

February 14, 2024

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

**REVISED**

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, February 15, 2024, 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 FEBRUARY 15, 2024, AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the January 18, 2024, Board Meeting.
2. Request authorization to schedule a Public Hearing on March 14, 2024, at 5:30 p.m., or at a time and date to be determined by the Director, to consider the proposed Third Amendment to the Harvard Longwood 2018-2023 Institutional Master Plan to modify the dimensional characteristics of one of the building addition projects.

3. Request authorization to schedule a Public Hearing on March 14, 2024, at 5:40 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, 425 Medford Street in Charlestown by Schrafft Center LLC, an affiliate of The Flatley Company.
4. Request authorization to schedule a Public Hearing on March 14, 2024, at 5:50 p.m., or at a time and date to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 152, 66 Cambridge Street in Charlestown; and to consider the 66 Cambridge Street Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on March 14, 2024, at 6:00 p.m., or at a time and date to be determined by the Director, to consider the Institutional Master Plan Notification Form filed with the BPDA on November 12, 2019, for the proposed Third Amendment to Northeastern University 2013-2023 Institutional Master Plan that is undergoing Institutional Master Plan Amendment Review.
6. Request authorization to schedule a Public Hearing on March 14, 2024, at 6:10 p.m., or at a date and time to be determined by the Director, to consider (i) the 1033-1055 Washington Street Project as a Development Impact Project, and (ii) the proposed Development Plan for Planned Development Area No. 150, 1033-1055 Washington Street, in the South End.

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

7. Request authorization to enter into an encroachment easement agreement with the City Music Center of Boston for the Nubian Gallery located at 2164 Washington Street in the Nubian Square area of Roxbury.

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

8. Request authorization to extend the Final Designation status of Habitat for Humanity Greater Boston, Inc. as Developer of 104 Walter Street in Roslindale for three months, through May 31, 2024.

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

9. Request authorization to execute an amendment to the Article 80 Community Engagement Process Reform Consultant Services contract with Archipelago Strategies Groups (ASG), extend the contract duration by approximately four months to June 30, 2024, and update the service plan to continue community engagement efforts and remove the Pilot.
10. Request authorization to execute an amendment to the Design Visioning Consultant Services with Agency Landscape + Planning, LLC in the amount of \$87,500 for a new total contract of \$437,500 and extend the term of the contract through April 5, 2024.
11. Request authorization to execute a contract for consultant services with Kittelson & Associates, Inc. in an amount not to exceed \$900,000 for a term of 18 months for the Western Avenue Transitway Plan and Design effort.

### **CERTIFICATE OF COMPLETION**

12. Request authorization to issue a Certificate of Completion for the successful completion of the 250 Centre Street Project in Jamaica Plain, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, Jackson Square Partners LLC, and 250 Centre Street Housing LLC, dated June 23, 2021.

13. Request authorization to issue a Certification of Completion for the successful renovation of the Zelma Lacey House located at 9 West School Street in Charlestown, pursuant to a Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Authority and AHSC Zelma Lacey LLC.
14. Request authorization to issue a Certificate of Completion for the successful completion of the 525 Lincoln Street Project in Allston, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Authority and AUBP LLC, dated September 17, 2021.
15. Request authorization to issue a Certificate of Completion for the successful completion of construction of the 201 Brookline Avenue Project in the Fenway, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Authority and ARE-MA REGION NO. 88-TENANT, LLC, dated November 26, 2019.

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

Brighton

16. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the construction of 30 residential rental units, including 5 IDP units, approximately 1,010 square feet of retail space, 19 car parking spaces, and 35 bicycle storage spaces located at 358 Chestnut Hill Avenue; and to take all related actions.

## Dorchester

17. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review, of the Zoning Code, for the construction of 38 residential homeownership units, including 6 IDP homeownership units; 29 car parking spaces and 50 bicycle storage spaces located at 3 Aspinwall Road; and to take all related actions.

## Roxbury

18. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 15 income-restricted homeownership units, and 19 bicycle storage spaces located at 75-81 Dudley Street; and to take all related actions.

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

19. 5:30 PM - Request authorization for the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency to adopt a Report and Decision on the 90 Cushing Avenue Chapter 121A Project in Dorchester under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended; to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B-5.3(d) of the Boston Zoning Code for the proposed demolition of existing structures and construction of 71 units of affordable rental housing and a bi-level parking garage and the proposed renovation of the Campus' East, Main, and Chapel buildings to provide 51 studio units to house St. Mary's adult family shelter program and young parenting living program; and to take all related actions.

20.5:50 PM – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 151, 1400 Boylston Street, in the Fenway neighborhood of Boston, and companion zoning map amendment pursuant to Sections 3-1A and 80C, Planned Development Area Review of the Zoning Code; and (2) petition the Zoning Commission for approval of the PDA Plan and companion zoning map amendment; and (3) issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c) of the Zoning Code for the construction of a 553,000 square foot office/research laboratory building with ground retail uses, and associated Civic Uses and open space; and (4) consider the 1400 Boylston Street Project as a Development Impact Project; and to take all related actions.

### **ADMINISTRATION AND FINANCE**

21. Request authorization to disburse \$125,000 to the University of Massachusetts Boston's Department of Urban Planning in support of the "2024 Summer Program Expanding Boston's Pipeline for Youth of Color in Urban Planning".

22. Personnel

23. Contractual

24. Director's Update

Very truly yours  
Teresa Polhemus, Secretary