

REVISED

10:02 am, Jan 14, 2021

January 14, 2021

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

REVISED

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, January 14, 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 JANUARY 14, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 17, 2020 Meeting.
2. Request authorization to schedule a Public Hearing on February 11, 2021 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the Application of the Old Colony 4 Taxable Limited Partnership and Old Colony 4 Bonds Limited Partnership and Old Colony 5 Taxable Limited Partnership and Old Colony 5 Bonds Limited Partnership Chapter 121A Project in the South Boston neighborhood.

PLANNING AND ZONING

3. Board of Appeal

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

4. Request authorization to advertise and issue a Request for Proposals for a Downtown Waterfront Trolley Kiosk Program for the 2021 tourist season.
5. Request authorization to advertise and issue a Request for Proposals for a Downtown Waterfront Merchandise Kiosk Program for 2021 tourist season.
6. Request authorization to advertise and issue a Request for Proposals for the redevelopment of the Crescent Parcel in the Nubian Square area of Roxbury.

7. Request authorization to amend the contract with Nelson/Nygaard Consulting Associates Inc. for the PLAN South Boston Dorchester Avenue Transportation Plan increasing the amount not to exceed \$50,000 and to extend the term of the contract for four months.
8. Request authorization to amend the contract for Environmental and Building Demolition Engineering Design Services related to Building 108 with Weston & Sampson Engineers, Inc. to include funding for construction administration and resident engineering services, by increasing the contract value by an amount not to exceed \$680,275.00.
9. Request authorization to execute a construction contract with Heritage Restoration, Inc. for the purposes of waterproofing and structural reinforcement at the China Trade Building located at 2 Boylston Street, in an amount not to exceed \$599,150.00; to execute any change orders that may be required; and, to enter into an areaway agreement with the City of Boston Public Improvement Commission for said China Trade Building project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

10. Request authorization to amend the License Agreement with Blue Man Boston LP to extend the term expiration date for use of 84-86 Charles Street and the adjacent parcel on Warrenton Street.
11. Request authorization to amend the License Agreement with Jenny's Pizza for use of approximately 800 square feet of land on a portion of Parcel R-12B in the Charlestown Urban Renewal Area, located at 324 Medford Street in Charlestown to extend the term until March 31, 2021.
12. Request authorization to amend the License Agreement with the John Moriarty and Associates, Inc. for the temporary use of a portion of Parcel P-15B-1 in the Charlestown Urban Renewal Area, known as Bunker Hill Community College Parking Lot 1 to extend the term until March 31, 2021.
13. Request authorization to extend the License Agreement with The Anthem Group, Inc. for the use of Shipyard Park within the Charlestown Navy Yard for activation purposes.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

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 B; and to extend the temporary license agreement for Tropical Food International Inc.'s continued use of Parcel 10 B for parking.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion to All Saints Development, LLC for the 200-204 Old Colony Avenue project in South Boston.

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

Brighton

16. 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 Building 2 within Planned Development Area No. 122, 139-149 Washington Street, Brighton, by increasing the residential condo units from 48 to 55 units, including one additional IDP unit, with 55 parking spaces; and to take all related actions.
17. 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.
18. 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 construction of a mixed use project consisting of 102 residential rental units, including 17 IDP rental units, 885 square feet of ground floor retail space; 62 garage parking spaces located at 44-46 Soldiers Field Road, formerly known as 1500 Soldiers Field Road; and to take all related actions.

Mattapan

19. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 23 income restricted family-sized apartments including an on-site office located at 37 Wales Street; to recommend approval to the Board of Appeal for zoning relief; and to take all related action.

Jamaica Plain

20. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction 38 units of affordable senior housing and an 800 square feet restaurant space dedicated to the El Embajador restaurant located at 3371 Washington Street, to recommend approval to the Board of Appeal for zoning relief, and take all related actions.

Dorchester

21. 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 construction of 219 residential rental units, including 29 IDP rental units, ground floor bicycle storage space and 129 garage parking spaces located at 780 Morrissey Boulevard; to recommend approval to the Board of Appeal for zoning relief; and, to take all related actions.

East Boston

22. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 19 residential condominium units, including 2 income-restricted units, 19 off-street parking spaces and 19 on-site bicycle spaces located at 28-30 Geneva Street; to recommend approval to the Board of Appeal for zoning relief; and to take all related actions.

Charlestown

23. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-110 to approve an Urban Renewal "U*" Overlay District zoning designation for the Bunker Hill Housing Redevelopment project site; to petition the Boston Zoning Commission to approve the Zoning and Map Amendment for the Master Project Site as an Urban Renewal Area "U*" Overlay District; to execute a Development Regulatory Agreement with Bunker Hill Redevelopment Company LLC for the construction of the Bunker Hill Housing Redevelopment project; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code, for the Proposed Master Project as a mixed-use development consisting of 1010 BHA replacement public housing and market rate residential units; seven (7) acres of open space, including no less than four public parks and green space areas, up to 1,379 off-street vehicle parking spaces, up to 60,000 square feet of retail/commercial space, an approximately 14,000 square foot community center, up to 2,699 on-site resident bicycle storage accommodations; to execute a Memorandum of Agreement with the Boston Housing Authority in connection with the Proposed Master project; and, to take all related actions.

Fenway

24. Request authorization to adopt the Tenth Report and Decision Amendment to the Landmark Center Chapter 121A Project, approving the transfer of said 121A Project from Landmark Center Owner Limited Partnership to ARE-MA Region No. 87 Owner, L.P. and ARE-MA Region No. 88, L.P.; and, approval of all related matters.

URBAN RENEWAL

Washington Park

25. Request authorization to issue a Certificate of Completion to the Council of Elders Housing Corporation for the 2875 Washington Street project, known as the Council Tower, located on Parcel I-8 in the Washington Park Urban Renewal Area, Project No. Mass R-24.

PUBLIC HEARING– OPEN TO PUBLIC TESTIMONY

26. 5:30 p.m.: .Request authorization to approve the Master Plan for Planned Development Area No. 128, 776 Summer Street, South Boston and associated Map Amendment for the construction of a mixed-use project consisting of approximately 860,000 square feet of office/research and development space; approximately 115,000 square feet of Hotel space with up to 240 keyed hotel rooms; approximately 80,000 square feet of retail space; approximately 610,000 square feet of residential space with up to 636 dwelling units, including 83 IDP units; approximately 15,000 square feet of civic/cultural space; and up to 1,214 parking spaces located at 776 Summer Street, formerly known as the Edison Plant; to petition the Boston Zoning Commission for approval of the Master Plan and associated Map Amendment pursuant to Article 3-1A.a and Article 80C of the Boston Zoning Code; and to take all related actions.

ADMINISTRATION AND FINANCE

27. REMOVED
28. Contractual
29. Director's Update

Very truly yours,
Teresa Polhemus, Secretary