

November 16, 2022

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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, November 17, 2022 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 NOVEMBER 17, 2022 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval Minutes of the October 13, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on December 15, 2022 at 5:30 p.m.; or at a date and time determined by the Director, to consider the Development Plan for Planned Development Area No. 134, the Longwood Place project located in the Longwood Medical Area.
3. Request authorization to schedule a Public Hearing on December 15, 2022 at 5:40 p.m.; or at a date and time determined by the Director, to consider the Development Plan for Planned Development Area No.137, 41 Berkeley Street Project Development, South End; and to consider the Proposed Project as a Development Impact Project.

4. Request authorization to schedule a Public Hearing on December 15, 2022 at 5:50 p.m.; or at a date and time determined by the Director, to consider the 119 Braintree Street Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on December 15, 2022 at 6:00 p.m.; or at a date and time determined by the Director, to consider the Fourth Amendment to the Development Plan for Planned Development Area No. 67, Olmsted Green, located in the Dorchester and Mattapan Neighborhoods.
6. Request authorization to schedule a Public Hearing on December 15, 2022 at 6:10 p.m.; or at a date and time determined by the Director, to consider the Institutional Master Plan Notification Form filed for the Fifth Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston.
7. Request authorization to schedule a Public Hearing on December 15, 2022 at 6:20 p.m.; or at a date and time determined by the Director, to consider the First Amendment to Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project.
8. Request authorization to schedule a Public Hearing on December 15, 2022 at 6:30 p.m.; or at a date and time determined by the Director to consider the Development Plan for Phase 1 within Planned Development Area No. 128, 776 Summer Street Project, and the Proposed Phase 1 Project as a Development Impact Project.

#### **PLANNING AND ZONING**

9. Board of Appeal

#### **INFORMATIONAL UPDATES**

10. Informational: Compact Living Pilot Update
11. Informational: Life Sciences Action Agenda

## **POLICY**

12. Request authorization to adopt “Mayor Michelle Wu’s Executive Order entitled An Order Relative to Speeding the Production of Affordable Housing dated October 6, 2022”, setting forth the goal of cutting in half the approval process timeline from Filing through Article 80 to the Zoning Board of Appeal approval.

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

13. Request authorization to extend the License Agreement with Chinese Historical Society of New England, Inc. to display a temporary public-facing bilingual exhibition on street level windows at the China Trade Building located at 2 Boylston Street in Chinatown.
14. Request authorization to enter into a Lease Agreement with English for New Bostonians for the use of approximately 2,783 square feet on the first floor, Suites #109 and 110 at the China Trade Building located at 2 Boylston Street in Chinatown.
15. Request authorization to allow International Institute of New England to sub-lease approximately 1,000 square feet of space in Suite #301 at the China Trade Building located at 2 Boylston Street to United States Committee for Refugees and Immigrants to provide administrative support for the Trafficking Victims Assistance Program services.

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

16. Request authorization to enter into five consultant services contracts with Cynthia M. Barr Esq.; DREAM Collaborative LLC; Hellmuth, Obata & Kassabaum, PC; OverUnder; and Utile, Inc. for the Land Use Planning and Rezoning Services, in an amount not to exceed \$700,000.00, with an additional one-year extension option.

17. Request authorization to execute an engineering services contract with Childs Engineering Corporation for the Waterfront Infrastructure Survey and Assessment at BRA-owned properties, in an amount not to exceed \$40,300.00.
18. Request authorization to enter into a contract with Bargmann Hendrie + Archetype, Inc. to provide design services and construction administration for the design of building envelope repairs for the China Trade Center located at 2 Boylston Street, in an amount not to exceed \$100,000.00.
19. Request authorization to execute a contract amendment for additional arborist services provided by North-Eastern Tree Service, Inc., in the amount not to exceed \$39,400.00.
20. Request authorization to execute a maintenance contract with Gone Green Electric Co., Inc. for electrical repair and maintenance of BRA-owned properties, in an amount not to exceed \$75,000.00.
21. Request authorization to advertise and issue a Request for Proposals for the 2023 Downtown Waterfront Trolley Kiosk Program.
22. Request authorization to advertise and issue an Invitation for Bids for Arborist Services for Boston Redevelopment Authority owned citywide properties.
23. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of the Downtown Office Conversion Study.

#### **CERTIFICATE OF COMPLETION**

24. Request authorization to issue a Certificate of Completion for Old Colony Phase 3B and 3C Chapter 121A Project located at 271 E Street and 103 Mercer Street in South Boston.

25. Request authorization to issue a Certificate of Completion for the lab/office building located at 105 West First Street in South Boston.

### **TENTATIVE DESIGNATION**

26. Request authorization to award Tentative Designation status to Diane Bell to facilitate the sale of the BRA-owned property located at 20R Dacia Street in Roxbury for the construction of landscaped open space.

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

#### Allston

27. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 25 Gardner Street; and to take all related actions.

#### West End

28. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change for the 104 Canal Street Hotel Project to increase the hotel rooms from 90 to 98, reduce the size of the guest café and refinements to the facades with BPDA Urban Design staff located at 104 Canal Street; and to take all related actions.

#### Downtown

29. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of an 80-room hotel with a ground floor café and bike room located at 7-9 Hamilton Place; and to take all related actions.

#### Dorchester

30. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code for the construction of a mixed-use building consisting of 48 residential rental income-restricted units, including 20% of artist units, 2,000 square feet of residential art space; 4,500 square feet of below-market rate civic, arts, and commercial space and 17 parking spaces located at 568-574 Columbia Road known as Columbia Crossing, and to take all related actions.
31. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 45 residential rental units, including 10 IDP units, 18 street parking spaces and 55 bike storage spaces located at 9-19 Vaughan Avenue; and to take all related actions.

#### Roxbury

32. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 50 residential homeownership units, including 8 IDP units, 17 street parking spaces and 60 bike storage spaces located at 66 Geneva Avenue; and to take all related actions.

#### Mission Hill

33. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code for the construction of 79 residential rental units, including 14 IDP units, 1,834 square feet of retail space, 32 underground parking spaces and 76 bicycle spaces located at 110-128R Terrace Street; and to take all related actions.

## South Boston

34. Request authorization to approve the Third Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street, within Planned Development Area No. 69, South Boston/The 100 Acres, in connection with the Proposed Project, for the change in use of the building from office space to life science laboratory with supporting office and accessory uses located at 51 Melcher Street; to petition the Zoning Commission for approval of the PDA Amendment pursuant to Section 80C-7 of the Zoning Code; to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Zoning Code; and to take all related actions.

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

35. 5:30 p.m.: Request authorization to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c) of the Zoning Code for the construction of a research and development building, 150 below grade parking spaces and 12,000 square feet of ground floor retail space located at 125 Lincoln Street in the Leather District; to recommend approval by the Zoning Board of Appeals for the necessary variances and conditional use permits accordance with the approved BPDA plans for the Proposed Project; to approve the 125 Lincoln Street project as a Development Impact Project; will contribute to the Asian Community Development Corporation for the creation of approximately 50 affordable deed-restricted units at 79 Essex Street in Chinatown; and to take all related actions.

36. 5:40 p.m.: Request authorization to approve the Institutional Master Plan Notification Form for the Fourth Amendment to the Boston Children's Hospital Institutional Master Plan, and the related Supplemental Filing, pursuant to Section 80D-9 of the Boston Zoning Code, and to petition the Boston Zoning Commission for the approval of the Fourth IMP Amendment; to issue an Adequacy Determination approving the IMPNF For Amendment to approve the change for the 819 Beacon Street Project, for the non-institutional residential uses and institutional uses of short-term housing for families of patients that are receiving medical care at Children's Campus and reducing 200 below-grade parking spaces; and to take all related actions.
37. 5:50 p.m.: Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the construction of two life science/research and development buildings totaling approximately 742,000 sf, including non-destination retail space for the tenants and the public Parcel X located at 310 Northern Avenue within the Raymond L. Flynn Marine Park; to approve the 310 Northern Avenue project as a Development Impact Project; and to take all related actions.

#### **ADMINISTRATION AND FINANCE**

38. Request authorization to amend the authorization required for the Boston Redevelopment Authority's check signing and disbursement procedures.
39. Contractual
40. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary