



**boston planning & development agency**

December 13, 2017

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2017 DEC 13 P 3:01  
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, December 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  
DECEMBER 14, 2017 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of November 16, 2017 and November 30, 2017 Meetings.
2. Request authorization to advertise a Public Hearing on January 11, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Housing Creation Proposal of Children's Hospital and Mission Hill Neighborhood Housing Service for the Parcel 25 Phase Two Project.
3. Request authorization to advertise a Public Hearing on January 11, 2018 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Application of the Old Colony Phase Three A4 Limited Partnership and the Old Colony Phase Three A9 Limited Partnership for the Old Colony Phase Three Redevelopment project.

**PLANNING AND ZONING**

4. Board of Appeal

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

5. Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105 also known as the Chain Forge Building in the Charlestown Navy Yard within the Charlestown Urban Renewal Area; to approve a joint venture consisting of First Avenue Hotel LLC and CV Properties LLC or affiliates of the same, as new Redeveloper; and, take all related actions.
6. Request authorization to extend the Final Designation of Charlestown Ropewalk LLC as Redeveloper of Building 58, also known as the Ropewalk Building; and Building 60, also known as the Tar Shed/House located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area.
7. Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as Redeveloper of portion of Parcel R3A-2, also known as a portion of Parcel A in the South Cove Urban Renewal Area.
8. Request authorization to extend the Tentative Designation of GFC Development, Inc. as Redeveloper of 36-38 Colonial Avenue, Dorchester as part of the E+ Green Building Program.
9. Request authorization to grant Tentative Designation to UHOMES LLC/Urbanica as Redeveloper of 90 Antwerp Street in Brighton for the construction of 20 residential units, including 12 IDP units, 20 on-site parking spaces, bicycle spaces and publicly accessible open space.

### **CERTIFICATE OF COMPLETION**

10. Request authorization to issue a Partial Certificate of Completion for the South Bay Development Phase 1 located at 101 Allstate Road in Dorchester.

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

#### South Boston

11. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the 728 East Broadway project which is converting the 18 units, including 2 IDP units, to rental units from condominium units.

12. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code, Large Project Review for the construction of a 159 room hotel with 60 valet-parking spaces located at 248 Dorchester Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
13. Request authorization to issue a Certification of Approval in accordance with Article 80B, Small Project Review of the Zoning Code for construction of 32 residential units, including 5 IDP units, 23 off-street parking spaces and 32 on-site bicycle storage spaces located at 256 Dorchester Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

#### North Station

14. Request authorization to enter into an Amended Affordable Rental Housing Agreement for the Nashua Street Residences for a unit location change.

#### Charlestown

15. Request authorization to terminate an Affordable Rental Housing Agreement and Restriction; and, to enter into an Affordable Housing Agreement for the Rutherford Landing project located at 463 Rutherford Street for the creation of two IDP homeownership units.

#### Brighton

16. Request authorization to issue a Certification of Approval in accordance with Article 80B, Small Project Review of the Zoning Code for construction of 46 condominium units, including 6 IDP units, and 50 parking spaces located at 46 Hichborn Street; and, to take all related actions.
17. Request authorization to issue a Certification of Approval in accordance with Article 80B, Small Project Review of the Zoning Code for construction of the Alfa Romeo-Maserati Automobile Dealership project located at 1650 Soldiers Field Road; 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 80B, Small Project Review of the Zoning Code for construction of 22 residential units, including 3 IDP units, 11 off-street parking spaces and 22 on-site bicycle storage spaces located at 75-85 Liverpool Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

## **URBAN RENEWAL**

### South End

19. Request authorization to adopt a minor modification to the South End Urban Renewal Plan with respect to Parcel 22a located at 151 Lenox Street to modify its land use.

### Charlestown

20. Request authorization to enter into an Amended and Restated Land Disposition Agreement for Parcel X-34 with 11 Monument Street, LLC allowing the addition to the one-family residence located at 11 monument Street to be located a portion of Parcel X-34; to issue a Certificate of Completion for the improvements on Parcel X-34; and, to take all related actions.
21. Request authorization to issue a Certificate of Completion for the improvements on Parcel R-37B located at 15 Bunker Hill Street.

### South Cove

22. Request authorization to enter into a License Agreement with Tufts University for Parcel R-1.

**PUBLIC HEARING  
OPEN TO PUBLIC TESTIMONY**

23. 5:30 p.m.: Request authorization to issue a Determination in Connection with the Notice of Project Change filed by OH NBH Owner, LLC on August 29, 2017 for the Summer Street Hotel Project in the South Boston Waterfront, comprised of Phase 2(b) of the Waterside Place Project (formerly known as the Core Block Project), and waive the requirement of further review pursuant to Section 80A-6.2 of the Boston Zoning Code; to approve the Summer Street Hotel Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; to execute all documents the Director deems appropriate and necessary in connection with the Proposed Project; and, to take all related actions.
  
24. 5:40 p.m.: Request authorization to issue an Adequacy Determination approving the Fourth Amendment Harvard University Institutional Master Plan for the Harvard's Allston campus pursuant to Article 80D-5.4 and Section 80D-9.2 of the Zoning Code to include the construction of a 9,000 square foot Art Lab and reducing the open air Pavilion to 4,500 square feet; to waive further review of Fourth IMP Amendment pursuant to Section 80D-5.2(e) of the Zoning Code; and, to take all related actions.
  
25. 5:50 p.m.: Request authorization to adopt the 252-258 Huntington Avenue Chapter 121A Report and Decision consisting of 426 residential units, including 55 IDP units, two floors of restaurant/retail service spaces, 14,000 square feet of cultural space to be used by the Huntington Theatre Company under a 100 year lease and 114 underground parking spaces; and to issue a Scoping Determination waiving further review of Article 80B, under Section 80B-5.3(d) of the Zoning Code for the 252-258 Huntington Avenue project and 264 Huntington Avenue, which includes the replacement of the existing annex building behind the Huntington Theater with an approximately 37,000 square foot, five (5) story (70 foot tall) building with two stories below grade to house rehearsal space, costume shops, dressing rooms, and loading area for the Huntington Theatre Company; and, to take all related actions.

## **ADMINISTRATION AND FINANCE**

26. Request authorization to disburse \$100,000 from the Harvard Allston Partnership Fund to thirteen non-profits.
27. Contractual
28. Personnel
29. Director's Update

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Polhemus', with a long horizontal flourish extending to the right.

Teresa Polhemus, Secretary