

**BOSTON REDEVELOPMENT AUTHORITY  
NOVEMBER 16, 2006 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES**

1. Approval of the Minutes of the October 19, 2006 meeting.

**PUBLIC HEARINGS**

2. **2:00 P.M. Public Hearing** to approve the Planned Development Area Development Plan for mixed-use project consisting of retail space, a health spa and fitness center, 207 room hotel, office space and 140 residential units, of which 20 will be affordable, located at 426 Washington Street, the former Filene's Department Store; to petition the zoning commission for approval of said Development Plan; and to petition the Zoning Commission for approval of an amendment to Article 38 of the Code.
3. **2:15 P.M. Public Hearing** to approve the Massachusetts General Hospital Institutional Master Plan; to approve the Building 2 addition and leasing of 200,000 square feet; to approve Building 2 as a Development Impact Project; to issue an Adequacy Determination with regard to the MGH Institutional Master Plan; to issue a Preliminary Adequacy Determination waiving further review for Building 2; to issue a Certification of Compliance upon successful completion of the Article 80 review; to issue a Certification of Consistency upon successful completion of the IMP review; to petition the Zoning Board for the approval of the MGH IMP; and to amend Map 1 and to amend the Development Impact Project Agreement.

## DEVELOPMENT

### South End

4. Request authorization to approve the plans submitted for the West Newton Shared Housing by Nuestra Comunidad Development Corporation for the conversion and renovation of a portion of the first floor, systems upgrades and improvements to twenty-seven low-income single room occupancy units located at 35-36 West Newton Street and to petition the Board of Appeal for approval of the zoning relief necessary for said improvements, subject to BRA design review.
5. Request authorization to execute a Second Amendment to the Land Disposition Agreement for the Mystic Studios Project, in order to restrict the rents of the nine artist affordable units to low income tenants.
6. Request authorization for a nine-month extension of the tentative designation of Jackson Square Partners, LLC for the redevelopment of several parcels in the Jackson Square area.
7. Request authorization to issue a Certificate of Completion to Roman Catholic Archdiocese of Boston for the rehabilitation of 1 Warwick Street into a three story residential unit.

### Kittredge Square

8. Request authorization to issue a Certificate of Completion to Karen Mapp for the completion of two residential units located at 7 Alvah Kittredge Park.

### South Cove

9. Request authorization for the 6-month extension of the tentative designation of Amherst Media Investors, LLC as redeveloper of 240 Tremont Street.

## Roxbury

10. Request authorization to adopt the Twelfth Amendment to the Report and Decision for Dudley Neighbors, Inc. Chapter 121A Project to remove from the Project Area up to 17 developed and ground leased parcels and terminate their Chapter 121A status in order to provide reduced real estate taxes in the future and related actions

## Central Business District

11. Request authorization to approve the Minor Modification to the Central Business District Bedford West Urban Renewal Plan with respect to use, parking and loading provisions for Parcel C-1 of the Plan.

## Park Square

12. Request authorization to approve the disbursement of \$200,000 to Pine Street Inn and Caritas Communities from the affordable housing contribution of the 10 St. James/75 Arlington Street Chapter 121A Project.

## Government Center

13. Request authorization to amend the engineering service contract with BSC Group to include the repair and renovation of the bandstand area situated on City Hall Plaza and to increase the amount not to exceed \$5,000.

## Waterfront

14. Request authorization to accept and expend a \$265,000 matching grant from the Department of Conservation and Recreation for the proposed seawall repairs and Harborwalk at Sargent's Wharf; to enter into a grant agreement with DCR and to advertise a construction contract for said repairs.

## North Station

15. Request authorization to issue an Adequacy Determination approving the Final Project Impact Report for the Lovejoy Wharf project consisting of 250 residential units, 45,000 square feet of ground floor retail and restaurant uses and rehabilitation of wharf and an extension of the Harborwalk located at 160 North Washington Street; to issue a Certification of Compliance upon successful completion of the Article 80 review; to execute an Affordable Housing Agreement; and to recommend approval to the Board of Appeal for a conditional use necessary for the proposed project.

## Roslindale

16. Request authorization to enter into an amended and restated Affordable Housing Agreement in connection with the 18 Robert Street project resulting in one affordable unit and an additional \$75,000 for the affordable housing fund.

## Dorchester

17. Request authorization to establish a “demonstration project” for the 98 Magnolia Street Project in connection with the new Salvation Army project resulting in three affordable housing units.

## Brighton

18. Request authorization to issue a Certification of Approval for the Brighton Boathouse located on Nonantum Road along the Charles River in accordance with Article 80, Small Project Review.
19. Request authorization to enter into an Amendment to the Affordable Housing Agreement for the Chestnut Hill Waterworks Project resulting in eleven affordable units being located in the new Watermark Building. AMENDED

## Allston

20. Request authorization to issue an Estoppel certificate concerning 176 Lincoln Street necessary to effectuate the transfer of responsibility for all Article 80 process to Harvard University.

## Jamaica Plain

21. Request authorization to issue a Scoping Determination for the Blessed Sacrament Campus Redevelopment project consisting of 118 residential units, of which 88 will be affordable and 9,000 square feet of office space located at 365 Centre Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; to petition the Zoning Commission for approval of the map amendment to "Map 9B"; and to enter into an Affordable Housing Agreement.

## South Boston

22. Request authorization to issue a Preliminary Adequacy Determination waiving further review for the Leachmore Point project at Broadway Station consisting of sixty-two residential units, of which seven will be affordable and 5,056 square feet of retail; to issue a Certification of Compliance upon successful completion of the Article 80 process; to enter into an Affordable Housing Agreement; and to recommend approval to the Board of Appeal for zoning relief necessary for the construction of the proposed project.
23. Request authorization to adopt an Order of Taking for two parcels of land necessary for the Children's Museum expansion project.

## Charlestown

24. Request authorization to grant Final Designation of Charlestown Recovery House, Inc. as redeveloper of a 25-bed recovery house located at Bunker Hill Street.

## Charlestown Navy Yard

25. Request authorization to consent to the assignment of lease with Biolease, Inc. to Massachusetts Biomedical Research Corporation for Building 75 Ground Lease and to confirm, ratify said vote.

### **PLANNING AND ZONING**

26. Board of Appeal

### **ADMINISTRATION AND FINANCE**

27. Request authorization to provide a grant in the amount of \$75,000 from the BRA Deffered Reserve Fund to Nuestra Comunidad Development Corporation to assist Nuestra Culinary Ventures, a shared commercial kitchen and to enter into a grant agreement with Nuestra Comunidad to assist Nuestra Culinary Ventures with short-term funding
28. Contractual Payments
29. Personnel