



**boston planning & development agency**

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March 10, 2020

2020 MAR 10 P 3:48

BOSTON, MA

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

**REVISED**

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, March 12, 2020 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  
BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR MARCH 12, 2020 AT 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the February 13, 2020 Meeting.
2. Request authorization to advertise a Public Hearing for April 16, 2020 at 5:30 p.m.; or a time and date to be determine by the Director, to consider the proposed Suffolk University 2020 Institutional Master Plan.
3. Request authorization to advertise a Public Hearing at a time and date to be determined by the Director, to consider the Master Plan for Planned Development Area No. 124, Suffolk Downs and its five associated Phase 1-5 Development Plans; and, to be considered as a Development Impact Project pursuant to Sections 80A-2, 80B-5, 80B-7 and 80C-5 of the Boston Zoning Code.

**PLANNING AND ZONING**

4. Board of Appeal

5. Request authorization to adopt a text amendment to Section 11-7 Electronic Signs of the Boston Zoning Code with respect to Zoning Board of Appeal relief and hours of operation.

#### **LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT**

6. Request authorization to enter into a License Agreement with Boston Sand and Gravel, Inc., for use of 2,800 square feet of space on a portion of Parcel P-15B-1 in the Charlestown Urban Renewal Area.
7. Request authorization to enter into a License Agreement with The Anthem Group, Inc. for use of Dry Dock 2, Shipyard Park and portions of the Historic Navy Yard for activation purposes from May 1, 2020 through January 1, 2021.
8. Request authorization to amend the Ground Lease with Charlestown Ropewalk, LLC, tenant and redeveloper of Building 58 known as the Ropewalk Building and Building 60 known as the Tar House located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard in the Charlestown Urban Renewal Area to defer rent payments in exchange for additional affordable rental units and an increase in the transaction rent requirement; and, to execute an Amended and Restated Affordable Rental Housing & Restriction Agreement; and, to extend all necessary documents.
9. Request authorization to extend the Lease Agreement 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.

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

10. Request authorization to advertise and issue a Request for Proposals for design services for the development of the Design and Use Guidelines for the Downtown Waterfront.
11. Request authorization to advertise and issue an Invitation for Bids for Arborist Services for the citywide BRA-owned properties.
12. Request authorization to advertise and issue a Request for Proposals for Licenses for the Nubian Square Activation at the Blair Lot in Roxbury for one season from July 1, 2020 through September 30, 2020; with an optional 90 day extension.

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

13. Request authorization to extend the Tentative Designation of Madison Tropical LLC as Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B; and, to extend the License Agreement for use of Parcel 10B for parking.
14. Request authorization to extend the Tentative Designation of Tenants' Development Corporation as Redeveloper of a community center on Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
15. Request authorization to extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC as Redeveloper of Parcel L-43B in the Washington Park Urban Renewal Area located at 41 Regent Street.

### **CERTIFICATE OF COMPLETION**

16. Request authorization to issue a Certificate of Completion for the Melnea Residences component of the Melnea Hotel and Residences Project located on Parcel 9 in the South End Urban Renewal Area.

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

#### Roxbury

17. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d), Large Project of the Zoning Code for the renovation to the Lenox Apartments consisting of 285 residential rental income restricted units, a community center and a management office located at 136 Lenox Street; and, to take all related actions.

#### South Boston

18. Request authorization to issue a Certification of Approval pursuant to Article 80E-6, Small Project Review of the Zoning Code for the construction of 32 residential rental units, including 5 IDP units, 2,399 square feet of commercial space, 33 parking spaces and bicycle storage located at 218-220 Old Colony Avenue; and, to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

19. Request authorization to execute a First Amendment to the Cooperation Agreement for the 105 West First Street Project to include a Pedestrian Connector.

#### Jamaica Plain

20. Request authorization to issue a Certification of Approval pursuant to Article 80E-6, Small Project Review of the Zoning Code for the construction of a Compact Living Project consisting of 47 residential rental units, including 11 IDP units, and 2,661 square feet of ground floor commercial space located at 3326 Washington Street; and, to take all related actions.

#### Downtown

21. 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 reducing the residential condominium units from 44 to 29, adding 2,700 square foot basement space, relocating/removing the transformer vault, creating 5 IDP artist live/work units and street space and parking improvements located at 55 India Street; and, to take all related actions.

#### Dorchester

22. Request authorization to issue a Certification of Approval pursuant to Article 80E-6, Small Project Review of the Zoning Code for the renovation of an 82,378 square foot retail building for a Floor & Décor Store located at 729 Morrissey Boulevard; and, to take all related actions.

## **URBAN RENEWAL**

### South Cove

23. Request authorization to adopt a Minor Modification to the South Cove Urban Renewal Plan by creating Parcel R-2B and changing the uses for Parcel R-2; recommend to the Boston Zoning Commission, the adoption of Map Amendment 726 to designate Parcel R-2 of the South Cove Urban Renewal Area as an urban renewal overlay district (U\*) pursuant to Section 3-1A (b) of the Code; execute a new Land Disposition Agreement for 288 Harrison Avenue and to execute an amendment to the Land Disposition Agreement for the Tai Tung Village; to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d), Large Project of the Zoning Code for the construction of 85 residential income restricted units, ground floor retail, 40 parking spaces located at Parcel R-2 located at 288 Harrison Avenue; and, to take all related actions.

### South End

24. Request authorization to execute an Amended and Restated Land Disposition Agreement with Brad Blake and Allen Gove for Parcel SE-69 located at 11 Bradford Street.

## **PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY**

25. 5:40 p.m.: Request authorization to approve the First Amendment to Planned Development Area No. 74, Fenway Center pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of said First Amendment pursuant to Section 3-1A.a and 80C of the Zoning Code; to issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code approving the Notice of Project Change for Building 3 to be reduced from 27 stories to 20 stories and Building 4 to increase from 8 stories to 10 stories of Research and Development space located at on MassDot Air Rights Parcel 7; to approve the Fenway Center Phase 2 project as a Development Impact Project; and, to take all related actions.

26. 5:50 p.m.: Request authorization to approve the Fourth Amendment to the Planned Development Area No. 67, Olmsted Green, Mattapan to eliminate the 4.2 acre Urban Farm and Food Retail components on the East Campus and to allow for restricted open space and recreation component and/or passive recreational space; to petition the Zoning Commission for approval of said Fourth Amendment and associated Map Amendment pursuant to Section 3-1A.a and 80C of the Zoning Code; and, to take all related actions.

### **ADMINISTRATION AND FINANCE**

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

Very truly yours,



Teresa Polhemus, Secretary