

May 14, 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, May 16, 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 MAY 16, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the April 11, 2024, Board Meeting.

2. Request authorization to schedule a Public Hearing on June 13, 2024, at 5:30 PM, or at a date and time to be determined by the Director, to consider the proposed 1st Amendment to the Development Plan for Planned Development Area No. 136, the Fenway Corners Project (West) in the Fenway; and to consider the proposed changes within the Notice of Project Change to the previously approved Fenway Corners project as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into a License Agreement with Northeastern University for the use of land identified as Parcel No. 0902704030, also known as Ruggles Plaza in Roxbury, permitting Northeastern University-sponsored activities and events to take place between June 1, 2024, and November 30, 2024.
4. Request authorization to enter into a License Agreement with Now And There, Inc. for the use of a 20 foot by 10 foot space adjacent to Drydock #2 in the Charlestown Navy Yard to install and display a temporary art project between June 4, 2024, and November 17, 2024.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

5. Request authorization to extend the Final Designation status of Habitat for Humanity Greater Boston, Inc. as Developer of 104 Walter Street in Roslindale, for 3 months, through August 31, 2024.
6. Request authorization to award Tentative Designation status to the Garrison Trotter Neighborhood Association, Inc. for the sale and redevelopment of a portion of Parcel S-12 in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in Roxbury, also known as 16-20 Townsend Street, for a period of 12 months, through May 31, 2025.

7. Request authorization to award Tentative Designation status to the Garrison Trotter Neighborhood Association, Inc. for the sale and redevelopment of a portion of Parcel S-12 in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in Roxbury, also known as 48 Townsend Street, for 12 months, through May 31, 2025.
8. Request authorization to award Tentative Designation status to the Garrison Trotter Neighborhood Association for the sale and redevelopment of Parcels S-20 and S-21 in the Washington Park Urban Renewal Area, Project No. Mass. R-24, in Roxbury for 12 months, through May 31, 2025.
9. Request authorization to (1) award Final Designation status to Mohamad Yamin pursuant to the Abutters Parcel Program, for the sale of Parcel 3-GC in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, also known as 21 Morley Street in Roxbury; and (2) grant authorization to execute and deliver a Deed and enter into a Land Disposition Agreement with the Grantee for the property.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to execute a second 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 amount by \$90,900 for a new total contract amount of \$454,500 and extend the term of contract by 6 months through December 2, 2024.
11. Request authorization to issue an Invitation for Bids for cleaning and maintenance of the China Trade Center located at 2 Boylston Street, for a term of 1 year, with 2 one-year options to extend the term, and in an amount not to exceed \$275,000 annually.

PLANNING AND ZONING

12. Request authorization to petition the Zoning Commission to (1) adopt text amendments to Article 25; and (2) adopt FEMA's new Flood Insurance Rate Maps in order for Boston to maintain its designation as a National Flood Insurance Program Community and bring Article 25 in compliance with Federal Flood Regulations.
13. Report on Zoning Board of Appeal recommendations between January 9, 2024, and March 26, 2024.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Brighton

14. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed addition of 16 assisted living residential units, including 2 IDP units, interior renovation and landscaping updates; and (2) execute and deliver an Affordable Rental Housing Agreement and Restriction for the property located at 50 Sutherland Road; and to take all related actions.

Dorchester

15. Request authorization to execute and deliver an Affordable Housing Agreement for the creation of 1 IDP homeownership unit in connection with the proposed development located at 115 Adams Street; and to take all related actions.

East Boston

16. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the creation of 1 IDP rental unit located at 119 Addison Street; and to take all related actions.

Longwood – Medical

17. Request authorization to (1) waive further review of the Institutional Master Plan Notification Form for the Renewal of the Dana-Farber Cancer Institute Institutional Master Plan (“IMPNF”), dated April 5, 2024, and approve the renewal of Dana-Farber Cancer Institute Institutional Master Plan pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Zoning Code; and (2) authorize the Director to issue an Adequacy Determination approving the IMPNF pursuant to Section 80D-5.4 of the Code; and to take all related actions.

Roxbury

18. Request authorization to (1) issue a Certification of Approval pursuant to Article 80B, Large Project Review of the Zoning Code, for the Notice of Project Change in connection with the proposed development located at 1767-1769 Washington Street and 631 Massachusetts Avenue, also known as the Alexandra Hotel; and (2) enter into a Cooperation Agreement; and to take all related actions.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

19. 5:40 p.m. – Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 154, 180 Western Avenue in Allston and companion Zoning Map Amendment pursuant to Sections 3-1A and 80C of the Zoning Code; and (2) issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B of the Zoning Code in connection with the Draft Project Impact Report filed by Stonehearth Property LLC on May 25, 2023; and to take all related actions.

20.5:50 p.m. – Request authorization to (1) approve the 7th Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres in Fort Point; and (2) approve the Development Plan for the 232 A Street Project within Planned Development Area No. 69 pursuant to Article 80C of the Zoning Code; and (3) approve the 232 A Street Project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

21. Request (a) approval of the Fiscal Year 2025 Operating Budget of the Boston Redevelopment Authority (the “BRA”) in the expense amount of \$20,901,133 and approval for Fiscal Year 2025 Capital expenditures amount of \$6,350,000, as well as the forgiveness of interagency debt between the BRA and the Economic and Industrial Corporation of Boston (the “EDIC”, and together with the BRA, doing business as the Boston Planning & Development Agency or “BPDA”), (b) authorization to effect the transfer of staff to the City of Boston and to enter into a memorandum of understanding with the City of Boston with respect to the same, (c) authorization for the transfer of funds between the BRA and the EDIC and to enter into a memorandum of agreement with respect to the same, and (d) authorization to transfer funds to the City of Boston to reimburse the City for the costs of staff and services transferred to the City and to enter into a memorandum of agreement with respect to such transfer.

22. Request authorization to (1) submit applications to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities HousingWorks Infrastructure Program in support of various development projects in the City of Boston; and (2) enter into Grant Agreements with development proponents for the use of funds from the MassWorks and HousingWorks Infrastructure Programs.

23. Request authorization to enter into a Grant Agreement with the Boston Local Development Corporation for the issuance of \$250,000 from the Boston Planning & Development Agency's share of Neighborhood Development Funds to provide a grant to Roundhead Brewing LLC for the acquisition of One Westinghouse Plaza #10 in Hyde Park.
24. Request authorization to establish an Acquisition Fund to provide a targeted source of capital for the acquisition of real estate in the City of Boston to support resilience, affordability, and equity goals.
25. Personnel
26. Contractual
27. Director's Update

Very truly yours
Teresa Polhemus, Secretary