



**boston planning &  
development agency**

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February 7, 2018

2018 FEB -7 P 2: 54

BOSTON, MA

Maureen Feeney, City Clerk  
City Hall, Room 6017  
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, February 8, 2018 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  
FEBRUARY 8, 2018 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 January 11, 2018 Meeting.
2. Request authorization to advertise a Public Hearing on March 15, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Master Plan for Planned Development Area No. 115, Harvard Enterprise Research Campus, Western Avenue in Allston.
3. Request authorization to advertise a Public Hearing on March 15, 2018 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Fourth Amendment for Planned Development Area No. 11, One Post Office Square; and, to consider the proposed project as a Development Impact Project.
4. Request authorization to advertise a Public Hearing on March 15, 2018 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No.116,  
1000 Boylston Street in the Back Bay,

5. Request authorization to advertise a Public Hearing on March 15, 2018 at 6:00 p.m., or at a date and time to be determined by the Director, to consider the Fourth Amendment to Master Plan for Planned Development Area No. 51, Hood Business Park and the Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park in Charlestown.

### **PLANNING AND ZONING**

6. Board of Appeal

### **REQUEST FOR PROPOSALS/CONTRACTS**

7. Request authorization to advertise and issue a Request for Proposals for consultant services to assist in the preparation of the Downtown Planning Study.
8. Request authorization to execute a Consultant Services contract with Tetra Tech for the Thomson Place Network Analysis & Design, in an amount not to exceed \$100,000.00.
9. Request authorization to accept \$50,000.00 from the Massachusetts Executive Office of Energy and Environmental Affairs; to enter into a Grant Agreement for said funds; and, to advertise and issue a Request for Proposals for the development of financing models for the implementation of climate resilient coastal design solution for East Boston.
10. Request authorization to execute an Engineering Design Services Contract with CLE Engineering, Inc. for the Structural Condition Assessment and Infrastructure Improvements at Long Wharf with funding provided by the City of Boston Office of Budget Management FY 18 Capital Project Fund, in an amount not to exceed \$168,550.00.
11. Request authorization to execute a Cleaning Services Contract with M&M Contract Cleaning Inc. for the China Trade Building located at 2 Boylston Street, in an amount not to exceed \$224,415.00.

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

12. Request authorization to permit Ropewalk Managing Member, LLC, the tenant of Build 58 (the Ropewalk) and Building 60 (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, to transfer a portion of its ownership interest to Boston Rope LLC; and, to take all related actions.
13. Request authorization to extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area.
14. 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 in Roxbury; and, to enter into an amended License Agreement for the continued use of Parcel B for parking.

### **CERTIFICATES OF COMPLETION**

15. REMOVED
16. REMOVED
17. Request authorization to issue a Partial Certificate of Completion for the Parcel 24 South Building project located in Chinatown.
18. Request authorization to issue a Certificate of Completion to Boston Global Advisors for the Seaport Square Blocks B & C project located at 23-55 Northern Avenue in the South Boston Waterfront.

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

Readville

19. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80A-6 of the Zoning Code, in connection with the Notice of Project Change for the Readville Yard 5 Industrial Development reducing 84,090 square feet of the total gross foot area by eliminating buildings A1 & A2 and reducing Building B by 33,990 square feet and leasing 4 acres of the Site to National Grid; and, to take all related actions.

South Boston

20. 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 mixed-use project consisting of 44 residential rental units, including 6 IDP units, 13,500 square feet of commercial space and 66 garage parking spaces located at 457-469A West Broadway; and, to take all related actions.
21. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80A-6 of the Zoning Code, in connection with the Fourth Notice of Project Change for the Stavis Seafoods Development located on a portion of Parcel M-1 within the Raymond L. Flynn Marine Park by separating the north and south buildings to be built in phases, reducing the northern portion by 25,210 square feet and increasing the southern portion by 35,570 square feet; and, to take all related actions.
22. Request authorization to terminate the Affordable Rental Housing Agreement and Restriction in connection with the development located at 376 West Fourth Street; to approve the transfer of the 376 West Fourth Street project to South Boston Neighborhood Development Corporation; and, to take all related actions.

Dorchester

23. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the development located at 112-120 Savin Hill Avenue; and, to take all related actions.

### East Boston

24. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 39 residential rental units, including 6 IDP units, 42 off-street parking spaces and 39 bicycle storage spaces located at 944-964 Saratoga Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
25. Request authorization to issue a Partial Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the revised plan to construct 9 residential rental units, including 1 IDP units and 11 off-street parking spaces located at 187-191 Condor Street and within the 187-191 Condor Street and 211 Condor Street project; and, to take all related actions.

### Jamaica Plain

26. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code, Large Project Review for the renovation of the Amory Street Apartments consisting of 209 affordable senior housing; the construction of three buildings containing a total of 305 residential rental units, including 135 affordable units, and 128 parking spaces located at 125 Amory Street; and, to take all related actions.

### Mattapan

27. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code, Large Project Review for the construction of the Mattapan Station Development Phase One consisting of 135 residential rental units; including 69 affordable units, 10,000 square feet of commercial space and 2,000 square foot community room and 257 parking spaces located at Blue Hill Avenue, River Street and the Neponset River Greenway; and, to take all related actions.

### Charlestown

28. Request authorization to adopt a Third Amendment to Report and Decision on the Bridgeview Apartments Chapter 121A Project for zoning relief on Parcel P-15-2C-4 located at 400 Rutherford Avenue, Charlestown Urban Renewal Area.

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

29. 5:30 p.m.: Request authorization to approve the First Amendment to the Development Plan and Fourth Amendment to the Master Plan for Planned Development Area No. 69, South Boston /The100 Acres; to petition the Zoning Commission to approve the First Amendment to the Development Plan and PDA No. 69 pursuant to Section 3-1.A.a and Section 80C-7 of the Zoning Code; to approve the General Electric Headquarters Project Notice of Project Change to include the Necco Court Bridge, the addition of 9,387 square feet of land from MassDevelopment Property for open space and 1,880 square feet addition to the rooftop rooms on the Brick building and back-of house space; and, to approve the Project as a Development Impact Project; and, to take all related actions.
  
30. 5:40 p.m.: Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the Suffolk Downs Phase 1 project consisting of the construction of two buildings with 520,000 square feet of office and ground floor corporate space and 520 parking spaces located at 525 McClellan Highway in East Boston; to approve the Suffolk Downs Project as a Development Impact Project; and, to take all related actions.
  
31. 5:50 p.m.: Request authorization to approve the Second Amendment to the Development Plan within Planned Development Area No. 54, Fan Pier, Northern Avenue located in the South Boston Waterfront to remove the hotel requirement; to petition the Zoning Commission for approval of the Second Amendment pursuant to Article 80C of the Zoning Code; to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change; to amend the Development Impact Project Agreement; and, to take all related actions.
  
32. 6:00 pm.: Request authorization to adopt the Report and Decision for the Old Colony Phase Three A Chapter 121A Project; to issue a Determination waiving further review pursuant to Article 80B, Section 80B-5 of the Zoning Code in connection with the Notice of Project Change for the Phase Three Development for the construction of 135 affordable housing units within Buildings A1 and A2; and, to take all related actions.

## ADMINISTRATION AND FINANCE

33. Request authorization to enter into a Memorandum of Agreement with the City of Boston Public Works Department for the use of up to \$1,495,000 in development mitigation funds to assist with the reconstruction of Harrison Avenue, Traveler Street and Washington Street in the South End.
34. Request authorization to enter into a Memorandum of Agreement with the City of Boston Transportation Department and the City of Boston Public Works Department to facilitate the transfer of mitigation funds for transportation and infrastructure improvements associated with BPDA Article 80 approved projects.
35. Contractual
36. Personnel
37. Director's Update

Very truly yours,



Teresa Polhemus, Secretary