



April 8, 2025

Mr. Alex Geourntas, City Clerk
City Hall, Room 601
Boston, MA 02201

RECEIVED

By City Clerk at 2:50 pm, Apr 08, 2025

Dear Sir:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency will be held at 3:30 p.m. on Thursday, April 10, 2025, in the BPDA's Board Room (Room 900, Boston City Hall, 9th Floor, Boston, Massachusetts) and televised on Boston City TV (Xfinity Channel 26, RCN Channel 13, and Verizon Fios Channel 962), and livestreamed on [boston.gov](https://www.boston.gov).

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR APRIL 10, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the March 13, 2025, Board Meeting.

2. Request authorization to schedule a Public Hearing on May 15, 2025, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the 1st Amendment to the Boston University Charles River Campus 2024-2026 Institutional Master Plan.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into the License Agreement with Preservation of Affordable Housing LLC for use of a portion of Parcel P3 in the Campus High School Urban Renewal Area, and extend the term for 6 months to September 30, 2025, with two six-month option terms.
4. Request authorization to amend the License Agreement with Cap Long Wharf, LLC, for the use of approximately 15,000 square feet of land adjacent to the Chart House restaurant on Long Wharf for customer and visitor parking to extend the license term for 12 months until May 31, 2026.
5. Request authorization to enter into License Agreements with CityView Trolley Tours; Deacon Transportation Inc. d/b/a Old Town Trolley of Boston; and Uptown Transport d/b/a Boston Sightseeing, for use of BPDA-owned kiosks located between Long Wharf and Central Wharf in support of the Downtown Waterfront Trolley Stop Program for a period of 1 year, commencing April 1, 2025, and ending March 31, 2026, with one 1-year option term.
6. Request authorization to enter into a License Agreement with Gillie and Marc Pty LTD for the temporary installation of two art sculptures adjacent to Drydock #2 in the Charlestown Navy Yard, commencing August 2025, and ending August 2027, with an option term extension until December 31, 2027.
7. Request authorization to enter into a License Agreement with Boston Public Art Triennial for the temporary installation of a sculpture adjacent to Drydock #2 at the southeastern side of Baxter Road in the Charlestown Navy Yard, commencing May 15, 2025, and ending November 5, 2025.

8. Request authorization to enter into a License agreement with Black Owl LLC d/b/a Dovetail, for the use of approximately 2,850 sq ft of land located at Building 34 in the Charlestown Navy Yard for seasonal outdoor restaurant seating, commencing April 1, 2025, and ending March 31, 2026, with a term extension option.
9. Request authorization to execute a Memorandum of Agreement with the City of Boston, acting through its Department of Public Works, for services provided by its Fleet Maintenance Unit in an amount not to exceed \$250,000 for Fiscal Year 2026, or until June 30, 2026.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

10. Request authorization to award Final Designation status to Asian Community Development Corporation as Redeveloper of Parcel R-1 in the South Cove Urban Renewal Area, Project No. Mass R-92, located at 0, 55 and 57 Hudson Street, 0, 52, 54, 56 and 58 Tyler Street, and 0 Holland Place in the Chinatown neighborhood.
11. Request authorization to extend the Tentative Designation Status of Civico Development for the long-term lease and redevelopment of 555-559 Columbia Road in the Upham's Corner Area of Dorchester for 12 months, commencing May 1, 2025, and ending April 30, 2026.
12. Request authorization to convey approximately 9,378 square feet of land in the historic monument area of the Charlestown Navy Yard to the United States, and execute any and all documents including a minor boundary revision pertaining to parcels P101-14 and P105-15 to effectuate eventual conveyance to the National Park Service.
13. Request authorization to extend the Tentative Designation status of Related Beal and DREAM Development as the Redeveloper of 17 parcels known as the Boston Water and Sewer Commission Parking Lots, in the Nubian Square area of Roxbury for 6 months until October 31, 2025.

14. Request authorization to extend the Tentative Designation status of Madison Trinity 2085 Development LLC as the Redeveloper of Parcel B, a portion of Parcel 10 in Roxbury for 6 months until October 31, 2025.
15. Request authorization to extend the Tentative Designation status of the Planning Office for Urban Affairs and Roxbury Stone House for the redevelopment and sale of 7-9 Westminster Terrace, located in Roxbury the Washington Park Urban Renewal Area, Project No. Mass. R-24 for 6 months until October 31, 2025.
16. Request authorization to extend Final Designation status for a period of 3 months to Windale Developers, Inc. as Developer of 12 Urban Renewal Parcels through the Neighborhood Homes Initiative, located on Holworthy and Hollander Streets in the Washington Park Urban Renewal Area, Project No. MASS R-24, in the Roxbury neighborhood; and (2) execute a deed and land disposition agreement for each site component with Windale Developers. Inc.
17. Request authorization to extend the Tentative Designation status of NUBA LLC as Developer of a portion of Parcel 8 located at Harrison Avenue (Parcel #0802426040) and Washington Street (Parcel #0802426030) in the Nubian Square area of Roxbury for 6 months to October 31, 2025.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

18. Request authorization to execute a contract with Haven Contracting Group for the Charlestown Peace Park Project in the amount of \$901,500 and to execute any change orders for a total contract amount not to exceed \$991,650.

19. Request authorization to amend the construction contract with APC Development for building envelope repairs of the China Trade Center located at 2 Boylston Street, to increase the contract amount by \$1,155,391, and to execute any change orders for a total contract amount not to exceed \$5,954,955.
20. Request authorization to execute a contract with Northern Contracting Corp. for the China Trade Center bike room and storage project located at 2 Boylston Street in the amount of \$237,100, and to execute any change orders for a total contract amount not to exceed \$260,810.
21. Request authorization to issue a Request for Proposals to redevelop Parcel NY-1 (105) in the Charlestown Urban Renewal Area, Project No MASS. R-55, also known as the Chain Forge Building, in the Charlestown Navy Yard.

PLANNING / ZONING / DESIGN

22. Request authorization to petition the Zoning Commission to adopt map amendments to zoning maps 10A/B to reflect where Roslindale Squares + Streets zoning will replace existing Article 67 zoning subdistricts; and (2) adopt a text amendment to Article 67.
23. Request authorization to sign the Municipal Planning Board Notification Form declaring the intention of the Commercial Wharf East Condominiums to file a Chapter 91 License Application with the Commonwealth Department of Environmental Protection.
24. Request authorization to sign the Municipal Planning Board Notification Form declaring the intention of the Cathleen Stone Island Outward Bound School to file a Chapter 91 License Application for the project located at 0 Thompson Island with the Commonwealth Department of Environmental Protection.

CERTIFICATE OF COMPLETION

25. Request authorization to (1) issue a Certificate of Completion for the successful completion of the 288 Harrison Avenue Project in accordance with Section C.4 of the Cooperation Agreement by and between the BPDA and Harrison Affordable LLC, dated November 3, 2022; and (2) issue a Certificate of Completion in accordance with Section 3.04 of the Land Disposition Agreement by and between the CCBA Harrison Ground Lessor LLC and BRA, dated December 16, 2022, in regards to Parcel R-2B in the South Cove Urban Renewal Area, Project No. Mass. R-92.
26. Request authorization to issue a Certificate of Completion for the successful completion of the Improvement on Parcel R-59-B2 in the Charlestown Urban Renewal Area, Project No. MASS. R-55, located at 24 Washington Street, pursuant to an agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Erik Anderson, dated August 4, 1977.
27. Request authorization to issue a Certificate of Completion for the successful completion of the 373 Northampton Street project in Roxbury (formerly Northampton Street Residences), pursuant to an agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and THR Acquisition, LLC, c/o Transom Real Estate and Harbor Run Development LLC, dated September 15, 2022.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

28. Informational Update on Article 80 Reform Implementation and Development Review Modernization.

Allston

29. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 139 residential rental units, including Inclusionary Zoning units, 6,700 sq. ft. of cultural space, 7,100 sq ft of retail space, 3 car share parking spaces, and 144 bicycle parking spaces, located at 1 Harvard Ave, also known as Great Scott Redevelopment; and (2) enter into a Cooperation Agreement; and to take all related actions.
30. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 333 residential rental units, including 52 IDP units, 175 car parking spaces, located at 83 Leo Birmingham Parkway; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and to take all related actions.

Beacon Hill

31. Request authorization to (1) amend the Off-Site Affordable Housing and Contribution Agreement between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and JDMD Owner, LLC for 33-61 Temple Street in Beacon Hill; and (2) discharge the Affordable Rental Housing Agreement and Restriction between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and JDMD Owner, LLC when conditions have been satisfied regarding the transfer of 27-29 Hancock Street in Beacon Hill to the Fenway Community Development Corporation to build income restricted homeownership units; and to take all related actions.

East Boston

32. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 35 residential rental units, residential indoor and outdoor amenity spaces, 7 car parking spaces and 51 bicycle parking spaces located at 98-100 Condor Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Jamaica Plain

33. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of 2 IDP homeownership units in connection with the proposed development located at 450-454 Amory Street, also known as 155 Green Street, and to take all related actions.
34. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of 2 IDP units in connection with the proposed development located at 27 Dixwell Street, and to take all related actions.

Mission Hill

35. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 38 residential rental units, including Inclusionary Zoning units, 8 car parking spaces and 38 bicycle parking spaces located at 36 Parker Hill Avenue, also known as 200 Hillside Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Roslindale

36. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 46 residential rental units, including 8 IDP units, 32 car parking spaces and 54 bicycle parking spaces located at 586-594 Canterbury Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction; and (3) enter into a Community Benefits Agreement; and to take all related actions.

West Roxbury

37. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, in connection with a Notice of Project Change for the proposed project located at 231-245 Grove Street, to increase the number of parking spaces from 11 to 30; and to take all related actions.

PUBLIC HEARING

38.5:30 p.m. – Request authorization to (1) approve the Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 87 pursuant to Section 80C of the Zoning Code; and (2) approve the 2nd Amendment to the Development Plan for the Residential Project at 125 Guest Street within Planned Development Area No. 87, Boston Landing, Guest Street, Life Street and Arthur Street in the Brighton Area of Boston filed with the BPDA on February 7, 2025, pursuant to Section 80C of the Boston Zoning Code; and (3) authorize the Director to petition the Zoning Commission for approval of both the Master Plan and the Development Plan; and (4) authorize the Director to issue a Certification of Consistency or Partial Certifications of Consistency with the terms of PDA No. 87 for the Proposed Project pursuant to Section 80C-8 of the Code; and to take all related actions.

ADMINISTRATION AND FINANCE

39. Contractual

40. Director's Update

Very truly yours,
Teresa Polhemus, Secretary