

December 15, 2020

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CITY CLERK'S OFFICE
2020 DEC 15 P 3:17
BOSTON, MA

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, December 17, 2020 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 DECEMBER 17, 2020 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the November 12, 2020 Meeting.
2. Request authorization to schedule a Public Hearing on January 14, 2021 at 5:30 p.m. or at such a time and date deemed appropriate by the Director, to approve the Phase 5 Building F2 Development Plan and the Phase 5 Building F4 Development Plan, both within Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury.

PLANNING AND ZONING

3. Request authorization to adopt text amendments to Zoning Code Articles 2 and 2A (Definitions), Article 80 and Articles 80-A, 80-B and 80-C to include affirmatively further fair housing requirements to the Article 80 Development Review process.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

4. Request authorization to execute a third amendment to the contract with Kittelson & Associates, Inc. for the Allston-Brighton Mobility Study to extend the term of the contract through April 30, 2021.
5. Request authorization to enter into a contract with Weston & Sampson Engineers, Inc. for the Technical Analysis & Development of Resilient Design Options for East Boston's Waterfront, in an amount not to exceed \$400,000.00.
6. Request authorization to extend the contract for design consultant services with Hartranft Lighting Design, LLC to produce the lighting design for the Congress Street Bridge Lighting Project for twelve months.
7. Request authorization to execute a construction contract with S & R Corporation for the Environmental Remediation and Demolition of Building 108, the former central power plant located in the Charlestown Navy Yard, in an amount not to exceed \$5,108,615.00.
8. Request authorization to enter into a contract with Los Mellos Cleaning Services, Inc. for snow clearance on BRA-owned properties citywide, in an amount not to exceed \$250,000 for a term of one year, with 2 one-year options that, if exercised by the BRA in its sole discretion, would result in a total contract amount not to exceed \$750,000.00.
9. Request authorization to amend the contract with GDI Services, Inc. for Janitorial Cleaning & Maintenance Services at the China Trade Center located at 2 Boylston Street, for six months with no monetary increase.
10. Request authorization to enter into a contract with Gartner, Inc. for digital technology assistance, in an amount not to exceed \$100,000.00, with an additional option with amount not to exceed \$105,000.00.
11. Request authorization to advertise a Request for Proposals for Parcel P-16C-2 located on Mead Street and Parcel P-16C-3 located at Bunker Hill Street in the Charlestown Urban Renewal Area, Project No. Mass R-55 for open space.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

12. Request further authorization for the Director to enter into rent deferment agreements with tenants severely impacted by COVID-19.
13. Request authorization to enter into a five-year License Agreement with Bay Village Neighborhood Association, Inc. for the use of approximately 2,715 square feet of land

located adjacent to the Charles Playhouse on Warrenton Street in Bay Village for maintenance of a community dog walking area.

14. Request authorization to enter into a License Agreement with Tufts Shared Services, Inc. for the parking use of Parcel R-1 for employees, contractors, and agents as well as weekend parking in support of the adjacent St. James Church in the South Cove Urban Renewal Area, Project No. R-92.
15. Request authorization to Amend the Lease with the Urban College of Boston to amend the commencement and expiration dates for use for Suites 100 and 200, located on the 1st and 2nd floors containing approximately 15,092 rentable square feet in the China Trade Building located at 2 Boylston Street.
16. Request authorization to execute and deliver a Memorandum of Understanding with the Boston Police Department that establishes respective responsibilities for the mutual sharing of video cameras systems located in Shipyard Park within the Charlestown Navy Yard.
17. Request authorization to: (1) amend the 555 Columbia Road Demonstration Project Plan dated October 20, 2016 to allow for the acquisition of the parcel located at 559 Columbia Road in Dorchester, consisting of approximately 10,550 square feet of land; (2) acquire the 559 Columbia Road parcel by deed from DNI 5, Inc.; (3) to the extent deemed necessary and appropriate by the Director, execute a Purchase and Sale Agreement with DNI 5, Inc. and any and all other related agreements and documents in connection with the acquisition of 559 Columbia Road; (4) advertise and issue a joint Request for Proposals for the redevelopment of 555-559 Columbia Road, as well as for the selection of an operator for the City of Boston-owned Strand Theater in the Upham's Corner area of Dorchester; and (5) enter into a Memorandum of Agreement with the City of Boston concerning the disposition of 555-559 Columbia Road; and, to take all related actions.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

18. Request authorization to Tentatively Designate Nubian Ascend Partners, LLC., as Developer of the BPDA-owned parcels known as the Blair Lot in the Nubian Square area of Roxbury and to negotiate a Ground Lease with Nubian Ascend Partners, LLC for the development of the Blair Lot; and, to take all related actions.
19. Request authorization to ratify to date and extend the Final Designation of EBCDC Inc., the non-profit corporation affiliated with the East Boston Community Development

Corporation, as the redeveloper of 146-172 Condor Street in East Boston; to execute a ground lease with EBCDC Inc. for the redevelopment of 146-172 Condor Street in East Boston; and, to take all related actions.

20. Request to extend the Tentative Designation of Tenants' Development Corporation 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.
21. Request authorization to ratify to date and extend the Final Designation 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.
22. Request authorization to extend of the Tentative Designation of Jackson Square Partners, LLC for the Development Parcels in Jamaica Plain and Roxbury.
23. Request authorization to adopt a Demonstration Project Plan for the acquisition of the buildings and parcels located at 104 and 108 Walter Street in Roslindale, consisting of approximately 45,145 square feet of land; to accept funds in the amount of \$1,400,000 for the purpose of the acquisition of the Property; to execute a Purchase and Sale Agreement and Deed with Walter Middle Development LLC and any and all other related agreements and documents in connection with the acquisition of the Property in connection with the acquisition and transfer of the Property; to acquire the Property by purchase from Walter Middle Development LLC; to enter into a Memorandum of Agreement with the City of Boston and the BRA; to advertise and issue a Request for Proposals for the redevelopment 104 Walter Street in Roslindale; to transfer by deed 108 Walter Street to the Conservation Commission; and, to take all related actions.

CERTIFICATE OF COMPLETION

24. Request authorization to issue a Certificate of Completion for the successful completion of the Whittier Choice Neighborhood Development Phase One in Roxbury.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

25. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 30 homeownership units, including 4 IDP units, 35 parking spaces and bicycle storage located at 515-519 East Second Street; to recommend approval to the Board of Appeal for zoning relief; and, to take all related actions.
26. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code approving the Notice of Project Change for the 457-469A West Broadway Project seeking a change from rental housing to homeownership housing; to enter into an Affordable Housing Agreement; to terminate the existing Affordable Rental Housing Agreement and Restriction; to amend the existing Cooperation Agreement; and, to take all related actions.

Dorchester

27. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of two buildings consisting of 25 residential rental units, including 3 IDP units, 1,153 square feet of commercial space, 1,140 square foot fitness space, 12 parking spaces and 30 bicycle storage spaces located at 1700 Dorchester Avenue and 11 homeownership units, including 2 IDP units, 8 parking spaces and 18 bicycle storage spaces located at 1710 Dorchester Avenue; to recommend approval to the Board of Appeal for zoning relief; and, to take all related actions.
28. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of a mixed-use building consisting of 29 Compact Living rental units, including 4 IDP units, 1,360 square feet of retail space, a fitness space and 30 bicycle storage spaces located at 1463-1469 Dorchester Avenue; to recommend approval to the Board of Appeal for zoning relief; and, to take all related actions.

Kenmore

29. Request authorization to issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Kenmore Square Redevelopment project for the conversion of the Beacon Building programming to now include approximately 127,700 square feet of lab/research and development space and approximately 8,560 square feet of retail space; and, to take all related actions.

Allston

30. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code, subject to continuing BPDA design review, for the WBZ-TC/CBS Replacement Station Project located at 1170-1200 Soldiers Field Road; and, to take all related actions.
31. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the Allston Green Project, including the construction of three buildings consisting of 249 Compact Living residential rental units, of which 6 will be artist live/work units, 4,455 square foot ground floor retail/gallery space and artist coworking space, 125 garage parking spaces located at 20 Linden Street; and, to take all related actions.

Readville

32. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the Residences at Readville Station Project consisting of 151 condominium units, including 23 IDP homeownership units and 122 residential rental units, including 18 IDP rental units, 3,617 square feet of ground floor retail space and 200 garage parking spaces located at 1717-1725 Hyde Park Avenue; and, to take all related actions.

Roxbury

33. 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, 8 garage parking spaces and 37 bicycle storage spaces located at 11 East Lenox Street; to recommend approval to the Board of Appeal for zoning relief, and, to take all related actions.

Brighton

34. Request authorization to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the redevelopment of a mixed use building consisting of 151 residential rental units, including 25 IDP units of which 8 will be artist live/work units, 1,200 square feet of ground floor artist workroom space and 102 condominium units, including 14 IDP units, and 160 garage parking spaces located at 1515 Commonwealth Avenue; and, take all related actions.

Downtown

35. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Zoning Code for the interior renovations of the Langham Hotel Boston including the guest rooms, lobby area, conference facilities, restaurants and a new ballroom and the exterior renovations including a new marquee, lighting and signage and canopies located at 250 Franklin Street; and, to take all related actions.

URBAN RENEWAL

Kittredge Square

36. Request authorization to approve a Minor Modification to the Kittredge Square Urban Renewal Plan, Project No. Mass R-167 to create Parcels R-1a-13, R-1a-14, 34B, 3-GC and A-1, and to set forth their allowed land uses; and, to authorize 23 Highland Street, 21 Morley Street and 25A Linwood in the Kittredge Square Urban Renewal Area, Project No. Mass R-167 to be disposed of pursuant to the Abutter Parcels Program.

Washington Park

78. Request authorization to adopt a Minor Modification of the Urban Renewal Plan of the Washington Park Urban Renewal Area Project No. Mass. R-24, with respect to a portion of Parcel I-2, so called I-2A; to enter into a Fourth Amendment of the Land Disposition Agreement with OFR DEV LLC; to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 40 affordable homeownership units, 41 parking spaces and 40 bicycle storage spaces located at 25 Fountain Street; to recommend approval to the Board of Appeal for zoning relief, subject to BPDA design review; and, to take all related actions.

PUBLIC HEARINGS OPEN - TO PUBLIC TESTIMONY

38. 5:30 p.m: Request authorization to approve an 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, a/ka Parcel E-8 located in Downtown Waterfront-Faneuil Hall Renewal Urban Area; to issue a Determination pursuant to Section 80A-6 of the Zoning Code for the Revised Project with respect to the residential building reducing the units from 209 to 125; increasing the GFA by 36,000 square feet; increase building height by 4 inches;

reducing ground level open area by 314 square feet; reducing private open space by 2,580 square feet and reducing the retail/restaurant space by 2,500 square feet; to petition the Zoning Commission for approval of the Amended and Restated Development Plan, pursuant to Section 80C of the Code; and, to take all related actions.

39. 5:40 p.m.: Request authorization to issue a Determination waiving the requirement of further review pursuant to Article 80B, Section 5.4(c)(iv) of the City of Zoning Code for the 2 Harbor Street project within the Raymond L. Flynn Marine Park of the South Boston Waterfront neighborhood of Boston for the construction of 380,000 square foot laboratory, office, research and development facility with stacked parking for up to 255 vehicles, 70 surface parking space and 32,000 square foot water-dependent industrial uses; to approve the 2 Harbor Street Project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

40. Request authorization to disburse \$100,000.00 from the Harvard Allston Partnership Fund to eleven non-profit community organizations; and, to enter into grant agreements with said organizations.
41. Request authorization to disburse up to \$248,988.00 from the Harvard Allston Public Realm Flexible Fund to four non-profit community organizations; and, to enter into grant agreements with said organizations.
42. Request authorization to disburse \$78,724.00 from the BioSquare II Physical and Community Improvements Fund to Project Place for the beautification of the Massachusetts Avenue and Melnea Cass area; and, to enter into a grant agreement with said organization.
43. Request authorization to disburse \$60,000.00 from the 457-469A West Broadway Project Community Benefits Fund to nine community organizations; and, to enter into grant agreements with said organizations.
44. Personnel
45. Contractual
46. Director's Update

Very truly yours,

Teresa Polhemus, Secretary