

DRAFT- SUBJECT TO REVISION
BOSTON REDEVELOPMENT AUTHORITY
NOVEMBER 14, 2013 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.

MINUTES

1. Approval of the Minutes of the October 17, 2013 meeting.
2. Request authorization to schedule a Public Hearing at date and time to be determined by the Director for the Second Amendment to the Development Plan for Planned Development Area No. 78 for Seaport Square Blocks B&C.
3. Request authorization to schedule a Public Hearing at date and time to be determined by the Director to consider the Third Institutional Master Plan Amendment for the Emerson College Institutional Master Plan.
4. Request authorization to schedule a Public Hearing at date and time to be determined by the Director for the Landmark Center 121A First Amendment.

PUBLIC HEARINGS

5. Request authorization to issue an Adequacy Determination approving the Boston Children's Hospital 2013 Institutional Master Plan Amendment; to petition the Zoning Commission for approval of the said Master Plan Amendment and map amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(c)(iv) of the Zoning Code and execute a Development Impact Project Agreement for the Boston Children's Clinical Building and the 819 Beacon Street project consisting of a 445,000 square foot clinical building; 29,370 square foot patient and family parking garage addition of 86 parking spaces; and a 245,840 square feet off-campus building containing office and retail space and 432-car parking garage; and, to take all related actions.

6. Request authorization to issue a Adequacy Determination for the Beth Israel Deaconess Medical Center Institutional Master Plan Amendment for renovations and 4,100 square foot addition to the existing Bowdoin Street Health Center; to petition the Zoning Commission to approve the proposed amendment to said Master Plan and to amend "Map 1 Boston Proper" to designate the Project Site as BIDMC Institutional Overlay Area; and, to take all related actions.
7. Request authorization to issue an Adequacy Determination pursuant to Section 80D-5.4 (c) of the Zoning Code approving the Boston University 2013 Medical Center Institutional Master Plan Amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B-5.4(c)(iv) of the Zoning Code for the addition to the Moakley Cancer Center, phasing revisions to the New Inpatient Building, relocation of the Energy Facility and replacing the new bridge across Albany Street;; to petition the Zoning Commission to approve said Master Plan Amendment and its map amendment; and, to take all related matters.
8. Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Zoning Code approving the First Amendment to the Boston University Charles River Campus 2015-2023 Institutional Master Plan for the development of the Center for Integrated Life Sciences and Engineering located at 610 Commonwealth Avenue; to petition the Zoning Commission for approval of said Master Plan Amendment; and, to take all related actions.
9. Request authorization to consider the Development Plan for Planned Development Area No. 96 to redevelop the Government Center Garage, a mixed use development to consist of approximately 812 residential units, a 196 room hotel, office, retail and parking; and, to consider the Government Center Garage project as Development Impact Project.
10. Request authorization to petition the Zoning Commission to adopt Article 89 (Urban Agriculture) of the Zoning Code.

11. Request authorization to issue a Determination waiving further review under Section 80A-6 of the Zoning Code for the Amendment to Notice of Project Change for the Parcel P-7A hotel project located at 240 Tremont Street; to approve the proposed project as a Development Impact Project pursuant to Section 80B-7 of the Zoning Code; to amend the final designation of the redeveloper to include an entity including Amherst Media Investors Boston, LLC and OTO Development, LLC; enter into a ground lease with said redeveloper, as amended; to enter into a lease with Amherst Media Investors Boston, LLC for a digital media sign as a component to the proposed project; and, to take all related actions.
12. Request authorization to issue a Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the Northeastern University Institutional Master Plan; to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for the Interdisciplinary Science and Engineering Building; to petition the Zoning Commission to consider the Northeastern IMP and map amendment; to consider said project as a Development Impact Project ; and, to take all related actions.

DEVELOPMENT

Fenway

13. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 20 residential condominium units, of which 3 will be affordable, located at 50 Symphony Road; and, to enter into an Affordable Housing Agreement.

Brighton

14. Request authorization to issue a Certificate of Completion for the New Balance Field at Boston University project.

Bulfinch Triangle

15. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code for the second Notice of Project Change for the construction of 80 residential units located at 121-127 Portland Street with 32 parking spaces; and, to enter into all related actions.

South Boston

16. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 30 residential condominium units, of which 4 will be affordable, located at 11 Dorchester Street; to enter into an Affordable Housing Agreement; and, to petition the Board of Appeal for the necessary zoning relief.
17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of The Residences at St. Augustine consisting of 29 residential condominium units, of which 4 will be affordable, located at 225 Dorchester Street; to enter into an Affordable Housing Agreement; and, to petition the Board of Appeal for the necessary zoning relief.
18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of The Residences on E Street consisting of 34 residential condominium units, of which 4 will be affordable, located at 205 E Street; to enter into an Affordable Housing Agreement; and, to petition the Board of Appeal for the necessary zoning relief.

20. Request authorization to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the acquisition by eminent domain certain of air rights and surface rights from the City of Boston for the Block L-1 Project of, and to convey said rights; to adopt an Order of Taking for said rights and convey of said rights to SCD L-1 Seaport Square LLC; to petition the Public Improvement Commission in connection with the discontinuance of the areas to be taken; and, to execute all documents in connection with the Demonstration Project Plan.
21. Request authorization to amend the First Amended and Restated On-Site Affordable Rental Housing Agreement and Restriction for the 315 A Street Development.
22. Request authorization to execute an Easement Agreement with Fan Pier Development LLC for the open space areas for which I-Cubed financing is provided.

Midtown Cultural District

23. Request authorization to issue a Certificate of Completion for the Kensington Project located at 659-665 Washington Street.
24. Request authorization to adopt an Order of Taking for a subsurface underlying a portion of Hawley Street owned by the City of Boston; to adopt an Order of Taking for a parcel that is a portion of Franklin Street owned by the City of Boston; to petition the Public Improvement Commission to grant a pedestrian easement on a portion of Franklin Street to be discontinued; to adopt a Confirmatory Order of Taking for the portion of Parcel A-4 owned by the BRA and comprising of a portion of so-called Shopper's Park; and, to take all related actions.

North End

25. Request authorization to issue a Certificate of Completion for the 3 unit residential building located at 560 Commercial Street.

PLANNING AND ZONING

26. Board of Appeal
27. Request authorization to petition the Zoning Commission to amend Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District with respect to Planned Development Areas No. 46 (Brighton Landing) and 87 (Boston Landing).
28. Request authorization to petition the Zoning Commission to adopt a zoning amendment to Article 65 (Dorchester Neighborhood District) to eliminate Article 52 (Dorchester Avenue Neighborhood District) and to adopt a map amendment replacing Maps 5A, 5B, 5C, 5D, 5E, 5J, 5K and 5L.
29. Request authorization to adopt the Climate Change Preparedness and Resiliency Guidelines and Checklist into the BRA Review Guidelines, dated 2006.
30. Request authorization to issue a Request for Proposals for coastal engineering services to evaluate the Federal Management Agency's RiskMAP Program Flood Insurance Study and Draft Flood Insurance Rate maps for the city of Boston.
31. Request authorization to advertise for bids for construction services for the development of the East Boston Greenway Narrow Gauge Link Pathway.

ADMINISTRATION AND FINANCE

32. Director's Update
33. Contractual
34. Personnel