

DRAFT – JULY 19, 2007 AT 9:30 A.M.

BOSTON REDEVELOPMENT AUTHORITY JULY 19, 2007 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 2:00 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the June 21, 2007 meeting.
2. Request authorization to advertise a Public Hearing on August 14, 2007 at 2:00 p.m. or at a time deemed appropriate by the Director regarding the Planned Development Area Development Plan for the Filene's Redevelopment project located at One Franklin Street.
3. Request authorization to advertise a Public Hearing on August 14, 2007 at 2:15 p.m. or at a time deemed appropriate by the Director to consider the Emerson College Institutional Master Plan for the Colonial Residence Hall to be located at 98 Boylston Street.
4. Request authorization to advertise a Public Hearing on August 14, 2007 at 2:30 P.M. or at a time deemed appropriate by the Director to consider an Institutional Master Plan for Wentworth Institute of Technology.
5. Request authorization to advertise a Public Hearing on August 14, 2007 at 2:45 p.m. or at a time deemed appropriate by the Director regarding the Congress Street Hotel project to be considered a Development Impact Project and to consider the Development Plan for Planned Development Area No. 70 and the associated map amendments.

PUBLIC HEARINGS

6. **2:00 p.m.** Public Hearing to approve the Housing Creation proposal submitted by SW Boston Hotel Venture, LLC committing up to \$632,748 in Linkage Funds for the development of up to 153 affordable housing units to be located at the Parcel 24 project site on Kneeland Street; to authorize the Department of Neighborhood Development to enter into a Housing Creation Agreement; to approve the use of \$1,867,252 of Inclusionary Housing Funds from the W Boston Hotel and Residences project as a conditional grant for the proposed project, and; to enter into all necessary documents in connection with the requested use of Inclusionary Housing Funds. **PRESENTATION**

7. **2:15 p.m.** Public Hearing to issue an Adequacy Determination approving the Suffolk University Institutional Master Plan Amendment consisting of 274 student beds and ground floor retail located at 10 West Street; to petition the Zoning Commission to consider the IMP Amendment and associated map amendment; to issue a Preliminary Adequacy Determination waiving further review of the Article 80 process to issue a Certification of Compliance, a Certification of Consistency and to enter into a Cooperation Agreement. **PRESENTATION**

8. **2:30 p.m.** Public Hearing to determine that the Massachusetts College of Pharmacy and Health Sciences Institutional Master Plan Amendment/Notice of Project Change requires no further Article 80 review for the proposed Academic Building located at 662 Huntington Avenue; to determine the Amendment qualifies for limited scope of review and an expedited amendment procedure; to waive the Scoping Determination requirement; to approve the Amendment to the Master Plan; to issue an Adequacy Determination and; to issue a Certification of Compliance and Certification of Consistency for the proposed building. **PRESENTATION**

9. **2:45 P.M.** Public Hearing to approve the Institutional Master Plan Notification Form/Notice of Project Change for the Emmanuel College Institutional Master Plan for the Academic Science Building; to approve the expedited amendment which waives the Scoping Determination; to issue an Adequacy Determination regarding the Amended Master Plan, and; to issue a Certification of Consistency for the Academic Science Building. **PRESENTATION**

DEVELOPMENT

South End

10. Request authorization to issue a Certificate of Completion to Boston Flower Exchange, Inc. for the 75,000 square foot wholesale florist building located at 540 Albany Street.
11. Request authorization to adopt a new Order of Taking in connection with the construction of the Modern 2.0 project; to grant final designation to SoCo Lofts, LLC as redeveloper of thirty seven residential condominium units, of which seven will be live/work units for artists at or below 100% median income, and an art gallery located at 263 Northampton Street.
12. Request authorization to execute a Second Amendment to the Land Disposition Agreement and related Agreements in connection with ArtBlock LLC to allow two units of the twenty-six affordable units to become market rate units.
13. Request authorization to issue a Certificate of Completion to Crosstown Center Hotel LLC and Crosstown Center Common Area LLC for Crosstown Center Phase One Hotel and Harbor Trail located at 20 Hampden Street.

14. Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan to create Parcels SE-56 and SE-56A located 10-12 and 18 Sussex Street, respectively.
15. Request authorization to issue a Certificate of Completion to J. Nathaniel Hailey for the open space improvements located 20 Sussex Street.
16. Request authorization to grant final designation to Dr. Ruediger Volk-Lalyre as redeveloper of 10-12 Sussex Street for landscaped open space.
17. Request authorization to grant final designation to Matthew J. Bouras as redeveloper of 18 Sussex Street for landscaped open space and parking.

Brunswick King

18. Request authorization to adopt a Minor Modification to the Brunswick-King Urban Renewal Plan to create Parcels P-3B-1, P-3B-2, P-3B-3 and P-3B-4 located at Intervale Terrace.
19. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan to create Parcel P1-B2 located at 41A Dale Street and P1-B3 located at 39A Dale Street.
20. Request authorization to grant final designation to Catherine H. Brown as redeveloper of 41A Dale Street for landscaped open space.
21. Request authorization to grant final designation to Aaron Tuggles as redeveloper of 39A Dale Street for landscaped open space.

Mission Hill

22. Request authorization to issue a Certificate of Completion for seventy-nine residential units, including eight affordable units located at 252 Heath Street a/k/a Brewery Lofts.

South Boston

23. Request authorization to issue a Certification of Approval for seventeen residential condominium units, of which two will be affordable located at 141 West Second Street, the former Dirigo Spice building in accordance with Article 80E, Small Project Review; to enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for variances necessary for the proposed project. **PRESENTATION**

Fenway

24. Request authorization to adopt the First Report and Decision Amendment on the St. Botolph Chapter 121 Project which involves the transfer to NU Housing Corporation.
25. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80 for the Wheelock College Campus Center and Student Residence now that its design had been approved by the Parks Commission; to issue a Certification of Compliance upon successful completion of the Article 80 process and to issue a Certification of Consistency.

Roxbury

26. Request authorization to issue a Certification of Approval for the forty single room occupancy apartment units located at 24 Rockland Street and to recommend approval to the Board of Appeal for the necessary variances and conditional uses necessary for the proposed project. **PRESENTATION**

Bulfinch Triangle

27. Request authorization to establish a “demonstration project” for the proposed Merano Project and to adopt a

“Demonstration Project Plan” to acquire certain property necessary for the proposed project and to transfer it to the Boston Development Group.

East Boston

28. Request authorization to issue a Certification of Approval for the East Boston Credit Union located at 466 Bennington Street; to recommend approval to the Board of Appeal for variances necessary for the proposed project and subject to continued BRA design review. **PRESENTATION**

Roslindale

29. Request authorization to issue a Certification of Approval for the 19,300 square foot Staples Store Project located at 4165 Washington Street; to recommend approval to the Board of Appeal for zoning relief and an Interim Planning Overlay District permit for the proposed project. **PRESENTATION**

South Cove

30. Request authorization to enter into a temporary License Agreement with Marshall Productions, LLC for use of 290 Tremont Street for vehicle parking during a filming on July 19 through July 20, 2007.

Charlestown Navy Yard

31. Request authorization to enter into a temporary License Agreement with the ALLY Foundation for use of Pier 4 for the fifth annual "Flip-Flop Regatta" on August 11 and 12, 2007.
32. Request authorization to enter into a temporary License Agreement with Marshall Productions, LLC for use of 290 Tremont Street for parking of production vehicles for the night of July 19, 2007.

PLANNING AND ZONING

33. Board of Appeal

34. Request authorization to petition the Zoning Commission to amend Article 38-Midtown Cultural District design review and district design guidelines for protection areas.

ADMINISTRATION AND FINANCE

35. Request authorization to amend the Consultant Contract with Louis Berger Group in connection with the Dorchester Avenue Streetscape and Transportation Plan, in an amount not to exceed \$10,000, funded by the City of Boston.
36. Request authorization to enter into a Construction Contract with RDA Construction Corp for the Thoreau Path lighting improvements, in an amount not to exceed \$232,169 and to expend \$19,675 funds from the Emerson Place Project to Bryant Associates, Inc. for engineering services related to the Thoreau Path project..
37. Request authorization to execute a General Construction Contract with Fleming Brothers, Inc. for the signage program in the Newmarket Industrial District, in an amount not to exceed \$193,410.
38. Request authorization to advertise a Request for Proposal for a Property Management Contract for repair, maintenance, general construction and Basic Services for all BRA properties.
39. Request authorization to enter into a Transfer Agreement with the City of Boston for up to Thirty Five Million One Hundred Seventy One Thousand Six Hundred Forty Four Dollars in Massachusetts Opportunity Relocation and Expansion Jobs Capital Program grant funds for the Columbus Center Project, received from the Massachusetts Office of Economic Development; to enter into a Grant Agreement with CUIP-Winn Columbus Center, LLC for the Authority to administer the MORE funds.

40. Request authorization to amend the contract with Urban Marketing Collaborative consultants for the Identity and Branding Strategic Plan for Downtown Crossing to include the design of a logo and transition campaign, in amount not to exceed \$262,000.
41. Request authorization for approval of the Boston Redevelopment Authority's Fiscal-Year 2008 Operating Budget.
42. Contractual Payments
43. Personnel