

Mr. Meade attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of August 16, 2011, which were previously distributed, were submitted.

Copies of a memorandum dated September 15, 2011 were distributed entitled "THE STUDIOS AT ST. PETER'S, 307 BOWDOIN STREET, DORCHESTER", attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, 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 a Certification of Approval for the development, proposed by Caritas Communities Inc. ("Developer"), for the rehabilitation and construction of thirty-two (32) affordable rental studio apartments, a minimum of twelve (12) surface parking spaces (up to fourteen (14) parking spaces, subject to City of Boston Public Improvement Commission approval) and related site improvements located at 307 Bowdoin Street in Dorchester ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER

VOTED: In reference to Petition BZC-31249, the Proposed Project in Dorchester, for zoning relief necessary in a 3-Family Subdistrict ("3F-5000") and a Neighborhood Design Overlay District ("NDOD"), the Boston Redevelopment Authority ("BRA") recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Boston Conservatory Institutional Master Plan. The Institutional Master Plan contains one proposed projects: the renovation and occupancy of 132 Ipswich Street, to be used for dance, music and theater programs and related support space.

The hearing was duly advertised on August 30, 2011 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PUBLIC HEARING ON THE BOSTON CONSERVATORY INSTITUTIONAL MASTER PLAN", which included five proposed votes. Attached to the memorandum were a site plan and two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. Richard Ortner, Boston Conservatory and Ms. Catherine Donahue, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Mr. Will Onuoha, Mayor's Office of Neighborhood Services

Mr. Martin Walsh, Boston Building Trades

Mr. Mark Fortune, Boston Building Trades President

Ms. Kelly Brilliant, Fenway Alliance

Ms. Dharmena Downey, Fenway Community Development Corporation

Mr. Neil Connolly, Ironworkers Union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Boston Conservatory Institutional Master Plan ("Boston Conservatory IMP") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on September 15, 2011, and after consideration of evidence presented at, and in connection with, the proposed Boston Conservatory IMP, the BRA finds that: (a) the Boston Conservatory IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Boston Conservatory IMP conforms to the provisions of Article 80D of the Code; (c) the Boston Conservatory IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Boston Conservatory IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the Boston Conservatory IMP; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue a Certification(s) of Consistency with respect to the Institutional Master Plan Projects ("IMP Projects") set forth in the Boston Conservatory IMP when the Director finds that: (a) an IMP Project is adequately described in the Boston Conservatory IMP; (b) an IMP Project is consistent with the Boston Conservatory IMP; and (c) the Boston Conservatory IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the Boston Conservatory IMP and amend "Map 1Q, Fenway Neighborhood District", all in substantial accord with the Boston Conservatory IMP and map amendment presented to the BRA at its hearing on September 15, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Boston Conservatory IMP, including but not limited to a Cooperation Agreement.

The aforementioned BOSTON CONSERVATORY INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7079.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Harvard University Institutional Master Plan Notification Form for a fourth amendment to the Harvard University Institutional Master Plan and the Tata Hall Executive Education Facility as a Development Impact Project. The proposed Institutional Master Plan Amendment contains one proposed project, the Tata Hall Executive Education Facility, a new building that is to be located on the Harvard Business School Campus.

The hearing was duly advertised on July 30, 2011 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. Glavin will now begin the presentation.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PUBLIC HEARING FOR: (I) INSTITUTIONAL MASTER PLAN AMENDMENT FOR THE FOURTH AMENDMENT TO THE HARVARD UNIVERSITY ALLSTON CAMPUS INSTITUTIONAL MASTER PLAN, TATA HALL; AND, (II) DEVELOPMENT IMPACT PROJECT FOR THE TATA HALL EXECUTIVE EDUCATION FACILITY", which included seven proposed votes. Attached to said memorandum were three maps of the proposed project.

Mr. Michael Glavin, Mr. Daniel O'Brien, Harvard Business School and Mr. William Rawn, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mark Handley for Councilor Mark Ciommo

Mr. Gary Walker, IBEW

Mr. Mark Fortune, Building Trades President and Sprinklerfitters Local

Mr. Neil Connolly, Ironworkers Local

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Amendment/Draft Project Impact Report for the Fourth Amendment to the Harvard University Allston Campus Institutional Master Plan, Tata Hall ("IMPA/DPIR"), presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority") on September 15, 2011, and after consideration of evidence presented at, and in connection with, the IMPA/DPIR, the Authority finds that: (a) the Harvard University Allston Campus Institutional Master Plan, effective July 22, 1998, as amended by the IMPA/DPIR, complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form/PNF submitted by Harvard University on May 20, 2011; (b) the Harvard University Allston Campus Institutional Master Plan, effective July 22, 1998, as amended by the IMPA/DPIR, conforms to the provisions of Article 80D of the Code; (c) the Harvard University Allston Campus Institutional Master Plan, effective July 22, 1998, as amended by the IMPA/DPIR, conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Harvard University Allston Campus Institutional Master Plan, effective July 22, 1998, as amended by the IMPA/DPIR, will be injurious to the neighborhood or otherwise

detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the IMPA/DPIR; and

FURTHER

VOTED: That pursuant to the provisions of Article 80D of the Code, the Authority authorizes the Director to petition the Boston Zoning Commission to approve the IMPA/DPIR in substantial accord with the amendment presented to the Authority at its hearing on September 15, 2011; and

FURTHER

VOTED: That pursuant to Section 80B-5.4(c)(iv) of the Code, the Authority hereby authorizes the Director to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Harvard University Tata Hall Executive Education Facility ("Proposed Project") under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the IMPA/DPIR (i) adequately describes the impacts of the Proposed Project, subject to further Authority urban design review, and (ii) includes any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER

VOTED: That pursuant to the provisions of Section 80B-6 of the Code, the Authority hereby authorizes the Director to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy 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 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the Authority hereby authorizes the Director to issue a Certification of Consistency for the Proposed Project when the Director finds that: (a) the Proposed Project is adequately described in the Harvard University Allston Campus Institutional Master Plan, effective July 22, 1998, as amended by the IMPA/DPIR; (b) the Proposed Project is consistent with the Harvard University Allston Campus Institutional Master Plan, as amended by the IMPA/DPIR; and (c) the IMPA/DPIR has been approved by the Authority and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER

VOTED: That the Authority hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the IMPA/DPIR and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Cooperation Agreement, and a Development Impact Project Agreement.

The aforementioned HARVARD UNIVERSITY ALLSTON CAMPUS INSTITUTIONAL MASTER PLAN is filed in the Document Book at the Authority as Document No. 7080.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Planned Development Area for the Winsor School project in the Longwood Medical Area. The Proposed Project within this Planned Development Area is made up of three separate buildings. The first is a 110,000 SF five story Performing Arts and Wellness center that will contain athletic and performing arts facilities. The second is a 320,000 SF building that will contain office, research and development, and other various uses with 225 parking spaces below grade. The third building is a 30,000 SF 4-story addition to enclose a Courtyard on the Winsor Campus.

The hearing was duly advertised on August 30, 2011 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr John Fitzgerald will now present.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 83, THE WINSOR SCHOOL CAMPUS, LONGWOOD MEDICAL AND ACADEMIC AREA, BOSTON, AND A DEVELOPMENT IMPACT PROJECT REGARDING THE WINSOR CAMPUS PROJECTS", which included ten proposed votes. Attached to said memorandum was a document entitled "DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 83, THE WINSOR SCHOOL CAMPUS, LONGWOOD MEDICAL AND ACADEMIC AREA, BOSTON" and a document entitled "Map Amendment Application 599, Boston Redevelopment Authority Planned Development Area No. 83, Map 1, Boston Proper".

Mr. John Fitzgerald, Project Manager, Mr. Yanni Tsipis, Ms. Rachel Stettler, Winsor School, Mr. Bart Mitchell, Winsor School Alumni Board and Mr. Clifford Gayley, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Mr. Will Onuoha, Mayor's Office of Neighborhood Services

Representative Jeffrey Sanchez

Mr. Mark Fortune, Boston Building Trades President

Mr. Neil Connolly, Ironworkers Union

Mr. Adam Webster for Councilor John Connolly

Ms. Kelly Brilliant, Fenway Alliance

Ms. Robin Gibson, graduate of Winsor School

Mr. Martin Walsh, Boston Building Trades

Ms. Dharmena Downey, Fenway Community Development Corporation

Ms. Vicki Robinson, tutoring program with the Mather School

Ms. Marena\_\_, Roslindale student at the Winsor School

Mr. Julian Braxton, Winsor School teacher

Ms. -----, Dorchester resident, graduate of Winsor & daughter now attends.

Ms. Erica Marr, Winsor graduate, Harvard Medical School graduate & now a physician at Dana Farber.

Mr. Rusha, Wheelock College  
Ms. Sarah Hamilton, MASCO & IAG  
Ms. Kathryn Madden, Temple Isreal & IAG  
Ms. Marcella Rainer, Boston Public School/ ABCD  
No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination Waiving Further Review for the Pilgrim Road Project and the Longwood Avenue Project, which finds that the Expanded Project Notification Form, as supplemented by the Supplemental Information Submission, adequately describes the impacts of the Pilgrim Road Project and the Longwood Avenue Project to be built on the Winsor Campus, generally bounded by the Riverway, a private way, and land of Congregation Adath Israel to the northwest; by the Wheelock College campus and the Simmons College Residential Campus to the northeast; by Brookline Avenue to the southeast; and by Longwood Avenue to the southwest, in accordance with the provisions of Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), subject to continuing design review by the Boston Redevelopment Authority (the "BRA"); and

FURTHER

VOTED: That, in connection with the Development Plan for Planned Development Area No. 83, The Winsor School Campus (the "Development Plan"), presented at a public hearing duly held at the offices of the BRA on September 15, 2011, and after consideration of evidence presented at and in connection with, the hearing on the Development Plan and the Proposed Projects, the BRA finds that (a) such Development Plan is not for a location or Proposed Project for which Planned Development Area for forbidden by the underlying zoning; (b) each Proposed Project in such Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan 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; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the BRA approves, pursuant to Section 80C of the Code, the Development Plan in substantial accord as presented to the BRA on September 15, 2011, and the companion map amendment (the "Map Amendment") amending Map 1 Boston Proper by indicating a Planned Development Area Overlay District comprising approximately 322,677 square feet (7.41 acres) in connection with the Proposed Projects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Pilgrim Road Project and the Longwood Avenue Project upon the successful completion of the Article 80 process of the Code for such Proposed Projects, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Courtyard Addition Project upon the successful completion of the Article 80E process of the Code for such Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the Development Plan pursuant to Section 80C of the Code, in substantial accord, as presented to the BRA on September 15, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the Map Amendment pursuant to Section 80C of the Code, in substantial accord, as presented to the BRA on September 15, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Projects under Section 80C-8 when appropriate; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project Agreement, and a Boston Residents Construction Employment Plan in connection with the Pilgrim Road Project and Longwood Avenue Project, and any and all other agreements and documents which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA in connection with the Proposed Projects; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take such actions and execute such agreements as the Director shall determine to be in the best interests of the BRA, in connection with the foregoing.

The aforementioned PDA NO. 83 is filed in the Document Book at the Authority as Document No. 7081/a.

The Chairman call for a recess at 7:09 p.m. and re-adjourned the meeting at 7:14 p.m.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Planned Development Area for the Fenway Triangle project in the Fenway Area. The Proposed Project within this Planned Development Area is a mixed-use project consisting of two buildings. 132 Brookline Avenue is proposed to be an approximately 17-story residential building with approximately 5,000 square feet of retail on the first floor and will contain approximately 150 units. 1325 Boylston is also proposed to contain approximately 225,000 square feet of office uses, approximately 140,000 square feet of anchor retail use and approximately 36,000 square feet of related storage, approximately 150 residential units, and a maximum of 575 parking spaces on up to three below-grade levels.

The hearing was duly advertised on August 30, 2011 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in

opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. John Fitzgerald will now present.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 82, THE FENWAY TRIANGLE MIXED-USE PROJECT AND A DEVELOPMENT IMPACT PROJECT REGARDING THE FENWAY TRIANGLE PROJECT, LOCATED ON BOYLSTON STREET AND BROOKLINE AVENUE, FENWAY", which included eleven proposed votes. Attached to said memorandum were a document entitled "Development Plan for Planned Development Area No. 82 - The Fenway Triangle Mixed Use Project dated September 15, 2011", a document entitled "Text Amendment Application No. 421 Boston Redevelopment Authority Fenway Neighborhood District Article 66", a document entitled "Map Amendment Application No. 601 Planned Development Area No. 82 The Fenway Triangle Project Map 1Q, Fenway Neighborhood District" and a letter dated September 6, 2011 from Dharmena Downey, Fenway Community Development Corporation.

Mr. John Fitzgerald, Project Manager, Attorney Douglas Hussik and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michel Ross

Mr. Will Onouha, Mayor's Office of Neighborhood Services

Representative Jeffrey Sanchez

Mr. Martin Walsh, Building Trades

Mr. Mark Fortune, Building Trades President

Mr. Neil Connolly, Ironworkers Local

Mr. Bill Richardson, Fenway Civic Association

Ms. Dharmena Downey, Fenway Community Development Corporation

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby approves a text amendment ("Text Amendment") to Article 66 and a map amendment to Map 1Q ("Map 1Q Amendment") of the Boston Zoning Code ("Code") in substantial accord with the Text Amendment and Map 1Q Amendment presented to the BRA on September 15, 2011; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston ("Zoning Commission") for approval of the Text Amendment and Map 1Q Amendment in substantial accord with the Text Amendment and Map 1Q Amendment presented to the BRA on September 15, 2011; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "BRA") approve the Fenway Triangle Project (the "Proposed Project") as a Development Impact Project within the meaning of Section 80B-7 of the Code and hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That, in connection with the Development Plan for Planned Development Area No. 82 for the Proposed Project (the "PDA")



presented at a public hearing, duly held at the offices of the BRA on August 15, 2011, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in the PDA, the BRA finds with respect to the PDA that (a) the PDA is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA complies with any provisions of the underlying zoning, as amended that establish use, dimensional, design or other requirements for Proposed Projects in Planned Development Areas; (c) the PDA complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA 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; and (e) on balance nothing in the PDA will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER  
VOTED:

That the BRA hereby approves, pursuant to Section 80C of the Code, the PDA Plan, in substantial accord with the PDA Plan presented to the BRA on September 15, 2011, and the accompanying map amendment (“Map Overlay Amendment”) to Map 1Q, Fenway Neighborhood District, indicating a Planned Development Area Overlay District, in substantial accord with that presented to the BRA on September 15, 2011; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; 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 upon the successful completion of all Article 80 processes; and

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, 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 Proposed Project and the PDA Plan, all upon terms and conditions determined to be in the best interests of the BRA.

FURTHER  
VOTED:

That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the PDA Plan and the Map Overlay Amendment, both in substantial accord as presented to the BRA on September 15, 2011; and

FURTHER  
VOTED:

That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that: (a) the Proposed Project is adequately described in the PDA Plan; (b) the Proposed Project is consistent with the PDA Plan; and (c) the PDA Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A and Article 80C of the Code.

The aforementioned PDA NO. 82 is filed in the Document Book at the Authority as Document No. 7082/a, b, c.

Copies of a memorandum dated September 15, 2011 were distributed entitled "225 CENTRE STREET HOUSING PROJECT, JACKSON SQUARE PROJECT, JAMAICA PLAIN/ROXBURY", which included two votes. Attached to said memorandum was a letter dated September 13, 2011 from Bartholomew Mitchell & Richard Thal, Jackson Square Partners, LLC and a map indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager, addressed the Authority and answered the Members' questions.

Representative Jeffrey Sanchez spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) To prevent and overcome urban blight by undertaking the acquisition of parts of certain discontinued city streets containing approximately 15,100 square feet in the Jackson Square Project area from the city of Boston by eminent domain and to convey the same to Jackson Square Partners, LLC or the Massachusetts Bay Transportation Authority, as appropriate (the "Project"), it is in the public interest of the Authority and the city of Boston to adopt a Demonstration Project Plan for the Project;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will or have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B, Section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following "Demonstration Project Plan" in connection with the Project: the Authority shall acquire certain discontinued streets in the Jackson Square Project area containing approximately 15,100 square feet of land from the city of Boston and convey the same to Jackson Square Partners, LLC or the MBTA, as appropriate. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with 225 Centre LLC, Jackson Square Partners, LLC, the MBTA and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the

Authority's role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated September 15, 2011 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote.

Mr. John Fitzgerald, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC ("Developer"), dated September 29, 2005, and said time period hereby is extended until September 15, 2012, in order to meet necessary requirements for final designation. 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 Developer by September 15, 2012.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PARCEL 7 AIR RIGHTS NOTICE OF PROJECT CHANGE, FENWAY", which included three proposed votes.

Mr. John Fitzgerald, Project Manager, addressed the Authority and answered the Members' questions.

Councilor Michael Ross and Mr. Will Onuoha, Mayor's Office of Neighborhood Services spoke in favor 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 a Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the Parcel 7 Air Rights project, (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification or a Partial Certification of Compliance and Consistency for the Proposed Project after the Director has determined that the Proposed Project complies with all applicable Article 80 processes and appropriate agreements have been executed; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver amendments to, or amended and restated agreements regarding the Development Impact Project Agreement, Cooperation Agreement, Affordable Rental Housing Agreement and Restriction, and any and all other documents or agreements deemed appropriate and necessary by the Director in connection with the Proposed Project with terms and conditions to be in the best interest of the BRA as determined by the Director.

Copies of a memorandum dated September 15, 2011 were distributed entitled "BOSTON UNIVERSITY: CUMMINGTON STREET MALL PROJECT, ORDER OF TAKING AND PUBLIC IMPROVEMENT COMMISSION

ACTIONS”, which included two proposed votes. Attached to said memorandum were four Taking Plans and a map indicating the proposed area.

Ms. Heather Campisano, Deputy Director of Development, addressed the Authority and answered the Members’ questions.

Mr. Will Onuoha, Mayor’s Office of Neighborhood Services spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously VOTED: That the Authority adopts a Resolution entitled, “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 15, 2011, relating to the parcels comprising Blandford Street, Hinsdale Street and a portion of Cummington Street, Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk”; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into and execute documents, which may include a deed, land disposition agreement, indemnification agreement and easements with Boston University and/or utilities, and any and all other related instruments, agreements and documents in connection with the Taking Parcels, which the Director, in his sole discretion, deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7083.

Copies of a memorandum dated September 15, 2011 were distributed entitled “BUILDING 104 -1 4 FIRST AVENUE, CHARLESTOWN (CHARLESTOWN NAVY YARD)”, which included five proposed votes. Attached to said memorandum was a map indicating the proposed area.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, 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 consent to the transfer of the Project from Building 104 Limited Partnership (the “Partnership”) to Bricklayers Building 104 LLC (the “New Owner”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to consent to the assignment and assumption of the BRA Loans from the Partnership to the New Owner and to amend the BRA Loans to extend the maturity date; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to extend the term of the affordability restriction for a period of twenty (20) years; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to subordinate the BRA Loans and the affordability restrictions to Centennial Mortgage’s loan; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into and any and all other agreements and documents that the Director deems necessary and appropriate and in the best interest of the BRA relative to the refinancing of the Project.

Copies of a memorandum dated September 15, 2011 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 78 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffery Hampton, Senior Planner II, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: BZC 31341, BZC 31342, BZC 31343, BZC 31344, BZC 31345, BZC 31346, BZC 31347, BZC 31348, BZC 31350, BZC 31351, BZC 31352, BZC 31353, BZC 31354, BZC 31355, BZC 31356, BZC 31357, BZC 31358-31359, BZC 31366, BZC 31367, BZC 31368, BZC 31369, BZC 31370-31371, BZC 31372, BZC 31374, BZC 31375, BZC 31377, BZC 31378, BZC 31379, BZC 31380, BZC 31382, BZC 31383, BZC 31384-31385, BZC 31386, BZC 31387, BZC 31388, BZC 31389-31390, BZC 31391, BZC 31392, BZC 31393, BZC 31395, BZC 31397, BZC 31398, BZC 31400, BZC 31401, BZC 31402, BZC 31403, BZC 31404, BZC 31405, BZC 31406, BZC 31407, BZC 31408, BZC 31409, BZC 31410, BZC 31411, BZC 31412, BZC 31413, BZC 31414, BZC 31415, BZC 31416, BZC 31417, BZC 31418, BZC 31419, BZC 31420, BZC 31429, BZC 31431-31432, BZC 31436, BZC 31437, BZC 31438, BZC 1439, BZC 31440, BZC 31441, BZC 31442, BZC 31445, BZC 31446, BZC 31448, BZC 31449 and BZC 31450.

Mr. Peter Meade, Director updated the Board Members: regarding his speech at the Chamber of Commerce regarding projects in the city and the All Staff meeting held on September 15, 2011 and the hopes of restoring the staffs' 3% & 5% salary reduction since June 2009.

Copies of a memorandum dated September 15, 2011 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Stephen Stimson Associates	\$ 5,125.00
Stoss, Inc.	\$ 1,750.00
Englander, Chicoine et al	\$ 22,362.77
Sasaki Associates, Inc.	\$ 39,848.15
REMI, Inc.	\$ 4,550.00
Crosby, Schlessinger et	\$ 326.28

Copies of a memorandum dated September 15, 2011 were distributed entitled "OPERATING BUDGETS FOR FISCAL YEARS 2011 AND 2012 AND AUTHORIZATION FOR THE DIRECTOR TO TRANSFER INTER-AGENCY FUNDS AND FORGIVE INTERAGENCY DEBT", which included three proposed votes.

Mr. James Tierney, Chief of Staff and Special Counsel to the Director, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority Fiscal Year 2011 Operating Expense Budget be approved in the amount of \$13,574,000; and

FURTHER

VOTED: That the Boston Redevelopment Authority Fiscal Year 2012 Operating Expense Budget be approved in the amount of \$12,958,000; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to transfer funds and to forgive interagency debt to or from the BRA or to or from the EDIC, BLDC or BIDFA at a time and under such terms as the Director deems appropriate.

The aforementioned FY11 & FY12 BUDGET is filed in the Document Book at the Authority as Document No. 7084.

Copies of a memorandum dated September 15, 2011 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel to Denver, Colorado for Mr. Galen Nelson to attend a sustainable economic development conference from Sept. 12-14, 2011, sponsored by the Institute for Sustainable Communities (ISC). Agency cost totals \$300 for a registration fee.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel to Denver, Colorado for Mr. John (TAD) Read to attend a sustainable economic development conference from Sept. 12-14, 2011, sponsored by the Institute for Sustainable Communities (ISC). Agency cost totals \$300 for a registration fee.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize out of state travel to Toronto, Canada for Mr. John Dalzell, Senior Architect, Planning/Urban Design to attend Green Build 2011, October 4-7. Agency cost total is \$700 for registration fee. Other expenses are provided by USGBC.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Ms. Kristin Kara as Deputy Director for Special Projects, Grade 24, Directors Office, \$90,000 annualized

VOTED: That the next meetings of the Authority will be held on Thursday, October 20, 2011 at 5:30 p.m.; Thursday, November 17, 2011 at 5:30 p.m. and Thursday December 15, 2011 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 8:00 p.m.

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Secretary