

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

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 12, 2019 Meeting.
2. Request authorization to advertise a Public Hearing for February 13, 2020 at 5:30 p.m.; or a time and date to be determined by the Director, for the Master Plan for Planned Development Area No. 124, Suffolk Downs and its five associated Phase 1-5 Development Plans; and, to consider the Suffolk Downs project as a Development Impact Project.
3. Request authorization to advertise a Public Hearing for February 13, 2020 at 5:40 p.m.; or a time and date to be determined by the Director, to consider the amendment to Planned Development Area No. 74, Fenway Center; and to consider the Fenway Center Phase 2 as a Development Impact Project.
4. Request authorization to advertise a Public Hearing for February 13, 2020 at 5:50 p.m.; or a time and date 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.
5. Request authorization to advertise a Public Hearing for February 13, 2020 at 6:00 p.m.; or a time and date to be determined by the Director, to consider the Notice of Project Change for 15 Necco Street, the proposed Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres and the Amended and Restated Development plan for 5 and 15 Necco Street, South Boston within Planned Development Area No. 69, South Boston/The 100 Acres.

PLANNING AND ZONING

6. Board of Appeal

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LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

7. Request authorization to amend the ground lease with CVPA Chain Forge LLC, tenant and redeveloper of Building 105, known as the Chain Forge Building, on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, to allow additional time for the construction and Opportunity Zone equity financing and to obtain all necessary permits.

CERTIFICATE OF COMPLETION

8. Request authorization to issue a Certificate of Completion for the residential building located at 530 Western Avenue in Brighton.
9. Request authorization to issue a Certificate of Completion of the 32 Cambridge Street Project, also known as The Graphic in Charlestown.
10. Request authorization to issue a Certificate of Completion for the improvements to the Landmark Center project located at the corner of 309 Park Drive/201 Brookline Avenue in Fenway.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

11. Request authorization to terminate the existing Affordable Housing Agreement for the 45 L Street Project; and, to execute an Affordable Rental Housing Agreement and Restriction for the four IDP units.

Hyde Park

12. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the two IDP units located at 4-8 Tileston Street.

East Boston

13. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, section 80B-5.3(d) of the Zoning Code for the construction of 145 residential rental housing units, including 21 IDP units, 3,200 square feet of retail space, 2,155 square feet of artist workspace, 61 off-street parking space and 145 bicycle storage spaces located at 282-308 Bremen Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Roxbury

14. 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 24 income restricted residential rental units with ground floor retail space located at 387-397 Dudley Street; and, to take all related actions.
15. Request authorization to issue a Certification of Approval pursuant to Article 80E-6, Small Project Review of the Zoning Code for the construction of 20 income restricted residential condominium units with ground floor retail and bicycle storage located at 75-81 Dudley Street; and, to recommend approval to the Board of Appeal for the necessary zoning relief subject the BPDA design review; and, to take all related actions.
16. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan with respect to Parcel 57 located at 380 Northampton Street for redevelopment and Parcel 59 located at 599 Columbus Avenue to be subdivided into Parcel 59A and Parcel 59B; to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the Northampton Street residences consisting of 47 income restricted residential rental units; to petition the Zoning Commission for approval of an Urban Renewal Area Overlay District under Section 3-1A(b) of the Zoning Code to allow existing uses of the Newcastle Saranac Apartments located in Parcels 57 & 59 of the South End Urban Renewal Plan; to enter into a new or amended Land Disposition Agreements for Parcels 57, 59A and 59B; and, to take all related actions.

Mission Hill

17. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code approving the Notice of Project Change to develop 154 Terrace Street as Phase 2 of the 166 Terrace Street Project consisting of 64 residential homeowner units, including 3 IDP units and 27 parking spaces; and, to take all related actions.

Allston

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 80 co-living units, consisting of 280-bedroom, including 48 IDP bedrooms, 1,250square feet of ground floor flexible community space, a 4,500 square foot courtyard and 30 parking spaces located at 525 Lincoln Street; and, to take all related actions.

Fenway

19. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of 451 residential rental housing units, including 68 IDP units, and a 156 seat theater located at 1252-1270 Boylston Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

URBAN RENEWAL

Charlestown

20. Request authorization to adopt a Minor Modification with respect to Parcel R-19B located at 16-18 Chappie Street to allow for a change of use for the construction of a two-family townhouse; to enter into an Amended and Restated Land Disposition Agreement with Joseph and Amy Wrenn; and, to issue a Certificate of Completion.

21. Request authorization to adopt a Minor Modification with respect to Parcel R-23B & R-23B-1 located at 34 & 36 Belmont Street to subdivide the Parcels to allow for a change of use for the construction of a single family townhouse; and, to enter into an Amended and Restated Land Disposition Agreement and a New Land Disposition Agreement with the Hickey Family LLC.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

22. 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.
23. 6:00 p.m.: Request authorization to approve the Housing Creation Proposal submitted by HYM Investments, The Community Builders, and Pine Street Inn committing of up to \$5,000,000.00 for the 3368 Washington Street Project, consisting of 202 income restricted units as supportive housing for formerly homeless individuals; to enter into a Housing Creation Agreement for said funding; and, to take all related actions.

ADMINISTRATION AND FINANCE

24. Request authorization, in coordination with the City of Boston, to enter into a three-year agreement with Environmental Systems Research Institute, Inc. for GIS software, support and training, in an amount not to exceed \$240,000.00.
25. Request authorization to expend \$25,938.00 for the final installment to Pablo Eduardo, the sculptor of the Marathon Memorial Markers located in the Back Bay neighborhood; and, to take all related actions.

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