

**BOSTON REDEVELOPMENT AUTHORITY  
JULY 16, 2009 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 5:30 P.M.**

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**MINUTES**

1. Approval of the Minutes of the June 18, 2009 meeting.  
**APPROVED**

**PUBLIC HEARING**

2. 5:30 p.m.: Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, Section 80B-5.4 (c) for the construction of the 221,000 square foot Spaulding Rehabilitation Hospital consisting of 132 hospital beds, a gymnasium and therapy room, swimming pools and including ground floor cafeteria and community spaces located on Parcel 6 in the Yard's End section of the Charlestown Navy Yard; to issue a Certification of Compliance upon successful completion of the Article 80 review process; to issue an Adequacy Determination approving the Spaulding Rehabilitation Hospital Institutional Master Plan; to petition the Zoning Commission to approve the Institutional Master Plan and map amendments; to issue a Certification of Consistency in connection with the proposed Institutional Master Plan; to issue a positive Section 18 Recommendation relative to the Massachusetts General Laws Chapter 91 Waterway License Application for the proposed project; to issue a certification relative to the Open Space requirements in the Charlestown Navy Yard subdistrict of Article 42F of the Zoning Code; to execute a Cooperation Agreement, a Development Impact Plan, a revised Design Guidelines for the Charlestown Navy Yard and an Amended and Restated Land Disposition Agreement.  
**APPROVED**

## DEVELOPMENT

### South End

3. Request authorization to issue a Final Certificate of Completion to D4 Development Limited Partnership for the completion of the D4 Condominium Development consisting of a three-story building with 25 residential condominium units, some containing terraces or roof decks, an interior atrium/courtyard and a “green” roof located at 7 Warren Avenue.  
**APPROVED**
4. Request authorization for the resale of an affordable unit located at 75 East Berkeley Street, #77-9, the Marc Tyler Condominiums; to enter into all documents for the sale of the property and to market and sell any and all of the affordable units that are purchased by the BRA pursuant to a November 10, 1999 vote. **APPROVED**
5. Request authorization to issue a Certificate of Completion to WREC Columbus Ave. LLC for the mixed-use building consisting of fifty homeownership residential units, of which seven units are affordable, located at 303 Columbus Avenue.  
**APPROVED**
6. Request authorization to waive further review of the Institutional Master Plan Notification Form for Renewal and Amendment to the Boston University Medical Center Institutional Master Plan for limited term of two years; to waive the requirement of a Scoping Determination pursuant to Section 80D-5.3(e) and Section 80D-9.2; to issue an Adequacy Determination waiving further review pursuant to Section 80D-9.2(a)(iii); and to issue a Certification of Consistency pursuant to Section 80D for the addition of 845 square feet to the existing Menino Pavilion Emergency Department facility. **APPROVED**

### Kittredge Square

7. Request authorization to issue Partial Certificates of Completion to Highland Park Phase II Housing LLC for completion of seven residential units, of which six are affordable, located at 18-24 Dorr Street and 6-12 Lambert Street, upon receipt of Certificates of Occupancy from the Inspectional Services Department; Final Certificate(s) of Completion shall require additional BRA Board approval. **APPROVED**

### Midtown Cultural

8. Request authorization to petition the Public Improvements Commission to discontinue portions of 523-525 Washington Street (Modern Theatre); to adopt an Order of Taking; and, to execute a deed regarding a conveyance to Suffolk University to enable the development of a 200-bed student residence, a 185-seat studio theater, art gallery/pre-function space and supportive space at 523-525 Washington Street. **APPROVED**

### Citywide

9. Request authorization to amend 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 at 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 and Hyde Park; and, to execute all documents necessary for the acquisition and disposition of said foreclosed properties. **APPROVED**

### Charlestown Navy Yard

10. Request authorization to disburse \$3,500 of mitigation funds from the Carlyle Group, purchasers of Building 42, for various summer events as part of the waterfront activation plan for the Charlestown Navy Yard; and, to execute a Grant Agreement with the Friends of the Charlestown Navy Yard for the disbursement of funds. **APPROVED**

### Charlestown

11. Request authorization to issue a Certificates of Completion to Paul F. McDonough, Jr. for the retaining wall, fencing and yard space located at the rear of 61 Russell Street and 65 Russell Street. **APPROVED**
12. WITHDRAWN

### South Boston

13. Request authorization to execute an Amended and Restated Affordable Rental Housing Agreement and Restriction, and Amended Cooperation Agreement for the 50 West Broadway Project. **APPROVED**

### Roslindale

14. Request authorization to approve an increase of up to \$68,000 of Inclusionary Development Funds for the Hyde Blakemore Condominiums, in connection with the affordable units for households earning 80% to 100% of area median income; and, to amend the loan documents to recognize the increase in Inclusionary Development Funds. **APPROVED**

## **PLANNING AND ZONING**

15. Board of Appeal **APPROVED**
16. Request authorization to advertise a Request for Proposals for a design services consultant for the China Gate Park site improvements, in an amount not to exceed \$50,000, with all funding provided through neighborhood mitigation funds. **APPROVED**

## **ADMINISTRATION AND FINANCE**

17. Request authorization to adopt three policies related to the Inclusionary Development Program: Guidance on Building Affordable Units On-Site; Asset Policy for the Sale and/or Rental of Affordable Housing Units; and, Inclusionary Development Program Funding Guidelines. **APPROVED**
18. Director's Update
19. Contractual **APPROVED**
20. Personnel **APPROVED**