

October 11, 2023

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

REVISED

9:52 am, Oct 11, 2023

Dear Sir:

REVISED

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, October 12, 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 OCTOBER 12, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 14, 2023 Board Meeting.

2. Request authorization for the approval of the Minutes of the September 28, 2023 Board Meeting.
3. Request authorization to schedule a Public Hearing on November 16, 2023, at 5:30 P.M. or at a date and time to be determined by the Director, to consider the 150 Centre Street Project as a 121A Project.
4. Request authorization to schedule a Public Hearing on November 16, 2023, at 5:40 P.M. or at a date and time to be determined by the Director, to consider the 6th Amendment to the 2013 Institutional Master Plan for Harvard University's Campus and to consider the 175 North Harvard Street Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on November 16, 2023, at 5:50 P.M. or at a date and time to be determined by the Director, to consider the proposed 6th Amendment for Planned Development Area No. 37, Prudential Center Redevelopment, for the Belvidere Street Student Housing located at 39 Dalton Street in the Back Bay.
6. Request authorization to schedule a Public Hearing on November 16, 2023, at 6:00 P.M. or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 145, located at 415 Newbury Street in the Back Bay.

PLANNING AND ZONING

7. Request authorization to petition the Zoning Commission (1) to adopt text amendments for Article 90 and Article 2 of the Zoning Code and (2) to amend Zoning Maps 6A/B/C and 6E to implement zoning recommendations from PLAN: Newmarket and establish the Newmarket 21st Century Industrial District; and to take all related actions.

8. Report on Zoning Board of Appeal recommendations between July 20, 2023, and September 26, 2023.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

9. Request authorization to award Tentative Designation status to the Planning Office for Urban Affairs and Roxbury Stone House, to facilitate the redevelopment and sale of Boston Redevelopment Authority owned 7-9 Westminster Terrace also known as Parcels L-49 and L-50, in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in Roxbury.
10. Request authorization to award Final Designation status to the Frederick Douglass Peace Park Stewardship Committee and the Boston Food Forest Coalition Inc. regarding the development of Parcels X-26B and X-26-2 in the South End Urban Renewal Area, known as the Frederick Douglass Peace Garden.
11. Request authorization to extend the Tentative Designation status of NUBA LLC for 6 months to April 30, 2024, as developer of a portion of Parcel 8 in the Nubian Square area of Roxbury.
12. Request authorization (1) to extend the Tentative Designation status of Madison Trinity 2085 Development LLC as the Redeveloper of a portion of the Southwest Corridor Development Plan known as Parcel B, for 6 months until April 30, 2024; and (2) to authorize the extension of the temporary license agreement for Tropical Food International Inc.'s continued use of Parcel 10B for parking.
13. Request authorization (1) to extend the Final Designation of Nubian Ascends Partners, LLC as Redeveloper of The Blair Lot in the Nubian Square area of Roxbury; and (2) execute a license agreement for certain pre-construction work on the Blair Lot.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

14. Request authorization to advertise a Request for Proposals for a Resilience Planning, Feasibility, and Design Study for the Charlestown Navy Yard, for an amount not to exceed \$1,000,000.
15. Request authorization to advertise a Request for Proposals for the preparation of the Allston and Brighton Community Plan, for an amount not to exceed \$800,000.
16. Request authorization to execute a contract amendment with Gone Green Electric Company Inc., in the amount of \$25,000 to increase the total contract amount to \$100,000, for electrical repair and maintenance services.
17. Request authorization to award a contract to Clough, Harbour & Associates, LLP for Physical Security Infrastructure Planning for 4 properties owned by the Boston Redevelopment Authority and in an amount not to exceed \$100,000.
18. Request authorization to advertise a Request for Proposals for the preparation of the Citywide ADU Pattern Book and Zoning, for an amount not to exceed \$300,000.
19. Request authorization to advertise a Request for Proposals for the redevelopment and sale of Boston Redevelopment Authority owned 628 Warren Street in Roxbury.

20. Request authorization (1) to adopt an Order of Taking for several parcels referred to as 41 Berkeley Street; and (2) to authorize the Director to enter into a Payment in Lieu of Taxes Agreement with Franklin Cummings Institute of Technology ("FCIT") and the City of Boston; (3) enter into a Memorandum of Agreement with the City of Boston; and (4) to authorize the Director to enter into a Grant Agreement with FCIT and to take all related actions.

CERTIFICATE OF COMPLETION

21. Request authorization to issue a Partial Certificate of Completion for the DOT Block project at 1211 Dorchester Avenue in Dorchester.

22. Request authorization to issue a Certificate of Completion for renovations at the Lenox 2 Apartments located at 625 Shawmut Ave in Roxbury.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

East Boston

23. 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 22 homeownership units and 35 affordable rental units, 36 parking spaces, and 24 bicycle parking spaces, located at 2 Shawsheen Road; and to take all related actions.

Mattapan

24. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 43-47 Fremont Street; and to take all related actions.

25. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of 27 homeownership units, including 4 IDP units, 12 parking spaces and 27 bicycle parking spaces, located at 156 Wellington Hill Street; and to take all related actions.

Mission Hill

26. 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 95 residential rental units, including 16 IDP units; approximately 3,227 Square Feet of retail space, 53 parking spaces, and 96 bicycle parking spaces, located at 1558 Tremont Street; and to take all related actions.

Roxbury

27. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Northeastern University Institutional Master Plan pursuant to Article 80D of the Zoning Code; and to take all related actions.

South Boston

28. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of 33 homeownership units, including 6 IDP rental units, up to 26 parking spaces and 34 bicycle parking spaces located at 118 B Street; and to take all related actions.

29. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of 21 rental units, including 4 IDP units, 21 parking spaces, and 27 bicycle parking spaces located at 27 Farragut Road; and to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

30.5:30 pm – Request approval of the proposed 1st Amendment to the Development Plan for Planned Development Area No. 6 located at 1035 Commonwealth Avenue pursuant to Article 80C of the Zoning Code; and to take all related actions.

31.5:40 pm - Request approval of the proposed Master Plan for Planned Development Area No. 144 located at 475-511 Dorchester Avenue, for the CORE On the Dot project in South Boston, pursuant to Article 80C of the Zoning Code; petition the Zoning Commission for approval of the PDA Master Plan and associated map amendment; and to take all related actions.

ADMINISTRATION AND FINANCE

32. Request authorization to (1) approve the Downtown Residential Conversion Incentive Pilot Program, and (2) authorize a Demonstration Project Plan Area in Downtown to streamline the process and facilitate office-to-residential conversions.

33. Personnel.

34. Contractual.

35. Director's Update.

Very truly yours
Teresa Polhemus, Secretary