



**boston planning &
development agency**

June 13, 2017

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

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BOSTON, MA

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, June 15, 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
JUNE 15, 2017 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of May 11, 2017 Meeting.
2. Request authorization to schedule a Public Hearing on July 13, 2017 at 5:30 p.m.; or at a date and time determined by the Director, to consider the First Amendment to the Amended and Restated Development Plan for Planned Development Area No. 7, Area F and Area 2A, located on Staniford Street in the West End.
3. Request authorization to schedule a Public Hearing on July 13, 2017 at 5:40 p.m., or at a date and time determined by the Director, to consider the Development Plan for Planned Development Area No. 85, located at 99 Sumner Street in East Boston.

PLANNING AND ZONING

4. Board of Appeal

REQUEST FOR PROPOSALS/CONTRACTS

5. Request authorization to enter into a contract with Kittelson & Associates, Inc. to assist with the Glover's Corner Transportation Plan & Network Analysis, in an amount not to exceed \$250,000.
6. Request authorization to advertise and issue an Invitation for Bids on the provision and installation of lighting fixtures and associated equipment related to the implementation of the lighting plan for the Congress Street Bridge.

TENTATIVE/FINAL DESIGNATION/EXTENSION

7. Request authorization to award the Tentative Designation of CVJC, LLC for the development of four residential units on Parcel L-43-B located at 41 Regent Street in the Washington Park Urban Renewal Area.
8. Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC, as Redeveloper of Building 58 and Building 60, the Tar Shed/House on a portion of Parcel NY-1 in the Historic Monument Area in the Charlestown Navy Yard.
9. Request authorization to extend the Final Designation of First Avenue Hotel LLC, as Redeveloper of Building 105, the Chain Forge Building in the Charlestown Urban Renewal Area.

CERTIFICATIONS OF COMPLETION

10. Request authorization to issue a Certificate of Completion for the Excel Academy High School project located at 401 Bremen Street in East Boston.
11. Request authorization to issue a Certificate of Completion for the Block H project located at 51-57 Seaport Boulevard in the South Boston Waterfront.
12. Request authorization to issue a Certificate of Completion for the Block J project located at 65 Seaport Boulevard in the South Boston Waterfront.

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

Dorchester

13. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 20 rental units, including 3 IDP units, 3 commercial retail spaces, and 11 garage parking spaces, located at 734 Dudley Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Midtown Cultural District

14. 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 130 rental units, including 17 IDP units, 1,500 square feet of retail space and bicycle storage located at 47-55 LaGrange Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Hyde Park

15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the 32,000 square foot addition to the Boston Preparatory Charter Public School Phase II including a cafeteria and instructional/support spaces located at 885 River Street; and, to take all related actions.

Roslindale

16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation of the Existing Building and construction of a new building addition for self-storage use, and new interior parking for approximately 35 vehicles, located at 44 Lochdale Road; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Bay Village

17. 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 133 rental units, including 11 IDP units, with a \$3,309,507 IDP Contribution, 3,000 square feet of ground floor retail and 50 parking spaces located at 212 Stuart Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

East 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 23 residential homeownership units, including 3 IDP units, and up to 25 off-street parking spaces, located at 191-211 Condor Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
19. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the creation of five on-site IDP units, located at 917 Bennington Street, and a \$95,360 contribution towards the IDP Fund; and, to take all related actions.

Mattapan

20. Request authorization to issue Certifications of Approval pursuant to Section 87-11.5 of the Boston Zoning Code in connection with the Revised Olmsted Green 40R Project in regards to the breakdown of units; and, to take all related actions.

Fenway

21. Request authorization to adopt the Fifth Report and Decision Amendment to the Hemenway Apartments Chapter 121A Project, which involves the refinancing of the Project; and, approval of all related matters.

URBAN RENEWAL

South End

22. Request authorization to consent to the assignment of Sherwin-Williams Company's interest to Boston Aging Concerns - Young and Old United, Inc. for the West Newton Project on Parcels SE-105 and SE-121 located at 35 West Newton Street.
23. Request authorization to accept a deed from the City of Boston, through the Public Facilities Commission, for a sliver parcel within Parcel 54H-2 in the South End Urban Renewal Area; to execute a deed transferring the Sliver Parcel for the Harrison Albany Block Development; and, to take all related actions.

South End/Campus High School

24. Request authorization to adopt a Minor Modification for Parcel X-32 in the South End Urban Renewal Area; to adopt a Minor Modification for Parcel X-32 in the Campus High School Urban Renewal Area; to accept a deed from MassDOT for a portion of Brook Marshall Road within Parcel X-32; to petition the PIC to discontinue a portion of Brook Marshall Road; to execute a deed for the Brook Marshall Road Parcel for the Madison Park Infill Sites Projects; to execute an amendment to the Amended and Restated Land Disposition Agreement; and, to take all related actions.

Charlestown

25. Request authorization to adopt a Minor Modification for Parcel R-9B; and, to enter into Amended and Restated Land Disposition Agreement in connection with the construction of a three unit residential condominium on Parcel R-9B located at 54-56 Belmont Street Charlestown Urban Renewal Plan Area; and, to take all related actions.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

26. 5:30 p.m.: Request authorization to petition the Zoning Commission to adopt the text and map amendments adopting Article 27S, South Boston Interim Planning Overlay District.

27. 5:40 p.m.: 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 a 250,000 square foot seven-story building including, approximately, 1,600 square feet of ground floor retail space, 2,400 square feet of convener space, 10,000 square feet of innovation space, and 3,000 square feet of tenant amenity space located at 105 West First Street in South Boston; to petition the Board of Appeal for the necessary zoning relief; to approve said project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

28. Request authorization to disburse \$100,000 to three Fenway community organizations, funding provided by the Fenway Park Demonstration Project Funds; and, to enter into a Grant Agreement with each organization.
29. Request approval for the Boston Redevelopment Authority Fiscal Year 2018 Operating Budget; and to take all related actions.
30. Contractual
31. Personnel
32. Director's Update

Very truly yours,



Teresa Polhemus, Secretary