

**BOSTON REDEVELOPMENT AUTHORITY
JULY 20, 2006 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the June 29, 2006 meeting.
2. Request authorization to schedule a Public Hearing on August 10, 2006 at 2:00 p.m. to consider the proposed Boston College Institutional Master Plan Amendment.

PUBLIC HEARINGS

3. **2:00 p.m. - Public Hearing** to approve the Second Amendment to the Master Plan and Development Impact Plan for Planned Development Area No. 38 regarding Boston University Student Village Project.
4. **2:15 p.m. - Public Hearing** to approve the Second Development Plan Amendment to the Longwood North Research Center Planned Development Area Number 61; to petition the Zoning Commission for approval of said Second Amendment and to amend the Development Impact Project Agreement.
5. **2:30 p.m. - Public Hearing** to approve the transfer of One Beacon Street Chapter 121A Project from Boston Beacon Limited Partnership to One Beacon Street Limited Partnership and to adopt an Eighth Amendment to the Report and Decision.

DEVELOPMENT

Washington Park

6. Request authorization to execute a Land Disposition Agreement for the rehabilitation of the four-story residential building located at 85 Munroe Street consistent with the previous designation and conveyance of the property.

7. Request authorization for the tentative designation of D/Ventures, Unlimited, Inc. as redeveloper of three townhouses located at 41 Regent Street with associated parking located at the abutting 64 Alpine Street only one of the townhouse units is located on designated lot.

Kittredge Square

8. Request authorization to re-advertise a Request for Proposals for the sale and residential redevelopment of 21 Morley Street and for associated parking at 23 Highland Street.

Roxbury

9. Request authorization to enter into a temporary License Agreement with Madison Park Development Corporation for the partial use of the Blair lot located at 4-12 Palmer Street for a Tuesday use as community-based farmers market for the duration of the summer.

Downtown

10. Request authorization to enter into a Cooperation Agreement with The Wharf District Association permitting use of property located at Long and Central Wharves for managing vending activities.
11. Request authorization to issue a Certification of Approval for the construction of thirty-two residential units, of which four will be affordable, located at 26 West Street and to execute an Affordable Housing Agreement.

Government Center

12. Request authorization to enter into a Engineering Study Contract with Boston Survey Consultants for the southeast portion of the City Hall Plaza, in an amount not to exceed \$40,000.

Mission Hill

13. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the development of a mixed-use building consisting of first-floor commercial space and sixty-six condominium units, of which one unit will be voluntarily designated as affordable, located at 1486 Tremont Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; to enter into an Affordable Housing Agreement.

Jamaica Plain

14. Request authorization to issue a Certification of Approval for the rehabilitation and new construction of the Mount Pleasant Home Level 1V elderly complex resulting in an additional twelve beds for the elderly located at 301 South Huntington Avenue and to recommend approval to the Board of Appeal for the variances necessary for the construction of the proposed Project.
15. Request authorization to adopt a Second Report and Decision Amendment for the Charles H. Farnsworth Housing Corporation Chapter 121A for refinancing and renovations.

Dorchester

16. Request authorization to issue a Certification of Approval for the construction of forty-two affordable rental units located at 1460 Dorchester Avenue; to execute an Affordable Housing Agreement and to recommend approval to the Board of Appeal for the variances necessary for the construction of the proposed Project.

17. Request authorization to amend the “Demonstration Project” and the “Demonstration Project Plan” to include a portion of Burgess Street, a public way, a portion of Clifton Street, a public way for the proposed Salvation Army project and to consider said properties as part of the “Demonstration Project”; to grant the BRA authorization to acquire and convey said property for said proposed Project; to issue a notice of intent and a notice to the City Council of the taking of the Property necessary for the proposed Salvation Army project.
18. Request authorization to issue a Certification of Approval for the construction of three-story Bethel Baptist Church and community center located at 157 Stanwood Street and to recommend approval to the Board of Appeal for the dimensional zoning relief necessary for the construction of the proposed Project.
19. Request authorization to issue a Certification of Approval for the renovations of the fifty-eight existing affordable rental units in the former Girls Latin structure and the construction of thirty-five additional affordable rental units located at 380 Talbot Avenue.

Roslindale

20. Request authorization to enter into a License Agreement with the Massachusetts Bay Transportation to allow access to 4428 Washington Street for environmental testing; enter into an Indemnification Agreement with Rizzo Associates for said testing and to accept conveyance of said property from the MBTA.

South Cove

21. Request authorization for a 180-day tentative designation extension of Amherst Media Investors, LLC, redeveloper of Parcel P-7A, 240 Tremont Street.

22. Request authorization to adopt an Order to Taking for a portion of Cortes Street for the Columbus Center project; to petition the Public Improvements Commission to discontinue said portion and to execute a deed for said portion of Cortes Street.

Midtown

23. Request authorization to establish a “Demonstration Project” for the portion of the Light Rail Accessibility Project at the Arlington Street Square; to adopt a “Demonstration Project Plan” which grants the BRA authorization to acquire necessary property for said proposed Project; to petition the Public Improvements Commission for necessary discontinuances of portions of Arlington and Boylston Streets for the proposed Improvements; to adopt an Order of Taking for portions of Arlington and Boylston Streets for said proposed project; to execute an easement with the Boston Water and Sewer Commission and to execute a deed in connection with the transfer of portions of Commonwealth Avenue to the MBTA.
24. Request authorization to establish a “Demonstration Project” for the development and construction of 45 Province Street Project; to adopt a “Demonstration Project Plan” for said Project which grants the BRA authorization to acquire and convey certain property located at Bosworth Street; to petition the Public Improvements Commission for necessary discontinuance of Bosworth Street; to adopt an Order of Taking for portions of Arlington and Boylston Streets for said proposed project; to terminate the existing Development Impact Project Agreement.

South Boston

25. Request authorization to execute an Affordable Housing Agreement in connection with the two units located at 606 East Fourth Street.

Charlestown Navy Yard

26. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80 for the construction of eighty-five residential condominium units, ground floor for Facilities of Public Accommodation and Special Public Destination Facilities located at Pier 5; to issue a Certification of Compliance upon successful completion of the Article 80 review process subject to continual design review under the Land Disposition Agreement; issue a positive Section 18 Recommendation relative to the Chapter 91 Waterways License Application for said proposed project; to issue a certification relative to the Open Space requirements in the Navy Yard and to enter into a Housing Contribution Payment Agreement.

Charlestown

27. Request authorization to issue a Determination waiving further review of Article 80 for the Central Artery North Area Parcel 4 Project; to issue a Certification of Compliance to include up to 43,300 square feet of office and retail space upon successful completion of the Article 80 review process; to amend the Development Impact Project Agreement to reflect project change and to rescind the Affordable Housing Agreement and to execute an amended Cooperation Agreement.

PLANNING AND ZONING

28. Request authorization to submit the Charlestown Navy Yard Waterfront Activities Plan and Water-Dependent Use Management Plan as amendments to the 1991 Harborpark Municipal Harbor Plan to the Massachusetts Executive Office of Environmental Affairs.

29. Request authorization to petition the Zoning Commission to adopt the map amendments for East Boston Map 3A/3B to redefine the boundary of the Putnum Square Neighborhood Design Overlay District by including the Eagle Hill National Register Historic District and the intent of the East Boston Master Plan; the rezoning of the Hodge Boiler Works and New Street properties to Waterfront Commercial to reflect recommendations for said Master Plan and East Boston Municipal Harbor Plan and to adopt a text amendment for the urban design guidelines for waterfront development review per said Municipal Harbor Plan.
30. Board of Appeal

ADMINISTRATION AND FINANCE

31. Request authorization to enter into a Memorandum of Understanding with the Suffolk County Sheriff's Department for the T.E.A.C.H. Program for various work projects on BRA-owned property.
32. Request authorization to enter into a Management Services Contract with First Night Boston, Inc. in connection with the 2006 Arts program at the Community Arcade on City Hall Plaza, in an amount not to exceed \$20,000.
33. Contractual Payments
34. Personnel