



**boston planning &  
development agency**

March 15, 2018

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2018 MAR 15 P 3:27

BOSTON, MA

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

Dear Madam:

## **REVISED**

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 Annual 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 15, 2018 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 15, 2018 BOARD OF DIRECTORS' ANNUAL MEETING  
SCHEDULED FOR 3:30 P.M.**

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**ELECTION**

1. Election of Officers.

**MINUTES/SCHEDULING**

2. Request authorization for the approval of the Minutes of February 8, 2018 Meeting.
3. Request authorization to schedule a Public Hearing on April 12, 2018 at 5:30 p.m. or at a date and time to be determined by the Director, to consider the Suffolk University Institutional Master Plan Amendment to lease 1047 Commonwealth Avenue in Allston for student housing.
4. Request authorization to schedule a Public Hearing on April 12, 2018 at 5:40 p.m. or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment located at 115 Federal Street, Downtown; and, to consider the 115 Winthrop Square project as a Development Impact Project.

5. Request authorization to schedule a Public Hearing on April 12, 2018 at 5:50 p.m. or at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 103, Parcel 9-Haymarket Hotel; and, to consider the Second Notice of Project Change.
6. Request authorization to schedule a Public Hearing on April 12, 2018 at 6:00 p.m. or at a date and time to be determined by the Director, to consider the Second Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59 in connection with 771 Harrison Avenue also known as the Cosmopolitan in the South End Urban Renewal Area.
7. Request authorization to schedule a Public Hearing on April 12, 2018 at 6:10 p.m. or at a date and time to be determined by the Director, to consider the proposed 135 Morrissey Boulevard project in Dorchester as a Development Impact Project.
8. REMOVED

### **PLANNING AND ZONING**

9. Board of Appeal
10. Request authorization to petition the Zoning Commission to adopt the text amendment to Article 51, Allston-Brighton Neighborhood District, with respect to Allston Landing North Economic Development Area allowing for FAR of up to 4.0 for the PDAs in the area.
11. Request authorization to petition the Zoning Commission to adopt a text amendment to Articles 2 and 2A (Definitions, Article 8 (Regulation of Uses) and Articles 50-73 and 90 to redefine the existing use "Medical Marijuana Treatment Center", as "Cannabis Establishment"; the new use would include cultivation, processing and retail sales of recreational as well as medical marijuana.
12. Request authorization to petition the Zoning Commission to adopt the text amendment to Article 62, Charlestown Neighborhood District, to allow maximum building height allowed within a Planned Development Area.

### **REQUEST FOR PROPOSALS/CONTRACT(S)**

13. Request authorization to advertise and issue a Request for Proposals for the 2018 Downtown Waterfront Vending Services Program for the sale of food and trolley tour tickets, for one year with 2 one year options.
14. Request authorization to execute a license agreement with Dodd House Gift Shoppe LLC for the 2018 Merchandise Vendor Services Program at Long and Central Wharves in the Downtown Waterfront Urban Renewal Area.
15. Request authorization to execute a Construction Contract with Paul J. Rogan Co., Inc. for the 5<sup>th</sup> floor renovations at the China Trade Building located at 2 Boylston Street, in an amount not to exceed \$1,718,755.00.
16. Request authorization to amend the existing Parking Management Service Agreement with ABM Industry Groups LLC, doing business as ABM Parking Services to include Parcel P-15b located at Austin Street and Rutherford Avenue in the Charlestown Urban Renewal Area; and, to increase the annual fixed management fee up to \$93,750.00.
17. Request authorization to execute a contract with Fleming Bros, Inc. for Repair and Maintenance Services of BRA owned properties, for one year with 2 one year options, in an amount not to exceed \$200,000.00.

### **TENTATIVE/FINAL DESIGNATION/EXTENSION(S)**

18. Request authorization to amend the Ground Lease with Charlestown Ropewalk LLC, Redeveloper of Building 58, also known as the Ropewalk Building, and Building 60, also known as the Tar Shed/House, located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area to allow additional time to close on construction financing and obtain building permits.
19. Request authorization to extend the Tentative Designation of CVJC, LLC as Redeveloper of 41 Regent Street within the Washington Park Urban Renewal Area
20. Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church the Redeveloper of Parcel R-3A-2 in the South Cove Urban Renewal Area.

## **LICENSE AGREEMENT(S)**

21. Request authorization to enter into a License Agreement with Northeastern University for use of Ruggles Plaza in Roxbury for University-sponsored activities and events.
22. Request authorization to enter into a License Agreement with General Services Administration to facilitate seasonal general maintenance within BRA-owned Parcel 11.
23. Request authorization to enter into a License Agreement with Orange Barrel Media for the Millennium Place Electronic Sign located at 621 Washington Street in the Central Business District- Boylston-Essex Urban Renewal Area, subject to BDPA design review; to enter into an agreement with Millennium Place Primary Condominium Association in connection with the approval under the Amended and Restated Land Disposition Agreement with Commonwealth Center Limited Partnership for the construction and operation by Orange Barrel Media; and, to take all related actions.

## **CERTIFICATE(S) OF COMPLETION**

24. Request authorization to issue a Certificate of Completion for 61-83 Braintree Street also known as 75 Braintree Street in Allston.
25. Request authorization to issue a Certificate of Completion for The Pierce project located at the corner of Boylston Street and Brookline Avenue in the Fenway.

## **ARTICLE 80 DEVELOPMENT/IDP**

### East Boston

26. Request authorization to terminate the Affordable Rental Housing Agreement and Restriction for the 31 Orleans Street project; to enter into an Affordable Housing Agreement; and, to take all related actions.
27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 38 residential rental units, including 5 IDP units, 25 off-street parking spaces and 38 bicycle storage spaces located at 11-19 Walley Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Brighton

28. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 14 residential rental units, including 2 IDP units, 17 off-street parking spaces located at 81 Chestnut Hill Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Mission Hill

29. REMOVED

### Dorchester

30. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 27 residential rental units, including 4 IDP units, and 8 off street parking spaces located at 185-191 Geneva Avenue; and, to take all related actions.

### South Boston

31. Request authorization to adopt a Demonstration Project Plan as part of a "demonstration project" under Massachusetts General Laws Chapter 121B, section 46(f) for the Seaport Square, Block L4 Project; to enter into a Payment in Lieu of Taxes agreement for the Project with Seaport L Title Holder LLC and the City of Boston; and, to take all related actions.

## **URBAN RENEWAL**

### South End

32. Request authorization to execute a deed transferring the Atelier Theater Unit to the Boston Center of the Arts pursuant to the provisions of the Theater lease.

### Washington Park

33. REMOVED

Charlestown

34. REMOVED

35. REMOVED

36. Request authorization to approve the sale of Parcel R-31A-3 located at 40 Warren Street to RECP V 40 Warren Owner LLC; and, to enter into an amendment to the Land Disposition Agreement with Nova Partners, LLC dated July 27, 2017 to extend the date for the commencement of construction of the one-story office addition to July 31, 2019.

37. Request authorization to enter into a Deed and a Land Disposition Agreement in connection with the documentation of the previously transferred Parcel 47X Mead Street to Timothy F. Sullivan, late of Boston and to all persons holding title under him.

**PUBLIC HEARINGS  
OPEN TO PUBLIC TESTIMONY**

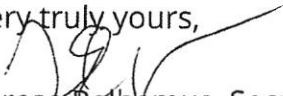
38. 5:30 p.m.: Request authorization to approve the Master Plan for Planned Development Area No. 115, Harvard Enterprise Research Campus pursuant to Section 80C-5.4 of the Zoning Code for the first phase of the Harvard University's Enterprise Research Campus in Allston; to petition the Zoning Commission for approval of the PDA Master Plan and associated map amendment removing the Institutional Master Plan Area Overlay District from a portion of the area and adding a Planned Development Area Overly District to the entire area; and, to take all related actions.

39. 5:40 p.m.: Request authorization to approve the Fourth Amendment for Planned Development Area No. 11, One Post Office Square pursuant to Section 80C of the Zoning Code for the improvements and upgrades to the existing office building, the demolition of the 371 parking garage, the construction of a 15 story addition to the existing office building above the garage and 300 parking spaces; to petition the Zoning Commission for approval of the Fourth Amendment and the accompanying map amendment; to approve the proposed project as a Development Impact Project; to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review; and, to take all related actions.

40. 5:50 p.m.: Request authorization to approve the Development Plan for Planned Development Area No.116, 1000 Boylston Street in the Back Bay pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and the accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Zoning Code; to approve a minor modification to the Fenway Urban Renewal Plan creating Parcel 27 and to allow for the proposed project; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code, Large Project Review for the construction of 108 condominium unit, 45,500 square feet of first and second floor retail and restaurant space, 175 parking spaces; and, to take all related actions.
  
41. 6:00 p.m.: Request authorization to approve the Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park and the Fourth Amendment to the Master Plan for Planned Development Area No. 51 Hood Business Park in Charlestown, pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and the Fourth Master Plan Amendment pursuant to Sections 3-1A.a and 80C of the Zoning; to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the construction of a mixed use building consisting of 75,000 square feet of first and second floor retail, restaurant and laboratory office space; 990 parking space garage and 40 bicycle storage spaces; and, to take all related actions.

**ADMINISTRATION AND FINANCE**

42. Request authorization to execute Notices of Extensions of Restrictions for the Deed-Restricted affordable housing units as appropriate.
  
43. REMOVED
  
44. Contractual
  
45. Personnel
  
46. Director's Update

Very truly yours,  
  
Teresa Polhemus, Secretary