

RECEIVED  
CITY CLERK'S OFFICE  
2011 NOV 15 P 3:31  
BOSTON, MA

November 15, 2011

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 the Annual meeting of the Boston Redevelopment Authority will be held at 5:30 P.M. on Thursday, November 17, 2011 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- NOVEMBER 15, 2011  
BOSTON REDEVELOPMENT AUTHORITY  
NOVEMBER 17, 2011 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 5:30 P.M.**

---

**MINUTES/SCHEDULING**

1. Approval of the Minutes of the October 20, 2011 meeting.
2. Request authorization to schedule a Public Hearing on December 15, 2011 at 5:30 p.m. or at a time and date determined by the Director to consider the First Amendment to the Development Plan for Planned Development Area No. 64 for Pier 4, South Boston, Waterfront located at 136-146 Northern Avenue to be undertaken by New England Development LLC.

**PUBLIC HEARINGS**

3. Request authorization to adopt a resolution modifying the Park Plaza Urban Renewal Plan to allow development on Parcel 4 Stuart Street Subparcel; to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of the 45 Stuart Street Residences consisting of approximately 404 residential units, with 40 on-site affordable units; to issue a Certification of Compliance upon completion of the Article 80 review process; to petition the Zoning Commission for approval of map amendment as an Urban Renewal Area "U\*" Overlay District; to approve the disposition of 24-25 LaGrange Street and to execute all necessary documents.

4. Request authorization to approve a Text and Map Amendment to Article 66 and Map 1Q (Fenway Neighborhood District) of the Boston Zoning Code, respectively; to approve the Development Plan for 1282 Boylston Street, Boston for Planned Development Area No. 81 pursuant to Section 80C of the Zoning Code and the accompanying Map Amendment; to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Zoning Code for the mixed-use building consisting of approximately 210 residential units, office space, ground floor retail and a community center room; to issue a Certification of Compliance pursuant to Section 80B-6 upon successful completion of the Article 80 review process; to execute all necessary documents; to petition the Zoning Commission for the approval of the Text and Map Amendments to Article 66 and Map 1Q of the Zoning Code; to petition the Zoning Commission to approve PDA Plan No. 81 and the accompanying Map Amendment; and, to issue a Certification of Consistency under Section 80C of the Zoning Code.
5. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(iv) of the Zoning Code for the construction of approximately 318 residential units, new retail, restaurant space and wintergarden uses located at Copley Place; to issue a Certification of Compliance and a Certification of Consistency upon successful completion of the Article 80 review process; to approve the Development Plan for Planned Development Area No. 84, Copley Place and the Copley Place Residential Addition and Retail Expansion Project, Huntington Avenue/Prudential Center District; to petition the Zoning Commission for approval of the PDA Plan No. 84 and associated map amendment; and, to execute all necessary documents.
6. Request authorization for the First Amended and Restated Development Plan for 319 A Street Rear within Planned Development Area No. 69, South Boston/The 100 acres consisting of an increase from 184 to 202 residential units, of which 22 units will be affordable and 5 affordable artist live-work units, a floor reduction from 21 to 20; a decrease of square footage; to petition the Zoning Commission for approval of the First PDA Amendment; to issue a Determination waiving further review pursuant to Article 80A-6.2 of the Zoning Code; to issue a Certification of Compliance and a Certification of Consistency pursuant to Section 80C of the Zoning Code upon successful completion of Article 80 review process; and, to execute all necessary documents.

## DEVELOPMENT

### Citywide

7. Request authorization to advertise a Property Management, Repair and Maintenance General Construction Services Contract for BRA-owned properties.
8. Request authorization to enter into a Parking Management Services Agreement with Laz Parking Limited LLC to manage the parking lots located at 290 Tremont Street and 269 Commercial Street.

### Chinatown

9. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for 120 Kingston Street consisting of 240 residential units and a one floor decrease; to issue a Certification of Compliance upon successful completion of Article 80 process, subject to BRA design review; and, to execute all necessary documents in connection with the Article 80 approvals.

### Bulfinch Triangle

10. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Merano Project "Parcel 1B/1C" for the mixed-use building consisting of 230 residential units, of which 30 will be affordable, a 210 room hotel, restaurant and retail uses with 184 parking space garage; to issue a Certification of Compliance upon successful completion of Article 80 process, subject to BRA design review; and, to execute all necessary documents in connection with the Article 80 approvals.

### South Boston

11. Request authorization to issue a Scoping Determination pursuant to Section B-5.3(d) of the Zoning Code approving the Project Notification Form for the E Street Self Storage project located at 380-400 E Street; to issue a Certification of Compliance, pursuant to Section 80B-6 of the Zoning Code, upon successful completion of the Article 80 review process; to petition approval to the Board of Appeal for the zoning relief; and to execute all necessary documents in connection with the Article 80 approvals.

12. Request authorization to terminate a previously granted easement at Pier 4 for "Easement A1" pursuant to an Order of Taking dated May 22, 2003 and a plan entitled "Boston Redevelopment Authority - Deliver Parcel Plan, Parcels A1 & A2, Northern Avenue, South Boston" both recorded from Anthony's Hawthorne, Inc. to the BRA; to petition the Public Improvements Commission for the grant by the landowner of a new pedestrian and utility easement; and, to execute all necessary documents.
13. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Zoning Code in connection with the Notice of Project Change for the Waterside Place project; to issue a Certification of Compliance upon successful completion of the Article 80 review process; and, to execute all necessary documents in connection with the Article 80 approvals.
14. Request authorization to issue a Certification of Approval for the construction of 20 residential units, of which 3 will be affordable located at 630 East Second Street; to petition approval to the Board of Appeal for the necessary zoning relief, subject to BRA design review; and, to execute all necessary documents in connection with the Article 80 approvals.

#### Charlestown

15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for 40 Warren Street for the addition of 14 residential units with access to roof decks and convert 3,000 square feet of garage space into ground-floor commercial space; to execute a Fifth Amendment to the Land Disposition Agreement for Parcels R-13A, R-13B, R-68, and R-102 in the Charlestown Urban Renewal Area; and, to enter into an Affordable Housing Agreement.

#### Jamaica Plain

16. Request authorization to issue a Certification of Approval in accordance with Section 80E, Small Project Review of the Zoning Code for the Learning Center Project consisting of early childhood education, an afterschool program, and supporting activities located at 33 Bickford Street.
17. Request authorization to adopt an Order of Taking of certain discontinued city streets located in the Jackson Square Project area, pursuant to Massachusetts General Laws Chapter 79; and to execute a deed in connection with eminent domain taking.

### Fenway

18. Request authorization in connection with the Boston University Cummington Street Mall Project to adopt an Order of Taking and to execute a deed and any and all other documents necessary and appropriate in connection with said taking.
19. Request authorization to adopt the Third Amendment to the Report and Decision for the Wait Street Chapter 121A Project, which involves approval of a refinancing by the Massachusetts Housing Finance Agency for a new mortgage loan.

### Roxbury

20. Request authorization to adopt the Third Amendment to the Report and Decision for the Marcus Garvey Chapter 121A Project, which involves approval of a refinancing by the Massachusetts Housing Finance Agency for a new mortgage loan.

### South End

21. Request authorization to adopt the Second Amendment to the Report and Decision for the Concord Houses Associates Chapter 121A Project, which involves approval of a change in the member interest in the General Partner and a change in the limited partner interest of Concord Houses Associates.

### Dorchester

22. Request authorization to adopt the Sixth Amendment to the Report and Decision for the Dorchester House Chapter 121A, which involves approval of a refinancing by the Massachusetts Housing Finance Agency for a new mortgage loan and year end termination for the project.

## **PLANNING AND ZONING**

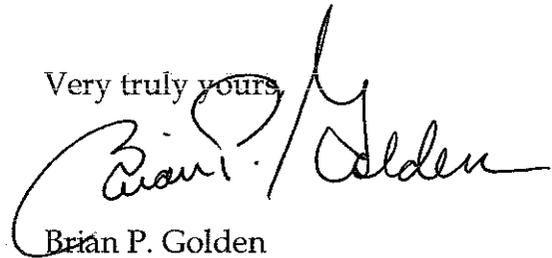
23. Board of Appeal
24. Request authorization to adopt the Harrison-Albany Corridor Strategic Plan as the framework for the BRA and the community to guide future development and public realm improvements.

25. Request authorization to enter into a contract with Utile, Inc. to assist with the urban design and engineering services to create an implementation master plan for Boston's City Hall Plaza, in an amount not to exceed \$100,000.

**ADMINISTRATION AND FINANCE**

26. Director's Update
27. Contractual
28. Personnel

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