



REVISED

2:11 pm, May 14, 2026

May 14, 2026

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

REVISED

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, May 14, 2026, 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 MAY 14, 2026 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the April 16, 2026, Board Meeting.

2. Request authorization to schedule a Public Hearing on June 18, 2026 at 5:30 p.m. or at a date and time to be determined by the Director, to consider the First Amendment to the Master Plan for Planned Development Area No. 128/L Street Station Redevelopment at 776 Summer Street in South Boston, and the Phase 2 Development Plan for Planned Development Area No. 128/L Street Station Redevelopment, and to consider Phase 2 Project as a Development Impact Project.

ADMINISTRATION AND FINANCE

3. Request authorization to submit applications to the Commonwealth of Massachusetts Executive Office of Housing and Economic Development MassWorks Infrastructure Program and the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities HousingWorks Infrastructure Program in support of various projects in the City of Boston; and enter into a Grant Agreement with respective development entities and proponents of said projects for the use of funds from the MassWorks and HousingWorks Infrastructure Programs.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to enter into a License Agreement with TFC 30 Winter LLC for use of the exterior of the property at 30 Winter Street for a June to October 2026 placemaking activation event as part of the Design Vision Tactical Urbanism Project.
5. Request authorization to enter into a License Agreement with BRM LLC to install a temporary, public-facing art exhibition on street level windows at the China Trade Center located at 2 Boylston Street, supporting "Color Flows at Liberty Plaza" from June 11 to August 1, 2026.

6. Request authorization to enter into a License Agreement with Wharf District Council for the use of a portion of Long Wharf between the Custom House Block and the BPDA Pavilion, to place an informational kiosk bringing awareness of the forecasted vulnerability of Boston's Wharf District to sea level rise, for a period of 6 months, commencing June 1, 2026 and ending November 30, 2026, with 2 six month term renewal options.
7. 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 monthly, customer, and visitor parking for a period of 1 year, commencing June 1, 2026 and ending May 31, 2027.
8. Request authorization to assign the Lease held by Clifford Long, Trustee of Second Mass Ave. Realty Trust for Building 120, within the Historic Monument Area of the Charlestown Navy Yard, to the USS Constitution Museum Inc.

TENTATIVE / FINAL DESIGNATION / CONVEYANCE

9. Request authorization to extend the Tentative Designation of Garrison Trotter Neighborhood Association, Inc. for the sale and redevelopment of Parcel S-12B in the Washington Park Urban Renewal Area, Project No. Mass. R-24, known as 16-20 Townsend Street in Roxbury for 1 year until May 31, 2027.
10. Request authorization to extend the Tentative Designation of Garrison Trotter Neighborhood Association, Inc. for the sale and redevelopment of a Parcel S-12C in the Washington Park Urban Renewal Area, Project No. Mass. R-24, known as 48 Townsend Street in Roxbury for one 1 year until May 31, 2027.

11. Request authorization to award Tentative Designation status to Acedone for the sale and redevelopment of 11-13 Catawba Street located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Roxbury neighborhood as part of the Welcome Home, Boston Phase 3 Request for Proposal.
12. Request authorization to award Tentative Designation status to a joint venture between KNG Realty Corp, Genuine Construction & Consulting, LLC, and Erise Builders, Inc. for the sale and redevelopment of 14 Catawba Street located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Roxbury neighborhood as part of the Welcome Home, Boston Phase 3 Request for Proposal.
13. Request authorization to award Tentative Designation status to a joint venture between Historic Built, Stack Architecture and MCMI for the sale and redevelopment of 19 Laurel Street located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Roxbury neighborhood as part of the Welcome Home, Boston Phase 3 Request for Proposal.
14. Request authorization to award Tentative Designation status to Ambry Development for the sale and redevelopment of 100 Ruthven Street located in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Roxbury neighborhood as part of the Welcome Home, Boston Phase 3 Request for Proposal.

URBAN RENEWAL

15. Request authorization to: (1) adopt an Order of Taking for the Taking Parcel located at 212 Stuart Street in the South Cove Urban Renewal Area, Project No. Mass. R-92; and (2) authorize the Director to enter into and execute a deed with GUGV II 212 Stuart Property Owning, LLC, an indemnification agreement, and any and all other related instruments, agreements and documents in connection with the Taking Parcel for the Project.

PLANNING / ZONING / DESIGN

16. Request authorization to adopt an amendment to PLAN: Downtown that includes new Chinatown Historic Context Design Guidelines, which will guide the BPDA and the community on the design, development and review of projects that enhance Chinatown's unique and historic fabric.
17. Request authorization to adopt (1) text amendments for Article 43 and Article 8 to establish new Chinatown Neighborhood District zoning regulations; and (2) text amendments for a new Article 34 and Article 8 to establish a new set of Institutional Zoning Districts; (3) additional minor text amendments in Article 2, Article 3, Article 23, Article 31, Article 49A, and Article 89 to ensure consistency throughout the code; and (4) map amendments to zoning map 1CGN.
18. Request authorization to petition the Zoning Commission to adopt text amendments which (1) implement updates to Article 11 of the Zoning Code that establish new citywide zoning regulations for signs; and (2) remove outdated signage regulations from the Code.

CERTIFICATE OF COMPLETION

19. Request authorization to issue a Certificate of Completion for the successful completion of the 1595-1599 Columbus Avenue Project, 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 the 1595-1599 Columbus Avenue Owner, LLC, dated April 22, 2022.

20. Request authorization to issue a Certificate of Completion for the successful completion of the 200 Seaport Boulevard Project, a/k/a the Commonwealth Pier Revitalization Project, 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 Commonwealth Pier Trust II, (the "Proponent") dated September 15, 2020.
21. Request authorization to issue a Certificate of Completion for the successful completion of Improvements on Parcel J-1 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 located at 150 Milk Street, pursuant to Section 304 of the Land Disposition Agreement by and between the BRA and The Jenney Building Associates Limited Partnership dated May 20, 1983.

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

Allston

22. Request authorization to (1) issue a Determination waiving the requirement of further review pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change submitted on March 16, 2026 by Braintree 90 Allston, LLC for the construction of 111 residential rental units, including 14 IDP units and 8 voucher units, 58 car parking spaces and 111 bicycle spaces located at 90 Braintree Street; and (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (3) enter into a Affordable Rental Housing Agreement and Restriction, Cooperation Agreement and Transportation Action Plan Agreement in connection with the Proposed Project; and to take all related actions.

Back Bay

23. Request authorization to (1) issue a Certification of Approval for the proposed development located at 419 Boylston Street pursuant to Article 80E, Small Project Review of the Zoning Code; and (2) enter into a PILOT Agreement; and (3) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f); and (4) adopt certain findings relating to the Demonstration Project Plan; and (5) accept a Quitclaim Deed for a certain temporary, limited property interest in the project site, and to take all related actions.

Downtown

24. Request authorization to: (1) issue a Scoping Determination waiving further review pursuant to Section 80A-2 and Section 80B-5.4(d) of the Zoning Code for the proposed 50 Congress Street project; and (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Zoning Code, upon successful completion of the Article 80B, Large Project Review process; and (3) accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (4) enter into a contract for payment in lieu of taxes among the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and to take all related actions, including, without limitation, executing and delivering a Cooperation Agreement and Transportation Access Plan Agreement.

25. Request authorization to: (1) issue a Certification of Approval for the proposed development located at 1 State Street pursuant to Article 80E, Small Project Review of the Zoning Code; (2) enter into a PILOT Agreement for the Proposed Project; and (3) accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (4) enter into a contract for payment in lieu of taxes among the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and to take all related actions.

South Boston Waterfront

26. 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 320 Summer Street project; and (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (3) authorize the Director to take any and all actions and execute any and all documents including, without limitation, executing and delivering a Cooperation Agreement, Transportation Access Plan Agreement, and any and all other documents and agreements the Director deems appropriate and necessary in connection with the Proposed Project; and (4) authorize the Director to accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (5) authorize the Director to enter into a contract for payment in lieu of taxes among the City of Boston, the Boston Redevelopment Authority, and the HC 320 Summer Street LLC in connection with the Proposed Project.

PUBLIC HEARINGS

-- OPEN TO PUBLIC TESTIMONY --

27. 5:30 p.m. – Request authorization to: (1) approve the Phase 2 Building C Development Plan for Planned Development Area No. 94, Barlett Place (the "Phase 2 Building C Development Plan"), pursuant to Section 3-1A.a and 80C of the Zoning Code; (2) authorize the Director to petition the Zoning Commission for approval of the Phase 2 Building C Development Plan, pursuant to Section 3-1A.a and 80C of the Zoning Code; (3) issue a Scoping Determination Waiving Further review upon successful completion of the Article 80B Large Project Review process, for the construction of 61 mixed-income homeownership units, including 12 IDP units, 4 non-income restricted Artist Live/Work units, and 51 parking spaces for Bartlett Station Lot C Project located at 2505 Washington Street; (4) issue one or more Certifications of Consistency for Phase 2 of

the Bartlett Station Lot C Development Plan, in accordance with Section 80C-8 of the Boston Zoning Code (the "Code"), upon successful completion of the Article 80 review process; (5) execute and deliver, without limitation, an Affordable Housing Agreement, Cooperation Agreement, and Transportation Access Plan Agreement in connection with the Proposed Project; and (6) authorize the Director to execute and deliver any and all other documents, certifications or agreements as may be necessary and appropriate in connection with the foregoing and, or otherwise in connection with the Project; and to take all related actions.

28.5:40 p.m. – Request authorization to consider the proposed 121A Application filed by West End Library Preservation Associates LLP and to (1) adopt a Report and Decision on the West End Library Project, located at 151 Cambridge Street in Boston's West End neighborhood; (2) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code for the West End Library 121A project, which includes the proposed demolition of the existing Boston Public Library ("BPL") branch library building and the construction of a new mixed use building containing approximately 119 units of affordable rental housing and a new West End BPL branch library; (3) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (4) enter into a Cooperation Agreement in connection with the Proposed Project; and to take all related actions.

ADMINISTRATION AND FINANCE

29. Contractual Payments

30. Personnel

31. Director's Update

Very truly yours,
Teresa Polhemus, Secretary