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2010 SEP 17 P 4: 22  
BOSTON, MA

September 17, 2010

Ms. Rosaria Salerno, City Clerk  
City Hall, Room 601  
Boston, MA 02201

Dear Madam:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that its regular meeting of the Boston Redevelopment Authority will be held at 5:30 P.M. on Tuesday, September 21, 2010 at the Boston Redevelopment Authority in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**DRAFT - SEPTEMBER 17, 2010 AT 4:00 P.M.  
BOSTON REDEVELOPMENT AUTHORITY  
SEPTEMBER 21, 2010 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 5:30 P.M.**

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**MINUTES**

1. Approval of the Minutes of the August 17, 2010 meeting.

**PUBLIC HEARINGS**

2. Request authorization to approve the Massachusetts General Hospital Institutional Master Plan; to issue an Adequacy Determination pursuant to Article 80D-9.2(a)(iii) of the Zoning Code for the construction of an 80,000 square foot two-story museum and history Center with a rooftop garden located at Cambridge and North Grove Streets; to issue a Certification of Approval for the MGH Museum and History Center; to

issue Certification(s) of Consistency pursuant to Article 80D-10 of the Zoning Code in connection with the Massachusetts General Hospital IMP; to enter into an Amended Development Impact Project Agreement; to establish a “demonstration project” under Massachusetts General Laws Chapter 121B, Section 46(f) for the proposed project; to adopt a “Demonstration Project Plan” for the proposed project which grants the authorization to acquire certain air rights and subterranean rights in the Cambridge Street right of way by eminent domain and to convey the Taking Areas to MGH; and, to adopt an Order of Taking for the air rights and subterranean rights pursuant to Massachusetts General Laws Chapter 79, Section 5C.

3. Request authorization to approve the Second Amendment to the Boston University Institutional Master Plan, which includes the East Campus Student Service Center located at 100 Bay Road in the Fenway and to approve the proposed project as a Development Impact Project pursuant to Section 80B-7 of the Zoning Code, and a Two Year Renewal of the Institutional Master Plan in accordance with Article 80D of the Zoning Code; to approve a map amendment extending the boundaries of the Boston University Institutional Subdistrict; to issue an Adequacy Determination approving the IMP First Amendment and the IMP Renewal pursuant to Article 80D-5 of the Zoning Code; to petition the Zoning Commission to approve the IMP First Amendment, the IMP Renewal and the Map Amendment pursuant to Article 80D-6 of the Zoning Code; to issue a Certification of Consistency and a Certification of Compliance; and, to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4 of the Zoning Code for the East Campus Student Service Center.
4. Request authorization to approve the First Amendment to the Development Plan for Planned Development Area No. 75 pursuant to Section 80C of the Zoning Code for the Charlesview Redevelopment Project located at 355-400 Western Avenue and 1256 & 1266 Soldiers Field Road in Brighton; to approve a map amendment identifying the boundaries of the PDA No. 75; and, to issue a Certification of Consistency pursuant to Section 80C of the Code.

5. Request authorization to approve a Text Amendment to Article 42E (Harborpark District Fort Point Waterfront); to approve the Planned Development Area No. 78, Development Plan for the Seaport Square Project located in South Boston, pursuant to Section 80C of the Zoning Code; to approve a Map Amendment identifying the boundaries of PDA No. 78 as a Planned Development Area; to petition the Zoning Commission for approval of the Text Amendment, PDA Plan and Map Amendment pursuant to Section 3.1A.a, 80C-5 and 80C-6 of the Zoning Code; to approve the Seaport Square project as a Development Impact Project; to issue a Preliminary Adequacy Determination waiving further review of Section 80B-5.4( c)(iv) of the Zoning Code; to issue a Certification of Consistency pursuant to Section 80C-8 of the Zoning Code; to issue a Certification of Compliance pursuant to Article 80B-6 of the Zoning Code; and, to enter into a Cooperation Agreement(s).

## DEVELOPMENT

### South End

6. Request authorization to approve the transfer of Parcel RR-117 located at 45 Thorndike Street from Rosie's Place, Inc. to Rocio Palomo, Trustee of the 45 Thorndike Realty Trust for the continued use of three affordable rental units for low-and-moderate income households; and, to execute an amendment to the Land Disposition Agreement and an amendment of restrictions in the original BRA Deed with Cardinal's Rehab, Inc.

### Roxbury

7. Request authorization to adopt an Order of Taking of certain temporary and permanent easement areas located on Harrison Avenue owned by Harrison Supply Co., Inc. pursuant to Massachusetts General Laws Chapter 79; and to enter into all documents necessary, and appropriate for the eminent domain taking.

8. Request authorization to amend the Tentative Designation of Elma Lewis Partners, LLC as Redeveloper of a portion of Parcel P-3; to adopt a Confirmatory Order of Taking of Parcel P-3i; to adopt the Resolution of Final Designation to Whittier Street Health Center Committee Incorporated as Redeveloper of Parcel P-3i, which includes the authorization to execute a Ground Lease; and, to execute a License Agreement for 75 parking spaces in Parcel P-3 for Whittier Street Health Center.

### South Boston

9. Request authorization to issue a Certification of Approval pursuant to Article E, Small Project Review for the conversion of the old St. Augustine's School into 39 residential units, of which five will be affordable, located at 205 E Street; to enter into an Affordable Housing Agreement and Restriction; and, to recommend approval to the Board of Appeal for the zoning relief necessary to renovate the proposed project.

### Dorchester

10. Request authorization to modify the \$225,000 acquisition loan with Dorchester Bay Economic Development Corporation for the purchase of 21 Ramsey Street and the \$75,000 acquisition loan with Dorchester Bay Economic Development Corporation for the purchase of 55 Dudley Street to permanent loans.

### Waterfront

11. Request authorization to adopt a "Demonstration Project Plan" under Massachusetts General Laws Chapter 121B, Section 46(f) for the Boston Tea Party Museum property located off the Congress Street Bridge in the Fort Point Channel; to adopt certain findings and determinations in connection with the Demonstration Project Plan; and, to issue a Notice of Intent to Take certain interest in or acquire by deed, and to enter into a Memorandum of Agreement with the City of Boston regarding the acquisition of the Boston Party Tea Party Museum property.

## Charlestown

12. Request authorization to adopt an Amended and Restated Resolution for the Tentative Designation of Life Focus Charlestown, Inc. with respect to Parcel P-15-2c-4 located at 400 Rutherford Street, in connection with the Notice of Project Change, for 60 affordable housing units; and, to enter into a temporary License Agreement to conduct pre-development activities.
13. Request authorization to enter into an Amendment to the Land Disposition Agreement and a new Land Disposition Agreement with Walter J. and Cheryl Ferreira for the construction of a two-family dwelling on Parcel R-15B located at 128 Elm Street.
14. Request authorization to enter into an Amended and Restated Land Disposition Agreement with Maria Joseph for Parcel R-20D located at the rear of 16 St. Martin Street and 18R St. Martin Street.

## Charlestown Navy Yard

15. Request authorization to enter into a License Agreement with the City of Boston Parks and Recreation Department and the Courageous Sailing Center of Boston to permit use of a portion of BRA-owned land located at Pier 4.

## Hyde Park

16. Request authorization to advertise a Request for Proposals to distribute the \$40,000 in funds provided by The Lofts at Westinghouse to assist the Hyde Park art community.

## Roslindale

17. Request Authorization to grant a one-year Interim Designation to Historic Boston, Inc. and Roslindale Village Main Streets to pursue a feasibility study for the acquisition and redevelopment of the former MBTA substation at 4228 Washington Street, Roslindale.

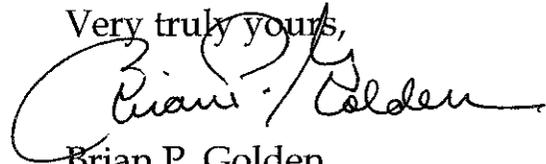
## PLANNING AND ZONING

18. Board of Appeal

## ADMINISTRATION AND FINANCE

19. Request authorization to enter into a contract with McMahon Associates for transportation engineering services for the Newmarket Parking Demand Study for the Newmarket Industrial District, in an amount not to exceed \$60,400.
20. Director's Update
21. Contractual

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian P. Golden". The signature is written in a cursive style with a large initial "B" and "G".

Brian P. Golden  
Secretary