

October 18, 2016

Ms. 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 20, 2016 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 20, 2016 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES

1. Request authorization for the approval of the Minutes of September 15, 2016 Meeting.
2. Request authorize to approve, ratify and confirm that the Boston Redevelopment Authority will be doing business as the Boston Planning & Development Agency.

SCHEDULING

3. Request authorization to schedule a Public Hearing on November 17, 2016 at 5:30 p.m.; or at a date and time determined by the Director, regarding the Amended and Restated Development Plan for Planned Development Area No. 68, the South Station Air Rights project and to consider the South Station Development Air Rights project as a Development Impact Project.

4. Request authorization to schedule a Public Hearing on November 17, 2016 at 5:40 p.m.; or at a date and time determined by the Director, regarding a Development Plan for Planned Development Area No. 109, Marine Wharf at 660 Summer Street, Raymond L. Flynn Marine Park, Parcel A, South Boston and to consider the Marine Wharf project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on November 17, 2016 at 5:50 p.m.; or at a date and time determined by the Director, regarding the Second Amended and Restated Development Plan for 480 Rutherford Avenue within Planned Development Area No. 51, Hood and Third Amendment to the Master Plan for Planned Development Area No. 51, Hood.

PLANNING AND ZONING

6. Board of Appeal
7. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 64, South End Neighborhood District, affecting the maximum floor area ration in Planned Development Areas within the Economic Development Area North Subdistrict of the South End.
8. Request authorization to petition the Zoning Commission to adopt text amendments to amend Article 50-Roxbury Neighborhood District with respect to the Maximum Floor Area Ratio and Maximum Building Height in Planned Development Areas, specifically Parcel P-3 in Roxbury.
9. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 68, South Boston Neighborhood District and a map amendment to Map 4E, South Boston Neighborhood District, which would change existing zoning of certain areas from H-1-50, indicating apartment, to a Multi-Family Residential Subdistrict.

LICENSE AGREEMENT

10. Request authorization to enter into a license agreement with Metro Equipment Corporation for use of 2,800 square feet of land located at 29 Fernboro Street for construction lay down.

11. Request authorization to enter into a License Agreement with Delaware North Companies, Inc. for an electronic sign at the TD Garden located along 100 Legends Way.

CERTIFICATE OF COMPLETION

12. Request authorization to issue a Certificate of Completion for the Dudley Greenville Rental Housing project consisting of 43 residential units with 26 off-street parking spaces located at 209-213 & 223-229 Dudley Street in Roxbury.
13. Request authorization to issue a Certificate of Completion for the One Canal Street project consisting of 320 residential rental units, ground floor retail and 159 parking spaces located at Parcels 2A, 2B and 2C in the Bulfinch Triangle.

REDEVELOPER DESIGNATION/EXTENSION

14. Informational update on 115 Federal Street, Winthrop Square.
15. Request authorization to extend the Final Designation of Melnea Partners, LLC as Redeveloper of Parcel 9 located on Parcels X-28A and X-28B; and, to take all related actions.
16. Request authorization for the Tentative Designation of East Boston Community Development Corporation for the construction of a 49,000 square foot maritime related building, 42 parking spaces and the extension of the Harborwalk; and, to enter into lease negotiations for 148-172 Condor Street in East Boston.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 18 condominium units, with 2 IDP units, and 22 parking spaces located at 545 East Third Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the 482 West Broadway Mixed Use project consisting of 18 condominium units, with 2 IDP units, 4,190 square feet of ground floor commercial space and 23 parking spaces located at 480-482 West Broadway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Downtown

19. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, Section 80B-5.4(c)(iv) of the Zoning Code for construction of 12 residential units with 2 short term valet spaces located at 171 Tremont Street; and, to take all related actions.

Roxbury

20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code pursuant to the Notice of Project Change for the increase of affordable residential units from 27 units to a project with 30 to 36 units at the Westminster House project located at 3012 Washington Street; and, to take all related actions.

Fenway/Kenmore/Audubon Circle

21. Request authorization to issue a Determination waiving further review pursuant to Article 80A-6 of the Zoning Code for the Notice of Project Change to the Fenway Center Project to increase by 6,000 square feet to Building 1, reduce 6,000 square feet and 17 units in Building 2, there will be 27 IDP units, decrease 2,000 square feet in Building 4, to decrease 6,000 square feet of above-ground parking garage space, increase by 58,000 square feet to Building 3 at the located at the MassPike Extension Air Rights Parcel 7; and, to take all related actions.

West Roxbury

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 18 residential units, with 2 IDP units, and 33 parking spaces located at 400 Belgrade Avenue; and, to take all related actions.
23. Request authorization to enter into an Affordable Housing Agreement for the one unit located at 312 Spring Street with consists of 11 residential units and 13 parking spaces; and, to take all related actions.

Jamaica Plain

24. Request authorization to rescind the August 11, 2016 votes for the 3193 Washington Street project; to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 dwelling units with 7 IDP units, 2,560 square feet of retail/office space, 20 parking spaces and 40 bicycle spaces located at 3193 Washington Street; and to take all related actions.

Dorchester

25. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 40 residential rental units, with 5 IDP units, and 37 parking spaces located at 1258-1272 Massachusetts Avenue; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
26. Request authorization to adopt a Demonstration Project Plan under Massachusetts General Laws Chapter 121B, Section 46(f), as amended, for the building and parcel located at 555 Columbia Road in Dorchester, consisting of approximately 8,251 square feet of land; to acquire the Property by purchase from Bank of America, National Association; to convey the Property to the City of Boston for redevelopment; to adopt a "Demonstration Project Plan" for the Property which grants the BRA authorization to acquire and convey the Property to the City of Boston; to execute a Purchase and Sale Agreement with Bank of America, National Association and disburse a down payment for the Property; and, to take all related actions.

Chinatown

27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the PBX Residences consisting of 46 residential rental units, with 6 IDP units, with renovated lobby space located at 8 Harrison Avenue; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

URBAN RENEWAL

Charlestown

28. Request authorization to execute an Amended and Restated Land Disposition Agreement with 334 Medford Street Condominium Trust for the permitted use of 3 residential units on Parcel R-11D-1 located at 334 Medford Street.
29. Request authorization to issue a Certificate of Completion for the construction of a 3-family house on Parcel R-28D located at 34 Allston Street

South End

30. Request authorization to execute the Fifth Amendment to the Land Disposition Agreement and Fourth Amendment to the Master Covenant for Affordable Housing with ArtBlock, LLC to clarify that the 234 affordable units at the ArtBlock Project located on Parcel R-10 at 725-735 Harrison Avenue are monitored by the Department of Neighborhood Development.

South Cove

31. Request authorization to execute an assignment and assumption of the Housing Payment loan documents and an amendment to the Land Disposition Agreement with Oak Terrace LLP for the transfer of limited partnership interests and loan restructuring.
32. Request authorization to execute a Second Amendment to the Land Disposition Agreement to allow changes to the hotel lobby including the expansion of the restaurant and bar at the Revere Hotel on Parcel C-3 located at 200 Stuart Street in the South Cove Urban Renewal Area.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

33. 5:30 p.m.: Request authorization to approve the Development Plan for General Electric Company Headquarters Campus, South Boston Project with Planned Development Area No. 69, South Boston/The 100 Acres and the Third Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres; to petition the Zoning Commission for approval of the Development Plan and the Third Amendment to the said Master Plan; to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the construction of General Electric Company Headquarters Project, a new pedestrian walkway, outdoor public space with Harborwalk, 30 parking spaces and 150 bicycle spaces located at 5 and 6 Necco Court; to adopt a Demonstration Project Plan for the acquisition of certain interests in a portion of the entire project area as part of a “demonstration project” under General Laws Chapter 121B, Section 46(f); to authorize the Director to enter into a Payment in Lieu of Taxes Agreement (PILOT); to approve the General Electric Company Headquarters Project as a Development Impact Project; and, to take all related actions.

34. 5:40 p.m.: Request authorization to approve the First Amendment to Development Plan for Planned Development Area No. 49, Parcel 8 and the Adjacent Parcel located at 505 Tremont Street, South End to allow a Liquor Store on Parcel 8 located at 505 Tremont Street; to petition the Zoning Commission for approval of the Amendment to PDA No. 49; and, to take all related actions.

ADMINISTRATION AND FINANCE

35. Request authorization to amend the general construction contract with Semper Diving and Marine Corporation to reflect the additional unforeseen work at Pier 4 in the Charlestown Navy Yard for the Water Shuttle Relocation Project, in an amount not to exceed \$108,000.

36. Request authorization to disburse \$80,000 to Project Place for the beautification of the Melnea Cass area from BioSquare mitigation funds; and, to enter into a Grant Agreement.

- 37. Planning Department Budget presentation
- 38. Contractual
- 39. Personnel
- 40. Director's Update

Very truly yours,



Teresa Polhemus, Secretary