

**BOSTON REDEVELOPMENT AUTHORITY
AUGUST 14, 2007 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES

1. Approval of the Minutes of the July 19, 2007 meeting.

PUBLIC HEARINGS

2. **2:00 p.m. Public Hearing:** Request authorization to approve the Amended and Restated Development Impact Project Planned for Planned Development Area No. 72 for the redevelopment of the Filene's Project consisting of ground floor retail, office space, 166 residential units, of which ten will be affordable and a 280-room hotel with a restaurant located at One Franklin Street; to approve the Draft Project Impact Report and PDZ No. 72 without further review; to petition the Zoning Commission for approval of the said project; to issue a Certification of Consistency and related documents.
3. **2:15 p.m. Public Hearing:** Request authorization to approve the Second Amendment to the Emerson College Institutional Master Plan for the construction of the Colonial Residence Hall located at 98 Boylston Street; to petition the Zoning Commission for approval of said Amended Institutional Master Plan; to issue a Scoping Determination waiving further review of Article 80; to issue a Certification of Compliance and a Certification of Consistency and an Adequacy Determination.

4. **2:30 P.M. Public Hearing:** Request authorization to issue an Adequacy Determination approving the Second Institutional Master Plan Amendment for Wentworth Institute of Technology for the open space at 525 & 634 Huntington Avenue; to issue a Certification of Consistency and to petition the Zoning commission for approval of said Amended Institutional Master Plan.
5. **2:45 p.m. Public Hearing:** Request authorization to issue an Adequacy Determination approving the revised Institutional Master Plan submitted on August 3, 2007 of the Arnold Arboretum of Harvard University; to petition the Boston Zoning Commission to consider the IMP and map amendment; to issue a Certification of Consistency and a Certification of Approval with regard to Article 80 Small Project Review.

DEVELOPMENT

South End

6. Request authorization for the Final Designation of South End/Lower Roxbury Open Space Land Trust, Inc. as redeveloper of 34 Cabot Street for permanent community garden space.
7. Request authorization that the final designation of Windale Developers, Inc. as redeveloper of the Garrison Trotter Phase II project be re-adopted for the construction of fifteen residential units, of which four will be affordable.
8. Request authorization for a 180 day extension of the tentative designation of Jackson Square Partners, LLC as redevelopers of a mixed-income housing development.

Central Business District

9. Request authorization to establish a “demonstration project” for the Hayward Place Project and to amend the “Demonstration Project Plan” to acquire certain property necessary for the proposed project and to convey that property to the developer; to petition the Public Improvements Commission to discontinue portion of Avenue de Lafayette, Washington Street, Hayward Place and Harrison Avenue necessary for the proposed project and to adopt an Order of Taking.

South Cove

10. Request authorization to approve a minor modification to the South Cove Urban Renewal Plan with respect to 518 square feet on Seaver Place in connection with the proposed W Boston Hotel and Residences project.
11. Request authorization to approve the Housing Creation proposal submitted by SW Boston Hotel Venture, LLC committing up to \$632,748 in Linkage Funds for the development of up to 153 affordable housing units to be located at the Parcel 24 project site on Kneeland Street; to authorize the Department of Neighborhood Development to enter into a Housing Creation Agreement; to approve the use of \$1,867,252 of Inclusionary Housing Funds from the W Boston Hotel and Residences project as a conditional grant for the proposed project, and; to enter into all necessary documents in connection with the requested use of Inclusionary Housing Funds.

12. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80 for the construction of a project at Parcel P-7A consisting of seventy-two residential units and restaurant space with exterior signage located at 240 Tremont Street; to issue a Certification of Compliance; to enter into and Affordable Housing Agreement; to approve an Urban Renewal "U*" Overlay District zoning designation for said Parcel and to petition the Zoning Commission to designate said Parcel an Urban Renewal Area "U*" Overlay District.

Mission Hill

13. Request approval for the sale of the Franklin Square Apartments, a Chapter 121A project located at 1575 Tremont Street, from Franklin Square Apartments, Inc. to Bluestone Realty LLC and authorization to execute an affordable housing agreement that provides continued benefits to residents of the project.
14. Request authorization to ratify and confirm the Ground Lease Estoppel Certificate and Agreement regarding additional financing for the Back Bay Manor, formerly a Chapter 121A Project, a 290 residential unit rental apartment building located at 75 St. Alphonsus Street.

Fenway

15. Request authorization to adopt an Order of Taking for certain air rights necessary for the Massachusetts College of Pharmacy project described to the Board during a public hearing at the most recent Board meeting.

Charlestown

16. Request authorization to issue a Certificate of Completion to Kendrick, LLC for the two housing units location at 46 Walker Street.

South Boston

17. Request authorization to issue a Scoping Determination waiving further review of Article 80 for the restoration of the building's facades, upgrade of interior space to permit modern office use and rehabilitation of the ground floor for retail and restaurant uses at 368 Congress and to issue a Certification of Compliance.

PLANNING AND ZONING

18. Request authorization to issue a Request for Proposals for consultant services in connection with development and planning of the Columbia Point Master Plan, in an amount not to exceed \$150,000.
19. Informational presentation by staff only concerning the progress of the Allston/Brighton Strategic Plan.
20. Board of Appeal

ADMINISTRATION AND FINANCE

21. Request authorization to expend \$25,000 to the City Mothers on a Mission, a forum on violence as a public health issue for children.
22. Contractual Payments
23. Personnel