

**RECEIVED**

*By City Clerk at 2:40 pm, Apr 09, 2024*

April 9, 2024

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, April 11, 2024, 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 APRIL 11, 2024, AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the March 14, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on April 11, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed Development Plan for Planned Development Area No. 154, located at 180 Western Avenue in Allston, and a companion zoning map amendment.
3. Request authorization to schedule a Public Hearing on April 11, 2024, at 5:40 p.m., or at a date and time to be determined by the Director, to (1) approve the Seventh Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres; and (2) approve the Development Plan for the 232 A Street Project within Planned Development Area No. 69; and (3) consider the 232 A Street Project as a Development Impact Project.
4. Informational Life Science Update

#### **LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT**

5. Request authorization to execute a Memorandum of Agreement with the City of Boston, acting by and through its Department of Public Works, authorizing the use and payment for fuel and services provided by the Fleet Maintenance Unit for the period from July 1, 2024, through June 30, 2025, at a total cost not to exceed \$250,000.

#### **TENTATIVE/FINAL DESIGNATION/CONVEYANCE**

6. Request authorization to extend the Tentative Designation status of Asian Community Development Corporation as Developer of Parcel R-1 in the South Cove Urban Renewal area, Project No. Mass R-92, located at 0, 55 and 57 Hudson Street; 0, 52, 54, 56 and 58 Tyler Street; and 0 Holland Street in Chinatown for 12 months, through April 30, 2025.

7. Request authorization to extend the Tentative Designation status of the Tenants' Development Corporation for the development of a community center, including office space for its headquarters, on Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56, located at 151 Lenox Street in Roxbury, for 3 months until July 31, 2024.
8. Request authorization to extend the Tentative Designation status of Civico Development, LLC and DREAM Collaborative, LLC for the lease and redevelopment of 555-559 Columbia Road in the Upham's Corner area of Dorchester for 12 months until April 30, 2025, to create affordable housing and a branch library for the Boston Public Library; and enter into lease negotiations with the Redeveloper to facilitate the long-term lease and Redevelopment of the site.
9. Request authorization to (1) award Tentative Designation to Related Beal and DREAM Development for the redevelopment of 17 parcels known as the Boston Water and Sewer Commission Parking Lots in the Nubian Square area of Roxbury, for 12 months until April 30, 2025; and (2) execute a Memorandum of Understanding between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, City of Boston, and the Boston Water and Sewer Commission for the transference of 6 parcels owned by Boston Water and Sewer Commission.
10. Request authorization to extend the Tentative Designation status of NUBA LLC as Developer of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Nubian Square area of Roxbury, for six (6) months to October 31, 2024.
11. Request authorization to extend the Tentative Designation of Madison Trinity 2085 Development, LLC as the Redeveloper of 2085 Washington Street, Parcel B, a portion of Parcel 10 in the Roxbury Strategic Master Plan, for 6 months until October 31, 2024.

12. Request authorization to (1) establish a "Demonstration Project" pursuant to General Laws Chapter 121B, Section 46(f); and (2) adopt a Demonstration Project Plan for the acquisition of the building and parcel located at 290 N Beacon Street in Allston-Brighton consisting of approximately 47,607 square feet of land for redevelopment; and (3) acquire by quitclaim deed the Property for nominal consideration from IQHQ; and (4) execute a Purchase and Sale Agreement with IQHQ REIT; and to take all related actions.

### **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS**

13. Request authorization to execute a contract with Gehl Studio, Inc for consultant services supporting preparation of the "Boston's Framework for Greening while Growing" project for a term of up to 18 months, and in an amount not to exceed \$599,660.
14. Request authorization to execute a contract amendment to the Harvard Enterprise Research Campus District and Greenway Plan for consultant services with Claire Weisz Architects LLP d/b/a W X Y Architecture & Urban Design to increase the contract by \$13,600, for a new total contract amount of \$363,600.
15. Request authorization to execute a contract with Kittelson & Associates for Squares + Streets Transportation Planning Support for a term not to exceed 18 months, with the option to extend the contract for one year, and a total contract amount not to exceed \$599,987.

### **URBAN RENEWAL**

16. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan, Project No. MASS. R-24, located at 7-9 Westminster Terrace, to create Parcels L-49 and L-50, and clarify its land uses.

17. Request authorization to issue a Certificate of Completion for the successful completion of the renovation of Parcel R-31A-3 in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 40 Warren Street in Charlestown, pursuant to a Second Amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and RECP V 40 Warren Owner, LLC, dated June 27, 2019.

### **PLANNING AND ZONING**

18. Request authorization to petition the Zoning Commission to (1) adopt text amendments to Article 60 and Article 80; and (2) adopt associated map amendments to zoning maps 8A/B/C, to establish new Squares + Streets zoning districts in Mattapan that are regulated by the new Article 26 and associated "Base Code" articles, clarify the applicability of Article 80 Small and Large Project Review in Squares + Streets Districts, and remove the community commercial subdistricts, Gateway Development Area Overlay Districts, and Residential Development Incentives to reflect where Squares + Streets zoning will replace existing Article 60 subdistricts.

### **CERTIFICATE OF COMPLETION**

19. Request authorization to issue a Certificate of Completion for the successful completion of construction of the Boston University Data Sciences Center located at 665 Commonwealth Ave in the Fenway, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and Trustees of Boston University, dated January 17, 2020.

20. Request authorization to issue a Certificate of Completion for the successful completion of the Parcel 25 Phase 2 Project located at 1 Halleck Street, pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and P25 Phase 2 LLC, dated April 24, 2020.

21. Request authorization to issue a Certificate of Completion for the successful completion of the 130 Chestnut Hill Avenue Project, also known as the J.J. Carroll Redevelopment, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and 2LIFE JJ CARROLL LLC, dated July 24, 2021.

## **ARTICLE 80 DEVELOPMENT/IDP**

### **NOT OPEN TO PUBLIC TESTIMONY**

#### Dorchester

22. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 90 residential rental units, including 15 IDP units, approximately 8,400 square feet of commercial space, 57 car parking spaces, and 122 bicycle storage spaces, located at 115-121 Boston Street; and to take all related actions.

23. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of a mixed-use development consisting of 3,265 gross square feet of ground floor retail, 48 residential rental units, including 6 IDP units; 9 car parking spaces and 52 bicycle parking spaces, located at 749-759 Dudley Street and 2 Virginia Street; and to take all related actions.

24. 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 fully affordable residential homeownership units and 4 car parking spaces, located at 2 Hillsboro Street; and (2) execute and deliver a Community Benefits Agreement; and to take all related actions.

#### Downtown

25. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed renovation and construction of 95 residential rental units, including 19 IDP units, located at 85 Devonshire Street in the Downtown & Wharf District Neighborhood; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; and (3) authorize the Director to execute a Quitclaim Deed to take a real property interest in the 85 Devonshire Street property; and (4) enter into a Pilot Agreement for the Proposed Project; and to take all related actions.

#### Jamaica Plain

26. Request authorization for the approval of the Agreement for Affordable Housing Contribution between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and 3305-3309 WASHINGTON LLC in lieu of the creation of a single unit of income restricted housing.

#### South Boston

27. Request authorization to: (1) issue a Determination waiving further review pursuant to Article 80A-6 of the Zoning Code, for the Notice of Project Change for the 267 Old Colony Avenue project filed with the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency on February 21, 2024, to convert 55 residential rental units to 55 homeownership units; and (2) execute an Affordable Housing Agreement to

replace and superseded the Affordable Rental Housing Agreement and Restriction executed on September 9, 2022 by and between the Boston Planning & Development Agency and 267 Old Colony, LLC; and to take all related actions.

### South End

28. Request authorization to (1) approve a Project Alteration pursuant to Code 80A-6 of the Zoning Code for the conversion of 5 IDP rental units located at 575 Albany Street to homeownership units; and (2) execute an Affordable Housing Agreement for a combination of on-site units and contribution to the IDP Fund; and to take all related actions.

## **PUBLIC HEARINGS**

### **OPEN TO PUBLIC TESTIMONY**

29. 5:30 p.m. – Request authorization to (1) approve the proposed CORE on the DOT Phase 1b, 505 Dorchester Avenue, 65 Ellery Street, and 75 Ellery Street Plan in South Boston and within Planned Development Area No. 144, by On the Dot LLC pursuant to Section 3-1A and Section 80C of the Zoning Code; and (2) petition the Zoning Commission for approval of the Development Plan pursuant to Section 3-1A and Section 80C of the Code; and (3) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4 of the Code for CORE on the DOT Phase 1b, 505 Dorchester Avenue, 65 Ellery Street, and 75 Ellery Street filed by CORE on the DOT LLC; and (4) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project or components thereof pursuant to Section 80C-8; and (5) approve the project as a Development Impact Project; and to take all related actions.



30.5:40 p.m. – Request authorization to (1) issue a Director’s Determination, pursuant to Section 80A-6 of the Code in connection with the Notice of Project Change filed by Stanhope Hotel Holdings LLC on December 27, 2023, for the Stanhope Hotel project; and (2) issue a Scoping Determination waiving further review pursuant to Section 80B-5.3 of the Code in connection with the NPC for the Project; and (3) issue a Certification of Compliance for the Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and (4) approve the 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**

31. Request authorization for the disbursement of \$125,000 to the University of Massachusetts Boston’s Department of Urban Planning in support of the 2024 Summer Program Expanding Boston’s Pipeline for Youth of Color in Urban Planning.

32. Personnel

33. Contractual

34. Director’s Update

Very truly yours  
Teresa Polhemus, Secretary