

September 12, 2023

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

**RECEIVED**  
*By City Clerk at 3:15 pm, Sep 12, 2023*

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, September 14, 2023 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 SEPTEMBER 14, 2023 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the August 17, 2023 meeting.

2. Request authorization to schedule a Public Hearing on October 12, 2023, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Master Plan for Planned Development Area No. 144 On The Dot Project located at 475-511 Dorchester Ave, South Boston.

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

3. Request authorization to amend the Memorandum of Agreement with the Mayor's Office of Housing concerning the transfer of BPDA Housing Policy and Compliance Staff and IDP Funds to the Mayor's Office of Housing.
4. Request authorization to (1) enter into an amendment to the ground lease between the Boston Redevelopment Authority and Charlestown Ropewalk, LLC, as tenants and redevelopers of Buildings 58 and 60 in the Historic Monument Area of the Charlestown Navy Yard; and (2) execute and deliver an Amended and Restated Affordable Rental Housing Agreement and Restriction.

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

5. Request authorization to extend the Tentative Designation status of Tenants' Development Corporation for the development of a community center and office space for its headquarters at 151 Lenox Street in Roxbury.
6. Request authorization (1) to award Tentative Designation status to a joint venture between the Asian Community Development Corporation and The Community Builders as redevelopers of the BPDA-owned Parcel P-12C at 290 Tremont Street in Chinatown; and (2) to enter into lease negotiations with the redevelopers to facilitate the long-term lease and redevelopment of the site.

7. Request authorization (1) to expend \$758,271 from the BPDA portion of the Neighborhood Development Fund for the acquisition of three MassDOT-owned parcels located off of Melena Cass Boulevard; and (2) to execute a Purchase and Sale Agreement and Deed with MassDOT; and to take all related actions.

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

8. Request authorization to advertise a Request for Proposals to redevelop 17 parcels known as the Boston Water and Sewer Commission Parking Lots, in Nubian Square, Roxbury.
9. Request authorization to enter into a consultant contract with WXY Architecture + Urban Design to provide Design and Planning Services associated with the Beacon Park Yard Regional Framework Plan, for an amount not to exceed \$240,000 and a contract term of up to ten (10) months.

### **CERTIFICATE OF COMPLETION**

10. Request authorization to issue a Certificate of Completion for the 1260 Boylston Street project in the Fenway.
11. Request authorization to issue a Certificate of Completion for the 144 Addison Street project in East Boston.
12. Request authorization to issue a Certificate of Completion for the Northeastern EXP project, located at 815 Columbus Avenue in Roxbury.

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

Allston

13. Request authorization to: (1) issue a Determination waiving further review pursuant to Section 80A of the Zoning Code regarding the Second Notice of Project Change to convert previously-approved home ownership units to rental units at the proposed Allston Square Mixed-Use Project located at 334 Cambridge Street; and (2) issue a Certification of Compliance under Section 80B for the Proposed Project upon successful completion of the Article 80 review process; and to take all related actions.

Back Bay

14. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed construction of thirteen (13) rental units, including two (2) IDP units, at 86 St. Botolph Street; and to take all related actions.

East Boston

15. Request authorization to: (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code; for the construction of forty-one (41) residential rental units, including seven (7) IDP units, fourteen (14) parking spaces, fifty-nine (59) bicycle parking spaces, and 4,735 square feet of retail space, at 2 Ford Street and 970 Saratoga Street; and; and to take all related actions.

### Mattapan

16. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of forty-one (41) affordable residential rental units, twelve (12) car parking spaces, and fifty-one (51) bicycle parking spaces, at 1471 Blue Hill Ave in Mattapan and to take all related actions.

### North End

17. Request authorization to: (1) adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B in connection with the 88 North Washington Street Project; and (2) adopt an Order of Taking for certain air rights above North Washington Street; and (4) execute a deed conveying the Taking Area to 88 NOWA LLC and West End Acquisitions LLC; and (4) co-competition the City of Boston Public Improvement Commission to discontinue certain rights of the public above North Washington Street; and to take all related actions.

### Roxbury

18. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code regarding the First Notice of Project Change for the Nubian Square Ascends mixed-use project at 2164 Washington Street for the increase from 10 income restricted units to 15 income restricted units and the removal of artist preference for housing; and (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and to take all related actions.

## Seaport

19. Request authorization to: (1) co-petition the City of Boston Public Improvement Commission to discontinue portions of the layout of Seaport Boulevard in South Boston; and (2) adopt an Order of Taking for Parcels G1 and G2; and (3) enter into and execute deed(s) to convey Parcels G1 and G2 to Seaport G Title Holder LLC or to another affiliate; and (4) enter into and execute an indemnification agreement with Seaport G; and to take all related actions.

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

20. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80A of the Zoning Code for the 1000 Washington Street renovation; and (2) approve the Second Amendment to Planned Development Area No.106 pursuant to Section 80C of the Code; and (3) petition the Zoning Commission for approval of the 2<sup>nd</sup> PDA Amendment; and (4) issue a Certification of Compliance under Section 80B of the Code upon successful completion of the Article 80 Large Project Review process; and (5) issue a Certification of Consistency under Section 80C of the Code for the Revised Project; and to take all related actions.
21. Request authorization to (1) approve the proposed Master Plan for Planned Development Area No. 141, the Dorchester Bay City project, pursuant to Article 80C of the Zoning Code, for the construction of twenty-one (21) buildings over approximately six million one-hundred-thirty-one-thousand two-hundred (6,131,200) Square Feet of Gross Floor Area, a new street system and public realm improvements; and (2) petition the Zoning Commission for approval of the PDA Master Plan pursuant to Section 3-1A.a and Article 80C of the Code; and (3) authorize the Director to issue one or

more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project or individual components thereof upon successful completion of the Article 80C Planned Development Area review process; and (4) approve the Proposed Project as a Development Impact Project within the meaning of Article 80B-7 of the Code; and to take all related actions.

### **ADMINISTRATION AND FINANCE**

- 22. Personnel.
- 23. Contractual.
- 24. Director's Update.

Very truly yours  
Teresa Polhemus, Secretary