the companion Zoning Map Amendment; and (2) issue a Director's Determination pursuant to Section 80A-6 of the Zoning Code, in connection with the Notice of Project Change filed by WS-Fenway-Twins Realty Venture LLC on December 11, 2023, adding the property known as 96-98 Brookline Avenue to the project site; and (3) consider the Fenway Corners Project (West), as modified by the Notice of Project Change, as a Development Impact Project; and to take all related actions.

## **ADMINISTRATION AND FINANCE**

18. Request authorization to assign existing Affordable Housing Agreements, Affordable Housing Agreement and Restrictions, and all other relevant documents relating to the Inclusionary Development Policy Program to the Mayor's Office of Housing.
19. Request authorization to (1) extend the Downtown Office to Residential Conversion Incentive Pilot Program and related procedures until December 31, 2025; and (2) adopt the Demonstration Project Policy for successful applicants.
20. Personnel
21. Contractual
22. Director's Update

Very truly yours  
Teresa Polhemus, Secretary