



August 13, 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, August 15, 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
AUGUST 15, 2019 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the July 11, 2019 Meeting.
2. Request authorization to schedule a Public Hearing on September 12, 2019 at 5:30 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

3. Board of Appeal

LICENSE/LEASE AGREEMENTS/MEMORANDUM OF AGREEMENT

4. Request authorization to extend the lease with the Massachusetts Port Authority for an additional sixty days for the use of approximately 147,505 square feet of Parcel P-8A2 located on the Southwesterly side of Terminal Street in the Charlestown Urban Renewal Area.

5. Request authorization to enter into a license agreement with the Navy Yard Garden Association Inc. for an interactive public art exhibit located in the Charlestown Navy Yard; and, to enter into a license agreement with Leopold Gallery LLC for the installation of the Whitaker Wind Sculpture art exhibit.
6. Request authorization to amend the license agreement with the Courageous Sailing Center of Boston, Inc. allowing continued use of a portion of land located at Pier 4 in the Charlestown Navy Yard for a youth sailing program for an additional year.
7. Request authorization to enter into a three year license agreement with Gung Kwok Dance, Chinatown Main Street and the Chinatown Historical Society for office space in the basement of the China Trade Center located at 2 Boylston Street.
8. Request authorization to enter into a Memorandum of Agreement with the City of Boston Property Management Department for use of Municipal Protective Services at the China Trade Center located at 2 Boylston Street.
9. Request authorization to enter into a license agreement with the Boston Public School Department for the temporary use of three vacant lots owned by the BRA and identified as a portion of 1, 2 and 4 Palmer Street, 2180-2190 Washington Street and 2148 Washington Street in the Dudley Square area of the city of Boston for personnel vehicle parking.
10. Request authorization to enter into a license agreement with Now and There, Inc. for the temporary use of 555 Columbia Road in Uphams Corner for an art exhibit.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS

11. Request authorization to advertise and issue a Request for Proposals for a commercial facility manager to operate and manage the China Trade Center located at 2 Boylston Street in Boston for a three-year term with two 1-year options.

12. Request authorization to advertise and issue an Invitation for Bids for snow plowing/shoveling, removal and salting/sanding services at BRA-owned properties citywide.
13. Request authorization to execute a contract with Dandis Contracting, Inc. for the Atrium Painting and Repairs at the China Trade Building located at 2 Boylston Street, in an amount not to exceed \$530,000.00, and to execute any change orders that may be required to complete the work as deemed necessary by the Director, in an aggregate amount not to exceed ten percent (10%) of the contract amount.
14. Request authorization to disburse \$650,000.00 from the Chinatown Affordable Housing Funds to Chinatown Community Land Trust, Inc.; as a result of a Request for Proposals, for affordable/income restricted housing in Chinatown.

TENTATIVE/FINAL DESIGNATION/EXTENSIONS

15. Request authorization to extend the Tentative Designation of Madison Tropical LLC as the Redeveloper of a portion of Parcel 10, known as Parcel B, in the Southwest Corridor Development Plan; and, to extend the license agreement for the continued use of Parcel 10B for parking.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

Dorchester

16. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 34 residential condominium units, including 4 IDP units, 29 off-street parking spaces, bicycle storage located at 3 Aspinwall Road; to recommend approval to Board of Appeal for the necessary zoning relief; and, to take all related actions.

South Boston

17. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80 Section 80B-5.3(d), Large Project Review of the Zoning Code for the Trimount Place at 267 Old Colony Avenue Project consisting of the construction of 55 residential rental units, including 9 IDP units, 7,914 square feet of commercial space, 65 garage parking spaces and bicycle storage; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Fenway

18. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80 Section 80B-5.4(c)(iv), Large Project Review of the Zoning Code and waiving the Final Project Impact Project, subject to BRA design review for the renovations and construction of a 5,400 patron multi-purpose performing art center; 32,000 square feet of new vertical expansion of the garage building for amenity areas for Fenway Park; and, garage renovations and support areas for both the Fenway Theater and Fenway Park; and, to take all related actions.

Roslindale

19. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 38 residential rental units, including 6 IDP units, building lobby space, 39 garage parking spaces, a bicycle storage room, and loading dock located at 43 Lochdale Road; subject to continuing BRA design review; and, to take all related actions.

Brighton

20. Request the authorization to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 49 residential condominium units, including 6 IDP units, 52 off-street parking spaces, a bicycle storage located at 50 Leo Birmingham Parkway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

URBAN RENEWAL

Southwest Corridor

21. Request authorization to issue a Certificate of Completion for Parcel SWC-6D located at 1318 River Street in Hyde Park.

Charlestown

22. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan for Parcel R-36 located at 74, 76 & 78 Tremont Street to allow the construction of 3 single family townhouses; to terminate the Original Land Disposition Agreement; and, to enter into a new Land Disposition Agreement with 74 Tremont LLC.
23. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan for Parcel C-2A-5 located at 516 R522 and 0 Main Street to allow for residential and public uses; to advertise and issue a Request for Proposals for the mixed use economic development of Parcel C-2A-5 located at 516 R522 and 0 Main Street.

South Cove

24. Request authorization to adopt an Order of Taking for the vertical air rights at the 212 Stuart Street Project; to petition the Public Improvement Commission for the vertical discontinuance of said air rights; to take all related actions.

**PUBLIC HEARINGS
OPEN TO PUBLIC TESTIMONY**

25. 5:30 pm.: Request authorization to approve the Development Plan for Planned Development Area No. 125, Parcel 12, Back Bay, Boston, Massachusetts and associated map amendment pursuant to Sections 3-1A.a and 80C of the Zoning Code; to petition the Zoning Commission for approval of PDA No. 125 and the associated map amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80 Section 80B-5.4(c)(iv), Large Project Review of the Zoning Code for the construction of a mixed-use project consisting of office space, a hotel and ground floor retail/restaurant with 150 off-street parking spaces along Massachusetts Avenue, Boylston and Newbury Streets; to approve the Parcel 12 Project as a Development Impact Project; and, to take all related actions.
26. 5:40 p.m.: Request authorization to approve the Sixth Amendment to the Development Plan for Planned Development Area No. 46, Brighton Landing Guest Street pursuant to Section 80C of the Zoning Code to allow warehousing use within a portion of the basement level and first level of the South Building located at 15 Guest Street/40 Life Street; to petition the Zoning Commission for approval of the Sixth Amendment to PDA No. 46; and, to take all related actions.
27. 5:50 p.m.: Request authorization to issue a Scoping Determination pursuant to Article 80B, Section 80B-5.3(d) for the Zoning Code for the construction of a 184 guest room hotel, 4,600 square feet of ground floor retail space, 82 below-grade parking spaces and a pick-up and drop-off area located at 1241 Boylston Street; to approve the 1241 Boylston Street Project in Fenway as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

28. Personnel
29. Contractual
30. Directors Update

Very truly yours,


Teresa Polhemus, Secretary