



**boston planning &
development agency**

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BOSTON, MA

November 14, 2017

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 d/b/a the Boston Planning & Development Agency will be held at 3:30 P.M. on Thursday, November 16, 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
NOVEMBER 16, 2017 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of October 12, 2017 Meeting.
2. Request authorization to advertise a Public Hearing on November 30, 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 30, 2017 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Second Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street, within Planned Development Area No. 69, South Boston/The 100 Acres.
4. Request authorization to advertise a Public Hearing on November 30, 2017 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Landmark Center Project in Fenway as a Development Impact Project.

5. Request authorization to advertise a Public Hearing on December 14, 2017 at 5:30 p.m., or at a date and time to be determined by the Director, for the Summer Street Hotel Project in South Boston as a Development Impact Project.
6. Request authorization to advertise a Public Hearing on December 14, 2017 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form for the Fourth Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston.
7. Request authorization to advertise a Public Hearing on December 14, 2017 at 5:50 p.m., or at a date and time to be determined by the Director, to consider the Application of QMG Huntington LP for the 252-258 Huntington Avenue Chapter 121A Project

PLANNING AND ZONING

8. Board of Appeal
9. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 3, Establishment of Zoning Districts that would ensure that the benefits of urban renewal area overlay districts be allowed in neighborhood districts.
10. Request authorization to petition the Zoning Commission to adopt a text and map amendment affecting the allowed Maximum Floor Area Ratio and allowed Maximum Building Height for the creation of a Planned Development Areas within the Roxbury Neighborhood District.

REQUEST FOR PROPOSALS/CONTRACT

11. Request authorization to advertise and issue a Request for Proposals for the Activation of the Waterfront and Water's Edge at the Charlestown Navy Yard.
12. Request authorization to advertise and issue an Invitation for Bids for a Citywide Landscaping and Grass Cutting Service Program for Boston Redevelopment Authority owned properties.

TENTATIVE/FINAL DESIGNATION/EXTENSION

13. Request authorization to extend the Tentative Designation of Jackson Square Partners, LLC as Redeveloper of the Development Parcels within Roxbury and Jamaica Plain.
14. Request authorization to extend the Tentative Designation of Madison Tropical LLC as Redeveloper of the Parcel 10 of the Southwest Corridor Development Plan in Roxbury.

LICENSE/LEASE AGREEMENT(S)

15. Request authorization to enter into a License Agreement with the Boston Public Health Commission for the use 516-R522 Main Street for Boston Emergency Medical Services Station in Charlestown.
16. Request authorization to enter into a Lease with VitalSource Technologies for the entire sixth floor of the China Trade Building located at 2 Boylston Street.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Brighton

17. Request authorization to enter into an Amended and Restated Affordable Rental Housing Agreement for 1505 Commonwealth Avenue.

Mattapan

18. Request authorization to rescind the September 14, 2017 votes; to issue one or more Certification(s) of Approval under Section 87-11.5 of the Zoning Code for portions or components of the Revised Olmsted Green 40R project; and, to take all related actions.

Dorchester

19. Request authorization to issue a Certification of Approval in accordance with Article 80B, Small Project Review of the Zoning Code for construction of the Conservatory Lab Charter School project located at 395 Columbia Road; and, to take all related actions.

East Boston

20. 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 Hilton Garden Inn (a/k/a 415 McClellan Highway) to eliminate a 4,035 square foot retail building on the eastern edge and 45,718 square foot addition to the hotel which will add 84 hotel rooms and eliminate 25 on-site parking spaces; to execute an Amended and Restated Development Impact Project Agreement; and, to take all related actions.
21. 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 135 Bremen Street project; and, to enter into an Affordable Housing Agreement for the 135 Bremen Street project.

South End

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 370-380 Harrison Avenue project to reduce the project by 41 residential units; to create 55 IDP units include 52 rental units and 3 homeownership units; and, to take all related actions.

Mission Hill

23. 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 115 rental units, including 15 IDP units, and 130 parking spaces located at 95 Saint Alphonsus Street; to execute an Amended and Restated Affordable Rental Housing Agreement for 1575 Tremont Street; and, to take all related actions.

Fenway

24. Request authorization to issue a Determination pursuant to Section 80A-6 of the Zoning Code in connection with the Third Notice of Project Change for the Fenway Center (a/k/a Parcel 7 Air Rights Project) naming the development team of Phase 1, clarify the Phase 1 description as permitted in PDA No. 74; and, to take all related actions.

South Station

- 25 Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an amendment to Development Agreement with the Proponent and the MBTA; and, to take all related actions.

URBAN RENEWAL

South End/Campus High School

26. Request authorization to adopt an Order of Taking for the portion of Brook Marshall Road within Parcel X-32 in the South End and Campus High School Urban Renewal Areas; to execute an amendment to Indemnification Agreement with Madison Melnea Cass LLC in connection with the acquisition, discontinuance and transfer of said road; and, to take all related actions.

PUBLIC HEARING OPEN TO PUBLIC TESTIMONY

27. **6:10 p.m.:** Request authorization to issue a Determination waiving further review pursuant to Article 8A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Seaport Square project to include greater density of residential and office space and maintaining intense cluster of retail, restaurant and entertainment uses; to approve the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square; to petition the Zoning Commission for approval of the Amended PDA Plan and the Map Amendment; to approve the project proposed in the NPC as a Development Impact Project; and, to take all related actions.

28. **6:20 p.m.:** Request authorization to approve the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton, pursuant to Section 80C of the Zoning Code for the construction of four new residential buildings, restoration of St. Gabriel's Monastery and the adjacent Church, renovations to 201 Washington Street and enhancement of the 3 acres of open space along Washington Street, consisting of 551 rentals units and 101 condominium units totaling 652 residential units, including 98 IDP units and 523 parking spaces; to petition the Zoning Commission for approval of said Development Plan and associated map amendment, pursuant to Sections 3-1A and 80C of the Zoning Code; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the Proposed Project; and, to take all related actions.
29. **6:30 p.m.:** Request authorization to approve the Amended and Restated Development Plan for Planned Development Area No. 2, The Back Bay/South End Gateway Project and 200 Clarendon Street pursuant to Section 80C of the Zoning Code for the four Air Rights Development Parcels: Garage West, Garage East, Station East and Station West; to petition the Zoning Commission for approval of said Amended and Restated Development Plan, pursuant to Sections 3-1A.a and 8-0C of the Zoning Code; to issue a Preliminary Adequacy Determination waiving further review, pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the demolition of a portion of Garage West for the construction of a new entrance and pedestrian connection to Back Bay Station, 582,500 square feet of commercial office space, 23,700 square feet of ground floor retail/restaurant space and reconstruction of the existing Garage; the demolition of Garage East for the construction of 240 residential units; the Station East includes Bus 39 terminus will be relocated and the MBTA ventilation tower will be removed to the construction of 360 residential units, 5,100 square feet off ground and second floor retail space and a new entrance and pedestrian connection to Back Bay Station and new elevator to the Orange Line within the Station; the Station West includes a vertical expansion of 33,000 square feet of additional retail space along the Station's central hall and relocation and expansion of the existing pedestrian crosswalk; to consider the Proposed Project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

30. Request authorization to petition the City Council for the formation of the Greenway Business Improvement District including parcels on Cross, Fulton, Summer Street and State Streets.
31. Request authorization to expend \$690,352.00 to the City of Boston Arts and Cultural Development with Russian Wharf mitigation funds; and, to amend the January 2017 Grant Agreement with the City of Boston Mayor's Office of Arts and Cultural Development.
32. Request authorization to disburse \$75,000 of funds from the Waterside Place Project Community Benefits fund to ten organizations, and, to enter to grant agreements for said funds.
33. Contractual
34. Personnel
35. Director's Update

Very truly yours,


Teresa Polhemus, Secretary