

**BOSTON REDEVELOPMENT AUTHORITY  
MAY 16, 2013 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 5:30 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the Minutes of the April 11, 2013 meeting.
2. Request authorization to schedule a Public Hearing on June 13, 2013 at 5:30 p.m., or at a date and time to be determined by the Director, regarding the Third Amendment to the Development Plan for Planned Development Area No. 46 the Brighton Landing project.
3. Request authorization to schedule a Public Hearing on June 13, 2013 at 5:45 p.m., or at a date and time to be determined by the Director, regarding the Boston College 2150 Commonwealth Avenue Residence Hall project.
4. Request authorization to schedule a Public Hearing on June 13, 2013 at 6:00 p.m., or at a date and time to be determined by the Director, regarding the Development Plan for Planned Development Area No. the Residences at 399 Congress Street, South Boston.
5. Request authorization to schedule a Public Hearing on June 13, 2013 at 6:15 p.m., or at a date and time to be determined by the Director, regarding the Third Amendment to the Development Plan for Planned Development No. 69, 49/51/63 Melcher Street, South Boston.

## PUBLIC HEARING

6. 5:30 p.m.: Request authorization to approve the Second Amended and Restated Development Plan for 371-401 D Street, South Boston, within Planned Development Area No. 50 pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of said Second Amended and Restated PDA; to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code for the construction of two hotels containing 510 rooms, restaurant and retail space, and a 1,350 car garage; to approve the D Street Development project as a Development Impact Project; to adopt a Demonstration Project Plan for a portion of the D Street Development Project; to adopt certain findings related to the Demonstration Project Plan; to authorize the Director to execute a PILOT Agreement, contingent upon an Order of Taking; and, to take all other actions and approvals related to the Second Amended and Restated PDA, Article 80 approvals, Demonstration Project and PILOT Agreement.
7. 5:45 p.m.: Request authorization to adopt the First Amendment to Report and Decision on the Northampton Tower Chapter 121A Project for change of ownership/financing structure, expansion of project area and related zoning deviations.

## DEVELOPMENT

### South Boston

8. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of 18 condominium units, of which 2 will be affordable, located at 309 E Street, The Residences at Dahlgen Hall with 20 parking spaces; to enter into an Affordable Housing Agreement; and, to recommend approval to the Board of Appeal for the zoning relief necessary for said project.

## Brighton

9. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review for the construction of 104 rental apartments located at 75 Brainerd Road with 108 off-street parking spaces; to recommend approval to the Board of Appeal for the zoning relief necessary for said project; and, to take all related actions.

## Citywide

10. Request authorization to enter into an Electrical Services, Repair and Maintenance contract with Gone Green Electric LLC for BRA-owned properties, in an amount not to exceed \$50,000.00

## Charlestown

11. Request authorization to enter into an Amended and Restated Land Disposition Agreement with Joseph M. Wrenn for the construction of 5 townhouses on Parcel R-48-1C located at 45 Sullivan Street/17-25 Wesley Street.
12. Request authorization to approve a transfer and to execute an Amended and Restated Land Disposition Agreement for the construction of a semi-attached single family house located on Parcel X-33 located at 25 Jefferson Avenue of the Charlestown Urban Renewal Plan.
13. Request authorization to enter into a temporary License Agreement with Kavanagh Advisory Group, LLC for construction staging on a portion of the Building 105 project site for the proposed Parcel 39A Project.

## Charlestown Navy Yard

14. Request authorization for the tentative designation of Frontier Enterprises as redeveloper of The Ropewalk complex, Building 58, Building 60, the Tar Shed and the Hemp House for the development of residential rental units, for a year one period.

15. Request authorization to execute an engineering service contract for a Playground and Park with Weston & Sampson Engineers, Inc., in an amount not to exceed \$75,000.
16. Request authorization to execute an Amendment no. 1 to the engineering service contract for the Zero-depth Aquatic Play Splash Pad with Weston & Sampson Engineers, Inc., in an amount not to exceed \$202,000.

### Roxbury

17. Request authorization for a nine month extension to the tentative designation of Madison Tropical LLC as redeveloper of Parcel 10.
18. Request authorization for a nine month extension to the tentative designation of Urbanica LLC as redeveloper of P Parcel 9.

### Roslindale

19. Request authorization to amend the Tentative Designation of Historic Boston Inc. and Roslindale Village Main Streets as redeveloper of 4228 Washington Street, known as the MBTA Roslindale Substation, by adding Peregrine Groups LLC as a development partner.

### Bulfinch Triangle

20. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the Merano Project to acquire approximately 100 s.f. of City of Boston owned land; authorization for the Director to adopt an Order of Taking for the City Parcel and execute a Deed conveying the City Parcel to Boston Development Group; and, to execute all documents in connection with the Amended Demonstration Project Plan.

21. Request authorization to revise a certain condition in the Article 80 approvals and clarify use for the One Canal Street Project; authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the One Canal Project; authorization for the Director to adopt an Order of Taking and execute a Deed for air rights parcels and subterranean parcels, and to clarify zoning and use, and all other related actions relating to the One Canal Project.

### South End

22. Request authorization to approve a change of use of 2,300 square feet of ground floor space to a fitness center at the Gateway Terrace Condominium Project located at 40 Fay Street.

### **PLANNING AND ZONING**

23. Board of Appeal
24. Request authorization to petition the Boston Zoning Commission to adopt a text amendment with respect to electronic signs.
25. Request authorization to adopt the South Huntington Framework for Future Development Review to guide future development.

### **ADMINISTRATION AND FINANCE**

26. Request authorization to grant \$250,000 in Inclusionary Development Funds for the Energy-Retrofit/Renew Boston Program for affordable housing developments.
27. Request authorization to establish a short list of consultants for Real Estate Appraisal, Brokerage, and Consulting services in conformance with a Request for Proposals issued in March 2013.
28. Director’s Update

29. Contractual

30. Personnel