

DRAFT – NOVEMBER 16, 2010
BOSTON REDEVELOPMENT AUTHORITY
NOVEMBER 16, 2010 BOARD OF DIRECTORS’ MEETING
SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the October 12, 2010 meeting.
2. Request authorization schedule a Public Hearing on December 14, 2010 at 5:30 p.m. or at a date and time to be determined by the Director regarding the Channel Center project located in the Fort Point District to consider the Second Amendment to the Development Plan for Planned Development Area No. 53 and to consider amendment(s) to the Development Impact Project Agreement.
3. Request authorization to schedule a Public Hearing on December 14, 2010 at 5:45 p.m. or at a date and time to be determined by the Director for the proposed Bridgeview Center Chapter 121A Project located in the Charlestown neighborhood.
4. Request authorization to schedule a Public Hearing on December 14, 2010 at 6:00 p.m. or at a date and time to be determined by the Director regarding the Amended and Restated Development Plan for Planned Development Area No. 60 relating to the Kensington Project.
5. Request authorization to schedule a Public Hearing on December 14, 2010 at 6:15 p.m. or at a date and time to be determined by the Director to consider an Institutional Master Plan for the Wentworth Institute of Technology.

6. Request authorization to schedule a Public Hearing on December 14, 2010 at 6:30 p.m. or at a date and time to be determined by the Director to consider an Institutional Master Plan Amendment for Northeastern University.

PUBLIC HEARINGS

7. Request authorization to approve the First Amendment to the Development Plan for Planned Development Area No. 67 relating to the Olmsted Green Project in Mattapan to modify the 83 senior rental housing units to 59 senior rental housing units; to petition the Zoning Commission to approve the First Amendment to PDA No. 67; and, to issue Certification(s) of Consistency upon successful completion of the PDA review process under Section 80C-8 of the Zoning Code.
8. Request authorization to adopt a Report and Decision for the proposed 461 Walnut Avenue Chapter 121A Project located at 461 Walnut Avenue, Jamaica Plain consisting of the renovation of a 30,010 square foot building into a 20-bed respite care facility for the homeless and 30 studio rental units with a resident manager's unit; and, to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code.
9. Request authorization to adopt a Report and Decision for the proposed Old Colony Phase Two Redevelopment Chapter 121A Project for the demolition of buildings and the construction of up 170 housing units all of which are 60% of median area income located at 265 East Ninth Street in South Boston; to issue a Scoping Determination waiving further review pursuant to Article 80B, Section 80B-5.3(d) of the Zoning Code; to issue a Certification of Compliance upon successful completion of the Article 80 review process, subject to continuing design review; and, to enter into a Cooperation Agreement(s) and Boston Resident Construction Employment Plan(s).

DEVELOPMENT

South Boston

10. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Eleven West (f.k.a. Leachmore Point) Mixed-Use Project changing 62 condominium units to 50 rental units, with 6 affordable units at 70% area median income, located at 11 West Broadway Street; and, to issue a Certification of Compliance upon successful completion of the Article 80 review process.
11. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 368 Congress Street project consisting of a 120-room extended-stay hotel; and to issue a Certification of Compliance upon successful completion of the Article 80 review process; to enter into a Cooperation Agreement, an amended Development Impact Project Agreement, an amended Boston Residents Construction Employment Plan.

South End

12. Request authorization to issue a Certificate of Completion for the renovation of the office building located at 1000 Washington Street.

Mission Hill

13. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the Mission Hill Neighborhood Housing Services: Roxbury Crossing Senior Building consisting 39 affordable senior rental units and 1 on-site staff unit located at Parcel 25; and, to petition the Board of Appeal for approval of zoning relief necessary to construct the proposed project.

14. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the renovation and expansion of 800 Huntington Avenue for state of the art medical offices and outpatient medical clinic with a new 175 car parking structure; and, to petition the Board of Appeal for approval of zoning relief necessary to construct the proposed project.

Roxbury

15. Request authorization to advertise a Request for Proposals for the lease and development of Parcel 9 in the South End Urban Renewal Area and Parcel 10 in Roxbury for commercial development; to enter into a Memorandum of Agreement with the Massachusetts Department of Transportation for joint development of the Parcels; and, to accept the transfer of a City-owned Parcel within Parcel 10 from the Department of Neighborhood Development.
16. Request authorization to execute a Confirmatory Deed in connection with Laviscount Park clarifying title to permit the City of Boston Parks and Recreation Department to receive state funding for park improvements.
17. Request authorization to execute a License Agreement to allow the portion of the MBTA Parcel #II-52 abutting Parcel P-3i in the Campus High School Urban Renewal Plan Area to be used in connection with the construction of the Whittier Street Health Center on Parcel P-3i; to execute a License Agreement for a portion of the MBTA Parcel #II-52 for access to Parcel P-3 in the Campus High School Urban Renewal Plan Area; to enter into a License Agreement to allow construction activities on Parcel P-3i; and approval of a Notice of Project Change.

Kittredge Square

18. Request authorization to adopt an Order of Taking of 10 Linwood Street by eminent domain pursuant to Massachusetts General Laws Chapter 79 and to convey the property to Historic Boston, Inc., or related entity; to approve an amendment to the Demonstration Project established on June 22, 2010 under Massachusetts General Laws Chapter 121B, Section 46(f) in connection with the acquisition of a vacant parcel at the rear of the said property owned by the City of Boston known as Assessor's Parcel 11-00090-001; to adopt an amendment to the Demonstration Project Plan established on June 22, 2010.

Bay Village

19. Request authorization to issue a Scoping Determination waiving further review of Article 80B-5.3(d) of the Zoning Code for 128 residential units and 10,250 square feet of ground floor retail space located at 100 Arlington Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to enter into a Cooperation Agreement and Boston Residents Construction Employment Plan; and, to recommend approval to the Board of Appeal for the Groundwater Conservation Approval, subject to design review.

Charlestown Navy Yard

21. Request authorization to approve the restructuring of the Urban Development Action Grant loan made by the BRA to Building 103 Associates Limited Partnership; to enter into a new loan with said entity; and, to enter into a mortgage and an affordable rental housing agreement.

Charlestown

22. Request authorization to issue a Certificate of Completion for an owner-occupied single family residential unit located at 74 Tremont Street.
23. Request authorization to issue a Certificate of Completion for landscaped backyard open space on Parcel 61X Russell located behind 61 Russell Street.
24. Request authorization to enter into an Amendment to the Land Disposition Agreement and a Land Disposition Agreement for Parcel R-15B located at 126-128 Elm Street a.k.a. 260-262 Medford Street for the construction of two condominium dwellings on the proposed subdivided parcel.

West Roxbury

25. Request authorization to expend \$475,000 from the Inclusionary Development Program Fund to the Boston Trailer Park Tenants Association for acquisition for the Boston Trailer Park located on the VFW Parkway.

PLANNING AND ZONING

26. Board of Appeal

ADMINISTRATION AND FINANCE

27. Request authorization to convert a \$75,000 Rental Housing Acquisition Loan made with EPA funds for 157 Washington Street, Dorchester to a forgivable loan to be used for environmental remediation land as allowed by the EPA.
28. Request authorization to provide energy retrofit grants to the The Episcopal City Mission for the Morville House in the Fenway in the amount not to exceed \$45,598 and to Urban Edge for the Jamaica Plain Apartments in the amount not to \$63,240

29. Director's Update

30. Contractual