



RECEIVED

By City Clerk's Office at 2:35 pm, Oct 14, 2025

October 14, 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, October 16, 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 OCTOBER 16, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the September 18, 2025 Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

2. Request authorization to execute a Memorandum of Understanding with the Boston Police Department establishing respective responsibilities for the mutual sharing of video camera data on BRA-owned properties.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

3. Request authorization to Award Final Designation status to NUBA LLC for six months to April 30, 2026, as Developer of a portion of Parcel 8 located at Harrison Avenue, Parcel ID #0802426040, and Washington Street, Parcel ID #0802426030 in the Nubian Square area of Roxbury.
4. Request authorization to extend the award of Final Designation status to Windale Developers, Inc. as Developer of 12 BPDA-owned parcels, through the Neighborhood Homes Initiative, at Holworthy and Hollander Streets in the Washington Park Urban Renewal Area, Project No. Mass R-24, located in the Roxbury neighborhood, until April 30, 2026.
5. Request authorization to extend the Tentative Designation of Planning Office for Urban Affairs and the Roxbury Stone House for the redevelopment and sale of BPDA-owned 7-9 Westminster Terrace in the Roxbury neighborhood, Washington Park Urban Renewal Area, Project No. Mass. R-24, until April 30, 2026.
6. Request authorization to extend the Tentative Designation of Madison Trinity 2085 Development LLC as the Redeveloper of Parcel B, a portion of Parcel 10 in Roxbury, for 6 months until April 30, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

7. Request authorization to execute a contract with Greener Group LLC., for Landscaping Services at the Charlestown Navy Yard for a period of three years, with 2 one-year extension term options, and a total contract amount not to exceed \$889,879.

8. Request authorization to execute a contract with Northeast Weathered Services for city-wide site maintenance of BRA-owned properties, for a contract term of 3 years with 2 one-year extension term options, and a total contract amount not to exceed \$ 1,370,565.
9. Request authorization to issue an Invitation for Bids for the construction of the Boston Harbor Fender Pile Repairs in BRA-owned properties.
10. Request authorization to issue an Invitation for Bids for the construction of the Main Street Interim Deployable in Charlestown.
11. Request authorization to issue an Invitation for Bids for the construction of the Martin's Park Interim Deployable in Boston.
12. Request authorization to (1) enter into a cooperative grant agreement with the U.S. Environmental Protection Agency for a \$4,000,000 Brownfields Cleanup Cooperative Agreement; and (2) issue a Request for Qualifications for qualified engineers to design and offer environmental remediation of the Chain Forge property (Building 105) at the Charlestown Navy Yard to secure future adaptive reuse for a public construction bid.
13. Request authorization to execute a contract with Karp Strategies for a City-wide Needs Assessment study, for a total contract amount not to exceed \$800,000 and a contract term of up to 12 months.

PLANNING / ZONING / DESIGN

14. Request authorization to adopt a pilot of the Direct Displacement Disclosure to be integrated as part of new project filings for Small Projects filed under Article 80E of the Zoning Code and Large Projects filed under Article 80B of the Zoning Code, for a period of 12 months with the option to extend for an additional 24 months.

15. 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 of the intention of (1) the Massachusetts Department of Conservation and Recreation and MassDOT to file a Chapter 91 License Application for the Mystic River Bicycle and Pedestrian Bridge, and (2) the Massachusetts Department of Conservation and Recreation to file a Chapter 91 License Application for a public dock at Herter Park with the Department of Environmental Protection.

CERTIFICATE OF COMPLETION

16. Request authorization to issue a Certificate of Completion for the successful completion of 55 Summer Street in the Downtown neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning and Development Agency and BP3-BOS5 55 Summer Street LLC, dated September 13, 2023.
17. Request authorization to issue a Certificate of Completion for the successful completion of construction of Building M located within the Bunker Hill Housing Redevelopment in the Charlestown neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning and Development Agency and Bunker Hill Landco LLC (the "Proponent") dated October 7, 2022.
18. Request authorization to issue a Certificate of Completion for the successful completion of 69-71 Proctor Street, Roxbury Preparatory Charter School in the Roxbury neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency and Uncommon Schools, Inc., Roxbury Preparatory Charter School, dated April 7, 2023.

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

19. Informational Update on Article 80 Modernization Engagement Improvements.

Allston

20. 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 36 residential rental units, including 6 Inclusionary Zoning units, 20 car parking spaces, and 50 bicycle parking spaces, located at 80 Gardner Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Chinatown

21. Request authorization to (1) issue a Director's Determination pursuant to Article 80A-6.1 of the Zoning Code, for the 290 Tremont Street project located on Parcel P-12C in the South Cove Urban Renewal Area, Project No. Mass R-92, in connection with the Notice of Project Change filed by Asian Community Development Corporation, and (2) issue a Certification of Compliance for the Proposed Project pursuant to Article 80B of the Code, upon successful completion of Large Project Review, and to take all related actions.

Dorchester

22. Request authorization to enter into an Affordable Housing Agreement for the proposed creation of two IDP homeownership units located at 43-45 Stanton Street, and to take all related actions.

Downtown

23. Request authorization to waive further review of the Emerson College Institutional Master Plan Notification Form for the Renewal and Extension of their Institutional Master Plan, dated September 11, 2025, and approve the renewal of the Emerson College Institutional Master Plan, pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Boston Zoning Code.

PUBLIC HEARING

24.5:30 p.m. - Request authorization to (1) approve the proposed Master Plan for Planned Development Area No. 156, Austin Street Lots Redevelopment, Charlestown (the "Master Plan"), and companion zoning map amendment pursuant to Sections 3-1A(a) and 80C of the Zoning Code; (2) approve the proposed Building B Development Plan within Planned Development Area No. 156, Austin Street Lots Redevelopment, Charlestown (the "Development Plan"); (3) petition the Boston Zoning Commission for approval of the Master Plan and the Development Plan and companion zoning map amendment, pursuant to Section 80C-6 of the Code; (4) authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.4(d) of the Code in connection with the Building B component of Austin Street Lots Redevelopment Project, as described in the Project Notification Form filed by Trinity Acquisitions on May 21, 2024; (5) issue one or more a Certifications of Compliance or Partial Certifications of Compliance for the Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B Large Project Review process; (6) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Project or components thereof 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 including any and all documents and agreements that the Director deems appropriate and necessary in connection with the Project, the Master Plan, and the Development Plan, including, without limitation, executing and delivering one or more Cooperation Agreement(s).

ADMINISTRATION AND FINANCE

25.Contractual

26.Director's Update

Very truly yours,
Teresa Polhemus, Secretary