

**BOSTON REDEVELOPMENT AUTHORITY
MARCH 29, 2007 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the March 8, 2007 meeting.
APPROVED
2. Request authorization to schedule a Public Hearing on April 24, 2007 at 2:00 p.m. to consider the proposed Dana Farber Cancer Institute Institutional Master Plan and the Center for Cancer Care as a Development Impact Project.
APPROVED

PUBLIC HEARINGS

3. **2:00 P.M. Public Hearing:** concerning requests to consider the proposed Caritas St. Elizabeth's Medical Center Institutional Master Plan which proposes the relocation of the Emergency Department, an addition to the parking garage and a new access driveway off Washington Street; to issue an Adequacy Determination approving the Master Plan; to petition the Zoning Commission to approve the Master Plan; to issue a Preliminary Adequacy Determination waiving further review of the Article 80, Large Project Review process; to issue a Certification of Compliance upon successful completion of the Article 80 process and to issue a Certification of Consistency with the Caritas St. Elizabeth's Medical Center Institutional Master Plan. **APPROVED**
4. **2:15 P.M. Public Hearing:** concerning requests to petition the Zoning Commission to adopt the Smart Growth Overlay District Zoning Article and Olmsted Green Smart Growth Overlay District; to approve an amendment to Article 3 of the Zoning Code and to apply to the Commonwealth of Massachusetts Department of Housing and Community Development for approval of the Olmsted Green Smart Growth Overlay District, entitling the City of Boston to financial incentives pursuant to Chapter 40R. **APPROVED**

DEVELOPMENT

South End

5. Request authorization for a 180-day extension to the tentative designation of Modern 2.0 LLC as redeveloper for the construction of 37 residential units, of which seven are live/work space at or below 100% median income and an art gallery located at 263-265 Northampton Street. **APPROVED**

Government Center

6. Request authorization to approve the joint venture between Normandy Real Estate Partners LLC and Kilstock Organization, Inc. as the transferee and assignee for the One Court Street hotel project. **APPROVED**

Copley Square

7. Request authorization to establish a “Demonstration Project” for the portion of the Light Rail Accessibility Project at the Copley Square MBTA Station; to adopt a “Demonstration Project Plan” which grants the BRA authorization to acquire the property necessary for the proposed Project; to petition the Public Improvement Commission to discontinue certain portions of Boylston and Dartmouth Streets necessary for the proposed project; to execute a deed transferring portions of Boylston and Dartmouth Streets, and; to execute easements in connection with the transfer of rights from the Boston Water and Sewer Commission. **APPROVED**

Dudley Square

8. Request authorization to issue a Certification of Approval pursuant to Article 80, Small Project review for a four-story building consisting of 37 residential units, of which 15 are affordable, located at 2451 Washington Street; to enter into an Affordable Housing Agreement, and; to recommend approval to the Board of Appeal for variances necessary for the construction of the proposed project. **APPROVED**

Back Bay

9. Request authorization to issue a Certification of Approval pursuant to Article 80, Small Project Review for the 19 residential units located at 100 Beacon Street; to enter into an Affordable Housing Agreement, and; to recommend approval to the Board of Appeal of a conditional use permit for change of occupancy in a Groundwater Conservation Overlay District and other variances. **APPROVED**

Hyde Park

10. Request authorization to issue a Scoping Determination waiving further review of Article 80 process, Large Project Review for the rehabilitation of 26 Damon Street, the former Westinghouse facility, into 62 artist live/work condominium units, of which 9 units will be made available for households earning 130-160% of median income, and a 9,000 square foot artist work space; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to enter into an Affordable Housing Agreement, and; to petition the Board of Appeal for conditional uses, alternative use permits and variances necessary for the construction of the proposed project. **APPROVED**

Midtown

11. Request authorization to adopt a Third Report and Decision Amendment to the Lafayette Corporate Center Chapter 121A Project which grants zoning deviation and approval for a very small take-out food restaurant on the Chauncy Street first floor side of the project. **APPROVED**

Charlestown

12. Request authorization to enter into a First Amendment to the Land Disposition Agreement with Sandra Swan Gensemer for property located at 37 Rutherford Avenue acknowledging the change of the dwelling from two units to three units and to issue a Certificate of Completion for those three units. **APPROVED**

Jamaica Plain

13. Request authorization to enter into an Amended and Restated Affordable Housing Agreement for the Willowbank on Jamaica Pond Project (a/k/a The Residences at Jamaica Pond).

APPROVED

PLANNING AND ZONING

14. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

15. Contractual Payments **APPROVED**

16. Personnel **APPROVED**