

# DRAFT- SUBJECT TO REVISION

## BOSTON REDEVELOPMENT AUTHORITY DECEMBER 17, 2009 BOARD OF DIRECTORS' MEETING SCHEDULED FOR 5:30 P.M.

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### MINUTE/SCHEDULING

1. Approval of the Minutes of the November 17, 2009 meeting.
2. Request authorization to schedule a Public Hearing on January 12, 2010 at 5: 30 p.m., or at a time and date to be deemed by the Director, to consider the Brigham and Women's Hospital Institutional Master Plan; to approve the Development Plan for the proposed Planned Development Area for the Massachusetts Mental Health Center Redevelopment Project; and, to consider the portions of Massachusetts Mental Health Center as a Development Impact Project.
3. Request authorization to schedule a Public Hearing on January 12, 2010 at 5: 45 p.m., or at a time and date to be determined by the Director, to consider the Boston University Medical Center Institutional Master Plan Amendment to include the Graduate Student Housing Project.
4. Request authorization to schedule a Public Hearing on January 12, 2010 at 6:00 p.m., or at a time and date to be determined by the Director, to consider the Harvard University Longwood Campus Institutional Master Plan Amendment for leased space at 90 Smith Street, the former Mission School building.
  - 4a. Request authorization to schedule a Public Hearing on January 12, 2010 at 6:15 p.m., or at a time and date to be determined by the Director, to consider the 1000 Washington Street Project, formerly known as the Teradyne Building, as a Development Impact Project.

## DEVELOPMENT

5. 5:30 P.M. Public Hearing: Request authorization to approve the Development Plan for Planned Development Area No. 75 pursuant to Section 80C of the Boston Zoning Code for the mixed-use Charlesview Redevelopment Project consisting of 240 rental units and 100 new home ownership units including a significant affordable component for both rental and home ownership that far exceeds the inclusionary development program requirements, located at the Brighton Mills Site with 97 surface parking spaces and Telford Street Site with 150 underground parking spaces; to approve a zoning map amendment identifying the boundaries of PDA No. 75, amending Boston Zoning Maps 7A/7B/7C/7D and 7B/7D; to petition the Zoning commission for approval of PDA No. 75 pursuant to Sections 3-1A.a and 80C-6 of the Zoning Code; to issue a Preliminary Adequacy Determination waiving further review of Section 80B-5.4(iv); to issue a Certification of Consistency pursuant to Section 80C; to issue a Certification of Compliance pursuant to Section 80B-6 upon successful completion of the Article 80 Large Project Review process; and, to enter into Cooperation Agreement, Affordable Housing Agreement and Memorandum of Understanding.

### **Presentation**

#### South End

6. Request authorization for a one-year extension to the final designation of Modern 2.0 LLC as redeveloper of Phase II consisting of 37 residential condominium units of which 7 will be affordable located at 263-265 Northampton Street.

#### Campus High

7. Request authorization to adopt the Third Report and Decision Amendment for the Haynes House Apartments Chapter 121A Project, to permit the acquisition of an additional mortgage in the amount of \$842,000 from MassHousing for capital improvements to the project.

### City Wide

8. Request authorization to enter into license agreements of 5 days or shorter for BRA-owned properties without necessitating board action.
9. 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, Roxbury, Mattapan, Hyde Park and East Boston; and, to execute all documents necessary for the acquisition and disposition of said foreclosed properties.

### Park Plaza

10. Request authorization to enter into a Property Management Agreement with Newmark of Massachusetts, LLC (Newmark, Knight & Frank) for daily management services for the China Trade Building located at 2-22 Boylston Street and 651-657 Washington Street.

### Charlestown Navy Yard

11. Request authorization to enter into a Second Amendment to the Building 33 Lease with Navy Yard Plaza Development Associates-33 to change unit 5C to unit 5D as the affordable unit.

## Charlestown

12. Request authorization to transfer of Parcel R-11A and to execute an Amended and Restated Land Disposition Agreement to Joseph Dougherty for 1,120 square feet of land currently used as parking and an extended yard for 38 Cook Street to allow construction of a semi-attached single family residence on 40 Cook Street.
13. Request authorization to disburse \$107,000 to twenty Charlestown non-profit community organizations through CANA parcel mitigation funds.

### **PLANNING AND ZONING**

14. Board of Appeal

### **ADMINISTRATION AND FINANCE**

15. Request authorization to disburse \$100,000 to nine non-profit community organizations recommended by the Harvard Allston Partnership Fund Advisory Committee from the Harvard Allston Partnership Fund maintained by the BRA.
16. Request authorization to enter into a contract with the U.S. Environmental Protections Agency to develop a model for reducing emissions and establishing integrated eco-industrial zones within the Newmarket business district, in an amount of \$70,000.
17. Director's Update
18. Contractual
19. Personnel