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2010 DEC 10 P 3:29

BOSTON, MA

December 10, 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 4:00 P.M. on Tuesday, December 14, 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- DECEMBER 10, 2010
BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 14, 2010 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 4:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the November 16, 2010 meeting.
2. Request authorization to schedule a Public Hearing on January 13, 2011 at 5:30 p.m. or at a date and time to be determined by the Director for the proposed Bridgeview Center Chapter 121A Project located in the Charlestown neighborhood.

PUBLIC HEARINGS

3. Request authorization to approve the Second Amendment to the Development Plan for Planned Development Area No. 53; to petition the Zoning Commission to approve the Second Amendment to PDA No. 53; to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code for the Channel Center Notice of Project Change located in the Fort Point District for the rehabilitation of 5 & 7 Channel Center to consist of office, research and development uses, a business incubator space for "clean tech" businesses and office purposes, respectively; to issue Certification(s) of Consistency pursuant to Section 80C-8 of the Zoning Code upon successful completion of the Planned Development Area Review process; to issue Certification(s) of Compliance pursuant to Section 80B-6 of the Zoning Code upon successful completion of the Article 80 Large Project Review process; and, to execute amendment(s) to the Development Impact Agreement, amendment(s) to the Cooperation Agreement(s) and to enter into one or more Affordable Rental Housing Agreement(s) and Restriction(s).
4. Request authorization to approve the Planned Development Area Development Plan No. 69, South Boston/The 100 Acres for the 319 A Street Rear project consisting of 184 rental units, of which 24 units will be affordable, 19 on-site and 5 off-site artist live/work units; to petition the Zoning Commission for the approval of the PDA Plan; to issue Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4 (c)(iv) of the Zoning Code; to issue Certification(s) of Compliance pursuant to Section 80B-6 of the Zoning Code upon successful completion of the Article 80 Large Project Review process; to issue Certification(s) of Consistency pursuant to Section 80C-8 of the Zoning Code upon successful completion of the Planned Development Area Review process; to execute a Cooperation Agreement, and to enter into one or more Affordable Rental and Restrictions Housing Agreement(s).
5. Request authorization to issue an Adequacy Determination approving the Wentworth Institute of Technology Institutional Master Plan including 23,000 square feet of existing space for student activities and events, construction of an 18,000 square foot addition to the Ira Allen Building located at 540 Parker Street consisting of laboratories, classrooms and office space; construction of a 305-bed dormitory located at 525 Huntington Avenue, construction of a 45,000 square foot academic facility at Wilson Hall, and a new soccer field with 403 parking spaces at the Parker Street Parking Lot; to issue Certification(s) of Consistency in connection with the proposed Wentworth IMP; to petition the Zoning Commission to consider and approve the Wentworth IMP; and, to execute a Cooperation Agreement.

6. Request authorization to approve the Fourth Amendment to the Northeastern University Institutional Master Plan in connection with the Lease from the Museum of Fine Arts, the Lease from the Christian Science Church and the Lease from the YMCA pursuant to Article 80D-5.4 and Section 80D-9.2 of the Zoning Code; and, to issue Certifications of Consistency pursuant to Section 80D-10 of the Zoning Code; to approve the proposed two-year renewal, without changes, to the Northeastern University Institutional Master Plan; to waive further review of the Northeastern IMP Renewal without change pursuant to Sections 80D-5.2(e) and 80D-8 of the Zoning Code.

Charlestown Navy Yard

7. Request authorization for a 60-day extension to the tentative designation of Kenney Development Company, Inc. for Parcel 39A located in the Historic Monument Area for 49 rental housing units, of which 7 will be affordable.
8. Request authorization to approve the restructuring of the Urban Development Action Grant loan made to Building 103 Associates Limited Partnership; to enter into a new loan with said entity; and, to enter into a mortgage and an affordable rental housing agreement.

Mission Hill

9. Request authorization to convey the Back Bay Manor Project, formerly a Chapter 121A project, consisting of 290 residential rental apartments and ground floor commercial space located at 75 St. Alphonsus Street to Back Bay Manor Associates Limited Partnership, subject to an amended Indenture of Lease and to issue an Estoppel Certificate.

Kittredge Square

10. Request authorization to adopt an Order of Taking of 10 Linwood Street by eminent domain pursuant to Massachusetts General Laws Chapter 79 and to convey the property to Historic Boston, Inc., or related entity.

Chinatown

11. Request authorization to adopt a Third Report and Decision Amendment for the On Luck Housing Chapter 121A Project, which involves approval of new ownership and a new term for the project under Chapter 121A.

Central Business District

12. Request authorization to make a grant of \$13,000,000.00, being held in escrow by the Authority, to the City of Boston for the major rehabilitation and renovation to the Josiah Quincy Upper School located at 900 Washington Street.

Fenway

13. Request authorization to adopt the Fourth Report and Decision Amendment on the Landmark Center Chapter 121A Project regarding the transfer of the project to Landmark Center Owner Limited Partnership.
14. Request authorization to issue Determination waiving the requirement of further review pursuant to Article 80A-6 of the Zoning Code in connection with the 121 Brookline Avenue project consisting of 183 room extended stay/limited service hotel with ground floor retail space; to issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; to execute an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Project Agreement; and, to recommend approval for the zoning relief necessary to construct the proposed project.

Allston

15. Request authorization to issue a Determination waiving further review pursuant to Article 80, Section 80A-6.2 of the Zoning Code for the construction of 100 rental housing units, of which 12 will be affordable, located at 9-23 Griggs Street; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to execute a Cooperation Agreement and Affordable Rental and Restriction Housing Agreement.

Longwood

16. Request authorization to issue a Final Certificate of Completion for the Dana Farber Cancer Institute's Yawkey Center for Cancer Care.

Citywide

17. Request authorization to establish a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f) for 156-160 Highland Street, 226 Highland Street, 61, 65 & 67-69 Marcella Street in Roxbury and 64 Catherine Street in Jamaica Plain; adopt a "Demonstration Project Plan" for the proposed Mayor's Energy Positive Green Building Program which grants the Authority authorization to acquire the properties; and to accept a deed from the City of Boston and execute any other documents necessary and appropriate for the proposed project.
18. Request authorization to enter into a contract with Fleming Bros., Inc. for property management, repair, maintenance, and general construction basic services for BRA-owned property, in an amount not to exceed \$200,000.

Downtown Waterfront

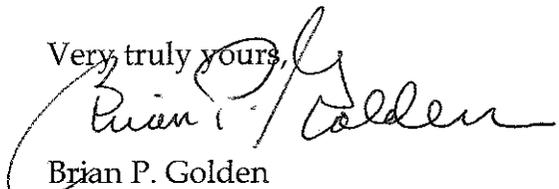
19. Request authorization to advertise a Request for Proposals for the use of BRA-owned property for Trolley Tour kiosks.

PLANNING AND ZONING

20. Board of Appeal

ADMINISTRATION AND FINANCE

21. Request authorization to disburse \$100,000 in varying amounts to eight non-profit community organizations from the Harvard Allston Partnership Fund.
22. Director's Update
23. Contractual
24. Personnel

Very truly yours,

Brian P. Golden
Secretary