

BOSTON REDEVELOPMENT AUTHORITY

DECEMBER 4, 2008 BOARD OF DIRECTORS' MEETING

SCHEDULED FOR 2:00 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the November 13, 2008 meeting.
2. Request authorization to schedule a Public Hearing on December 18, 2008 at 2:15 p.m. or a date and time to be determined by the Director regarding the Boston Renaissance Charter Public School to be considered as a Development Impact Project.

PUBLIC HEARING

3. 2:00 Public Hearing: Request authorization to approve Amendment No. 4 to the Development Plan and Development Impact Project Plan for Planned Development Area Development Plan No. 37, the Prudential Center, for the construction of office and retail space at 888 Boylston Street Project; to petition the Zoning Commission for approval of the Fourth PDA Amendment and a text amendment to Article 41; to issue a Certification of Consistency and a Certification of Compliance upon successful completion of the Article 80 review process; to issue a Preliminary Adequacy Determination waiving further review of the Article 80 process. **PRESENTATION**

4. 2:10 Public Hearing: Request authorization to approve Amendment No. 5 to the Development Plan and Development Impact Project Plan for Planned Development Area Development Plan No. 37, the Prudential Center, for the construction of 188 rental units, of which 52 units will be affordable, with ground floor retail located at Exeter Street Residences project; to petition the Zoning Commission for approval of the Fifth PDA Amendment and a text amendment to Article 41; to issue a Certification of Consistency and a Certification of Compliance upon successful completion of the Article 80 review process; to issue a Preliminary Adequacy Determination waiving further review of the Article 80 process. Exeter Street Residences Project consisting of 188 rental units (of which 47 units will be affordable), which is a sub-phase of the Prudential Center PDA. **PRESENTATION**
5. 2:15 Public Hearing: Request authorization to approve a Development Plan for 49, 51, 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, consisting of office and retail space; to issue a Scoping Determination waiving further review of the Article 80 process; to issue a Certification of Compliance and a Certification of Consistency upon successful completion of the Article 80 process; to enter into a Memorandum of Understanding; and to petition the Zoning Commission for approval of the proposed PDA Plan. **PRESENTATION**
6. 2:30 Public Hearing: Request authorization to issue a Determination waiving further review of the Article 80 process for the construction of office, retail and restaurant space located at 316-322 Summer Street; to issue a Certification of Compliance upon successful completion of the Article 80 process; to enter into a Development Impact Project Agreement; and to recommend approval with proviso, subject to design review, to the Board of Appeal for the various variances and conditional uses within the M-4 South Boston IPOD, Fort Point Waterfront, Groundwater Conservation Overlay District. **PRESENTATION**

DEVELOPMENT

South End

7. Request authorization to adopt a Second Amendment to the Report and Decision Amendment to the Concord House Associates Chapter 121A project for the approval of a change to the general partnership of this 181 affordable housing project originally built over 30 years ago.

Roxbury

8. Request authorization to adopt a First Report and Decision Amendment to the Dimock-Bragdon Apartments Chapter 121A Project to approve the transfer to DB UE Limited Partnership to own and operate this 54 affordable rental unit located at Columbus Avenue originally built over twenty-five years ago.

Back Bay

9. Request authorization to enter into a First Amendment to the Affordable Housing Agreement and to make minor changes in the location of six of the thirty-seven the affordable units at the Clarendon project.

Hyde Park

10. Request authorization to make a minor amendment to the Cooperation Agreement and the Affordable Housing Agreement for the sixty-two artist/live units at Westinghouse Plaza necessary to finalize the financing for the project.

PLANNING AND ZONING

11. Request authorization to approve the final payment of \$37,100 to GIS Planning, Inc. for hosting Bostonprospector.com, a web-based GIS system for use via the Internet and for budget purposes will terminate the contract for next year.

12. Request authorization to enter into a contract with Utile, Inc. for a planning study for the creation of the Greenway District in Downtown, in an amount not to exceed \$150,000.
13. Board of Appeal

ADMINISTRATION AND FINANCE

14. Director's Update
15. Contractual Payments
16. Personnel

EXECUTIVE SESSION