

August 9, 2022

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

RECEIVED
By City Clerk at 3:24 pm, Aug 09, 2022

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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, August 11, 2022 televised on Boston City TV (Xfinity Channel 24, 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 11, 2022 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the June 16, 2022 and July 14, 2022 Meetings.
2. Request authorization to schedule a Public Hearing on September 15, 2022 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Fifth Amendment to Northeastern University 2013-2023 Institutional Master Plan, for the inclusion of the renovations of approximately 138,000 square feet of interior space and addition of approximately 2,500 square feet of new space to the Snell Library.

3. Request authorization to schedule a Public Hearing on September 15, 2022 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Parcel X project located at 310 Northern Avenue in the South Boston Waterfront as a Development Impact Project.
4. Request to schedule a Public Hearing on September 15, 2022 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the 125 Lincoln Street proposed project as a Development Impact Project.
5. Request to schedule a Public Hearing on September 15, 2022 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the 24 Drydock Avenue within the Raymond L. Flynn Marine Park proposed project as a Development Impact Project.

PLANNING AND ZONING

6. Board of Appeal

POLICY

7. Request authorization to adopt the Diversity, Equity and Inclusion Policy for Article 80.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

8. Request authorization to enter into a License Agreement with Karmimadeebora McMillan for the installation, display and removal of the "Unsung Heroes" fence panel art exhibit located at 626 Warren Street in Roxbury.
9. Request authorization to enter into a temporary License Agreement with the Massachusetts Bay Transportation Authority for use of a portion of Parcel 0902704030 located on Columbus Avenue to perform construction at

Ruggles Station at the station's Columbus Avenue Extension Entrance, as part of the Ruggles Station Improvement Project.

10. Request authorization to execute and deliver a Memorandum of Agreement with the City of Boston, acting by and through its Department of Public Works, authorizing the use of and payment for fuel and services provided by the Fleet Maintenance Unit.
11. Request to enter into a Memorandum of Agreement with the City of Boston Mayor's Office of Arts and Culture to facilitate the transfer of mitigation funds for arts and culture efforts associated with Government Center Garage Project and Hub on Causeway Project.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

12. Request authorization to advertise and issue a Request for Proposals for a licensed engineering consultant for the Waterfront Infrastructure Survey and Assessment at BRA-owned and EDIC-owned properties.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

13. Request authorization to extend the Tentative Designation status of Habitat for Humanity Greater Boston, Inc. as Redeveloper of 104 Walter Street in Roslindale; and to take all related actions.
14. Request authorization to approve Madison Trinity 2085 Development LLC as the new Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B; to extend the Tentative Designation status of Madison Trinity 2085 Development LLC, of a portion of Parcel 10 in Roxbury; to extend the License Agreement with Tropical Foods International, Inc. for the continued use of Parcel 10B; and to take all related actions.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the commercial office and life science building located at 135 Morrissey Boulevard in Dorchester.
16. Request authorization to issue a Partial Certificate of Completion for Phase 1 of the renovation of the Lenox Apartments located at 601 Shawmut Avenue in Roxbury.

URBAN RENEWAL

17. Request authorization to consent to the transfer of the Project from Bricklayers Building 104 LLC to TCB Building 104 LLC and to consent to the assignment and assumption of the BRA notes from Bricklayers Building 104 LLC to TCB Building 104 LLC; and to take all related actions.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 29 homeownership units, including 5 IDP units, 29 surface parking spaces and 29 bicycle storage spaces located at 1169-1171 Adams Street; and to take all related actions.

Mission Hill

19. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of a mixed-used project consisting of 23 homeownership units, including 4 IDP units, 58,373 square feet of office/laboratory/research and development space, 4,746 square feet of ground floor retail uses and 52 below grade parking spaces located at 804-812 Huntington Avenue; to

recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

Roxbury

20. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of 65 income-restricted residential units, 7,500 square feet of ground floor office/program space for the ULEM; 24 garaged parking spaces and 68 bicycle spaces located at 84 Warren Street aka 17 Warren Place project; to recommend approval to the Board of Appeal for the necessary zoning relief subject to BPDA design review; and to take all related actions.
21. Request authorization to adopt a Tenth Amendment to the Report and Decision on the Orchard Park Revitalization Chapter 121A Project, which approves the removal of 2,454 square feet from the Project Site; and to take all related actions.

Longwood Medical

22. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Dana-Farber Cancer Institute Institutional Master Plan, dated April 22, 2022, pursuant to Section 80D-5.2(e), Section 80D-6, and Section 80D-8 of the Boston Zoning Code; and to take all related actions.
23. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Brigham and Women's Hospital Institutional Master Plan, dated May 9, 2022, pursuant to Section 80D-5.2(e), Section 80D-6, and Section 80D-8 of the Boston Zoning Code; and to take all related actions.

South Cove

24. Request authorization to approve the Institutional Master Plan Notification Form for renewal and extension of the Tufts Medical Center Institutional Master Plan, dated June 6, 2022, pursuant to Section 80D-5.2(e), Section 80D-6, and Section 80D-8 of the Boston Zoning Code; and to take all related actions.

South Boston

25. Request authorization to adopt a First Amendment to the Report and Decision of Old Colony Phase 4 Bonds Limited Partnership, for a zoning deviation related to the Old Colony Phase 4 Chapter 121A Project pursuant to Chapter 121A of the General Laws and Acts of 1960, Chapter 652, both as amended.
26. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with the Second Notice of Project Change for the proposed development on Parcel 6 of the Massport Marine Terminal, located on Fid Kennedy Avenue within the Raymond L. Flynn Marine Park, which reduces the Parcel 6B Project building square footage from 62,000 square feet to 35,217 square feet, reduces on-site surface parking spaces from 63 to 42 spaces, and reduces the overall Project Site from approximately 6.51 acres to approximately 3.94 acres; and to take all related actions.

Charlestown

27. Request authorization to adopt a Second Amendment to the Report and Decision on the City Square Elderly Housing Chapter 121A Project in the

Charlestown Urban Renewal Area to approve the transfer of the Project to City Square Elderly Housing Limited Partnership, as the new entity and refinancing of the project for interior renovations and improvements; to enter into a Second Amendment to the Land Disposition Agreement; and to take all related actions.

Allston

28. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 19 residential rental units, including 3 IDP units, 12 surface parking spaces and 24 bicycle storage spaces located at 582 Cambridge Street, subject to continuing BRA design review; and to take all related actions.

PUBLIC HEARING - OPEN TO PUBLIC TESTIMONY

29. 5:50 p.m.: Request authorization to approve the Third Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street, within Master Planned Development Area No. 69, The Hundred Acres for the conversion of the building from office space to life science laboratory with supporting office and accessory uses located at 51 Melcher Street; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the new PDA uses; to petition the Zoning Commission for approval of the PDA Amendment pursuant to Section 80C-7 of the Zoning Code; and to take all related actions.

ADMINISTRATION AND FINANCE

30. Contractual
31. Personnel
32. Director's Update

V
Teresa Polhemus, Secretary

