

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 17, 2013 were submitted and approved.

Copies of a memorandum dated November 14, 2013 were distributed entitled " SCHEDULING OF A PUBLIC HEARING FOR THE SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78 FOR SEAPORT SQUARE BLOCKS B & C, LOCATED IN SOUTH BOSTON, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2 and 80C-5.4 of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on December 5, 2013 at such time as deemed appropriate by the Director, regarding the proposed Second Amendment to Development Plan for Planned Development Area No. 78 for the Seaport Square Project.

Copies of a memorandum dated November 14, 2013 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE THIRD INSTITUTIONAL MASTER PLAN AMENDMENT TO THE EMERSON COLLEGE INSTITUTIONAL MASTER PLAN", which included a proposed vote.

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 Third Institutional Master Plan Amendment to the Emerson College Institutional Master Plan, pursuant to Section 80D of the Boston Zoning Code.

Copies of a memorandum dated November 14, 2013 were distributed entitled "LANDMARK CENTER, FENWAY, PROPOSED CHAPTER 121A AMENDMENT, AUTHORIZATION TO SCHEDULE A PUBLIC HEARING", 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 on November 14, 2013 at such a time deemed appropriate by the Director, regarding the proposed Sixth Amendment to the Landmark Center Chapter 121A Project, and for Article 80 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 Children's Hospital Institutional Master Plan Amendment and Proposed Projects.

This hearing was duly advertised on November 1, 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 if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER: (1) THE BOSTON CHILDREN'S HOSPITAL 2013 INSTITUTIONAL MASTER PLAN AMENDMENT; AND (2) THE BOSTON CHILDREN'S CLINICAL BUILDING AND THE 819 BEACON STREET PROJECT AS DEVELOPMENT IMPACT PROJECTS", which included thirteen proposed votes. Attached to said memorandum were a document entitled Map Amendment Application No. 643 Boston Redevelopment Authority Boston Children's Hospital Institutional Master Plan Map 1M, Audubon Circle Neighborhood District", Boston Children's Hospital Community Benefits and Mitigation Summary, a letter dated November 7, 2013 from Councilor Matt O'Malley, a letter dated November 8, 2013 from Larry Cancro, Boston Red Sox Fenway Affairs, a letter dated November 12, 2013 from Lisa Burgess, a letter dated November 12, 2013 from William O'Donnell, a letter dated November 12, 2013 from Katie Litterer, a letter dated November 13, 2013 from Council President Stephen J. Murphy, a letter dated November 14, 2013 from Tamara Rich.

Ms. Sonal Gandhi, Senior Project Manager and Mr. Charles Weinstein, Vice President for Real Estate and Development at Boston Children's Hospital, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project::

Ms. Weinstein on behalf of Councilor Michel Ross

Ms. Janet on behalf of Sarah Hamilton, MASCO

Mr. Brian Doherty, Boston Building Trades

Mr. Perez, Carpenters Union

Mr. Gary Walker, Electrical Union

Mr. Mark Fortune, President Boston Building Trades

Mr. Neal Conley, Ironworkers Union

Mr. Rick Keogh, Sheetmetal Union

Mr. Paul Lynch, Ironworkers Union

Mr. Ed Lampard, Task Forces

Mr. Steve Williams, Ironworkers Union

The following people spoke in opposition to the proposed project:

Ms. Ann Gamble

a woman from Haley

Ms. Ms. Alison Pultinas, 55 Shattuck petition
Ms. Lois, spoke about saving materials
Mr. Steve Gellis, Children's physician
Ms. Gamble, PediCardic
Ms. Linda Bear

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby finds and determines that the (a) approximately 445,000 square foot Boston Children’s Clinical Building (“BCCB”); and (b) off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure (“819 Beacon Street Project”), as described in the Draft Project Impact Report, conform to the general plan for the City of Boston as a whole, and that nothing in the BCCB and 819 Beacon Street Project 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 a Preliminary Adequacy Determination approving the BCCB, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code (the “Code”), and finds that the Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the BCCB; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the 819 Beacon Street Project, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code, and finds that the Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the 819 Beacon Street Project; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the BCCB in accordance with Article 80B-7 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the 819 Beacon Street Project in accordance with Article 80B-7 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the BCCB pursuant to Section 80B-6 of the Code after the Director has determined that the BCCB 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: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one

or more Certifications of Compliance for the 819 Beacon Street Project pursuant to Section 80B-6 of the Code after the Director has determined that the 819 Beacon Street 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: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Approval for the Patient and Family Parking Garage Addition pursuant to Section 80E-6 of the Code upon the completion of BRA design review; and

FURTHER VOTED: That, in connection with the Boston Children's Hospital 2013 Institutional Master Plan Amendment ("2013 IMPA"), dated November, 2013, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the BRA on November 14, 2013, and after consideration of evidence presented at, and in connection with, the 2013 IMPA, the BRA hereby finds that: (a) the 2013 IMPA complies with the Scoping Determination issued in connection the Institutional Master Plan Notification Form ("IMP NF"); (b) the 2013 IMPA conforms to the provisions of Article 80D of the Code; (c) the 2013 IMPA conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 2013 IMPA 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(c) of the Code approving the 2013 IMPA upon successful completion of the Article 80D Institutional Master Plan ("IMP") review process; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the 2013 IMPA and the accompanying map amendment to Map 1M, Audubon Circle Neighborhood District, all in substantial accord with the 2013 IMPA and map amendment presented to the BRA at its hearing on November 14, 2013; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the BCCB, the Patient and Family Parking Garage Addition, and/or the 819 Beacon Street Project are described adequately in the 2013 IMPA and are consistent with the 2013 IMPA; and (b) the 2013 IMPA has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; 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 foregoing, including, without limitation, Boston Residents Construction Employment Plan and a Cooperation Agreement, all upon terms and conditions determined by the Director to be in the best interest of the Director.

The aforementioned CHILDREN'S MASTER PLAN is filed in the Document Book at the Authority as Document No. 7427.

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 Beth Israel Deaconess Medical Center Institutional Master Plan Amendment and Proposed Project.

This hearing was duly advertised on November 1, 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 if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER: (1) THE BETH ISRAEL DEACONESS MEDICAL CENTER 2013 INSTITUTIONAL MASTER PLAN PROJECT NOTIFICATION FORM/SMALL PROJECT REVIEW APPLICATION", which included six proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 646 Boston Redevelopment Authority Beth Isreal Deaconess Medical Center Institutional Master Plan Map 5C Dorchester Neighborhood District", a Summary of Bowdoin/Geneva Neighborhood Health Benefits, a letter dated November 6, 2013 from Council President Stephen J. Murphy, a letter dated November 1, 2013 from Councilor John R. Connolly, a letter dated May 2, 2013 from Councilor Frank Baker, a letter dated November 8, 2013 from Yvonne Ruggles, Bowdoin Geneva Main Streets, a letter dated November 4, 2013 from Paul DeBarros, Geneva Bowdoin Association, a letter from Mark Culliton, College Bound, a letter dated November 4, 2013 from Delcinaya Banks, a letter dated November 4, 2013 from Indrani A. Manoo, a letter dated October 29, 2013 from Megan Sonderegger, President MCCHA, a letter dated November 4, 2013 for Robert A. Scannell, Jr. Boys & Girls Clubs of Dorchester, a letter dated October 31, 2013 from Matthew LiPuma, Family Nurturing Center, a letter dated October 26, 2013 from Father Jack Ahern, Dorchester Tri-Parishes and a letter dated October 23, 2013 from Janice Brenner, Compass.H

Ms. Sonal Gandhi, Senior Project Manager, Mr. Dennis Monty, BIDMC, Ms Adela Margolis, Bowdoin Street Health Center and Mr. George DeCotas, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Flavio Daveiga, Mayor's Office of Neighborhood Services

Ms. Daveda Andelman, Bowdoin Street Health Center

Ms. Megan

Mr. Brian Doherty, Boston Building Trades

Mr. Perez, Carpenters Union

Mr. Neal Conley, Ironworkers Union

Mr. Paul Lynch, Ironworkers Union

Mr. Brian Doherty on behalf of Mr. Mark Fortune, President, Boston Building Trades

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 Beth Israel Deaconess Medical Center Institutional Master Plan previously approved in 2004 and renewed in 2009 ("BIDMC IMP") as amended by the Institutional Master Plan Notification Form/Small Project Review Application ("BIDMC 2013 IMPNF/SPR"), presented at a public hearing held pursuant to Article 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on November 14, 2013, and after consideration of the evidence presented at, and in connection with the BIDMC 2013 IMPNF/SPR, the BRA hereby finds that (a) the proposed Bowdoin Street Health Center Addition Project as described in the BIDMC 2013 IMPNF/SPR meets the requirements of subsection 2 of Section 80D-9 of the Code (Expedited Review for Certain Small Projects) pursuant to which the BRA waives the requirement of a Scoping Determination as provided in Section 80D-5.3(e) of the Code; (b) the proposed amendment to the BIDMC IMP conforms to the provisions of Article 80D of the Code; (c) the proposed amendment to the BIDMC IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the proposed amendment to the BIDMC 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 approving the Beth Israel Deaconess Medical Center Institutional Master Plan ("BIDMC IMP") as amended by the Institutional Master Plan Notification Form/Small Project Review Application ("BIDMC 2013 IMPNF/SPR") pursuant to Article 80D-5.4(c) of the Boston Zoning Code ("Code"); and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency under Institutional Master Plan Review pursuant to Article 80D-10 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Approval under Small Project Review pursuant to Article 80E-5.2 and Article 80E-6 of the Code; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the BIDMC 2013 IMPNF/SPR and the accompanying map amendment to Map 5C, Dorchester Neighborhood District, all in substantial accord with the BIDMC 2013 IMPNF/SPR and map amendment presented to the BRA at its hearing on November 14, 2013; 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 foregoing.

The aforementioned BIDMC MASTER PLAN is filed in the Document Book at the Authority as Document No. 7428.

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 University Medical Center Institutional Master Plan Amendment and Proposed Projects.

This hearing was duly advertised on November 1, 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 if they so desire.

Ms. Gandhi will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE BOSTON UNIVERSITY MEDICAL CENTER 2013 INSTITUTIONAL MASTER PLAN AMENDMENT", which included eight proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 647 Boston Redevelopment Authority Boston University Medical Center Institutional Master Plan Map 1P, South End Neighborhood District", Boston Medical Center - Community Benefits and Mitigation Summary, a letter dated October 21, 2013 and a map indicating the location of the proposed project.

Ms. Sonal Gandhi, Senior Project Manager, Mr. Bob Biggio, BUMC, Mr. Andy Pecaro, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Jeffrey Gates, Board

Mr. Brian Doherty & on behalf of Mr. Mark Fortune, Boston Building Trades

Mr. Perez, Carpenters Union

Mr. Gary Walker, Electrical Union

Mr. Neal Conley, Ironworkers

Mr. Rick Keogh, Sheetmetal Union

Mr. Paul Lynch, Ironworkers Union

The following person spoke in opposition to the proposed project:

Mr. Glen Berkowitz, abutter (passed in a letter)

On a motion duly made and seconded, it was unanimously

VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination Waiving Further Review regarding the (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the New Inpatient Building 1; (c) relocation of the Energy Facility proposed in 2010; and (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling (the "80B Projects"), pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code ("Code"), approving the Draft Project Impact Report dated September 6, 2013, and waiving the requirement for the filing and review of Final Project Impact Reports ("FPIR"), subject to BRA design review, and finding that the

Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the 80B Projects; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to execute one or more Development Impact Project Agreements for the 80B Projects in accordance with Article 80B-7 of the Code; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the 80B Projects pursuant to Section 80B-6 of the Code after the Director has determined that the 80B Projects comply 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: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER VOTED: That, in connection with the Boston University Medical Center 2013 Institutional Master Plan Amendment ("2013 IMPA"), dated September 6, 2013, 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 ("BRA" or "Authority") on November 14, 2013, and after consideration of evidence presented at, and in connection with, the 2013 IMPA, the BRA hereby finds that (a) the 2013 IMPA complies with the Scoping Determination issued in connection the Institutional Master Plan Notification Form ("IMP NF"); (b) the 2013 IMPA conforms to the provisions of Article 80D of the Code; (c) the 2013 IMPA conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 2013 IMPA 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(c) of the Code approving the 2013 IMPA upon successful completion of the Article 80D IMP process; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the 2013 IMPA and the accompanying map amendment to Map 1P, South End Neighborhood District, all in substantial accord with the 2013 IMPA and map amendment presented to the BRA at its hearing on November 14, 2013; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the 2013 IMPA proposed projects are described adequately in the 2013 IMPA and are consistent with the 2013 IMPA, and (b) the 2013 IMPA has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; 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 foregoing, including, without limitation, Boston Residents Construction Employment Plans and a Cooperation Agreement, and any and all

documents deemed necessary and appropriate by the Director, in connection with the 80B Projects and 2013 IMPA, all upon terms and consistent determined by the Director to be in the best interest of the BRA.

The aforementioned BUMC MASTER PLAN is filed in the Document Book at the Authority as Document No. 7429.

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 First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan.

This hearing was duly advertised on November 1, 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.

Ms. Sullivan will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE FIRST INSTITUTIONAL MASTER PLAN AMENDMENT TO THE BOSTON UNIVERSITY CHARLES RIVER CAMPUS 2013-2023 INSTITUTIONAL MASTER PLAN ", which included five proposed votes. Attached to said memorandum were a document entitled "First Institutional Master Plan Amendment to the Boston University Charles River Campus 2-13-2023 Institutional Master Plan (IMP)", a letter dated November 6, 2013 from Pamela Beale, BU Community Task Force, a letter dated November 6, 2013 from Terri North, Kenmore Residents Group, a letter dated November 8, 2013 from Arshag A. Mazmanian and a map indicating the location of the proposed project.

Ms. Katelyn Sullivan, Project Manager and Mr. Gary Niksa, Boston University, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Ms. Pamela Beale, Task Force Chairperson

Ms. Joanne Sena on behalf of Councilor Michael Ross

Mr. Brian Doherty, Boston Building Trades

Mr. Perez Carpenters Union

Mr. Gary Walker, Electrical Union

Mr. Neal Conley, Ironworkers Union

Mr. Rick Keogh, Sheetmetal 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 First Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan ("IMP Amendment"), dated September 9, 2013 presented at a public hearing held

pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the Authority on November 14, 2013, and after consideration of evidence presented at, and in connection with, the IMP Amendment, the BRA hereby finds that (a) the IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form submitted on July 29, 2013 (“IMPNF”); (b) the IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the IMP Amendment 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(c) of the Code approving the IMP Amendment; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the IMP Amendment; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency for the 610 Commonwealth Avenue project (“Proposed Project”) pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Project is described adequately in the IMP Amendment and is consistent with the 2013-2023 IMP, as amended, and (b) the 2013-2023 IMP, as amended, has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; 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 foregoing votes, including, without limitation, a Cooperation Agreement.

The aforementioned 1st BU CHARLES RIVER MASTER PLAN 2013-3023 is filed in the Document Book at the Authority as Document No. 7430.

The Chairman called a recess at 5:22 p.m.

The Chairman re-adjourned at 5:33 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 Development Plan for Planned Development Area No. 96. The Proposed Planned Development Area will add approximately 2.9 million square feet which consists of new transit-oriented, mixed use development and approximately 1,159 garage parking spaces.

The hearing was duly advertised on November 2, 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 November 14, 2013 were distributed entitled "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 seven proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 645 Planned Development Area No.96 Government Center Garage Boston Redevelopment Authority Map 1H, Government Center/Markets District" and a map indicating the location of the proposed project.

Mr. John Fitzgerald, Senior Project Manager and Mr. Tom O'Brien, developer, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Mr. Bob O'Brien, Downtown North Association

Ms. Nicole Leo, Mayor's Office of Neighborhood Services

Ms. Shania Auborg, Mayor's Office of Neighborhood Services

Ms. Jane Forestall, IAG

Ms. Sarah on behalf of Councilor Michael Ross

Mr. Paul Lynch, Ironworkers Union

Mr. Sean Nelly, Ironworkers Union

Mr. Steven Ramsey, Ironworkers Union

Mr. Paul, Ironworkers Union

Mr. Robert McNeil, Ironworkers Union

Mr. John Sullivan, Ironworkers Union

Mr. Steve Williams, Ironworkers Union

Mr. Tim Buckell, Ironworkers Union

Mr. Jack, Ironworkers Union

Mr. Michael Sinatra on behalf of Councilor Salvatore Lamattina

Mr. Dave McSweeney, North End resident

Ms. Martha McGuire, IAG

West End Health Center

Mr. John Nucci, Ironworkers Union

Mr. Jamie Nucci, Ironworkers Union

Mr. Jamie McNeil, Hotel workers Union

Mr. Michael Smith, Ironworkers Union

Mr. McLaughlin, Ironworkers Union

Mr. Brian Doherty & on behalf of Mr. Mark Fortune, Boston Building Trades

Mr. Neal Conley, Ironworkers Union

Mr. Rick Keogh, Sheetmetal Union

Mr. Gary Walker, Electrical Union

Mr. Perez, Carpenters Union

Mr. Jack O'Brien, President of Ironworkers Union

Mr. Zack McCann, Ironworkers

Mr. Danny McGannehy, Ironworkers

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 Preliminary Adequacy Determination waiving further review of the Government Center Garage Redevelopment Project (the "Proposed Project") under Section 80B-5.4(c)(iv) of the Boston Zoning Code (the "Code"), which: (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: That the BRA hereby finds and determines that: (a) the Development Plan for Planned Development Area No. 96, PDA Plan, Redevelopment of the Government Center Garage (the "PDA Plan") for the Proposed Project, dated November 14, 2013, conforms to the general plan for the City of Boston as a whole; (b) the PDA Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (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; and (d) on balance, nothing in the PDA 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 Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 Large Project Review processes; and

FURTHER VOTED: That the BRA approves the PDA Plan and the accompanying map amendment to Map 1H, Government Center/Markets District ("Map Amendment"), all in substantial accord with that presented at the BRA Board hearing on November 14, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the PDA Plan for the Proposed Project pursuant to Section 80C of the Code and the accompanying Map Amendment, all in substantial accord with that presented to the BRA Board on November 14, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code upon approval

The aforementioned PDA NO. 96 is filed in the Document Book at the Authority as Document No. 7431.

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 recommendation to authorize the Director to petition the Boston Zoning Commission to adopt Article 89 (Urban Agriculture) of the Boston Zoning Code (the "Code").

This hearing was duly advertised on November 1, 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, staff members 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.

Mr. Read will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "ARTICLE 89: URBAN AGRICULTURE", which included a proposed votes. Attached to said memorandum were a document entitled "Article 89 URBAN AGRICULTURE" with Attachments B&C.

Mr. John Read, Senior Planner III, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Councilor Tito Jackson

Ms. Shani Fletcher, Revision Urban Farm

Ms. Cassandra Cato Louis Marshall, Mattapan Food and Fitness Collation

Mr. Golden left the room at this time.

Noah Wilson-Rich, Best Bees

Ms. Jennifer Rushlow, Conservation Law Foundation

Ms. Karen Casey, community member

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") authorize the Director to petition the Boston Zoning Commission to adopt Article 89 Urban Agriculture of the Boston Zoning Code (the "Code"), in substantial accord, as presented to the BRA at its meeting on November 14, 2013.

The aforementioned ARTICLE 89:URBAN AGRICULTURE is filed in the Document Book at the Authority as Document No. 7432.

Ms. Consuelo Thornell recused herself and left the room at this time.

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 Northeastern University Institutional Master Plan and to consider the Interdisciplinary Science and

Engineering Building as a Development Impact Project. In all, the IMP contains eleven Proposed Institutional Projects.

The hearing was duly advertised on November 1, 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 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.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated November 14, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE NORTHEASTERN UNIVERSITY INSTITUTIONAL MASTER PLAN AND THE INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 644 Boston Redevelopment Authority Northeastern University Institutional Master Plan 2013-2023 Map 1Q, Fenway Neighborhood District" and two maps indicating the location of the proposed project.

Mr. Gerard Autler, Senior Project Manager/Planner, Mr. Ralph Martin, Northeastern University, Mr. Alex Kreiger, architect and Mr. Kevin Sullivan, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Tito Jackson

Representative Jeffery Sanchez

Mr. Brian Golden re-entered at this time.

Mr. Peter Meade left the room at this time.

Mr. Brian Doherty, Boston Building Trades

Mr. Neal Conley, Ironworker Union

Mr. Rick Keogh, Sheetmetal Union

Mr. Perez, Carpenters Union

Ms. Bridget Wallace, community activist

Mr. Richard Rush, Main Street

Ms. Kim, Fenway Alliance

Mr. Paul Lynch, Ironworkers Union

Mr. Derek Shutter, former Northeastern student

Ms. Stephanie Thomas, Whittier Street Task Force

Mr. Gary Walker, Electrical Union

Mr. Anthony Nader, a landlord

Mr. Bruce Bickerstaff, Northeastern Task Force

Ms. Lenox, Casa Lenox
Mr. Kenny Johnson, Mission Hill resident
Ms. Susan St. Clair, Mission Hill
Ms. Dolly Bell, Whittier Street Housing

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 Northeastern University Institutional Master Plan (“Northeastern 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 November 14, 2013, and after consideration of evidence presented at the November 14, 2013 public hearing, and in connection with, the proposed Northeastern Institutional Master Plan (“Northeastern IMP”), the BRA finds that: (a) the Northeastern IMP complies with the Scoping Determination issued by the BRA on April 23, 2013 pursuant to Section 80D-5.3 of the Code; (b) the Northeastern IMP conforms to the provisions of Article 80D of the Code; (c) the Northeastern IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Northeastern 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 Northeastern IMP; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the Northeastern IMP and amend “Map 6A/6B/6C, Roxbury Neighborhood District” and “Map 1Q, Fenway Neighborhood District”, in substantial accord with the Northeastern IMP presented to the BRA at its public hearing on November 14, 2013; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Code for the Interdisciplinary Science and Engineering Building (“Proposed Project”) as described in the Interdisciplinary Science and Engineering Building Project Notification Form submitted to the BRA on July 3, 2013 (“PNF”) and the Northeastern IMP, which Scoping Determination shall provide that the PNF and additional information submitted to the BRA on July 19, 2013 (i) adequately describe the impacts of the Proposed Project, subject to further BRA design review, and (ii) include any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER VOTED: That the BRA 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 such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80D-10 of the Code, to issue Certifications of Consistency with respect to the proposed institutional projects set forth in the Northeastern IMP when the Director finds that: (a) the Proposed Institutional Project is adequately described in the Northeastern IMP; (b) the Proposed Institutional Project is consistent with the Northeastern IMP; (c) the Northeastern 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 Northeastern 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 execute any and all documents deemed necessary and appropriate by the Director in connection with the Northeastern IMP and the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement, all upon terms and conditions determined by the Director to be in the best interest of the BRA.

The aforementioned NORTHEASTERN MASTER PLAN is filed in the Document Book at the Authority as Document No. 7432.

Ms. Consuelo Thornell re-entered the room at this time.

Mr. Paul Foster recused himself and left the room at this time

Copies of a memorandum dated November 14, 2013 were distributed entitled "50 SYMPHONY ROAD, FENWAY", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Campbell, Project Assistant, 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, approving the development at 50 Symphony Road in Fenway by Urbanica, Inc. (the "Proposed Project"). The Proposed Project has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of three (3) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Mr. Paul Foster re-entered the room at this time.

Copies of a memorandum dated November 14, 2013 were distributed entitled "CERTIFICATE OF COMPLETION FOR THE NEW BALANCE FIELD AT BOSTON

UNIVERSITY PROJECT”, which included a proposed vote. Attached to said memorandum were a memorandum dated October 30, 2013 and two maps indicating the location of the proposed project.

Ms. Katelyn Sullivan, 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 Certificate of Completion pursuant to the Cooperation Agreement by and between the Boston Redevelopment Authority and the Trustees of Boston University dated November 8, 2012 evidencing the successful completion of the construction of the New Balance Field at Boston University project.

Copies of a memorandum dated November 14, 2013 were distributed entitled “THE FORECASTER BUILDING AT 121-127 PORTLAND STREET IN THE BULFINCH TRIANGLE”, which included three proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

Mr. Tyler Norod, 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 Determination under Section 80A-6.2 of the Boston Zoning Code, which (i) finds that the Notice of Project Change submitted on June 14, 2013 (“Second NPC”) adequately describes the potential impacts arising from the 121-127 Portland Street project, to consist of eighty (80) residential units, parking for thirty-two (32) vehicles and 3,719 square feet of retail space (the “Second NPC Project”), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Second NPC 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 of Compliance for the Second NPC Project upon the successful completion of all Article 80 processes; and

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

Copies of a memorandum dated November 14, 2013 were distributed entitled “11 DORCHESTER STREET DEVELOPMENT, SOUTH BOSTON”, which included three proposed votes. Attached to said memorandum were two Zoning Code Refusal dated May 22, 2013 and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. George Morancy, attorney, 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 Allure Boston, LLC for 11 Dorchester Street Development in South Boston involving the provision of thirty (30) residential rental units, fifty-four (54) parking spaces and related site improvements ("Proposed Project"), in accordance with Section 80E-5.2, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Zoning Board of Appeal Petition BZC-32835, the 11 Dorchester Street Development, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated November 14, 2013 were distributed entitled "THE RESIDENCES AT ST. AUGUSTINE, 225 DORCHESTER STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a Zoning Code Refusal dated June 28, 2013, a letter from Patricia O'Brien, a letter from Brian and Patricia Joyce, a letter Erin and Patrick Long and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project , Mr. Steve Sousa and Mr. Bruce Daniel, 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 Residences at St. Augustine project in South Boston, proposed by 201 E Street LLC ("Developer"), for the provision of twenty-nine (29) residential condominium units, twenty-seven (27) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of four (4) on-site affordable homeownership units and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Petition BZC-32955, The Residences at St. Augustine project in South Boston, for zoning relief necessary in a Residential Subdistrict ("H-1-50"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated November 14, 2013 were distributed entitled "THE RESIDENCES ON E PROJECT, 205 E STREET, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a Zoning Code

Refusal dated July 11, 2013, a email dated October 15, 2013 from Chris Nimer, an email dated October 15, 2013 from Steven Calawa, an email dated October 14, 2013 from Vicky Shen, an email dated October 11, 2013 from Meghan Donnelly, an email dated October 10, 2013 from Edmond McGrath, an email dated October 10, 2013 from Karen Carey, an email dated Maureen Hennessey, an email dated October 8, 2013, an email dated October 7, 2013 from Steve Sullivan, an email dated October 6, 2013 from Christina Henriques, Colleen Slyne, Paul Feinberg and John Prince, an email dated October 3, 2013 from Alina Milner, a letter from Patricia O'Brien, a letter from Brian and Patricia Joyce, a letter Erin and Patrick Long and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project , Mr. Steve Sousa, 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 new construction of the Residences on E project in South Boston, proposed by 201 E Street LLC ("Developer"), for the provision of thirty-four (34) residential units, sixty-three (63) parking spaces and related site improvements ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Housing Agreement for the creation of four (4) on-site affordable homeownership units and an affordable housing contribution in the amount of \$86,000, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with Article 80E review process for the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Petition BZC-32956, the Residences on E project in South Boston, for zoning relief necessary in a Residential Subdistrict ("H-1-50"), the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated November 14, 2013 were distributed entitled "SEAPORT SQUARE, BLOCK L-1; DEMONSTRATION PROJECT; ORDER OF TAKING", which included three proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Lauren Williams, Project Manager , addressed the Authority and answered the members' questions.

Mr. Brian Golden entered the room at this time.

On a motion duly made and seconded, it was unanimously

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

(a) In order to prevent urban blight by the undertaking of the Project, it is in the public interest that the Authority acquires title to the Taking Areas from the City of Boston;

(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 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 the Taking Areas from the City of Boston and convey the Taking Areas to the Developer. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and the Developer, 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Project; and

FURTHER VOTED: That the Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 14, 2013 relating to a certain air rights containing approximately 379 square feet and surface rights containing approximately 48 square feet owned by the City of Boston , in the Seaport Square area of 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 execute any and all documents necessary in connection with the aforesaid Demonstration Project Plan.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7434.

Copies of a memorandum dated November 14, 2013 were distributed entitled “AMENDMENT TO THE FIRST AMENDED AND RESTATED ON-SITE AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR THE 315 A STREET DEVELOPMENT (FORMERLY 319 A STREET REAR) IN THE FORT POINT CHANNEL DISTRICT IN SOUTH BOSTON”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Lauren Williams, Project Manager and Attorney Emily Yu, addressed the Authority and answered the members’ questions.

Mr. Peter Meade entered the room at this time.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to the First Amended and Restated On-Site Affordable Rental Housing Agreement and Restriction for the 315 A Street Development to allow for the substitution of an ADA complaint unit.

Copies of a memorandum dated November 14, 2013 were distributed entitled "VERTEX PHARMACEUTICALS INCORPORATED, 50 NORTHERN AVENUE AND 11 FAN PIER BOULEVARD, FAN PIER, SOUTH BOSTON ", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to execute an Easement Agreement by and between the BRA and Fan Pier Development LLC for the open space areas within the Fan Pier Project for which I-Cubed financing is provided, and any and all other documents that the Director deems necessary and appropriate in connection with the I-Cubed financing, all upon terms and conditions determined by the Director to be in the best interest of the BRA.

Copies of a memorandum dated November 14, 2013 were distributed entitled "THE KENSINGTON, 659-665 WASHINGTON STREET, MIDTOWN CULTURAL DISTRICT - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were a memorandum dated November 1, 2012 from David Carlson and a map indicating the location of the proposed project.

Heather Campisano, Deputy Director for Development Review, 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 Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement by and between the Boston Redevelopment Authority ("BRA") and KP Residences LLC dated as of June 21, 2011 ("Cooperation Agreement") and the Amended and Restated Land Disposition Agreement by and between the BRA and KP Residences LLC dated September 15, 2011, recorded at Suffolk Registry of Deeds at Book 48405, Page 248 ("LDA") for the Kensington Project, that the construction of the Kensington Project has been completed in compliance with all the terms and conditions of the Cooperation Agreement and the LDA.

Mr. Paul Foster recused himself and left the room at this time.

Copies of a memorandum dated November 14, 2013 were distributed entitled "MILLENNIUM TOWER AND BURNHAM BUILDING REDEVELOPMENT (f/k/a

THE ONE FRANKLIN/FILENE'S REDEVELOPMENT) PROJECT, LOCATED IN THE MIDTOWN CULTURAL DISTRICT", which included six proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Authority ratify and confirm the petition to the City of Boston Public Improvements Commission ("PIC") for the granting of a pedestrian easement on a portion of the discontinued Franklin Street executed by the Director; and

FURTHER VOTED: That the Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 14, 2013, relating to a portion of Hawley 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 Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 14, 2013, relating to a portion of Franklin 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 Authority adopt a Resolution entitled, "BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 14, 2013, relating to Parcel A-4 of the CENTRAL BUSINESS DISTRICT - SCHOOL - FRANKLIN URBAN RENEWAL PLAN, PROJECT NO. MASS. R-82A, 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 deeds, a pedestrian easement, indemnification agreements and easements with MP Franklin Tower Co LLC and/or utilities, and any and all other related instruments, agreements and documents in connection with the parcels by the above Orders of Taking, and PIC petition for a pedestrian easement, 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; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Deed transferring all or a portion of Parcel A-4 in the Central Business District - School - Franklin Urban Renewal Area, Project No. Mass. 82A, to the City of Boston and any and all other related instruments, agreements and documents in connection with said transfer 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. 7435.

Mr. Paul Foster re-entered the room at this time.

Copies of a memorandum dated November 14, 2013 were distributed entitled "560 COMMERCIAL STREET, NORTH END", which included a proposed vote. Attached to said memorandum was a memorandum dated November 4, 2013 from David Carlson.

Heather Campisano, Deputy Director for Development Review, 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 execute and deliver a Certificate of Completion in accordance with the provisions of the Land Disposition Agreement by and between the Boston Redevelopment Authority and 500 Commercial Street Realty Trust dated October 6, 1997 and recorded with the Suffolk Registry of Deeds in Book 21860, Page 246, as amended by Amendment No. 1 to Land Disposition Agreement by and between the Boston Redevelopment Authority and Affiliated Family Funeral Service, Inc. dated June 30, 1998 and recorded with the Suffolk Registry of Deeds in Book 22667, Page 57 and filed with the Suffolk Registry District of the Land Court as Document No. 569151, and Second Amendment to Land Disposition by and between the Boston Redevelopment Authority and 562 Commercial Street LLC dated June 25, 2001 and recorded with the Suffolk Registry of Deeds in Book 26586, Page 91 (together, the "LDA") that the construction of the three (3) unit residential building on the property known as 560 Commercial Street, Boston, Massachusetts (formerly known as Assessor Parcels 03-01944-000 and 03-01945-000) has been completed in compliance with the terms and conditions of the LDA.

Copies of a memorandum dated November 14, 2013 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 42 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 32983; BZC 3922 BZC 32944; BZC 32947; BZC 32950; BZC 32951; BZC 32954; BZC 32955; BZC 32957; BZC 32959; BZC 32960; BZC 32963; BZC 32964; BZC 32966; BZC 32976-32968; BZC 32970; BZC 32971; BZC 32975; BZC 32977; BZC 32996; BZC 32997; BZC 32998; BZC 32999; BZC 33000-33002; BZC 33003; BZC 33004; BZC 33005; BZC 33006; BZC 33007; BZC 33009; BZC 33010; BZC 33012; BZC 33013; BZC 33014; BZC 33015; BZC 33016; BZC 33017; BZC 33018; BZC 33019; BZC 33020; BZC 33021; BZC 33022; BZC 33023; BZC 33024; BZC 33025; BZC 33026-33027; BZC 33028 and BZC 32987-32990

Copies of a memorandum dated November 14, 2013 were distributed entitled "MAP AMENDMENT TO PLANNED DEVELOPMENT AREAS NOS. 46 AND 87",

which included a proposed vote. Attached to said memorandum were a document entitled "Map Amendment Application No. 648 Boston Redevelopment Authority Planned Development Area No. 87 Planned Development Area No. 47 Maps 7A/7B/7C/7D, and 7B/7D, Allston-Brighton District".

Mr. Jeffrey Hampton, Senior Land Use Planner III, 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 petition the City of Boston Zoning Commission to amend Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District with respect to Planned Development Areas No. 46 (Brighton Landing) and 87 (Boston Landing) in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on November 14, 2013.

The aforementioned MAP AMENDMENT is filed in the Document Book at the Authority as Document No. 7436.

Copies of a memorandum dated November 14, 2013 were distributed entitled "DORCHESTER AVENUE ZONING UPDATE", which included a proposed vote. Attached to said memorandum was a document entitled "Article 65/Dorchester Neighborhood District (Article inserted on July 17, 2002) .

Mr. Ted Schwartzberg, Planner, 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 petition the Boston Zoning Commission to adopt a zoning amendment to Article 65 (Dorchester Neighborhood District) of the Boston Zoning Code (the "Code"), to eliminate Article 52 (Dorchester Avenue Neighborhood District), and to adopt a map amendment replacing Maps 5A, 5B, 5C, 5D, 5E, 5J, 5K and 5L, Dorchester Neighborhood District.

The aforementioned DORCHESTER AVENUE ZONING UPDATE is filed in the Document Book at the Authority as Document No. 7437.

Copies of a memorandum dated November 14, 2013 were distributed entitled " CLIMATE CHANGE PREPAREDNESS AND RESILIENCY GUIDELINES AND CHECKLIST ", which included a proposed vote. Attached to said memorandum was a document entitled "CLIMATE CHANGE PREPAREDNESS AND RESILIENCY GUIDELINES" and a letter dated November 14, 2013 from Meg Mainzer-Cohen, President, Back Bay Association.

Mr. Erico Lopez, Senior Policy Advisor, 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 adopt the Climate Change Preparedness and Resiliency Guidelines and Checklist into the updated "BRA Development Review Guidelines", both in substantial accord, with that presented to the Boston Redevelopment Authority at its meeting on November 14, 2013.

The aforementioned is filed in the Document Book at the Authority as Document No. 7438.

Copies of a memorandum dated November 14, 2013 were distributed entitled "REQUEST FOR PROPOSALS FOR FEMA RISKMAP PROGRAM FLOOD INSURANCE STUDY AND DRAFT FLOOD INSURANCE RATE MAP TECHNICAL EVALUATION AND FLOOD ZONE MODELING FOR THE CITY OF BOSTON", which included a proposed vote.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertize a Request for Proposals ("RFP") for consultant coastal engineering services to: (1) evaluate the Federal Emergency Management Agency's RiskMAP Program, Flood Insurance Study and Draft Flood Insurance Rate Maps for the City of Boston; and (2) develop dynamic flood modeling for the City of Boston's coastal areas based upon need and availability of funding.

Copies of a memorandum dated November 14, 2013 were distributed entitled "AUTHORIZATION TO ADVERTISE FOR BIDS FOR CONSTRUCTION SERVICES FOR THE EAST BOSTON GREENWAY NARROW GAUGE LINK PATHWAY, EAST BOSTON, MA ", which included a proposed vote.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized, on behalf of the Boston Redevelopment Authority, to advertise an invitation for bids for construction services.

Director Meade said "nice job everyone".

Copies of a memorandum dated November 14, 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
Weston & Sampson	\$ 56,706.16
MacKay Construction	\$762,170.68
UTILE, Inc.	\$ 10,240.00
Crosby, Schlessinger, Small	\$ 26,559.26
The Cecil Group	\$ 8,177.60
Englander, Leggett et al	\$ 51,101.79
Nitsch Engineering, Inc.	\$ 50,000.00

Bargman Hendrie et al	\$ 1,486.12
HDR Engineering	\$ 4,152.80

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

VOTED: To adjourn.

The meeting adjourned at : p.m.

Secretary