



**boston planning &
development agency**

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October 12, 2017

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BOSTON, MA

Maureen Feeney, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Madam:

REVISED

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 d/b/a the Boston Planning & Development Agency will be held at 3:30 P.M. on Thursday, October 12, 2017 at the BPDA in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
OCTOBER 12, 2017 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 14, 2017 Meeting.
2. Request authorization to advertise a Public Hearing on November 16, 2017 at 5:30 p.m., or at a date and time to be determined by the Director, to consider the Harvard University Institutional Master Plan Notification Form for an Amendment and Notice of Project Change for the Science and Engineering Complex Project to modify the gross floor area calculation.
3. Request authorization to advertise a Public Hearing on November 16, 2017 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Second Amended and Restated Development Plan for Planned Development Area No. 69, South Boston/The 100 Acres - 49, 51 and 63 Melcher Street, Fort Point Channel District of South Boston.
4. Request authorization to advertise a Public Hearing on November 16, 2017 at 5:50 p.m., or at a date and time to be determined by the Director, regarding the Landmark Center project location in the Fenway as a Development Impact Project.

5. Request authorization to advertise a Public Hearing on November 16, 2017 at 6:00 p.m., or at a date and time to be determined by the Director, to consider the Application of QMC Huntington LLC and Huntington Theatre Company for the 252-258 Huntington Avenue Chapter 121A Project.
6. Request authorization to advertise a Public Hearing on November 16, 2017 at 6:10 p.m., or at a date and time to be determined by the Director, regarding the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square and to consider the Notice of Project Change as a Development Impact Project.
7. Request authorization to advertise a Public Hearing on November 16, 2017 at 6:20p.m., or at a date and time to be determined by the Director, to consider the Amended and Restated Development Plan for Planned Development Area No. 2, The Back Bay/South End Gateway Project and 200 Clarendon Street and to consider the Project as a Development Impact Project.
8. Request authorization to advertise a Public Hearing on October 12, 2017 at 6:30 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 113 – 159-201 Washington Street in Brighton.

PLANNING AND ZONING

9. Board of Appeal
10. Request authorization to petition the Zoning Commission to adopt a Text Amendment to Articles 53 (East Boston Neighborhood District), 55 (Jamaica Plain Neighborhood District) and 60 (Greater Mattapan Neighborhood District) of the Boston Zoning Code with respect to Additional Dwelling Units.
11. Request authorization to petition the Zoning Commission to adopt a Text and Map Amendment to Article 41 and Zoning Map 1D ((Huntington Avenue/Prudential Center District) of the Zoning Code with respect to areas where Planned Development Areas are allowed.
12. Request authorization to replace the Climate Change Preparedness and Resiliency Guidelines and Checklist through the adoption of the Updated Climate Change Review Policy-2017 and incorporating said Policy into the BPDA Article 80 Development Review Guidelines.

REQUEST FOR PROPOSALS/CONTRACT

13. Request authorization to execute Change Order Number One to Fleming Bros., Inc. for the existing Repair and Maintenance Services Contract for additional services and time, in an amount not to exceed \$37,500.00 and to take all related actions; and, to advertise and issue an Invitation for Bids for a Repair and Maintenance Services Contract for BRA-owned citywide properties; for a one-year period, with two one-year options.
14. Request authorization to execute a Change Order Number Five to the existing general construction contract with Enterprise Equipment Co, Inc. for Mechanical System Improvements at the China Trade building located at 2 Boylston Street, in an amount not to exceed \$21,879.00.
15. Request authorization to advertise and issue an Invitation for Bids for construction services for the Fifth Floor Office Renovations Project at the China Trade building located at 2 Boylston Street.
16. Request authorization to advertise and issue an Invitation for Bids for the construction of Stairway Improvements at the China Trade building located at 2 Bolyston Street.

TENTATIVE/FINAL DESIGNATION/EXTENSION

17. Request authorization to extend the Tentative Designation of East Boston Community Development Corporation as Redeveloper of 148-172 Condor Street.
18. Request authorization to extend the Final Designation of Melnea Partners, LLC as Redeveloper of Parcel 9 of the Southwest Corridor Development Plan.

CERTIFICATIONS OF COMPLETION

19. Request authorization to issue a Certificate of Completion for the Western Portion of the Belvidere/Dalton project located at 30 Dalton Street in the Back Bay.
20. Request authorization to issue a Certificate of Completion for the 131 Beverly Street portion of the Lovejoy Wharf project.
21. Request authorization to issue a Certificate of Completion for The Forecaster Building located at 121-127 Portland Street in the Bulfinch Triangle.

**ARTICLE 80 DEVELOPMENT/IDP
NOT OPEN TO PUBLIC TESTIMONY**

Hyde Park

22. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the Readville Yard 5 Industrial Development eliminating Buildings A1 & A2 totaling 60,890 square feet reduction and reducing Building B by 33,990 square feet and leasing 4 acres to National Grid; and, to take all related actions.

Dorchester

23. Request authorization to issue a Certification of Approval in accordance with Article 80B, Small Project Review of the Zoning Code for construction of 36 residential rental units, including 5 IDP units, 720 square feet of ground floor retail space, 400 square feet of lobby gallery space and 22 off-street parking spaces and 38 bicycles spaces located at 233 Hancock Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Brighton

24. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Second Notice of Project Change for the 99 Tremont Street Apartments project from 62 rental units to 62 homeownership units, including 8 IDP units; and, to take all related actions.

South Boston

25. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code, Large Project Review for the construction of 65 residential condominium units, including 8 IDP units, 9,000 square feet of ground floor retail and lobby space, 88 below-level parking spaces located at 87-93 West Broadway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Charlestown

26. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the North Point project increasing the height and reducing square footage of the Boston portion; to execute an amendment to the Amended and Restated Development Regulatory Agreement; and, to take all related actions.
27. Request authorization to adopt the Second Amendment to Report and Decision for the Bridgeview Apartments Chapter 121A Project on Parcel P-15-2C-4 located at 400 Rutherford Avenue, Charlestown Urban Renewal Area, for additional financing.

URBAN RENEWAL

South End/Campus High School

28. REMOVED

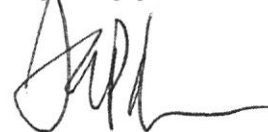
PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

29. 5:40 p.m.: Request authorization to issue an Adequacy Determination waiving further review pursuant to Section 80B-5.4 of the Zoning Code for the Boston University Medical Center 2010-2020 Institutional Master Plan Second Amendment which will add 41,900 Gross Foot Area to the existing 84,200 Gross Foot Area to the facility and the renovation of 53,100 Gross Foot Area of the existing facility with 31,100 Gross Foot Area remaining and the Goldman School of Dental Medicine Project consists of renovations and expansion including office, instruction, clinical and student collaborative spaces located at 100 East Newton Street in the South End; to petition the Zoning Commission for approval of said Second IMP Amendment; to approve the Proposed Project as Development Impact Project within the meaning of Section 80B-7 of the Zoning Code; to issue a Scoping Determination waiving further review of Section 80B-5(s) of the Zoning Code; and, to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to enter into a Memorandum of Agreement with the City of Boston, acting by and through its Property Management Department authorizing the use of security services at the China Trade building located at 2 Boylston Street.
31. Request authorization to expend \$60,000 from the WGBH Project Community Benefits Fund to seven community organizations in the Allston-Brighton neighborhood; and, to enter into Grant Agreements with said entities
32. Request authorization to expend \$75,000 from the Longwood Center Project Community Benefits Fund to six community organizations adjacent to the project; and, to enter into Grant Agreements with said entities.
33. Contractual
34. Personnel
35. Director's Update

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Polhemus', with a long horizontal flourish extending to the right.

Teresa Polhemus, Secretary