

September 15, 2022

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

Dear Sir:

REVISED

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, September 15, 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 SEPTEMBER 15, 2022 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval Minutes of the August 11, 2022 Meeting.
2. Request authorization to schedule a Public Hearing on October 13, 2022 at 5:30 p.m.; or at a date and time determined by the Director, to consider the Sixth Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres and the Development Plan for 244-284A Street/Channelside Project within Planned Development Area No. 69, the Hundred Acres; and to consider the 244-284A Street project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on October 13, 2022 at 5:40 p.m.; or at a date and time determined by the Director, to consider the proposed Berklee College of Music 2022-2024 Institutional Master Plan.

4. Request authorization to schedule a Public Hearing on October 13, 2022 at 5:50 p.m.; or at a date and time determined by the Director, to consider the proposed 125 Lincoln Street Project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on October 13, 2022 at 6:00 p.m.; or at a date and time determined by the Director, to consider the proposed 24 Drydock Avenue with the Raymond L. Flynn Marine Park as a Development Impact Project.

PLANNING AND ZONING

6. Board of Appeal
7. Request authorization to petition the Boston Zoning Commission to extend the East Boston Interim Planning Overlay District for one year in order to complete the PLAN: East Boston planning and rezoning process.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

8. Request authorization to enter into an assignable temporary License Agreement with the Massachusetts Bay Transportation Authority for use of a portion of Parcel 0303004000 located at 206 Atlantic Avenue to perform construction activities at Long Wharf to the Blue Line Emergency Egress as part of a Floodproofing Improvement Project.
9. Request authorization to administer \$125,000.00 from the Boston Planning & Development Agency owned portion of the Neighborhood Development Fund for the acquisition of the parcel located at 25 Fernboro Street in Dorchester from Donald Mercury and Kelvin Mercury; to accept funds in the amount of \$125,000.00 from the Mayor's Office of Housing owned portion of the Neighborhood Development Fund; to execute a Purchase and Sale Agreement and Deed; to enter into a Memorandum of Agreement with the City of Boston for said Property; and to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to advertise and issue a Request for Proposals for the redevelopment of 7 Westminster Terrace and 9 Westminster Terrace in the Washington Park Urban Renewal Area.
11. Request authorization to advertise and issue a Request for Proposals for multiple contracts for Land Use Planning and Rezoning Services.
12. Request authorization to advertise and issue an Invitation for Bids pursuant for the Parcel P-3 Environmental Remediation Project in Roxbury.
13. Request authorization to advertise and issue a Request for Proposals to provide a Flood Resilience Planning and Feasibility Study for Long Wharf located in the Central Wharf District of Downtown Boston.
14. Request authorization to advertise and issue an Invitation for Bids seeking bids for Citywide Site Maintenance Services at BRA-owned properties.
15. Request authorization to advertise and issue an Invitation for Bids for Fire Pump Replacement at the China Trade Building, 2 Boylston Street.
16. Request authorization to execute a joint architecture/engineering services contract to Studio Luz Architects, Ltd. for house doctor architectural and engineering services on an "as needed" basis for BRA-owned properties.
17. Request authorization to amend the Consultant Services Contract with Toole Design Group, LLC for the South Boston Transportation Action Plan to increase the contract amount by up to \$100,000.00.

CERTIFICATE OF COMPLETION

18. Request authorization to issue a Certificate of Completion for the Mark Project located at 99 Sumner Street in East Boston.

19. Request authorization to issue a Certificate of Completion for the Cote Village Project located at 820 Cummins Highway and 30-32 Regis Road, Mattapan.
20. Request authorization to issue a Certificate of Completion for the Summer Street Hotel Project in the South Boston Waterfront located at 440 Summer Street, South Boston.

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

Brighton

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 38 residential rental units, including 7 IDP units, 2,315 square feet of lobby and amenity space including a sixth-floor outdoor patio, 13 off-street parking spaces and 60 bike storage spaces located 46 Leo M. Birmingham Parkway; and to take all related actions.
22. 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-use building consisting of 117 residential rental units, including 20 IDP units, 5,810 square feet of ground-floor retail, commercial, service, and accessory uses, 13,185 square feet of common area, approximately 8,289 square feet of shared amenity space, 54 surface parking spaces, 121 bicycle spaces for residents & employees and 31 bicycle spaces for visitors located at 30 Leo M. Birmingham Parkway; and to take all related actions.

Roxbury

23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change for the Northampton Street Residence Project in the South End Urban Renewal Area to change the building use from 47 income-restricted rental units to 47 income-restricted homeowner units located at 597-599 Columbus Avenue; and to take all related actions.
24. 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 the Roxbury Prep Charter School with 46 on-site parking spaces located at 69-71 Proctor Street; and to take all related actions.
25. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of a Cannabis Production and Cultivation Facility with 24 on-site parking spaces located at 100-114 Hampden Street; and to take all related actions.

Dorchester

26. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change reducing and changing the 21 residential affordable rental units to 18 residential affordable condominium units and increasing the ground floor retail space from 2,960 to 3,117 square feet located at 270 Talbot Avenue; and to take all related actions.
27. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 1121 Dorchester Avenue.

East Boston

28. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed development located at 167 Maverick Street in East Boston for 1 IDP unit

Back Bay

29. Request authorization to approve the Institutional Master Plan Notification Form for the Renewal of the New England Conservatory of Music Institutional Master Plan, dated July 29, 2022, pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Zoning Code; and to take all related actions.
30. Request authorization to establish a “demonstration project” under General Laws Chapter 121B, Section 46(f) for the acquisition from the City of Boston of certain air rights parcels on Stuart Street and Trinity Place, consisting of approximately 413 square feet, and the subsequent conveyance of such Taking Parcels from the BRA to BP Hancock LLC; to adopt a “Demonstration Project Plan” for the Taking Parcels, which grants the BRA authorization to acquire and convey the Taking Parcels necessary and appropriate for the Back Bay South End Gateway Project – Garage West Component (171 Dartmouth Street); to co-petitions with the Applicant to the City of Boston Public Improvement Commission for the discontinuances of the aforementioned portions of Stuart Street and Trinity Place, which are included within the Taking Parcels, which are owned by the City of Boston; to approve the subsequent conveyance by the BRA to the Applicant of the Taking Parcels, following such Discontinuances, provided that Applicant provides the City with a Highway Easement on a portion of Trinity Place as requested by PIC; to enter into and execute one or more deeds and any and all other related instruments, agreements and documents in connection with the Demonstration Project Plan; and to take all related actions.

Mission Hill

31. 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-use building consisting of 112 residential units including 57 income-restricted rental units and 55 homeownership units, including 27 income-restricted homeownership units, 2,000 square feet of ground floor commercial space, 20 below-grade parking spaces located at 775 Huntington Avenue; and to take all related actions.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

32. 5:30 p.m.: Request authorization to approve the Institutional Master Plan Notification Form for the Fifth Amendment to Northeastern University 2013-2023 Institutional Master Plan; to issue an Adequacy Determination pursuant to Article 80D-5.4 and Section 80D-9.2 of the Zoning Code for the renovations of the 138,000 square feet interior space and the 2,500 square feet addition to the Snell Library; to petition the Boston Zoning Commission for approval of the Fifth IMP Amendment; and to take all related actions.
33. 6:00 p.m.: Request authorization to approve the Third Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street, within Planned Development Area No. 69, South Boston/The 100 Acres, in connection with the Proposed Project, for the change in use of the building from office space to life science laboratory with supporting office and accessory uses located at 51 Melcher Street; to petition the Zoning Commission for approval of the PDA Amendment pursuant to Section 80C-7 of the Zoning Code; to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Zoning Code; and to take all related actions.

ADMINISTRATION AND FINANCE

- 34. Contractual
- 35. Personnel
- 36. Director's Update

Very truly yours,
Teresa Polhemus, Secretary