

**BOSTON REDEVELOPMENT AUTHORITY
JANUARY 26, 2006 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES

1. Approval of the Minutes of the January 10, 2006 meeting.
2. **Public Hearing:** Request authorization to issue an Adequacy Determination approving the Simmons College Institutional Master Plan Second Amendment for the construction of a 66,500 square foot School of Management with 715 parking spaces and a new green quadrangle for teaching and recreation located on the main campus; to petition the Zoning Commission to consider said Second Amendment; to issue a Preliminary Adequacy Determination waiving further review of Article 80, Large Project Review; to issue a Certification of Compliance with Article 80 Large Project Review; to issue a Certification of Consistency with the Simmons Institutional Master Plan, effective October 13, 2000, amended April 1, 2004 and now further amended as said Second Amendment.
3. **Public Hearing:** Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, Large Project Review for the Olmsted Green Project (former Boston State Hospital); to issue a Certification of Compliance upon successful completion of the Article 80 review; to enter into an Affordable Housing Agreement; to approve the Development Plan for Planned Development Area No. 67 and to petition the Zoning Commission for the approval of said Planned Development Area and to adopt Map Amendment Application No. 516 and to issue a Certification of Consistency.

4. **Public Hearing:** Request authorization to adopt the Report and Division for the proposed Mattapan Heights Three Chapter 121A Project and to issue a Scoping Determination waiving further review of Article 80 in connection with the Notice of Project Change for the development of 73 affordable rental units, 5,000 square foot daycare facility and pedestrian pathways, roadways, courtyards and parking areas located at the former Boston Specialty and Rehabilitation Hospital Campus site; to issue a Certification of Compliance upon successful completion of the Article 80 review, subject to continuing design review.

DEVELOPMENT

Mattapan

5. Request authorization to amend the Trinity Mattapan Heights Two Chapter 121 Project Report and Decision to approve the transfer of a portion of the Project Area (approximately 4,400 square feet of land) to the Mattapan Heights Three Chapter 121A proposed project.

South End

6. Request authorization to waive further review of the Institutional Master Plan Notification Form Amendment for Boston University Medical Center to allow minor changes in the Plan with no increase to the size or intensity within the said Master Plan and to issue a Certification of Consistency pursuant to Article 80.

Mission Hill

7. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the construction of 175 condominium units, of which 26 will be affordable, and 4,000 square feet of artist studio/gallery space located at 166 Terrace Street; to issue a Certification of Compliance upon successful review of Article 80 and to enter into an Affordable Housing Agreement.

Government Center

8. Request authorization to establish a "Demonstration Project" for the portion of the Blue Line Improvement Project on State and Congress Streets; to adopt a "Demonstration Project Plan" which grants the BRA authorization to acquire and convey certain subsurface property rights necessary for the Massachusetts Bay Transportation Authority Blue Line Improvement Project; to adopt Orders of Taking for said subsurface rights; and to execute a deed and other documents in connection with the transfer of said subsurface rights.

Audubon Circle

9. Request authorization to issue a Determination pursuant to Article 80, Large Project Review which finds the Notice of Project Change adequately describes the impacts from the change to the Miner Street project to eliminate 9 Miner Street and to construct 53 of multi-family units, of which 5 will be affordable and to issue a Certification of Compliance upon successful review of Article 80 and to enter into two Affordable Housing Agreements.

East Boston

10. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, Large Project Review for the construction of mixed-use Roseland development consisting of 543 residential units, of which 63 units will be affordable, a day care center, retail and restaurant uses and other Facilities of Public Accommodation located at Pier One the Portside Project; to reauthorize issuance of a Certification of Compliance upon successful completion of the Article 80 review and to enter into an Affordable Housing Agreement.

South Boston

11. Request authorization to execute an Amended and Restated Affordable Housing Agreement in connection with the 36 A Street project.

Midtown Cultural

12. Request authorization to issue a Determination waiving the requirement of further review pursuant to Article 80 in connection with the Notice of Project Change for The Kensington project (formerly known as the Residences at Kensington Place) consisting of the development of a mixed-use project of approximately 300 residential units, including 61 affordable units, with lower floor commercial uses and below grade parking, to issue a Certification of Compliance upon the successful completion of Article 80 review; adopt an Order of Taking for Parcel HB-G in the Park Plaza Urban Renewal Plan Area and adopt an Order of Taking for Parcels HB-A, HB-B, HB-C, HB-D, HB-E and HB-F in the Park Plaza Urban Renewal Plan Area; to execute and deliver a Land Disposition Agreement for the Proposed Project with KP Residences LLC, a Massachusetts limited liability company and affiliate of the Kensington Investment Company, Inc. (the "Redeveloper"), subject to continuing design review by the BRA, which Land Disposition Agreement includes the requirements for an Affordable Housing Agreement and to execute and deliver a deed to the Project Site.

13. Request authorization to execute a Temporary License Agreement with Amherst Media Investors, LLC for use and operation of a temporary advertisement structure on Parcel P-7A located at 240 Tremont Street prior to the proposed construction of a mixed-use structure; to issue a Notice of Termination of the License Agreement with Cultural District Civic and Business Alliance, Inc. for temporary operation and advertisement structure (the Pylon) upon its expiration; and to issue a Notice of Termination of the Use of Occupancy with Angelo Sena of Hub Ticket Agency for operation and use of an existing ticket trailer.

Hyde Park

14. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the construction of 99 residential units, of which 20 will be affordable and 50 elderly units located at 62 Poydras Street; to issue a Certification of Compliance upon successful completion of the article 80 review; to enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for zoning relief necessary for the construct of said proposed project.

Charlestown

15. Request authorization to disburse \$50,001 to fourteen Charlestown non-profit community organizations from the Charlestown Mitigation Fund from the CANA parcels all in accordance with the approval of Charlestown Neighborhood Council.
16. Request authorization to adopt an Order of Taking for Parcels R-59-C-1 and R-59-C-2 located in New Rutherford Avenue and to authorize final designation of James J. Cushman as Redeveloper as a backyard

PLANNING AND ZONING

17. Request authorization to petition the Zoning Commission to extend the Downtown Interim Planning Overlay District for one year to complete the planning and rezoning of the Downtown area.
18. Request authorization to petition the Zoning Commission to adopt a map amendment changing the existing zoning at 85-91 Thetford Avenue from OS-RC to 2F-5000, within the Dorchester Neighborhood District.
19. Request authorization to petition the Zoning Commission to adopt the Groundwater Protection Overlay District text and map amendments.
20. Board of Appeal

ADMINISTRATION AND FINANCE

21. Contractual Payments
22. Personnel