



RECEIVED

By OFFICE OF THE CITY CLERK at 3:01 pm, Aug 12, 2025

August 12, 2025

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

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, August 14, 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 AUGUST 14, 2025 AT 3:30 P.M.**

MINUTES

1. Request authorization for the approval of the Executive Session Minutes of the July 17, 2025 Meeting, and for the approval of the Regular Session Minutes of the July 17, 2025 Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

2. Request authorization to extend the license with Boston Waterboat Marina, Inc. for the continued use of approximately 250 square feet of land and approximately 96,625 square feet of water sheet on the north side of Long Wharf located in the Downtown Waterfront until March 31, 2032, with a single five-year extension term option.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

3. Request authorization to extend the Final Designation status to Nubian Ascend Partners, LLC, for the long-term lease of the Blair Lot in the Nubian Square area of Roxbury for a period of 6 months until February 28, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

4. Request authorization to amend the engineering design services contract with Foth Infrastructure & Environment, LLC, for the Long Wharf East Seawall Rehabilitation project in the Central Wharf District in the amount not to exceed \$39,020.00, and to extend the contract until November 25, 2025, for completion of the remaining tasks.
5. Request authorization to amend the contract with Gehl Studio to complete an additional survey in connection with Boston's Framework for Greening While Growing in the amount of \$20,000 to complete an additional survey.

PLANNING / ZONING / DESIGN

6. Informational update regarding updated review processes for sites with Land Disposition Agreements located in the Coastal Flood Resilience Overlay District.

7. Informational update regarding a Request for Proposals for the creation of a Guidebook on small multi-family residential buildings that reflects the City's goals for high-quality, accessible, and energy-efficient housing across all City neighborhoods, as well as development models that take into account code requirements and market conditions.
8. Request authorization to sign Municipal Planning Board Notification Forms declaring (1) the intention of the project at 220 William F. McClellan Highway; and (2) the intention of Hangman Productions USA, Inc. to file Chapter 91 License Applications with the Department of Environmental Protection.

CERTIFICATE OF COMPLETION

9. Request authorization to issue a Certificate of Completion for the successful completion of the 109 Brookline Avenue building, located in the Fenway neighborhood, in accordance with the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and IQHQ-109 Brookline I, LLC, dated as of November 17, 2022.
10. Request authorization to issue a Certificate of Completion for the successful completion of the Kenmore Square Redevelopment project, located in the Fenway neighborhood, in accordance with the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and RREF II Kenmore Lessor II LLC and RREF II Kenmore Lessor III LLC, c/o Related Beal, LLC , dated as of October 8, 2019.
11. Request authorization to issue a Certificate of Completion for the successful completion of 350 Boylston Street, located in the Back Bay neighborhood, in accordance with Section C.4 of the Amended and Restated Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Arlington-Boylston Realty Trust, dated June 19, 2020.

12. Request authorization to issue a Certificate of Completion in accordance with Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Leah Popielarski, Trustee of 54 Belmont Realty Trust, dated July 24, 2017; and as further amended by the Amended and Restated Land Disposition Agreement, dated November 29, 2017; and to take all related actions in connection with the successful completion of the Improvements on Parcel R-9B in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 54-56 Belmont Street.

**ARTICLE 80 DEVELOPMENT/IDP
NOT OPEN TO PUBLIC TESTIMONY**

Brighton

13. 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 19 homeownership units, including 3 Inclusionary Zoning units, 17 car parking spaces, 26 bicycle parking spaces, and 1,007 square feet of retail space, located at 344-350 Washington Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Dorchester

14. 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 47 residential rental units, including 9 Inclusionary Zoning units, 21 car parking spaces, located at 1444-1446 Dorchester; and (2) enter into a Community Benefits Agreement; and to take all related actions.

East Boston

15. Request authorization to execute an Affordable Housing Agreement for the proposed creation of 1 IDP homeownership unit in connection with the development located at 250 Bremen Street and to take all related actions.

16. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, in connection with the Notice of Project Change filed by 9 Geneva Street LLC on July 23, 2025 for the proposed construction of 28 residential homeownership units, including 5 IDP units, and 16 car parking spaces located at 9 Geneva Street; and (2) enter into an Affordable Housing Agreement in connection with the proposed project; and to take all related actions.

Mattapan

17. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the 43-47 Fremont Street project for the creation of 2 on-site Inclusionary Development Units and to take all related actions.

PUBLIC HEARING

18. 5:30 p.m. - Request authorization to (1) approve the proposed Development Plan for Planned Development Area No. 146, 75 Morrissey Boulevard in Dorchester and a companion zoning map amendment pursuant to Sections 3-1A(a) and 80C of the Zoning Code; and (2) authorize the Director to issue a Scoping Determination Waiving Further Review pursuant to Section 80B-5.3(d) of the Code in connection with the Project Notification Form filed by Copper Mill Morrissey, LLC POB CC 75 Morrissey LLC on February 28, 2025, for the 35-75 Morrissey Boulevard Phase 1 project; and (3) to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process, subject to continuing design review by the BPDA; and (4) issue a Certification of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; and to take all related actions.

ADMINISTRATION AND FINANCE

19. Request authorization to enter into a Grant Agreement with the City of Boston to utilize \$500,000 of Neighborhood Development Funds to support the Commercial Acquisition Assistance Program to address the displacement of small, BIPOC-owned businesses and to build equitable pathways to commercial real estate ownership; and to take all related actions.
20. Request authorization to enter into a Grant Agreement with the Black Economic Council of Massachusetts to support the acquisition of 253–257 Roxbury Street in Roxbury and to establish the BECMA Sustainability Hub, using \$100,000 of Neighborhood Development Funds; and to take all related actions.
21. Contractual
22. Director's Update

Very truly yours,
Teresa Polhemus, Secretary