

May 11, 2012

Ms. Maureen Feeney, 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 meeting of the Boston Redevelopment Authority will be held at 5:30 P.M. on Tuesday, May 15, 2012 at the Boston Redevelopment Authority in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY  
MAY 15, 2012 BOARD OF DIRECTORS'  
SCHEDULED FOR 5:30 P.M.**

RECEIVED  
CITY CLERK'S OFFICE  
2012 MAY 11 P 3:14  
BOSTON, MA

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## MINUTES/SCHEDULING

1. Approval of the Minutes of the April 12, 2012 meeting.
2. Request authorization to schedule a Public Hearing on June 12, 2012 at 5:30 P.M., or at a time and date deemed appropriate by the Director, to consider the Tufts Medical Center Institutional Master Plan.
3. Request authorization to schedule a Public Hearing on June 12, 2012 at 5:45 P.M., or at a time and date deemed appropriate by the Director, to consider the First Amendment to the Emmanuel College Institutional Master Plan First Amendment.
4. Request authorization to schedule a Public Hearing on June 12, 2012 at 6:00 P.M., or at a time and date deemed appropriate by the Director, regarding the Planned Development Area No. 87, Master Plan for New Brighton Landing Project.
5. Request authorization to schedule two Public Hearings on June 12, 2012 at 6:15 P.M., or at a time and date deemed appropriate by the Director, for The One Channel Center Project to consider the Amended and Restated Development Plan No. 53, Channel Center Project, South Boston; and, to consider the Development Plan for the New Park and Channel Center Garage for Parcels V8, WF1 & HR3 within PDA No. 69, South Boston/The 100 Acres; and, to consider the First Amendment to the Master Plan for said PDA No. 69.

## PUBLIC HEARINGS

6. 5:30 P.M.: Request authorization to issue an Adequacy Determination approving the Emmanuel College Institutional Master Plan in accordance with Section 80D-5.4(c) of the Zoning Code; to petition the Boston Zoning Commission for approval of said Institutional Master Plan and map amendments; and, to take all related actions.
7. 5:45 P.M.: Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80D-5.4(c) of the Boston Zoning Code for the Brigham and Women's Hospital Institutional Master Plan Amendment and map amendments for the proposed development on Parcel C; and, to approval said IMP as a Development Impact Project; and, to take all related actions.
8. 6:00 P.M.: Request authorization to approve the Planned Development Area No. 88 for the Merck Research Laboratory located on Parcel B located off Avenue Louis Pasteur; to petition the Boston Zoning Commission for approval of PDA No. 88 and map amendments; and, to take all related actions.
9. 6:15 P.M.: Request authorization to issue an Preliminary Adequacy Determination pursuant to Section 80D-5.4(c)(iv) for the Steward St. Elizabeth's Medical Center Institutional Master Plan Notification Form/Notice of Project Change for the renewal and amendment for the addition to the Connell ED/Urgent Care Building; and, to take all related actions.
10. 6:30 P.M.: Request authorization to issue an Adequacy Determination approving the First Amendment to the Boston Conservatory Institutional Master Plan; and to take all related actions.
11. 6:45 P.M.: Request authorization to issue an Adequacy Determination approving the Second Amendment to the Wheelock College Institutional Master Plan Amendment for the renovation and 6,545 square foot classrooms addition, resource center and technology center located at 180 The Riverway; and, to take all related actions.
12. 7:00 P.M.: Request authorization to approve the Housing Creation Proposal submitted by Massachusetts College of Pharmacy and Health Sciences and Mission Hill Neighborhood Housing Services for the Gurney Street Elderly Housing Development.

## DEVELOPMENT

### South End

13. Request authorization to rescind the June 15, 1989 vote regarding the Amended and Restated Land Disposition Agreement for the improvements of Parcel RR-18; and, to issue a Certificate of Completion to Alfred McCombs and Marjorie Blackman for the open space improvements at 165 West Springfield Street.

14. Request authorization to issue a Scoping Determination waiving further review of Article 80, Section 80B-5.3(d), Large Project Review of the Boston Zoning Code for the mixed-use project consisting of 471 residential units, a grocery store and ground floor retail located at 300 Harrison Avenue the former Herald Building; and, to take all related actions.
15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Boston Zoning Code for 18 residential condominium units and 20 parking spaces located at 477-481 Harrison Avenue; to recommend approval to the Board of Appeal for the necessary variances; and, to take all related actions.
16. Request authorization to petition the Public Improvements Commission to grant a pedestrian easement and repairs along Tremont Street in connection with the Castle Square Rehabilitation project located at 476 Tremont Street.

#### Roxbury

17. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the construction of a 28,000 square foot community center located on Vining Street; and, to amend the existing Mission Park Chapter 121A Agreement to allow for the construction of the community center.
18. Request authorization for a one-year tentative designation of Urbanica-Melnea Partners LLC as redeveloper of Parcel 9.
19. Request authorization for a one-year tentative designation of Madison-Tropical LLC as redeveloper of Parcel 10.

#### South Boston

20. Request authorization to expend Inclusionary Development Funds from the Waterside Place Project to the Patriot Homes Project.
21. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 23 residential units and 24 parking spaces located at 637 East First Street.

#### South Cove

22. Request authorization for a sixty-day tentative designation extension of Amherst Media Investors Boston, LLC redeveloper of Parcel P-7A

Charlestown

23. Request authorization to enter into an Amendment to the Land Disposition Agreement with Gardens of Charlestown, Inc. for the construction of a garden shed on Parcel P-2A-3 located at 454 Bunker Hill Street.
24. Request authorization to enter into an Amended and Restated Land Disposition Agreement with 75 West School Street, LLC for the existing building renovation as a new Knights of Columbus meeting hall on Parcel C-10 located at 535 Medford Street.
25. Request authorization to transfer Parcel R-2A1 located at 75 West School Street from 75 West School Street, LLC to West School LLC.

**PLANNING AND ZONING**

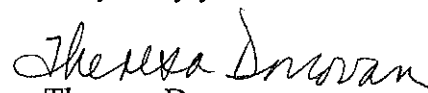
26. Board of Appeal
27. Request authorization to petition the Zoning Commission to adopt a text amendment to make Use Item #41 of Table A of Section 8-7 a conditional use in the L-2-65 zoning district (Beacon Hill neighborhood).
28. Request authorization to enter into a Consultant Services Contract with Cecil Group to assist in the planning for the Fairmount Indigo Planning Initiative, in an amount not to exceed \$380,000.

**ADMINISTRATION AND FINANCE**

29. Directors Update
30. Contractual
31. Personnel

**EXECUTIVE SESSION**

Very truly yours,

  
Theresa Donovan  
Assistant Secretary