

Messrs. McCann and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of April 24, 2007, which were previously distributed, were submitted.

This is Public Hearing before the Boston Redevelopment Authority (the "Authority"), being held in accordance with Chapter 121A of the Massachusetts General Laws and of the Acts of 1960, Chapter 652 ("Chapter 652") (collectively "Chapter 121A") and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider the application filed with the Authority on April 20, 2007, by Allston Landing Limited Partnership (the "Applicant"), for approval of the Second Amendment to the Report and Decision in connection with the Genzyme Allston Landing Chapter 121A project (the "Project"). The Application requests approval for expansion of the existing project and related matters by the construction of approximately 25,000 square feet of additional usable space primarily located below grade in which to install a new steam cogeneration plant, construction of approximately 90,000 square feet of usable expansion space, office and manufacturing support areas, including a cafeteria, construction of a raised, open-air, exterior utility platform to contain gas compressors, miscellaneous electric utility equipment and emergency generators, and construction of 135 additional at-grade parking spaces (collectively, such expansion is hereinafter referred to as "Phase II").

Notice of this Public Hearing was duly advertised in the Boston Herald on April 27, 2007 and by sending such notice to abutters in accordance with the Authority's votes on April 24, 2007.

In a Public Hearing before the Authority, staff members and the Applicant's representatives will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the Project expansion will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire.

Staff will now begin the presentation.

Copies of a memorandum dated May 8, 2007 were distributed entitled "GENZYME CHAPTER 121A PROJECT EXPANSION, LOCATED AT 500 SOLDIERS FIELD ROAD, ALLSTON NEIGHBORHOOD OF BOSTON;

AUTHORIZATION”, which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Attorney Thomas Schnorr, Me. Katie Archer and Mr. Bob Wong, architects, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, IBEW

Mr. Ed Wright, Ironworkers Local

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “SECOND AMENDMENT TO REPORT AND DECISION ON THE GENZYME ALLSTON LANDING CHAPTER 121A PROJECT, FOR APPROVAL OF CERTAIN CHANGES TO EXPAND THE PROJECT AND RELATED MATTERS UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND THE ACTS OR 1960, CHAPTER 652, BOTH AS AMENDED AND APPLICABLE” be and hereby is approved and adopted in all respects.

The aforementioned SECOND REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6830.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80C of the Boston Zoning Code, to consider the Development Plan for the 311 Summer Street project (“the Proposed Project”), to be located with the Planned Development Area Development Plan No. 69, South Boston/The 100 Acres. 311 Summer Street LLC (the “Proponent”) proposes to rehabilitate the existing mixed-use, approximately 58,000 square foot building, which is located in the Fort Point District of South Boston. The proposed rehabilitation includes the exterior restoration and the interior renovation of the existing building, a one-story, approximately 5,700 square foot, stepped back office penthouse addition, and up to fifteen (15) parking spaces, eleven (11) below grade and four (4) at grade. A mixture of other office, retail/service, restaurant, and accessory uses are proposed for the lower levels.

This hearing was duly advertised in the Boston Herald on April 27, 2007.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity

to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire.

Copies of a memorandum dated May 8, 2007 were distributed entitled "311 SUMMER STREET PROJECT, 311-319 SUMMER STREET - PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR THE 311 SUMMER STREET PROJECT, PARCEL A₂, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES", which included five proposed votes.

Attached to said memorandum were a document entitled "MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES" dated January 10, 2007, three photos, letters of support from Cameron Sawzin, for the Fort Point Neighborhood Alliance Working Group; Frank DiMella, DiMella Shaffer Associates, Inc., an architecture firm with offices at 281 Summer Street; Carolyn Hendrie, AIA, Principal of Bargmann Hendrie + Archetype, Inc., an architecture firm with offices at 300 A Street; Robert H. Baldwin, Jr., Senior Vice President, Paradigm Properties, owner of 263 Summer Street; and Young K. Park, President, Berkley Investments, Inc.; Ellen J. Lipsey, Executive Director, Boston Landmarks Commission and Sarah D. Kelley, Executive Director, Boston Preservation Alliance and two maps indicating the location of the proposed project.

Ms. Kristin Kara, Project Manager, Mr. BK Boley, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Joe Mulligan, commercial abutter

Ms. Cameron Sawzia, Fort Point Neighborhood Alliance

Mr. Gary Walker, IBEW

Mr. Ed Wright, Ironworkers Local

Mr. Frank DiMella, DiMella Schaffer

Mr. Jack, Shawmut Construction

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80C and Article 3-1(A)(a) of the Boston Zoning Code ("Code"), in connection with Development Plan for 311 Summer Street project (the "Proposed Project") within the Planned Development Area No. 69, South Boston/The 100 Acres ("PDA No. 69"), presented at a public hearing duly held at the offices of the Boston Redevelopment Authority ("Authority") on May 8, 2007, and after careful consideration of evidence presented at, and in

connection with the hearing and the Proposed Project described in Development Plan, the Authority finds with respect to the Development Plan that (a) the Development Plan will not be in a location for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the 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) the Development Plan 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 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 of Boston as a whole; and (e) on balance, nothing in the Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (f) the Development Plan adequately and sufficiently complies with the Code Section 80C-4, Standards for Planned Development Area Review Approval, and otherwise complies with all applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER
VOTED:

That pursuant to Article 80, Section 80C-5.4 and Article 3-1(A)(a) of the Code, the Authority hereby authorizes the Director to petition the Boston Zoning Commission to approve the Development Plan for the 311 Summer Street project within PDA No. 69, in substantial accord with the development plan presented to the Authority at its hearing on May 8, 2007; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized, upon completion of continuing Authority design review, and following Boston Zoning Commission approval of the Development Plan for the 311 Summer Street project within PDA No. 69, to issue a Certification of Consistency pursuant to Section 80C-8 of the Code, upon finding that the standards set forth in the Code section have been met; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the Proposed Project by 311 Summer

Street LLC has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the Development Plan for the 311 Summer Street project within PDA No. 69 and the Proposed Project or any portion thereof, including, without limitation a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned is PDA NO. 69 incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6831.

Copies of a memorandum dated May 8, 2007 were distributed entitled "CROSTOWN PHASE II", which included three proposed votes. Attached to said memorandum were four maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorizes the Director to petition the City of Boston Public Improvement Commission ("PIC") for the implementation of specific repairs within the way of Melnea Cass Boulevard and the widening and relocation of Albany Street; and

FURTHER

VOTED: That the BRA Director be authorized to execute and deliver a deed or easement to the City of Boston for the portion of the property affected by the widening and relocation of Albany Street; and

FURTHER

VOTED: That the BRA Director be authorized to execute a License, Maintenance and Indemnification Agreement by and among the City of Boston, the BRA, and MEPT Crosstown Center Office LLC, and any and all other documents deemed necessary and appropriate in connection with the PIC actions.

Copies of a memorandum dated May 8, 2007 were distributed entitled "AMENDMENT TO REDEVELOPER AGREEMENT FOR THE 31 WAVERLY STREET PROJECT", which included two proposed votes. Attached to said memorandum were a letter dated February 21, 2007 from Denzil D. McKenzie, McKenzie & Associates, P.C. to Mr. Thomas Miller, Boston Redevelopment Authority and two maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director, be, and hereby is, authorized on behalf of the Boston Redevelopment Authority (“BRA”), in connection with the construction of three (3) residential units at 31 Waverly Street to amend the Redevelopment Agreement with LaRosa Development Corporation, to reduce the monetary obligation to the BRA from \$60,000 to \$22,500 upon the issuance of a Certificate of Occupancy for said project; and

FURTHER

VOTED: That the Director, be, and hereby is, authorized on behalf of the BRA, in connection with the 31 Waverly Street project in Roxbury, to enter into or execute any and all documents, or agreements deemed necessary and appropriate by the Director, containing such terms and conditions that are acceptable to the Director or Acting Director, in his sole discretion.

Copies of a memorandum dated May 8, 2007 were distributed entitled “CHARLESTOWN NAVY YARD - PIER 3 - PHASE I PROJECT”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. John O’Brien, 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: (i) accept and expend grant funds in the amount of \$1,563,628 awarded by the Commonwealth of Massachusetts - Executive Office of Transportation (“EOT”) for the Pier 3 Water Transportation Terminal Project at the Charlestown Navy Yard; (ii) enter into a contract with EOT to memorialize such award; and (iii) amend an existing contract with Bryant Associates for engineering services in the Navy Yard to include the design, contract documents and all necessary permitting to carry out the Pier 3 - Phase I Project. Such amendment shall increase the contract balance by an additional \$50,000 and shall extend the contract to cover the multi-phased project.

Copies of a memorandum dated May 8, 2007 were distributed entitled “CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-7C-2, LOCATED AT 460-464 MEDFORD STREET”, which included a proposed vote. Attached said memorandum a floor layout and a map indicating the location of the proposed project.

Mr. Tai Y. Lim, 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 enter into an Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and Edward L. and Janet M. Donahue to allow the demolition of the existing single-family home and the new construction of one (1) single-family home and three (3) attached townhouse units, four (4) garage parking spaces, and related site improvements ("Proposed Project") on Parcel R-7C-2 in the Charlestown Urban Renewal Area located at 460-464 Medford Street, Charlestown, and to include an incremental price of \$37,500 to be paid to the BRA upon the execution of the Amended and Restated Land Disposition Agreement, and any and all other documents, agreements or instruments necessary to allow the Proposed Project on the Project Site, said documents to include such terms and conditions as the Director may deem in the best interests of the BRA.

Copies of a memorandum dated May 8, 2007 were distributed entitled "HYDE BLAKEMORE CONDOMINIUM PROJECT, ROSLINDALE", which included three proposed votes. Attached to said memorandum were two plans and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") approve a grant in the amount of \$650,000 of Inclusionary Development Funds ("Grant") in connection with seven (7) two-bedroom Affordable Units available for households earning up to 80% of area median income ("AMI") as promulgated by the United States Department of Housing and Urban Development ("HUD") for the Boston Standard Metropolitan Statistical Area, two (2) two-bedroom Affordable Units available for households earning up to 100% of AMI, two (2) three-bedroom Affordable Units available for households earning up to 80% of AMI, and two (2) three-bedroom Affordable Units available for households earning up to 100% of AMI; and

FURTHER

VOTED: That the Director be, hereby is, authorize the Director to enter into a grant agreement, mortgage, and any other documents with UED Corporation for a grant of \$650,000 from Inclusionary Development Funds in connection with thirteen (13) Affordable Units in the

proposed Hyde Blakemore Condominium Project; and

FURTHER

VOTED: That the Director be, hereby is, authorize the Director to enter into an Affordable Housing Agreement for the creation of seven (7) two-bedroom Affordable Units available for households earning up to 80% of AMI, two (2) two-bedroom Affordable Units available for households earning up to 100% of AMI, two (2) three-bedroom Affordable Units available for households earning up to 80% of AMI, and two (2) three-bedroom Affordable Units available for households earning up to 100% of AMI, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Grant and the Hyde Blakemore Condominium Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated May 8, 2007 were distributed entitled "316-322 SUMMER STREET, SOUTH BOSTON NEIGHBORHOOD", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Mr. Doug Palermo, developer and Mr. Jeff, architect, addressed the Authority and answered the Members' question.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement based upon the revised affordable housing commitment for the Project, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the affordable housing provided at the Project.

Copies of a memorandum dated May 8, 2007 were distributed entitled "EMERALD COURT, SOUTH BOSTON", which included a proposed vote. Attached to the memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: In reference to Petition BZC-28128, MCL Companies/SB Housing Enhancement LLC, located at 220 West Second Street in the South Boston neighborhood of Boston, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval.

Copies of a memorandum dated May 8, 2007 were distributed entitled "REQUEST FOR APPROPRIATION FOR NO MORE THAN \$66,900.00 FOR GIS CONSULTING SERVICES FOR THE SPATIAL SHIFTING OF THE CITY OF BOSTON'S DIGITAL PARCEL DATA LAYER TO LINE UP WITH THE CITY'S PLANIMETRIC AND IMAGERY DATA", which included a proposed vote. Attached to the memorandum was a map indicating the location of the proposed project.

Ms. Randi Lathrop, Deputy Director of Community Planning, 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 enter into a contract for consulting services with Applied Geographics Inc., (AGI) for the spatial adjustment of the Assessing parcel data layer to match with the City of Boston's planimetric data, in an amount not to exceed \$66,900.

Copies of a memorandum dated May 8, 2007 were distributed entitled "AMEND CONTRACT AMOUNT FOR CONSULTANT SERVICES TO FOR ADDITIONAL SERVICES FOR ASSIST IN THE PREPARATION OF IDENTITY AND BRANDING STRATEGY FOR DOWNTOWN CROSSING", which included a proposed vote.

Ms. Jessica Shumaker, Deputy Press Secretary, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director on behalf of the Boston Redevelopment Authority ("Authority") be, and hereby is, authorized to amend the contract amount with Urban Marketing Collaborative for the Downtown Crossing Identity and Branding Strategy from \$310,000 to \$380,000 to reflect the inclusion of an executive summary and website. The initial phase of the Downtown Crossing Identity and Branding Strategy will be funded by the Authority.

Copies of a memorandum dated May 8, 2007 were distributed entitled "UPDATE ON THE LEADING THE WAY II CAMPAIGN", which included a progress report.

Copies of a memorandum dated May 8, 2007 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 30 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Rick Shaklik, Deputy Director of Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-28114, BZC-28115, BZC-28117, BZC-28119, BZC-28120, BZC-28121, BZC-28122, BZC-28123, BZC-28124, BZC-28125, BZC-28126, BZC-28127, BZC-28139, BZC-28140, BZC-28141, BZC-28144-28145, BZC-28146-24147, BZC-28148, BZC-28149, BZC-28150, BZC-28151, BZC-28152, BZC-28153, BZC-28231, BZC-28236, BZC-28237, BZC-28243-28264, BZC-28273, BZC-28143 and BZC-28167-28181.

Copies of a memorandum dated May 8, 2007 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

RDA Construction Corp.	\$ 77,900.00
Childs Engineering Corp.	\$ 3,000.00
Bourne Consulting Eng.	\$ 7,160.00

Copies of a memorandum dated May 8, 2007 were distributed entitled "HOUSING BOSTON 2012 FUNDING REQUEST".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to expend grant funds in the amount of \$20,000 to assist with the funding of (*HOUSING BOSTON 2012*), a Boston Redevelopment Authority/City of Boston sponsored housing conference.

Copies of a memorandum dated May 8, 2007 were distributed entitled "CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55: PARCEL R-11A LOCATED AT 40 COOK STREET". Attached to said memorandum were two maps indicating the location of the project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Deed dated July 28, 1977 conveying Parcel R-11A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-11A") from the Boston

Redevelopment Authority (“BRA”) to Mary R. Marsden and the Land Disposition Agreement dated July, 1977 entered into by the BRA and Mary R. Marsden evidencing the successful completion of off-street parking and extended yard space on Parcel R-11A, and conditioned upon any new owner of Parcel R-11A to seek BRA approval for any changes to Parcel R-11A.

Copies of a memorandum dated May 8, 2007 were distributed entitled, “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize summer internships and extensions as follows:

Dan Abate: Research Division, up to 35 hours per week at a rate of \$12.00 per hour; June 4, 2007 – August 3, 2007.

Luis Montoya: Zoning Department / Planning Division, up to 35 hours per week at a rate of \$15.00 per hour; June 4, 2007 – August 31, 2007.

Tongyu Wang: Urban Design Department / Planning Division, up to 35 hours per week at a rate of \$15.00 per hour; June 4, 2007 – August 3, 2007.

Alix Zerbo: Research Division, up to 35 hours per week at a rate of \$15.00 per hour, May 14, 2007 – August 31, 2007.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of title and role, for Andrea Laing effective upon your approval:

From: Special Assistant to the Deputy Director for Compliance

To: Assistant Director for Affordable Housing Compliance

VOTED: That the next meetings of the Authority will be held on Thursday, May 31, 2007 at 2:00 P.M.; Thursday, June 21, 2007 at 2:00 P.M.; Thursday, July 19, 2007 at 2:00 P.M.; **Tuesday**, August 14, 2007 at 2:00 P.M.; **Tuesday**, September 11, 2007 at 2:00 P.M.; Thursday, September 27, 2007 at 2:00 P.M.; Thursday, October 18, 2007 at 2:00 P.M.; Thursday, November 15, 2007 at 2:00 P.M.; Thursday, December 6, 2007 at 2:00 P.M.; and Thursday, December 20, 2007 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:45 p.m.

Secretary