



October 15, 2019

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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 17, 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
OCTOBER 17, 2019 BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 12, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on November 14, 2019 at 5:30 p.m.; or at a date and time to be determined by the Director to consider the Master Plan for Planned Development Area No. 124, Suffolk Downs and its five associated Phase 1-5 Development Plans; and, to consider the Suffolk Downs Project in East Boston as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on November 14, 2019 at 5:40 p.m.; or at a date and time to be determined by the Director to consider the Planned Development Area No. 126, Kenmore Square Hotel Project; and, to consider the Kenmore Square Hotel Project in Fenway as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on November 14, 2019 at 5:50 p.m.; or at a date and time to be determined by the Director to consider the Notice of Project Change for Block N on the Seaport Square Project in the South Boston Waterfront as a Development Impact Project.

5. Request authorization to schedule a Public Hearing on November 14, 2019 at 6:00 p.m.; or at a date and time to be determined by the Director to consider the Fourth Amendment to the Planned Development Area No. 64, Olmstead Green Development in Mattapan.
6. Request authorization to schedule a Public Hearing on November 14, 2019 at 6:10 p.m.; or at a date and time to be determined by the Director, 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.

PLANNING AND ZONING

7. Board of Appeal
8. Request authorization to adopt text and map amendments to the Boston Zoning Code Article 42A – Harborpark District, North End/Downtown Waterfront and Dorchester Bay/Neponset River Waterfront to conform with the Secretary of the Massachusetts Executive Office of Energy and Environmental Affairs, Matthew A. Beaton’s April 30, 2019 Decision to Approve the Downtown Waterfront District Municipal Harbor Plan pursuant to 301 CMR 23.00.

REQUEST FOR PROPOSALS/MEMORANDUM OF AGREEMENT/INVITATION FOR BIDS/CONTRACT

9. Request authorization to advertise and issue a Request of Proposals for the redevelopment of the Blair Lot and 29 Eustis Street in the Dudley Square area of Roxbury.
10. Request authorization to advertise and issue a Request of Proposals for the redevelopment of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Dudley Square area of Roxbury; enter into a Memorandum of Agreement with the City of Boston Department of Neighborhood Development concerning the disposition of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Dudley Square area of Roxbury; and, to take all related actions.

LICENSE AGREEMENT/LEASE

11. Request authorization to enter into a License Agreement with O'Neil and Associates or its designee for the use of four surface parking spaces adjacent to 31 New Chardon Street.
12. Request authorization to extend the Lease Agreement with Massachusetts Port Authority for the use of 147,505 square foot BRA-owned Parcel P-8A2 in the Charlestown Urban Renewal Area, located on the Southwesterly side of Terminal Street, known as Little Mystic Parcel, and, to take all related action.

CERTIFICATE OF COMPLETION

13. Request authorization to issue a Certificate of Completion to EAFD West Roxbury LLC successor to SOVAD LLC, with respect to the 1235-1237 VFW Parkway project.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

14. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code in connection with the Notice of Project Change for the removal of the 4,000 square feet of commercial space and adding the square footage to additional units for 35 income restricted units and 32 parking spaces located at 10-18 Bowdoin Street and 100-104 Bowdoin Avenue; and, to take all related actions.

Midtown Cultural

15. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of a mixed use project consisting of 231 homeownership residential units, 672 parking spaces, ground floor retail/restaurant, 46,000 square feet commercial spaces located at 201 Stuart Street-Motor Mart Garage; approve the project as the location of the 42 off-site IDP units; and, to take all related actions.

Jamaica Plain

16. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for 9-11 Seaverns Avenue for 1 IDP unit.

Roxbury

17. Request authorization to enter into an Affordable Housing Agreement for 199-201 Hampden Street for 1 IDP unit and a contribution to the IDP Fund.

West Roxbury

18. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of 18 townhouses and 70 residential rental units, including 11 IDP units located at 17-31 Charles Park Road, 178 Gardner Street and 189-197 Gardner Street; to recommend approval to the Board of Appeal for the necessary zoning relief with design review approval; 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 for the construction of Wellington at 1301 consisting of 40 compact living units with ground floor commercial/retail spaces, including 5 IDP units, 40 parking spaces located at 1297-1305 Blue Hill Avenue; and, to take all related actions.

URBAN RENEWAL

Central Business District-South Station

20. Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC and to execute an amendment to the Development Agreement with South Station Phase 1 Owner and the Massachusetts Bay Transportation Authority for the extension of the conveyance date to April 30, 2020, and the extension of the construction completion date to 78 months after start of construction; to approve and consent to new ownership structure of the Proponent; and, to take all related actions.

PUBLIC HEARING

21. 5:30 p.m.: Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of the Northeastern University EXP Project consisting of classrooms, laboratories, research spaces and office space for the science and engineering programs located at 795 Columbus Avenue; to approve the Northeastern University EXP Project as a Development Impact Project; and, to take all related actions.

ADMINISTRATION AND FINANCE

22. Request authorization to enter into a Grant Agreement with the Mayor's Office of Economic Development for a series of events in the Dudley Square neighborhood of Roxbury, in an amount not to exceed \$20,000.00 with funding disbursed from the Biosquare2 escrow funds.
23. Personnel
24. Contractual
25. Director's Update

Very truly yours,



Teresa Polhemus, Secretary