

RECEIVED

By City Clerk at 3:02 pm, Aug 15, 2023

August 15, 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, August 17, 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).

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR August 17, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the July 13, 2023 meeting.
2. Request authorization to schedule a Public Hearing on Sep 14, 2023, at 5:30p.m., or at a date and time to be determined by the Director, to consider the second amendment to Planned Development Area No. 106 at 1000 Washington Street and 321 Harrison Avenue, South End.

3. Request authorization to schedule a Public Hearing on Sep 14, 2023, at 5:40p.m., or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 143 One Mystic Avenue, Charlestown.
4. Request authorization to schedule a Public Hearing on Sep 14, 2023, at 5:50p.m., or at a date and time to be determined by the Director, to consider the 40 Roland Street Project as a Development Impact Project, located at 40 Roland Street, Charlestown.

PLANNING AND ZONING

5. Request authorization to adopt the PLAN: Newmarket Neighborhood Plan which will guide the Boston Redevelopment Authority and the community on future development, public realm, climate resilience, and transportation improvements through recommendations for zoning amendments, urban design guidelines, climate resilience adaptations, and transportation improvements.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

6. Request authorization to enter into a Memorandum of Agreement with the City of Boston, acting by and through its Department of Public Works, for the use and payment for fuel and services provided by the Fleet Maintenance Unit.
7. Request authorization to amend the Ground Lease between the Boston Redevelopment Authority and Navy Yard Plaza Development Associates/39 Limited Partnership dated July 9, 1987, to allow Daycare/Early Education Services as a permitted use for the first floor of Building #39 and adjacent land in Charlestown.

8. Request authorization to amend the Lease between the Boston Redevelopment Authority and Serone Navy Yard, LLC of Building #33 in Charlestown to (1) extend the termination date; and (2) create an incentive to increase the number of affordable units; and (3) consider the conversion of the first floor into retail uses.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

9. Request authorization to grant Final Designation Status to Habitat for Humanity Greater Boston, Inc. as Redeveloper of 104 Walter Street, Roslindale.
10. Request authorization to grant Tentative Designation Status to Mohamad Yamin for the sale of Parcel 3-GC in the Kittredge Square Urban Renewal Area, Project No. Mass R-167 also known as 21 Morley Street, Roxbury.
11. Request authorization to grant Tentative Designation Status to the Maple Street Food Forest Stewardship Committee and the Boston Food Forest Coalition Inc. of Parcel L-25 in the Washington Park Urban Renewal Area known as 44 Maple Street, Grove Hall.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

12. Request authorization to execute a contract with Los Mellos Cleaning Services Inc. for snow clearance and salting/sanding services on BRA-owned properties in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) per year.
13. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of planning and design for the Western Avenue Transitway Plan and Design effort for an amount not to exceed \$900,000.

URBAN RENEWAL

14. Request authorization to issue a Certificate of Completion for the successful completion of a single-family home located at 5 Sackville Street pursuant to a Land Disposition Agreement by and between the Boston Redevelopment Authority and Vincent R. and Carole M. Scalli, dated October 26, 1970.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the successful completion of the restoration of 4228 Washington Street, pursuant to a Land Disposition Agreement by and between the Boston Redevelopment Authority and Rozzie Substation LLC, dated April 7, 2015.
16. Request authorization to issue a Certificate of Completion for the successful completion of construction of the Northeastern EXP project in Roxbury in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Northeastern University dated August 7, 2021.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

17. Request authorization to (1) issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B, Large Project Review of the Boston Zoning Code, for the construction of 206 residential rental units, including thirty-five (35) IDP rental units, 2,100 square feet of retail space, and sixty-eight (68) vehicle parking spaces located at 1270 Commonwealth Avenue; and (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance upon successful completion of the Article 80B

Large Project Review Process; and (3) execute and deliver a Cooperation Agreement and an Affordable Rental Housing Agreement and Restriction; and to take all related actions.

Brighton

18. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B Large Project Review of the Boston Zoning Code, for the construction of 116 residential rental units, including twenty-one (21) IDP rental units, approximately 2,800 square feet of retail space, 133 parking spaces, and 147 bicycle spaces located at 500 Western Avenue; and (2) issue a Certification of Compliance upon successful completion of the Article 80 review process; and (3) enter into an Affordable Rental Housing Agreement and Restriction and enter into an Artist Affordable Rental Housing Agreement and Restriction; and (4) execute and deliver a Cooperation Agreement; and to take all related actions.
19. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Boston Zoning Code, for the construction of 44 residential rental units, including 7 IDP units, 28 parking spaces, and 54 bicycle spaces for the Dighton Gardens project located at 25-37 Dighton St; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction and a Community Benefits Agreement; and to take all related actions.

Dorchester

20. Request authorization to (1) issue a Certification of Approval for the proposed Harvard Street Neighborhood Health Center development located at 8 Old Road, 14 Ellington Street, and 16 Ellington Street in Dorchester, pursuant to Article 80E, Small Project Review of the Boston Zoning Code; and (2) execute and deliver a Community Benefits Agreement; and to take all related actions.

East Boston

21. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Boston Zoning Code, for the construction of 41 homeownership units, including seven (7) IDP homeownership units, up to 26 parking spaces, and forty-two (42) bicycle spaces for the proposed development located at 9 McKay Place; and (2) execute an Affordable Housing Agreement and Community Benefit Contribution Agreement; and to take all related actions
22. Request authorization to (1) issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B, Large Project Review of the Boston Zoning Code, for the construction of 220 residential rental units, including 31 IDP rental units, 1,144 square feet of ground floor retail space, 121 parking spaces, and 222 bicycle spaces located at 1141 Bennington St; and (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance upon successful completion of the Article 80 Large Project Review process; and (3) execute and deliver an Affordable Rental Housing Agreement and Restriction ("ARHAR"); and to take all related actions.

Fenway

23. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80B, Large Project Review of the Boston Zoning Code, for the construction of two residential buildings of a combined 130,221 sf and containing a total of 117 residential units, including forty-eight (48) affordable homeownership units and sixty-nine (69) market-rate rental units, forty-two (42) parking spaces, and 117 bicycle spaces located at 165 Park Drive; and (2) issue a Certification of Compliance under Section 80B upon successful completion of the Article 80 Large Project Review Process; and (3) execute

and deliver a Cooperation Agreement and an Affordable Housing Agreement; and to take all related actions.

Hyde Park

24. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Boston Zoning Code, for the construction of forty-four (44) homeownership units, including seven (7) IDP rental units, ground floor commercial space, thirty-eight (38) parking spaces, and fifty (50) bicycle spaces, located at 1702 Hyde Park Ave; and (2) enter into a Community Benefits Agreement; and (3) enter into an Affordable Housing Agreement; and to take all related actions.
25. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Boston Zoning Code, for the construction of twenty-eight (28) residential rental units, including six (6) IDP units, fifteen (15) parking spaces, and twenty-eight (28) bicycle spaces located at 1081 River Street; and (2) execute a Community Benefit Contribution Agreement and Affordable Rental Housing Agreement and Restriction; and to take all related actions.

Jamaica Plain

26. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80B Large Project Review of the Boston Zoning Code, for the construction of thirteen (13) new residential structures and the renovation of an existing stone farmhouse located at 96-100 Rockwood Street, creating thirty-six (36) residential units with a total square footage of approximately 99,250 square feet; and (2) issue a Certification of Compliance upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement and an Affordable Housing Contribution Agreement; and to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

27. Requests authorization to (1) approve the First Amendment to the Second Amended and Restated Master Development Plan (“PDA”) for Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury; the First Amendment to the Phase 5, Building F5 Development Plan; the Phase 5, Buildings F1 and F2 Development Plans within such PDA No. 94; and (2) authorize the Director to petition the Boston Zoning Commission for approval of the Master Plan Amendment, F5 PDA Plan Amendment, F1 PDA Plan, and F3 PDA Plan; and (3) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for Phase 5, Buildings F1, F3, and F5, in accordance with Section 80C-8 of the Boston Zoning Code, upon successful completion of the Article 80C PDA review process; and (4) authorize the Director to issue one or more Certifications of Approval or Partial Certifications of Approval for Phase 5, Buildings F1 and F3, pursuant to Section 80E-6 of the Code, upon successful completion of the Article 80E Small Project Review process; and to take all related actions.

ADMINISTRATION AND FINANCE

28. Request authorization to disperse \$10,000 from the Channel Center Project Mitigation Fund to the Fort Point Theatre Channel.

29. Personnel.

30. Contractual.

31. Director’s Update.

Very truly yours
Teresa Polhemus, Secretary