

December 16, 2014

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2014 DEC 16 P 3:41
BOSTON, MA

Ms. 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 will be held at 5:30 P.M. on Thursday, December 18, 2014 at the Boston Redevelopment Authority in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 18, 2014 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 5:30 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the November 13, 2014 meeting.

Approval of Brian P. Golden as Director of the Boston Redevelopment Authority.

2. Request authorization to schedule a Public Hearing on January 15, 2015 at 5:30 p.m.; or at a date or time to be determined by the Director, regarding the First Amendment to the Development Plan for Planned Development Area No. 10, The Residences at 399 Congress Street, south Boston.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

3. 5:30 p.m.: Request authorization to approve the Housing Creation Proposal submitted by The Brigham and Women's Hospital, Inc. and Roxbury Tenant of Harvard Association, Inc. in connection with the RTH Housing Development for the construction of 145 residential units, of which 103 units will be affordable, ground-floor day care center located at 80-82 Fenwood Road.

**DEVELOPMENT
NOT OPEN TO PUBLIC TESTIMONY**

Dorchester

4. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 22 residential units, of which 3 will be affordable, located at 367 Neponset Avenue, to enter into an Affordable Housing Agreement, to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.



5. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80, Section B-5.3(d), Large Project Review of the Zoning Code for the addition to the Bayside Doubletree Hotel of 97 guest rooms and function spaces located at 236 Mount Vernon Street; and to take all related actions.

Hyde Park

6. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 32 condominium units, of which 4 will be affordable, with 28 parking spaces located at 1580 River Street, to enter into an Affordable Housing Agreement; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

South Boston

7. Request authorization to issue a Certificate of Completion pursuant to the First Amended and Restated Cooperation Agreement evidencing completion of 319 A Street Rear Project.
8. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code regarding the Notice of Project Change for the Innovation and Design Building for the renovations of the commercial uses including retail space, restaurant/food and beverage and commercial office uses located at 21, 23 & 25 Drydock Avenue and 1 Design Center Place in the Boston Marine Industrial Park.

Fenway

9. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code of the construction of the Wentworth Institute of Technology New Sweeney Filed Athletics Complex located at 600 Parker Street; and, to take all related actions.
10. Request authorization to issue a Certificate of Completion pursuant to the Cooperation Agreement evidencing completion of Wentworth Institute of Technology Student Apartments at 525 Huntington Avenue.

Jamaica Plain

11. Request authorization a one-year Tentative Designation extension for Jackson Square Partners, LLC for parcels along Centre Street, Columbus Avenue and Ritchie Street.
12. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80, Section B-5.3(d), Large Project Review of the Zoning Code for the Parcel U project consisting of 124 condominium units, 48 condominium units and 76 rental units located at Hyde Park Avenue, to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

Bulfinch Triangle

13. Request authorization to execute an Amended Cooperation Agreement, a new or Amended and Restated Affordable Housing Agreement in connection with the Forecaster Building project located at 121-127 Portland Street; and to take all related actions.

Midtown

14. Request authorization for a three-month Tentative Designation extension of a joint venture between Amherst Media Investors Boston, LLC and Tremont Stuart Development LLS as redeveloper of Parcel P-7A.

South Cove

15. Request authorization to terminate the 1000 Washington Street, Inc. ("Teradyne") Chapter 121A Project and to issue a Certificate of Project Termination.

South End

16. Request authorization to reconfirm and restate the M.G.L. c.30, s61 findings resoled and adopted on February 27, 2003 and June 30, 2005 in regards to Parcels Q and Q-1 of the South End Urban Renewal Plan, Mass Project R-56, which have been conveyed to University Associates Limited Partnership (now The BioSquare Realty Trust) as part of its BioSquare II Project, and incorporate certain MEPA mitigation measures as part of said Findings, which Findings shall be deemed to apply retroactively to the date of the conveyance of Parcels Q and Q-1.
17. Request authorization to enter into a Temporary License Agreement with Haycon LLC for use of Parcel 22a located at 151 Lenox Street for erecting staging for the abutting construction project.
18. Request authorization to adopt a Minor Modification of Parcel P-3 for use change; to enter into an agreement for a land transfer for a portion of Parcel P-3; to modify the Tentative Designation of P-3 Partners; to adopt a Confirmatory Order of Taking, and to grant designation to the Commonwealth of Massachusetts Department of Transportation.
19. Request authorization to adopt the Fourth Amendment to the Report and Decision on the St. Botolph Terrace Apartments Chapter 121A Project, approval of an ownership name change by the transfer of the Project from Madison Botolph Limited Partnership to Madison Botolph II Limited Partnership.
20. Request authorization to amend a Demonstration Project Plan, to adopt a Confirmatory Order of Taking, and to transfer 35, 37 and 39 Windsor Street to Mandela.

Campus High School

21. Request authorization to adopt a Minor Modification to the Campus High School Urban Renewal Area and to adopt a Minor Modification South End Urban Renewal Area; to execute a regulatory and land disposition agreement in connection with the Urban Renewal area Overly ("U") designation; and to petition the Zoning Commission to adopt a U-District for the Crescent Parcel with related parcels and associated map amendments.

Central Business District

22. Request authorization to establish a "demonstration project" under General Laws Massachusetts Chapter 121B, Section 46(f) for the parking garage located at 115 Winthrop Square; adoption of a "Demonstration Project Plan" for the Proposed Project which grants the Boston Redevelopment Authority authorization to the property; to advertise a Request for Information for the development of 115 Winthrop Square.

Brighton

23. Request authorization for the tentative designation of Jewish Community Housing for the Elderly Services, Inc. as redeveloper of 132 Chestnut Hill Avenue for the construction of housing.

Brunswick King

24. Request authorization to adopt a Confirmatory Order of Taking and to transfer Parcel P-3A and the abandoned portion of Hamilton Terrace to the Public Facilities Department.

Washington Park

25. Request authorization to adopt minor modification to Washington Park Urban Renewal Area and to transfer 1 Akron Street to the Public Facilities Department.
26. Request authorization to enter into a Temporary License Agreement with The Mills Street Cooperative Inc. of Boston for use of Parcel-1A located at 15 Mills Street for parking purposes.

Citywide

27. Request authorization to adopt a Minor Modification to certain Urban Renewal Plans extending the Plans for a one-year extension.
28. Request authorization to accept miscellaneous parcels from the Commonwealth of Massachusetts; to adopt the necessary minor modifications and demonstration project plans.

Roslindale

29. Request authorization for a three-month Tentative Designation extension of Roslindale Substation Project as redeveloper of the former Massachusetts Bay Transportation Authority Substation located 4228 Washington Street.

Charlestown

30. Request authorization to grant the Final Designation of the Boston Public School Department as the Redeveloper of Parcel 39A located at 4 Walker Street within the Urban Renewal Plan.

PLANNING AND ZONING

31. Request authorization to petition the Boston Zoning Commission to amend the definition of Affordable Housing as defined in Section 64-41 (Definitions) of the Boston Zoning Code 28.
32. Request authorization to execute an Amendment to the Consultant Services Contract with Utile, Inc. for the City Hall Plaza Design and Engineering Services contract to create a storm water demonstration project, in an amount not to exceed \$25,000.00, which will be funded by the Boston Water and Sewer Commission.
33. Request authorization to advertise a Request for Proposals for the design and installation of a lighting plan for the Fort Point Channel Congress Street Bridge; to enter into a Memorandum of Agreement with Fort Point Channel Operations Board; and, to accept funds from said Board.

ADMINISTRATION

34. Request authorization to disburse \$100,000 from the Harvard Allston Partnership Fund to eleven non-profit community organizations.
35. Request authorization to enter into a Consultant Services Contract with McKinsey & Company Inc. For the audit of the Planning Department.
36. Request authorization to submit an application to the Department of Housing and Urban Development Choice Neighborhoods Implementation Grant with the Boston Housing Authority and the Department of Neighborhood Development for development of land parcels proposed by the Choice Neighborhoods Initiative Development Project; and to enter into agreements.
37. Contractual
38. Acting Director's Update
39. Personnel

Very truly yours,


Theresa Donovan
Assistant Secretary