



RECEIVED

By City Clerk's Office at 2:47 pm, Nov 10, 2025

November 10, 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, November 13, 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 NOVEMBER 13, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 16, 2025 Board Meeting.

2. Request authorization to schedule and advertise a Public Hearing, pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code, to be held on December 11th, 2025, at 5:30 p.m. or at such date and time deemed appropriate by the Director, to consider the Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park (the "Master Plan Amendment"), the proposed Development Plan for 25 Supertest Street within Planned Development Area No. 51, Hood Park (the "25 Supertest Street Development Plan"), and the proposed Development Plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park (the "15 Supertest Street Development Plan") located in the Charlestown neighborhood, proposed by Hood Park LLC.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to enter into a License Agreement with Boston Real Estate Collaborative for the demolition of the BPDA-owned structure along Washington Street and for the temporary use of a portion of the Blair Lot to support renovation of the "The Berwick" Building located at 1127 Harrison Avenue.
4. Request authorization to extend the Lease with the Massachusetts Department of Children and Families for use of the 5th floor of the China Trade Center located at 2 Boylston Street until November 30, 2033.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

5. Request authorization to extend the award of Tentative Designation status to Trinity Financial for the long-term lease and redevelopment of the Austin Street Parking Lots, Parcel P-15B in the Charlestown Urban Renewal Area, Project No. MASS R-55, located at 0 Austin Street, 0 Rutherford Street, until November 30, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

6. Request authorization to enter into a grant agreement with Preservation of Affordable Housing (POAH) for the allocation of \$250,000 in Neighborhood Development Fund resources, for the purpose of supporting affordable commercial space at Columbia Crossing, located at 568–574 Columbia Road.
7. Request authorization to extend the consultant design services contract with Arcadis US, Inc. for the completion of remaining tasks associated with the Flood Resilience Planning, Feasibility, and Design Study for the Charlestown Navy Yard and Little Mystic Channel until September 30, 2026.
8. Request authorization to execute a contract with BCQ Integration, Inc. for Genetec Security Suite Management Services for BRA-owned properties for a contract term of 3 years and an annual contract amount of \$180,000.
9. Request authorization to amend the design services contract with Bargmann Hendrie + Archetype, Inc., by increasing the contract amount by \$74,355.39 and a 15% design contingency, for a total contract amount not to exceed \$85,509.
10. Request authorization to issue a Request for Proposals for Real Estate Strategy Consulting Services for multiple contracts, each for a period of 1 year, with two one-year extension term options.
11. Request authorization to execute a contract with BTT Marine Construction Company, LLC for the construction of the Boston Harbor Pier 4 Fender Pile Repairs in an amount of \$478,000, and with a 20% contingency for a total contract amount not to exceed \$573,600.
12. Request authorization to execute a contract with NELM Corp. for the construction of the Charlestown Main Street Interim Deployables in an amount not to exceed \$ 669,400, with a 20% contingency for a total contract amount not to exceed \$ 803,280.

13. Request authorization to execute a contract with NELM Corp., for the construction of the Martin's Park Deployables in an amount not to exceed \$269,400, with a 25% contingency for a total contract amount not to exceed \$336,750.
14. Request authorization to issue an Invitation for Bids for cleaning and maintenance of the China Trade Center located at 2 Boylston Street for a contract term of three years with 2 one-year extension term options.

URBAN RENEWAL

15. Request authorization to (1) amend the Land Disposition Agreement relating to South Cove Urban Renewal Area Parcels P-12 and P-12B, and (2) execute amendments to existing easements as necessary; and (3) take any and all actions related to the Washington Oak Commercial Condominium Trust Condo structure the BPDA is a party to that operates on those sites.

PLANNING / ZONING / DESIGN

16. Request authorization to petition the Boston Zoning Commission to adopt a zero percent increase to Boston's Linkage Policy for one year, commencing January 1, 2026.
17. Request authorization to adopt text amendments for Article 26, Article 8, Article 3, Article 11, and Article 89 of the Zoning Code, to add two new Squares + Streets districts and make minor changes to four of the six existing Squares + Streets districts.
18. Request authorization to adopt text amendments for Article 62 of the Zoning Code to specify the applicability of maximum building heights proposed in PLAN: Charlestown (2023) to the area of PDA I immediately south of Austin Street.

19. Request authorization to grant permission to the Director to sign the Municipal Planning Board Notification form on behalf of the Boston Redevelopment Authority Board, signifying that they have been notified (1) of the intention of Childs Engineering to file a Chapter 91 License Application for the South Jetty in the Raymond L. Flynn Marine Park with the Department of Environmental Protection; and (2) of the intention of the Rowes Wharf Dock Extension to file a Chapter 91 License Application with the Planning Department as a co-applicant with the Department of Environmental Protection.

CERTIFICATE OF COMPLETION

20. Request authorization to issue a Certificate of Completion for the successful completion of construction of 44-46 Soldiers Field Place located in the Brighton neighborhood, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and 1500 SFR LLC, dated September 22, 2022.
21. Request authorization to issue a Certificate of Completion for the successful completion of construction of 401 Congress Street in the South Boston Waterfront neighborhood, pursuant to Section 9.3 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and 10 World Trade Center LHI LLC, dated March 4, 2022.
22. Request authorization to issue a Certificate of Completion for the successful completion of construction of 2147-2153 Washington Street in the Roxbury neighborhood, pursuant to Section C.5 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and 2147 Master Developer LLC, dated December 12, 2021.

23. Request authorization to issue a Certificate of Completion for the successful completion of the Improvements on Parcel A-1 in the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, located at 23 Highland Street, pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and 23 Highland LLC, dated November 15, 2021.
24. Request authorization to issue a Certificate of Completion for the successful completion of the Improvements on Parcel R-54C in the Charlestown Urban Renewal Area, Project No. Mass. R-55, located at 9 Armory Street, by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Kendrick LLC, dated November 12, 2024.

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

25. Request authorization to adopt an amendment to the Report and Decision and Regulatory Agreement for the Franklin Hill Phase 2A and 2B Chapter 121A Project, approving the transfer of a Partnership Interest in the Project.
26. Request authorization to adopt the Second Amendment to the Report and Decision on the Mattapan Heights III 121A Project, approving the transfer of a partnership interest in the project to Trinity Financial Asset LLC.

Brighton

27. Request authorization to waive further review of the Boston College Institutional Master Plan Notification Form for the Renewal and Extension of their Institutional Master Plan dated October 10, 2025, and approve the renewal of the Boston College Institutional Master Plan, pursuant to Section 80D-5.2(e), Section 80D-6, and Section 80D-8 of the Zoning Code; and to take all related actions.

Dorchester

28. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E of the Zoning Code, for the proposed construction of 24 residential homeownership units, including 4 IDP units and 25 car parking spaces, located at 157 Granite Avenue, and (2) enter into an Affordable Housing Agreement; and to take all related actions.
29. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B of the Zoning Code, for the proposed construction of a new Boston Public Library branch and 33 fully affordable residential homeownership units located at 555-559 Columbia Road, and (2) enter into an Affordable Housing Agreement and a Cooperation Agreement; and to take all related actions.
30. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E of the Zoning Code, for the proposed construction of 33 residential rental units, including 6 IZ units, and 46 bicycle parking spaces, located at 555 Talbot Avenue; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Downtown

31. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed development located at 150 Milk Street; (2) enter into a PILOT Agreement for the Proposed Project; (3) adopt a minor modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan; and (4) execute a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.

Mission Hill

32. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E of the Zoning Code, for the proposed construction of 71 residential rental units, including 12 IZ units, 7 car parking spaces, and 71 bicycle parking spaces, located at 11-11A Parker Hill Avenue, and (2) enter into a Community Benefits Agreement; and to take all related actions.

South End

33. 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 44 residential homeownership units, including 8 live/work artist units, 16 car parking spaces, and 54 bicycle parking spaces, located at 52 Plympton Street, and (2) enter into a Community Benefits Agreement; and to take all related actions.
34. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Section 80A-2 and Section 80B-5.3(d) of the Zoning Code for the proposed 95 Berkeley Street project, and (2) execute and deliver a Cooperation Agreement, an Affordable Rental Housing Agreement; and (3) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project (the "Demonstration Project Plan"); and (4) adopt certain findings relating to the Demonstration Project Plan; and (5) accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (6) enter into a contract for payment in lieu of taxes ("Pilot Agreement") among the City of Boston, the BRA, and the Proponent in connection with the Proposed project; and to take all related actions.

PUBLIC HEARING

35.5:40 p.m. Request authorization to (1) issue an Adequacy Determination pursuant to Section 80D-5.4(c) of the Zoning Code approving the 2025-2035 Northeastern University Institutional Master Plan; (2) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.5(c)(iv) of the Code in connection with the Draft Project Impact Report for the 262 St. Botolph Street Multipurpose Athletic Facility Project; (3) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; (4) issue a Certification of Compliance pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B review process, subject to continuing design review by the BPDA; (5) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the code; and (6) to take all related actions including, without limitation, executing and delivering Development Impact Project Agreements, Transportation Access Plan Agreement and Cooperation Agreements in connection with the Proposed Project and the IMP.

ADMINISTRATION AND FINANCE

36. Contractual

37. Director's Update

Very truly yours,
Teresa Polhemus, Secretary