

December 8, 2015

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 2:00 P.M. on Thursday, December 10, 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  
DECEMBER 10, 2015 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the minutes of November 10, 2015.
2. Request authorization to re-schedule a Public Hearing on January 14, 2016, time to be determined by the Director, or at a date and time to be determined by the Director, regarding the Amended and Restated Development Plan for Planned Development Area No. 7, Areas F and 2A (Longfellow Place), West End Project, for the Garden Garage Project in the West End.
3. Request authorization to schedule a Public Hearing on January 14, 2016, time to be determined by the Director, or at a date and time to be determined by the Director, to consider the Fifth Amendment to the Development Plan for Planned Development Area No. 78, for the Seaport Square Parcel K in the South Boston neighborhood.
4. Request authorization to schedule a Public Hearing on January 14, 2016, time to be determined by the Director, or at a date and time to be determined by the Director, to consider the proposed 22 Boston Wharf road project as a Development Impact Project.

**PUBLIC HEARINGS  
OPEN TO PUBLIC TESTIMONY**

5. 2:10 P.M.: Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the phased construction of two new buildings of Klarman/G2 Pavilion Project at Harvard Business School in the Harvard Institutional Master Plan consisting of 81,100 square foot 1,000-seat media-equipped auditorium and a below grade level tunnel connector to Spangler Center and construction of a 24,000 square foot facility consisting of classroom and meeting space and outdoor space improvements; to approve the Proposed Project as a Development Impact Project; and, to take all related actions.
6. 2:20 P.M.: Request authorization to adopt a Resolution related to the modifications to certain urban renewal plans to extend said plans in order to continue Boston's community development activities.

**DEVELOPMENT**



## NOT OPEN TO PUBLIC TESTIMONY

### Back Bay

7. Request authorization to adopt a Demonstration Project Plan under the Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the Copley Place Residential Addition and Retail Expansion Project; to adopt certain findings relating to the Demonstration Project Plan; to petition the Public Improvements Commission for the discontinuance of a portion of Stuart Street relating to said project; to adopt an Order of Taking for the Discontinuance Area; to execute a Deed transferring the Discontinuance Area to the Massachusetts Department of Transportation; and, to take all related actions.

### Roslindale

8. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of 19 condominium units, of which 2 will be affordable, and 28 garaged parking spaces located at 20 Taft Hill Park; and, to take all related actions.

### Hyde Park

9. Request authorization to issue a Certification of Approval for the Notice of Project Change in accordance with Article 80E, Small Project Review for the construction of 32 rental units, of which 4 will be affordable, and 52 parking spaces located at 1580 River Street; and, to take all related actions.

### Dorchester

10. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of the Epiphany School with 42 off-street parking spaces, open space and a courtyard located at 232 Centre Street; and, to take all related actions.

### Jamaica Plain

11. Request authorization for the extension of the Tentative Designation of Jackson Square Partners, LLC as Redeveloper in accordance with the Memorandum of Recommendation dated September 29, 2005 between the Redeveloper, the City of Boston, the MBTA and the Division of Capital Asset Management & Maintenance; and, to take all related actions.
12. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code for the construction of the General Heath Square Project consisting of 47 affordable residential units, community and office space, 20 parking spaces and 47 covered bicycle spaces located at 61 Heath Street; to recommend approval to the Board of Appeal for the necessary conditional use permits and variances; and, to take all related actions.

### East Boston

13. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B, 5.3(d) Large Project Review of the Zoning Code for the rehabilitation and construction of a 127-room loft-style hotel with a restaurant and coffee shop/bakery located at 175 Orleans Street (also known as 151 Porter Street); and, to take all related actions.

### Chinatown

14. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the rehabilitation of a mixed-use building consisting of 46 low to moderate income housing units, 3,826 square feet of commercial/retail space and 10,939 square feet of office space located at 48 Boylston Street.

### Government Center

15. Request authorization to issue a Certificate of Completion to Intercontinental Fund II One Court Street LLC, and/or its successor and assign, for the 125-room boutique hotel at One Court Street, the Ames Building project located at One Court Street in the Government Center Urban Renewal Area.

### Midtown

16. Request authorization to issue a Partial Certificate of Completion for the Millennium Tower and Burnham Building Redevelopment Project located at 6-12 Summer Street and 1 Franklin Street.
17. Request authorization to enter into a License Agreement with Blue Man Group, LP for the exclusive use of 3,500 square feet of land adjacent to the Charles Playhouse on Warrenton Street for office space and dressing room trailers.

### Charlestown Navy Yard

18. Request authorization to enter into a Lease Agreement with Charlestown Marina, LLC for use of 174,902 square feet of the water sheet to install a 65 boat slip float for recreational vessels within Water Parcel D.

### Longwood Medical

19. Request authorization to adopt the Fifth Report and Decision Amendment on the Medical Area Total Energy Plant Chapter 121A Project for upgrades and zoning deviations.

## PLANNING AND ZONING

20. Board of Appeal
21. Request authorization to petition the Zoning Commission to approve a text amendment to Article 25 Flood Hazard Districts, to adopt the current Flood Insurance Study Report and Flood Insurance Rate Maps that resulted from the re-evaluation of coastal flood hazards in the City of Boston by the Federal Emergency Management Agency.
22. Request authorization to issue a Request for Proposals for Consultant Services to assist in the preparation of the North Station Area Transportation Action Plan, in partnership with the Boston Transportation Department.
23. Request authorization to petition the Zoning Commission to amend Article 55 and Map 9A (Jamaica Plain Neighborhood District) and Article 59 and Map 6D (Mission Hill Neighborhood District) of the Boston Zoning Code for the proposed South Huntington Avenue Guidelines.

## ADMINISTRATION

24. Request authorization to adopt Mayor Martin J. Walsh's Executive Order entitled *An Order Relative to Inclusionary Development* as well as the Inclusionary Development Policy.
25. Request authorization to adopt the Revision of the Boston Redevelopment Authority Procurement Policy clarifying the threshold dollar amount requiring Board authorization; and, to appoint a Chief Procurement Officer.
26. Request authorization to enter into a Property Management, Repair and Maintenance, General Construction and Basic Services Contract with Fleming Bros., Inc., in an amount not to exceed \$200,000.
27. Request authorization to disburse \$100,000, from the Harvard Allston Partnership Fund to twelve non-profit community organizations as recommended by The Harvard Allston Partnership Fund Advisory Committee.
28. Contractual
29. Acting Director's Update
30. Personnel

Very truly yours,



Teresa Polhemus, Secretary