

DRAFT - SEPTEMBER 12, 2011

BOSTON REDEVELOPMENT AUTHORITY SEPTEMBER 15, 2011 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 5:30 P.M.

MINUTES/SCHEDULING

1. Approval of the Minutes of the August 16, 2011 meeting.

PUBLIC HEARINGS

2. Request authorization to issue an Adequacy Determination approving the Boston Conservatory Institutional Master Plan; and, to petition the Zoning Commission to consider the Boston Conservatory IMP and associated map amendment.
3. Request authorization to issue an Adequacy Determination for the Harvard University Institutional Master Plan Amendment; to petition the Zoning Commission to approve the Harvard University IMP Amendment; to issue a Preliminary Adequacy Determination waiving further Review of the Harvard University Tata Hall Executive Education Facility pursuant to Section 80B-5.4(c)(iv) of the Zoning Code consisting of 180-beds, classrooms, offices and common meeting areas; to issue a Certification of Compliance and a Certification of Consistency, subject to design review; and, to execute amendments to the Cooperation Agreement and Development Impact Project Agreements.

4. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the redevelopment of the Winsor School consisting of a fitness and athletic center with arts studios and classrooms on Pilgrim Road, construction of a research/development building with offices and classroom laboratory space with ground floor retail space on Longwood Avenue and the construction of an academic building with an enclosed grassy courtyard, subject to design review; to issue Certification(s) of Compliance pursuant to Section 80B-6, Large Project Review of the Zoning Code; to issue a Certification of Approval for the Courtyard Addition pursuant to Article 80E-3, Small Project Review of the Zoning Code; to execute a Cooperation Agreement and a Development Impact Project Agreement for the Pilgrim Road and Longwood Avenue projects; for the adopt a Development Plan for Planned Development Area No. 83, the Winsor School Campus Longwood Medical and Academic Area, Boston pursuant to Section 8C of the Zoning Code; to petition the Zoning Commission to adopt a map amendment to “Map 1 Boston Proper”; to petition the Zoning Commission to approve the Development Plan No. 83; and, to issue Certification(s) of Consistency pursuant to Article 80C.

5. Request authorization to issue Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of a The Fenway Triangle Project consisting of a 17-story 150 residential unit building with 5,000 square feet of first floor retail located 132 Brookline Avenue and construction of mixed-use building consisting of 225,000 square feet of office uses, 140,000 square feet of retail, 150 residential units with 25,000 square feet of ground floor with lobby space and below grade parking; to issue a Certification of Compliance upon successful completion of Article 80 review process; to execute a Cooperation Agreement, an Affordable Housing Agreement, a Development Impact Project Agreement; to approve the Development Plan for Planned Development Area No. 82; to petition the Zoning Commission for approval of PDA No. 82; and, to issue a Certification of Consistency under Section 80C of the Zoning Code.

DEVELOPMENT

Dorchester

6. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation of St. Peter's Convent into 32 affordable rental studio units located at 307 Bowdoin Street; and, to recommend approval to the Board of Appeal for the zoning relief necessary for the construction of the Proposed Project.

Jamaica Plain

7. Request authorization to establish a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f) for the acquisition of certain discontinued streets containing approximately 15,100 square feet in the Jackson Square Project Area from the city of Boston and to convey the taking area to 225 Centre LLC or the MBTA, as appropriate ("Proposed Project"); adopt a "Demonstration Project Plan" for the Proposed Project which grants the Boston Redevelopment Authority authorization to acquire the property for the Proposed Project and to convey the same; and, to execute a deed any and all other documents necessary and appropriate in connection with the Proposed Project.
8. Request authorization to for a one-year Tentative Designation extension with Jackson Square Partners, LLC.

Fenway

9. Request authorization to issue a Determination waiving further review of Article 80, Section 80A-6.2 of the Zoning Code for the Parcel 7 Air Rights Notice of Project Change for Building 2, a residential building, to be changed from a 10-story building to a 13-story building and reducing Building 3 (a mixed-use building) from 337,000 to 317,000 square feet.

Charlestown Navy Yard

10. Request authorization to consent to the transfer of Building 104 from Building 104 Limited Partnership to Bricklayers Building 1004 LLC; to consent to assignment and assumption of BRA loan documents to extend the maturity date; and, to extend the term of the affordability restriction for an additional twenty years.

Fenway

11. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the development of Boston University Cummington Street Mall Project; adopt a “Demonstration Project Plan” which grants the Authority authorization to acquire the various parcels by an Order by Taking; to petition the Public Improvements Commission for the discontinuance of the Taking Parcels and, to execute a deed any and all other documents necessary and appropriate in connection with said Demonstration Project Plan and the Taking.

PLANNING AND ZONING

12. Board of Appeal

ADMINISTRATION AND FINANCE

13. Director’s Update
14. Contractual
15. Request authorization to approve the FY12 Operating Budget.
16. Personnel