

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of December 14, 2004, which were previously distributed, were submitted.

Copies of a memorandum dated December 21, 2004 were distributed entitled "SCHEDULING OF PUBLIC HEARING FOR THE BRIGHAM AND WOMEN'S HOSPITAL INSTITUTIONAL MASTER PLAN AND DEVELOPMENT IMPACT PROJECT FOR THE PROPOSED 70 FRANCIS STREET PROJECT", which included a proposed vote. . Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority on Thursday, January 13, 2005 at 2:00 p.m. to consider the proposed Brigham and Women's Hospital Inc. Institutional Master Plan and the 70 Francis Street Project as a Development Impact Project, as required pursuant to Section 80D-5 and Section 80B-5.4 of the Code.

Copies of a memorandum dated December 21, 2004 were distributed entitled "WGBH HEADQUARTERS AT BRIGHTON LANDING", which included nine proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 503 - Planned Development Area No. 46 Brighton Landing, Boston Redevelopment Authority on behalf of B.V. Development LLC, Maps 7A and 7B, Allston-Brighton and a map indicating the location of the proposed project.

Mr. Jim Gribaudo, Senior Project Manager, Mr. Steve Kidder, WGBH, Mr. Henry Beckin, President WGBH, Mr. Richard Alpin, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Jerry McDermott

Mr. Paul Halloway, Mayor's Office of Neighborhood Services

Mr. Gary Walker, Local 103, IBEW

Mr. Peter Berkley, resident

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA" or "Authority") hereby finds and determines that the proposed WGBH Headquarters Project ("Proposed Project"), as described in the Project Notification Form ("PNF"), conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Boston Zoning Code ("Code"), approving the Proposed Project, subject to continuing design review by the BRA, and finds that the PNF and Supplemental Information sufficiently and adequately results in the identification, analysis and mitigation of expected impacts of the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed

Project in accordance with Article 80, Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Project complies with (a) the conditions of the Scoping Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80C-8: Planned Development Area Review: Certifications; and (iv) Article 28: Boston Civic Design Commission, subject to BRA design review; and

FURTHER

VOTED: That, in connection with the First Amendment to Development Plan for Planned Development Area No. 46 presented at a public hearing duly held at the offices of the BRA on December 21, 2004, and after consideration of evidence presented at, and in connection with, the hearing in connection with the Proposed Project described in said First Amendment to Development Plan, the BRA finds, pursuant to Section 80C-4 of the Code with respect to the First Amendment to Development Plan, that (a) the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46, when approved by the Zoning Commission, will not be for a location or proposed project for which PDAs are forbidden by the underlying zoning; (b) the Proposed Project complies with any provisions of the

underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the city as a whole; (e) on balance, nothing in the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 adequately and sufficiently satisfies all other development plan criteria and specifications for a Planned Development Area as set forth in the Code; and

FURTHER  
VOTED:

That, pursuant to the provisions of Sections 3-1A.a and Article 80C of the Code, the BRA hereby approves the First Amendment to Development Plan for Planned Development Area No. 46 and authorizes the Director to petition the Boston

Zoning Commission to: (1) approve the First Amendment to Development Plan for Planned Development Area No. 46; and (2) amend “Map 7A/7B/7C/7D Allston-Brighton Neighborhood District”, all in substantial accord with the First Amendment to Development Plan for Planned Development Area No. 46 and the petition for the map amendment presented to the BRA at its hearing on December 21, 2004; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Consistency in accordance with Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is described adequately in the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 applicable to the Proposed Project’s location; (b) the Proposed Project is consistent with the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46; (c) the Development Plan for Planned Development Area No. 46, as amended by the First Amendment to Development Plan for Planned Development Area No. 46 has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80C, Planned Development Area Review; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to take all actions and execute and deliver any and all documents deemed necessary, appropriate and in the best interest of the BRA in connection with the Proposed Project, including

without limitation a Cooperation Agreement and a Boston Residents Construction Employment Plan; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Public Improvements Commission to discontinue a portion of Guest Street, as appropriate.

The aforementioned PLANNED DEVELOPMENT PLAN NO. 46 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6665.

Mr. Michael Taylor left the room at this time.

Copies of a memorandum dated December 21, 2004 were distributed entitled "WEST END RESIDENCES AT EMERSON PLACE PROJECT" which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Emerson Place project, as described in the BRA vote taken on December 2, 2004 upon the successful completion of the Article 80 process.

Mr. Michael Taylor re-entered the room at this time.

Copies of a memorandum dated December 21, 2004 were distributed entitled "NORWELL WHITFIELD HOMES PROJECT, A SCATTERED SITE DEVELOPMENT, DORCHESTER", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approves a grant in the amount of \$200,000 of Inclusionary Development

Funds for the Norwell Whitfield Homes Project. Said grant funds shall be transferred to the City of Boston Department of Neighborhood Development (“DND”) and DND shall grant said funds to the developer of the Norwell Whitfield Homes Project; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to execute a Transfer Agreement and any and all other documents necessary to transfer \$200,000 of Inclusionary Development Funds to DND in connection with the financing of the seven (7) 110% of AMI Units within the Norwell Whitfield Homes Project in Dorchester.

Copies of a memorandum dated December 21, 2004 were distributed entitled “REQUEST AUTHORIZATION TO COMMIT ONE MILLION DOLLARS OF INCLUSIONARY DEVELOPMENT FUNDS TO IMPLEMENT A RENTAL HOUSING ACQUISITION PROGRAM TO STABILIZE RENTAL HOUSING PRICES WITHIN BOSTON”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to commit \$1 million of Boston Redevelopment Authority funds collected through the Inclusionary Development Policy to establish a pilot Rental Housing Acquisition Program in substantially the form described in a memo dated December 21, 2004.

Copies of a memorandum dated December 21, 2004 were distributed entitled “REQUEST AUTHORIZATION TO ADOPT A MINOR

MODIFICATION OF THE NORTH HARVARD URBAN RENEWAL PLAN, MASS. R-54, TO EXTEND THE PERIOD OF THE PLAN FOR UP TO SIXTY (60) DAYS IN ORDER TO COMPLETE THE PROCESS TO EXECUTE A LONGER-TERM EXTENSION OF THE PROJECT”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Councilor Jerry McDermott spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority adopt a Minor Modification to the North Harvard Urban Renewal Plan, Mass. R-54, (“Plan”) to extend the Plan for a period of up to sixty (60) days.

The aforementioned MINOR MODIFICATION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6668.

Copies of a memorandum dated December 21, 2004 were distributed entitled “SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS.R92: TYLER STREET PARCEL ADJACENT TO TUFTS UNIVERSITY POSNER HALL”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the tentative designation of Asian American Civic Association, Inc. and Kwong Kow Chinese School, Inc. (“Redeveloper”) as the redeveloper of the Tyler Street Parcel located adjacent to the Tufts University Posner Hall on Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 be extended until March 31, 2005 to allow time for Boston Asian Youth Essential Services to vacate the Tyler



Street Parcel and to allow the Redeveloper time to submit the final working drawings and specifications, evidence of availability of equity funds, firm financial commitments and a development schedule for the conveyance specified in the tentative designation resolution dated October 25, 2001. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by March 31, 2005, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated December 21, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCELS SE-1 AND SE-115, LOCATED AT 422-424 MASSACHUSETTS AVENUE", which included a proposed vote. Attached to said memorandum were a memorandum dated December 17, 2004 from Michael Cannizzo, Senior Architect to Maria Faria, Assistant Director and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement and Deed between the Boston Redevelopment Authority and 424 Mass Ave LLC, for the successful completion of two (2) parking spaces and Unit Nos. 101, 301, 401, 402 in a brick residential building, sixty-eight (68) feet in height, with a 14,325 gross floor area, which contains five (5) stories plus a penthouse occupied by ten (10) dwelling units and eight (8) parking spaces on Parcels SE-1 and SE-115, located at 422 and 424

Massachusetts Avenue in the South End Urban Renewal Area, Project No. Mass. R-56, the issuance of a final Certificate of Completion for the Massachusetts Avenue Project in the South End Urban Renewal Area, Project shall require further Board approval.

Copies of a memorandum dated December 21, 2004 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56: PARCEL SE-126, LOCATED AT 7 WARREN AVENUE", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Tentative Designation set forth in the Resolution of December 4, 2003 designating D4 Development Limited Partnership ("Redeveloper") as the redeveloper of the YooD4 Condominium Development Project ("Project") to be redeveloped on Parcel SE-126, located at 7 Warren Avenue in the South End Urban Renewal Area, Project No. Mass. R-56, be, and hereby is, extended until February 3, 2005, in order to meet all the necessary requirements set forth in the December 4, 2003 Tentative Designation Resolution. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if final designation has not been granted to the Redeveloper by February 3, 2005.

Copies of a memorandum dated December 21, 2004 were distributed entitled "HODGE BOILER WORKS PROJECT, EAST BOSTON", which included four proposed votes. Attached to said memorandum was a map indicating the

location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Jamie Fay, Fort Point Associates and Mr. John Tittmann, Albert Righter & Tittmann Architecture, Inc., addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination under Section 80B-5.5(c) of the Boston Zoning Code (the "Code"), which finds that the Project Notification Form, the Draft Project Impact Report, the Final Project Impact Report, and the Additional Materials adequately describe the potential impacts arising from the Hodge Boiler Works project and provide sufficient mitigation measures to minimize those impacts, subject to continuing design review by the Boston Redevelopment Authority (the "Authority"); and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Hodge Boiler Works project, upon the successful completion of all Article 80 processes; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Hodge Boiler Works project, all upon terms and conditions determined to be in the best interests of the Authority; and

FURTHER  
VOTED: In reference to petition BZC 25669, Boiler Works, LLC,

Sumner Street, East Boston for seven (7) variances, in the East Boston Neighborhood District, the Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated December 21, 2004 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 42 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-25586, BZC-25596, BZC-25603, BCA-25604, BZC-25607, BZC-25608, BZC-25609, BZC-25612, BZC-25615, BZC-25617, BZC-25618, BZC-25623, BZC-25625, BZC-25626, BZC-25627, BZC-25630, BZC-25631, BZC-25633, BZC-25634, BZC-25635, BZC-25637, BZC-25638, BZC-25639, BZC-25652, BZC-25653, BZC-25654, BZC-25655, BZC-25656, BZC-25658/25659, BZC-25660, BZC-25661, BZC-25662, BZC-25664, BZC-25665, BZC-25666, BZC-25671, BZC-25682, BZC-25683, BZC-25684/25685, BZC-25806, BZC-25840 and BZC-25538.

Copies of a memorandum dated December 21, 2004 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

BSC Group Inc.	\$ 15,154.28
Regional Econom. Models, Inc.	\$ 4,200.00

Copies of a memorandum dated December 21, 2004 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: Approval and authorization to extend the following internships for six-months effective January 3, 2005:

Lloyd Lee Brown, Urban Design/Planning, Grade 15/\$16.00 per hour, assisting Urban Design Staff with work on transit oriented development.

Daniel Connolly, Community Planning/Planning, Grade 21, \$11.00 per hour, Assisting Community Planning staff with the Longwood Medical Area Strategic Planning process.

Neha Menon, Economic Initiatives/Economic Development, Grade 35, \$17.00 per hour, assisting the Deputy Director of Economic Initiatives as a point of contact for the Agency and the City in recruiting life science institutions and in responding to others with an interest in expanding/relocating to Boston.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize this six-month professional services agreement with Lisa Greenfield to provide services as agreed upon with the Director of Economic Development and the Director; at the same hourly rate of \$45, for the same average of twenty-five (25) hours a week through June 30, 2005.

Mr. Michael Taylor recused himself from the following action.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for  
Anthony Gilardi effective December 27, 2004:

From: South Boston Resource Center, Jobs and Community  
Services, Acting South Boston Resource Center Manager,  
Grade 20, \$54,564

To: South Boston Resource Center, Jobs and Community  
Services, South Boston Resource Center Manager, Grade 20,  
\$61,000.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Rebecca Barnes, Chief Planner, for  
travel to Washington, DC, May 11-13, 2005 and July 6-7, 2005  
to serve on the 2005 Business Week/Architectural Record  
Jury.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and accept the resignation of Thatiana Gibson,  
Planner Grade 17, \$45,128 effective December 24, 2004 and  
Shannon Jones, Special Assistant, Grade 20, \$61,020, effective  
December 10, 2004.

On roll call, the following voted "Aye": Ms. Thornell; Messrs.  
Jones, Supple and Nigro.

Mr. Jones announced that Regular Session would resume following  
the close of Executive Session.

The Members entered Executive Session at 3:40 p.m.

The Members came out of Executive Session at 3:56 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:57 p.m.

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Secretary