

November 12, 2019

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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, November 14, 2019 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
NOVEMBER 14, 2019 BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 17, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on December 12, 2019 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the First Amendment to the Amended and Restated Master Plan for 6 Stack Street within Planned Development Area Plan No. 51 - Hood Park, Charlestown.
3. Request authorization to schedule a Public Hearing on December 12, 2019 at 5:40 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 located at 771 Harrison Avenue, the former Immaculate Conception in the South End.

4. Request authorization to schedule a Public Hearing on December 12, 2019 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the Amendment to the Development Plan for Planned Development Area No. 107 located at 235 Old Colony Avenue in South Boston.
5. Request authorization to schedule a Public Hearing on December 12, 2019 at 6:00 p.m.; or at a date and time to be determined by the Director, to consider the Development Area Master Plan and four associated Plans for Planned Development Area No. 127 located at 60 Everett Street in Allston (known as Allston Yards).
6. Request authorization to schedule a Public Hearing on November 14, 2019 at 6:10 p.m.; or at a date and time to be determined by the Director to consider the Planned Development Area No. 126, Kenmore Square Hotel Project; and, to consider the Kenmore Square Hotel Project in Fenway as a Development Impact Project.

PLANNING AND ZONING

7. Board of Appeal
8. Request authorization to amend the Downtown Planning Study Consultant Services Contract with NBBJ LP for an additional \$150,000.00.
9. Urban Design Update

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

10. Request authorization to amend the Ground Lease with CVPA Chain Forge LLC, as tenant and Redeveloper of Building 105, also known as the Chain Forge Building, located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard, to allow additional time to close on construction and Opportunity Zone equity financing and to obtain building and other permits and approvals.
11. Request authorization to enter into an Easement Agreement with National Grid to service the building on Parcel X-26-1 located at 1008-1012 Tremont Street in the South End Urban Renewal Area.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACT

12. Request authorization to advertise and issue a Public Bid for the Culvert and Sinkhole Repairs at Pier 4 in the Charlestown Navy Yard.
13. Request authorization to enter into a contract with Karla Senior d/b/a KMZ Snow for snow clearing, removal and salting/sanding for BRA-owned citywide properties for one-year, with 2 one-year options, in an amount not to exceed \$250,000.00 for the initial one-year term.

CERTIFICATE OF COMPLETION

14. Request authorization to issue a Partial Certificate of Completion to General Electric Company for the General Electric Headquarters project located at 5 Necco Street, in the Fort Point neighborhood, South Boston Waterfront Area within Planned Development Area No. 69, South Boston/The100 Acres. 69.

POLICY

15. Request authorization to adopt the Update to the Accessibility Guidelines and Checklist into the Article 80 Design Review Process.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

East Boston

16. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code in connection with the Notice of Project Change for the change of owner to DHN 425 Border Street LLC for the construction of 16 homeownership condominium units, including 2 IDP units, and 16 off street parking space located at 425 Border Street; and, to take all related actions.

Hyde Park

17. Request authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 47 rental units, including 6 IDP units, 2 commercial spaces and 33 off street parking spaces located at 99-105 Fairmount Avenue; and, to take all related actions.

South Boston

18. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Boston Zoning Code approving the Notice of Project Change for the change of ownership to Navem West Broadway, LLC for the construction of 44 rental residential units, including 6 IDP units, 13,500 square feet of commercial space and 66 off street parking spaces with and bicycle storage located at 457-469A West Broadway; and, to take all related actions.
19. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the acquisition and disposition of the air rights adjacent to Zero Athens, LLC for the construction of 55 residential rental units, 2,600 square feet of ground-floor retail space and two parking spaces for the 21-35 West Second Street project; to adopt certain findings relating to the Demonstration Project Plan; to petition the City of Boston Public Improvement Commission to discontinue the Taking Areas; to adopt an Order of Taking for air rights; and to execute a deed conveying the Taking Areas to the Proponent; and, to take all related actions.

Allston

20. 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 Allston Square Project consisting of 348 rental residential units, including 45 IDP units, 12 live/work units, 15,155 square feet of retail space and 158 parking spaces located on various parcels at Wilson Terrace, Braintree Street, Franklin Street, Harvard Avenue and Cambridge Street; and, to take all related actions.

21. Request authorization to adopt the Second Amendment to Report and Decision on the Brighton-Allston Elderly Homes, Inc., also known as McNamara House Chapter 121A which involves approval of a new mortgage loan.

West Roxbury

22. Request authorization to issue a Determination waiving further review of pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 270 Baker Street Project for the change of ownership to B'nai B'rith Housing New England, Inc.; and to change the 60 affordable homeownership units to 60 affordable rental units; to reduce parking from 90 to 60 parking spaces; and, to take all related actions.

Back Bay

23. Request authorization to issue a Determination waiving further review of pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 350 Boylston Street Project due to the lapse of time for the previously approved project consisting of 15,000 square feet of ground floor retail and restaurant space, a fitness center and spa, office space and 150 parking in a below grade parking garage; to amend the Affordable Housing Agreement; and, to take all related actions.

Downtown

24. Request authorization to issue a Determination waiving further review of pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Winthrop Square for the reduction of 113 residential units, an increase of 22,422 square feet of office space and the net loss of 50 parking spaces located at 115 Federal Street; to amend the Affordable Housing Agreement and any and all necessary documents; and, to take all related actions.

Jamaica Plain

25. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.4(c)(iv), Large Project Review of the Zoning Code for the construction of 202 affordable residential units located at 3368 Washington Street; and, to take all related actions.

URBAN RENEWAL

Charlestown

26. Request authorization to enter into an Amended and Restated Land Disposition Agreement amending the two story commercial space to a three story residential dwelling for Parcel R-93 located at 241 Bunker Hill Street; and, to issue a Certificate of Completion to 241 Bunker Hill Street Trust.
27. Request authorization to enter into a First Amendment to the Amended and Restated Land Disposition Agreement for Parcel R-74 located at 14 Lawnwood Place; and, to issue a Certificate of Completion to David J. McDermott for the single family house.
28. Request authorization to issue a Certificate of Completion to Thomas M. and Donna M. Hickey for Parcel R-8B located at 26 North Mead Street for the owner occupied residential house.

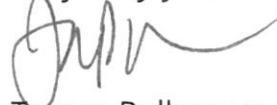
PUBLIC HEARING

29. 5:50 p.m.; Request authorization 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 for Block N on the Seaport Square Project in the South Boston Waterfront revising programming to include 38,000 square feet of retail/entertainment/restaurant/service uses and 384,000 square feet of office/research and development uses; to approve the Block N on the Seaport Square Project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to expend \$227,845.00 to four Allston-Brighton community organizations from the Boston College Neighborhood Improvements Fund; and, to enter into Grants Agreements with said non-profits.
31. Personnel
32. Contractual
33. Director's Update

Very truly yours,



Teresa Polhemus, Secretary