



**boston planning &
development agency**

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CITY CLERK'S OFFICE

March 13, 2019

2019 MAR 13 A 11:38

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

BOSTON, MA

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 14, 2019 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
MARCH 14, 2019 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the February 14, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on April 11, 2019 at 5:30 p.m.; or at a time and date to be determined by the Director, to consider the Development Plan for Planned Development Area No. 123, 20 Clinton Street, Dock Square, also known as Parcel E-8, in the Downtown Waterfront –Faneuil Hall Urban Renewal Plan.
3. Request authorization to schedule a Public Hearing on April 11, 2019 at 5:40 p.m.; or at a date and time to be determined by the Director, to consider the Second Amendment to the Development Plan for Planned Development Area No. 60, the Kensington/41 LaGrange Street Development Project in Chinatown and Midtown Cultural District.

PLANNING AND ZONING

4. Board of Appeal
5. Request authorization to petition the Zoning Commission to adopt a text amendment to the Zoning Code to allow for Additional Dwelling Units in the Neighborhood Districts.
6. Request authorization to petition the Zoning Commission to adopt a map amendment which would change the existing zoning for three privately-owned parcels of land from Open Space to the abutting zoning Subdistrict within Jamaica Plain, Dorchester and West Roxbury.
7. Request authorization to advertise and issue a Request for Proposals for consultant service in connection with the Plan Mattapan Land Use, Urban Design, Market Analysis and Transportation Study.
8. Request authorization to amend the contract with Hartranft Lighting Design, LLC assisting with the Congress Street Bridge Lighting Project, for an additional twelve months.
9. Request authorization to amend the contract with Kittelson & Associates, Inc. for the Allston-Brighton Mobility Study to change the designated Project Manager to Conor Semler and to add CHA Consulting as a sub-consultant.
10. Request authorization to enter into a contract with Stantec Consulting Services Inc. for the Seaport Transit Strategic Plan, in an amount not to exceed \$375,000.00.

TENTATIVE/FINAL DESIGNATION/EXTENSIONS

11. Request authorization to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center and office space at 151 Lenox Street in the South End Urban Renewal Area.
12. Request authorization to extend the Tentative Designation of East Boston Community Development Corporation for the redevelopment and lease for 148-172 Condor Street in East Boston.

13. Request authorization to extend the Tentative Designation of Boston Chinese Evangelical Church for redevelopment of a portion of Parcel R-3A-2, also known as Parcel A to construct a church facility in Chinatown.
14. Request authorization to ratify and confirm the Final Designation extension of Catalyst Ventures/Solidarity Enterprises for the redevelopment of 14 residential units, including 2 IDP units, on Parcel L43B located at 41 Regent Street in the Washington Park Urban Renewal Area.

LICENSE AGREEMENTS/MEMORANDUM OF AGREEMENT

15. Request authorization to execute a License Agreement with Nolan Associates, LLC doing business as Boston Harbor Cruises for the use of the BPDA owned float and property located in the vicinity of Long Wharf in the Downtown Waterfront Area.
16. Request authorization to execute a License Agreement with an entity affiliated with the Navy Yard Hospitality Group, LLC for the use of Dry Dock 2 and portions of the Historical Navy Yard within the Charlestown Navy Yard for a floating restaurant from May 1 - October 31, 2019.
17. Request authorization to execute a License Agreement with The Anthem Group, Inc. for the use of Dry Dock 2, Shipyard Park and other open spaces within the Charlestown Navy Yard for community oriented arts & health/wellness programming, food trucks and beer & wine offerings from May 1 - October 31, 2019.
18. Request authorization to execute a License Agreement with the USS Constitution Museum for use of Drydock #2 in the Charlestown Navy Yard for activation; and, to enter into a grant agreement in an amount not to exceed \$10,000.00

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

19. Request authorization to award an engineering service contract with Weston & Sampson Engineers, Inc. for the Phase 2 Environmental and Building Demolition Engineering Services at Building 108 in the Charlestown Navy Yard, in an amount not to exceed \$390,800.00.

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

South Boston

20. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 36 rental residential units, including 5 IDP units, 4,095 square feet of commercial retail space, 34 off-street parking spaces and bicycle spaces located at 400 West Broadway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Hyde Park

21. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 24 rental units, 300 square feet of commercial retail space, 24 garage parking spaces and 39 bicycle spaces located at 11 Dana Avenue; and, to take all related actions

East Boston

22. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of the Aileron project consisting of building one containing 7 residential condominium units including 4 income-restricted units, and bicycle spaces located at 131 Condor Street and building two containing 33 residential rental units, artist studios, a gallery and community studio space, including 24 income-restricted rental units, off-street parking spaces and bicycle spaces located at 141-151 Condor Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
23. Request authorization to issue a Scoping Determination waiving further review of pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for construction of 94 condominium residential units, including 14 IDP units, and 71 off-street parking spaces and renovate the Church Building into 14 condominium units with 13 off-street parking spaces and 135 bicycle storage spaces for both buildings located at the Frankfort + Gove Street Housing project; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Dorchester

24. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the 191 Talbot Avenue project for 2 IDP units; and, to take all related actions.

West Roxbury

25. Request authorization to issue a Scoping Determination waiving further review of pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for construction of 254 rental units, including 33 IDP units and 387 garage parking spaces located at 1545-1555 VFW Parkway, the Parkway Apartments; and, to take all related actions.

South End

26. Request authorization to issue a Scoping Determination waiving further review of pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for construction of the Hotel Alexandra a 150 room boutique hotel including a roof top restaurant with valet parking located at 1767-1769 Washington Street; and, to take all related actions.
27. Request authorization to amend the Affordable Housing Agreement and Restriction with Melnea Residences, LLC in connection with the Project located on Parcel X-28A and X-288, also known as Parcel 9 of the Southwest Corridor Development Plan to include the Neighborhood Diversity Preservation Preference.

Jamaica Plain

28. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 23 rental residential units, 4 IDP live/work units, 720 square feet of retail space, 6 at grade parking spaces and 22 bicycle spaces located at 197-201 Green Street; and, to take all related actions

29. Request authorization to amend the Affordable Housing Agreement and Restriction with 3200 Washington Street LLC in connection with the 11 Iffley Road homeownership building and the 3200 Washington Street rental building to both include the Neighborhood Diversity Preservation Preference.

URBAN RENEWAL

Charlestown

30. Request authorization to enter into a Second Amendment to the Land Disposition Agreement with RECP V 40 Warren Owner LLC for Parcel R-31A-3 located at 40 Warren Street to reduce the parking spaces on the second floor of the garage.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

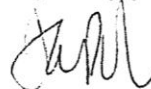
31. 5:30 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 112, the Tremont Crossing Development for a portion of Parcel P-3; to petition the Zoning Commission for approval of PDA No. 112 and the associated map; to issue one or more Certifications of Consistency or Partial Certifications of Consistency pursuant to Section 80C-8 of the Zoning Code, upon completion of the Article 80C Planned Development Area Review process; and, to take all related actions.
32. 5:40 p.m.: Request authorization to approve the First Amendment to the Development Plan for Planned Development Area No. 98, 345 Harrison Avenue, South End clarifying the non-residential uses to include professional offices and fitness uses; to petition the Zoning Commission for approval of First Amendment to PDA No. 98; and, to take all related actions.

33. 6:00 p.m.: Request authorization to approve the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Business Park Development Plan for 10 Stack Street and the First Amendment to Development Plan for 100 Hood Park Drive within PDA No. 51 in connection with the revised Hood Park Master Plan project in Charlestown; to petition the Zoning Commission for approval of Amended and Restated Master Plan, 10 Stack Street PDA Plan and the First Amendment to PDA No. 51, 100 Hood Park Drive; to issue a Determination waiving further review of pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for re-envisioned master plan to include twelve buildings consisting of consisting of additional commercial, office, hotel, retail spaces, an increase of up to 170 residential units, a decrease of parking spaces to 1,465 spaces and an increase of 1.56 acres of public open space including "Hood Green"; and, to take all related actions.
34. 6:10 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 122, 139-149 Washington Street Development Project in Allston Brighton; to petition the Zoning Commission for approval of PDA No. 122; to issue a Scoping Determination waiving further review pursuant to Section 80B-5(d) of the Zoning Code for the construction of two buildings the southern portion will consist of 180 residential rental units, including 27 IDP units, northern portion will consist of 48 homeownership units, including 7 IDP units and 228 parking spaces; and, to take all related actions.

ADMINISTRATION AND FINANCE

35. Request authorization to execute a Second amendment to Grant Agreement with the City of Boston Mayor's Office of Arts and Cultural Development to expend funds through June 30, 2020.
36. Personnel
37. Contractual

Very truly yours,



Teresa Polhemus, Secretary