

MEMORANDUM

AUGUST 15, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** JAMES TIERNEY, CHIEF OF STAFF  
ARMINDO GONCALVES, DEPUTY DIRECTOR FOR ECONOMIC  
DEVELOPMENT PLANNING

**SUBJECT:** CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO.  
MASS R-129: AMENDMENT TO THE LAND DISPOSITION  
AGREEMENT FOR THE ISLAMIC SOCIETY OF BOSTON TRUST

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to execute (a) an amendment to the Land Disposition Agreement by and between the BRA and the Islamic Society of Boston Trust, dated May 16, 2003; (b) a release of deed restrictions in connection with a 488 square foot parcel; and (c) any and all other documents, agreements and instruments necessary and appropriate in connection with the foregoing.

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#### LOCATION AND SITE DESCRIPTION

The current Project Site which is referred to as Parcel R-14 of the Campus High School Urban Renewal Area, Project No. Mass. R-129 and Lot A, are both located at the corner of King Street, Malcolm X Boulevard and Elmwood Street in Roxbury, containing approximately 88,873 square feet of land (the “Site”).

#### PROJECT BACKGROUND

In January of 2000, the BRA Board gave its authorization for the Islamic Society of Boston Trust to construct a project consisting of a Mosque measuring approximately 9,100 square feet, a Community Center of approximately 23,400 square feet that would include function rooms, administrative offices, a library and approximately 105 parking spaces (“Phase I of the Proposed Project”). The latter phase of the project would include a school that would eventually serve approximately 180 students between kindergarten and 8<sup>th</sup> grade, of approximately 23,700 square feet; and ancillary housing (“Phase II of the Proposed Project”).

## **PROJECT UPDATE**

As was originally contemplated, the Mosque and Community Center have been completed with the added benefits of a Café and Gift Shop as part of the overall community center, and a separate room in the basement of the Mosque which is used to prepare the deceased for proper burial services. All of these uses are in compliance with the requirements of their respective regulatory agencies. As such, the existing Land Disposition Agreement would have to be amended to include these new uses.

It was also originally anticipated that the construction of the school and ancillary housing would be constructed within three (3) years from the initial date of the Certificate of Occupancy for Phase I of the Proposed Project, which was issued in 2008. Given the current economic climate, the Islamic Society of Boston Trust is seeking an additional three (3) year extension from this date to commence construction of the school and housing component of the project, or until not later than December 31, 2016.

As proposed, the housing component would consist of five (5) units and be akin to a parsonage/rectory to be used by the Imam and his family, one to be used by the caretaker of the property, and three to be used for visiting scholars, researchers, students, families of children receiving medical attention and general visitors. Although the housing component was included in the Project Notification Form ("PNF") which was submitted to the BRA in August of 1999, it was never included in the Land Disposition Agreement. Therefore, the Islamic Society of Boston Trust is requesting that these uses be included in Land Disposition Agreement.

The Islamic Society of Boston Trust is in the process of transferring a 488 square feet of land to GCT Limited Partnership. This parcel was erroneously shown on the original survey plan to be a portion of the Mosque site. In addition, the 488 square foot parcel of land needs to be removed from the Land Disposition Agreement and a release of any deed restrictions in connection with the 488 square foot parcel should be executed.

## **RECOMMENDATION**

It is recommended that the Boston Redevelopment Authority authorize the Director to execute: (a) an amendment to the Land Disposition Agreement by and between the BRA and the Islamic Society of Boston Trust, dated May 16, 2003, to include housing, wash room, café and gift shop, to remove the 488 square foot parcel, and to extend the commencement date for Phase II of the Proposed Project to not later than December 31, 2016; (b) a release of deed restrictions in connection with a 488 square foot parcel of land that the Islamic Society of Boston Trust is transferring to an abutter; and (c) any and all other documents, agreements and instruments in connection therewith.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to execute an amendment to the Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and the Islamic Society of Boston Trust dated May 16, 2003 (a) to include housing, a wash room, a café and a gift shop, (b) to delete the 488 square foot parcel of land being transferred by the Islamic Society of Boston Trust to an abutter, and (c) to extend the commencement date for Phase II of the Islamic project to not later than December 31, 2016, upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a release of deed restrictions as set forth in the Deed from the BRA to the Islamic Society of Boston Trust dated May 16, 2003 as to the 488 square foot parcel of land being transferred by the Islamic Society of Boston Trust to an abutter, upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute any and all other documents, agreements and instruments in connection with the foregoing votes determined to be necessary and appropriate, all upon terms and conditions acceptable to the Director and determined to be in the best interest of the BRA.