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March 13, 2017

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, March 16, 2017 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 16, 2017 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 3:30 P.M.**

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**MINUTES**

1. Request authorization for the approval of the Minutes of March 2, 2017 Meeting.

**PLANNING AND ZONING**

2. Board of Appeal
3. Request authorization to petition the Zoning Commission to adopt map amendment to zoning maps 1P, South End Neighborhood and Map 15, Stuart Street District, which would move the District Boundary line that inadvertently divided a parcel of land located at Back Bay Station.



## **REQUEST FOR PROPOSALS/CONTRACTS**

4. Request authorization to enter into a Parking Management Agreement for the management and maintenance of lots located at Sargent's Wharf, 290 Tremont Street and Fulton Street.
5. Request authorization to enter into a License Agreement with CityView Trolley Tours for the 2017-2018 Trolley Vendor Kiosk Program on the BRA-owned Long and Central Wharves.
6. Request authorization to enter into a one year License Agreement with Richard Natale aka TnTees for the Merchandise Vendor Kiosk Program on the BRA-owned Long and Central Wharves.
7. Request authorization to enter into a one year License Agreement with the New England Aquarium for the Food Vendor Kiosk Program on the BRA-owned East India Row.
8. Request authorization to amend the contract with Gone Green Electrical Corporation for BRA-owned citywide properties for a two year term, in an amount not to exceed \$150,000.00.

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

9. Request authorization for the Final Designation of Jewish Community Housing for the Elderly III, Inc., as Redeveloper of 132 Chestnut Hill Avenue for the affordable housing project; and, to take all related actions.
10. Request authorization to extend the Final Designation of First Avenue Hotel, LLC, as Redeveloper of Building 105, also known as the Chain Forge Building, in the Charlestown Navy Yard.
11. Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC, as Redeveloper of Building 58 and Building 60, the Tar Shed/house on a portion of Parcel NY-1 in the Historic Monument Area in the Charlestown Navy Yard.
12. Request authorization to extend the Tentative Designation of Boston Chinese Evangelical Church, as Redeveloper of a portion of Parcel R3A-2, also known as Parcel A.



13. Request authorization to extend the Final Designation of Melnea Partners, LLC as Redeveloper of Parcel 9.
14. Request authorization to award the Tentative Designation to GFC Development, Inc., as Redeveloper of 36-38 Colonial Avenue in Dorchester, for the construction of 4 residential condominiums, including 1 IDP unit, as part of the E+ Green Building Program.

### **CERTIFICATION OF COMPLETION**

15. Request authorization to issue a Certificate of Completion to Abbey Viridian LLC for the 1282 Boylston Street Project.
16. Request authorization to issue a Certificate of Completion for the renovated Modern Theater and Suffolk University dormitory located at 523-525 Washington Street.

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

#### Dorchester

17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 41 affordable rental units and 46 parking spaces located at 191-195 Bowdoin Street; and, to take all related actions.

#### Brighton

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 29 condominium units, including 4 IDP units, 1,045 square feet of commercial retail space and 32 parking spaces located at 212-214 Market Street; and, to take all related actions.
19. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for 101-105 Washington Street for the construction of 70 rental units, including IDP units, and 70 parking spaces; to enter into an Affordable Rental Housing Agreement and Restriction; and, to take all related actions.

#### South Boston



20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 42 residential units, including 5 IDP units, and 42 parking spaces located at 420 West Broadway; and, to take all related actions.
21. 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 construction of the remaining 3,593 square feet into innovation space in Waterside Place Project.

#### Downtown

22. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the Proposed Project located at 171 Tremont Street; to adopt certain findings relating to the Demonstration Project Plan; to adopt an Order of Taking for certain air rights above Tremont, Avery and Mason Streets and convey said air rights to 171 Tremont LLC; to petition the Public Improvement Commission for the discontinuance of air rights; to execute all necessary; and, to take all related actions.

#### Longwood Medical

23. Request authorization to approve the Institutional Master Plan Notification Form for Renewal and Extension of the Dana Farber Cancer Institute, Inc. Institutional Master Plan; and, to take all related actions.



### Jamaica Plain/Roxbury

24. 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 construction of a 75,000 square foot Jackson Square Recreational Center with 50 parking spaces; and, to take all related actions.
25. 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 construction of 149 apartments, 65 parking spaces and 149 bicycles spaces at the Goddard House located at 201-205 South Huntington Avenue; and, to take all related actions.

### Bulfinch Triangle

26. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of a 68 room hotel located at 88 North Washington Street; and, to take all related actions.

### Audubon Circle

27. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the Proposed Project located at 839 Beacon Street; to adopt certain findings relating to the Demonstration Project Plan; to adopt an Order of Taking for a portion of Miner Street and convey said discontinuances to Miner Realty Trust; to petition the Public Improvement Commission for the discontinuance; to execute all necessary; and, to take all related actions.

## **URBAN RENEWAL**

### Charlestown

28. Request authorization to advertise and issue a Request for Proposals for the sale of seven urban renewal parcels located on "Nanny Goat Hill" in Charlestown for open space.
29. Request authorization to adopt a Minor Modification and to execute a Land Disposition Agreement for Parcel R-31A-3 located at 40 Warren Street.

### South End

30. Request authorization to issue a Certificate of Completion for Parcel RR-23 located at 20 Sussex Street.

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

31. 5:30 p.m.: Request authorization to issue an Adequacy Determination approving the Boston College Institutional Master Plan Amendment for the construction of a 115,700 square foot Field House; to petition the Zoning Commission to approve the Fourth IMP Amendment; to consider the Project a Development Impact Project; and, to take all related actions.
32. 5:40 p.m.: Request authorization to approve the Third Amendment to the Development Plan for Planned Development Area No. 67 – Olmsted Green Project, Mattapan pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Third Amendment pursuant to Section 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 Edward W. Brooke Charter High School a portion of the Olmsted Green project; and, to take all related actions.

## **ADMINISTRATION AND FINANCE**

33. Request authorization to execute Notices of Extension of Restrictions pursuant to Section 27 of Chapter 184 of the Massachusetts General Laws in connection with Covenants for Affordable Housing.
34. Request authorization to expend \$295,000 from the Boston College funds to four non-profit entities in Allston-Brighton; and, to enter into grant agreements.
35. Request authorization to expend \$1,900,000 from the Harvard Allston Public Realm Flexible Fund to the Boston Parks and Recreation Department Smith Field.
36. Request authorization to adopt the Broadband Ready Building Questionnaire into the Article 80 Development Review process; and, to enter into a Memorandum of Understanding with WireScore for use of this system.
37. Finance and Office of Work Force Development Updates
38. Contractual
39. Personnel
40. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary