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CITY CLERK'S OFFICE November 15, 2016

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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, November 17, 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
NOVEMBER 17, 2016 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

1. Request authorization for the approval of the Minutes of October 20, 2016 and November 1, 2016 Meetings.

SCHEDULING

2. Request authorization to schedule a Public Hearing on December 15, 2016 at 5:30 p.m.; or at a date and time determined by the Director, to consider the Second Amendment to the Northeastern University Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on December 15, 2016 at 5:40 p.m.; or at a date and time determined by the Director, to consider the Parcel Q1, South Boston Waterfront Project as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on December 15, 2016 at 5:50 p.m.; or at a date and time determined by the Director, to consider the Notice of Project Change to the Parcel K project as a Development Impact Project.
5. Request authorization to schedule a Public Hearing on December 15, 2016 at 6:00 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.

PLANNING AND ZONING

6. Board of Appeal

REQUEST FOR PROPOSALS

7. Request authorization to enter into a Commercial Property Management contract with Colliers International New England, LLC for the Property Management Services with at the China Trade Center located at 2-22 Boylston Street for three years, in an amount not to exceed \$643,440.
8. Request authorization to advertise a Request for Proposals for the 2017-2020 Shipyard Park Landscape Maintenance Program and to amend the existing 2016 Landscape Maintenance Program.
9. Request authorization to advertise an Invitation for Public Bids for Repair and Maintenance Services to the BPDA owned properties City-wide for two years.
10. Request authorization to advertise a Request for Proposals for the development residential re-use of Parcel L 43-B located at 41 Regent Street in the Washington Park Urban Renewal Area.

REDEVELOPER DESIGNATION/EXTENSION

11. Request authorization for the extension to the Tentative Designation of Madison Tropical LLC as the Redeveloper of Parcel 10 in Roxbury.
12. Request authorization for the extension to the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of P3-h in the Campus High School Urban Renewal Area.
13. Request authorization for the extension to the Tentative Designation of Jewish Community Housing for the Elderly, Inc. as the Redeveloper of 132 Chestnut Hill Avenue, Brighton.

CERTIFICATE OF COMPLETION

Charlestown

14. Request authorization to issue a Certificate of Completion for the construction of 42 condominium units and 86 on-site parking spaces located at 374-398 Bunker Hill Street, the Charlestown Battalion Armory.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Jamaica Plain

15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 28 rental units, with 5 IDP units, and 23 below-grade parking spaces located at 58-76 Stonley Road; to enter into an Affordable Housing Agreement; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Dorchester

16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 54 affordable senior rental housing units with a community room and 14 surface parking spaces located at 16 Ronald Street; to enter into an Affordable Rental Housing Agreement; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
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 52 rental units, with 7 IDP units, and 8 off-street parking spaces located at 123 Hamilton Street; to enter into an Affordable Rental Housing Agreement; 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 construction of car dealership and service facility with 44 parking spaces located at 202 Southampton Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

East Boston

19. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 19 homeownership units, with 2 IDP units, and 27 off street parking spaces located at 16 Boardman Street; to enter into an Affordable Housing Agreement; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

20. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of a mixed-use building consisting of 64 homeownership residential units, with 8 IDP units, 1,000 square feet of ground floor commercial space; 42 off-street parking space and 64 bicycle storage spaces located at 301-303 Border Street; to enter into an Affordable Housing Agreement; and, to take all related actions.
21. Request authorization to issue a Certification of Approval pursuant to Section 80E of the Boston Zoning Code (the “Code”) for the 70 Bremen Street project modified by the Notice of Project Change by changing the apartment unit mix, consolidate two commercial spaces into one commercial space, reduction in the building length and relocation of the mechanicals and HVAC to the rooftop located at 70 Bremen Street; to enter into an Amended and Restated Affordable Rental Housing Agreement; and, to take all related actions.

Brighton

22. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of the Multi-Family, Synagogue and Mikvah Development for the construction of a new Synagogue & Daughters of Israel Mikvah, 73 units of a multi-family residential building, 64 underground parking space, 73 bicycle storage spaces, with 9 IDP units; located at 101-105 Washington Street; to enter into an Affordable Rental Housing Agreement; and, to take all related actions.

South Boston

23. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the 53 units located at 399 Congress Street.

West Roxbury

24. Request authorization to issue a Certification of Approval for the Notice of Project Change to the 64 Allandale Street project by decreasing the townhouse units to 14, as well as the 4 units in the existing house, subject to Design Review approval; to enter into an Affordable Housing Agreement; and, to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

25. 5:45 p.m.: Request authorization to approve the Development Plan for Planned Development Area No. 109 – Marine Wharf, 660 Summer Street in the Raymond L. Flynn Industrial Park pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission to approve PDA No. 109 and accompanying map amendment; to issue a Scoping Determination waiving further review of pursuant to Article 80B-5.3(d) of the Zoning Code for the construction of a 411 room hotel, 3,500 square feet of retail use, 75 garage parking spaces; to approve said PDA No. 109 as a Development Impact Project; and, to take all related actions.

26. 5:50 p.m.: Request authorization to approve the Second Amended and Restated Development Plan for 480 Rutherford Avenue within Planned Development Area No. 51 and the Third Amendment to the Master Plan for PDA No. 51 to allow reallocation of square footage and new phasing of the project components within the PDA Master Plan, the 480 Rutherford Avenue project consists of 177 residential units, with 23 IPD units, retail space and 90 structured parking spaces; to enter into an Affordable Rental Housing Agreement; to petition the Zoning Commission to approve the Second Amended and Restated Development Plan for 480 Rutherford Avenue and the Third Amendment to the Master Plan PDA No. 51; and, to take all related actions.

27. 6:00 p.m.: Request authorization to approve the Amendment to the Development Plan for Planned Development Area No. 59, 771 Harrison Avenue, the former Immaculate Conception Church in the South End; to petition the Zoning Commission to approve the Amendment to PDA No. 59 to allow a reduction in parking and changing the residential condominiums to rental apartments consisting of 63 residential units, with 6 IDP units, 40 parking spaces and 63 bicycle spaces; to enter into an Affordable Rental Housing Agreement; and, to take all related actions.

POLICY

28. Request authorization to update the threshold for contracts requiring Board approval; to enter into contracts for dollar amounts below the threshold not requiring Board approval; to adopt and implement Mayor Martin J. Walsh's Executive Order entitled "An Interim Executive Order Promoting Equity in Public Procurement dated February 24, 2016.

ADMINISTRATION AND FINANCE

29. Request authorization to disburse \$100,000 to 7 Allston community-based organizations from the 75 Brainerd Road Project mitigation funds; and, to enter into Grant Agreements.
30. Request authorization to disburse up to \$167,656 to Environmental Systems Research Institute, Inc. to provide training and support for 3D enabling for BPDA staff to assist in advanced 3D GIS capabilities.
31. Request authorization to amend the February 5, 2013 Memorandum of Agreement with the Boston Water and Sewer Commission which provides for coordinated reporting, education and cooperation with respect to storm-water quality.
32. Real Estate and IT Department Budget presentations
33. Contractual
34. Personnel
35. Director's Update

Very truly yours,



Teresa Polhemus, Secretary