

May 13, 2021

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, May 13, 2021 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 962) and livestreamed on [boston.gov](http://boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR MAY 13, 2021 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the April 15, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on June 10, 2021 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 129, Jan Karski Way Extension Project, Dorchester.
3. Request authorization to schedule a Public Hearing on June 10, 2021 at 5:40 p.m. or at such a time and date deemed appropriate by the Director, to consider the Third Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59, located at 771 Harrison Avenue, the former Immaculate Conception Church in the South End.

4. Request authorization to schedule a Public Hearing on June 10, 2021 at 5:50 p.m. or at such a time and date deemed appropriate by the Director, to consider the proposed Brigham and Women's Faulkner Hospital 2021 Institutional Master Plan and to consider the Inpatient Addition Project and the Campus Additions and Improvements Projects as Development Impact Projects.

### **PLANNING AND ZONING**

5. Board of Appeal
6. Request authorization to adopt a text and map amendment to The Groundwater Conservation Overlay District-Article 32 to update the GCOD map to include Audubon Circle, Lower Roxbury, Central Waterfront area and portions of East Boston, to clarify documentation submission requirements, to harmonize zoning language with Boston Water and Sewer Commission practices and to increase the "no harm" elevation from Boston City Base 7' to elevation 8'.
7. Request authorization to adopt a text amendment to neighborhood zoning articles citywide for Neighborhood Shopping and Local Convenience subdistricts to make Accessory Parking for Residential Use a Conditional Use.
8. Request authorization to adopt the Allston-Brighton Mobility Plan to guide Transportation Improvements and Investment in the Allston-Brighton neighborhood.
9. PLAN: Mattapan Public Art Project Update

### **POLICY**

10. Request authorization to adopt the Equitable Procurement Plan for the purposes of promoting equitable procurement.

## **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS**

11. Request authorization to advertise and issue an Invitation for Bids, pursuant to Chapter 30B of Massachusetts General Laws, for cleaning and maintenance of the China Trade Center located at 2 Boylston Street in Chinatown.
12. Request authorization to advertise and issue a Request for Proposals for multiple contracts for Real Estate Financial Advisory Services for one-year term, with two one-year term options.
13. REMOVED

## **LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT**

14. Request authorization to enter into a License Agreement with AT&T, Inc., for access to all BRA-owned properties to install, maintain and service appropriate infrastructure to provide internet, voice, video, and data services.

## **TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE**

15. Request authorization to award Tentative Designation status to Andrew Coppo and Brooke Coleman to facilitate the sale of the BPDA-owned 23 Highland Street in the Kittredge Square Urban Renewal Area for open space.

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

### Bay Village

16. REMOVED

### Roxbury

17. Request authorization to modify the Area Median Income percentages of two Inclusionary Development units from 70% AMI to 60% AMI in connection with the 11 East Lenox Street project; to accept an increase to the community benefit contribution for the Boston Parks and Recreation Department; and to take all related actions.

#### Back Bay

18. 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 43,500 square foot, five story retail and office building located at 149-155 Newbury Street; and to take all related actions.

#### Leather District

19. Request authorization 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 for the 150 Kneeland Street Project changing the 230-room hotel use to 115 residential homeowner units, and up to 166 bicycle spaces; and to take all related actions.

#### Allston

20. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Boston Zoning Code for the construction of 149 residential rental units, including 25 income restricted units and 149 bicycle storage spaces, located at 35-43 Braintree Street; and to take all related actions.
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 32 residential condominium units, including 5 IDP units, commercial space, 32 bicycles spaces and 32 parking spaces located at 120 Braintree Street; and to take all related actions.

### East Boston

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 29 residential rental units, including 4 income-restricted units, 32 bicycles spaces and 17 parking spaces located at 7-11 Curtis Street; to recommend approval to the Board of Appeal for zoning relief necessary; and to take all related actions.

### Fenway

23. Request authorization to Terminate and issue a Certificate of Termination for the Westland Avenue Apartments Chapter 121A Project to New Fenway.

### South End

24. Request authorization to change from 220,000 square feet of office space to lab space at the 321 Harrison Avenue project within Planned Development Area No. 106, 1000 Washington Street and 321 Harrison Avenue, in the South End.

## **URBAN RENEWAL**

25. Request authorization for the Director to execute amended loan documents in connection with the financial restructuring of the Parmelee Court Project located on Parcels R-12A and R-12B in the South End Urban Renewal Area, Project No. Mass. R-56.
26. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan, Project No. Mass R-56 at Victoria Apartments, LP at Parcels RD-71, RD-71A and RD-71A-1 located at the corner of 2 San Juan Street and Shawmut Avenue to include Office, Community, Cultural and Parking Uses.

**PUBLIC HEARING- OPEN TO PUBLIC TESTIMONY**

27. 5:30 p.m.: Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code, subject to continuing design review for the construction of an additional 327,600 square feet of laboratory, research and development and office uses and the addition of 174 parking spaces located at 88 Black Falcon Avenue; to approve the Proposed project as a Development Impact Project; and to take all related actions.

**ADMINISTRATION AND FINANCE**

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

Very truly yours,  
Teresa Polhemus, Secretary