

RECEIVED

By City Clerk at 2:33 pm, Nov 09, 2020

November 9, 2020

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

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, November 12, 2020 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 1962) and livestreamed on boston.gov.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR NOVEMBER 12, 2020 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 15, 2020 Meeting.
2. Request authorization to schedule a Public Hearing on December 17, 2020 at 5:30 p.m. p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Sixth Amendment to the Development Planned Development Area No. 37, Prudential Center and to consider the proposed project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on December 17, 2020 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 123, 20 Clinton Street- Dock Square Garage in connection with the Notice of Project Change for the 20 Clinton Street- Dock Square Garage project located in Downtown.

4. Request authorization to schedule a Public Hearing on December 17, 2020 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the 2 Harbor Street Project as a Development Impact Project.

PLANNING AND ZONING

5. Board of Appeal
6. Request authorization to petition the Boston Zoning Commission to adopt a text amendments to Article 28 - Boston Civic Design Commission of the Boston Zoning Code with respect to the Zoning Board of Appeal to increase the number of commissioners; and to take all related actions.
7. Request authorization to petition the Boston Zoning Commission to adopt a map amendment to Article 65, Dorchester Neighborhood District, with respect to the boundary of the Community Commercial (CC) zoning subdistrict for parcels of land located in an area bounded by Jan Karski Way, Enterprise Street, Boston Street, and West Bellflower Street.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

8. Request authorization to enter into a contract with SCAPE Landscape Architecture D.L.C., for the development of design and use guidelines for the Downtown Waterfront in an amount not to exceed \$200,000.00.

CERTIFICATE OF COMPLETION

9. Request authorization to issue a Certificate of Completion for the successful completion of the Hattie Kelton Apartments project, formerly known as the General Heath Square Apartments, at 61 Heath Street in Jamaica Plain.

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

Jamaica Plain

10. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 43 residential rental units, including 10 IDP units and 1 market rate compact living unit, located at 3326 Washington Street; and, to take all related actions.

Back Bay

11. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the rehabilitation of capital improvements at 70 St. Botolph Street consisting of 132 senior residential units, common spaces, management offices and 13 parking spaces; and, to take all related actions.

Roslindale

12. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 49 residential rental units, including 6 IDP units, 61 parking spaces and 49 bicycle spaces located at 375 Cummins Highway; and, to take all related actions.

Brighton

13. Request authorization to amend the Affordable Housing Agreement to update the specific unit numbers of the designated on-site Inclusionary Development Units and to require the creation of 2 additional IDP Units, in connection with the proposed development located at 159-201 Washington Street also known as St. Gabriel's; and, to take all related actions.

West Roxbury

14. Request authorization to terminate the existing Affordable Housing Agreement and enter into an Affordable Rental Housing Agreement and Restriction for the project located at 312 Spring Street.

Dorchester

15. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 25 compact market rate rental units, including 4 income restricted units, interior and exterior common spaces and 30 bicycle spaces located at 1463-1469 Dorchester Avenue; to recommend approval to the Board of Appeal for zoning relief necessary; and, to take all related actions.

Mattapan

16. Request authorization to adopt a First Amendment to the Report and Decision on the Foley Chapter 121A Project for approval of additional financing and related capital improvements to the project.

URBAN RENEWAL

Washington Park

17. Request authorization to issue a Certificate of Completion for the 1990 Columbus Avenue project, known as the Doris Bunte Apartments (formerly known as Walnut Park Project on Parcel D-A in the Washington Park Urban Renewal Area, Project No. Mass R-24), in accordance with Section 304 of the Land Disposition Agreement, by and between the BRA and the BHA, dated June 28, 1968.

PUBLIC HEARING- OPEN TO PUBLIC TESTIMONY

18. 5:30 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Boston Zoning Code to approve the Simmons University 2020 Institutional Master Plan; to petition the Boston 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 Code, approving the Draft Project Impact Report ("DPIR") dated August 14, 2020, and waiving the requirement for the filing and review of a Final Project Impact Report ("FPIR"), subject to BPDA design review for Phase 1 to renovate floors two through four of the existing Lefavour Hall and floors ground through four of the existing Main College Building to accommodate the Library and the College of Natural, Behavioral, and Health Sciences, which is currently located in the Park Science Center; and Phase 2 to demolish the existing Park Science Center to enable

the construction of a new Living and Learning Center containing of athletics facilities, a dining hall, and approximately 1,100 student housing beds and to reduce 23 parking spaces, collectively known as the Proposed Project; and, to approve the Proposed Project as a Development Impact Project.

19. 5:40 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-9.2(a) of the Boston Zoning Code approving the proposed Sixth Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan to lease and occupy 16,000 square feet of 540 Commonwealth Avenue in Kenmore Square for academic administrative uses; and, to take all related actions.
20. 5:50 p.m.: Request authorization to adopt a Report and Decision for Phase Three of the Orient Heights Redevelopment Under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, each as amended; to issue a Determination waiving further review pursuant to Section 80A-6, Large Project Review of the Zoning Code in connection with the Notice of Project Change, subject to BRA design review, to modernize the existing row house buildings along Faywood Avenue to provide a diversity of housing types; redistribution of units within one townhouse building into the midrise building, which will open up approximately 4500 square feet of open space; expansion of the community green between Vallar Road and Faywood Avenue in the foot print of the former community center building and public right of way improvement along Faywood Avenue, and, to take all related actions.
21. 6:00 p.m.: Request authorization to approve the Second Amended and Restated Master Plan for Planned Development Area No. 94, Bartlett Place, 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; 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/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 will be located on "Lot D" within the Revised PDA Master Plan.

ADMINISTRATION AND FINANCE

22. Compact Living Policy Update
23. Request authorization to establish the Boston Redevelopment Authority Board Designated Operations Reserve Fund for BRA operations; and, to take all related actions.
24. Personnel
25. Contractual
26. Director's Update

Very truly yours,

Teresa Polhemus, Secretary