

February 11, 2015

Ms. Maureen Feeney
City Clerk
City Hall, Room 601
Boston, MA

Dear Madam:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws, that the Annual Meeting of the Boston Redevelopment Authority will be held at 2:00 P.M. on Thursday, February 26, 2015 in the Boston Redevelopment Authority Board Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

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BOSTON, MA

**BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 26, 2015 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 5:30 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the January 15, 2015 meeting.
2. Request authorization to schedule a Public Hearing on March 12, 2015 at 5:30 P.M. or at a date and time to be determined by the Director, to consider the Fourth Institutional Master Plan Amendment to the Emerson College Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on March 12, 2015 at 5:45 P.M. or at a date and time to be determined by the Director, to consider the hotel proposed for Building 105, also known as the Chain Forge building, in the Charlestown Navy Yard, as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on March 12, 2015 at 6:00 P.M. or at a date and time to be determined by the Director, to consider the First Amendment to Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place Expansion.
5. Request authorization to schedule a Public Hearing on March 12, 2015 at 6:15 P.M., or at such a date and time deemed appropriate by the Director, to consider the Fourth Amendment to the Master Plan for Planned Development Area No. 78, the Block L2 project located in the South Boston.



**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

6. Request authorization to approve the Massachusetts General Hospital Institutional Master Plan Amendment and zoning map amendment for the inclusion of the 125 Nashua Street property and the interior renovation of approximately 198,080 square feet at 125 Nashua Street; and, to consider the proposed project as a Development Impact Project.
7. Request authorization to approve the Fourth Amendment to the Development Plan for Planned Development Area No. 56, The Fenway Mixed Use Project pursuant to Sections 80A, 80B-7 and 80C-5 of the Zoning Code to consider such project as a Development Impact Project; to petition the Zoning Commission for approval of the said Fourth Amendment; to issue a Determination pursuant to Section 80A-6 of the Zoning Code for the Notice of Project Change for the development of The Point consisting of 359 residential units and retail space; and, to take all related actions.

**DEVELOPMENT
NOT OPEN TO PUBLIC TESTIMONY**

East Boston

8. 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 affordable units located at 191 Paris Street; and to take all related actions.
9. Request authorization to issue a Determination waiving further review in connection with the Notice of Project Change pursuant to Section 80A-6 of the Zoning Code for the East Pier, Buildings 5 and 6, Pier One project increasing the units to 557 from 543, of which 79 will be affordable; to enter into an Affordable Housing Agreements and Restrictions; and, to take all related actions.

Dorchester

10. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of a mixed-use building the Ashmont TOD 2 project consisting of 81 residential rental units, of which 53 will be affordable, and commercial/retail space located at 1971-1977 Dorchester Avenue and 4 Fuller Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and to take all related actions.

South Boston

11. Request authorization to terminate the Affordable Homeownership Housing Agreement with 333-339 West Broadway LLC for the 333-339 West Broadway Street project; to change the project from a condominium project to a rental housing project; and, to enter into an Affordable Rental Housing Agreement and Restriction for households earning up to 70% of the AMI.

12. Request authorization to issue a Determination waiving the requirement of further review pursuant to Article 80, Section 80A-6.2 of the Boston Zoning Code for a mixed use building located at 9 Channel Center; and, to take all related actions.
13. Request authorization to issue a Certification of Approval for the construction of a mixed-use building consisting of 33 residential rental units, of which 4 will be affordable, retail space and 33 parking spaces located at 248 Dorchester Avenue; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

Fenway

14. Request authorization to adopt a Seventh Amendment to the Report and Decision for the Landmark Center Chapter 121A Project which involves an amendment to and additional deviations for the Project.

Brighton

15. Request authorization to issue a Certification of Approval and enter into an Affordable Rental Housing Agreement and Restriction for the development located at 40 Malvern Street in Allston.
16. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3 of the Zoning Code for the renovation of the 2000 Commonwealth Avenue apartment building into a 182 room residence hall for 540 students which includes 202 parking spaces; and, to take all related actions.
17. Request authorization to amend the 2008 and 2014 Cooperation Agreements with Harvard University in order to redirect funding originally obligated to the Allston-Brighton Resources Center to the Jewish Vocational Service for the Harvard Ed Portal program.

Citywide

18. Request authorization to enter into a Property Management, Repair, Maintenance, General Construction and Basic Services Contract with Fleming Brothers, Inc. for BRA-owned properties, in an amount not to exceed \$200,000.

Waterfront

19. Request authorization to advertise a Request for Proposals for the 2015-2017 Maintenance Services Program.

Roxbury

20. Request authorization to adopt an Order of Taking for portions of Parcel 9; to enter into a 121B Tax Program agreement to support the hotel component; to enter into a lease agreement; and, to modify the tentative designation for the portion of land associated with the residential program.

PLANNING AND ZONING

21. Board of Appeal
22. Request authorization to petition the Zoning Commission for a one year extension to the Downtown Interim Planning Overlay District.
23. Request authorization to petition the Zoning Commission to amend the Fenway Zoning with respect to the definition of Affordable Housing, as defined in Section 66-47 of the Zoning Code, to be consistent with the existing IDP Housing.
24. Request authorization to advertise a Request for Proposals to complete the design and engineering services for The Boston City Hall Plaza Storm Water Demonstration Project, which will be partially funded by Boston Water and Sewer Commission.

ADMINISTRATION

25. Contractual
26. Director's Update
27. Personnel

Very truly yours,



Theresa Donovan
Assistant Secretary