

October 12, 2021

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

RECEIVED
By City Clerk at 3:10 pm, Oct 12, 2021

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 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 OCTOBER 14, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 13, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on November 18, 2021 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the First Amendment to the Development Plan for Planned Development Area No. 96, Government Center Garage Redevelopment Project, Downtown Boston and to consider the Government Center Garage Redevelopment Project as a Development Impact Project.

3. Request authorization to schedule a Public Hearing on November 18, 2021 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Fifth Amendment to the Development Plan for Planned Development Area No. 64, Pier 4, located in the South Boston Waterfront.
4. Request authorization to schedule a Public Hearing on November 18, 2021 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 131, 323-365 Dorchester Avenue Development Project in South Boston.
5. Request authorization to schedule a Public Hearing on November 18, 2021 at 6:00 p.m., or at such a time and date deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan for Planned Development Area No. 01 – Stuart Street.

PLANNING AND ZONING

6. Board of Appeal
7. Request authorization to petition the Zoning Commission to extend the East Boston Interim Planning Overlay District for one year in order to complete the PLAN: East Boston planning and rezoning process
8. Request authorization to adopt a map amendment to “Zoning Districts City of Boston, Map 1, Boston Proper” to change the zoning from “H-1” and “H-2” indicating an “Apartments” subdistrict to “L-1” indicating a “Local Business” subdistrict, in the Fenway neighborhood.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

9. Request authorization to advertise and issue a Request for Proposals to engage a consultant to assist in the preparation of a transportation planning study for the South Boston Transportation Action Plan.

10. Request authorization to advertise and issue a Request for Proposals for the redevelopment and sale of twelve parcels in the Washington Park Urban Renewal Area for the development of 23 mixed-income homeownership units, 18 of which will be affordable; and to co-petitioning the Public Improvement Commission to complete the redevelopment plan.
11. Request authorization to advertise and issue a Request for Proposals to redevelop Parcel P-3 in the Nubian Square area of Roxbury.
12. Request authorization to advertise and issue a Request for Proposals for a Seasonal Downtown Waterfront Trolley Kiosk Program for the 2022 tourist season.
13. Request authorization to advertise and issue a Request for Proposals for a Seasonal Downtown Waterfront Merchandise Kiosk Program for the 2022 tourist season.
14. Request authorization to enter into a contract with Have It Maid LLC for Janitorial Cleaning and Maintenance Services at the China Trade Center, located at 2 Boylston Street, in an amount not to exceed \$250,000.00.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

15. Request authorization to enter into a License Agreement with Now and There, Inc. for an interactive public art exhibit called "I Live Under Your Sky, Too" in the Charlestown Navy Yard
16. Request authorization to enter into a License Agreement with McCourt Construction Company, Inc., for the use of a portion of Parcel P3 in the Campus High School Urban Renewal Area, for temporary laydown of construction material and storage trailer while supporting the public realm improvements.

17. Request authorization to petition the City Council for the formation of a Business Improvement District in the Newmarket neighborhood, including BPDA-owned parcels on Albany Street and Hampden Street; execute and deliver any other agreements and documents necessary for the creation or administration; enter into any current or future agreements in connection with the creation or administration of a Business Improvement District in the Newmarket neighborhood.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

18. Request authorization to award Tentative Designation status to Drexel Village LLC, an affiliate of the Planning Office of Urban Affairs, Inc. and J. Garland Enterprises LLC, as Developer of the Crescent Parcel in the Nubian Square area of Roxbury for 217 residential units, including 153 affordable units, 31,000 square feet of community space for the social service agencies and a parish space for the St. Katharine Drexel church.
19. Request authorization to establish a "Demonstration Project" under Massachusetts General Laws Chapter 121B, Section 46(f) for the 13 Alleghany Street project in the Mission Hill neighborhood; to adopt a "Demonstration Project Plan" for the Proposed Project, which grants authorization for the disposition of 13 Alleghany Street, consisting of approximately 7,103 square feet of vacant land; and to award Final Designation status to the Trustees of Reservations for the development of 13 Alleghany Street as a community garden.

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

Brighton

20. Request authorization to waive further review of the Institutional Master Plan Notification Form for the Renewal of the Boston College Institutional Master Plan pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Zoning Code; and to issue an Adequacy Determination approving the IMPNF for Renewal pursuant to Section 80D-5.4 of the Code; and to take all related actions.

Jamaica Plain

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to approve the construction of 9 residential homeownership units, 9 parking spaces and 18 bicycle spaces and a 10,025 square foot Youth Enrichment Services building with ground floor retail, 5 parking spaces and 14 bicycles spaces located at 265-267 Amory Street; to recommend approval to the Board of Appeal for the necessary zoning relief, subject to continuing BRA design review; and to take all related actions.
22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to approve the construction of a mixed-use development consisting of 29 residential homeownership units, including 6 IDP units, 23 parking spaces and 23 bicycle spaces and renovations to the existing Doyle's restaurant located at 3484 Washington Street, One Gartland Street and 60 Williams Street and 69 Williams Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

Roxbury

23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code to approve the construction of 2,214 square feet of commercial ground floor space, 30 residential homeownership units, including 4 IDP units, 5 parking spaces and 32 bicycle spaces located at 16 Taber Street a/k/a 1135 Harrison Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.
24. 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 91,000 square foot F.W. Webb commercial retail space, 86 parking spaces and 16 bicycles spaces located at 55-115 Hampden Street; and to take all related actions.

Lower Roxbury

25. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change in connection with the Alexandra Hotel for a use change by eliminating the 150 hotel rooms and creating 79 residential homeownership units, of which 33 will be Compact Living units, including 10 IDP units located at 1767-1769 Washington Street.

Mission Hill

26. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Third Notice of Project Change for the project proposed at 154 Terrace Street a/k/a the Pickle Ditson Building for the construction of 66 residential condominium units, and 24 parking spaces; and to take all related actions.

Fenway

27. Request authorization 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 and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BPDA design review for the construction of 393 residential rental units including 59 IDP units and 53 institutional patient-family housing units, 200 parking spaces and 1,600 square feet of ground floor retail located at 819 Beacon Street; to recommend approval to the Zoning Board of Appeal for zoning relief necessary to construct the Proposed Project; and to take all related actions.

East Boston

28. Request authorization to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Notice of Project Change for 282 Bremen Street project reducing the units from 145 to 139 units, including 18 IDP units, reducing parking ratio; to enter into an Affordable Rental Housing Agreement and Restriction and an Artist Affordable Rental Housing Agreement and Restriction; and to take all related actions.

Back Bay

29. Request authorization to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.4(iv) of the Zoning Code determining that the Project adequately addresses any impacts of the 220 Huntington Avenue Project in the Huntington Avenue/Prudential Center Zoning District for the construction of a mixed-use development consisting of 325 residential rental units, including 43 IDP units, 152 parking spaces and 325 bicycles spaces, and 17,000 square feet of retail/restaurant space; to recommend approval of a Groundwater Conservation Overlay District permit to the Boston Zoning Board of Appeal; and to take all related actions.

URBAN RENEWAL

Brunswick King

30. Request authorization to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed with Kathryn A. Wheaton for Parcel RA-2 in the Brunswick-King Urban Renewal Area, Project No. Mass. R-168, located at 61–63 Lawrence Avenue in Roxbury. (Chris Breen) EB

PUBLIC HEARING – OPEN TO PUBLIC TESTIMONY

31. 5:30 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 130, NEXUS at The Allston Innovation Corridor, 250-280 & 305 Western Avenue, Allston, with a companion zoning map amendment pursuant to Sections 3-1A.a and 80C of the Zoning Code; to petition the Boston Zoning Commission pursuant to Sections 3-1A.a and 80C of the Zoning Code for approval of the PDA Plan and companion zoning map amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c) of the Zoning Code for construction of two mixed-use buildings consisting of research laboratory and office uses, including ground floor retail, restaurant, entertainment, service and fitness uses, a residential building consisting of 35 residential rental units, including 9 IDP units, 668 parking spaces, a 12,000 square foot plaza (Artists' Way) and 5,000 square feet of open space; to approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Zoning Code; and to take all related actions.

32. 5:40 p.m.: Request authorization to approve the Amended and Restated Development Plan for Planned Development Area No. 36, Landmark Center, 401 Park Drive/201 Brookline Avenue, Fenway and companion zoning map amendment pursuant to Sections 3-1A(a) and 80C of the Zoning Code; to petition the Boston Zoning Commission for approval of the PDA Plan and companion zoning map amendment, pursuant to Sections 3-1A(a) and 80C of the Zoning Code; to issue a Determination pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Phase III Project consisting of construction of 550,000 square feet office/life sciences/research and development space and a 50,000 square foot ground level grocery store with new green/open space and public realm improvements; and to approve the Phase III Project as a Development Impact Project within the meaning of Section 80B-7 of the Zoning Code; to adopt the Eleventh Amendment to Report and Decision on the Landmark Center 121A Project; and to take all related actions.

33. 5:50 p.m.: Request authorization to approve the Amended and Restated Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park pursuant to Section 80C of the Zoning Code, in connection with the 100 Hood Park Drive Addition project, located within Hood Park in Charlestown, for the construction of an addition of 154,700 square feet about the 100 Hood Park Drive parking garage, for uses consisting of laboratory, research and development, entertainment, restaurant, retail uses and 809 parking spaces; to petition the Boston Zoning Commission for approval of the Amended and Restated 100 Hood Park Drive Development Plan, pursuant to Sections 3-1A.a and 80C of the Zoning Code; to approve the Proposed Project as a Development Impact Project; and, to take all related actions

34. 6:00 p.m.: Request authorization to approve the 2021 Massachusetts General Hospital Institutional Master Plan; to petition the Boston Zoning Commission for approval of the 2021 MGH IMP and companion zoning map amendments; to issue an Adequacy Determination with regard to the 2021 MGH IMP pursuant to Section 80D-5.4(c) of the Zoning Code; to issue a Preliminary Adequacy Determination waiving further review regarding the Clinical Building Project pursuant to Section 80B-5.4(c) of the Zoning Code for the Clinical Building consisting of 482 beds, clinical, ambulatory and support services with a staff underground tunnel and 566 bicycle spaces and ongoing improvement and maintenance project on the Main Campus; to approve the Clinical Building on a portion of MGH's Main Campus as a Development Impact Project; and to take all related actions.
35. 6:10 p.m.: Request authorization to approve the Phase 5, Building F5 Development Plan within Planned Development Area No. 94, Bartlett Place, Washington Street and Bartlett Street, Roxbury for the construction of approximately 44 residential rental income-restricted units, approximately 26 off-street parking spaces; to petition the Zoning Commission for approval of the F5 Development Plan; and to take all related actions.

ADMINISTRATION AND FINANCE

36. Request authorization to disburse \$160,000.00 to the Newmarket Business Association, Inc. for the creation of a Business Improvement District in the Newmarket neighborhood.
37. Personnel
38. Contractual
39. Director's Update

Very truly yours,
Teresa Polhemus, Secretary