

# REVISED AGENDA

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CITY CLERK'S OFFICE

2017 MAY 11 A 10:05

May 11, 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, May 11, 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  
MAY 11, 2017 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 April 13, 2017 Meeting.
2. Request authorization to schedule a Public Hearing on June 15, 2017 at 5:30 p.m.; or at a date and time determined by the Director, to consider Article 27S, South Boston Interim Planning Overlay District.
3. Request authorization to schedule a Public Hearing on June 15, 2017 at 5:40 p.m.; or at a date and time determined by the Director, to consider the 105 West First Street project as a Development Impact Project.

## **PLANNING AND ZONING**

4. Board of Appeal

## **REQUEST FOR PROPOSALS/CONTRACTS**

5. Request authorization to advertise a public bid for the construction of Tenant Improvements for the Boston Public Library – Chinatown Branch Interim Location at the China Trade Building located at 2 Boylston Street.
6. Request authorization to advertise and issue a Request for Proposals for the 2017 Sail Boston Merchandise Vendor(s) Program for use of BRA-owned land in the Downtown Waterfront and Charlestown Urban Renewal Areas in conjunction with the 2017 Sail Boston Tall Ships Parade event; and, to select Merchandise Vendor(s) and enter into License Agreement(s) with Vendor(s).
7. Request authorization to enter into a License Agreement with Cityview, Inc. d/b/a Cityview Trolley Tours for the 2017-2018 Downtown Waterfront Trolley Vendor Kiosk Program.

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

8. Request authorization for the extension of the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area.
9. Request authorization for the extension of the Tentative Designation of Madison Tropical LLC as Redeveloper of a portion Parcel 10 of the Southwest Corridor Development Plan known as Parcel B; and, to execute an amended License Agreement for a portion of Parcel 10.

## **LEASE/LICENSE AGREEMENTS**

10. Request authorization to consent to the assignment of a Lease Agreement with the Old City Hall Landmark Corporation as Tenant to OCH Holdings LLC as Assignee of the Old City Hall building in the Central Business District-School Franklin Urban Renewal Area; and, to amend and restate the Lease Agreement with OCH Holdings LLC as the new Tenant.
11. Request authorization to enter into a five month License Agreement with Northeastern University for use of BRA-owned land adjacent the Ruggles Station, otherwise known as Ruggles Plaza, for University-sponsored activities and events.

## **CERTIFICATIONS OF COMPLETION**

12. Request authorization to issue a Certificate of Completion to 25 Morrissey Boulevard Holdings LLC for 278 rental units and 143 parking spaces located at 25-35 Morrissey Boulevard in Dorchester.

13. Request authorization to issue a Certificate of Completion to Boston University for the Boston University Center for Integrated Life Sciences and Engineering located at 610 Commonwealth Avenue in Brighton.
14. Request authorization to issue a Certificate of Completion to Forest Hill Arborway LLC for the Metromark project consisting of 283 residential units, 9,000 square feet of commercial retail and amenity space located at 3593 Washington Street in Jamaica Plain.

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

Roxbury

15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 23 rental units, including 3 IDP units, located at One Newcomb Place; 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 Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 16 condominium units, including 7 IDP units, with 14 off-street parking spaces located at 2451 Washington Street; and, to take all related actions.

Back Bay

17. 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 Eastern Portion of the Belvidere/Dalton Site to approve 7 off-site affordable housing units for the One Dalton Project; to execute an Agreement with One Dalton Owner LLC and Madison Park Development Corporation; and, to take all related actions.

### South Boston

18. 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 Chandlery Project consisting of 114 residential units, including 20 IDP units, 6,590 square feet of retail space including a restaurant and up to 120 parking spaces located at 270 Dorchester Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Roslindale

19. 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 106 rental units, including 12 IDP units, with 126 parking spaces located at 289 Walk Hill Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Hyde Park

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 46 residential units, including 6 IDP units, with 62 parking spaces located at 735 Truman Highway; and, to take all related actions.

### West Roxbury

21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 17 residential units with 26 parking spaces located at 5205 Washington Street; and, to take all related actions.

### Mission Hill

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 rental units including 5 IDP units, ground floor commercial space, community space and with 4 parking spaces located at 1457 Tremont Street; to enter into a Community Benefit Contribution Agreement; and, to take all related actions.

## Fenway

23. Request authorization to establish a "Demonstration Project" under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the development and construction of the Landmark Center project located at 309 Park Drive/201 Brookline Avenue, Fenway; to adopt a "Demonstration Project Plan" for the Approved Project; to acquire and convey certain property located at Brookline Avenue owned by the City of Boston; to adopt an Order of Taking for portions of Brookline Avenue; to petition the Public Improvement Commission for the discontinuance; to execute all necessary; and, to take all related actions.
24. Request authorization to issue a Determination waiving further review approve the Institutional Master Plan Notification Form for Renewal and Extension of the Simmons College institutional Master Plan for two years; and, to take all related actions.

## East Boston

25. 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 two residential building: Building 1 will consist of 22 Boston Housing Authority rental units, 3,400 square feet of commercial/retail space, 1,040 square feet of community space with 50 bicycle spaces; Building 2 will consist of 30 homeownership units, including 14 IDP units, located at 125 Sumner Street; and, to take all related actions.
26. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code approving the Notice of Project Change for the Clippership Wharf Project; to enter into an Off-Site Affordable Housing Agreement regarding the off-site affordable residential units to be constructed at the 125 Sumner Street Development; to terminate the existing Affordable Rental Housing Agreement and Restriction in connection with the Clippership Wharf Project; and, to take all related actions.

## Mattapan

27. REMOVED

Jamaica Plain

28. Request authorization to enter into an Affordable Housing Agreement for one affordable homeownership units located at 5 McBride Street; and, to take all related actions.

**URBAN RENEWAL**

Charlestown

29. Request authorization to enter into a Termination Agreement and two Land Disposition Agreements with the subdivision of Parcel R-108 located at 34 Mead Street; and, to take all related actions.

South End

30. Request authorization to adopt a Minor Modification with respect to Parcel 30A located on Rutland Street; to convey Parcels 30A, RR-15 and RR-15B to Boston Natural Area Network for community gardens and open space; and, to take all related actions.

**PUBLIC HEARINGS**

**OPEN TO PUBLIC TESTIMONY**

31. 5:30 p.m.: 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 a 139,200 square foot building consisting of a 48,000 square foot space for Horizons for Homeless Children for childcare and administrative services; a 87,500 square foot space for social services programs; 1,500 square feet of ground floor retail space with 157 parking spaces and 97 bicycle spaces located at 1785 Columbus Avenue in Jamaica Plain; to petition the Board of Appeal for the necessary zoning relief; to approve said project as a Development Impact Project; and, to take all related actions.
32. 5:40 p.m.: Request authorization to issue an Adequacy Determination approving the First Amendment to the 2010-2020 Wentworth Institute of Technology Institutional Master Plan; 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 a 69,000 gross square foot Multipurpose Academic Building located within the Wentworth campus; to petition the Zoning Commission to consider the First IMP Amendment; and, to take all related actions.

33. 5:50 p.m.: Request authorization to issue an Adequacy Determination approving the Institutional Master Plan Notification Form for Fourth Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan; to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80D-9.2 of the Zoning Code for the construction of a 1,000 square foot addition to the BU Castle located at 225 Bay State Road in Boston; and, to take all related actions.

### **ADMINISTRATION AND FINANCE**

34. Request authorization to expend \$30,798.00 to Artists for Humanity from the Boston College Neighborhood Improvement Fund; and, to enter into a Grant Agreement.
35. Request authorization for the General Counsel to respond to the Open Meeting Law Complaint regarding PLAN JP/ROX Study Area.
36. Contractual
37. Personnel
38. Director's Update

Very truly yours,  
Teresa Polhemus, Secretary