



December 12, 2019

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BOSTON, MA

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

Dear Madam:

REVISED

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 12, 2019 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
DECEMBER 12, 2019 BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of November 14, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on January 16, 2020 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the 290 Tremont Street (Parcel P-12C) Project in the Midtown Cultural District within the South Cove Urban Renewal Area as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on January 16, 2020 at 5:40 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, Roxbury and the Phase 4 Development Plan within such Planned Development Area No. 94.
4. Request authorization to schedule a Public Hearing on January 16, 2020 at 5:50 p.m. or at a date and time to be determined by the Director, to consider the Housing Creation Proposal submitted by HYM Investments, The Community Builders, and Pine Street Inn in connection with the 3368 Washington Street Project.

PLANNING AND ZONING

5. Board of Appeal
6. Request authorization to co-petition the City of Boston Public Improvement Commission for adoption of a policy for climate resilience based on the City of Boston Public Works Department *Climate Resilient Design Standards and Guidelines for Protection of Public Rights-of-Way*.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

7. Request authorization to enter into a lease with the Massachusetts Port Authority for use of Parcel P-8A2 located on the southwesterly side of Terminal Street in the Charlestown Urban Renewal Area; and to enter into a Memorandum of Agreement for the surrounding community mitigation benefits.
8. Request authorization to enter into license agreements with The Anthem Group, Inc. for: a winter-themed activation space in Shipyard Park in the Charlestown Navy Yard; and for related equipment storage.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACT

9. Request authorization to advertise and issue a Request for Proposals for Consultant Services for the PLAN: Newmarket, the 21st Century Economy Initiative.
10. Request authorization to advertise and issue an Invitation for Bids for the Environmental Remediation and Demolition of the former Power Plant Building 108 located in the Charlestown Navy Yard.
11. Request authorization to advertise and issue an Invitation for Bids for the construction of the Long Wharf Seawall Repairs in the Central Wharf District.
12. Request authorization to advertise and issue an Invitation for Bids for a three-year contract, with two one-year renewal options, for the Shipyard Park Landscape and Maintenance Services Program at the Charlestown Navy Yard.

13. Request authorization to execute a contract with Colliers International New England, LLC for Commercial Property Management at the China Trade Building located at 2 Boylston Street in Chinatown, in the amount of \$664,543.00 for three years, with the BRA also holding two one-year options, if exercised, contract amount not to exceed \$1,141,463.00.

TENTATIVE/FINAL DESIGNATION/EXTENSIONS

14. Request authorization to extend the Tentative Designation with Tenants' Development Corporation as Redeveloper of 151 Lenox Street in the South End Urban Renewal Area for the development of a community center; and, to take all related matters.
15. 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 for three (3) months, until March 31, 2020; and to authorize the extension of the temporary license agreement for Madison Tropical LLC's continued use of Parcel 10 B for parking.
16. Request authorization to extend the Tentative Designation with Jackson Partners, LLC as Redeveloper for the Development Parcels in Roxbury and Jamaica Plain; and, to take all related matters.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South End

17. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan with respect to Parcel 17 to allow a mixed use building located at 566 Columbus Avenue; 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 66 residential homeownership units, including 11 IDP artist live/work units, 5,000 square feet of ground floor commercial space and 42 off street parking spaces located at 566 Columbus Avenue; to enter into an Amended and Restated Land Disposition Agreement; and, to take all related actions.

Hyde Park

18. 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 157 residential condominium units, including 20 IDP units and 128 residential rental units, including 17 IDP units, 3,617 square feet of ground floor retail space, a 300 car garage and surface parking spaces located at 1717-1725 Hyde Park Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Jamaica Plain

19. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 45 residential units, including 10 IDP units, including 5 Artist Live/work units and 19 parking spaces located at 10 Stonley Road, formerly known as 35 Brookley Road; and, to take all related actions.
20. 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 65 income restricted residential units, 4,000 square feet of ground floor commercial space, 18 parking spaces and covered bicycles spaces located at 1595-1599 Columbus Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief on petition 102363; and to take all related actions.

Allston

21. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code in connection with the Notice of Project Change for the construction of a building with 46 residential homeownership units, including 6 IDP units, and including 2 artist live/work units located at 30 Penniman Road for a change in ownership; and, to take all related actions.

South Station

22. Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC or issue an Estoppel and Agreement addressing Lender and Mortgagee rights and protections for the South Station Air Rights Project; and to take all related actions.

Downtown

23. Request authorization to adopt a Fifth Amendment to Report and Decision on the Lafayette City Center Chapter 121A Project, for approval of financing and ownership restructuring for such financing.

URBAN RENEWAL

Brunswick King

24. Request authorization to transfer four open space parcels located on Magnolia Street adjacent to the Ceylon Park to the City of Boston Parks and Recreation Department.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

25. 5:30 p.m.: Request authorization to the First Amendment to the Amended and Restated Master Plan for Planned Development Area Plan No. 51 Hood Business Park, and the Development Plan for 6 Stack Street within Planned Development Area No. 51, Hood Park; to petition the Zoning Commission for the approval of the First Amendment to the Amended and Restated Master Plan for PDA No. 51 and the Development Plan for 6 Stack Street within PDA No. 51; to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with a Notice of Project Change for the Hood Park Master Plan for the 6 Stack Street Project; and, to take all related actions.
26. 5:40 p.m.: Request authorization to approve the Second Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59 located at 771 Harrison Avenue, the former Immaculate Conception in the South End; to petition the Zoning Commission for the approval of the Second Amendment to the Development Plan for Harrison Commons and Harrison Court within the Planned Development Area No. 59; to issue a Determination waiving further review of Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change and the Second Development Plan Amendment to change the 12 rental units to homeownership units and 51 rental units, including 6 IDP rental units, 45 off-street parking spaces and 63 bicycle spaces; and, to take all related actions.

27. 5:50 p.m.: Request authorization to approve the First Amendment to Development Plan for Planned Development Area No. 107 Washington Village Project/235 Old Colony Avenue, South Boston Neighborhood, Boston; to petition the Zoning Commission for the approval of the First Amendment to the PDA No. 107; to issue a Determination waiving further review of Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change and First Amendment for the construction of one Building A/B, instead of two Buildings A & B, consisting of 214 residential rental units, including 37 IDP units, 20,500 square feet of ground floor retail space and 58 parking spaces; and, to take all related actions.

28. 6:00 p.m.: Request authorization to approve the Master Plan and four associated Development Plans for Buildings A, B, C and D for Planned Development Area No. 127 located at 60 Everett Street in Allston (known as Allston Yards); to petition the Zoning Commission for the approval of the Master Plan and the four associated Development Plans and the accompanying Map Amendment for PDA No. 127; to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80 Section 80B-5.4(c)(iv), Large Project Review of the Zoning Code for the construction of 868 residential units, including 148 IDP units, 352,000 square feet of office/research uses, 67,000 square feet of grocery use, 50,000 square feet of retail/entertainment/restaurant uses and 10,000 square feet of community and/or art uses located at 60 Everett Street; to approve the Proposed Project as a Development Impact Project; and, to take all related actions.

29. 6:10 p.m.: Request authorization to approve the Planned Development Area No. 126, Kenmore Square Hotel Project; to petition the Zoning Commission for approval of PDA No. 126; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the construction of 391 room hotel including 13,300 square feet of ground floor retail/restaurant uses with designated drop off and pick up space located at 560-574 Commonwealth Avenue and for the construction of a public plaza in the Fenway neighborhood; to consider the Kenmore Square Hotel Project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to expend \$150,000.00 to fifteen nonprofit community organizations with funding provided by the Summer Street Hotel Project Benefits fund; and, to enter into Grant Agreements with said nonprofits.
31. Request authorization to expend \$100,000.00 to nineteen North Allston and North Brighton nonprofit community organizations with funding provided by the Harvard Allston Partnership Fund; and, to enter into Grant Agreements with said nonprofits.
32. Personnel
33. Contractual
34. Director's Update

Very truly yours,



Teresa Polhemus, Secretary