

**BOSTON REDEVELOPMENT AUTHORITY  
OCTOBER 12, 2010 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 5:30 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the Minutes of the September 21, 2010 meeting.
2. Request authorization to schedule a Public Hearing on November 16, 2010 at 5:30 p.m. or at a date and time to be determined by the Director to consider the Planned Development Area Development Plan relating to the 319A Street Rear Project in Fort Point Channel.
3. Request authorization to schedule a Public Hearing on November 16, 2010 at 5:45 p.m. or at a date and time to be determined by the Director to consider the First Amendment to the Development Plan for Planned Development Area No. 67 relating the Olmsted Green Project in Mattapan.
4. Request authorization to schedule a Public Hearing on November 16, 2010 at 6:00 p.m. or at a date and time to be determined by the Director for the approval of the proposed 461 Walnut Avenue Chapter 121A Project located in Jamaica Plain.
5. Request authorization to schedule a Public Hearing on November 16, 2010 at 6:15 p.m. or at a date and time to be determined by the Director for the proposed Old Colony Phase Two Redevelopment Chapter 121A Project in South Boston.

## DEVELOPMENT

### South End

6. Request authorization to approve the transfer of the Massachusetts Square Project; retail/office complex located at 569 + 573 Columbus Avenue and 434 + 426 Massachusetts Avenue from UDC Real Property Corporation to Mount Vernon Company, Inc.; to issue a Certificate of Completion for the Massachusetts Square Project; and, to enter into an Amended and Restated Land Disposition Agreement.

### Dorchester

7. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Zoning Code for capital improvements to the Lower Mills Apartments consisting of 177 units for the elderly and disabled located at 2262 Dorchester Avenue.

### Roxbury

8. Request authorization for a 90-day Tentative Designation extension of Elma Lewis Partners, LLC as redeveloper of a portion of Parcel P-3.

### Back Bay

9. Request authorization to issue a Certification of Approval in accordance with Article 80-E, Small Project Review of the Zoning Code based on the Notice of Project Change for the construction of 30,140 square foot commercial development consisting of office space and ground floor retail located at 93 Massachusetts Avenue; and, to recommend approval to the Board of Appeal for the Groundwater Conservation Overlay District Certification.

10. Request authorization to adopt the “Demonstration Project Plan” under Massachusetts General Laws Chapter 121B, Section 46(f) for the 157 Berkeley Street Project; to adopt an Order of Taking for various air rights parcels over public sidewalks adjacent to the Project Site in order to construct certain architectural features for the project; to petition the Public Improvements Commission for the discontinuance of the various air rights parcels; and, to enter into a and Lease and Deed for such air rights parcels.

### Chinatown

11. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the 120 Kingston Street project consisting of 200 residential units with retail space and 70 parking spaces; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to execute a Cooperation Agreement and an Affordable Housing Contribution Agreement.
12. Request authorization to approve an additional conditional grant of \$310,000 from the Inclusionary Development Policy Funds, which includes \$850,000 that was committed on May 15, 2008, for a total amount of \$1,160,000 for the Oxford Ping On Project located at 10 Oxford Street; to approve a conditional grant of \$1,085,000 to be paid from funds committed by the 120 Kingston Street Project; to execute a Regulatory Agreement for four parcels located at 10-14 Oxford Street and 3-4 Ping On Street; and, to execute a Cooperation Agreement and an Affordable Rental Housing Agreement(s).

### South Boston

13. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the demolition and construction at 307 Dorchester Avenue for the 43,170 square foot F.W. Webb distribution center and showroom; and, to recommend approval to the Board of Appeal for the zoning relief necessary for the proposed project.

### East Boston

14. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Zoning Code for the capital improvements project at the Heritage Apartments consisting of 294 units of elderly and disabled housing located at 209 Sumner Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to enter into a Cooperation Agreement.

15. WITHDRAWN

### Waterfront

16. Request authorization to accept be deed from the City of Boston certain rights and interests to the Bridge House, structures and surroundings water area off of the Congress Street Bridge in the Fort Point Channel; to enter into a Lease with Boston Tea Party Ship, Inc.; and, to enter into a Memorandum of Agreement with the Department of Neighborhood Development regarding such deed from the City of Boston.

### Charlestown

17. Request authorization to issue a Certificate(s) of Completion for Parcel R-10A-2 located at 38 Sackville Street evidencing the successful completion of the four residential units.

### Charlestown Navy Yard

18. Request authorization to advertise a Request for Proposals for the redevelopment of Pier 5.
19. Request authorization to advertise a Request for Proposals for the 2011 Shipyard Park Landscape Maintenance Program.

### Citywide

20. Request authorization to advertise a Request for Proposals for repair, maintenance, general construction services contract for BRA-owned properties.
21. Request authorization to advertise a Request for Proposals for the management and maintenance of the Sargent's Wharf parking lot in the Downtown Waterfront located at 269 Commercial Street and the 290 Tremont Street lot in the Midtown Theatre District.

## **PLANNING AND ZONING**

22. Board of Appeal
23. Request authorization to enter into a one-year Consultant Contract with Regional Economic Models, Inc. for econometric modeling, in an amount not to exceed \$18,200.

## **ADMINISTRATION AND FINANCE**

24. Director's Update
25. Contractual
26. Personnel