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2018 JUN 12 P 3:12
BOSTON, MA

June 12, 2018

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, June 14, 2018 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
JUNE 14, 2018 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of May 17, 2018 Meeting.
2. Request authorization to schedule a Public Hearing on July 12, 2018 at 5:30 p.m., or at a date and time determined by the Director, regarding the Application for Trinity Orient Heights Phase Two Limited Partnership Chapter 121A Project.

PLANNING AND ZONING

3. Board of Appeal
4. Request authorization to extend the South Boston Interim Planning Overlay District for one year to complete the planning and rezoning process.

5. Request authorization to petition the Zoning Commission to adopt a text amendment to the Boston Zoning Code to increase the Housing Exaction and Jobs Contribution Exaction to \$9.03 per square foot and \$1.78 per square foot, respectively.
6. Request authorization to adopt the Smart Utilities Policy for Article 80 Development Review and to incorporate said Policy into the BRA Development Review Guidelines.

REQUEST FOR PROPOSALS/CONTRACT

7. Request authorization to advertise and issue a Request for Proposals for design services for a new park on the Commonwealth of Massachusetts Department of Transportation's Central Artery/Tunnel Project Parcel 2 on the Rose Kennedy Greenway; and, to enter into a Memorandum of Agreement with MassDOT.
8. Request authorization to advertise and issue a Request for Proposals to assist in the preparation of the Seaport Transit Strategic Plan.
9. Request authorization to advertise and issue a Request for Proposals to assist in the preparation of the Allston-Brighton Mobility Study.
10. Request authorization to accept a \$250,000.00 grant from the Massachusetts Executive Office of Energy and Environmental Affairs; to enter into a Grant Agreement; and, to advertise and issue a Request for Proposals for the development of a Flood Resiliency Overlay District and Resiliency Design Guidelines.

TENTATIVE/FINAL DESIGNATION/EXTENSIONS

11. Request authorization to extend the Tentative Designation of CVSC, LLC as Redeveloper for the construction of up 14 residential units, including 2 affordable units, on Parcel L-43B located at 41 Regent Street in the Washington Park Urban Renewal Area.
12. Request authorization to award Tentative Designation of Tenants' Development Corporation as Redeveloper for the construction of a community center including their headquarters office space on Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.

13. Request authorization to extend the Tentative Designation of Boston Chinese Evangelical Corporation as Redeveloper for the construction of an approximately 49,000 square-foot four-story church facility to expand its ministries on a portion of Parcel R3A-2, also known as a portion of Parcel A, in the South Cove Urban Renewal Area.

LICENSE & LEASE AGREEMENTS/MEMORANDUM OF AGREEMENTS

14. Request authorization to enter into a License Agreement with Courageous Sailing Center of Boston, Inc. for one year to permit the continued use of a portion of BRA-owned land located at Pier 4 in the Charlestown Navy Yard for the Courageous Sailing Program until August 31, 2019.
15. Request authorization to execute a License Agreement with the Boston Public Health Commission for the use of two parcels of BRA-owned land located at 516-R522 Main Street in the Charlestown Urban Renewal Area.
16. Request authorization to execute a License Agreement with St. Joseph Community, Inc. for the use of three BRA-owned parcels of land for the landscaping, adjacent to the 86 Crispus Attucks Place residential development located on Parcel C-5A in the Washington Park Urban Renewal Area.
17. Request authorization to execute: (1) an amendment to the Ground Lease with CVPA Chain Forge LLC that will, among other administrative matters, allow CVPA Chain Forge LLC additional time to close on construction financing and obtain building permits for the Chain Forge Building Project ("Project") in the Charlestown Navy Yard in the Historic Monument Area of the Charlestown Navy Yard; (2) a Payment in Lieu of Taxes Agreement ("PILOT") for the Project with CVPA Chain Forge LLC and the City of Boston; and (3) to take all related actions
18. Request authorization to (1) execute an amendment to the Ground Lease with Charlestown Ropewalk, LLC to allow additional time to close on construction financing and to obtain building permits for Ropewalk Project in the Charlestown Navy Yard; (2) allow the current members of Ropewalk Managing Member, LLC, which is the managing member of Charlestown Ropewalk, LLC, to transfer a portion of their membership to Vision Ropewalk, LLC; and (3) to take all related actions.

19. Request authorization to enter into a Memorandum of Agreement with the Boston Parks and Recreation Department for the use of the BRA "House Doctor" contract for Civil and Maritime Engineering with Pare Corporation for the bulkhead at Langone Park in the North End.
20. Request authorization to adopt a Demonstration Project Plan and to transfer to the Boston Conservation Commission BRA-owned vacant land located on Rivermoor Street adjacent to an urban wild owned by the Boston Conservation Commission, on the banks of Cow Island Pond of the Charles River in West Roxbury.
21. Request authorization to consent to Assignment of the Ground Lease MEPT Crosstown Center Office LLC to Boston Medical Center; and, to take all related actions.

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

South Boston

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for construction of mixed-use building consisting of 24 rental units, including 4 IDP units, 2,012 square feet of ground-floor restaurant space and bicycle storage spaces located at 603 Dorchester Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
23. Request authorization to adopt a Demonstration Project Plan under M.G.L. c. 121B, Section 46(f), as amended, for the acquisition and disposition of certain air rights adjacent to the proposed mixed-use building located at 87-93 West Broadway in South Boston; to petition the Public Improvement Commission for the vertical discontinuances of the Air Rights; to adopt an Order of Taking for said Air Rights; to convey said Air Rights to the Applicant; and, to take all related actions.

Government Center

24. Request authorization to co-petition the Public Improvement Commission with the Bulfinch WP-B1 Owners LLC for the repairs to and along Bowker Street, Hawkins Street and Sudbury Street in connection with Government Center Garage project; and, to enter into an Agreement to transfer Bowker Green to the City of Boston.

North Station

25. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for The Hub on Causeway (a.k.a. The Boston Garden Project), Phase III – Office Tower Component in the North Station Economic Development Area for higher floor to floor heights, floors with increased ceiling heights, larger maximum floor plates, higher occupiable floor above the Podium Building, two enclosed two-story balconies on portions of the Office Tower and larger maximum Office Tower height from grade; to amend and adopt a First Amendment to Report and Decision to the Chapter 121A Project approving the Revised Phase III Component; and, to take all related actions.

Roxbury

26. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for construction of mixed-use building consisting of 31 condominium units, including 4 IDP units, 5,300 square feet of retail/office space, 21 off-street parking spaces and 31 bicycle storage spaces located at 1950 Washington Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Mission Hill

27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code in connection with the Notice of Project Change for the Parker and Terrace Street mixed-use development increasing the total rental unit to 60 units, with 12 IDP units; 33 parking spaces; 5,690 square feet of ground floor commercial space and a gross floor area space of 49,534 located at 77 Terrace Street; and, to take all related actions.

West Roxbury

28. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the Willet Street Extension consisting of construction of 29 single-family homes, including 2 IDP units with off-street parking; and, to take all related actions.

Brighton

29. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of a mixed-use building consisting of 110 rental units, including 18 IDP units, 12,500 square feet of ground floor retail, 104 parking spaces and 110 bicycle storage spaces located at 5 Washington Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

South End

30. Request authorization to approve the transfer of Newcastle/Saranac Apartments on Parcels 57 and 59 located at 599 Columbus Avenue and 380 Northampton Street to Fenway Community Development Corporation and The Schochet Companies; to enter into a Memorandum of Understanding with said new entities and the developer of the anticipated 60 Kilmarnock Street Project; to enter into an Affordable Rental Housing Agreement and Restriction; and, to take all related actions.

URBAN RENEWAL

Campus High School

31. Request authorization to execute an amendment to the Land Disposition Agreement with the Islamic Society of Boston Trust extending the Phase II commencement date; and, to amend the Phase I and Phase II descriptions.
32. Request authorization to adopt a Minor Modification regarding Parcels R-17B, R-17C, R-17D and R-17E at Malcolm X Boulevard, Putnam Place and Roxbury Street to allow the acquisition of said parcels, set the permitted land uses as residential and/or commercial and accessory parking, to set the "Land Use and Building Requirements; to accept title to said parcels; and, to take all related actions.

Campus High School/South End

33. Request authorization to adopt a Minor Modification regarding Parcels X-35 and X-35-1 located on Tremont Street; and being a portion of the Crescent Parcel; to allow the acquisition of said parcels and set the permitted land uses as school, residential and/or commercial uses; to adopt a Minor Modification regarding Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D located at Melnea Cass Boulevard and Tremont Street and being a portion of the Crescent Parcel; to allow the acquisition of said parcels and set the permitted land uses as school, residential and/or commercial uses; to accept title to said parcels; and, to take all related actions.

Washington Park

34. Request authorization to adopt a Minor Modification creating Parcels G-1A-1a, G-1A-2, G-1A-3a, I-1-a and I-1-b located on Washington Street, to set the permitted uses as residential, commercial and parking uses, and setting the "Land Use and Building Requirements" in connection with the Dudley Commercial site.

Charlestown

35. Request authorization to approve the transfer of Parcel R-6A located at 60 Chappie Street from Kathleen Murray as Trustee of Kathleen Murray Home Trust to 60 Chappie Street, LLC; to subdivide said Parcel; to enter into an Agreement to Terminate Land Disposition Agreement and to enter into two new Land Disposition Agreements allowing construction of a new single family house and the construction of three condominium townhouses.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

36. 5:30 p.m.: Request authorization to waive the requirement of Scoping Determination pursuant to Section 80D-5.2 to approve the Institutional Master Plan Notification Form for Renewal and Amendment of the Joslin Diabetes Center Institutional Master Plan; to approve the Joslin Diabetes Center IMP together as the amended Joslin Diabetes Center IMP pursuant to Section 80D-9.2 of the Zoning Code; to issue an Adequacy Determination pursuant to section 80D-5.4(c) of the Zoning Code approving the Institutional Master Plan Notification Form for Renewal and Amendment of the Joslin Diabetes Center Institutional Master Plan; to issue a Certification of Approval for the additional uses of retail, restaurant and service uses on the first floor of 415-435 Brookline Avenue within the Institutional Master Plan Overlay Area.

37. 5:40 p.m.: Request authorization to approve the Third Amendment to Second Amended and Restated Development Plan for 49, 51 and 63 Melcher Street within the Planned Development Area No. 69, South Boston/The 100 Acres located within the Fort Point Channel District of South Boston acknowledging an additional 848 square feet to 63 Melcher Street Basement Space for Office and/or Cultural and/or Community uses and a reduction of the overall residential area; and, to take all related actions.

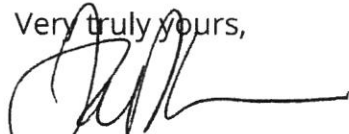
38. 5:50 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of PDA No. 114; to issue a Scoping Determination waiving further review of Article 80, Section 80B-5.3(d) of the Zoning Code for the development of three parcels 139 residential units and 110 garaged parking spaces located at 112 Shawmut Avenue; 313 residential units, 14,600 square feet of ground floor commercial, retail, cultural and/or community space with 120 underground parking spaces located at 50 Herald Street and construction of two religious sanctuaries for 1,130 people, a gymnasium, fitness rooms, offices, classrooms and meeting spaces, 2,000 ground floor commercial space, 84 residential units and 30 underground parking spaces located at 120 Shawmut Avenue; to adopt a Minor Modification for Parcel 5 to the South End Urban Renewal Plan; to adopt a Minor Modification for Parcel 4 to the South End Urban Renewal Plan; and, to take all related actions.

39. 6:00 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 118, Rio Grande Dudley Square Development, 2343-2345 Washington Street and 11-29 Roxbury Street, Roxbury pursuant to Section 80C of the Zoning Code; to recommend approval to the Zoning Commission of PDA No. 118 and the associated map amendment; to issue a Scoping Determination waiving further review of Section 80B-5.4(c)(iv) of the Zoning Code for the construction of 241 residential rental, including 48 IDP units, 11,870 square feet of ground floor retail uses, roof decks and 125 off-street parking; and the renovation of the former Buff Bay Building with 9,214 square feet of retail/restaurant/commercial space and the rehabilitation of the Roxbury Savings Bank; and, to take all related actions.

ADMINISTRATION AND FINANCE

40. Request authorization to expend \$50,000.00 to the Harry McDonough Sailing Program; and, to enter into a Grant Agreement.
41. Request authorization to amend the May 12, 2016 vote establishing the Other Post-Employment Benefits Liability Trust Fund to establish said Trust Fund as Irrevocable; and, to approve a longer term goal to fully fund the OPEB liability totaling approximately \$20 million dollars.
42. Request approval for the Boston Redevelopment Authority's Fiscal Year 2019 Operating Budget; and, to take all related actions.
43. Contractual
44. Personnel
45. Director's Update

Very truly yours,



Teresa Polhemus, Secretary