

July 14, 2020

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

**RECEIVED**  
*By City Clerk at 2:49 pm, Jul 14, 2020*

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, July 16, 2020 televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 1962) and livestreamed on [boston.gov](http://boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR JULY 16, 2020 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the June 11, 2020 Meeting.
2. Request authorization to schedule a Public Hearing on August 13, 2020 at 5:40 p.m.; or at a date and time to be determined by the Director, to consider the Brigham and Women's Hospital Institutional Master Plan Amendment and Renewal.
3. Request authorization to schedule a Public Hearing on August 13, 2020 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the Second Amended and Restated Master Plan for Planned Development Area No. 94 Bartlett Place, Washington Street and Bartlett Street in Roxbury, the Phase 4 Development Plan within such Planned Development Area.

**PLANNING AND ZONING**

4. Board of Appeal  
**LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT**

5. Request authorization to execute a Memorandum of Agreement with the Department of Public Works for fuel and services provided by the fleet maintenance unit.
6. Request authorization to amend the license agreement with Boston Sailing Center, Inc. for a portion of the 50,998 square foot watersheet at the end of Lewis Wharf.
7. Request the ratification and confirmation of a license agreement with Bill's Taxi Service, Inc. d/b/a A&A Metro for use of 25,000 square feet of space located within Bunker Hill Community College within Parking Lot 2.
8. Request authorization to enter into a lease agreement with the Boston Public Library for the use of 1,695 square feet of space in the China Trade Building, Suite G05 located at 2 Boylston Street.
9. Request authorization to amend the existing license agreement with CHLN, Inc. to extend the expiration date for the use of approximately 5,375 square feet of BRA-owned land for outdoor seating for the Chart House Restaurant on Long Wharf and to abate the license fee payments.
10. Request to enter into a temporary license agreement with Spaulding Rehabilitation Hospital, Spaulding Adaptive Service Centers Weingarten Program for the use of a portion of the pier adjacent to Menino Park Wharf.
11. Request authorization to enter into rent abatement agreements with COVID-19 impacted tenants.
12. Request authorization to negotiate rent deferment agreements with tenants impacted by COVID-19.
13. Request authorization to enter into temporary license agreements for BRA-owned properties for up to 30 days.

## **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS**

14. Request authorization to execute a second amendment to the Allston-Brighton mobility Consultant Service Contract with Kittelson & Associates, Inc. for an increase of \$41,000.00 and an extension of term.
15. Request authorization to into enter a second contract amendment with NBBJ LP for the Downtown Planning Study to extend the term of the contract by eight months.

## **TENTATIVE/FINAL DESIGNATION/EXTENSION**

16. Request authorization to extend the Final Designation of EBCDC, Inc. the non-profit affiliated with East Boston Community Development Corporation for the lease and redevelopment of 146-172 Condor Street in East Boston.
17. Request authorization to award Tentative Designation to Mills Street Cooperative, Inc., as redeveloper, of 15 Mills Street for 10 off-street parking spaces.
18. 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 the continued use of Parcel 10 B for parking.

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

### Dorchester

19. Request authorization to issue a Certificate of Approval pursuant to Article 80E-6, Small Project Review of the Zoning Code for the construction of 27 residential condominium units, including 4 IDP units, one ground floor commercial unit, 12 parking spaces and 24 bicycle storage spaces located at 185-191 Geneva Avenue, subject to BPDA design review; to approve the change of ownership to Geneva Realty Group LLC; and, to take all related actions.

## Downtown

20. 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 Winthrop Center Project to eliminate the residential portion of the east tower and convert the space into a rental program; reduce the residential square footage by 89,587 square feet; reduce the residential units from 387 to 321 and reduce the overall building size by 98,021 square feet; to execute a revised Affordable Housing Agreement, an Amendment to the Cooperation Agreement, an Amendment to the Development Impact Project Agreement, an Amendment to the Boston Residents Construction Employment Plan, and, if required, an amendment to the Sale and Construction Agreement by and between the BPDA and MCAF Winthrop LLC and an amendment to the Memorandum of Agreement by and between the City of Boston and the BPDA; and, to take all related actions.

## **URBAN RENEWAL**

### South End

21. Request authorization to issue a Certificate of Completion pursuant to the Land Disposition Agreement with United South End Settlements for Parcel 17, located at 566 Columbus Avenue, in the South End Urban Renewal Area.

## **ADMINISTRATION AND FINANCE**

22. Request authorization to co-petition the Public Improvement Commission to lay out a highway easement over 0 Tremont Avenue in Roxbury, in connection with the improvements that are part of the Boston Public Works Department's Ruggles Street Reconstruction Project.
23. Request authorization to disburse \$100,000.00 from the South Boston Waterfront civic/cultural space buildout Chapter 91 funds to GrubStreet Inc. to build a narrative art center at 50 Liberty on Fan Pier; and, to enter into a grant agreement with Grubstreet Inc.
24. Request authorization to disburse \$100,000.00 from the Fenway Park Demonstration Project Community Benefits fund to ten community organizations; and, to enter into grant agreements with the community organizations.

25. Personnel
26. Contractual
27. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary