

August 17, 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, August 19, 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 AUGUST 19, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the July 15, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on September 16, 2021 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Boston Medical Center 2021 Institutional Master Plan.

PLANNING AND ZONING

3. Board of Appeal
4. Request authorization to adopt the PLAN: South Boston Dorchester Avenue Transportation Plan to guide future transportation network improvements and investments.

5. Request authorization to petition the Zoning Commission to adopt a text amendment to Sections 64-29 and 64-41 of the South End Neighborhood District to name the Mayor's Office of Arts & Culture, as the entity responsible for receiving and managing Contribution funds for affordable cultural space, pursuant to those Sections of the Boston Zoning Code; and to authorize to enter into a Memorandum of Agreement with the Mayor's Office of Arts & Culture.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

6. Request authorization to amend the contract with MASS Design Group, Ltd., for the PLAN: Mattapan Land Use, Urban Design, Market Analysis, and Transportation Study to include further land use, urban design, market analysis, and transportation services; to increase the contract amount by \$28,500.00; and to extend the term of the contract.
7. Request authorization to enter into a Second Amendment to the Consultant Service Contract with ASK+ DBA Ask Design/Build, Inc. for the Central Artery/Tunnel Project Parcel 2 Park Design & Construction Project, in an amount not to exceed \$22,400.00.
8. Request authorization to enter into a contract with GEI Consultants, Inc. for design services for Parcel P-3 Environmental Assessment and Remediation project in Roxbury, in the amount not to exceed \$97,941.00.
9. Request authorization to enter into a contract with The Woods Hole Group, Inc. for the Resilient Fort Point Channel Infrastructure Project Environmental Review, in an amount not to exceed \$70,000.00
10. Request authorization to execute a contract with CCD Janitorial Services LLC for janitorial cleaning and maintenance services at the China Trade Center, located at 2 Boylston Street, for one-year with 2 one-year options, in an amount not to exceed \$177,966.00 per year.

11. Request authorization to execute a contract with A&M Home Services LLC for grass cutting and landscaping services on BRA-owned properties citywide, for one-year with 2 one-year options, in an amount not to exceed \$48,750.00 per year.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

12. Request authorization to execute a Memorandum of Agreement with the City of Boston, acting by and through its Department of Public Works, authorizing the use of and payment for fuel and services provided by the Fleet Maintenance Unit.
13. Request authorization to grant an Easement Agreement to the City of Boston to permit the public pedestrian use of BPDA owned property located in proximity to the 13th Street and 3rd Avenue intersection in the Charlestown Navy Yard and to amend the Building 199 Ground Lease Agreement with the General Hospital Corporation.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

14. Request authorization to award Tentative Designation to Habitat for Humanity Greater Boston as Redeveloper for the construction of 4 affordable homeownership units located at 104 Walter Street in Roslindale.
15. 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 authorize the extension of the temporary License Agreement with Tropical Food International Inc.'s for the continued parking use of Parcel 10B.

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

West Roxbury

16. Request authorization to issue a Determination waiving further review approving the Notice of Project Change, pursuant to Section 80A-6.2 of the Zoning Code, to reduce the number of townhouses from 14 to 10 new townhouses, the provision of 4 residential units and the creation of 2 additional residential units, through the renovation of the existing house on the site and reduction of 47 parking spaces to 28 parking spaces located at 64 Allandale Road; issue a Certification of Approval upon successful completion of the Article 80 review process in connection with the Proposed Project, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and to take all related actions.

East Boston

17. Request authorization to enter into an Affordable Housing Agreement for 1 IDP unit in connection with the proposed development located at 95-97 Addison Street.

Hyde Park

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 34 residential rental units, including 7 IDP units, 19 off street parking spaces and 44 bicycle spaces, located at 804 Hyde Park Avenue; and to take all related actions.

Mattapan

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change of the Zoning Code to reduce the project height and the income restricted units from 23 units to 20 units located at 37 Wales Street; and to take all related actions.

South Boston

20. Request authorization to issue a Scoping Determination waiving further review approving the Notice of Project Change pursuant to Section 80B-5.3 of the Zoning Code for the use change of the 233,500 square foot office space to laboratory/research and development uses, and to renovate of 3,000 square feet of retail space on the ground floor located at 601 Congress Street; 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 for the construction of 13 Compact Living residential rental units, including 2 IDP units, shared space on the first floor and an outdoor patio, located at 3-5 Woodlawn Street.

Roxbury

22. Request authorization to issue a Preliminary Adequacy Determination pursuant to Section 80B-5.4(c), Large Project Review of the Boston Zoning Code for the construction of two buildings consisting of 108 condominium units, including 27 IDP units and 60 income-restricted rentals units, with ground floor commercial space and 142 parking spaces, subject to BPDA design review, located at 135 Dudley Street; and to take all related actions.

Fenway

23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 27 Compact Living income restricted residential rental units, common space and 147 bicycles spaces, subject to BPDA design review, located at 72 Burbank Terrace; and to take all related actions.

URBAN RENEWAL

Charlestown

24. Request authorization for the Conveyance of Parcel P-16C-2 and Parcel P-16C-3 located on 0 Mead Street and 0 Bunker Hill Street, respectively, to Kendrick LLC, c/o The Georges Company, Inc., for an abutter open lot space; to execute a Land Disposition Agreement for the open space restriction; and to take all related actions.

Kittredge Square

25. Request authorization to award Final Designation status to Andrew Coppo and Brooke Coleman for the conveyance of Parcel A-1 located at 23 Highland Street for an abutter open lot space; to execute and deliver a Deed and Land Disposition Agreement for the open space restriction; and to take all related actions.

PUBLIC HEARINGS – OPEN TO PUBLIC TESTIMONY

26. 5:30 p.m.: Request authorization to approve the Third Amendment to the Amended and Restated Development Plan for the Sports Facility project and the First Amendment to the Amended and Restated Master Plan for Planned Development Area No. 87, Boston Landing, by Boston Landing LLC, pursuant to Section 80C of the Boston Zoning Code to include the usage of electronic signage, subject to BPDA design review; to petition the Boston Zoning Commission for approval of the First Amendment to the Amended and Restated Master Plan, pursuant to Sections 3-1A.a, and Section 80C of the Zoning Code; to issue a Determination waiving the requirement of further review of the Notice of Project Change filed on June 22, 2021, pursuant to Section 80A-6.2 of the Code; and to take all related actions.
27. 5:40 p.m.: Request authorization to issue a Determination waiving further review pursuant to Article 80B, Section 5.3(d) of the Zoning Code for the demolition of the existing building on Parcel O to allow for the construction of a 219,000 square foot life sciences/research and development building and rehabilitation of the existing 12,700 square foot building on Parcel P to create a 9,000 square foot amenity space for tenants of the life sciences/research and development building on Parcel O with 96 parking spaces located at 1 Au Bon Pain Way and 3 Anchor Way; and to approve the Proposed project as a Development Impact Project.
28. 5:50 p.m.: Request authorization to approve the Institutional Master Plan Notification Form for the Renewal of Arnold Arboretum Master Plan, and waive further review pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Zoning Code; and to issue an Adequacy Determination pursuant to Section 80D-5.4 of the Zoning Code approving the said IMPNF for Renewal.

ADMINISTRATION AND FINANCE

- 29. Personnel
- 30. Contractual
- 31. Director's Update

Very truly yours,
Teresa Polhemus, Secretary