

June 8, 2021

Ms. Maureen Feeney, City Clerk
City Hall, Room 601
Boston, MA 02201

RECEIVED
By 075888 at 3:02 pm, Jun 08, 2021

Dear Madam:

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 10, 2021 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 JUNE 10, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the May 15, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on July 15, 2021 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Parcels O and P Project located at 1 Au Bon Pain Way and 3 Anchor Way as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on July 15, 2021 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the First Amendment to the Development Plan for Planned Development Area No. 106, 1000 Washington Street and 321 Harrison Avenue in the South End neighborhood.

4. Request authorization to schedule a Public Hearing on July 15, 2021 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 129, Jan Karski Way Extension, 15 Enterprise Street/173 Boston Street/Boston Street in Dorchester.

PLANNING AND ZONING

5. Board of Appeal

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

6. Request authorization to advertise and issue a Request for Proposals for the disposition of the vacant BPDA-owned land on Parcel R-1 in the South Cove Urban Renewal Area, Project No. Mass. R-92 located at 0, 50, 52, 54, 56 and 58 Tyler Street, 0, 0, 0, 0, 0, 55 and 57 Hudson Street and 0 Holland Place, in Chinatown.
7. Request authorization to advertise and issue a Request for Proposals to contract with a consultant to assist in the preparation of a planning study for PLAN: Charlestown.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

8. Request authorization to amend the consultant service contract with ASK+ DBA Ask Design/Build, Inc. to extend the contract term and to amend the Memorandum of Agreement with MassDOT or its Agent and the Greenway Conservancy for the Central Artery/Tunnel Project Parcel 2 Park Design & Construction Process changing the contribution schedule in an amount not to exceed \$51,000.00

9. Request authorization to execute a Memorandum of Agreement with A Better City, Inc. for a Neighborhood Connector Route Plan for Allston-Brighton for the disbursement of \$75,000.00.
10. Request authorization to enter into License Agreements with Approved Applicants for the temporary use of vacant land located at a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street and 2148 Washington Street for Arts, Culture and Economic events on the Blair Lot for Summer and Fall 2021.
11. Request authorization to amend the License Agreement with the Boston Public Schools for the temporary use of vacant land located at a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street and 2148 Washington Street for school department personnel vehicle parking.
12. Request further authorization to enter into rent deferment agreements with tenants severely impacted by COVID-19.
13. Request authorization to execute a Memorandum of Agreement with the City of Boston's Office of Economic Development for the disbursement of \$20,000.00 for the BPDA Research Department's efforts to build and maintain a citywide business database.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

14. Request authorization to extend the Tentative Designation status of Tenants' Development Corporation, as Redeveloper 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.

15. Request authorization to extend the Tentative Designation status of 288 Tremont Street Partners LLC, as Redeveloper for the long-term lease and redevelopment of Parcel P-12C, located at 290 Tremont Street in the South Cove Urban Renewal Area, Project No. Mass. R-92, in the Midtown Cultural/Chinatown area.
16. Request authorization to extend the Final Designation status of Catalyst Ventures/Solidarity Enterprises, LLC, as the Redeveloper of Parcel L43B in the Washington Park Urban Renewal Area, Project No. Mass. R- 24 located at 41 Regent Street.

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

South Boston

17. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) Large Project Review of the Boston Zoning Code for the construction of a mixed-use building consisting of general office and product development or prototype manufacturing uses space, excluding basic laboratory use, 2,900 square feet of ground floor restaurant/retail space and 25 below-grade parking spaces located at 80-110 West Broadway; and to take all related actions.

Allston

18. Request authorization to issue a Determination waiving further review approving the Notice of Project Change pursuant to Section 80A-6.2 of the Zoning Code for a two-phased construction project and a revised mitigation schedule for the Allston Square Project located at 1, 10 & 16 Highgate Street, 4-8 Franklin Street, 8-12 Wilton Street and 20 Braintree Street; and to take all related actions.

Bay Village

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation and addition of an 18-unit residential condominium homeownership development, including 21 on-site garaged parking spaces located at 25 Isabella Street; to recommend approval to the Board of Appeal for zoning relief necessary; and to take all related actions.

Roslindale

20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for actions for the construction of a mixed-use building consisting of 31 residential rental units, 13 income restricted units, 6,800 square feet of ground-floor retail and community theater space, and 38 bicycle storage spaces located at 4198 – 4206 Washington Street; and to take all related actions.
21. Request authorization to a Certification of Approval in accordance with Article 80E-6, Small Project Review in connection with the previously approved the 43 Lochdale Road project changing the 38 residential rental unit to 38 homeownership units, including 6 IDP units; to execute an Affordable Housing Agreement; and to take all related actions.

Charlestown

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the demolition and construction of 9 residential condominium units, including 9 off street parking, 9 bicycle spaces, 1,910 square feet of ground floor retail space and residential amenity spaces located at 1-2 Thompson Square; and to take all related actions.

URBAN RENEWAL

Kittredge Square

23. Request authorization to convey Parcel R-1a in the Kittredge Square Urban Renewal Area Project No. Mass. R-167, located at 0 and 115 Cedar Street in Roxbury to Edward L. Cooper Gardening and Educational Center, Inc. as the Redeveloper, for permanent public open and community garden space as part of the E.L. Cooper Community Garden.

Brunswick King

24. Request authorization to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and the Deed with Laura Green, for the Improvements on Parcel RA-1 located at 134 Devon Street in the Brunswick-King Urban Renewal Area, Project No. Mass. R-168.

PUBLIC HEARINGS - OPEN TO PUBLIC TESTIMONY

25. 5:40 p.m.: Request authorization to approve the Third Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59, in connection with the 771 Harrison Avenue (a.k.a. the Cosmopolitan) project located in the South End; to petition the Zoning Commission for approval of the Third Development Plan Amendment pursuant to Section 80C of the Zoning Code; to issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the Code in connection with the Third Development Plan Amendment by changing the 51 residential rental units into condominium units, as a result all 63 residential units will become condominium units, including 6 income restricted units; and to take all related actions.

26. 5:50 p.m.: Request authorization to approve an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the Brigham and Women's Faulkner Hospital 2021 Institutional Master Plan; to petition the Zoning Commission for approval of the Proposed IMP; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code, approving the Draft Project Impact Report, dated March 19, 2021, in connection with the Inpatient Addition consisting of 78 new beds, the East Garage Addition consisting of 171 new parking spaces, and the Replacement West Garage for the demolition of the existing garage and the new construction 952 space parking garage, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BPDA design review; to approve the Inpatient Addition, the East Garage Addition, and the Replacement West Garage Project as Development Impact Projects within the meaning of Section 80B-7 of the Code; and to take all related actions.

ADMINISTRATION AND FINANCE

27. Request authorization to approve the Boston Redevelopment Authority FY22 Budget.
28. Request authorization to submit applications to the Commonwealth's Executive Office of Housing & Economic Development under the Community One Stop for Growth Program for the MassWorks Infrastructure Program and other funding sources in support of various projects; to enter into Grant Agreements for said projects; and to take all related actions.
29. Request authorization to enter into a Grant Agreement with the City of Boston Mayor's Office of Arts and Culture to meet the goals of Plan: Nubian Square and the Roxbury District Cultural District, in an amount not to exceed \$50,000.00; and to take all related actions.
30. Personnel
31. Contractual

32. Director's Update

Very truly yours,
Teresa Polhemus, Secretary