

**BOSTON REDEVELOPMENT AUTHORITY  
JUNE 29, 2006 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the Minutes of the June 6, 2006 meeting.
2. Request authorization to schedule a Public Hearing on July 20, 2006 at 2:00 p.m. to consider the proposed Boston University Institutional Master Plan and Planned Development Area for the Phase II Residence at the Student Village.
3. Request authorization to schedule a Public Hearing on July 20, 2006 at 2:15 p.m. to consider the Second Amendment to the Longwood North Research Center Planned Development Area No. 61.
4. Request authorization to schedule a Public Hearing on July 20, 2006 at 2:30 p.m. regarding the transfer of One Beacon Street Chapter 121A Project from Boston Beacon Limited Partnership to One Beacon Street Limited Partnership.

**PUBLIC HEARINGS**

5. **2:00 p.m. - Public Hearing** to consider the First Amendment to the Emerson College Institutional Master Plan, which consists of the conversion of the Paramount Theatre located at 549 Washington Street and The Arcade Building located at 543 Washington Street into mixed-use; to issue an Scoping Determination approving the Institutional Master Plan Amendment; to petition the Zoning Commission to approve the said Amendment; to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the Proposed project; issue a Certification of Consistency for the Emerson College Institutional Master Plan, effective December 5, 2002 and the proposed said Amendment.

**PRESENTATION**

6. **2:15 p.m. – Public Hearing** to consider the submission of a Public Works Economic Development grant application for the planned public infrastructure improvements associated with the proposed Olmsted Green Project located at 150 American Legion Highway. **PRESENTATION**

## **DEVELOPMENT**

### South Cove

7. Request authorization to issue a Certification of Approval for the construction of up to 18 residential condominium units located at 212 Stuart Street; to accept a contribution to assist gap funding for the Gatehouse Project; to enter into a Grant Agreement with said entity for said gap funding and to recommend approval to the Board of Appeal for the zoning relief necessary for the construction of the proposed Project, subject to BRA design review approval. **PRESENTATION**
8. Request authorization to give notice and issue a warrant to the Suffolk County Sheriff's Office to take possession of a trailer and related property, on behalf of the BRA, located at 240 Tremont Street; to expend funds and enter into agreements with said entity for removal of occupant from the site.

### South End

9. Request authorization to enter into a First Amendment to the Covenant for Affordable Housing and a First Amendment to the Land Disposition Agreement for the ArtBlock Project consisting of fifty-five condominium units, with artist and first-time homebuyer preference for first sale of affordable units said amendment is necessary to provide a uniform plan for the enforcement of new affordable housing restriction located at 731 Harrison Avenue.

10. Request authorization for the tentative designation of New Boston Ventures LLC and PEG Properties as the redeveloper of 37 residential condominiums, of which seven will be artist/live work units, and an art gallery located at 265 Northampton Street. **PRESENTATION**
11. Request authorization to issue a Certificate of Completion to the New England Nuclear Corporation for the laboratory building and associated parking area located at 112 East Canton Street.
12. Requests to approve the entities established by the developer that will enter into the Cooperation Agreement, Affordable Housing Agreement, Boston Residents Construction Employment Plan, Development Impact Agreement, and other agreements and documents as the Director deems appropriate and necessary relating to the Columbus Center project.

#### Kittredge Square

13. Request authorization to adopt a Minor Modification to the Kittredge Square Urban Renewal Plan for Parcels 21, 22 + R-4 located at 22 Dorr Street and 12 Lambert Street, for the Highland Park Estates Phase II project.

#### Roxbury

14. Request authorization to issue a Certificate of Completion to Barbara and Stanley Byfield for the construction of a restaurant and office/retail space located at 208 Dudley Street.

#### Kenmore Square

15. Request authorization to adopt a Confirmatory Order of Taking for portions of Kenmore Square in connection with the proposed Light Rail Accessibility Project by the MBTA.

### Government Center

16. Request authorization to seek additional monies to fund a Request for Proposals for an Engineering Study for the southeast portion of City Hall Plaza, funded by the Boston Redevelopment Authority.

### Bulfinch Triangle

17. Request authorization to adopt a Demonstration Project Plan and an Order of Taking of various air rights parcels; to petition the Public Improvements Commission for the discontinuance of said air rights in connection with the proposed 10-story mixed-use development with 241 residential units and ground retail located at 89 Canal Street.

### Allston/Brighton

18. Request authorization to issue a Certificate of Approval in accordance with Article 80E, Small Project Review for the construction of twenty-one residential units, of which three will be affordable located at 150 Chestnut Hill Avenue; to enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for zoning relief necessary for the proposed Project. **PRESENTATION**
19. Request to authorize a determination and finding that Waverly Apartments Company Limited Partnership has complied with the obligations of the Chapter 121A for the 102 residential apartments; to execute a Certificate of Project Termination dated April 12, 2005 and to execute a Gap Payment Agreement in regards to the termination for the Project.

## Dorchester

20. Request authorization to issue a Certificate of Approval in accordance with Article 80E, Small Project Review for the construction of sixteen residential units, of which two will be affordable located at 11 Louis Terrace and 615 Adams Street; to enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for variances necessary for the proposed Project. **PRESENTATION**
21. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review, subject to continuing design review for the development of a self-storage project located at 41 Norwood Street; to issue a Certification of Compliance upon successful completion of the Article 80 process and to recommend approval to the Board of Appeal for the variances necessary for the proposed Project. **PRESENTATION**

## South Boston

22. Request authorization to issue a Scoping Determination waiving further review of the Article 80, Large Project Review for the construction of 86 for-sale residential units including ground floor retail space located at 322 Summer Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process and to recommend approval to the Board of Appeal for the variances necessary for the proposed Project. **PRESENTATION**
23. Request authorization to issue a Scoping Determination waiving further review of Article 80B, Large Project Review, subject to continuing design review for the development of seventy-five for-sale condominium units, of which twenty-four will be artist live/work units located at 154 West Second Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for the variances necessary for the proposed Project. **PRESENTATION**

## West Roxbury

24. Request authorization to issue a Scoping Determination waiving further review of Article 80B, Large Project Review, subject to continuing design review for the development of a ninety unit supportive housing development consisting of sixty units for the elderly and thirty market rate units located at 20 Cheriton Road; to issue a Certification of Compliance upon successful completion of Article 80 process; enter into an Affordable Housing Agreement and to recommend approval to the Board of Appeal for the variances necessary for the proposed Project. **PRESENTATION**
  
25. Request authorization to issue a Certificate of Approval in accordance with Article 80E, Small Project Review for the construction of thirty-nine homeownership units located at 446 Belgrade Avenue; to enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for variances necessary for the proposed Project. **PRESENTATION**

### **PLANNING AND ZONING**

26. Request authorization to enter into a contract with Finegold Alexander and Associates, Inc. to assist with a masterplan and study of the Ropewalk, Tarhouse, Buildings 107 & 108 in the Charlestown Navy Yard, in an amount not to exceed \$24,000.
  
27. Board of Appeal  
**ADMINISTRATION AND FINANCE**
  
28. Request authorization to ratify and confirm the acceptance and use of Massachusetts Technology Collaborative \$150,000 grant to be administered by the Mayor's LifeTech Boston Initiative.
  
29. Request authorization to enter into a contract with Systems Engineering Inc. (SEI) to assist the Boston Redevelopment Authority to develop a web portal, in an amount not to exceed \$100,000.

30. Request authorization to enter into an Audit Service Agreement with the City of Boston for the next three years, which will be provided by the firm KPMG Peat Marwick LLP.
31. Contractual Payments
32. Personnel

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30. Request authorization to enter into an Audit Service Agreement with the City of Boston for the next three years, which will be provided by the firm KPMG Peat Marwick LLP.
31. Request authorization for approval of the Boston Redevelopment Authority's Fiscal-Year 2007 Operating Budget.
32. Contractual Payments
33. Personnel