



RECEIVED

By City Clerk at 4:56 pm, Mar 09, 2022

REVISED

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March 9, 2022

Mr. Alex Geourntas, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Sir:

REVISED

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, March 10, 2022 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 MARCH 10, 2022 AT 3:30 P.M.**

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1. Request authorization for the approval of the Minutes of the February 10, 2022 Meeting.

PLANNING AND ZONING

2. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to amend the License Agreement with the New England Aquarium Corporation for the use of BPDA-owned property located at East India Row for Food Vendor Kiosk Program from April 1, 2022 through March 31, 2023; and to include permission to extend the term annually through the 2025 season.

4. Request authorization to amend the existing license agreement with Cap Long Wharf, LLC for the use of approximately 15,000 square feet of land adjacent to the Chart House Restaurant on Long Wharf for monthly, customer, and visitor parking.
5. Request authorization to enter into License Agreements with The American City Coalition, Black Market and King Boston for the temporary use of three vacant lots owned by the BRA, commonly known as the Blair Lot, located at a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street and 2148 Washington Street for a series of Arts, Culture and Economic events from April 1, 2022 through June 30, 2022
6. Request authorization to enter into a License Agreement with Michael Alfano Gallery LLC for the installation and removal of the "Of Many Minds" Sculpture art exhibit in the Charlestown Navy Yard from June 1, 2022 through December 18, 2023.
7. Request authorization to enter into a license agreement with The Anthem Group, Inc. for the use of Shipyard Park within the Charlestown Navy Yard for activation purposes; and to enter into an interim license agreement with The Anthem Group, Inc. for the intermediate use of Shipyard Park within the Charlestown Navy Yard for activation purposes.
8. Request authorization to adopt an Amended and Restated 555 Columbia Road Demonstration Project Plan to reflect that the development of the 555 Columbia Road and 559 Columbia Road site will not include securing an operator for the Strand Theater; and to advertise and issue a Request for Proposals for the redevelopment of 555-559 Columbia Road.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

9. Request authorization to advertise and issue an Invitation for Bids for cleaning and maintenance of the China Trade Center located at 2 Boylston Street in the South Cove Urban Renewal Area.

10. Request authorization to enter into contracts with Greystone & Co., Inc. d/b/a Greystone Management Solutions; Stantec Consulting Services Inc. and HR&A Advisors, Inc. for Real Estate Strategy Consultant Services in an amount not to exceed \$150,000.00 per contract per year, each such awarded contract not to exceed one year, with the BRA holding two one year options that may be exercised at the sole discretion of the BRA.

CERTIFICATE OF COMPLETION

11. Request authorization to issue a Certificate of Completion, in connection with the Cooperation Agreement, for the Boston University Henry M. Goldman School of Dental Medicine Addition and Renovation Project located at 635 Albany Street.
12. Request authorization to issue a Partial Certificate of Completion in connection with the Cooperation Agreement, for Phase 1B of the Indigo Block Redevelopment at 67 East Cottage Street in Dorchester.

URBAN RENEWAL

13. Request authorization to allow the Boston Redevelopment Authority to consider the adoption of a future Minor Modification for the extension of nine of the fourteen remaining Urban Renewal Plans for eight months or until December 31, 2022.

Charlestown

14. Request authorization to issue a Certificate of Completion in accordance with the Land Disposition Agreement, for the 16–18 Chappie Street project on Parcel R-19B in the Charlestown Urban Renewal Area.

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

Dorchester

15. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of proposed the 75,000 square foot Dorchester Fieldhouse project consisting of an outdoor café; retail space and 45 off street parking spaces located at 315 Mount Vernon Street; and to take all related actions.

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 mixed-use project consisting of 20 homeownership units, including 3 IDP units, 989 square feet of ground floor commercial space and 1,635 square feet of ground floor office located at 1154-1156 Dorchester Avenue; to petition the Board of Appeal for approval of the necessary zoning relief; and to take all related actions.

South Boston

17. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Code in connection with the Notice of Project for the 87-93 West Broadway NPC project change of ownership and reduction in the number of overall parking spaces from 88 to 72 spaces including two accessible spaces and total square footage of building is 19,723 square feet; to execute a deed for taking areas with the new owners; and to take all related actions.

South End

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 a mixed-used project consisting of 33 condominium units, including 4 IDP units, 3,963 square feet of commercial retail space and 34 bicycle parking spaces located at 1395 Washington Street; to petition the Board of Appeal for approval of the necessary zoning relief; and to take all related actions.

Allston

19. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of 111 residential rental units, including 22 IDP units, 58 parking spaces, 111 bicycle parking spaces, artist workspace and approximately 9,500 square feet of usable open space located at 90 Braintree Street; and to take all related actions.

Mission Hill

20. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Code in connection with the Notice of Project for the New Sweeney Field Project at Wentworth Institute of Technology to include a 7,500 square foot increase in below-grade locker rooms and athletic support areas and exterior rehabilitation to the Brewery Building, located at 600 Parker Street; and to take all related actions.

North End

21. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the construction for the North End Cross Street Boutique Hotel consisting of 134 rooms, two ground floor restaurants and a seasonal rooftop dining terrace located at Cross Street; and to take all related actions.

PUBLIC HEARINGS – OPEN TO PUBLIC TESTIMONY

22. 5:30 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 133, 355 Bennington Street, East Boston, pursuant to Section 80C of the Boston Zoning Code; to petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment; to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of 170 residential rental units, 6,985 square feet of ground floor retail space, 81 structured parking spaces, 170 residential bicycle storage spaces and 34 visitor short-term bicycle spaces; and to take all related actions.
23. 5:40 p.m.: Request authorization to approve the Northeastern University 2013-2023 Institutional Master Plan Amendment to increase the number of beds within the International Village residence hall from 1,200 to approximately 1,900, and at the East Village residence hall from 723 to approximately 930 beds; to petition the Boston Zoning Commission for approval of the Fourth IMP Amendment; and to take all related actions.
24. 5:50 p.m.: Request authorization to approve the Herb Chambers Companies – Honda of Boston Dealership project located in Dorchester as a Development Impact Project; issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B-5.3(d) of the Code for the construction of the 112,600 square feet Herb Chambers Companies – Honda of Boston Dealership with 222 in building parking spaces and 171 surface spaces located at 710-720 Morrissey Boulevard; and to take all related actions.

25. 6:00 p.m.: Request authorization to approve the First Amendment to the Amended and Restated Development Plan for Planned Development Area No. 1, Stuart Street, Boston, solely for the reduction in the number of loading bays from a minimum of 5 loading bays to a maximum of 4 loading bays; to petition the Zoning Commission for approval of the First Amendment, pursuant to Sections 3-1A.a and Section 80C of the Boston 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 Notice of Project Change to the 380 Stuart Street Project; and to take all related actions.

ADMINISTRATION AND FINANCE

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

Very truly yours,
Teresa Polhemus, Secretary