



RECEIVED

By City Clerk's Office at 1:34 pm, Oct 13, 2026

October 13, 2026

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, October 15, 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 OCTOBER 15, 2026 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 17, 2026, Board Meeting.

2. Request authorization to schedule a Public Hearing pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code, to be held on November 12, 2026, at 5:30 p.m., or at such date and time deemed appropriate by the Director, to consider the First Amendment to the Development Plan for Planned Development Area No. 48, East Boston Airport Hotel in the East Boston neighborhood.

LICENSE AGREEMENT / LEASE / MEMORANDUM OF AGREEMENT / EASEMENT

3. Request authorization to extend the License Agreement with the City of Boston Property Management Department for use of the parcel located at 559 Columbia Road in the Dorchester neighborhood, to support events and building repairs at the Strand Theatre until December 31, 2028.
4. Request authorization to enter into License Agreements with Boston Harbor Now Inc. for the installation of temporary signs on BRA-owned property located on Long Wharf, from October 19, 2026 through January 31, 2027.
5. Request authorization to amend and extend the Lease Agreement with ECCO Beauty Hair Salon, Inc. for use of Suite #101 at 2 Boylston Street, a/k/a China Trade Center, for a period of 5 years, commencing October 30, 2026, and ending September 30, 2031.

TENTATIVE / FINAL DESIGNATION / CONVEYANCE

6. Request authorization to extend the Tentative Designation status of Planning Office for Urban Affairs and the Roxbury Stone House to facilitate the redevelopment and sale of the BPDA-owned 7-9 Westminster Terrace property in the Washington Park Urban Renewal Area, Project No. Mass. R-24 in the Roxbury neighborhood for a period of 6 months until April 30, 2027.

7. Request authorization to award Final Designation status to the Boston Food Forest Coalition, Inc. for the sale and redevelopment of 82 Mascot Street in Dorchester for the creation of public open space and a community garden.
8. Request authorization to (1) approve P10 Phase 3 LLC as the new Redeveloper of a portion of Parcel 10 within the Southwest Corridor Development Plan known as Parcel B; and (2) extend the Tentative Designation of P10 Phase 3 LLC as the Redeveloper of a portion of Parcel 10 in the Southwest Corridor Development Plan for a period of 6 months until April 30, 2027.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

9. Request authorization to execute a contract with Los Mellos Cleaning Services Inc., for snow clearance and salting and sanding services on BRA-owned properties, in an amount not to exceed \$175,000 per year and for a contract term of 3 years with 2 one-year term extension options.
10. Request authorization to execute a construction contract with Unified Contracting Inc. for the construction of the Little Mystic Channel Harborwalk Extension Project located on Terminal Street, in an amount of \$5,146,127.71, with a 5% contingency in the amount of 257,306.00, for a total aggregate contract amount of 5,403,433.71.
11. Request authorization to execute a contract with HDR Engineering, Inc. for Construction Management services for the Little Mystic Channel Harborwalk Extension Project located at Terminal Street, in an amount of \$380,784 with a 10% contingency in the amount of \$38,078, for a total aggregate contract amount not to exceed \$418,862.

12. Request authorization to issue a to issue an Invitation for Bids for construction work of the Shipyard Park Waterfront Repairs Project in the Charlestown Navy Yard.
13. Request authorization to execute a construction contract with ACK Marine and General Contracting, LLC for the Construction of the Long Wharf North Boardwalk Replacement Project in the amount of \$460,410, with a 20% contingency in the amount of \$92,082, for a total aggregate contract amount of \$552,492.
14. Request authorization to enter into a Grant Agreement with the Louis D. Brown Peace Institute Corporation to provide a one-time grant of \$250,000 in Neighborhood Development Funds to support construction of its new Center of Healing, Teaching, and Learning located at 30 Westville Street and the adjacent unnumbered Westville Street parcel in Dorchester; and to take all related actions.
15. Request authorization to enter into a Grant Agreement with The American Coalition of Cities for the purpose of commissioning a market analysis of Nubian Square using \$67,000 of Neighborhood Development Funds; and to take all related actions.

PLANNING / ZONING / DESIGN

16. Request authorization to adopt the Cleary Square Squares + Streets Small Area Plan, which will guide future development, direct capital investments to design safer streets, enhance the public realm, and advance policies and programmatic investments to increase small business longevity and housing supply and affordability within the Cleary Square Squares + Streets Study Area, through recommendations for a land use and design framework, targeted programmatic and policy investment, and regulatory mechanisms.

17. Request authorization to petition the Zoning Commission to (1) adopt map amendments to Zoning Map 12; and the associated text amendment to Article 69 to establish Squares + Streets districts that are regulated by Article 26 and associated "Base Code" articles within Cleary Square; and (2) remove named Neighborhood Business Subdistricts which are overwritten by the newly mapped Squares + Streets Districts; and (3) add language to maintain application of the existing Neighborhood Design Overlay District in newly mapped Squares + Streets Districts; and (4) revise outdated language.
18. Request authorization to petition the Zoning Commission to adopt text amendments for the Boston Zoning Code that update the zoning definitions, remove redundancy, and streamline the Code structure related to dimensional requirements.
19. Request authorization to adopt (1) a text amendment to Article 68; and (2) a map amendment to Zoning Map 4F to allow for Planned Development Areas to be permitted in the Waterfront Manufacturing Subdistrict and clarify the boundary between the First Street Local Industrial and the Waterfront Manufacturing Subdistricts.
20. Request authorization to grant permission to the Director of Planning and Zoning to sign the Municipal Planning Board Notification Form on behalf of the Board signifying that the Board has been notified of the intention of Clippership Wharf Multifamily Holdings LLC to file a Chapter 91 license amendment application with the Department of Environmental Protection.

CERTIFICATE OF COMPLETION

21. Request authorization to issue a Certificate of Completion for the successful completion of the Phase 3 - Landmark Center Redevelopment Project located at 421 Park Drive in the Fenway neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, and ARE-MA Region No. 112 Owner LLC, dated December 20, 2022.

CONTRACTS FOR PAYMENT IN LIEU OF TAXES / DEMONSTRATION PROJECTS

22. Request authorization to: (1) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project located at Allston Yards, Building D, in Allston; and (2) adopt certain findings relating to the Demonstration Project Plan, including, without limitation, that the Proposed Project constitutes a “demonstration project”; and (3) authorize the Director to enter into a contract for payment in lieu of taxes agreement pursuant to M.G.L. Chapter 121B, Section 16, as amended, between the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and (4) authorize the Director to execute, and the BRA to (a) accept a quitclaim deed for a temporary, limited property interest in the Project Site, and (b) enter into an indemnification agreement with the Proponent; and to take all related actions.
23. Request authorization to (1) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the proposed project located at 83 Leo Birmingham Parkway in Allston; and (2) adopt certain findings relating to the Demonstration Project Plan; and (3) authorize the Director to enter into a contract for payment in lieu of taxes between the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and (4) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.

24. Request authorization to: (1) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the proposed project located at 22-24 Pratt Street in Allston; and (2) adopt certain findings relating to the Demonstration Project Plan; and (3) authorize the Director to enter into a contract for payment in lieu of taxes between the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and (4) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and to take all related actions.

25. Request authorization to (1) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project located at 1 Mystic Avenue in Charlestown; and (2) adopt certain findings relating to the Demonstration Project Plan; and (3) authorize the Director to enter into a contract for payment in lieu of taxes between the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and (4) authorize the Director to accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site, and to take all related actions.

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

Allston

26. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code, for the proposed construction of 145 residential rental units, including 29 IZ units, and 176 bicycle parking spaces, located at 201-207 Brighton Avenue; and (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (3) execute a Cooperation Agreement and a Transportation Access Plan Agreement; and to take all related actions.

Dorchester

27. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B-5.4(d) of the Zoning Code for the creation of two new self-storage buildings, 17 car parking spaces, and 20 bicycle parking spaces located at 50B Park Street; and (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80B, Large Project Review process; and (3) execute a Transportation Access Plan Agreement and a Cooperation Agreement; and to take all related actions.
28. 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 23 residential rental units, including 4 IZ units, and 26 Bicycle parking spaces, located at 1428 Dorchester Avenue; and (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.
29. Request authorization to (1) execute a First Amendment to the Cooperation Agreement dated February 18, 2020, by and between Wintergold, LLC and the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency with respect to the Dot Block project; and (2) execute an Amended and Restated Affordable Rental Housing Agreement and Restriction for the Inclusionary Development Policy units located in the first two buildings completed at the Project; and to take all related actions.

East Boston

30. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Section 80B-5.4(d) of the Zoning Code in connection with the Project Notification Form filed by Horizon/McClellan LLC and CV 580 Chelsea LLC on July 9, 2026, for the proposed 160 McClellan Highway project with planned uses that include warehousing, receiving and distribution, accessory office uses, 10 car parking spaces, and loading dock areas; and (2) issue a Certification of Compliance or Partial Certification of Compliance for the Proposed Project under Section 80B-6 of the Code upon successful completion of the Article 80B, Large Project Review process; and (3) execute and deliver a Cooperation Agreement and a Transportation Access Plan Agreement; and to take all related actions.

Fenway

31. Request authorization to: (1) issue a Determination waiving further review pursuant to Article 80, Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the proposed 165 Park Drive 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 80 Large Project Review process; and (3) execute a Cooperation Agreement and a Transportation Access Plan Agreement; and to take all related actions.

Roxbury

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 24 homeownership units, including 3 IDP units, located at 201 Hampden Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

33. Personnel

34. Contractual Payments

35. Director's Update

Very truly yours,

Brigitte Martin
Assistant Secretary