



RECEIVED
By City Clerk at 2:57 pm, Jan 14, 2025

January 14, 2025

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, January 16, 2025, 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 JANUARY 16, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 12, 2024, Board Meeting.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

2. Request authorization to extend the Tentative Designation status of Tenants' Development Corporation for the development of Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56, located at 151 Lenox Street in Roxbury for a period of 6 months until July 31, 2025.
3. Request authorization to extend the Tentative Designation Status of the HYM Investment Group, LLC and My City At Peace, LLC as the redeveloper of Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129, in the Roxbury neighborhood, for a period of 6 months until July 31, 2025.
4. Request authorization to extend the Tentative Designation Status of Power House CNY, LLC, to facilitate the long-term lease of Building 108 in the Charlestown Navy Yard, for a period of 6 months until July 31, 2025.
5. Request authorization to extend the Tentative Designation Status of The Druker Company, Ltd. and enter into lease negotiations with the Redeveloper to facilitate the long-term lease and redevelopment of Parcel 5, located at 142 Shawmut Avenue in the South End Urban Renewal Area, Project No. Mass R-56, in the South End neighborhood of Boston, for a period of 12 months until January 31, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

6. Request authorization to amend the construction services contract with J.C. Cannistraro, LLC, and increase the contract amount by \$278,474.19 for Fire Pump Replacement at the China Trade Building located at 2 Boylston Street.
7. Request authorization to issue a Request for Qualifications for the Historic Envelope Preservation and Stabilization Project at the Chain Forge (Building 105) in the Charlestown Navy Yard.

8. Request authorization to issue a Request for Proposals for a service provider for Genetec Security Suite for 4 BRA-owned properties, for a period of 1 year, with 2 one-year extension options.
9. Request authorization to issue an Invitation for Bids on behalf of the Boston Redevelopment Authority, seeking bids for multiple contracts for General Repair and Maintenance Services at BRA-owned properties for a period of 1 year, with 2 one-year term extension options.

PLANNING / ZONING / DESIGN

10. Request authorization to petition the Zoning Commission to adopt a map amendment to Zoning Map 7B/7D6A/6B/6C to delineate Barry's Corner CC-1 and Everett/Telford CC-1 subdistricts as intended by Map Amendment Application No. 748 to the Zoning Commission.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

11. 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 25 residential rental units, including 4 IDP units, and 30 bicycle parking spaces located at 23-25 North Beacon Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefit Agreement; and to take all related actions.

Brighton

12. Request authorization to (1) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Notice of Project Alteration, submitted to the BPDA on November 2024, for the proposed development located at 176 Lincoln Street; and (2) enter into a First Amendment to that certain Cooperation Agreement, by and between the BPDA and the Proponent, executed as of December 21, 2023, if required; and to take all related actions.

Dorchester

13. 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 59 residential rental units, including 8 IDP units, 10 car parking spaces, 71 bicycle parking spaces and approximately 2,211 square feet of commercial space, located at 101-109 Boston Street; and (2) execute an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefit Agreement; and to take all related actions.

Jamaica Plain

14. 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 36 residential rental units, including 8 IDP units, approximately 745 square feet of commercial space, 7 car parking spaces, and 37 bicycle parking spaces located at 3458 Washington Street; and (2) execute an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefit Contribution Agreement; and to take all related actions.

Mission Hill

15. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A-6 of the Boston 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 a Cooperation Agreement; and to take all related actions.

Roxbury

16. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, in connection with the Project Notification Form submitted on October 6, 2023, for the proposed construction of 185 residential rental units, including 158 IDP units, and 32 IDP homeownership units, 60 car parking spaces, 217 bicycle parking spaces, 1,594 square feet of retail space, approximately 35,600 square feet of residential community and daycare space, located at 175 Ruggles Street, also known as Drexel Village; and (2) execute a Cooperation Agreement; and (3) execute a Development Regulatory Agreement to govern the entirety of the project site; and to take all related actions.

17. Request authorization to issue an Article 80B-2.5 Waiver for Large Project Review for the Orchard Garden Apartments located at 25 Ambrose Street, to convert 282 Public Housing units to a RAD/Section 18 blend; and to take all related actions.

South End

18. Request authorization to (1) issue an Adequacy Determination pursuant to Article 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the proposed construction of 117 fully affordable rental units, approximately 22,350 square feet of commercial and residential community space, 20 car parking spaces, and 118 bicycle parking spaces, located at 50 Herald Street; and (2) issue a Partial Certification of Compliance; and (3) enter into an Affordable Rental Housing Agreement and Restriction; and (4) execute an Amendment to the Cooperation Agreement for the proposed project; and (5) execute an amended or new Land Disposition Agreement if needed; and to take all related actions.

West Roxbury

19. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of 2 IDP homeownership units located at 370 Vermont Street, also known as 419-421 Baker Street; and to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

- 20.5:30 – Request authorization to (1) issue an Adequacy Determination approving the proposed 1st Amendment to the 2020-2023 Suffolk University Institutional Master Plan pursuant to Article 80D of the Zoning Code, for the conversion of an office building located at 101 Tremont Street into a dormitory for students; and (2) issue a Scoping Determination waiving further review of the Proposed Project pursuant to Article 80B of the Zoning Code; and (3) issue a Certification of Compliance pursuant to Article 80B of the Zoning Code upon successful completion of the Institutional Master Plan Review Process; and (4) issue a Certification of Consistency pursuant to Article 80D of the Zoning Code; and (4) execute a Cooperation Agreement; and to take all related actions.
- 21.5:40 – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 155, 250 Everett Street in Brighton and companion zoning map amendment pursuant to Sections 3-1A(a) and 80C of the Zoning Code; and (2) issue a Scoping Determination waiving further review Article 80B-5.3(d) of the Zoning Code in connection with the Project Notification Form filed by Mill Creek Residential on January 5, 2024; and (3) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (4) issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Zoning Code, upon successful completion of the Article 80C Planned Development Area review process; and (5) execute a Cooperation Agreement and Affordable Rental Housing Agreement and Restriction; and to take all related actions.

ADMINISTRATION AND FINANCE

22. Personnel

23. Contractual

24. Director's Update

Very truly yours,
Teresa Polhemus, Secretary