



RECEIVED

By City Clerk's Office at 2:31 pm, Sep 16, 2025

September 16, 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, September 18, 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 SEPTEMBER 18, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the August 14, 2025 Board Meeting and for the Executive Session Minutes of the September 11, 2025 Meeting.

2. Request authorization to schedule a Public Hearing on October 16, 2025, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed Master Plan for Planned Development Area No. 156, Austin Street Lots Redevelopment, and the proposed Building B Development Plan for Planned Development Area No. 156 located in the Charlestown neighborhood.
3. Request authorization to schedule a Public Hearing on October 16, 2025, at 5:40 p.m., or at a date and time to be determined by the Director, to consider (1) the proposed Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park; and (2) the proposed Development Plan for 25 Supertest Street within Planned Development Area No 51, Hood Park, and the proposed development plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park, located in the Charlestown neighborhood.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to (1) enter into a License Agreement with Orange Barrel Media LLC as the operator of an Electronic Sign to be located at 51 Brookline Avenue for a term of one year, with eight one-year option extension terms; and (2) issue the design review approval of the Electronic Sign permit; and to take all related actions.
5. Request authorization for BRA-owned properties to be included in a joint request for proposals with the City of Boston to seek bids relating to vending services in connection with the Sail 250 event in 2026.
6. Request authorization to execute a license with Boston Playhouse Realty Inc., for the use of approximately 2,978 square feet of land adjacent to the Charles Playhouse on Warrenton Street for a period of 5 years, commencing October 1, 2025, and ending September 30, 2030, with one five-year option extension term.

7. Request authorization to enter into a lease agreement with Dimeo Construction Company for the use of Suites 109 and 110 located at 2 Boylston Street, for a period of 8 months, commencing October 1, 2025 and ending May 30, 2026.
8. Request authorization to enter into two license agreements with TFC 30 Winter LLC and BCB3 LLC for the use and activation of the exterior of the property at 30 Winter Street for a six-week placemaking activation event as part of the Design Vision tactical urbanism project commencing October 1 and terminating November 16, 2025.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

9. Request authorization to extend the Tentative Designation status to a joint venture between the Asian Community Development Corporation and The Community Builders for the redevelopment of Parcel P-12C, located at 290 Tremont Street in the South Cove Urban Renewal Area, Project No. Mass R-92, for a period of 12 months through September 30, 2026, and continue negotiations with the redeveloper to facilitate the long-term ground lease.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to amend a contract with Coastal Marine Construction, LLC in an amount not to exceed \$550,000 for the improvements to the east-facing seawall of Long Wharf, in the Central Wharf District, and to further execute any change orders that may be required to complete the work as deemed necessary by the Director, in an aggregate amount not to exceed 10% of the amended contract amount.
11. Request authorization to execute a contract with GEI Consultants, Inc. for engineering design services for the Shipyard Park Waterfront Repairs – Phase 3 (the “Flagship Wharf Bulkhead”) in the Charlestown Navy Yard, for a contract amount of \$575,995; and to further execute a design contingency for \$88,000, for a total contract amount not to exceed \$667,995.

12. Request authorization to issue an Invitation for Bids for Arborist services on BRA-owned properties citywide for a period of 3 years, with two one-year option extension terms.
13. Request authorization to extend a contract with Brightview Landscape Services, LLC, for landscaping services at Charlestown Navy Yard through November 30, 2025; for a contract amount not to exceed \$75,000.
14. Request authorization to amend a contract with Gone Green Electric Company, Inc., set to expire January 10, 2026, for unanticipated electric services at BRA-owned properties in the amount of \$75,000, for a new total contract value of \$300,000.

URBAN RENEWAL

15. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, regarding Parcel R-59-B2 located at 24 Washington Street in Charlestown; and enter into a new Land Disposition Agreement with the Developer.
16. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, regarding Parcels P-15B-1A and P-15B-1B located at 100-168 New Rutherford Avenue in Charlestown.

PLANNING / ZONING / DESIGN

17. Request authorization to petition the Boston Zoning Commission to adopt text amendments for Article 32, Article 2 and Article 3 in the Zoning Code to make Groundwater Conservation Overlay District regulations more legible and remove the conditional use permit requirement for Substantial Rehabilitation projects subject to the regulation.

18. Request authorization to adopt an amendment to PLAN: Downtown that includes Downtown Historic Context Design Guidelines, to guide the design, development, and review of projects that enhance Downtown's unique and historic fabric.
19. Request authorization to petition the Zoning Commission to (1) adopt text amendments for Article 8 and a new Article 31 to establish Skyline Districts; and (2) adopt text changes throughout the Zoning Code to ensure Article 31 and Article 8 are reflected consistently; and (3) adopt map amendments to zoning maps 1A, 1C-1G-1N, and 1H, to implement zoning recommendations from PLAN: Downtown.

CERTIFICATE OF COMPLETION

20. Request authorization to issue a Certificate of Completion for the successful completion of Old Colony Phases 4 and 5 respectively, located in the South Boston neighborhood, in accordance with the Cooperation Agreement by and between the BRA and Old Colony 4 Bonds Limited Partnership, dated September 20, 2022 (the "Phase 4 Cooperation Agreement"); and the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Old Colony 5 Bonds Limited Partnership, dated September 14, 2022 (the "Phase 5 Cooperation Agreement.")
21. Request authorization to issue a Certificate of Completion for the successful completion of the New Sweeney Field, located at 600 Parker Street in the Mission Hill neighborhood, in accordance with Section C.6 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Wentworth Institute of Technology, dated May 22, 2023.

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

22. Request authorization to take all steps necessary to assume the rights and duties of the City of Boston Transportation Department (BTD) pursuant to all Transportation Access Plan Agreements (TAPA) entered into by the City of Boston Transportation Department, and any and all other documents, and agreements entered into by the City of Boston Transportation Department pursuant to Article 80 of the Boston Zoning Code, including, without limitation, to execute any and all documents that the Director deems appropriate in connection with the transfer of the TAPA program from BTD.

Allston

23. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the proposed creation of 19 Inclusionary Development rental units and 10 Residential Voucher units located at 25-39 Harvard Avenue and 410R Cambridge Street; and to take all related actions.

Bay Village

24. Request authorization to (1) co-petition the City of Boston Public Improvement Commission to discontinue a portion of Stuart Street in the South Cove Urban Renewal Area, Project No. Mass. R-92 (the "Taking Parcel"); and (2) adopt an Order of Taking for the Taking Parcel in connection with the Project; and (3) enter into and execute a deed to GUGV II 212 Stuart Property Owning, LLC; and (4) enter into an indemnification agreement; and to take all related actions.

Charlestown

25. 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 78,370 square feet of Research & Development space, 1,800 square feet of commercial space, and 39 car parking spaces located at Building 108 at 108 Third Avenue; and (2) enter into a Cooperation Agreement; and to take all related actions.

26. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A-6.1 of the Zoning Code, for the proposed Notice of Project Change and construction of 221 residential homeownership units, 202 residential rental units, and 5 EV car-share spaces, located at One Mystic Avenue; and (2) enter into an Affordable Rental Housing Agreement and Restriction and Affordable Contribution Agreement; and to take all related actions.

Dorchester

27. Request authorization to enter into an Amended and Restated Affordable Rental Housing Agreement and Restriction for the creation of 4 Inclusionary Development Units located at 1121 Dorchester Avenue; and to take all related actions.

Hyde Park

28. Request authorization to (1) issue a Preliminary Adequacy Determination Waiving Further Review pursuant to Article 80B, Large Project Review of the Zoning Code, for the proposed construction of 204 residential rental units and 274 car parking spaces located at 990 American Legion Highway; and (2) issue a Certification of Compliance under Section 80B-6 of the Code upon completion of the Article 80 review process; and (3) enter into a Cooperation Agreement; and to take all related actions.

29. 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 42 residential rental units, including 7 Inclusionary Zoning units, 19 car parking spaces and 42 bicycle parking spaces located at 1740 Hyde Park Avenue; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Roslindale

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 construction of 78 affordable senior housing units and amenity spaces located at 1198 Centre Street a/k/a 1200 Centre Street, and (2) enter into a Cooperation Agreement in connection with the Proposed Project; and take all related actions.

South Boston

31. Request authorization to enter into an Affordable Housing Contribution Agreement for the 617 Dorchester Avenue project, f/k/a 20 Boston Street, in connection with the payment in lieu of 2.34 on-site IDP Units; and to take all related actions.
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 30 homeownership units, including 5 IDP units, approximately 783 square feet of commercial space, and up to 18 car parking spaces and 32 bicycle parking spaces, located at 43 Preble Street; (2) enter into an Affordable Housing Agreement; and (3) enter into a Community Benefits Agreement; and to take all related actions.
33. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80B, Large Project Review of the Zoning Code for the Notice of Project Change related to the proposed construction of 144 residential rental units, including 19 IDP units, 101 car parking spaces and 152 bicycle parking spaces located at 181-185 West First Street, 190 and 206 West Second Street; and (2) enter into an Affordable Rental Housing Agreement and Restriction and a Cooperation Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

34. Contractual

35. Director's Update

Very truly yours,
Teresa Polhemus, Secretary