

December 14, 2021

Ms. Maureen Feeney, City Clerk
City Hall, Room 601
Boston, MA 02201

RECEIVED
By City Clerk at 2:38 pm, Dec 14, 2021

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, December 16, 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 DECEMBER 16, 2021 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the November 18, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on January 13, 2022 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Development Plan for Planned Development Area No. 132 for the 109 Brookline Avenue project; and to consider the proposed project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on January 13, 2022 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider

the proposed Boston University Medical Campus 2021-2031 Institutional Master Plan.

4. Request authorization to schedule a Public Hearing on January 13, 2022 at 5:50 p.m., or at such a time and date deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan for Planned Development Area No. 1, Stuart Street.
5. Request authorization to schedule a Public Hearing on January 13, 2022 at 6:00 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. 96, Government Center Garage; and to consider the Proposed Project as Development Impact Project.

PLANNING AND ZONING

6. Board of Appeal
7. Request authorization to adopt a text amendment to Article 65, Dorchester neighborhood District, and a map amendment to "Map 5A/5B, Dorchester Neighborhood Zoning District" with respect to the establishment of a "Columbia-Morrissey Community Commercial" zoning subdistrict, in which Planned Development Areas are permitted.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

8. Request authorization to advertise and issue a Request for Qualifications to solicit qualifications for the design of masonry repairs for the China Trade Center located at 2 Boylston Street, Boston.
9. Request authorization to advertise and issue a Request for Qualifications for design services to complete window improvements at the China Trade Center located at 2 Boylston Street.

10. Request authorization to advertise and issue a Request for Proposals to procure a professional engineering firm for the design of seawall improvements for the east end of Long Wharf, in the Central Downtown Wharf District.
11. 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 Chelsea Street Historic Fence Rehabilitation Project, Charlestown Navy Yard.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

12. Request authorization to amend the License Agreement with the Courageous Sailing Center of Boston, Inc., a youth sailing program to permit the continued use of a portion of BPDA-owned land located at Pier 4 in the Charlestown Navy Yard.
13. Request authorization to amend the Ground Lease with CVPA Chain Forge LLC, tenant and redeveloper of Building 105, also known as the Chain Forge Building, to extend permitting and financing deadlines as set forth in the Ground Lease, located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, Project No. Mass R-55.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

14. Request authorization to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center, including office space for its headquarters, on Parcel 22a in the South End Urban Renewal Area located at 151 Lenox Street in Roxbury.
Resolution
15. Request authorization to correct a scrivener's error and to ratify and confirm the composition of the IDP units within the project located at 41 Regent Street, Parcel L43B in the Washington Park Urban Renewal Area Street; and to take all related actions.

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

Mission Hill

16. Request authorization to adopt an Eighth Amendment to the Report and Decision for the Mission Main Chapter 121A Project to approve financing and the transfer of the project to a newly created entity; to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for interior renovations and exterior improvements to the project; and to take all related actions.

Roxbury

17. 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 the new Benjamin Franklin Institute of Technology Nubian Square Campus; and to take all related actions.

Jamaica Plain

18. Request authorization to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code in connection with the Notice of Project Change for the 127 Amory Street project to create an all-income restricted development; and to take all related actions.
19. Request authorization to issue a Determination in accordance with Article 80A-6 of the Zoning Code in connection with the Notice of Project Change to lower the income affordability for the 10 Stonley Road Project; and to take all related actions.

Dorchester

20. 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

homeownership units, including 4 IDP units, and 15 parking spaces located at 22 High Street; and to take all related actions.

Hyde Park

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 30 residential rental units, including 4 IDP units, ground floor retail, 30 bicycle spaces and 30 parking spaces located at 1318 River Street; and to take all related actions.

Back Bay

22. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the Parcel 12 Development Project located on land and air rights parcels above and adjacent to the Massachusetts Turnpike to update the use of up to approximately 118,191 square feet of the Project as life sciences/research and development space, BioSafety Level 2, which is permitted within the Development Plan; and to take all related actions.

Fenway

23. Request authorization to adopt a Second Amendment to the Report and Decision on the 252-258 Huntington Avenue Chapter 121A Project, which involves approval of certain proposed zoning deviations.

PUBLIC HEARINGS – OPEN TO PUBLIC TESTIMONY

24. 5:30 p.m.: Request authorization to approve the proposed new ten-year Boston University Fenway Campus 2021 Institutional Master Plan, to petition the Boston Zoning Commission for approval of the Proposed IMP, to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Zoning Code; and to take all related actions.
25. 6:00 p.m.: Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the

construction of the Nubian Square Ascends Development consisting 10 affordable units, retail, which will include a culinary hall providing opportunities for local restaurateurs, commercial office/laboratory space, entertainment and artistic/cultural space, including a new performance hall, and a 300 space parking garage, located at 2164 Washington Street in Roxbury a/k/a the Blair Lot; to approve the Proposed Project as a Development Impact Project; to extend the Tentative Designation status of Nubian Ascend Partners, LLC; and to take all related actions.

26. 6:10 p.m.: Request authorization approve the Development Plan for Planned Development Area No. 131, 323-365 Dorchester Avenue and a companion map amendment pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and companion map amendment pursuant to Sections 3-1A.a and 80C of the Code; to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Code for the construction of four new mixed-use buildings consisting of 310 residential rental units, including 45 IDP units and 14 income restricted units, 623,000 square feet of life science and/or office uses, 50,000 square feet retail, restaurant and service uses, and 627 parking spaces located at 323-365 Dorchester Avenue; to approve the Proposed Project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

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

Very truly yours,
Teresa Polhemus, Secretary