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CITY CLERK'S OFFICE

September 10, 2019

2019 SEP 10 P 2:50

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, September 12, 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  
SEPTEMBER 12, 2019 BOARD OF DIRECTORS' MEETING AGENDA  
SCHEDULED FOR 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of the August 15, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on October 17, 2019 at 5:30 p.m., or a date and time to be determined by the Director, to consider the proposed Northeastern University EXP Project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on October 17, 2019 at 5:40 p.m.; or at a date and time to be determined by the Director, to approve the Development Plan for Planned Development Area No. 118, Rio Grande Dudley Square Development, 2343-2345 Washington Street and 11-29 Roxbury Street, Roxbury.

**PLANNING AND ZONING**

4. Board of Appeal

5. Request authorization to adopt a text amendment to the South Boston Neighborhood District (Article 68) with respect to height and density.
6. Request authorization to adopt text and map amendments to the Boston Zoning Code Article 42A – Harborpark District, North End/Downtown Waterfront and Dorchester Bay/Neponset River Waterfront to conform with the Secretary of the Massachusetts Executive Office of Energy and Environmental Affairs, Matthew A. Beaton’s April 30, 2019 Decision to Approve the Downtown Waterfront District Municipal Harbor Plan pursuant to 301 CMR 23.00.
7. Request authorization to adopt the Coastal Flood Resiliency Design Guidelines to guide and promote flood protection for new development and building retrofits and to administer a future Coastal Flood Resilience Zoning Overlay District.

**LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT**

8. Request authorization to enter into a seven year Lease with Ecco Beauty Hair Salon for use of the first floor office space at the China Trade Building located at 2 Boylston Street.
9. Request authorization to enter into a three-month License Agreement with Suffolk Construction Company, Inc. for use of the first floor office space at the China Trade Building located at 2 Boylston Street.
10. Request authorization to enter into a Memorandum of Agreement with the City of Boston Department of Public Works for use of fuel and services provided by the Fleet Maintenance Unit.
11. Request authorization to assign two License Agreements from Nolan Associates, LLC to Entertainment Cruises, Inc. for the continued use of a portion of Long Wharf for the operation of Boston Harbor Cruises.
12. Request authorization to amend the Ground Lease with CVPA Chain Forge LLC, as 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 close on construction and Opportunity Zone equity financing and to obtain building and other permits and approvals.

13. Request authorization to consent to assignment of the Lease for Building #33 in the Charlestown Navy Yard from 33 Navy Yard, LLC to Serone Navy Yard, LLC and issue an Estoppel.

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

14. Request authorization to execute a contract with Nelson/Nygaard Consulting Associates, Inc. for transportation consultant services for the PLAN: South Boston Dorchester Avenue Transportation Plan, in an amount not to exceed \$400,000.00.
15. Request authorization to advertise and issue a Request for Proposals for the redevelopment of Building 108 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard.
16. Request authorization to allow the Economic Development and Industrial Corporation of Boston, on behalf of the Boston Redevelopment Authority, to advertise and issue a joint Request for Proposals for Parking Management Services for Boston Redevelopment Authority and Economic Development and Industrial Corporation of Boston parking facilities for a term of two years, with three one-year options.

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

17. Request authorization to extend the Tentative Designation of Tenants' Development Corporation as Redeveloper of Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
18. Request authorization to extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC as Redeveloper of Parcel L43B located at 41 Regent Street in the Washington Park Urban Renewal Area.
19. Request authorization to extend the Tentative Designation of 288 Tremont Street Partners LLC for the long term lease and redevelopment of Parcel P-12C located at 290 Tremont Street in the South Cove Urban Renewal Area in the Midtown Cultural District.

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

East Boston

20. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code in connection with the changes made to the previously approved 319-327 Chelsea Street project, for the proposed construction of 38 rental residential units, including 6 IDP units, one commercial/retail unit, 42 parking spaces and bicycle spaces located at 319-327 Chelsea Street; to change the ownership to Chelsea Bremen, LLC; and, to take all related actions.

Roslindale

21. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 16 residential condominium units, including 2 IDP units, 14 parking spaces and bicycle spaces located at 11 Taft Hill Terrace; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Hyde Park

22. 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 247 rental residential units, including 32 IDP units, in two buildings: the Sprague Building consisting of 100 rental residential units with fitness and gym space, and the Courtyard Building consisting of 147 rental residential units with a coffee shop, sports bar and day care, located at 36-40 Sprague Street; and, to take all related actions.

Roxbury

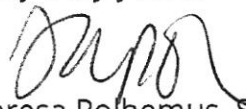
23. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 23 rental residential units, including 15 income restricted units, 9 off-street parking spaces located at 273 Highland Street; and, to take all related actions.

24. Request authorization to adopt an Order of Taking for the air rights parcel at 10 Taber Street in connection with the 10 Taber Street Project; to petition the Public Improvement Commission for the vertical discontinuance of said air rights; and, to take all related actions.

**ADMINISTRATION AND FINANCE**

25. Personnel
26. Contractual
27. Director's Update

Very truly yours,

  
Teresa Polhemus, Secretary