

DRAFT - AUGUST 17, 2010
BOSTON REDEVELOPMENT AUTHORITY
AUGUST 17, 2010 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the July 20, 2010 meeting.
2. Request authorization to schedule a Public Hearing on September 21, 2010 at 5:30 p.m. or at a time and date to be determined by the Director to consider the Massachusetts General Hospital Institutional Master Plan; to consider the Museum and History Center as a Development Impact Project; and, to petition the Public Improvement Commission for the discontinuance of public rights of way in certain air rights and subterranean parcels within the Cambridge Street right of way.
3. Request authorization to schedule a Public Hearing on September 21, 2010 at 5:45 p.m. or at a time and date to be determined by the Director to consider the Boston University Institutional Master Plan Second Amendment and Two Year Institutional Master Plan Extension for the East Campus Student Services Center located at 100 Bay Road in the Fenway.
4. Request authorization to schedule a Public Hearing on September 21, 2010 at 6:00 p.m. or at a time and date to be determined by the Director regarding an Amendment to Planned Development Area No. 75, Development Plan for the Charlesview Redevelopment Project and a map amendment.
5. Request authorization to schedule a Public Hearing on September 21, 2010 at 6:15 p.m. or at a time and date to be determined by the Director regarding the Planned Development Area No. 78, Development Plan for the Seaport Square Project.

PUBLIC HEARINGS

6. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 27D (Downtown IPOD) to allow the Development Plan for Planned Development Area No. 79 and Map Amendment and said PDA No. 79; to approve PDA No. 79; to approve the 157 Berkeley Street project by Liberty Mutual as a Development Impact Project, to issue a Scoping Determination waiving further review of Section 80B-5.3(d) of the Zoning Code for the 157 Berkeley Street project renovating 89,000 square feet of space consisting of office and restaurant uses, the construction of 590,000 square feet of commercial space and renovation and an expansion of the 25,000 square foot existing conference center located outside the PDA 79 area at 30 St. James Avenue; to issue a Certification of Consistency and a Certification of Compliance upon successful completion of the Article 80 review process; and, to execute a Development Impact Project Agreement, a Cooperation Agreement and Boston Residents Construction Employment Plan.

7. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review for the construction of two hotels joined with a common above ground parking garage with one as a select-service and one as an extended stay hotel; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to approve said proposed project as a Development Impact Project, by BH Normandy 275 Albany Street LLC.

DEVELOPMENT

8. Consideration of the proposed Rose Kennedy Greenway Development Guidelines.

Brighton

9. Request authorization to issue a Request for Proposals for consultant planning and design services for the Guest Street Planning Study to examine development scenarios and the corresponding economic and physical impacts to the area.
10. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation of 2121 Commonwealth Avenue which will consist of offices and conference rooms for Boston College staff; and to issue a Certificate of Consistency with the Boston College Institutional Master Plan.

Roxbury/Jamaica Plain

11. Request authorization for a one-year tentative designation extension for Jackson Square Partners, LLC for the mixed-use development on three sites.
12. Request authorization to expend \$1,000,000 of Inclusionary Development Program Funds to 225 Centre Street, LLC, a wholly owned subsidiary of Mitchell Properties, for the construction of 103 resident transit oriented units, of which 35 units will be affordable, located at 225 Centre Street, Jamaica Plain, which is part of the Jackson Square project.
13. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the construction of forty-three affordable residential rental units for the Dudley Greenville project located at Dudley and Greenville Street, Bard Avenue and Pevear Place; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to enter into Cooperation Agreement and an Affordable Rental Housing Agreement, and a Boston Resident Construction Employment Plan; and, to recommend approval to the Board of Appeal on Petitions BZC-30739 and BZC-30740 for the zoning relief necessary for the proposed project.

14. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the Eustis Street firehouse rehabilitation adjacent to Harrison Supply Company located 1011 Harrison Avenue; to adopt the “Demonstration Project Plan” for the proposed project which grants the BRA authorization to acquire certain easement areas from the Harrison Supply Company by eminent domain and to convey the easement areas to the city of Boston; to issue a Notice of Intent to Take pursuant to Massachusetts General Laws Chapter 79, Sec. 5c; and, to enter into a Cooperation Agreement with the city of Boston and Historic Boston Inc.

South End

15. Request approval of a change from homeownership to rentals and authorization to execute a new Affordable Housing Contribution Agreement with 19 Father Francis Gilday LLC to allow for a \$200,000 contribution for an off-site affordable unit in connection with the Historic Father Gilday Wing project.
16. WITHDRAWN

Campus High School

17. Request authorization to adopt a Confirmatory Order of Taking for Parcels II-52 and II-53 of the MBTA Southwest Corridor Project; to subdivide Parcels II-52 and II-53; to accept the transfer of the City-owned parcels within Parcel P-3; to execute an amendment to the License Agreement with Whittier Street Health Center Committee Incorporated for the surveying until September 30, 2010; and, to recommend approval on Petition BZC-30701 and 30738.

South Boston

18. Request authorization to issue an Adequacy Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code for the Notice of Project Change for Waterside Place Phase I regarding the construction of 234 rental units, of which 26 will be affordable, a grocery store and pharmacy located at Congress, Summer and D Streets and Word Trade Center Avenue; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to execute a Cooperation Agreement, an Affordable Housing Agreement and a Memorandum of Understanding.

Citywide

19. Request authorization to enter into a Memorandum of Understanding with the Suffolk County Sheriff's Department for the Community Works Program to complete work on selected BRA-owned property.

Charlestown Navy Yard

20. Request authorization to consent to transfer right of Buildings 75, 114, 149 and 199 ground leases from Massachusetts Biomedical Research Corporation to the General Hospital Corporation.

Charlestown

21. Request authorization to enter into a new License Agreement with Super Duck Tours, LLC for a three year license agreement for the non-exclusive use of the Terminal Street Boat Ramp; and, to establish future fees and maintenance reimbursement rates.

Newmarket Business District

22. Request authorization to advertise a Request for Proposals for the Sustainable Skylines Initiative for consultant services to provide a sustainable business model with policies to establish integrated eco-industrial zones.

PLANNING AND ZONING

23. Board of Appeal
24. Request authorization to petition the Boston Zoning Commission to extend the South Boston Waterfront Interim Planning Overlay District (“IPOD”) until September 22, 2011 in order to complete the planning and rezoning of the South Boston Waterfront.

ADMINISTRATION AND FINANCE

25. Request authorization to expend an additional \$63,000 of Inclusionary Development Program Funds, or source to be indentified, for the expansion of the citywide green triple-decker energy efficiency retrofit evaluation project.
26. Request authorization to accept a grant from the Global Philanthropy Partnership’s – USDN Opportunity Fund to create a computer tool for assessing the economic, environmental and social impacts of potential development projects, in an amount of \$20,000.
27. Request authorization to enter into sub-grant agreements with The Codman Square Neighborhood Development Corporation for \$276,000 and The Mattapan Community Health Center for \$400,000, that were previous approved on May 18, 2010 as loans, from the Brownfield Cleanup Revolving Loan Fund.
28. Director’s Update
29. Contractual