



REVISED

1:50 pm, Nov 13, 2024

November 13, 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, November 14, 2024, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and 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 14, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 10, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on December 12, 2024, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Notice of Project Change for the Development Impact Project located at 246-248 Dorchester Avenue in South Boston.
3. Request authorization to schedule a Public Hearing on December 12, 2024, at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Eighth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres, and the Development Plan for 259-269 Summer Street within the Planned Development Area No. 69, South Boston/The 100 Acres in the Fort Point neighborhood.
4. Request authorization to schedule a Public Hearing on December 12, 2024, at 5:50 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.155, located at 250 Everett Street in Brighton.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

5. Request authorization to amend the Lease Agreement with East Cambridge Company for Building #79 and #96 in the Charlestown Navy Yard and extend the termination date to December 31, 2094.
6. Request authorization to enter into a Lease Agreement with Lighthouse Electrical Contracting Inc. for 2 Boylston Street Suite #104, for a period of 1 year, commencing November 1, 2024 and expiring October 31, 2025.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

7. Request authorization to extend the Final Designation status of Windale Developers, Inc. as developers of 12 Boston Redevelopment Authority-owned parcels in the Washington Park Urban Renewal Area, Project No. Mass R-24, located at 0, 71, 73, 74, 76, 78, and 80 Holworthy Street; and 29, 31, 41, 57, and 59 Hollander Street, through April 30, 2025; and to take all related actions.
8. Request authorization to extend the Tentative Designation status of Trinity Financial for 12 months until November 30, 2025, for the long-term lease and redevelopment of the Austin Street Parking Lots, Parcel P-15B in the Charlestown Urban Renewal Area Project No. Mass R-55, located at 0 Austin Street, Parcel ID 0203963050, and 0 Rutherford Avenue, Parcel ID 0203964000; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to issue a Request for Proposals for qualified vendors to participate in a Downtown Waterfront Trolley Kiosk Program commencing April 1, 2025, and expiring March 31, 2026, with 2 one-year renewal options.
10. Request authorization to amend the contract with Casablanca Services Inc. in the amount of \$25,000, for Downtown Waterfront Landscape and Maintenance Services at Boston Redevelopment Authority-owned properties, for the current contract term expiring February 11, 2025.

URBAN RENEWAL

11. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Area, Project No. Mass R-24, Plan to establish Parcel S-12B at 16-20 Townsend Street and Parcel S-12C at 48 Townsend Street and permit their use for Public Open Space.
12. Request authorization to issue an Amended and Restated Land Disposition Agreement in connection with Parcel ID 0203796020, also known as Parcel R-56B in the Charlestown Urban Renewal Area, Project No. Mass R-55, located at 15 Rear Union Street, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Daniel P. Gibbons and Michelle Gibbons, dated December 9, 2009, and amended April 16, 2015.
13. Request authorization to issue a Certification of Completion for the successful completion of the Improvements on Parcels 2A and 2B in the South End Urban Renewal Area, Project No. Mass. R-56, located at 440-450 Tremont Street, pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Boston Housing Authority, dated March 10, 1965.

PLANNING & ZONING

14. Report on Zoning Board of Appeal recommendations between July 2024 and September 2024.
15. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 50, Roxbury Neighborhood District, and a map amendment to Zoning Maps 6A/6B/6C to expand the Newmarket Industrial Development area and make the Boston Water & Sewer Commission parking lots in the Nubian Square area of Roxbury eligible for Planned Development Areas.

CERTIFICATE OF COMPLETION

16. Request authorization to issue a Certificate of Completion for the successful completion of the 420 Rutherford Avenue Project in Charlestown, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and RREF III The Town Portfolio, LLC., dated January 12, 2023.
17. Request authorization to issue a partial Certificate of Completion for the successful completion of construction of Building 3 within the Willow Baker Development Project located at 16 Baker Court in the Dorchester neighborhood, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Willow Baker LLC, dated March 17, 2022.

ARTICLE 80 DEVELOPMENT/IDP

NOT OPEN TO PUBLIC TESTIMONY

Allston

18. 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 49 affordable, age- and income-restricted residential rental units, 15 car parking spaces and 28 bicycle parking spaces, located at 279-283 North Harvard Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefits Agreement; and to take all related actions.

Brighton

19. 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 18 residential homeownership units, including 3 IDP units, 1,180 square feet of ground floor commercial space, 11 car parking spaces and 24 bicycle parking spaces, located at 434 Washington Street; and (2) enter into an Affordable Housing Agreement; and (3) enter into a Community Benefits Agreement; and to take all related actions.

Dorchester

20. REMOVED

East Boston

21. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 1 IDP homeownership unit located at 246 Havre Street, and to take all related actions.
22. Request authorization to enter into an Amended and Restated Affordable Rental Housing Agreement and Restriction, superseding the Affordable Rental Housing Agreement and Restriction executed on September 14, 2023, in connection with the Notice of Project Alternation submitted to the BPDA on November 5, 2024; for the proposed development of 12 IDP units located at 355 Bennington Street; and to take all related actions.
23. 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 21 residential rental units, 9 car parking spaces, and 28 bicycle parking spaces located at 944 Saratoga Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Fenway

24. Request authorization to issue a Determination waiving further review pursuant to Article 80D of the Zoning Code, for the proposed renewal and 2-year extension of the 2022-2024 Berklee College of Music Institutional Master Plan until October 10, 2026; and to take all related actions.

Mattapan

25. 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 29 residential rental units, including 6 IDP units, 4 car parking spaces and 42 bicycle parking spaces located at 691-695 Morton Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefits Agreement; and to take all related actions.

Mission Hill

26. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A-6 of the Zoning Code in connection with the Notice of Project Change for the 80-100 Smith Street project, for the proposed construction of 218 residential rental units, including 33 IDP units, 87 car parking spaces, and 262 bicycle parking spaces; and (2) execute an Affordable Rental Housing Agreement and Restriction and (3) enter into a Cooperation Agreement; and to take all related actions.

Roxbury

27. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed creation of 1 IDP homeownership unit located at 2-6 Readfield Place, and to take all related actions.

South Boston

28. 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 70 residential rental units, including 12 IDP units, 84 bicycle parking spaces, and 1,944 square feet of commercial space located at 49-51 D Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Cooperation Agreement; and to take all related actions.

PUBLIC HEARINGS

OPEN TO PUBLIC TESTIMONY

29. 5:30 –Request authorization to (1) adopt a Report and Decision on the 20 Charlesgate West Chapter 121A Project, for authorization and approval under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, each as amended, proposed by Charlesgate Limited Partnership; and (2) issue a Certification of Approval for the Proposed Project upon successful completion of the Article 80E review process, subject to continuing design review; and to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to delegate authority to the Office of the General Counsel to (1) respond on behalf of the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency, to the Open Meeting Law Complaint filed on October 15, 2024, regarding the alleged failure to give adequate public notice of the October 10, 2024 Board Meeting; and (2) file an answer with the complainant and the Commonwealth of Massachusetts Office of the Attorney General; and to take all related actions.

31. Contractual

32. Director's Update

Very truly yours,
Teresa Polhemus, Secretary