



RECEIVED

By City Clerk at 2:52 pm, Dec 10, 2024

December 10, 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, December 12, 2024, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and 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 DECEMBER 12, 2024, AT 3:30 P.M.**

MINUTES/SCHEDULING

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

2. Request authorization to schedule a Public Hearing on January 16, 2025 at 5:30 p.m., or at a time and date deemed appropriate by the Director, to consider the Institutional Master Plan Notification Form for the proposed First Amendment to the Suffolk University 2020 Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on January 16, 2025 at 5:40 p.m., or at a time and date deemed appropriate by the Director, to consider the Notice of Project Change for the 2 Harbor Building 2, South Boston Innovation Campus Project, and to consider the Project as a Development Impact Project.

PLANNING / ZONING / DESIGN

4. Request authorization to adopt the Design Vision to guide the BPDA and the community on future design strategies and recommendations intended to inform how the built environment is shaped to uplift identity and elevate quality design.
5. Request authorization to adopt the Accessory Dwelling Units Guidebook to guide future development of ADUs and offering a vision to address housing needs by providing neighborhood-scale, incremental housing options in Boston citywide.
6. Request authorization to petition the Zoning Commission to adopt text amendments for Article 26, Article 8, and Article 2, Article 24, Article 53 and Article 80 to make minor formatting and land use regulation updates to the Squares + Streets Districts.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

7. Request authorization to execute a License Agreement with the City of Boston's Public Facilities Department for the use of a tunnel adjacent to 45 School Street to perform construction activities for a period of 24 months.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

8. Request authorization to extend the Tentative Designation Status of Drexel Village LLC as Developer of 8 parcels of vacant land, also known as the Crescent Parcel in the Nubian Square area of Roxbury, South End Urban Renewal Area, for a period of 6 months through June 30, 2025.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to amend the Contract with M. Neves Inc. for Citywide Site Maintenance Services in the amount of \$37,500, for a new total contract amount not to exceed \$187,500 for the current contract term.
10. Request authorization to execute a contract with BTT Marine Construction Company LLC in an amount of \$2,876,700 for Timber Boardwalk Reconstruction at Shipyard Park in the Charlestown Navy Yard, and to execute any change orders that may be required to complete the work as deemed necessary by the Director, for a total contract amount not to exceed \$3,164,370.
11. Request authorization to execute an engineering design services contract with Foth Infrastructure & Environment, LLC in the amount of \$549,665 for the Long Wharf North-facing Seawall Rehabilitation project in the Central Wharf District, and to further execute any change orders that may be required to complete the work as deemed necessary by the Director, for a total contract amount not to exceed \$632,114.75.

12. Request authorization to issue a Request for Qualifications for “House Doctor” architectural and engineering services on an as-needed basis for BRA-owned properties.
13. Request authorization to issue an Invitation for Bids for Landscaping and Maintenance services at BRA-owned properties in the Downtown Waterfront.

URBAN RENEWAL

14. Request authorization to issue a Certification of Completion for the successful completion of Parcel R-3A-2, Project No. Mass. R-92, located at 900 Washington Street in the South Cove Urban Renewal Area, also known as the Josiah Quincy Upper School, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and the City of Boston, acting by and through its Public Facilities Commission, dated June 21, 2019.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Allston

15. 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 25 residential rental units, including 4 IDP units, and 30 bicycle parking spaces located at 23-25 North Beacon Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefits Agreement; and to take all related actions.

East Boston

16. 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 20 residential homeownership units, 10 car parking spaces and 22 bicycle parking spaces located at 99-105 Addison Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Hyde Park

17. 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 54 residential rental units, including 7 IDP units, 21 car parking spaces, and 50 bicycle parking spaces, located at 1305 Hyde Park Avenue; (2) enter into an Affordable Rental Housing and Restriction Agreement and (3) enter into a Community Benefits Agreement; and to take all related actions.
18. Request authorization to (1) Issue a Scoping Determination waving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 115 residential rental units, including 20 IDP units, approximately 1,500 square feet of retail space, and 69 car parking spaces located at 1690-1700 Hyde Park Avenue; and (2) enter into an Affordable Rental Housing and Restriction Agreement; and (3) enter into a Cooperation Agreement; and to take all related actions.

Leather District

19. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed conversion of 21,535 gross square feet of office space to life science space, and the addition of rooftop mechanical equipment located at 60 South Street also known as 2 Financial Center; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Roxbury

20. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, in connection with the Notice of Project Change submitted by Madison Park Development Corporation on October 21, 2024, for the proposed construction of 35 income-restricted homeownership units and approximately 2,600 square feet of retail space located at 40-50 Warren Street; and to take all related actions.

South Boston

21. 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 12 residential rental units, including 2 IDP units, approximately 4,000 square feet of commercial space, 6 car parking spaces and 12 bicycle parking spaces, located at 736-742 East Broadway; and (2) execute an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefit Agreement; and to take all related actions.

South End

22. 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 a 3-story Animal Adoption Center and Veterinary Clinic and 25 car parking spaces located at 10 Chandler Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY

23.5:30 – Public Hearing to (1) consider the Notice of Project Change and issue a determination for the property located at 246-248 Dorchester Avenue in South Boston, for the proposed construction of 169 extended-stay hotel rooms, ground-level lobby and commercial spaces, and 31 car parking spaces; and (2) enter into a Cooperation Agreement; and (3) consider the proposed project as a Development Impact Project; and to take all related actions.

24.5:40 - Public Hearing to (1) consider the 8th Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres, and the Development Plan for 259-269 Summer Street within the Planned Development Area No. 69, South Boston/The 100 Acres in the Fort Point neighborhood; and (2) issue a Scoping Determination waiving further review pursuant to Section 80 Section 90B of the Zoning Code for the proposed construction of 77 residential rental units, including 15 IDP units, approximately 7,620 square feet of commercial space, and 40 bicycle parking spaces; and (3) enter into an Affordable Rental Housing Agreement and Restriction; and (4) adopt a Demonstration Project Plan; and (5) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and (6) enter into a Pilot Agreement for the Proposed Project; and to take all related actions.

ADMINISTRATION AND FINANCE

25. Contractual

26. Director's Update

Very truly yours,
Teresa Polhemus, Secretary