



**boston planning &
development agency**

April 10, 2018

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2018 APR 10 P 2:43

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, April 12, 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
APRIL 12, 2018 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of March 15, 2018 Meeting.
2. Request authorization to advertise a Public Hearing on May 17, 2018 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Herb Chambers Companies – Jaguar Land Rover Dealership project located in Allston as a Development Impact Project.
3. Request authorization to advertise a Public Hearing on May 17, 2018 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the 1241 Boylston Street project in the Fenway neighborhood as a Development Impact Project.

4. Request authorization to advertise a Public Hearing on May 17, 2018 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Fifth Amendment to the Master Plan for Planned Development Area No. 87 and the First Amendment to the Amended and Restated Development Plan for the Sports Facility project, both within Planned Development Area No. 87 for Boston Landing in the Brighton neighborhood.
5. Request authorization to advertise a Public Hearing on May 17, 2018 at 6:00 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street project located in the South End neighborhood; and, to consider said Proposed project as a Development Impact Project.
6. Request authorization to advertise a Public Hearing on May 17, 2018 at 6:10 p.m., or at a date and time to be determined by the Director, to consider the First Amendment to Development Plan for Planned Development Area No. 110, Harrison Albany Block Development project located in the South End neighborhood.
7. Request authorization to advertise a Public Hearing on May 17, 2018 at 6:20 p.m., or at a date and time to be determined by the Director, to consider the Exchange South End Project located at 540 Albany Street as a Development Impact Project.

GRANT AGREEMENT(S)

8. Request authorization to disburse \$1,150,000.00 to Pablo Eduardo for the design and installation of the Boylston Project located in the Back Bay neighborhood funds provided by the Longwood Research Institute fund; and, to enter into a Grant Agreement.
9. Request authorization to disburse \$100,000.00 to six Fenway community organizations funds provided by the Fenway Park Demonstration Project Community Benefits fund; and, to enter into Grant Agreements with said entities.

PLANNING AND ZONING

10. Board of Appeal
11. Request authorization to execute Contract Amendment No. 2 with Utile, Inc. to assist in the zoning mechanisms to codify the Downtown Waterfront Municipal Harbor Plan and Greenway District Use and Zoning Analysis with no increase in the contract amount.
12. Request authorization to execute a Contract Amendment with Hartranft Lighting Design to produce the lighting design for the Congress Street Bridge for an additional year.

REQUEST FOR PROPOSALS/CONTRACT(S)

13. Request authorization to advertise and issue an Invitation for Bids for the purchase and installation of Parking Revenue Control equipment for BRA-owned properties.
14. Request authorization to enter into a License Agreement with the New England Aquarium for the 2018 Food Vendor Services Program located at Long Wharf and Central Wharf in the Downtown Waterfront.
15. Request authorization to enter into a License Agreement with CityView Trolley Tours for the 2018 Trolley Vendor Services Program located at Long Wharf and Central Wharf in the Downtown Waterfront.
16. Request authorization to rescind the March 15, 2018 vote entering into a License Agreement with Dodd House Gift Shoppe LLC for the 2018 Merchandise Vendor Program at Long and Central Wharves; and, to enter into a License Agreement with Richard Natale for the 2018 Merchandise Vendor Program.

TENTATIVE/FINAL DESIGNATION/EXTENSION

17. Request authorization to grant Final Designation to GFC Development, Inc. as Redeveloper of 36-38 Colonial Avenue in Dorchester for the construction of 4 residential units, including 1 affordable unit under the Boston E+ Green Building Program; to enter into a Grant Agreement with said entity for \$20,000.00; and, to take all related actions.

LICENSE AGREEMENT

18. Request authorization to enter into a Temporary License Agreement with the Mills Street Cooperative Inc. for use of BRA-owned land located at 15 Mills Street, so called Parcel P-1A in the Washington Park Urban Renewal Area, Project No. Mass. R-24, for parking up to ten cars.

CERTIFICATES OF COMPLETION

19. Request authorization to issue a Partial Certificate of Completion for the Office/Sports Building located at 80 Guest Street, Brighton.
20. Request authorization to issue a Partial Certificate of Completion for the New Balance World Headquarters Building located at 100 Guest Street, Brighton.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

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 a mixed-use building consisting of 38 rental residential units, including 5 IDP units, 26 on-site/off street garaged parking spaces and 6,670 square feet of commercial/restaurant space located at 951-959A Dorchester Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

South Boston

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change increasing the height of the building, adding 18 rental residential units with 5 additional IDP units, adding 8 off-street parking spaces, reducing the ground floor retail space by 568 square feet located at 55 West Fifth Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Fenway

23. Request authorization to enter into a Second Amendment to the Affordable Rental Housing Agreement and Restriction for the Pierce Project (also known as the Point) in the Fenway neighborhood; and, to take all related actions.

URBAN RENEWAL

Central Business – South Station

24. Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an amendment to the Development Agreement among the Proponent, the BRA and the MBTA for the South Station Air Rights Project.

Charlestown

25. Request authorization to issue two Certificates of Completion for portions of Parcel R-28C located at 27 Cook Street and 29 Cook Street.
26. Request authorization to issue a Certificate of Completion for a portion of Parcel R-23B located at 36 Belmont Street.
27. Request authorization to approve the sale of Parcel R-74 located at 14 Lawnwood Place to David J. McDermott; to enter into an Amended and Restated Land Disposition Agreement to extend the commencement of construction until December 31, 2018.
28. Request authorization to approve the transfers of the property located at 47X Mead Street from the Estate of Timothy F. Sullivan to 324-330 Bunker Hill Street and from 324-330 Bunker Hill Street to Bunker Hill Development LLC.

Washington Park

29. Request authorization to approve the transfer of a portion of Parcel I-2A for Phase III of the Fountain Hill project to OFR Dev LLC; and, to execute all necessary documents.

Government Center

30. Request authorization to extend the License Agreement with the Massachusetts Bay Transportation Authority for the Government Center MBTA Headhouse; and to execute a permanent easement and agreement in connection with the MBTA Government Center Station.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

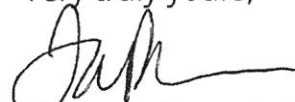
31. 5:30 p.m.: Request authorization to issue an Adequacy Determination pursuant to section 80D-5.4(c) of the Zoning Code approving the First Institutional Master Plan Amendment to the Suffolk University Institutional Master Plan Amendment; to petition the Zoning Commission for approval of the IMP Amendment; to issue a Determination pursuant to Section 80A-6 of the Zoning Code regarding the Notice of Project Change to lease 1047 Commonwealth Avenue in Allston for student housing; to convert the ground floor retail space to 5 additional residential units reducing the ground floor retail space to 2,740 square feet and to increase parking; to enter into an amended and restated agreement in connection with Inclusionary Development Policy units; and, to take all related actions.
32. 5:40 p.m.: Request authorization to issue a determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code in connection with the Parcel 9-Haymarket Hotel project in the Government Center/Market District Second Notice of Project Change will contain 9,600 square feet of retail and restaurant uses; a 1,800 square foot restaurant with a rooftop deck; 1,615 square feet of ground floor space at Blackstone Street will be leased to the Haymarket Pushcart Association and the ground floor will accommodate public restrooms and community meeting space; to approve the Amended and Restated Development Plan for Planned Development Area No. 103, Parcel 9-Haymarket Hotel; to petition the Zoning Commission for approval of Amended and Restated PDA; to approve the Proposed project as a Development Impact Project; and, to take all related actions.

33. 5:50 p.m.: Request authorization to approve 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 neighborhood; to petition the Zoning Commission for approval of the Second Development Plan Amendment pursuant to Section 80C of the Zoning Code; to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning code in connection with the Notice of Project Change and Second Development Plan Amendment to convert the rental units to condominium units and to increase the parking by 5 spaces; and, to take all related actions.
34. 6:00 p.m.: Request authorization to approve the 135 Morrissey Boulevard project in Dorchester as a Development Impact Project pursuant to section 80B-7 of the Zoning Code; to issue a Scoping Determination waiving further review of Article 80, Large Project Review pursuant to the Zoning Code for the construction and renovation at the former Boston Globe Headquarters consisting of 695,000 square feet of space for office, technology, light manufacturing, warehouse, ancillary retail and life science tenants, 868 off-street parking spaces and 209 bicycle storage spaces; to recommend approval for the Board of Appeal for the necessary zoning relief; and, to take all related actions.

ADMINISTRATION AND FINANCE

35. Contractual
36. Personnel
37. Director's Update

Very truly yours,



Teresa Polhemus, Secretary