

January 11, 2022

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, January 13, 2022 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 JANUARY 13, 2022 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 16, 2021 Meeting.
2. Request authorization to schedule a Public Hearing on February 10, 2022 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed 745 Atlantic Avenue project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on February 10, 2022 at 5:40 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.

PLANNING AND ZONING

4. Board of Appeal

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

5. Request authorization to enter into a License Agreement with Boston Sand & Gravel Corporation for use of approximately 2,800 square feet of space on a portion of Parcel P-15B-1 in the Charlestown Urban Renewal Area.

TENTATIVE/FINAL DESIGNATION/EXTENSION/CONVEYANCE

6. 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 extend the temporary license agreement for Tropical Food International Inc.'s continued use of Parcel 10 B for parking.
7. Request authorization to extend the Tentative Designation status of Power House Partners LLC to facilitate the long-term lease of the BPDA-owned Building in the Charlestown Navy Yard.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

8. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80, Section 80B-5.4(c)(iv) of the Zoning Code for the proposed Neponset Wharf project for the construction of four consisting of 120 residential rental units, including 16 IDP units, approximately 25,000 square feet of office space, approximately 11,600 square feet of community/flex space, approximately 3,600 square feet of retail space, an approximately 22,300 square foot boathouse, approximately 135 vehicle parking spaces, 190 bicycles storage spaces, and approximately 2.17 acres of open space located at 24 Ericsson Street; and to take all related actions.

9. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 36 income restricted senior residential units, 13 parking spaces and 18 bicycle storage spaces located at 25, 29, 33 Hamilton Street; and to take all related actions.

Hyde Park

10. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 63 senior affordable rental units, 1,202 square feet of ground floor commercial space, up to 40 parking spaces and 32 bicycle parking spaces located at 1201 River Street; and to take all related actions.
11. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 21 residential rental units, including 4 IDP units, 9 below grade parking spaces, 21 bicycle spaces, and 5 on-street visitor parking spaces located at 34 Oak Street; and to take all related actions.

Jamaica Plain

12. Request authorization to issue a Certification of Approval, in accordance with Article 80E, Small Project Review of the Zoning Code for the change of ownership in connection with the 3353 Washington Street project consisting of 45 rental units, including 8 IDP units; to enter in an Affordable Rental Housing Agreement and Restriction; and to take all related actions.
13. 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 6 income restricted units, 480 square feet ground-floor community space and 7 parking spaces located at 3409 Washington Street; and to take all related actions.

South Boston

14. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 18 residential homeownership units, including 3 IDP units, 6 at grade parking spaces and a dedicated bicycle storage room located at 44 Ellery Street; to petition the Board of Appeal for approval of the necessary zoning relief with the proviso that the plans be submitted to the BRA; and to take all related actions.

Back Bay

15. 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 9 residential rental units, 34,300 square feet of retail space, 25,700 square feet of office/fitness located at 761-793 Boylston Street, subject to BRA design review; and to take all related actions.

PUBLIC HEARINGS – OPEN TO PUBLIC TESTIMONY

16. 5:30 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 132, 109 Brookline Avenue Project and associated Map Amendment pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and associated Map Amendment pursuant to Sections 3-1A.a and 80C of the Code; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the construction of office, laboratory, and research & development spaces, approximately 3,000 square feet of gross floor area of retail uses, approximately 2,600 square feet of gross floor area of community uses, and approximately 216 structured below-grade parking spaces; to approve the proposed project as a Development Impact Project; and to take all related actions.

17. 5:40 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Zoning Code approving the Boston University Medical Campus 2021-2031 Institutional Master Plan, to petition the Boston Zoning Commission for approval of the Proposed IMP; and to take all related actions.
18. 6:00 p.m.: Request authorization to approve the First Amendment to the Development Plan for Planned Development Area No. 96, Government Center Garage and associated Map Amendment; to petition the Zoning Commission for approval of the PDA Amendment; to petition the BZC for approval of a Map Amendment revising the boundaries of the underlying zoning districts as they relate to PDA No. 96; to approve the project proposed in the 2021 PNF/NPC (the "East Parcel Project") as a Development Impact Project; to issue a Scoping Determination waiving the requirement of further review of the Project Notification Form / Notice of Project Change pursuant to Section 80B-5.3(d) of the Zoning Code; to issue a Determination waiving the requirement of further review, pursuant to Section 80A-6.2 of the Code, in connection with the Notice of Project Change; and to take all related actions.

ADMINISTRATION AND FINANCE

19. Request authorization to disburse \$100,000.00 from the Harvard Allston Partnership Fund to fourteen non-profit community organizations; and, to enter into Grant Agreements.
20. Personnel
21. Contractual
22. Director's Update

Very truly yours,
Teresa Polhemus, Secretary