

**BOSTON REDEVELOPMENT AUTHORITY  
NOVEMBER 13, 2008 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES/SCHEDULING**

1. Approval of the Minutes of the October 16, 2008 meeting.
2. Request authorization to advertise a Public Hearing on December 4, 2008 at 2:00 p.m. or a time to be determined by the Director to consider the Planned Development Area Development Plan No. 37 Amendment for the 888 Boylston Street/Exeter Residences Project consisting of 17 stories of office and retail space in one building and 188 rental units (of which 47 units will be affordable) in another building with ground floor retail, which are sub-phases of the Prudential Center PDA and to consider a Development Impact Project Amendment.
3. Request authorization to advertise a Public Hearing on December 4, 2008 at 2:15 p.m. regarding 63 Melcher Street project that is within the boundaries of the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres to be considered as Development Impact Project and to approve the Planned Development Area Plan.
4. Request authorization to advertise a Public Hearing on December 4, 2008 at 2:30 p.m. regarding the 316-322 Summer Street project to be considered as a Development Impact Project.
5. Request authorization to advertise a Public Hearing on December 18, 2008 at 2:00 p.m. to consider the submission of an application for Public Works Economic Development grant for the public infrastructure improvements for the current and future development of the Newmarket Square Area.

## PUBLIC HEARING

6. Request authorization to adopt a Report and Decision on the Trinity Washington Beech Phase One Limited Partnership and Trinity Washington Beech Four Phase One Limited Partnership Chapter 121A Project; to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review impact determining that the Project Notification Form adequately addresses the impact of the demolition of five buildings and the construction of seventy-two rental units and twenty-eight townhouse-style rental units located at Beech Street in Roslindale; to issue a Certification of Compliance, subject to continuing design review, upon completion of the Article 80 review process; and, to enter into a Cooperation Agreement. **PRESENTATION**

## DEVELOPMENT

### South End

7. Request authorization to recommend approval to the Board of Appeal for the conditional uses and variances necessary, subject the design review, for the construction of a 5,416 square foot Adult Education Center for vocational training of Rosie's Place clients located at 887 Harrison Avenue, and the construction of an enclosed passageway to 889 Harrison Avenue; to issue a Certificate of Completion for 889 Harrison Avenue; and, to issue a Certificate of Completion for the new administrative office space at 476 Thorndike Street.
8. Request authorization to execute an Affordable Rental Housing Agreement and Restriction with Albany Street Associates, LLC for 601 Albany Street to change the five affordable condo units to rental units to be rented to households earning not more than 70% of the area median income.

9. Request authorization for the Director to approve the transfer of Parcels RR-30A and RR-30B located at 44-46 Bradford Street from Tracey Lee Jean Chronberg to New Boston Ventures LLC, and; and to enter into an Amended and Restated Land Disposition Agreement.

### Beacon Hill

10. Request authorization to issue a Determination waiving further review pursuant to Article 80, Small Project Review pursuant to the Notice of Project Change for the reduction in size, and use change from residential use to office use with retail on the ground floor located at 296 Cambridge Street, the existing Gulf Station. **PRESENTATION**

### Brighton

11. Request authorization to issue Certification of Approval in accordance with Article 80E, Small Project Review, for the construction of seminary housing, dining, administrative and worship spaces at the Weston Jesuit School of Theology located at 188 Foster Street, to be leased by Boston College.

### Waterfront

12. Request authorization to enter into a tentative designation with Water Transportation Alternatives, Inc. to enter into a Maritime License Agreement to operate a BRA-owned float located at Long Wharf North Terminal.
13. Request authorization to enter into an Amended and Restated Parking License Agreement with ELV Associates Inc. for tenant parking at the rear of the Gardner Building and the Custom House Block on Long Wharf.

### Charlestown Navy Yard

14. Request authorization to enter into a temporary License Agreement with the US Navy for use of Pier 4 from November 28 to December 1, 2008 for the berthing of two ships.

## Chinatown

15. WITHDRAWN

## Fenway

16. Request authorization to issue a Certification of Approval in accordance with Article 80, Small Project Review, for the construction of forty-five residential units, with seven affordable units off-site, located at 44 Burbank Street; to enter into an Affordable Housing Agreement; and, to recommend approval to the Board of Appeal for variances and conditional uses necessary for the proposed project. **PRESENTATION**

## Longwood Medical

17. Request authorization to adopt the Sixth Report and Decision Amendment to the Servicenter Chapter 121A Project for signage, all subject to further design review.

## Hyde Park

18. Request authorization to execute an Amended and Restated Affordable Housing Agreement in connection with the temporary rental of the affordable unit, #202 the Fairmount Terrace condominium project.

## West Roxbury

19. Request authorization to issue a Certification of Approval in accordance with Article 80, Small Project Review, for the construction of a 48,900 square foot LA/Fitness Club located on the Veterans of Foreign Wars Parkway; and, to recommend approval to the Board of Appeal for the zoning relief necessary for the proposed project and four adjacent parcels.  
**PRESENTATION**

## Seaport Square

20. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review, for the construction of 34 residential units, of which four will be affordable, and retail on Parcel A along Old Sleeper Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to enter into an Affordable Housing Agreement. **PRESENTATION**
21. Request authorization to accept a deed for air rights within the convention center development area from Katerina Contos; to transfer said air rights to the Massachusetts Convention Center Authority; to establish a “demonstration project” under Mass General Laws Chapter 121B, Section 46(f) for said air rights; to adopt a “Demonstration Project Plan” for said air rights; to enter into a Land Damage and Settlement Agreement with Contos; and, to amend the Land Disposition Agreement with the Massachusetts Convention Center Authority.

## Citywide

22. Request authorization to enter into a property management, repair and maintenance landscaping basic service contract with Valley Crest Landscape Development for BRA owned property, in an amount not to exceed \$50,000.
23. Request authorization to enter into a property management, repair and maintenance general construction basic service contract with Fleming Bros., Inc. for BRA owned property, in an amount not to exceed \$200,000.

## **PLANNING AND ZONING**

24. Request authorization to grant \$62,000 to Save the Harbor/Save the Bay for the completion of the signage and wayfinding master plan for the South Bay Harbor Trail and to install signage and interpretive elements with funding from the Gillette public benefit fund and other Fort Point Watersheet activation funds.

25. Request authorization to petition the Zoning Commission to adopt text amendments to Article 38, Midtown Cultural District, and Article 27D, Downtown Interim Planning Overlay District, regarding sign review and to reduce the sign clutter in Downtown Crossing.

26. Board of Appeal

#### **ADMINISTRATION AND FINANCE**

27. Informational Update regarding the Budget.

28. Director's Update

29. Contractual Payments

30. Personnel