

June 13, 2023

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 the Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, June 15, 2023 televised on Boston City TV (Xfinity Channel 24, 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 JUNE 15, 2023 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the May 11, 2023 meeting.
2. Request authorization to schedule a Public Hearing on July 13, 2023 at 5:30 p.m. or at a date and time to be determined by the Director, to consider (i) the proposed Fenway Corners project as two Development Impact Projects, (ii) the Development Plan for Planned Development Area no. 135 for the Fenway Corners Project (north), and (iii) the Development Plan for Planned Development Area no. 136 for the Fenway Corners Project (west).

3. Request authorization to schedule a Public Hearing on July 13, 2023 at 5:40 p.m. or at a date and time to be determined by the Director, to consider the proposed Unity Station Condominiums Project as part of Bartlett Place, Planned Development Area No. 94.

PLANNING AND ZONING

4. Board of Appeal.
5. Request authorization to petition the Boston Zoning Commission to amend the current Article 28 of the Boston Zoning Code, which establishes the role and responsibilities of the Boston Civic Design Commission.
6. Request authorization to permit the Director to make recommendations on behalf of the Boston Planning & Development Agency to the Zoning Board of Appeal on applications for variances and/or Conditional Use permits.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

7. Request authorization to amend a certain License Agreement with the Courageous Sailing Center of Boston, Inc. to extend the term of the current License Agreement until December 31, 2026 and to include two one-year option terms to permit the continued use of a portion of BRA-owned land located at Pier 4 in the Charlestown Navy Yard, for a youth sailing program known as the Courageous Sailing Center.
8. Request authorization to amend the License Agreement with New Atlantic Development to extend the short-term use of a portion of three vacant lots owned by the BRA and commonly referred to as the Blair Lot to support the development project at 2147 Washington Street.

9. Request authorization to extend a License with Chinese Historical Society of New England, Inc. to display a temporary public-facing bilingual exhibition on street level windows at the China Trade Building located at 2 Boylston Street.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to enter into five contracts for on-call transportation planning, analysis, and design consultant services with Stantec, Kittelson & Associates, McMahon Associates, Kleinfelder, and Toole Design Group for a total amount not to exceed \$700,000.00 for a term not to exceed one year, with one additional, one-year option to extend each contract that may be exercised at the sole discretion of the BPDA.
11. Request authorization to enter into a contract for consultant services for Article 80 modernization: Development Review operations study with Matrix Consulting Group in an amount not to exceed \$1,200,000.00 for a term of 9 months, with the option to extend the project to a total duration of 12 months, executed in 45-day increments.
12. Request authorization to enter into a contract for consultant services for Article 80 modernization: community engagement study with Archipelago Strategies Group in an amount not to exceed \$550,000.00 for a term of 7 months, with the option to extend the project to a total duration of 9 months, executed in 45-day increments.
13. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of the Beacon Park Yard Regional Framework Plan for an amount not to exceed \$240,000.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

14. Request authorization to extend the Tentative Designation status of Drexel Village LLC as Developer of the Crescent Parcel in the Nubian Square area of Roxbury.

URBAN RENEWAL

15. Request authorization to issue a Certificate of Completion for the successful completion of a porch, stairway, and walkway located at 45 Old Rutherford Avenue in Charlestown, in accordance with a Land Disposition Agreement by and between the BRA and Robert G. Neiley dated December 5th, 1988.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 33 residential rental units, including 5 IDP units, located at 521-523 Cambridge St; to petition the Board of Appeal for the necessary variances; and to take all related actions.

Brighton

17. Request authorization to enter into an Affordable Housing Agreement in connection with the proposed development located at 230 Washington Street; and to take all related actions.

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 22 affordable homeownership units, 1,250 square feet ground floor commercial space, 11 off street parking spaces located at 114-122 Harvard Street and 18-24 Standish Street; and to take all related actions.

Roxbury

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 23 homeownership units, including 16 affordable units, and 26 parking spaces for the Garrison Trotter Phase 4 Project located at Hollander and Hollworthy Streets and to take all related actions.

South Boston

20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 45 residential rental units, including 8 IDP units, and 22 parking spaces located at 34 B Street; and to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

21. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-6 5.3(d) of the Zoning Code for the change of use of the upper floors from office to research laboratory/office space located at 55 Summer Street in the Downtown neighborhood of Boston; to approve the 55 Summer Street Project as a Development Impact Project; and to take all related actions.
22. Request authorization to approve the Development Plan for Planned Development Area No. 142, located at 155 N. Beacon Street in Allston/Brighton; to petition the Zoning Commission for approval of the Development Plan pursuant to Sections 3-1A.a and 80C of the Zoning Code; to issue a Scoping Determination pursuant to Section 80B-6 of the Code for the Proposed Project consisting of the demolition of the existing two-story commercial building and the construction of three new life sciences buildings containing up to 400,526 square feet of gross floor area, the construction of three new life sciences buildings, which will include 391,729 square feet of lab space, 10,460 square feet of retail space, approximately 30,500 square feet of open space, and 324 parking spaces; to approve said project as a Development Impact Project; and to take all related actions.
23. Request authorization to issue a Scoping Determination pursuant to Section 80B-6 of the Code for the construction of a seven-story research laboratory/office building, 3,600 square feet of accessory eating and drinking space, and 144 below-grade parking spaces located at 20 and 22 Drydock Avenue; to issue a Certification 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; to approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and to take all related actions.

ADMINISTRATION AND FINANCE

24. Request approval of the BRA Fiscal Year 2024 Operating Budget in the expense amount of \$29,359,467 and related approvals and authorizations;

further request approval for Fiscal Year 2024 Capital expenditures in the amount of \$20,500,000.

25. Personnel.
26. Contractual.
27. Director's Update.

Very truly yours
Teresa Polhemus, Secretary