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BOSTON, MA

December 13, 2016

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, December 15, 2016 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 15, 2016 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES

1. Request authorization for the approval of the Minutes of November 17, 2016 Meeting.

SCHEDULING

2. Request authorization to schedule a Public Hearing on January 12, 2017 at 5:30 p.m.; or at a date and time determined by the Director, to consider the Amendment to the Emerson College Institutional Master Plan.

PLANNING AND ZONING

3. Board of Appeal
4. Request authorization to adopt the PLAN: South Boston Dorchester Avenue which will guide the future development and public realm improvement through recommendations for zoning amendments and implementation action items within the South Boston Dorchester Avenue Study Area.

REQUEST FOR PROPOSALS

5. Request authorization to enter into a service contract with Allure Design Landscape Architects & Construction Services for Snow Plowing and Removal Services of BRA owned properties city wide, in an amount not to exceed \$300,000.

REDEVELOPER DESIGNATION/EXTENSION



6. Request authorization to extend the Final Designation of Melnea Partners, LLC, as Redeveloper of Parcel 9 in the South End.
7. Request authorization to extend the Final Designation of Amherst Media Investors LLC and ST Hotel LLC as Redeveloper of Parcel P-7A in the South Cove Urban Renewal Area; and, to amend the Lease Commencement Agreement.
8. Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC as Redeveloper of Building 58 and Building 60 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard of the Charlestown Urban Renewal Area; and, to finalize the ground lease negotiations.
9. Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105, known as the Chain Forge Building, in the Charlestown Urban Renewal Area.
10. Request authorization to extend the Tentative Designation of Jackson Square Partners, LLC, as Redeveloper of a mixed-use neighborhood development on parcels in Roxbury and Jamaica Plain surrounding the Jackson Square MBTA Station.

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

Charlestown

11. Request authorization to enter into an Affordable Housing Agreement for the 4 IDP condominium units located at 30 Polk Street; and, to take all related actions.

West Roxbury

12. Request authorization to enter into an Affordable Housing Agreement with Northeast Asset Management Services LLC for the affordable unit located at 312 Spring Street; and to take all related actions.

Chinatown

13. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the Quincy Tower Rehabilitation project containing 162 age restricted affordable units located 6 Oak Street West; and, to take all related actions.

Jamaica Plain

14. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 45 rental units, with 8 IDP units, 24 parking spaces and up to a 30 bicycle storage room located at 3353



Washington Street; to enter into an Affordable Rental Housing Agreement; and, to take all related actions.

Dorchester

15. Request authorization to enter into an Affordable Rental Housing Agreement with Redd Holdings, LLC for the affordable rental unit located at 5-11 Woodworth Street; and to take all related actions.

Mattapan

16. Request authorization to enter into an Affordable Rental Housing Agreement for the 4 IDP rental units located at 422 River Street; and, to take all related actions.
17. Request authorization to issue Partial Certifications of Compliance pursuant to Section 80B-6 of the Boston Zoning Code and Certificates of Approval pursuant to Section 87-11.5 of the Boston Zoning Code in connection with the Revised Olmsted Green 40R Project; and, to take all related actions.

Roxbury

18. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of a mixed-use project consisting of 95 family and elderly residential units, 11,334 square feet of commercial office space, restaurant use and 102 parking spaces located at 280-290 Warren Street; and, to take all related actions.



URBAN RENEWAL

Campus High School

19. Request authorization to execute an amendment to the Land Disposition Agreement with Islamic Society of Boston Trust for the Phase II of the Islamic project located on Parcel R-14.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

20. 5:30 p.m.: Request authorization to approve the Second Amendment to the Northeastern University Institutional Master Plan; to approve said Second Amendment pursuant to Section 80D-9.2 of the Zoning Code; to issue an Adequacy Determination approving the said Second Amendment; and, to take all related actions.
21. 5:40 p.m.: Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of a commercial building with 8,400 square feet of ground floor retail and 150 parking spaces located on Parcel Q1 in the Raymond L. Flynn Marine Park; to recommend approval to the Board of Appeal WITH PROVISIO: that plans be submitted to the Authority for design review approval; to execute a Development Impact Project Agreement; and, to take all related actions.
22. 5:50 p.m.: Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the Parcel K project consisting of an increase of hotel rooms to 294, a decrease in parking, changes to the building envelope located in the Innovation District; to enter into an Affordable Housing Agreement; to execute a Development Impact Project Agreement; and to take all related actions.
23. 6:00 p.m.; Request authorization to approve the Amended and Restated Development Plan for Planned Development Area No. 68, the South Station Air Rights project, changing Phase I Building from all office to office and residential uses; to petition the Zoning Commission for approval of said Amended and Restated Plan and a zoning map amendment modifying the PDA area boundaries; to enter into an Affordable Housing Agreement; to execute an Amended and Restated Development Impact Project Agreement; and to take all related actions.



ADMINISTRATION AND FINANCE

24. Request authorization to disburse \$100,000 to 13 non-profits from the Harvard Allston Partnership Fund; and to enter into Grant Agreements.
25. Request authorization to disburse \$386,798 to 6 non-profits from the Boston College Neighborhood Improvement Fund; and to enter into Grant Agreements.
26. Request authorization to disburse up to \$144,000 to Environmental Systems Research Institute, Inc. for GIS software, support and training of BPDA staff.
27. Contractual
28. Personnel
29. Director's Update

Very truly yours,

Teresa Polhemus, Secretary