

RECEIVED

By City Clerk at 3:07 pm, Apr 13, 2021

April 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, April 15, 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 APRIL 15, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the March 11, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on May 13, 2021 at 5:30 p.m. or at such a time and date deemed appropriate by the Director, to consider the 88 Black Falcon Avenue Project as a Development Impact Project.

PLANNING AND ZONING

3. Board of Appeal
4. Request authorization to adopt a text and map amendment to The Groundwater Conservation Overlay District-Article 32 to harmonize zoning language with BWSC practice, increase the "no harm" elevation from Boston City Base 7' to elevation 8' to extend protection to additional buildings, to update the GCOD map to include Audubon Circle, Lower Roxbury, Central Waterfront area and portions of East Boston, and to clarify documentation submission requirements.

5. Request authorization to adopt a map and text amendment to Article 51, Allston-Brighton Neighborhood District and "Map7B/7D, Allston-Brighton Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, to create a new "CC-4" sub-district within the Western Avenue/Soldiers Field Road Community Commercial Subdistrict and to establish certain dimensional regulations for Planned Development Areas within the CC-4 subdistrict.

POLICY

6. Request authorization to increase in the standard allowable mortgage amount under the BPDA's Covenant for Affordable Housing for Inclusionary Development Policy Income Restricted Homeownership Units up to 98.5% loan-to-value; and to issue waivers of the loan-to-value restrictions within said Covenant for Affordable Housing when mortgage products are being sought for first time affordable housing buyers and supported by the City of Boston Department of Neighborhood Development or its housing partners; and, to take all related actions.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

7. Request authorization to advertise and issue a Request for Proposals to hire a licensed design consultant to provide design drawings and construction administration services for the Shipyard Park Waterfront Repairs project within the Charlestown Navy Yard.
8. Request authorization to advertise and issue a Request for Proposals to hire a licensed design consultant to provide design drawings and construction administration services for the Parcel P-3 Environmental Assessment and Remediation project in Roxbury.
9. Request authorization to advertise and issue an Invitation for Bids pursuant to M.G.L. Ch. 30B, for Grass Cutting and Landscaping Services on BRA-owned properties citywide.
10. Request authorization to award a License to Deacon Transportation, Inc. d/b/a Old Town Trolley Tours of Boston for the 2021 Downtown Waterfront Trolley Kiosk Program.
11. Request authorization to award a License to CityView Inc. for the 2021 Downtown Waterfront Trolley Kiosk Program.
12. Request authorization to award a License Agreement to Richard Natale d/b/a TNTees for the 2021 Merchandise Vendor Services Program at Long Wharf.

13. Request authorization to First Amendment to the Consultant Services Contract with Gamble & Associates for the East Boston Planning Study to extend the term of the contract.
14. Request authorization to execute a fourth amendment to the Allston-Brighton Mobility Study contract with Kittelson & Associates, Inc. to extend the term of the contract.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

15. Request authorization to extend the term of the License Agreement with John Moriarty and Associates for the temporary use as a Covid testing site of a portion of Parcel P-15B-1, more commonly known as Bunker Hill Community College Parking Lot 1 in Charlestown.
16. Request authorization to enter into a License Agreement with Spaulding Rehabilitation Hospital, Spaulding Adaptive Sport Center's Weingarten Program for the use of a portion of Menino Park Wharf within the Charlestown Navy Yard.
17. Request authorization to amend the existing License Agreement with the Navy Yard Garden Association Inc. and Leopold Gallery LLC for the Whitaker Wind Sculpture art exhibit within the Charlestown Navy Yard by extending the termination date.
18. Request authorization to amend the existing License Agreement with Cap Long Wharf, LLC to extend the expiration date for the use of approximately 15,000 square feet of land adjacent to the Chart House Restaurant on Long Wharf in the Downtown Waterfront for parking.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

19. Request authorization to award Tentative Designation to NUBA LLC, as Redeveloper of a portion of Parcel 8 located at Harrison Avenue and Washington Street within the Nubian Square area of Roxbury for the construction of 102 units, including 88 income-restricted units with ground-floor commercial space for live-work tenants and a 4,000 square foot National Center for Afro-American Artists satellite museum.
20. Request authorization to extend the Final Designation of EBCDC Inc., the non-profit corporation affiliated with the East Boston Community Development Corporation, as the Redeveloper of 146-172 Condor Street in East Boston.
Resolution

CERTIFICATE OF COMPLETION

21. Request authorization to issue a Certificate of Completion for the successful completion for Phase C of Parcel U located at 93 – 95 Hyde Park Avenue Project in the Jamaica Plain neighborhood.
22. Request authorization to issue a Certificate of Completion for the successful completion for the 2 Drydock Avenue Project in the Raymond L. Flynn Marine Park of the South Boston Waterfront neighborhood
23. Request authorization to issue a Certificate of Completion for the successful completion for the Pier 4 Phase III Project in the South Boston Waterfront neighborhood.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

24. Request authorization to enter into an Affordable Housing Agreement for 2 IDP units at the 204 West Seventh Street Project; and to take all related actions.

Downtown

25. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with the Second Notice of Project Change changing the 176 residential rental units to 176 residential homeownership units, including 22 IDP units for the 47-55 LaGrange Street Project; and to take all related actions.

South End

26. 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.

Jamaica Plain

27. Request authorization to terminate the existing Affordable Housing Agreement 8, in connection with the 3193 Washington Street project in Jamaica Plain; and to enter into an Affordable Rental Housing Agreement and Restriction for 7 Inclusionary Development Policy Units to be constructed as part of the Project.

28. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for 1 IDP units in connection with the proposed development located at 3305-3307 Washington St. Jamaica Plain.

Dorchester

29. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 15 affordable units, community space, 9 on-site parking spaces and bicycle spaces located at 120 – 122 Hancock Street; and to take all related actions.

URBAN RENEWAL

Downtown Waterfront Faneuil Hall

30. Request authorization to issue a Certificate of Completion for the 150 Commercial Street project on Parcel C-2-25 in the Downtown Waterfront Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 in accordance with the Land Disposition Agreement with Leon M. Cangiano, Jr.

Kittredge Square

31. Request authorization to award Final Designation to Mustang Capital Partners, LLC as Trustee of the 23 Linwood Realty Trust d/d/t dated May 3, 2016 for the sale of 25A Linwood Street in the Kittredge Square Urban Renewal Area, Project No. Mass R-167 for open space.
Resolution

South End

32. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan, Project No. Mass R-56 regarding the use of the remaining portion of Parcel 20 located at 140-146 Lenox Street for open space and accessory parking use.

Washington Park

33. Request authorization to adopt a Third Report and Decision Amendment on the Council of Elders Housing Chapter 121A Project, which involves approval of the subdivision of the Project; creation of Council Towers Limited Partnership as a new Chapter 121A entity; conveyance of the parcel on which the Project is located to the new 121A entity, and new financing for the Project and other related matters.

PUBLIC HEARINGS– OPEN TO PUBLIC TESTIMONY

34. 5:30 p.m.: Request authorization to adopt a Report and Decision on the Mildred C. Hailey Apartments in Jamaica Plain Under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, each as amended; to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B, Section 80B-5.3(d) of the Boston Zoning Code for the demolition of seven existing residential buildings and the building that houses the existing Anna Mae Cole Community Center, and the construction of seven new residential buildings with space for a new Anna Mae Cole Community Center in one of the new residential buildings consisting of 678 affordable residential units and open space located on Centre Street; and to all related actions.
35. 5:40 p.m.: Request authorization to adopt Report and Decisions on the Old Colony Phase Four and Old Colony Phase Five Redevelopment in South Boston under Massachusetts General Laws Chapter 121A and the Acts of 1960, Chapter 652, as amended; to issue a Determination waiving the requirement of further review pursuant to Article 80A-6 of the Boston Zoning Code determining that the Notice of Project Change adequately addresses any impacts of the Old Colony Phase Four and Old Colony Phase Five Chapter 121A Project consisting of the demolition of 208 housing units and replacing with the new construction of 104 affordable housing units in Phase 4 and new construction of 104 affordable units in Phase 5, and the proposed Phase 6, consisting of approximately 134 housing units in a single building outside of the Chapter 121A project area, all subject to continuing design review; and to take all related actions

ADMINISTRATION AND FINANCE

36. Personnel
37. Contractual
38. Director's Update

Very truly yours,
Teresa Polhemus, Secretary