

DRAFT – SEPTEMBER 4, 2013
BOSTON REDEVELOPMENT AUTHORITY
SEPTEMBER 12, 2013 BOARD OF DIRECTORS’ MEETING
SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the August 15, 2013 meeting.
2. Request authorization to schedule a Public Hearing on October 17, 2013 at 5:30 p.m., or at a date and time to be determined by the Director, for the inclusion of three projects at Children’s Hospital: an on-campus project that includes an approximately 445,000 square foot Clinical Building, an approximately 29,370 square foot patient and family parking garage addition, and an off-campus project that includes office and retail space and parking spaces; and the Boston Children’s Clinical Building and 819 Beacon Street Project as Development Impact Projects.
3. Request authorization to schedule a Public Hearing on October 17, 2013 at 5:45 p.m., or at a date and time determined by the Director, for the regarding the Parcel 7A project located at 240 Tremont Street to be considered as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on October 17, 2013 at 6:00 p.m., or at a date and time determined by the Director, for the proposed citywide zoning article for urban agriculture.
5. Request authorization to schedule and advertise a public hearing, pursuant to Sections 80B-7 of the Boston Zoning Code to be held on October 17, 2013 at 6:15 p.m., or at a date and time deemed appropriate by the Director, and to consider the 40 Trinity Place Project as a Development Impact Project.

6. Request authorization to schedule a Public Hearing on October 17, 2013 at 6:30 p.m., or at a date and time deemed appropriate by the Director, for the PDA Amendment for Copley. (MEMO TO FOLLOW -JF)
7. Request authorization to schedule a Public Hearing on October 17, 2013 at 6:45 p.m., or at a date and time deemed appropriate by the Director, to consider the Harvard University Institutional Master Plan.
8. Request a Public Hearing on October 17, 2013 at 7:00 p.m. to consider the Northeastern University Master Plan.
(Already requested permission)
9. Request authorization to schedule a Public Hearing on October 17, 2013 at 7:15 p.m., or at a date and time deemed appropriate by the Director, to approve the Fourth Amendment to the Development Plan No. 46 - Brighton Landing.
10. Request authorization to schedule a Public Hearing on October 17, 2013 at 7:30 p.m., or at a date and time deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 95 - the 80 East Berkeley Street.

PUBLIC HEARINGS

11. 5:30 P.M.: Request authorization to approve the First Amendment to Master Plan for PDA No. 80, Christian Science Plaza for the Belvidere/Dalton Site for the construction of a 250-guestroom hotel and 170 residential units; to approve said Project as a Development Impact Project; and, to take all related actions.

12. 5:45 P.M.: Request authorization to approve the Development Plan for Planned development Area No. 93 - the 500 Huntington Avenue Project as a Development Impact Project; petition the Zoning Commission for the approval of the PDA Development Plan for Planned Development Area No. 93; issue a Certification of Consistency; and execute and deliver a Cooperation Agreement, an Affordable Housing Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary.
13. 6:00 P.M.: Request authorization to approve the Master Plan and Planned Development Area No. 94, Bartlett Place.

DEVELOPMENT

South End

14. Request authorization to execute the SHARP restructuring and loan modifications with the Langham Court on Parcel RE-7B.

East Boston

15. Request authorization to issue a Certification of Approval for the proposed development; enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; and recommend approval to the Zoning Board of Appeal on Petition BZC-32827 for zoning relief at 41-43 Saratoga Street.

Mattapan

16. Request authorization to issue a Scoping Determination waiving the requirement of further review for the Economy Plumbing Warehouse Addition Project; issue a Certification of Compliance under upon successful completion of the Article 80 review process; execute and deliver a Cooperation Agreement and a Boston Residents Construction Employment Plan; and

recommend approval to the Zoning Board of Appeal on Petition BZC-XXXXX for zoning relief necessary at 875 Morton Street.

South Boston

17. Request authorization issue a Certification of Approval for the development of the Allele Building Phase II at 148-152 Dorchester Avenue; execute and deliver an Affordable Homeownership Housing Agreement and Restriction; and recommend approval to the City of Boston Zoning Board of Appeal on Petition BZC-32966.
18. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of a 156 room hotel with ground floor commercial space and rooftop lounge located a 6 West Broadway; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Mission Hill

19. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for the construction of 66 residential units located at 1480-1486 Tremont Street; and, to take all related actions.

North Harvard

20. Request authorization to adopt a Minor Modification to the North Harvard Urban Renewal Plan with respect to Parcel 1 for institutional uses.

Allston-Brighton

21. Request authorization to issue a Certificate of Completion for Phase One of the Charlesview Project located at 370 and 400 Western Avenue.

Charlestown Navy Yard

22. Request authorization for the Tentative Designation of Kavanagh Advisory Group, LLC for the Chain Forge Building, known as Building 105.
23. Request authorization to modify linkage loan terms for Building 104. (MEMO TO FOLLOW-EB)
24. Request authorization to execute and deliver the First Amendment to the Affordable Rental Housing Agreement and Restriction in connection with the Mezzo Design Lofts.

Midtown

25. Request authorization to adopt a Demonstration Project Plan under MGL Chapter 121B; adopt certain findings relating to the Demonstration Project Plan known as the Burnham Building/Filenes; adopt Orders of Taking for certain property interest; enter into a Payment in Lieu of Taxes Agreement; and to enter into any and all other agreements and documents the Director deems appropriate and necessary.
(MEMO TO FOLLOW-JC)

Bulfinch Triangle

26. Request authorization to issue a Certificate of Completion for The Victor located 110 Beverly Street.

North End

27. Request authorization to adopt a Third Amendment to the Report and Decision on the Ausonia Homes a/k/a Christopher Columbus Apartments Chapter 121A Project, which involves the refinancing of the project.

PLANNING AND ZONING

28. Board of Appeal

29. Request authorization to adopt a text and map amendment which would make Planned Development Areas permitted in the Cleveland Circle area of Brighton.

ADMINISTRATION AND FINANCE

30. Request authorization to select Regional Economic Models, Inc. as the econometric modeling consultant for the Boston Redevelopment Authority for the period of one year at a cost not to exceed \$18,200.
31. Request authorization to accept funding from MassDOT to amend the contract for consultant services with Utile, Inc. to expand the scope of work for the Downtown Waterfront Activation and Public Realm Plan, Municipal Harbor Plan for the Downtown Waterfront District and Greenway District Use and Development Guidelines to include the South Station Master Plan and Amendment to the Fort Point Downtown Municipal Harbor Plan, in an amount not to exceed \$184,000.
32. Director's Update
33. Contractual
34. Personnel