Boston Redevelopment Authority

Boston's Planning & Economic Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

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February 9, 2016

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

RECEIVED
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2016 FEB -9 P 2:14
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 3:30 P.M. on Thursday, February 11, 2016 in the Boston Redevelopment Authority Board Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 11, 2016 BOARD OF DIRECTORS' ANNUAL MEETING
SCHEDULED FOR 3:30 P.M.

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1. Election of Officers

MINUTES/SCHEDULING

2. Approval of the January 14, 2016 minutes.

3. Request authorization to schedule a Public Hearing on March 17, 2016 at 5:30 p.m., or at a date and time to be determined by the Director, regarding the Development Plan within Planned Development Area No. 87 – Boston Landing for the Residential Project located at 125 Guest Street, Brighton.

4. Request authorization to reschedule a Public Hearing on March 17, 2016 at 5:40 p.m.; or at a date and time to be determined by the Director, the Amended and Restated Development Plan for Planned Development Area No. 27, Douglass Plaza a/k/a Douglass Park Expansion Project on Parcel 16 located at 150 Camden Street, South End.

5. Request authorization to schedule a Public Hearing on March 17, 2016 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the Sixth Amendment to the Development Plan for Planned Development Area No. 78 for the Seaport Square Block M Project, South Boston.

6. Request authorization to schedule a Public Hearing on March 17, 2016 at 6:00 p.m.; or at a date and time to be determined by the Director, to consider a Harvard University IMPNF for Second Amendment to the Harvard Institutional Master Plan; and, to consider the Harvard Life Lab project as a Development Impact Project.

PLANNING AND ZONING

7. Board of Appeal

8. 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 Zoning Code.

ADMINISTRATION

9. Informational Session: FY16 Budget 2nd quarter update

10 Request authorization to authorize the Director to execute Certificate of Completions for Article 80B Large Projects:
   Barry's Corner Residential and Retail Commons
      (known as the "Continuum")
   Boston University School of Law
   Block L1 of the Seaport Square (Partial)
   Godfrey Hotel

11. Request authorization to disburse $200,000 to six Fenway community organizations for the Fenway Park Demonstration Project.

12. Contractual

13 Director's Update

14. Personnel

LICENSE AGREEMENTS

15. Request authorization to enter into a Temporary License Agreement with The Mills Street Cooperative, Inc. of Boston for the use the BRA-owned land so-called Parcel -1A located at 15 Mills Street for off-street parking in the Washington Park Urban Renewal Area.

REQUEST FOR PROPOSALS

16. Request authorization to advertise and issue a Request for Proposals for the 2016-2018 Downtown Waterfront Maintenance Services Program in the Downtown Waterfront Urban Renewal Area.

17. Request authorization to advertise and issue a Request for Proposals for the Winthrop Square Garage located at 115 Federal Street.

REDEVELOPER EXTENSIONS

18. Request authorization for the extension of the Tentative Designation of Madison Tropical LLC as Redeveloper of Parcel 10 of the Southwest Corridor known as Parcel B; and to enter into a license agreement for use of a portion of Parcel 10 in Roxbury.
19. Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as redeveloper of a portion of Parcel R3A-2 known as Parcel A in the South Cove Urban Renewal Area.

20. Request authorization to extend the Tentative Designation of Kavanagh Advisory, LLC as redeveloper of Building 105, also known as the Chain Forge Building in the Charlestown Navy Yard.

21. Request authorization to extend the Tentative Designation of Frontier Enterprises, Inc. as redeveloper of Buildings 58 and 60, in the Historic Monument Area in the Charlestown Navy Yard.

22. Request authorization to extend the Tentative Designation of Jewish Community Housing for the Elderly as redeveloper of 132 Chestnut Hill Avenue in Brighton.

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23. Request authorization to execute a deed and any and all agreements required to convey a portion of Parcel K to Seaport F Retail Owner LLC; and, to enter into a Memorandum of Understanding.

ARTICLE 80 DEVELOPMENT/IDP
NOT OPEN TO PUBLIC TESTIMONY

Dorchester

24. Request authorization issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 18 rental units with 2 IDP units and 27 parking spaces located at 8 Banton Street; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

Beacon Hill

25. Request authorization to enter into a Cooperation Agreement with the Redeveloper; enter into an Affordable Rental Housing Agreement and Restriction in connection with any Off-Site Inclusionary Development Policy Units for the housing project located at 32 Derne Street in Beacon Hill.

South End

26. Request authorization to issue a Determination waiving further review pursuant to Article 80A-6 of the Zoning Code for the revised 345 Harrison Avenue project consisting of 40,000 square feet of retail space; decrease residential units to 585 units and increase the parking spaces to 270 spaces; and, to take all related actions.

27. Request authorization to issue a Determination waiving further review pursuant to Article 80A-6.2 of the Zoning Code for the revised Ink Block project to change Phase 1, Ink 1, 2 & 3 to eliminate 13 IDP rental units from Ink 5; Ink 5-Siena Condominiums is changing from 73 rental units to 76 homeownership units, including 2 IDP units and a buyout from the remaining required IDP units; Ink 5 will also have a decrease in the retail/restaurant space by 8,300 square feet; and, to take all related actions.

Kittredge Square

28. Request authorization to enter into an Amended and Restated Land Disposition Agreement to allow the building located on Parcel 15 at 23 Linwood Street in the Kittredge Square Urban Renewal Area to be used for three units of rental housing.

Fenway

29. Request authorization to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the Boston University Myles Standish Hall and Annex Renovation project consisting of 730 student beds and amenity space located at 610 Beacon Street within the Boston University Charles River Campus 2013-2023 Institutional Master Plan; and, to take all related actions.

Allston

30. 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 with 4 IDP units and 58 parking spaces located at 392-398 Cambridge Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

31. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for the construction of the mixed-use building consisting of 130 residential units, ground floor retail uses and 69 parking spaces and 140 bicycles slots located at 89 Brighton Street; and, to take all related actions.

South Boston

32. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of commercial office space, ground floor retail, and a fitness club with 18 parking spaces located at 69 A Street; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

33. 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 mixed use building consisting of 9 condominium units, ground floor commercial space and 10 parking spaces located at 100 A Street; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

East Boston

34. Request authorization to establish a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f) for the construction of the 1181 Bennington Street Project, East Boston; to adopt the "Demonstration Project Plan" for the proposed project with grants the authorization to acquire and convey certain property and owned by the city of Boston, which is necessary and appropriate for the proposed project; to adopt an Order of Taking; to petition the Public Improvement Commission for the discontinuance of a portion of Bennington Street; to execute a Deed, Land Disposition Agreement and Indemnification Agreement in connection with the conveyance and control of the areas of taking; to issue a Certification of Approval in accordance with Article 80E, Small Project review of the Zoning Code for the construction of 44 residential rental units with 6 IDP units and 44 parking spaces; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

DO TO THE PUBLIC ATTENTION TO THE PROCEEDING ITEM THE BOARD WILL NOT PROPOSE ACTION UNTIL 5:15 P.M.

West End

35. Request authorization to adopt a minor modification to the West End Land Assembly and Redevelopment Plan to allow for the Garden Garage Project within the West End Plan Area; to approve the Amended and Restated Development Plan for Planned Development Area No. 7; to petition the Zoning Commission for approval of the PDA Plan; to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B, Section 80B-5.4(c)(iv) of the Boston Zoning Code for the construction of 470 residential units, 2,300 square feet of ground floor retail, located at 35 Lomasney Way with 875 underground parking spaces; and, to take all related actions.

PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY

36. 5:30 p.m.: Request authorization to petition the Zoning Commission to adopt the Article 48 and Map 1S (Stuart Street District) of the Boston Zoning Code to establish the Stuart Street District as a new zoning district.

Very truly yours,

Teresa Polhemus
Secretary