



**boston planning &
development agency**

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2017 SEP 12 P 2:34

BOSTON, MA

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, September 14, 2017 at the BPDA in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
SEPTEMBER 14, 2017 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of August 10, 2017 Meeting.
2. Request authorization to advertise a Public Hearing on October 12, 2017 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 113 – 159-201 Washington Street in Brighton.
3. Request authorization to advertise a Public Hearing on October 12, 2017 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Boston University Medical Center 2010-2020 Institutional Master Plan Second Amendment and the Goldman School of Dental Medicine Project, located at 100 East Newton Street in the South End, as a Development Impact Project.
4. Request authorization to advertise a Public Hearing on October 12, 2017 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 2, The Back Bay/South End Gateway Project and 200 Clarendon Street and to consider the Project as a Development Impact Project.

PLANNING AND ZONING

5. Board of Appeal

REQUEST FOR PROPOSALS/CONTRACT

6. Request authorization to advertise and issue an Invitation to Bid for the purchase and installation of parking Revenue Control equipment for the BRA-owned parking facilities.
7. Request authorization to advertise and issue a Request for Proposals for Engineering Design Services for a capital project located at Long Wharf in the Downtown Waterfront Urban Renewal Area.

TENTATIVE/FINAL DESIGNATION/EXTENSION

8. Request authorization to ratify and confirm the Tentative Designation to CVJC, LLC as Redeveloper of Parcel L-43B located at 41 Regent Street in the Washington Park Urban Renewal Area.
9. Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as Redeveloper of a portion of Parcel R3A-2, also known as Parcel A, in the South Cove Urban Renewal Area.
10. Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC as Redeveloper of Building 58 and Building 60 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard with the Charlestown Urban Renewal Area.
11. Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105, known as the Chain Forge Building in the Charlestown Urban Renewal Area.

LICENSE/LEASE AGREEMENTS

12. Request authorization to enter into a lease with the Massachusetts Department of Children and Families for the use of the entire fifth floor in the China Trade Building located at 2 Boylston Street.

13. Request authorization to enter into a lease with Healthcare Resources in Action for the use of the entire fourth floor in the China Trade Building located at 2 Boylston Street.
14. Request authorization to execute 5-day License Agreements to include 3 days of operation and 1 day each for set up and breakdown.

CERTIFICATIONS OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the successful completion of the D Street Hotels Project located at 371-401 D Street in South Boston.
16. Request authorization to issue a Partial Certificate of Completion for the E+ Green Building Program – 156-160 Highland Street in Roxbury.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Roxbury

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 57 rental units, including 7 IDP units, and 52 parking spaces and bicycle storage located at 13 Shetland Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

South Boston

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 14 condominium units, including 2 IDP units, and 15 parking spaces and bicycle storage located at 33-39 Ward Street; and, to take all related actions.
19. 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 Artists for Humanity project for the addition of 29,300 square feet to the existing building located at 100 West Second Street; 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 17 condominium units, including 2 IDP units, and 20 parking spaces and bicycle storage located at 54 Pleasant Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
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 New England Heritage Homes development consisting of 16 affordable homeownership units, and 20 parking spaces and bicycle storage located at Mallard, Colonial, New England and Southern Avenues; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
22. Request authorization to enter into an Affordable Housing Agreement in connection with the 19-23 Clapp Street project for 2 IDP units; and, to take all related actions.

Fenway

23. Request authorization to approve the Wheelock College Institutional Master Plan Notification Form for Renewal of the Wheelock College Institutional Master Plan pursuant to Section 80D-5.2(e), Section 80D-6 and Section 80D-8 of the Zoning Code; and, to take all related actions.

Mattapan

24. Request authorization to issue a Certification of Approval in accordance with Article 87-11.5 of the Zoning Code for portions of components of the Revised Olmsted Green 40R as revised by the Notice of Project Change for the breakdown of the units; and, to take all related actions.
25. 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 homeownership units, including 3 IDP units, 3,000 square feet of retail space, 2,800 square feet of restaurant space and 22 parking spaces and bicycle storage located at 1199-1203 Blue Hill Avenue; and, to take all related actions.

West Roxbury

26. 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 60 residential units, including 8 IDP units, and 105 parking spaces and to include the existing commercial building located at 270 Baker Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

URBAN RENEWAL

South End

27. Request authorization to adopt a Confirmatory Order of Taking; to execute amendments to the License Agreements for Parcel 30A and Parcels RR-15A and RR-15B extending said Agreements to December 31, 2017; to execute a deed conveying the registered BRA-owned land within the Worcester Community Garden to the Trustees of Reservations for a community garden and public open space.
28. Request authorization to adopt a minor modification to the South End Urban Renewal Plan allowing institutional uses; to execute an amendment to the Ground Lease with Crosstown Center Hotel LLC dated August 20, 2002; and, to take all related actions.
29. Request authorization to adopt an Order of Taking pursuant to the provisions of Massachusetts General Laws, Ch. 79, for the acquisition by eminent domain of certain air rights owned by the City of Boston and to convey said air rights to 1065 Tremont Street LLC; to petition the Public Improvements Commission for the discontinuance of the certain air rights; and, to take all related actions.

South Cove

30. Request authorization to adopt a minor modification to the South Cove Urban Renewal Plan to create Parcel P-12C consisting of the remaining portion of Parcel P-12 and to allow the housing use and set the proper Land Use and Building Requirements for the Parcel P-12C; and, to take all related actions.

ADMINISTRATION AND FINANCE

31. Request authorization to amend the Demonstration Project and Demonstration Project Plan adopted July 10, 2003 and the Cooperation Agreement dated March 3, 2004 with the Gillette Company; to accept a grant of easement from the Gillette Company for the South Bay Harbor Trail right-of-way; and, to enter into all necessary documents for the South Bay Harbor Trail, including a License Agreement with the Boston Transportation Department to make improvements to the right-of-way.
32. Request authorization to disburse \$700,000 from Harvard University funds to the Boston Fund for Parks for the implementation of the Smith Field Master Plan Phase 1 improvements; and, to take all related actions.
33. Request authorization to disburse \$79,820 BioSquare II Physical and Community Improvements Fund to Project Place; to enter into a grant agreement with said non-profit; and, to take all related actions.
34. Request authorization to amend the Sale and Construction Agreement with MCAF Winthrop LLC for Winthrop Square, 115 Federal Street to: (i) allow demolition of the Winthrop Square Garage to commence on or before November 15, 2017; and (ii) if demolition commences on or before November 15, 2017, disbursement of \$1,500,000.00 of the Preliminary Payment from the Preliminary Payment Escrow Account to MCAF Winthrop LLC to pay for the costs of early demolition of the Winthrop Square Garage.
35. Contractual
36. Personnel
37. Director's Update

Very truly yours,



Teresa Polhemus, Secretary