

RECEIVED

By City Clerk at 3:28 pm, Mar 09, 2021

March 9, 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, March 11, 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 MARCH 11, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the February 11, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on April 15, 2021 at 5:30 p.m. or at such a time and date deemed appropriate by the Director, regarding the application of Centre Street Partners LLC, through an affiliate, for a phased affordable housing redevelopment project involving a portion of the Mildred C. Hailey Apartments located on Centre Street in Jamaica Plain for authorization and approval of a project Under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, each as amended.

PLANNING AND ZONING

3. Board of Appeal

POLICY

4. Request authorization to adopt a formal written non-discrimination policy for BRA programs and activities; and to adopt and implement a Language Access Plan.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

5. Request authorization to execute a third amendment to the consultant services contract with NBBJ LLP for the Downtown Planning Study, for an extension of time only.
6. Request authorization to amend the contract for consultant services with Sasaki Associates, Inc. for the Fort Point 100 Acres in South Boston Open Space Plan by extending the term of the contract.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

7. Request authorization to enter into a License Agreement with the New England Aquarium Corporation for use of a 200 square foot portion of a BRA-owned property located at East India Row for the purposes of outdoor dining and utilizing a BPDA owned kiosk for food service support of the Harbor View Café from April 1, 2021 to March 31, 2022.
8. Request authorization to amend the License Agreement with CHLN, Inc. for the use of approximately 5,375 square feet of land adjacent to the Chart House restaurant on Long Wharf, for seasonal outdoor restaurant seating.
9. Request authorization to enter into Five Year License Agreement with Blue Man Boston Limited Partnership, for use of approximately 2,978 square feet of land located adjacent to the Charles Playhouse on Warrenton Street for a trailer.
10. Request authorization to amend the lease with Charlestown Marina, LLC for use of Water Parcel D, to extend the rental market adjustment date to May 1, 2022.
11. Request authorization to enter into a License Agreement with Black Owl, LLC for the use of approximately 2,850 square feet of land adjacent to the Dovetail Restaurant at Building #34 in the Charlestown Navy Yard for seasonal outdoor restaurant seating.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

12. Request authorization to extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC as the Redeveloper of Parcel L43B located at 41 Regent Street in the Washington Park Urban Renewal Area.

CERTIFICATE OF COMPLETION

13. Request authorization to issue a Certificate of Completion for the successful completion of the Seaport Square Block M Project at 145 Seaport Boulevard in the South Boston Waterfront neighborhood.
14. Request authorization to issue a Certificate of Completion for the successful completion of the Parcel K Project at 315 Northern Avenue in the South Boston Waterfront neighborhood.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

15. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Fifth Notice of Project Change for the proposed development on Parcel 5 of the Massachusetts Port Authority Marine Terminal within the Raymond L. Flynn Marine Park to divide the Project Site into three separate sub-parcels for phased development Parcel 5, and, to take all related actions.
16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Boston Zoning Code, for the construction of 8 residential units with ground floor commercial and office use, located at 658 – 660 East Broadway; and to take all related actions.

Dorchester

17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of two buildings consisting of 21 rental units, including 3 IDP units, 19 off-street parking spaces and ground floor retail located at 1121 Dorchester Avenue; to recommend approval to the Board of Appeal for zoning relief necessary; and to take all related actions.
18. Request authorization to amend the terms of the Affordable Rental Housing Agreement and Restriction in connection with the project located at 500 Talbot Avenue.

South End

19. Request authorization to terminate the existing Affordable Rental Housing Agreement and Restriction, and enter into an Affordable Housing Agreement in connection with the project located at 1950 Washington Street.

Fenway

20. Request authorization to waive further review of the Institutional Master Plan Notification Form for the Renewal of the Wentworth Institute of Technology Institutional Master Plan dated January 15, 2021, and to approve the Renewal of the Wentworth Institute of Technology Institutional Master Plan, dated 2011, pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Boston Zoning Code; and to issue an Adequacy Determination approving the IMPNF for Renewal, pursuant to Section 80D-5.4 of the Zoning Code, for an additional two years.

PUBLIC HEARINGS- OPEN TO PUBLIC TESTIMONY

21. 5:30 p.m.: Request authorization to approve the Phase 5, Building F2 Development Plan and the Phase 5, Building F4 Development Plan, within PDA No. 94 Bartlett Place, Washington Street and Bartlett Street, Roxbury; to petition the Zoning Commission for approval of the F2 Development Plan and the F4 Development Plan; and to take all related actions.
22. 5:40 p.m.: Request authorization to adopt a Report and Decision on the 140 Clarendon 121A Project in Back Bay under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended; to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code for the construction of approximately 210 apartments 60% of median income-restricted housing units, health and wellness amenities, and offices in partnership with the Pine Street Inn, subject to continuing design review; the existing ground floor commercial uses of the Lyric Stage of Boston theatre and the Snowden International School will remain unchanged; and to take all related actions.

ADMINISTRATION AND FINANCE

23. Request authorization to accept \$2,051,903.00 mitigation funds in connection with PDA No.106, 1000 Washington Street and 321 Harrison Avenue in the South End Project; to disburse said funds to the City of Boston Arts and Culture Fund; and to enter into a Grant Agreement with said entity.
24. Request authorization to disburse \$100,000.00 from the Harvard Allston Public Realm Flexible Fund to the Boston Transportation Department for consultant services regarding public improvements on Western Avenue; and to enter into a Memorandum of Agreement with said entity for the funds.
25. Personnel
26. Contractual
27. Directors Update

Very truly yours,
Teresa Polhemus, Secretary