

July 9, 2019

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CITY CLERK'S OFFICE  
2019 JUL -9 P 3:13  
BOSTON, MA

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

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, July 11, 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  
JULY 11, 2019 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 June 13, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on August 15, 2019 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 125, Parcel 12, Back Bay, Boston, Massachusetts; and, to consider the Parcel 12 Project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on August 15, 2019 at 5:40 p.m.; or at a date and time to be determined by the Director, to consider the Sixth Amendment to the Development Plan for Planned Development Area No. 46, Brighton Landing Guest Street located in Brighton.

**PLANNING AND ZONING**

4. Board of Appeal

5. Request authorization for an extension to the South Boston Interim Planning Overlay District to complete the planning and zoning process until October 31, 2019.
6. Request authorization to adopt the PLAN: Dudley Square Public Process Overview & Guidelines for the Future Development Document.

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

7. Request authorization to enter into a contract with MASS Design Group, Ltd. for consultant service in connection with the PLAN: Mattapan Land Use, Urban Design, Market Analysis and Transportation Study, in an amount not to exceed \$350,000.00.
8. Request authorization to enter into a design consultant services contract with ASK +/Unknown Studio Team for the Central Artery/Tunnel Project Parcel 2 Park Project, in an amount not to exceed \$100,000.00.
9. Request authorization to execute an amendment to the contract with Kittelson & Associates, Inc. for the Allston-Brighton Mobility Study to increase the contract amount by \$91,300.00 due to additional necessary services; and, to extend the term of the contract for 3 months.

#### **LEASE AGREEMENT/GROUND LEASE AGREEMENT**

10. Request authorization to enter into a seven-year Lease Agreement with Fenway Community Health Center, Inc. for use of 4,045 square feet of space on the first floor and the basement within the China Trade Center located at 2 Boylston Street in Chinatown.
11. Request authorization to amend the ground lease with CVPA Chain Forge LLC, tenant and redeveloper of Building 105, also known as the Chain Forge Building located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard to allow additional time to obtain necessary approvals and permits, and close on construction and equity financing.

## **TENTATIVE/FINAL DESIGNATION/EXTENSIONS**

12. Request authorization to extend Final Designation of P-3 Partners, LLC as redeveloper of a portion of Parcel P-3 and a portion of P-3h in the Campus High School Urban Renewal Area.

## **CERTIFICATE OF COMPLETION**

13. Request authorization to issue a Certificate of Completion for the Nashua Street Residences located at 1 Causeway Street in the North Station Economic Development Area.

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

### East Boston

14. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code pursuant to the Notice of Project Change recognizing the change of ownership to 10 Everett Development LLC for the construction of 19 residential ownership units, including 2 IDP units, located at 10-16 Everett Street, subject to continuing BRA design review; and to take all related actions.

### South Boston

15. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 19 residential rental units, including 3 IDP units, 1,063 square feet of commercial retail space, 14 parking space and bicycle storage located at 142-144 Old Colony Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.
16. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80 Section 80B-5.3(d), Large Project Review of the Zoning Code for the construction of the Commonwealth Pier Revitalization Project located at 200 Seaport Boulevard consisting of enhanced public access to the waterfront, extension of the apron design, extension of open space, employ resiliency measures, provide retailer and event facilities and improve access to the Seaport Hotel event space; and to take all related actions.

### Roxbury

17. Request authorization to amend the Affordable Housing Agreement with 2451 Washington LLC, for the 2451 Washington Street Project to include the Neighborhood Diversity Preservation Preference.
18. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 44 age-restricted affordable rental units, 2,400 square feet of community space, 9 off-street parking space including 2 handicapped spaces located at 9 Leyland Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

### Dorchester

19. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 14 residential rental units, including 2 IDP units, following the City's Compact Living Policy Pilot located at 141 Westville Street; to recommend approval to the Board of Appeal for the necessary zoning relief with continuing design review; and to take all related actions.

### Fenway

20. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80A-6 of the Zoning Code pursuant to the Notice of Project Change consisting of reducing the ceiling height, the addition of two floors, increase of 20 residential rental units now at 446 rental units and floor area ratio increase to 14.3 from 13.6 located at 252-264 Huntington Avenue; and to take all related actions.

## **URBAN RENEWAL**

### Roxbury

21. Request authorization to adopt a Minor Modification to the Washington Park Renewal Plan to include residential and parking use on Parcels H-1-A and H-3 located at 125 Warren Street; to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 28 residential rental units and 28 parking spaces; to enter into a Land Disposition Agreement for Parcels H-1-A and H-3 and the private parcel that comprises the site, which will supersede the original Land Disposition Agreement for Parcel H-3; and to take all related actions.

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

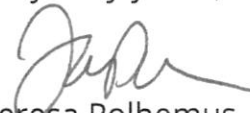
22. 5:30 p.m.: Request authorization to adopt a Report and Decision for the Cote Village Project located at Cummins Highway and Regis Road in the Mattapan District under Chapter 121A of the General Laws of Massachusetts; to issue a Scoping Determination pursuant to Article 80B, Section 80B-5.3(d) for the Zoning Code for the construction of two separate housing projects: The Cote Village project will consist of 52 affordable residential rental units, 1,000 square feet of ground floor commercial space, 8,000 square foot of community space, 47 below-grade parking spaces located at Cummins Highway and The Cote Village Townhouse project will consist of 24 affordable rental townhouses and 37 parking spaces; and to take all related actions.
23. 5:40 p.m.: Request authorization to approve the First Amendment to Amended and Restated Development Plan for Planned Development Area No. 77 at 6-26 New Street East Boston pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the First Amendment to PDA No. 77 pursuant to Sections 3-1A.a and 80C of the Zoning Code; to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code for the Notice of Project Change consisting of a 1,893 square foot canopy to extend the use of the Reel House restaurant, relocation of existing Designated Port Areas access route, green space modifications and an addition of a 1,550 square feet of docks to the transportation docks located at 6-26 New Street; and to take all related actions.

24. 5:50 p.m.: Request authorization to issue a Scoping Determination pursuant to Article 80B, Section 80B-5.3(d) for the Zoning Code for the construction of a 184 guest room hotel, 4,600 square feet of ground floor retail space, 82 below-grade parking spaces and a pick-up and drop-off area located at 1241 Boylston Street; to approve the 1241 Boylston Street Project in Fenway as a Development Impact Project; and to take all related actions.
25. 6:00 p.m.: Request authorization to issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the Fifth Amendment to the Boston University Institutional Master Plan to allow building height and Project Site Area; to eliminate 300 proposed underground parking spaces located at Site CC at 645-665 Commonwealth Avenue; to petition the Zoning Commission for approval of the Fifth IMP Amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.5(c)(iv) of the Zoning Code subject to BRA design review for the construction of the 350,000 square foot Data Sciences Center Project and the installation of up to 12 digital screens at Warren Towers located at 700 Commonwealth Avenue; to approve the Data Sciences Center Project as a Development Impact Project; and to take all related actions.

#### **ADMINISTRATION AND FINANCE**

26. Request authorization to submit an application to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program in support of various projects in the City of Boston; to enter into a Grant Agreement with respective proponents of said projects for said funds; and to take all related actions.
27. Personnel
28. Contractual
29. Directors Update

Very truly yours,



Teresa Polhemus, Secretary