

April 12, 2022

Mr. Alex Geourntas, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Sir:

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, April 14, 2022 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 APRIL 14, 2022 AT 3:30 P.M.**

EXECUTIVE SESSION

Executive session pursuant to M.G.L. c. 30A, § 21(a)(2) to conduct strategy sessions in preparation for contract negotiations with nonunion personnel and to conduct contract negotiations with nonunion personnel.

OPEN SESSION

1. Approval of contract with nonunion personnel.

MINUTES/SCHEDULING

2. Request authorization for the approval of the Minutes of the March 10, 2022 Meeting.

3. Request authorization to schedule a Public Hearing on May 12, 2022 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Saint Elizabeth's Medical Center 2021-2025 Institutional Master Plan.
4. Request authorization to schedule a Public Hearing on May 12, 2022 at 5:40 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. 95, 80 East Berkeley Street in the South End.

PLANNING AND ZONING

5. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

6. Request authorization to enter into a License Agreement with Richard Taylor or related party of Nubian Gallery for the temporary use of a portion of the commonly referred Blair Lot located on a portion of 1, 2 and 4 Palmer Street 2180-2190 Washington Street and 2148 Washington Street for construction laydown and support for the Nubian Gallery Building located at 2164 Washington Street in the Nubian Square in Roxbury.
7. Request authorization to amend the Lease with Charlestown Marina, LLC for use of Water Parcel D to establish the market rate effective May 1, 2022.
8. Request authorization to enter into a License Agreement with the Courageous Sailing Center of Boston, Inc. for use of portions of Pier 3, adjacent land and water sheet area within the Charlestown Navy Yard.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

9. Request authorization to advertise and issue an Invitation for Bids for Pile Rehabilitation at Pier 4 located within the Charlestown Navy Yard.

10. Request authorization to advertise and issue an Invitation for Bids, pursuant to Chapter 30, Section 39M of Massachusetts General Laws, for Electrical Repair & Maintenance of BRA-owned properties.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

11. Request authorization to grant tentative designation of Asian Community Development Corporation, as Redeveloper of BPDA-owned Parcel R-1 in the South Cove Urban Renewal Area, Project No. Mass R-92, located at 0, 55 and 57 Hudson Street, 0, 52, 54, 56 and 58 Tyler Street and O Holland Place in the Chinatown neighborhood of Boston, as a mixed-use building consisting of affordable housing with space anticipated for a Chinatown branch library; and to take all related actions
12. Request authorization to extend Tentative Designation status of NUBA LLC as Redeveloper of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Nubian Square area of Roxbury; and to take all related actions.
13. Request authorization to award Tentative Designation to the Frederick Douglass Peace Park Stewardship Committee and the Boston Food Forest Coalition Inc., for the sale of Parcels X-26B and X-26-2 in the South End Urban Renewal Area, Project No. Mass R-56 known as the Frederick Douglass Peace Garden; and to take all related actions
14. Request authorization to petition the Public Improvement Commission to widen and relocate portions of the public way surrounding BPDA owned Union Park to incorporate certain edge slivers of land on Union Street Park, also known as Parcel 7-2 in the former Government Center Urban Renewal Area, into a public Right of Way; and to take all related actions.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the successful completion of Phase 3A of the Old Colony Chapter 121A Project, located at 20 Reverend Richard Burke Street and 229 East Eighth Street in South Boston.
16. Request authorization to issue a Certificate of Completion for the successful completion of the Seaport Square Block L-4 Project, located at 55 Pier 4 Boulevard, also known as 111 Harbor Way, in the South Boston Waterfront.
17. Request authorization to issue a Certificate of Completion for the successful completion of the new hotel building located at 99 Blackstone Street, Downtown Boston.

URBAN RENEWAL

18. Request authorization to adopt a Minor Modification to certain Urban Renewal Plans with respect to the extension of the Plan period for up to eleven months or until March 31, 2023, in order to evaluate the necessity of a longer-term extension of certain Urban Renewal Plan.

South End

19. Request authorization to adoption of a Minor Modification to the South End Urban Renewal Plan, Project No. Mass R-56 regarding the use of Parcels X-30A, X-30A-1, X-30B, X-30C, and X-30D in the South End Urban Renewal Area, Mass. Project No. R-129; and Parcels X-35, X-35-1 and X-36 in the Campus High School Urban Renewal Area, Mass. Project No. R-129 with addresses of 1130 Tremont Street, 175-177 Ruggles Street, 0 Tremont Street, four adjacent parcels each known as 0 Melnea Cass Boulevard and 0 St. Francis de Sales Court also known as the "Crescent Parcel"; and to enter into a Development Regulatory Agreement with Drexel Village LLC to govern the entirety of the Project Site for the Drexel Village project; and to take all related actions.

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

Dorchester

20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the Notice of Project Change increasing the affordable units from 5 IDP units to 17 restricted affordable units located at 500 Talbot Avenue; and to take all related actions.

South Boston

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of a mixed-use life sciences building, with Bio Safety Levels I and II only, including office space; research/development uses and including active ground floor space located at 202 West First Street; and to take all related actions.

Allston

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 38 condominium units, including 8 IDP units, 25 below-grade parking spaces and 40 bicycle spaces located at 14 Gardner Street; and to take all related actions.

Hyde Park

23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the Notice of Project Change reducing the 45 residential rental units to 40 residential rental units, including 5 IDP units, and an increase of three-bedroom units located at 30 Thorn Street; and to take all related actions.

Charlestown

24. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of a 99,500 square-foot life sciences building including 81,500 square feet of office and research and development space, with ancillary parking at shared parking lot that spans the site and 440 Rutherford Avenue and 44 indoor bicycle spaces located at 420 Rutherford Avenue; and to take all related actions.

PUBLIC HEARING – OPEN TO PUBLIC TESTIMONY

25. 5:30 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 133, 355 Bennington Street, East Boston, pursuant to Section 80C of the Boston Zoning Code; to petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment; to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of 170 residential rental units, 6,985 square feet of ground floor retail space, 81 structured parking spaces, 170 residential bicycle storage spaces and 34 visitor short-term bicycle spaces; and to take all related actions.

ADMINISTRATION AND FINANCE

26. Request authorization to disbursement of \$150,000.00 to the Mayor's Office of Arts and Culture to conduct planning and analysis of waterfront civic and cultural facilities and programs within the South Boston Waterfront; and to enter into a Grant Agreement with the Mayor's Office of Arts and Culture; and to take all related actions.

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

Very truly yours,
Teresa Polhemus, Secretary