



**boston planning &
development agency**

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May 15, 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, May 17, 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
MAY 17, 2018 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of April 12, 2018 Meeting.
2. Request authorization to schedule a Public Hearing on June 14, 2018 at 5:30 p.m., or at a date and time determination by the Director, to consider the Institutional Master Plan Notification Form for Renewal and Amendment of the Joslin Diabetes Center Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on June 14, 2018 at 5:40 p.m., or at a date and time determination by the Director, to consider 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.
4. Request authorization to schedule a Public Hearing on June 14, 2018 at 5:50 p.m., or at a date and time determination by the Director, for the Rio Grande project located at 2343-2345 Washington Street in the Roxbury neighborhood.

PLANNING AND ZONING

5. Board of Appeal
6. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 64, South End Neighborhood District, with respect to the Economic Development Area South.
7. Informational 3D model presentation
8. Request authorization to disburse \$40,000.00 to the Boston Parks and Recreation Department for the design and analysis of Martin's Park project to protect the park from sea-level rise and coastal flooding and to enable the new park to act as a flood defense mechanism for the South Boston Waterfront and Fort Point Neighborhood; and, to enter into a Grant Agreement.

REQUEST FOR PROPOSALS/CONTRACT

9. Request authorization to advertise and issue an Invitation for Bids for the 2018 Downtown Waterfront Maintenance Services Program, with 2 one-year options.
10. Request authorization to enter into a contract with Karla Senior doing business as KMZ Snow for the 2018 Landscape and Grass Cutting Services Program for citywide BPDA-owned properties, in an amount not to exceed \$ 75,000.00.

TENTATIVE/FINAL DESIGNATION/EXTENSIONS

11. Request authorization to extend the Tentative Designation of the East Boston Community Development Corporation as Redeveloper of the redevelopment project located at 148-172 Condor Street in East Boston.
12. Request authorization to extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h in the Campus High School Urban Renewal Area.
13. Request authorization to extend the Tentative Designation of Madison Tropical LLC as Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan, known as Parcel B, in Roxbury for the continued use of Parcel B for parking.

LICENSE & LEASE AGREEMENTS/MEMORANDUM OF AGREEMENTS

14. Request authorization to enter into a License Agreement with the Navy Yard Garden Association Inc.; and, authorization to enter into the "Big Dog Show" contract with the Dale Rogers Studio for the interactive public art exhibit in the Charlestown Navy Yard from June until September 2018.
15. Request authorization to amend License Agreements with CHLN, Inc. to extend the termination date until May 31, 2019; and, to establish new license fees for the use of 5,375 square feet of land adjacent to the Chart House Restaurant on Long Wharf for seasonal outdoor seating.
16. Request authorization to enter into a Memorandum of Agreement with the Boston Parks and Recreation Department for the maintenance and activation of Menino Park located in the Charlestown Navy Yard.
17. Request authorization to enter into an agreement with the Boston Water and Sewer Commission for the use of the second floor training room for a series of community meetings located at 980 Harrison Avenue.
18. Request authorization to execute an amendment to the Ground Lease between the BRA and MEPT Crosstown Center Office LLC dated November 21, 2005.

CERTIFICATES OF COMPLETION

19. Request authorization to issue a Certificate of Completion to Albany Street Hotel LLC for the AC Hotel Project in the South End neighborhood.
20. Request authorization to issue a Certificate of Completion to Ink Block South End, LLC for the Ink Block Project in the South End neighborhood.
21. Request authorization to issue a Certificate of Completion to MEPT Seaport 13 Stillings LLC for the 22 Boston Wharf in the South Boston Waterfront neighborhood.

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

South Boston

22. Request authorization to issue a Determination waiving the requirement of further review pursuant to Article 80, Section 80A-6 of the Zoning Code in connection with the Massport Terminal Parcel 6 Development for the three sub parcels –Sub-Parcel 6A will consist of a 48,000 square foot seafood processing and distribution plant with 57 surface parking spaces, Sub-Parcel 6B will consist of a 62,000 square foot building with 63 surface parking spaces, Sub-Parcel 6C will consist of a mixed-use 101,300 square foot building consisting of a 208 car garage and an over-the-counter seafood shop and a new Union Hall of the International Longshoreman’s Association; and, to take all related actions.
23. 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 55 West Fifth Street project for the increase of height, an additional 18 residential units, 5 income restricted units, 7 off-street parking spaces, an increase of 11,061 square feet to the project and a 378 square foot ground floor retail; and, to take all related actions.

Allston

24. 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 265 residential rental units, including 34 IDP units with 8 reserved and designed for artists, 12,300 square feet of artist gallery/work space, 2,500 square feet of ground floor retail, 168 garaged parking spaces and 8 surface spaces located at 40 Rugg Road; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Brighton

25. 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 79 homeownership units, including 10 IDP units and 78 garaged parking spaces located at 70 Leo M. Birmingham Parkway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

26. 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 211 rental residential units, and 38 IDP homeownership off site units and 175 parking spaces located at 1550 Soldiers Field Road and 21 Soldiers Field Place; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

East Boston

27. 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 23 rental residential units, including 3 IDP units, 9 off street parking spaces and 1,910 square feet of commercial/restaurant space located at 152 Liverpool Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
28. 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 38 homeownership units, including 5 IDP units, 2,180 square feet of ground-floor retail/commercial space, 30 off street parking spaces and 38 bicycle storage spaces located at 287 Maverick Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
29. Request authorization to enter into an Amendment to the Affordable Rental Housing Agreement and Restriction with Portside 5/6 LLC for Portside East Pier Buildings 5 and 6, a component of the Portside at Pier One project.

Chinatown

30. Request authorization to adopt the Third Amendment to the Report and Decision on the Oxford Place Chapter 121A Project which involves approval of the refinancing of the Project; and, to approve the organizational change of Oxford Place Associates Limited Partnership.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

31. 5:30 p.m.: Request authorization to Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment located at 115 Federal Street, Downtown; to petition the Zoning Commission for the approval of said Plan; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code for the construction of approximately 760, 000 square feet of residential space comprised of 500 residential units, 750,000 square feet of office space, 65,000 square feet of residential and office amenity space, 40,000 square feet of publicly-accessible space with restaurant and retail uses, 40,000 square feet of shared meeting space and 550 under-ground parking spaces; to approve the 115 Winthrop Square project as a Development Impact Project; and to take all related actions.

32. 5:40 p.m.: Request authorization to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-7 of the Zoning Code for the construction a 192,321 square foot building for the Herb Chambers Companies – Jaguar Land Rover Dealership with 537 off-street parking space and 58 surface parking spaces located at 1186-1198 Commonwealth Avenue in the Allston neighborhood; to approve the Proposed Project as a Development Impact Project; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

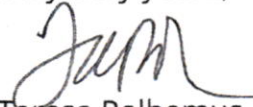
33. 5:50 p.m.: Request authorization to approve the Fifth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing and the First Amendment to the Amended and Restated Development Plan for the Sports Facility project, within Planned Development Area No. 87, Boston Landing in connection with the Sport Facility Project and to add Day Care Center and Cultural Uses and up to 250 surface parking spaces located at Guest Street; to petition the Zoning Commission for the approval of said Fifth PDA Amendment and First Amendment to Amended Development Plan; to issue a Determination waiving the requirement of further review, pursuant to Section 80A-6 of the Code for the Sport Facility project; and, to take all related actions.

34. 6:00 p.m.: Request authorization to approve the First Amendment to Development Plan for Planned Development Area No. 110, Harrison Albany Block Development project located at 75, 100 & 125 East Dedham Street and 575 Albany Street in the South End neighborhood to clarify all setbacks are to be measured from the property line; to petition the Zoning Commission for the approval of said First PDA Amendment; and, to take all related actions.

ADMINISTRATION AND FINANCE

35. Contractual
36. Personnel
37. Director's Update

Very truly yours,



Teresa Polhemus, Secretary