

DRAFT- SUBJECT TO REVISION

BOSTON REDEVELOPMENT AUTHORITY FEBRUARY 16, 2010 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 5:30 P.M.

MINUTE/SCHEDULING

1. Approval of the Minutes of the January 12, 2010 meeting.
2. Request authorization to schedule a Public Hearing on March 16, 2010 at 5:30 regarding the proposed Washington Beech HOPE VI Phase Two Revitalization Chapter 121A Project.

PUBLIC HEARINGS

3. Request authorization to approve the Children's Hospital Boston Institutional Master Plan Amendment for the 63,400 square foot Main Building Inpatient Vertical Expansion and a 19,700 square foot Main Building Lower Level and Lobby Expansion and a new 348,200 square foot Patient Care Center to replace the current Enders Building; to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code regarding the Notice of Project Change; to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code approving the IMP Amendment dated November 17, 2009; to issue Certifications of Consistency pursuant Section 80D-10 of Code; and to petition the Zoning Commission for Approval of the proposed IMP Amendment.

4. Request authorization to issue a Preliminary Adequacy Determination waiving further review regarding the Massachusetts Mental Health Center Redevelopment Project pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code, approving the Draft Project Impact Report dated October 15, 2009 and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; to issue a Certification of Compliance upon successful completion of the Article 80-B process; to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Zoning Code, approving the Brigham and Women's Hospital Institutional Master Plan dated October, 2009; to petition the Zoning Commission for approval of the Institutional Master Plan and to amend "Map 1, Boston Proper", dated August 15, 1962 accordingly; to issue Certificate(s) of Consistency, pursuant to Section 80D-10 of the Zoning Code, for the proposed project upon successful completion of Article 80D review; to approve applicable portions of the proposed project as a Development Impact Project within the meaning of Section 80B-7 of the Zoning Code; to approve the Development Plan for the Planned Development Area No. 76 for the Massachusetts Mental Health Center Redevelopment Project; to issue a Certificate of Consistency, pursuant to Article 80C-8 of the Zoning Code for PDA No. 76; and to petition the Zoning Commission for the approval of the Development Plan for PDA No. 76.

DEVELOPMENT

South End

5. Request authorization to issue a Certificate of Completion pursuant to the Land Disposition Agreement with Rosie's Place, Inc. for the one-story 269 square foot enclosed passageway at 889 Harrison Avenue.

Roxbury

6. Request authorization to transfer five Boston Redevelopment Authority parcels in Dudley Square to the City of Boston Public Facilities Department for the creation of the Justice Edward O. Gourdin Veteran's Memorial Park, for which the Parks and Recreation Department will be the custodian.

Dorchester

7. Request authorization to adopt a Fifth Report and Decision Amendment to the Franklin Park Apartments Chapter 121A Project which involves the approval of two additional zoning deviations for the Project.

South Cove

8. Request authorization to file, jointly with Liberty Mutual Group, an application for designation of an Economic Opportunity Area for a proposed 580,000 square foot building located at 147 and 155 Columbus Avenue and 147 Berkeley Street; that will create 600 new permanent jobs and 500 construction jobs; to prepare and petition the City Council for approval of a Tax Increment Financing Plan including a Tax Increment Financing Agreement; and, to make required findings in connection with the applications.
9. Request authorization for a one-year extension to the tentative designation of the Boston Chinese Evangelical Church as the redeveloper of a portion of Parcel A consisting 12,193 square feet located at Washington Street and Marginal Road to construct an approximately 49,000 square foot addition to the church facility.

Allston

10. Request authorization to issue a Certification of Approval for the construction of 20 units, of which two will be affordable, located at 17-23 Greylock Road in accordance with Article 80E, Small Project Review; to enter into an Affordable Housing Agreement; and, to recommend approval to the Board of Appeal for the variances and conditional use permits necessary to construct said proposed project.

Waterfront

11. Request authorization to amend a temporary License Agreement with the New England Aquarium for use of a portion of BRA-owned land located at East India Row for operating a food vendor kiosk from April 2010 to October 31, 2012.

South Boston

12. Request authorization to issue a Certificate of Completion to Fan Pier Cornerstone One MPD LLC for the completion of the office building and related improvements located at One Marine Park Drive (Parcel "F" at Fan Pier).

Copley Square Station

13. Request authorization to assist in the reconstruction of Copley Station by adopting an Order of Taking for temporary rights in land under the care and control of the Boston Public Library in connection with the Proposed Demonstration Project, the Copley Square Station Improvements Project; to execute assignments, deeds, easements, License for Entry, and Memoranda of Understanding in connection with the transfer of the rights transferred from the City of Boston to the Massachusetts Bay Transportation Authority; to execute all documents in connection with the transfer of portions of the surface taken by Orders of Taking dated October 19, 2006 and March 29, 2007 to the City of Boston.

Charlestown

14. Request authorization to enter into an Amended and Restated Land Disposition Agreement for Parcel R-10A-2 to allow the construction of four market-rate homeownership units.

Citywide

15. Request authorization to approve the "Demonstration Project" established on January 29, 2009 under Massachusetts General Laws Chapter 121B, Section 46(f) in connection with the acquisition and disposition of foreclosed properties as part of the Mayor's Foreclosure Intervention Initiative; to adopt an Amendment to the Demonstration Project Plan to authorize the acquisition of foreclosed properties located in Dorchester, East Boston, Mattapan and Roxbury; and, to execute all documents necessary for the acquisition and disposition of said foreclosed properties.

PLANNING AND ZONING

16. Request authorization to petition the Zoning Commission for a one year extension to the Downtown Interim Planning Overlay District.
17. Board of Appeal

ADMINISTRATION AND FINANCE

18. Director's Update
19. Report on financial performance through the first half of the fiscal year.
20. Contractual