

November 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 Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, November 16, 2023, televised on Boston City TV (Xfinity Channel 26, 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 NOVEMBER 16, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 12, 2023 Board Meeting.

2. Request authorization to schedule a Public Hearing on December 14, 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. 146, the 35-75 Morrissey Boulevard Project in Dorchester.
3. Request authorization to schedule a Public Hearing on December 14, 2023, at 5:40 P.M., or at a date and time to be determined by the Director, to consider the First Amendment to the Development Plan for the Mission Hill Planned Development Area No. 100, Parcel 25/25B, Mission Hill, Boston in connection with the Notice of Project Change for Phase Three of the Parcel 25 project.
4. Request authorization to schedule a Public Hearing on December 14, 2023, at 5:50 P.M., or at a date and time to be determined by the Director, to consider the proposed Development Plan and Article 80 Project for Planned Development Area No. 147, the Mary Ellen McCormack Redevelopment in South Boston.

PLANNING AND ZONING

5. Request authorization to petition the Zoning Commission to consider a map amendment to Zoning Map 1Q located in the Fenway Neighborhood District.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

6. Request authorization to extend the License Agreement with the City of Boston acting by and through its Property Management Department for the temporary use of the 559 Columbia Road parking lot to support events and building repairs at the Strand Theater and allow additional storage for the City of Boston construction projects; and to take all related actions.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

7. Request authorization to adopt the Final Designation of Windale Developers, Inc. as developers of twelve Boston Planning & Development Agency-owned parcels located at Holworthy Street and Hollander Street in the Washington Park Urban Renewal Area, Project No. Mass R-24; and to take all related actions.
8. Request authorization to award Tentative Designation status to Trinity Financial as the redeveloper for the long-term lease and redevelopment of the Austin Street Parking Lots in Charlestown and enter into lease negotiations with the redeveloper to facilitate the long-term lease and redevelopment of the Boston Redevelopment Authority-owned site; and to take all related actions.
9. Request authorization to extend the Tentative Designation status of Diane Bell to facilitate the sale of the Boston Redevelopment Authority-owned parcel known as 20R Dacia Street in Roxbury; and to take all related actions.
10. Request authorization for the Boston Redevelopment Authority (1) to purchase a portion of the parcel between Lowney Way, Mt. Vernon Street, and Prospect Street in Charlestown identified as Parcel ID 0202822000 (the "Peace Park") from the Massachusetts Department of Transportation; and (2) to execute a Memorandum of Understanding with the Parks Department outlining the commitments for the eventual transfer of the parcel to the Parks Department; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

11. Requests authorization to advertise a request for proposals to qualified vendors for participation in a Downtown Waterfront Trolley Kiosk Program for the 2024 tourist season; and to take all related actions.
12. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to enter into a Grant Agreement with Drexel Village LLC for the use of funds from the Economic Development Bill Earmark; and to take all related actions.
13. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to enter into a Grant Agreement with Jackson Square Partners, LLC, to be used to complete infrastructure-related work utilizing Neighborhood Development funds; and to take all related actions.

URBAN RENEWAL

14. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to adopt a Minor Modification resolution to the Washington Park Urban Renewal Area Project No. Mass. R-24 Parcel L-25, modifying land use and building requirements of the Washington Park Parcels; and to take all related actions.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the successful completion of 140 Clarendon Street project in the Back Bay.

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

Downtown

16. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Emerson College Institutional Master Plan pursuant to Section 80D of the Zoning Code; and to take all related actions.

Brighton

17. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Boston College Institutional Master Plan, pursuant to Section 80D of the Zoning Code; and to take all related actions.

Chinatown

18. Request authorization to renew and extend the Tufts University Health Sciences Campus Institutional Master Plan for a period of 2 years until November 16, 2025, pursuant to Section 80D of the Zoning Code; and to take all related actions.

Dorchester

19. Request authorization for the Director of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to enter into an Affordable Housing Agreement in connection with the proposed development located at 427 Quincy Street; and to take all related actions.

20. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 31 residential homeownership units, including 5 IDP homeownership units, 23 parking spaces, and 44 bicycle parking spaces, located at 29 High Street; and to take all related actions.

21. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 36 residential homeownership units, including 6 IDP homeownership units, 24 car parking spaces, and 42 bicycle parking spaces, located at 88 Geneva Avenue; and to take all related actions.

East Boston

22. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 40 residential rental units, including 7 IDP units; 1,600 SF of retail space; 20 car parking spaces; and 48 bicycle parking spaces; located at 1188 Bennington Street; and to take all related actions.

North End

23. Request authorization for the Director of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 96-98 Prince Street; and to take all related actions.

Roslindale

24. Request authorization for the Director of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to enter into an Affordable Housing Agreement in connection with the proposed development located at 602 Canterbury Street; and to take all related actions.

Roxbury

25. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 26 residential homeownership units, including 4 IDP homeownership units; up to 15 car parking spaces and 32 bicycle parking spaces, located at 24-34 Notre Dame Street; and to take all related actions.

West Roxbury

26. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B, Large Project Review of the Zoning Code, for the proposed construction of 55 residential rental units, including 9 IDP rental units, up to 55 car parking spaces, and up to 71 bicycle parking spaces, located at 1208C Veterans of Foreign Wars Parkway; and to take all related actions.
27. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B, Large Project Review of the Zoning Code, for the proposed construction of 121 residential rental units, including 20 IDP rental units, 91 car parking spaces and 149 bicycle parking spaces, located at 100 Charles Park Road; and to take all related actions.

PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY

28. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (1) to approve the 150 Centre Street 121A Project in Dorchester; adopt a Report and Decision under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended, and designate Trinity Shawmut LLP as the proposed 121A entity; and (2) to issue a Scoping Determination waiving further review pursuant to Article 80B Large Project Review of the Zoning Code for the proposed 150 Centre Street project for the construction of 72 fully affordable residential rental units, and 25 car parking spaces; and to take all related actions.
29. Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (1) to issue an Adequacy Determination approving the 6th Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston; and (2) to petition the Zoning Commission for approval of the related amendments; and (3) to issue a Preliminary Adequacy Determination waiving further review in connection with the Draft Project Impact Report for the 175 North Harvard Street Project; and (4) to approve the Proposed Project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to disburse grants totaling \$390,000 across 22 community organizations located in South Boston and drawing said disbursements from fund contributions made by the Summer Street Hotel, Parcel K, 20 West Fifth Street, 200-204 Old Colony Avenue, and 765 Third Street projects; and to take all related actions.

31. Request authorization to disburse grants totaling \$274,825 across 2 community organizations and drawing said disbursements from the Boston College Neighborhood Improvement Fund; and to take all related actions.)
32. Request authorization to disburse grants totaling \$180,000 across 5 arts and culture organizations identified through the Mayor's Office of Arts and Culture's Cultural Space Fund program and drawing said disbursements from the Channel Center Project Fund.
33. Personnel
34. Contractual
35. Director's Update

Very truly yours
Teresa Polhemus, Secretary