

REVISED

1:17 pm, Feb 16, 2023

February 14, 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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, February 16, 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).

REVISED
BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR FEBRUARY 16, 2023 AT 3:30 P.M.

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the January 19, 2023 Meeting.
2. Request authorization to schedule a Public Hearing to be held on March 16, 2023 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Application of the Old Colony 6 Bond 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 Old Colony Phase 6 Redevelopment Project in the South Boston Neighborhood of Boston.

3. Request authorization to schedule a Public Hearing to be held on March 16, 2023 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the First Amendment to the Planned Development Area Master Plan for Planned Development Area No.127, Allston Yards, 60 Everett Street, Allston, the first amendments to four Development Plans for Buildings A, B, C, and D, within the Master Plan, the Building E Development Plan for Planned Development Area No. 127, within the Allston Yards Master Plan, and the Proposed Project as a Development Impact.
4. Request authorization to schedule a Public Hearing on March 16, 2023 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the 119 Braintree Street Project in Allston as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on March 16, 2023 at 6:00 p.m.; or at a date and time to be determined by the Director, to consider the proposed the Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field Road Project in Allston; and to consider the proposed project as a Development Impact Project.

PLANNING AND ZONING

6. Request authorization to adopt a text amendment to Article 80B-7 of the Zoning Code to implement an increase over two years, beginning January 1, 2024, in the Housing Exaction and Jobs Contribution Exaction for lab uses to \$26.00 per square foot and \$4.78 per square foot, respectively; to implement an increase in the Housing Exaction and Jobs Contribution Exaction for other Development Impact Uses to \$19.33 per square foot and \$3.76 per square foot, respectively; to reduce the square footage trigger and exemption from 100,000 to 50,000 square feet; to change the number of installment payments to two, made at Building Permit and Certificate of Occupancy; and to petition the Zoning Commission to amend Articles 2 and 2A Definitions, related to research and laboratory uses, to align with the proposed changes to Article 80B-7.
7. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

8. Request authorization to enter into a License Agreement with Building Restoration Services, Inc., for the occasional use of approximately 8,500 square feet of land located at 142 Shawmut Avenue to be used to maneuver construction lifts for envelope repair and improvements to the Lenox Building.
9. Request authorization to enter into License Agreements with CityView Trolley Tours; Deacon Transportation Inc. d/b/a Old Town Trolley of Boston; and Uptown Transport d/b/a Boston Sightseeing for the 2023 Downtown Waterfront Trolley Kiosk Program, with the option to extend the term annually through the 2025 season at BRA discretion.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to enter into a design services contract with Kleinfelder Northeast, Inc. to produce a Flood Resilience Planning and Feasibility Study for Long Wharf located in the Central Wharf District of Downtown Boston in an amount not to exceed \$880,000.00.
11. Request authorization to issue a Request for Proposals for consultant services to assist in the preparation of the Enterprise Research Campus District and Greenway Plan.
12. Request authorization to advertise and issue a Request for Proposals for a review and analysis of the existing community engagement practices of the development review process, including recommendations for reform.
13. Request authorization to advertise and issue a Request for Proposals for a review and analysis of the existing Article 80 and the development review process and recommendations for reform.
14. Request authorization to advertise and issue a Request for Proposals to issue up to 5 on-call contracts for Transportation Planning, Analysis, and Design Services.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Partial Certificate of Completion for the 100 Shawmut Avenue project in the South End.

URBAN RENEWAL

16. Informational Session: Proposed two-year extension of the twelve (12) existing Urban Renewal Plans in alignment with the timeline for legislative consideration of A Home Rule Petition *"An Act to Improve and Modernize Planning and Community Development in the City of Boston."*

South End

17. Request authorization to approve design changes to the Eva White Apartments project on Parcel 1 and Parcels 2A and 2B located at 440 and 450 Tremont Street in the South End Urban Renewal Area, Project No Mass. R-56, subject to continuing BPDA design review; to convey certain BRA-owned air rights along Tremont Street and Millicent Way to the Eva White Redevelopment Limited Partnership; and to take all related actions.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Roxbury

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 residential rental units, including 7 IDP units, 2,728 square feet of commercial/retail space and bicycle storage located at 1 Elmwood Street; to recommend approval to the Board of Appeal for the necessary variances, subject to BPDA design review; and to take all related actions.

South End

19. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, in connection with the 595 Albany Street Project; to adopt certain findings relating to the Demonstration Project Plan; to adopt an Order of Taking for certain air rights above Albany Street and East Canton Street owned by the City of Boston and execute a deed conveying the Taking Area to LPB Albany LLC; to co-petition to the City of Boston Public Improvement Commission to discontinue certain rights of the public above Albany Street and East Canton Street; and to take all related actions.

Brighton

20. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, in connection with the 421-425 Market Street Project; to adopt certain findings relating to the Demonstration Project Plan; to adopt an Order of Taking for certain air rights above Market Street owned by the City of Boston and execute a deed conveying the Taking Area to 425 Market Street LLC; to co-petition to the City of Boston Public Improvement Commission to discontinue certain rights of the public above Market Street; and to take all related actions.
21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 55 residential rental units, including 9 IDP units, 3,653 square feet of ground floor retail and 55 bicycle parking spaces located at 1035 Commonwealth Avenue; and to take all related actions

Dorchester

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 70 compact dwelling units, including 10 IDP units; 1,790 square feet of ground-floor commercial space; 6 on-site ride-share parking spaces located at 1320 Dorchester Avenue; and to take all related actions.

South Boston

23. 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 33-39 Ward Street project changing the 4 homeownership units to 14 rental units, including 2 IDP units; and to take all related actions.

East Boston

24. 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 135 Bremen Street project reducing the 110 parking spaces to 47 parking spaces and allow the modification to ground floor level; and to take all related actions.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

25. 5:40 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 140, for the 176 Lincoln Street, Brighton project; petition the Zoning Commission approval of said Development Plan and associated map amendment, pursuant to Section 3-1A of the Zoning Code; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(iv) of the Zoning Code for the construction of 538,000 square feet of research laboratory and office space, 13,500 square feet of space for uses including retail/restaurant uses and art uses; 252 residential units, including 45 IDP units, 4,500 square feet of space for uses including retail/restaurant uses and art gallery/art uses; 710 parking spaces located at 176 Lincoln Street; to consider the Proposed Project as a Development Impact Project; and to take all related actions.
26. 6:00 p.m. Request authorization to approve the Smart Growth Development Plan for the Olmsted Village Project in the Olmsted Green Smart Growth Overlay District pursuant to Section 87 of the Zoning Code; to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Code for the construction of 127 affordable senior housing apartments with a community center and child care center on the ground floor at the Brooke House; 60 affordable intergenerational apartments at the Treehouse at Olmsted Village; 43 mixed income family homeownership apartments at the Russell House; 8 market rate family homeownership apartments; and 31 family mixed income homeownership apartments and 192 bicycle spaces; and to take all related matters.

POLICY

27. Request authorization to adopt Mayor Michelle Wu's Executive Order entitled "An Executive Order Relative to Resiliency, Affordability and Equity in Planning and Development in the City of Boston" dated January 30, 2023, setting forth the goal of immediately implementing planning and development reforms.

ADMINISTRATION AND FINANCE

28. Request authorization to enter into a second amendment to the Memorandum of Agreement with Boston Water and Sewer Commission regarding efforts to conduct coordinated reporting, education, and cooperation with respect to storm-water quality for BRA-owned properties.
29. Personnel
30. Contractual
31. Director's Update

Very truly yours,
Teresa Polhemus, Secretary