

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON JAN. 18, 1961

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on Jan. 18, 1961. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph W. Lund Msgr. F. J. Lally James G. Colbert Stephen E. McCloskey	Melvin J. Massucco (came in later)

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on Jan. 18, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

January 17, 1961 Title: Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Jan. 17, 1961 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 18th day of January, 1961.

Kane Simonian

Secretary

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The minutes of the meeting of January 11, 1961 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The Executive Director reported to the Authority that a quarterly report from the First National Bank had been received concerning the escrow agreement with Charles River Park, Inc. and that the value of the securities held in escrow were in excess of the required \$100,000 amount.

The Executive Director notified the Authority that the meeting scheduled at ten a.m. with Mr. Henry Hixon Meyer and Herbert W. Vaughan, representing the Prudential Insurance Company, was cancelled with these attorneys.

The Executive Director informed the Authority that NAHRO was conducting a Codes Conference in Washington February 2 and 3.

On motion duly made and seconded, it was unanimously

VOTED: that Mr. McCloskey be authorized to represent the Authority at the conference and that the Executive Director be authorized to designate, at his discretion, a staff representative to also attend the Conference.

Mr. Massucco entered the meeting at this point.

The Executive Director distributed copies of a letter from P & P Realty concerning the proposed Brighton project, advising the Authority that the FHA has given preliminary indications of feasibility for 500 units, and that P & P Realty was preparing detailed information concerning the project.

The question was raised that the proposed Freeway would conflict with or cut through the proposed project. The Executive Director was instructed to ascertain the latest information on the route of the Freeway and report back to the Authority. The Executive Director was instructed to prepare recommendations on the work program to make the plans for the project in the event the Freeway does not conflict with the development of the project.

The Executive Director was further instructed to contact P & P Realty and advise them that further action on the proposed project would have to be deferred until the Freeway problem is resolved, but that however, the Authority would consider proceeding with the planning for the project if P & P Realty agreed to indemnify the Authority for any planning costs in the event the determination on the Freeway conflicted with the project after it was planned.

The Authority discussed densities for the proposed project area in the light of the fact that the local FHA office has informally agreed on 500 dwelling units for the area, based upon a preliminary marketability review. The Authority also discussed the general area surrounding the proposed project area, such as the considerable amount of open space and low coverage of land in the Harvard University properties.

The Authority also discussed the number of proposed dwelling units in the light of the number of people that would be accommodated and inasmuch as the marketability studies of the area indicate that efficiencies or one-bedroom apartments will be most in demand, the number of people per acre will be less, and from that point of view the number of dwelling units per acre is not as significant.

Because of these factors, the Authority was inclined to give favorable consideration to a revision of the proposed Land Use Map in the Preliminary General Plan in order to make possible the construction of 500 dwelling units.

On motion duly made and seconded, it was unanimously

VOTED: to direct the Planning Administrator to prepare, for consideration and adoption by the Authority, a revision of the proposed Land Use Map of the Preliminary General Plan for Boston with respect to the Harvard-Western area in order to provide for the higher density under consideration.

Monthly progress report from Phoenix Urban Corporation on Complex 1-A was distributed and noted.

Site office reports were read and distributed.

On the recommendation of the Whitney Site Office, and on motion duly made and seconded, it was unanimously

VOTED: to authorize relocation payment and waive rent arrearage for the following in the stated amounts: John Wagner, \$162.00; Dorothy Whiting, \$77.50.

A Relocation Report on the geographical distribution of West End families was distributed.

Draft of text of the Annual Report was distributed for consideration by the Authority.

Mr. Logue, Mr. Graham and Mr. Bolan entered the meeting at this point.

Mr. Colbert informed the Authority that he had met Mr. Henry Hlxon Meyer, attorney for the Prudential, on the street shortly after 9:00 a.m. and that Mr. Meyer had requested that the Authority refrain from setting the date for the hearing on the Prudential Application because, in his opinion, the Prudential Insurance Company would most likely wish to postpone the hearing until the Toll Road-Freeway problem is resolved.

Mr. Logue was asked for his comments and views on the Prudential Application and setting the date for the public hearing. Mr. Logue recommended that the date for the public hearing be set, regardless of the Toll Road-Freeway controversy and regardless of Prudential's attitude concerning postponement of the hearing as related by Mr. Colbert from his conversation with Mr. Meyer of earlier that morning.

The General Counsel objected to setting the date for the hearing and stated that the applicant should be entitled to at least one continuance.

Mr. McCloskey pointed out that the project is far too important to the future of Boston for any hasty action to be taken and that every consideration should be given to the Prudential's wishes.

Mr. Logue contended that the date could be set, the hearing could be held and later on, the Prudential could amend its Application if it were made necessary by the Toll Road and Freeway decision.

Mr. Colbert moved that the Authority, at the conclusion of today's business, adjourn until 9:30 a. m., Thursday, January 19th» in order that the hearing date be set at the adjourned meeting if the Prudential Company indicates their willingness to hold the hearing, and further, that if, prior to the adjourned meeting, it was learned that the Prudential Company wished to postpone the hearing, the adjourned meeting could be called off.

On Mr. Colbert's motion, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Authority recess at the end of today's meeting and adjourn until Thursday morning, January 19th, at 9:30 a.m. for the purpose of setting the date for the Prudential public hearing in the event the Prudential Insurance Company wishes to hold a public hearing.

On motion duly made and seconded, it was unanimously

VOTED: to approve Mr. Graham's recommendation and ratify the employment of Alice Elizabeth Dineen as Temporary Planning Assistant at \$83* 75 per week, 180-day appointment.

The Executive Director distributed copies of a report from the Real Property Board, requesting information on the stages of planning, commencement dates and boundaries of the Mattapan and Castle Square projects. Mr. Logue informed the Authority that he would prepare a memo covering the above points with respect to the proposed Castle Square project.

Mr. Logue notified the Authority that the Survey & Planning Contract for the Government Center and the Downtown North GNRP would have to be amended to provide for the additional consultant services as previously outlined to the Authority.

Mr. Logue presented to the Authority a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Undertaking of Surveys and Plans for an Urban Renewal Project and Filing of an Application" - R 144, which was read and discussed by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as presented and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 130.)

Mr. Logue presented to the Authority a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Undertaking of General Neighborhood Renewal Plan and Filing of Application for Federal Advance of Funds" - GN 151, which was read and discussed by the Authority.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as presented and read.

(The foregoing Resolution is filed in the Document Book of the Authority as Document No. 131.)

Mr. Logue presented draft forms of two third-party technical services contracts proposed to be entered into with L M, Pei Associates, as follows: \$90,000 for the Downtown North GNRP and \$81,000 for the Government Center Survey and Planning Contract.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to execute contract with L. M. Pei Associates for consultant services in the amount of \$90,000 for the Downtown North GNRP and \$81,000 for the Government Center Survey and Planning, subject to the approval of the URA.

On motion duly made and seconded, it was unanimously

VOTED: to enter executive session at 11:12 p.m.

The executive session adjourned at 1:12 p.m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn today's meeting and recess until 9:30 a.m. ,

January 19, 1961.

The meeting closed at 1:14 p. m.


Secretary