

August 11, 2015

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2015 AUG 11 P 4:06

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, August 13, 2015 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
AUGUST 13, 2015 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 5:30 P.M.**

MINUTES/SCHEDULING

1. Approval of the minutes of July 16, 2015.
2. Request authorization to schedule a Public Hearing on September 17, 2015 at 5:30 p.m., or at a time and date deemed appropriate by the Director, to consider the Second Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on September 17, 2015 at 5:45 p.m., or at a time and date deemed appropriate by the Director, to consider the First Amendment to the Amended and Restated Development Plan and Development Impact Project Plan for Planned Development Area No. 17, 500 Boylston Street/222 Berkeley Street.
4. Request authorization to schedule a Public Hearing on September 17, 2015 at 6:00 p.m., or at a time and date deemed appropriate by the Director, to consider the Third Amendment to the Development Plan for Planned Development Area No. 75, Charlesview Apartments, Allston-Brighton.
5. Request authorization to schedule a Public Hearing on September 17, 2015 at 6:15 p.m., or at a time and date deemed appropriate by the Director, regarding the Second Amendment to the Development Plan for Planned Development Area No. 54 in connection with the Fan Pier Project.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**



6. 5:30 P.M.: Request authorization to approve the Fifth Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing located at Guest Street, pursuant to Section 80C of the Zoning Code to allow Studio Production Use and an Office Use on the first level retail space and basement level of the South Building; to petition the Zoning Commission for the approval of said Fifth Amendment to PDA No. 46; and, to take all related actions.
7. 5:45 P.M.: Request authorization to approve the Fourth Amendment to the Master Plan for Planned Development Area No. 87 pursuant to Section 80C of the Zoning Commission to add approximately 12,715 square feet; to approve the Amended and Restated Development Plan for The Sports Facility Project within Planned Development Area No. 87 for Boston Landing located at Guest Street by changing the parking to at and above grade, removal of a third party fitness center and the Ice Arena will be relocated to Block C located at 80 Guest Street; to petition the Zoning Commission for approval of the Master Plan Amendment and associated Map Amendment and the Amended and Restated Development Plan; to issue a Determination waiving further review in connection with the Proposed Project; and, to take all related actions.
8. 6:15 P.M.: Request authorization to adopt seven Report and Decisions on the Parcels 1B and 1C Chapter 121A Project; to issue a Determination waiving further review approving the Notice of Project Change and waive further review pursuant to Article 80A-6.2 of the Zoning Code for a 220 room hotel, 239 affordable and work force residential units and 184 parking spaces; and to take all related actions.

**DEVELOPMENT
NOT OPEN TO PUBLIC TESTIMONY**

Jamaica Plain

9. 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 76 residential units, ground floor retail and 40 parking spaces located at 3200 Washington Street; and, to take all related actions.

South End

10. 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 a AC Hotel consisting of 200 room hotel with ground floor amenities located at 237 Albany Street and 63 tandem valet-only parking; and to take all related actions.

Government Center

11. Request authorization to issue a Certificate of Completion for the Public Market located at Parcel 7.
12. Request authorization to execute all necessary agreements with the City of Boston with regards to City Hall Plaza.

Downtown

13. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the 110 Broad Street project located at 110 Broad Street; to adopt a “Demonstration Project Plan” for the Project which grants the BRA authorization to acquire certain air rights parcels from the City of Boston by eminent domain and to convey said air rights to New Boston Ventures LLC and 110 Broad Street, LLC; to adopt an Order of Taking for the air rights; and to ratify and confirm the petition to the City of Boston Public Improvements Commission for the discontinuance of the air rights.

Kittredge Square

14. Request authorization to issue a Certificate of Completion to the Boston Housing Authority evidencing the construction of 7 three-bedroom townhouse condominium units with off street parking located at 74 Highland Street/13 Dorr Street Project on Parcel 29.

South Boston

15. Request authorization to issue a Certificate of Completion for Block A of the Seaport Square Project located at 66 Sleeper Street.
16. 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 addition of 57,000 square feet of space to the existing Artist for Humanity EpiCenter located at 100 West Second Street; and, to take all related actions.
17. Request authorization to adopt the Fourth Amendment to the Report and Decision on the Parcel F-2 Hotel Chapter 121A Project for the transfer for the Project from LPR Boston Hotel Owner LP to RBW Owner, L.P.; and, to take all related actions.
18. Request authorization to issue a Certificate of Completion for Pier 4 Phase 1 consisting of 369 residential units with underground parking.

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of 9 residential units with 30 parking spaces located at 120 West Fourth Street; and, to take all related actions.
20. Request authorization to issue a Certification of Approval for the Notice of Project Change in accordance with Article 80E, Small Project Review of the Zoning Code for 28 residential units, of which 4 will be affordable, commercial space and 43 parking spaces located at 621 East First Street; to enter into an Affordable Housing Agreement; and, to take all relate actions.

West Roxbury

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 46,300 square foot indoor athletic facility and upgrade of the athletic facilities; and, to take all related actions.

Dorchester

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the Harmon Apartments project consisting of a 36 residential rental units, of which 30 units will be affordable, and 6 market rate units with 21 parking spaces located at 2045 Dorchester Avenue; and, to take all related actions.
23. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 28 affordable rental units with commercial retail space located a 10-18 Bowdoin Street and construction of 3 affordable rental townhouses located at 100-104 Bowdoin Street together with 38 parking spaces; and, to take all related actions.
24. Request authorization to adopt the Fourth Amendment to the Report and Decision on the Cottage Brook Apartments Chapter 121A Project for the transfer to Cottage Brook Apartments Limited Partnership.

Brighton

25. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 residential rental units, of which 3 will be affordable, ground floor retail space, with 40 parking spaces located at 1650 Commonwealth Avenue; and, to take all related actions.

Roxbury

26. Request authorization to issue a Determination pursuant to Section 80A-6 of the Code on the Notice of Project Change for the construction the Phase 2 of 23 residential units into 2 phases containing 16 units, of which 8 will be affordable, and for the reduction of the scale and footprints buildings located at Blue Hill Avenue the former Kasanof Bakery; and, to take all related actions.
27. Request authorization to adopt the Third Amendment on the Restoration Housing Chapter 121A Project which involves approval of the addition of Urban Edge Housing Corporation as a shareholder of the General Partners.

South End

28. Request authorization for the Tentative Developer extension of Melnea Partners LLC as Redeveloper of the proposed project located at Parcels X-28A and X-28B, also known as Parcel 9.
29. Request authorization to issue a Determination pursuant to Section 80A-6 of the Code on the Notice of Project Change for the 46 Wareham Street Project to eliminate the residential component and construct a commercial/office space project; and, to take all related actions.
30. Request authorization to terminate the Viviendas La Victoria Chapter 121A Project consisting of 181 dwelling units; and, to execute a Certificate of Project Termination.
31. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan adding residential use to Parcel RC4 & RC5 The Concord House located at 715 & 725 Tremont Street, respectively.

Campus High School

32. Request authorization for the extension to the Tentative Designation of P-3 Partners, LLC as redeveloper of a portion of Parcel P-3 and Parcel P3-h.

Back Bay

33. Request authorization to issue a Certification of Approval in accordance with Article 80, Section 80E Small Project Review of the Zoning Code for the Food Court Renovation which will create approximately 4,786 square feet of additional retail floor area at the Prudential Center; and, to take all related actions.

34. Request authorization to execute the Second Amendment to the Affordable Rental Housing Agreement and Restriction for the Exeter Residences Project located at 75-77 Exeter Street and to execute the Second Amendment to the Affordable Rental Housing Agreement and Restriction for the Boylston, Fairfield and Gloucester Buildings located at 780, 790 & 770 Boylston Street both reducing the area median income restrictions for particular affordable units.

Citywide

35. Request authorization to advertise a public bid for Snow Plowing and Removal Services for BRA owned properties.

Charlestown Navy Yard

36. Request authorization to advertise a general construction bid for labor, materials and equipment for the Marine Construction Improvements to Pier 4, Pier 5, Pier 11 and Drydock #5; and Pier 5 in the Marine Industrial Park.
37. Request authorization to extend the Tentative Designation of Frontier Enterprises, Inc. as redeveloper of the Ropewalk Complex, including Buildings 58 & 60 in the Historic Monument Area; and, to enter into a License Agreement with said redeveloper.
38. Request authorization for the extension to the Tentative Designation of Kavanagh Advisory Group LLC as Redeveloper of Chain Forge Building.

Charlestown

39. Request authorization to issue a Certificate of Completion for Parcel R-19A located at 14-18 Chappie Street for the construction of a single family home.

Washington Park

40. Request authorization to issue a Certificate of Completion for Parcel L-27 located at 70 Brookledge Street for the open yard space and landscaping.
41. Request authorization to advertise a Request for Proposals for 15 Mills Street for parking.

East Boston

42. Request authorization to transfer 3 vacant parcels of land within a multi-family residential zone at 127-159 Condor Street to the City of Boston.

43. Request authorization to advertise a Request for Letters of Interest from qualified developers to redevelop 148 Condor Street consisting of approximately 7 acres of land abutting Chelsea Creek.
45. Request authorization to execute a License Agreement with the City of Boston for use of 148 Condor Street for a snow-farm location during the 2015-2016 winter season.
46. Request authorization to enter into a Temporary License Agreement with Fleming Bros. Inc. for the use of approximately 5,000 square feet of BRA owned land along Condor Street for construction equipment lay down and construction vehicles.

PLANNING AND ZONING

47. Board of Appeal
48. Request authorization to petition the Zoning Commission for the approval of a Map Amendment to Maps 11C and 11D, West Roxbury Neighborhood District of the Zoning Code.

ADMINISTRATION

49. Request authorization to submit an application to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development for its MassWorks Infrastructure Grant Program for seven projects; to enter into a Grant Agreement; and, to enter into all necessary documents.
50. Request authorization to enter into a Consultant Services Contract for the Citywide Plan: Imagine Boston 2030.
51. Request authorization to enter into grant agreements and expend funds to 7 Allston-Brighton nonprofits, funding provided by the Boston College Neighborhood Improvement Fund.
52. Request authorization to expend \$200,000 from the Chinatown Trust Fund Committee to On Luck Housing Development, Inc.; and, to enter into an agreement with On Luck for an Inclusionary Development Fund payment in the amount of \$1,000,000.00.
53. Contractual
54. Director's Update
55. Personnel

Very truly yours,



Teresa Polhemus, Secretary