

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of October 8, 2013 were submitted and approved.

Copies of a memorandum dated October 17, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER: THE BETH ISRAEL DEACONESS MEDICAL CENTER 2013 INSTITUTIONAL MASTER PLAN PROJECT NOTIFICATION FORM", which included a proposed vote.

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 to consider the Beth Israel Deaconess Medical Center Institutional Master Plan Notification Form/Small Project Review Application for the Bowdoin Street Health Center Addition Project, to be held at a time and date to be determined by the Director.

Copies of a memorandum dated October 17, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE BOSTON UNIVERSITY MEDICAL CENTER 2013 INSTITUTIONAL MASTER PLAN AMENDMENT", which included a proposed vote.

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority to be held at a time and date to be determined by the Director to consider the Boston University Medical Center 2013 Institutional Master Plan Amendment ("2013 IMP Amendment") that includes the following six (6) proposed institutional projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the proposed New Inpatient Building Phase 1; (c) relocation of the Energy Facility proposed in 2010; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling; (e) the proposed New Inpatient Building Phase 2; and (f) the proposed Administration Clinical Building.

Copies of a memorandum dated October 17, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE FIRST INSTITUTIONAL MASTER PLAN AMENDMENT TO THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2013-2023 INSTITUTIONAL MASTER PLAN", which included a proposed vote.

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 at a date and time to be determined by the Director to consider the First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan, pursuant to Section 80D of the Boston Zoning Code.

Copies of a memorandum dated October 17, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 96, GOVERNMENT CENTER GARAGE REDEVELOPMENT PROJECT AND TO CONSIDER THE GOVERNMENT CENTER GARAGE REDEVELOPMENT PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote. Attached to said memorandum was a document

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing at a date and time to be determined by the Director, (i) pursuant to Section 80C of the Boston Zoning Code, to consider the Development Plan for the Planned Development Area No. 96, Government Center Garage Redevelopment Project and, (ii) pursuant to Section 80B-7 of the Boston Zoning Code, to consider the Government Center Garage Redevelopment Project as a Development Impact Project.

Copies of a memorandum dated October 17, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER A 121A APPLICATION FOR THE BOSTON GARDEN PROJECT, LOCATED AT 80 CAUSEWAY STREET, WEST END, AND TO CONSIDER THE BOSTON GARDEN PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing before the Boston Redevelopment Authority on a date and time to be determined by the Director, to consider (1) the 121A Application for the Boston Garden Project pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended, and (2) to consider the Boston Garden Project as a Development Impact Project pursuant to Sections 80B-5.3(d) and 80B-7 of the Boston Zoning Code.

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 Fourth Amendment to the Development Plan for Planned Development Area No. 46 for Brighton Landing, submitted by NB Guest Street Associates LLC., on August 30, 2013, and located at 20 Guest Street in Brighton.

This hearing was duly advertised on October 4, 2013 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard. Ms. Hines will now begin the presentation.

Copies of a memorandum dated October 17, 2013 were distributed entitled "PUBLIC HEARING FOR THE FOURTH AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 46 FOR BRIGHTON LANDING LOCATED IN BRIGHTON, MASSACHUSETTS", which included six proposed votes. Attached to said memorandum was a document "Fourth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing" and four maps.

Ms. Casey Hines, Project Manager, Mr. Jay Rourke, New Balance Street Associates LLC, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the Proposed Amendment:

Ms. Angela Holms, Mayor's Office of Neighborhood Services

Mr. Mark Hanley for Councilor Mark Ciommo, Representative Michael Moran and Representative Kevin Honan

Ms. Angela Gomez, IAG

Mr. Brian Doherty, Boston Building Trades

Mr. Tom, Carpenters Union

Mr. Gary Walker, Electricians Union

Mr. Mark Fortune, President Boston Building Trades

Mr. Neil Connolly, Ironworkers Union

Mr. Timothy Vandel, Plumbers Union

Mr. Russell Bartash, Sheetmetal Union

Mr. Bill Doherty, Painters & Alloy

No one spoke in opposition.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") a determination waiving further review for the revised Brighton Landing project in which two new elevators and the extension and improvements of an existing stairwell, all to be located in the northeasterly portion of the Brighton Landing Parking Garage, at the corner of Guest Street and Life Street and the extension of two other existing stairwells and as well as capital improvements to the existing elevator core on the northwesterly portion of the Brighton Landing Parking Garage shall be constructed as set forth in the Notice of Project Change submitted on October 16, 2013 ("Revised Brighton Landing Project"), subject to Boston Redevelopment Authority ("BRA") design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code in connection with the Revised Brighton Landing Project upon the completion of the Article 80 processes; and

FURTHER VOTED: That BRA hereby approves the Fourth Amendment to the Development Plan for Planned Development Area No. 46 (the "Fourth Amendment") Brighton Landing, pursuant to Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Fourth Amendment pursuant to Section 80C-4 of the Code, in substantial accord with the Fourth Amendment presented to the BRA on October 17, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Revised Brighton Landing Project as described in the Development Plan for Planned Development Area No. 46, as amended ("PDA No. 46 Plan"), when the Director finds that (a) the Revised Brighton Landing Project is described adequately in PDA No. 46 Plan, (b) the Revised Brighton Landing Project is consistent with the PDA No. 46 Plan, and (c) PDA No. 46 Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, or amendments thereto, deemed necessary and appropriate by the Director in connection with the Fourth Amendment and the Revised Brighton Landing Project, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned FOURTH PDA NO. 46 AMENDMENT is filed in the Document Book at the Authority as Document No. 7420.

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 Second Amendment to the Master Plan for Planned Development Area No. 87 for Boston Landing, submitted by Boston Landing LLC., on August 30, 2013, and located at 20 Guest Street in Brighton.

This hearing was duly advertised on October 4, 2013 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to

comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Hines will now begin the presentation.

Copies of a memorandum dated October 17, 2013 were distributed entitled "PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 87 FOR BOSTON LANDING, GUEST STREET AND LIFE STREET LOCATED IN BRIGHTON, MASSACHUSETTS", which included three proposed votes. Attached to said memorandum were a document entitled "Second Amendment to Master Plan for Planned Development Area No. 87, New Brighton Landing Boston Redevelopment Authority" and a map indicating the location of the proposed project.

Ms. Casey Hines, Project Manager, and Mr. Jay Rourke, New Balance Street Associates LLC, addressed the Authority and answered the members' questions.

Ms. Angela Holms, Mayor's Office of Neighborhood Services

Mr. Mark Hanley for Councilor Mark Ciommo, Representative Michael Moran and Representative Kevin Honan

Ms. Angela Gomez, IAG

Mr. Brian Doherty, Boston Building Trades

Mr. Tom, Carpenters Union

Mr. Chappi spoke of the project being Geothermo.

On a motion duly made and seconded, it was unanimously

VOTED: That BRA hereby approves the Second Amendment to the Master Plan for Planned Development Area No. 87 (the "Second Amendment") Boston Landing, pursuant to Section 80C of the Code; and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Second Amendment pursuant to Section 80C-4 of the Code, in substantial accord with the Second Amendment presented to the BRA on October 17, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents, or amendments thereto, deemed necessary and appropriate by the Director in connection with the Second Amendment, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned SECOND PDA NO. 87 AMENDMENT is filed in the Document Book at the Authority as Document No. 7421.

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 for the Allston Campus.

The hearing was duly advertised on October 4, 2013 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 the 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 brief period for rebuttal is they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated October 17, 2013 were distributed entitled "HARVARD UNIVERSITY INSTITUTIONAL MASTER PLAN, ALLSTON CAMPUS", which included four proposed votes. Attached to said memorandum was a document entitled "Map Amendment Application No. 641 Boston Redevelopment Authority Allston-Brighton Neighborhood District Harvard University Institutional Master Plan Area Maps 7A/7B/7C/7D and 7B/7D"

Mr. Gerald Autler Senior Project Manager/Planner, Mr. Kevin Casey, Harvards and Mr. , addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Ms. Angela Holms, Mayor's Office of Neighborhood Services

Mr. Mark Hanley for Councilor Mark Ciommo, Representative Michael Moran
and Representative Kevin Honan

Mr. Brian Doherty, Boston Building Trades

Mr. Tim McHale, Task Force and handed in a letter

Mr. Paul Berkley, resident

Mr. Richard Keogh, Sheetmetal Union

Mr. Tom, Carpenters Union

Mr. Ronald McKinney, resident

Mr. Russell Bartash, Sheetmetal Union

Mr. Neil Connolly, Ironworkers Union

Mr. Mark Fortune, President Boston Building Trades

Mr. Timothy Vandel, Plumbers Union

Mr. Gary Walker, Electricians Union

Mr. Bill Doherty, Painters & Alloy

Mr. Bert Gaffney spoke about a GeoThermo MicroGrid.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Harvard University Institutional Master Plan for the Allston Campus ("Harvard IMP") presented at a public hearing held pursuant to Section 80D of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on October 17, 2013, and after consideration of evidence presented at, and in connection with, the proposed Harvard IMP, the BRA finds that: (a) the Harvard IMP complies with the Scoping Determination; (b) the Harvard IMP conforms to the provisions of Article 80D of the Code; (c) the Harvard IMP conforms to the general plan for the City of Boston as a

whole; and (d) on balance, nothing in the Harvard 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 Harvard IMP, and that the BRA approve the associated map amendment, all in substantial accord with the versions presented at the BRA public hearing held on October 17, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue one or more Certifications of Consistency with respect to the Proposed Institutional Projects set forth in the Harvard IMP when the Director finds that: (a) the Proposed Institutional Project is adequately described in the Harvard IMP; (b) the Proposed Institutional Project is consistent with the Harvard IMP; (c) the Harvard 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 (d) the Harvard IMP is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the Harvard IMP and the associated map amendment, all in substantial accord with the Harvard IMP and map amendment presented to the BRA at its hearing on October 17, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Harvard IMP including, without limitation, a Cooperation Agreement.

The aforementioned HARVARD MASTER PLAN is filed in the Document Book at the Authority as Document No. 7422.

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 Development Plan for Planned Development Area No. 95 for 80 East Berkeley Street, submitted by The Druker Company Ltd., on August 23, 2013, and located at 50 Federal Street, Suite 1000, Boston, MA 02201.

This hearing was duly advertised on October 4, 2013 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. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Hines will now begin the presentation.

Copies of a memorandum dated October 17, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 95, 80 EAST BERKELEY STREET, SOUTH END, BOSTON, AND TO CONSIDER THE 80 EAST BERKELEY STREET PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included ten proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. Planned Development Area No. 95 80 East Berkeley Street Boston Redevelopment Authority Map 1P, South End Neighborhood District" and two maps indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3", was introduced, read and considered.

Ms. Casey Hines, Project Manager, Mr. Ron Druker, developer and Mr. David Manfredi, architect, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

The following people spoke in opposition to the proposed project:

Mr. John Delano, resident

Mr. Bernard Pierce, resident

Ms. Deborah _____, Castle Square Tenants Association handed in a petition

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 95, 80 East Berkeley Street Project (the "Proposed Project"), South End, Boston, Massachusetts presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "Authority") on October 17, 2013, and after consideration of evidence presented at and in connection with the hearing, the Authority finds that with respect to the PDA Plan that: (a) the PDA Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in the PDA 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 PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA Plan is to be located, and to the general plan for the City as a whole; and (e) on

balance nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all benefits and burdens; and

FURTHER VOTED: That the Authority hereby approves, pursuant to Sections 3-1A.a and 80C of the Boston Zoning Code (the "Code"), the PDA Plan and the associated Map Amendment to Map 1P, South End Neighborhood District (the "Map Amendment"), all in substantial accord with the versions presented to the Authority at its public hearing on October 17, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Section 3-1A.a. and Article 80C of the Code to approve the PDA Plan and the associated Map Amendment, all in substantial accord with the versions presented to the Authority at its public hearing on October 17, 2013; 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 Scoping Determination (the "Scoping Determination") under Section 80B-5.3(d) of the Code which: (1) finds that the Expanded Project Notification Form submitted to the Authority by The Druker Company, Ltd. (the "Proponent"), on August 8, 2013 adequately describes the impacts of the Proposed Project consisting of an eleven-story building with a maximum of 308,000 square feet, including approximately 290,000 square feet of office and related uses on ten floors and approximately 18,000 square feet of ground-floor retail, local service and/or restaurant uses, as well as an underground parking garage containing a total of approximately 200 public and accessory parking spaces and provides sufficient mitigation measures to minimize these impacts; and (2) waives the requirement for the preparation and submission of a Draft Project Impact Report and Final Project Impact Report under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project after the Director has determined that the Proposed Project complies with (1) the terms of the Scoping Determination, and (2) to the extent applicable, the following provisions of the Code: (a) Section 80B-8, Disclosure of Beneficial Interests, (b) Section 80C-8, Planned Development Area Review, and (c) Article 28, Boston Civic Design Commission review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency for Planned Development Area Review for the Proposed Project pursuant to Section 80C-8 of the Code when the Director finds that the PDA Plan has been approved by the Authority and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a. and Article 80C of the Code; and

FURTHER VOTED: That the document presented at this meeting entitled
“RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO
PARCEL 3”, be and hereby is, approved and adopted in all respects; and
FURTHER VOTED: That the Director be, and hereby is, authorized to enter into an
Amended and Restated Land Disposition Agreement with respect to a
portion of Parcel 3 in the South End Urban Renewal Area, Project No.
Mass R-56, to provide for construction of the Proposed Project; 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 in connection with the foregoing, including, without
limitation, executing and delivering Development Impact Project
Agreements, Boston Residents Construction Employment Plans,
Cooperation Agreements, and any and all other documents as may be
deemed necessary and appropriate by the Director upon terms and
conditions determined to be in the best interest of the Authority, in
connection with the Proposed Project and the PDA Plan.

The aforementioned PDA NO. 95 MAP AMENDMENT and a RESOLUTION are
filed in the Document Book at the Authority as Document No. 7423.

The Chairman called for a recess at 7:21 p.m. and re-adjourned the meeting at
7:29 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 Amended
and Restated Development for Planned Development Area No. 84. The proposed
Amendment within this Planned Development Area will add an approximately
additional 244 units of housing to the previously approved design.

This hearing was duly advertised on October 4, 2013 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.

Copies of a memorandum dated October 17, 2013 were distributed entitled “PUBLIC
HEARING ON THE COPLEY PLACE RESIDENTIAL ADDITION AND
RETAIL EXPANSION PROJECT IN THE BACK BAY AND TO
CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN
FOR PLANNED DEVELOPMENT AREA NO. 84”, which included eight
proposed votes. .

Mr. John Fitzgerald, Senior Project Manager, Mr. Louis Miller, consultant, Mr. Patrick Peterman, Simon Property Group and Mr. _____, architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director is authorized to issue a Determination pursuant to Section 80A-6 of the Boston Zoning Code (the "Code") waiving further review of the Proposed Copley Place Residential Addition and Retail Expansion (the "Proposed Project"), which (i) finds that the Notice of Project Change submitted to the BRA on July 17, 2013 ("NPC") adequately describes any potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize such impacts, and (ii) waives further review of the NPC, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the Director is authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project, upon successful completion of the Article 80 Processes, subject to ongoing design review by the BRA; and

FURTHER VOTED: That, in connection with the Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place and The Copley Place Residential Addition and Retail Expansion Project, Huntington Avenue/Prudential Center District, Boston (the "Development Plan") presented at a public hearing duly held at the offices of the BRA on October 17, 2013, and after consideration of evidence presented at and in connection with the hearing on the PDA Plan, the BRA finds that: (a) the Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Development Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (c) 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; (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 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

FURTHER VOTED: That, pursuant to Section 3-1A.a and 80C of the Code, the BRA approves the Development Plan, and authorizes the Director to petition the Boston Zoning Commission for approval of the Development Plan, in substantial accord with the form presented to the BRA at its October 17, 2013 hearing; and

FURTHER VOTED: That the Director is authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project, when the Director finds that: (a) the Proposed Project is described adequately in the Development

Plan; (b) the Proposed Project is consistent with the Development Plan; and (c) the Development Plan has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; 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 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 the Director is authorized to execute all documents and agreements deemed necessary and appropriate by the Director in connection with the approval of the Proposed Project and the Development Plan, including but not limited to a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, a Development Impact Project Agreement, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned FIRST PDA NO. 84 AMENDMENT is filed in the Document Book at the Authority as Document No. 7424.

Copies of a memorandum dated October 17, 2013 were distributed entitled "", which included three proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously VOTED:

Copies of a memorandum dated October 17, 2013 were distributed entitled "", which included three proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously VOTED:

Copies of a memorandum dated October 17, 2013 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
REMI, Inc.	\$ 19,000.00
Englander, Leggett et al	\$ 34,926.85
Weston & Sampson	\$ 16,964.13
HDR Engineering	\$ 11,114.00

UTILE, Inc.	\$ 13,477.50
Nitsch Engineering, Inc.	\$ 1,670.00
Newport Construction Fed Corp	\$ 29,013.00
The Cecil Group	\$ 327,732.65
Bargman Hendrie et al	\$ 23,952.87
Klopfert Martin Design	\$ 9,255.15
	\$ 18,074.15

VOTED: That the next meetings of the Authority will be held on Thursday, November 14, 2013 at 5:30 p.m. and Thursday, December 5, 2013 at 5:30 p.m. and Thursday, December 19, 2013.

VOTED: To adjourn.

The meeting adjourned at 8:47 p.m.

Secretary