



RECEIVED

By City Clerk at 2:53 pm, Aug 13, 2024

August 13, 2024

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, August 15, 2024, televised on Boston City TV (Xfinity Channel 26, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on boston.gov.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR AUGUST 15, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the July 18, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on September 12, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed Wentworth Institute of Technology 2024-2034 Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on September 12, 2024, at 5:40 PM, or at a date and time to be determined by the Director, to consider the proposed First Amendment to the 2022-2024 Institutional Master Plan for the Berklee College of Music.
4. Request authorization to schedule a Public Hearing on September 12, 2024, at 5:50 PM, or at a date and time to be determined by the Director, to consider the proposed Fifth Amendment to the Boston College 2023-2025 Institutional Master Plan.
5. Request authorization to schedule a Public Hearing on September 12, 2024, at 6:00 PM, or at a date and time to be determined by the Director, to consider the proposed Boston University Charles River Campus 2024-2026 Institutional Master Plan.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

6. Request authorization to enter into a License Agreement with The General Hospital Corporation for the use of portions of 2nd Avenue and 13th Street in the Charlestown Navy Yard to support the removal and replacement of a non-functioning MRI machine from Building 149 and to finalize routine exterior maintenance, for a term commencing September 1, 2024, and expiring no later than March 30, 2025, with an option to renew the license for an additional 90 days.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

7. Request authorization to (1) award Tentative Designation Status to Dorchester Bay Economic Development Corporation, Escazu Development, and Caribbean Integration Community Development for the sale and redevelopment of 5 parcels, known as 21 Fernboro Street, 23 Fernboro Street, 25 Fernboro Street, 27 Fernboro Street, and 29 Fernboro Street in the Brunswick-King Urban Renewal Area Mass. No. R-168 in Dorchester and (2) acquire 21-23 Fernboro Street from the Mayor's Office of Housing and to execute a deed and any and all other documents.
8. Request authorization to extend the Final Designation Status of Nubian Ascends, LLC, for the long-term lease of the Blair Lot in the Nubian Square area of Roxbury for a period of 12 months until August 31, 2025.
9. Request authorization to extend Final Designation Status for Habitat for Humanity Greater Boston, Inc. as redeveloper of 104 Walter Street in Roslindale for a period of 3 months until November 30, 2024.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to issue a Request for Proposals for qualified developers to redevelop Parcel ID 02-03505-600, also known as portion of Parcel NY-3, and also known as Subparcel 1B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, and Charlestown Navy Yard, also known as Pier 5.
11. Request authorization to issue an Invitation for Bids for Timber Boardwalk Reconstruction at Shipyard Park in the Charlestown Navy Yard.

URBAN RENEWAL

12. Request authorization to execute an Amended and Restated Land Disposition Agreement with Kendrick LLC, for a change of use from off-street parking and landscaping to residential, for Parcel R-54C, also known as 9 Armory Street in the Charlestown Urban Renewal Area, Project No. Mass. R-55, and to permit the construction of 1 single-family dwelling.

PLANNING AND ZONING

13. Report on Zoning Board of Appeal recommendations between April 2024, and June 2024.

CERTIFICATE OF COMPLETION

14. Request authorization to issue a Certificate of Completion for the successful completion of the construction of the Winthrop Center Project located at 115 Winthrop Square in Downtown Boston, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning and Development Agency and MCAF Winthrop, LLC dated September 20, 2018, and further amendments.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

15. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the conversion of 32 residential homeownership units, including 4 IDP homeownership units, to 32 residential rental units, including 4 IDP rental units located at 392-398 Cambridge Street; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction to replace and supersede the Affordable Housing Agreement executed on October 5, 2018; and to take all related actions.

Brighton

16. Request authorization to (1) approve a Notice of Alteration for the conversion of 4 IDP rental units to IDP homeownership units, located at 249 Corey Road; and (2) execute an Affordable Housing Agreement for a combination of on-site IDP units and contribution to the IDP fund; and to take all related actions.

East Boston

17. Request authorization to enter into an Affordable Housing Agreement to supersede the Affordable Rental Housing Agreement and Restriction dated June 14, 2023, for the conversion of 1 IDP rental unit to an IDP homeownership unit, located at 167 Maverick Street; and to take all related actions.

Longwood

18. Request authorization to (1) approve the Institutional Master Plan Notification Form for the Renewal of the Brigham and Women's Hospital Institutional Master Plan dated June 13, 2024, pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Boston Zoning Code; and to take all related actions.

Mattapan

19. Request authorization to (1) issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code for the Olmsted Village Project; (2) approve the First Amendment to the Smart Growth Development Plan pursuant to Section 87-11 and 87-12(1) of the Code; and to take all related actions.

Roslindale

20. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 15 residential homeownership units, including 2 IDP units, 11 car parking spaces, and 19 bicycle parking spaces, located at 55-57 Belgrade Avenue; and (2) enter into an Affordable Housing Agreement; and to take all related actions.

South Boston

21. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 236 residential rental units, including 36 IDP units, approximately 6,030 square feet of community space, 125 car parking spaces, and interior storage for up to 240 bicycles, located at 295 West 1st Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction and a Cooperation Agreement in connection with the Proposed Project; and to take all related actions.

South End

22. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A of the Zoning Code of the 575 Albany Project, reviewed as part of the Harrison Albany Block Project, as modified by the Notice of Project Alteration; and (2) execute an Artist Affordable Housing Agreement for a combination of 5 on-site income restricted Artist units and contribution to the Inclusionary Development Policy Fund, located at 575 Albany Street; and to take all related actions.

West Roxbury

23. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of a single-story warehouse and manufacturing facility located at 151 Rivermoor Street; and to take all related action.
24. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 30 residential homeownership units, including 6 IDP units, 11 car parking spaces, 56 bicycle parking spaces, and 6,140 square feet of ground floor retail space located at 231-245 Grove Street; and (2) execute an Affordable Housing Agreement, and (3) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

25. 5:30 P.M. - Request authorization (1) to approve the First Amendment to the Development Plan for Planned Development Area No. 93, 500 Huntington Avenue in Mission Hill; and (2) to authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Code for the 500 Huntington Avenue; and (3) to authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and (4) to authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project or components thereof pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (5) to approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code.

ADMINISTRATION AND FINANCE

26. Personnel

27. Contractual

28. Director's Update

Very truly yours
Teresa Polhemus, Secretary