



**boston planning &  
development agency**

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2019 APR -9 P 3:27,  
BOSTON, MA

April 9, 2019

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, April 11, 2019 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  
APRIL 11, 2019 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 the March 14, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on May 16, 2019 at 5:30 p.m.; or at a time and date to be determined by the Director, to consider the 1241 Boylston Street project as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on May 16, 2019 at 5:40 p.m.; or at a time and date to be determined by the Director, to consider the 15 Arlington Street (Taj Hotel Boston) as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on May 16, 2019 at 5:50 p.m.; or at a time and date to be determined by the Director, to consider the 15-19 Congress Street, Downtown Notice of Project Change as a Development Impact Project.

5. Request authorization to schedule a Public Hearing on May 16, 2019 at 6:00 p.m.; or at a time and date to be determined by the Director, to consider the Development Plan for Planned Development Area No. 123, 20 Clinton Street, Dock Square, also known as Parcel E-8, in the Downtown Waterfront –Faneuil Hall Urban Renewal Plan.

### **PLANNING AND ZONING**

6. Board of Appeal
7. Request authorization to petition the Zoning Commission to adopt a text amendment to the Zoning Code to allow to the Additional Dwelling Units in the Neighborhood Districts.

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

8. Request authorization to award Final Designation to P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of P-3h in the Campus High School Urban Renewal Area; to adopt a Confirmatory Order of Taking; and, to take all related actions.

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

9. Request authorization to enter into a short term License Agreement with the Massachusetts Department of Conservation and Recreation for use of Parking Lot 1 at Bunker Hill Community College on Parcel 15B located at Rutherford Avenue in the Charlestown Urban Renewal Area for staging access for the Esplanade 4<sup>th</sup> July of Celebration.
10. Request authorization to enter into a license agreement with Northeastern University for use of the BRA-owned property known as Ruggles Place in Roxbury for University-sponsored events.
11. 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 of the Charlestown Navy Yard, allowing additional time to close on construction & equity financing and to obtain necessary permits and approvals.

## **REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS**

12. Request authorization to advertise and to issue a Request for Proposals for funds for affordable housing in Chinatown.
13. Request authorization to advertise and to issue a Request for Proposals for Waterborne Activities Vendor License(s) along the Charlestown Navy Yard waterfront and/or at Little Mystic Channel Boat Ramp.
14. Request authorization to execute an emergency construction contract with Fleming Bros., Inc. for the safety/containment barrier around the Northwest corner of Building 108 in the Charlestown Navy Yard, in the amount not to exceed \$290,608.00; and to take all related actions.

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

#### South End

15. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 217 Albany Street co-living project by reducing the residential rental units from 250 to 180 units, but increasing the number of beds from 327 to 353 units, of 46 with will be IDP rentals; and, to take all related action.

#### Dorchester

16. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Dot Block Development project for construction of 4 buildings consisting of 488 residential rental units which is an increase of 126 units, including 66 IDP units, 20% of Compact Units, with tenant amenities; 23,000 square feet of commercial retail and restaurant space; bicycle storage spaces and 345 parking spaces with drop off/up locations; and, to take all related actions.

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 56 residential condominium units, including 7 IDP units, 3,265 square feet of ground floor commercial retail space, 5 parking spaces and 56 bicycle storage spaces located at 1970 Dorchester Avenue; to recommend approval to Board of Appeal for the necessary zoning relief; and, to take all related actions.

#### Roxbury

18. Request authorization to terminate an Affordable Rental Housing Agreement and Restriction in connection with the 1065 Tremont Street Phase II project; and, to enter into an Affordable Housing Contribution Agreement.
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 three townhouses consisting of 9 residential condominium units with parking located at 46-50, 54-58 and 90-94 Robey Street; to enter into a Community Benefit Agreement; and, to take all related actions.

#### Mattapan

20. Request authorization to terminate an Affordable Rental Housing Agreement and Restriction in connection with the 422 River Street project.

#### South Boston

21. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for The Freeport South Boston, formerly known as The Chandlery Project, changing the 114 residential rental units to 114 homeownership units, including 20 IDP units located at 270 Dorchester Avenue; and, to take all related actions.

#### Brighton

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 the 31,140 square foot Boston College Harrington Athletics Village; and, to take all related actions.

### Downtown

23. Request authorization to adopt a Fourth Amendment to the Lafayette City Center Chapter 121A Project which grants a zoning deviation and approval for office use on the ground floor along Washington Street.

### **URBAN RENEWAL**

### Charlestown

24. Request authorization to issue an agreed upon written notification terminating the License Agreement with the Korean War Veteran's Committee and transferring all rights and responsibilities for the Korean War Veterans Memorial in Shipyard Park.

### Fenway

25. Request authorization to issue a Certificate of Completion for the hotel vestibule a portion of the One Dalton Project – Eastern Portion of Belvidere/Dalton Site within PDA No. 80 Christian Science Plaza Huntington Avenue/Prudential Center located on Parcel 26.

### Central Business District -South Station

26. Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC for the South Station Air Rights project; to execute an amendment to the Development Agreement with the MBTA; and, to take all related actions.

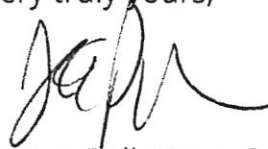
### **PUBLIC HEARING OPEN TO PUBLIC TESTIMONY**

27. 5:40 p.m.; Request authorization to approve the Second Amendment to the Development Plan for Planned Development Area No. 60, the Kensington/41 LaGrange Street Development Project in Chinatown and Midtown Cultural District; to petition the Zoning Commission for approval of the Second Amendment to PDA No. 60; to issue a Certificate of Consistency pursuant to Section 80C-8 of the Zoning Code for the construction of 126 residential rental units, including 65 IDP units located at 41 LaGrange Street; and, to take all related actions.

## **ADMINISTRATION AND FINANCE**

28. Request authorization to execute a First Amendment to the Grant Agreement with Pablo Eduardo for the design and installation of the Boylston Project located in the Back Bay neighborhood, in an amount not to exceed \$477,433.00; funding provided by the Longwood Research Institute Fund.
29. Request authorization to disburse \$1,204,095.00 of The Boston College Neighborhood Improvement Funds to seven Allston-Brighton non-profits.
30. Personnel
31. Contractual
32. Directors Update

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Polhemus', written in a cursive style.

Teresa Polhemus, Secretary