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CITY CLERK'S OFFICE

October 9, 2018

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BOSTON, MA

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, October 11, 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  
OCTOBER 11, 2018 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 3:30 P.M.**

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**MINUTES/SCHEDULING**

1. Request authorization for the approval of the Minutes of September 13, 2018 Meeting.
2. Request authorization to schedule a Public Hearing on November 15, 2018 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the Application of the Old Colony Phase Three B4 Limited Partnership; Old Colony Phase Three B9 Limited Partnership and Old Colony Phase 3C Limited Partnership Chapter 121A Projects located in South Boston.
3. Request authorization to schedule a Public Hearing on November 15, 2018 at 5:40 p.m.; or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 120, 144 Addison Street, East Boston.

4. Request authorization to schedule a Public Hearing on November 15, 2018 at 5:50 p.m.; or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 121, Kenmore Square Redevelopment; and, to consider the Kenmore Square Redevelopment as a Development Impact Project.

### **PLANNING AND ZONING**

5. Board of Appeal
6. Request authorization to enter into a contract with Kittelson & Associates, Inc. for the Allston-Brighton Mobility Study, in an amount not to exceed \$528,000.00.
7. Request authorization to enter into a contract with Jones Lang Lasalle Americas, Inc., for the development of funding and financing models for the implementation of climate resilient coastal design solutions for East Boston in an amount not to exceed \$50,000.00.
8. Request authorization to petition the Zoning Commission to adopt a Map Amendment to Zoning Map 7A/7B/7C/&D and Article 51, Allston-Brighton Neighborhood District, with respect to the Saint Gabriel's Conservation Protection Subdistrict.
9. Request authorization to petition the Zoning Commission to adopt a Text Amendment to Article 62, Charlestown Neighborhood District, with respect to the maximum building height allowed within a Planned Development Area.
10. Request authorization to petition the Zoning Commission to adopt a Text and Map Amendment Article to 27T, East Boston Interim Planning Overlay District.

### **REQUEST FOR PROSPOSAL/CONTRACTS**

11. Request authorization to enter into a contract with HUB Parking Technology USA, Inc. for the furnishing and installing of a Parking Access and Revenue Control System at parking lots located at 269 Commercial Street and Fulton & Cross Street, in the approximate amount of \$98,488.00.

## **LICENSE & LEASE AGREEMENTS/MEMORANDUM OF AGREEMENTS**

12. Request authorization to amend the ground lease agreements with MGH Institute of Health Professionals, Inc., Massachusetts General Physicians Organization, Inc. and General Hospital Corporation for Buildings 36, 62, 75, 114, 149 and 199 located in the Charlestown Navy Yard.

## **TENTATIVE/FINAL DESIGNATION/EXTENSIONS**

13. Request authorization to extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area.
14. Request authorization to amend the Ground Lease with CVPA Chain Forge LLC, Tenant and Redeveloper of Building 105, also known as the Chain Forge Building, located on a portion of Parcel NY-1 in the Historic Monument Area in the Charlestown Navy Yard within the Charlestown Urban Renewal Area to allow additional time to close on construction financing and obtain building permits and approvals.

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

### South Boston

15. Request authorization to terminate the Affordable Housing Agreement in connection with 135 Athens Street; to execute an Affordable Housing Contribution Settlement Agreement; and, to take all related actions.
16. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of a mixed-use building consisting of 35 residential rental units, including 6 IDP units and 2,533 square feet of restaurant space and bicycle storage located at 400 Dorchester Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### East Boston

17. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 16 condominium units, including 2 IDP units, with 16 parking spaces and bicycle storage located at 425 Border Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
18. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 18 condominium units, including 2 IDP units, and 1 commercial unit; with 8 parking spaces and bicycle storage located at 277 Border Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Mattapan

19. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 40 income restricted residential units, including 9 homeownership units and 31 residential rental units, with 30 on-site parking spaces and bicycle storage located at 872 Morton Street; and, to take all related actions.

### Mission Hill

20. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 39 residential rental units, including 5 IDP units, a ground floor artist work area with 20 parking spaces and 48 on-site bicycle storage spaces located at 111 Terrace Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### Leather District

21. Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Large Project Review for the construction of a 230 room hotel with ground floor commercial space located at 150 Kneeland Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

## Charlestown

22. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the construction of 22 condominium units, including 3 IDP units, with bicycle storage located at 610 Rutherford Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

### **URBAN RENEWAL**

## Central Business District-South Station

23. Request authorization to execute an Amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an Amendment to the Development Agreement with South Station Phase 1 Owner LLC and Massachusetts Bay Transportation Authority; and, to take all related actions.

### **PUBLIC HEARINGS**

24. Request authorization to approve the Housing Creation Proposal submitted by Boston Properties Limited Partnership, East Boston Community Development Corporation and Affirmative Investments, Inc. for \$6,000,000.00 in Housing Linkage Funds for the 41 North Margin Street Project; to enter into a Housing Creation Agreement; to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction and renovation of 23 affordable rental units with 13 parking spaces and a 1,500 square foot Knights of Columbus meeting space located at 41 North Margin Street in the North End; and, to recommend approval to the Board of Appeal for the necessary zoning relief.
25. Request authorization to approve the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear" within Planned Development Area No. 69, South Boston/The 100 Acres; to petition approval to the Zoning Commission for said First Amendment pursuant to Sections 3-1A.a, 80C-4, 80C-5, 80C-6 and 80C-7 of the Zoning Code; and, to take all related actions.

26. Request authorization to issue an Adequacy Determination pursuant of Section 80D-5.4(c) of the Zoning Code approving the Beth Israel Deaconess Medical Center Institutional Master Plan Amendment; to petition the Zoning Commission for approval of said Institutional Master Plan Amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the New Inpatient Building consisting of 325,000 square feet of hospital use and a relocated rooftop helipad; to approve the New Inpatient Building Project as a Development Impact Project; and, to take all related actions.
27. Request authorization to approve the Seventh Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing and the Second Amendment to the Amended and Restated Development Plan for the Office Buildings/Sports Project within Planned Development Area No. 87 for Boston Landing, Brighton located on Guest Street to allow flexibility with retail leasing and a variety of additional uses for the building located at 40 Guest Street; to petition the Zoning Commission for approval of both the Seventh and Second Amendments; to issue a Determination waiving further review, pursuant to Section 80A-6 of the Zoning Code for said 40 Guest Street Project; and, to take all related actions.

#### **ADMINISTRATION AND FINANCE**

28. Request authorization to submit an application for an Economic Development Agency Grant through the United States Department of Commerce in support of the 12 Channel Street/Mass Robotics Project; and, to enter into all necessary documents associated with the Grant Submission.
29. Request authorization to co-sign a letter, with the Commissioner of the Boston Transportation Department and the Director of the Department of Neighborhood Development, to the Zoning Board of Appeals outlining a two-year Compact Living Policy; and, to amend the Inclusionary Development Policy to allow rental and sales price policies for compact units.

30. Request authorization to an establishment of the Boston Redevelopment Authority's Capital Reserve Fund.
31. Personnel
32. Contractual
33. 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