

October 13, 2020

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

**RECEIVED**

***By City Clerk at 2:45 pm, Oct 13, 2020***

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, October 15, 2020 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 1962) and livestreamed on [boston.gov](http://boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR OCTOBER 15, 2020 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the September 10, 2020 Meeting and September 24, 2020 Meeting.
2. Request authorization to schedule a Public Hearing on November 12, 2020 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Simmons University 2020 Institutional Master Plan and to consider the Living and Learning Center Project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on November 12, 2020 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Sixth Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan.
4. Request authorization to schedule a Public Hearing on November 12, 2020 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the Application of Trinity Orient Heights Phase Three Limited Partnership for Authorization and Approval of a Project Under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, each as amended.

## **PLANNING AND ZONING**

5. Board of Appeal
6. Request authorization to amend the *Smart Utilities Policy for Article 80 Development Review* and incorporate such amendments in to the BPDA's Development Review Guidelines.

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

7. Request authorization to execute a Grant Agreement with the Boys and Girls Club of Boston, Inc. for public art installation at the Mattapan Teen Center; to advertise and issue a Call for Artists to install three to four additional wall murals in Mattapan; and to execute License Agreements with the land owners for the additional wall murals.
8. Request authorization to execute rent deferment agreements with BRA tenants impacted by COVID-19.

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

9. Request authorization to advertise and issue a Request for Proposals for an Environmental Assessment for the Resilient Fort Point Channel Infrastructure Project.
10. Request authorization to advertise and issue an Invitation for Bids, pursuant to M.G.L. c.149 from qualified general construction contractors for basement waterproofing and related repairs at the China Trade Building located at 2 Boylston Street, Boston.
11. Request authorization to advertise and issue an Invitation for Bids, pursuant to M.G.L. c. 30B, for snow clearance on BRA-owned properties citywide.
12. Request authorization to accept a grant in the amount of \$300,000.00 from the Massachusetts Office of Coastal Zone Management and to advertise and issue a Request for Proposals for the development of resilience design options for East Boston's waterfront.
13. Request authorization to adopt Designer Selection Procedures pursuant to M.G.L. c. 7C.

## **TENTATIVE/FINAL DESIGNATION/EXTENSION**

14. Request authorization to extend the Tentative Designation of Madison Tropical LLC as the Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel 10B; and, to authorize the extension of the temporary license agreement for Tropical Food International's continued use of Parcel 10B for parking.
15. Request authorization to award Final Designation status to Mills Street Cooperative, Inc. for the sale of 15 Millis Street in Roxbury.

## **CERTIFICATE OF COMPLETION**

16. Request authorization to issue a Certificate of Completion for The Residential Project at 125 Guest Street, within Boston Landing Planned Development Area No. 87, located in the Brighton neighborhood of Boston, in accordance with Section D.2 of the of the Second Amended and Restated Cooperation Agreement for Boston Landing.

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

### South Boston

17. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 16 compact living homeownership units, including 2 IDP units, 1,839 of square feet of commercial retail space, 11 parking spaces and bicycle storage located at 472 West Broadway; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.

### Brighton

18. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 34 residential rental units, including 4 IDP units, 33 off street parking spaces and 33 bicycle storage located at 249 Corey Street; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.

## Dorchester

19. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 19 affordable residential rental units, 8 off street parking spaces and 26 bicycle storage spaces located at 151 Spencer Street; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.
20. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 21 affordable residential rental units, 2,960 square feet of two retail spaces, 9 off street parking spaces and 21 bicycle storage spaces located at 270 Talbot Avenue; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.
21. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 23 affordable residential rental units, a 750 square foot community room, 12 off street parking spaces and 31 bicycle storage spaces located at 5-29 New England Avenue; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.

## Mattapan

22. Request authorization to ratify and confirm the October 17, 2019 Board action to execute an Affordable Rental Housing Agreement and Restriction that requires the creation of five on-site IDP units and an IDP contribution of \$14,000.00 to the IDP Special Revenue Fund in connection with the Wellington at 1301 Project located at 1297-1305 Blue Hill Avenue.

## East Boston

23. Request authorization to terminate the existing Affordable Rental Housing Agreement and Restriction; to enter into an Affordable Housing Agreement for the 5 IDP units located at 11-19 Walley Street project; and, to take all related actions.

## **URBAN RENEWAL**

### Downtown Waterfront Faneuil Hall

24. Request authorization to co-petition the Public Improvement Commission for the discontinuance of portions of John F. Fitzgerald Surface Road; to adopt an Order of Taking for parcels of land located at in John F. Fitzgerald Surface Road within Parcel D-7 (a/k/a Block 214, Parcels 1 & 2) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 for the 55; and, to execute a deed to BRG 55 India, LLC for said discontinuance parcels, a Land Disposition Agreement, and any/all documents necessary in connection with Parcel D-7 and/or the discontinuance of portions of John Fitzgerald Surface Road.

### Charlestown

25. Request authorization to approve the Minor Modification to the Charlestown Urban Renewal Plan to create Parcels P-16A-5, P-16B-1, P-16B-2, P-16C-1, P-16-C2 and P-16-C3 and clarify their land uses; and allow Charlestown Urban Renewal Area Parcels P-16A-5, P-16B-1, P-16B-2 and P-16C-1 to be disposed of pursuant to the Abutter Parcels Program.

## **PUBLIC HEARINGS– OPEN TO PUBLIC TESTIMONY**

26. 5:30 p.m.: Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the City of Zoning Code for the construction of a new office and life sciences/research and development building, with approximately 115,000 square feet of new and fully accessible public realm on a 1.6 acre space owned by the Massachusetts Port Authority and consisting of two parcels: Parcel A2, which is currently a 1.1-acre surface parking lot; and the Triangle Parcel, which is a 0.48-acre of isolated, undeveloped land located at 401 Congress Street project in the South Boston Waterfront neighborhood; to approve the Proposed Project as a Development Impact Project; and, to take all related actions.
27. 5:40 p.m.: Request authorization (1) to approve the Amended and Restated Master Plan for Planned Development Area No. 87, Boston Landing and conforming amendments to each associated Development Plan, incorporating all previously approved amendments to the original Master Plan; expanding on the uses permitted in areas previously designated for Retail, Restaurant and Service Uses; increasing the Floor Area, Gross, of such areas within Boston Landing as a whole from 80,000 square feet to 110,000 square feet; specifying the uses permitted in open space and courtyard areas; updating the

existing conditions survey and conceptual site plan to reflect the completion of certain Proposed Projects; and providing a mechanism for adjusting the allocation of Floor Area, Gross and parking spaces among the five Proposed Projects, provided that the maximum Floor Area, Gross and parking spaces specified in the Amended and Restated Master Plan for Boston Landing; (2) to petition the Zoning Commission for approval of the Amended and Restated Master Plan, pursuant to Sections 3-1A.a, 80C-5, 80C-6 and 80C-7 of the Code; (3) to issue a Determination waiving further review of the Notice of Project Change pursuant to Article 80, Section 80A-6.2 of the Code with the Amended and Restated Master Plan for Planned development area No. 87, Boston Landing and the four Proposed Projects within the Boston Landing Project; and (4) to take all related actions.

28. 5:50 p.m.: Request authorization to approve the Second Amended and Restated Master Plan for Planned Development Area No. 94, Bartlett Place ("Revised PDA Master Plan"), Washington Street and Bartlett Street, Roxbury; the Second Amended and Restated Phase 1 Development Plan within such Planned Development Area No. 94, and the Phase 4 Development Plan within such Planned Development Area No. 94 (together, the "associated Development Plans") ; to petition to Zoning Commission for the Revised PDA Master Plan and the associated Development Plans; to issue a Determination waiving further review pursuant to Section 80A-6 of the Code for Phase 1 of the Revised PDA Master Plan consisting of mixed-use buildings including Phase 1A will consist of 63 apartment units, 12,000 square feet of commercial and retail space be located at the corner of Bartlett Street and Washington Street; Phase 1B will be located adjacent to Phase 1A on Washington Street and Phase 4 consisting of 52 unit residential building to be located on "Lot D" within the Revised PDA Master Plan.

### **ADMINISTRATION AND FINANCE**

29. Personnel
30. Contractual
31. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary