



RECEIVED

By City Clerk's Office at 2:38 pm, Dec 09, 2025

December 9, 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, December 11, 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 DECEMBER 11, 2025 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the November 13, 2025 Board Meeting.

2. Request authorization to schedule a Public Hearing on January 15, 2026 at 5:30 p.m., or at a date and time to be determined by the Director, to (1) consider the proposed Third Amendment to Planned Development Area No. 50 at 371-401 D Street in the South Boston neighborhood; and (2) consider the 391 D Street Project as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

3. Request authorization to amend the Lease with Lockport Marine, LLC to allow for the Federal, State, and Local permitting required for the proposed sublease to Coastal Marine, Inc. for a designated "Maritime Industrial Use" of the site located at 146-172 Condor Street in East Boston; and to take all related action.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

4. Request authorization to (1) adopt a Demonstration Project Plan pursuant to General Laws Chapter 121B for the acquisition of the parcel located at 11 Ashmont Park in Dorchester, consisting of approximately 3,900 square feet of land; and (2) acquire the property for \$1,351,937.50 from 11 Ashmont Park LLC; and (3) execute a Deed with 11 Ashmont Park LLC; and (4) transfer the property via Deed to the City of Boston; and to take all related actions.
5. Request authorization to extend the Tentative Designation Status of Drexel Village LLC as Developer of the Crescent Parcel, in the Nubian Square area of Roxbury, South End Urban Renewal Area, Campus High School Urban Renewal Area, for a period of 12 months through December 31, 2026; and to take all related actions.
6. Request authorization to (1) award Tentative Designation status to Courageous Sailing Center for Youth, Inc. for the property comprised of Assessing Parcel 0203505600, also known as a portion of Parcel NY-4, also known as Subparcel 1B, in the Charlestown Urban Renewal Area, Project No. Mass. R-55, and Charlestown Navy Yard known as Pier 5 in the Charlestown neighborhood; and (2) enter into lease negotiations with the Redeveloper to facilitate the long-term lease and redevelopment of the BRA-owned site.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

7. Request authorization to (1) execute a Grant Agreement with the Commonwealth of Massachusetts Department of Conservation and Recreation for a \$500,000 MassTrails Grant Contract and Agreement to support the construction of the Little Mystic Channel Harborwalk Extension located in Charlestown; and (2) issue an Invitation for Bids for the Construction of the Little Mystic Channel Harborwalk Extension Project, and to take all related actions.
8. Request authorization to execute a contract with B.W.A. Architecture, Inc. for design services to complete the China Trade Center Roof Replacement Project for a contract term of 18 months and a contract amount not to exceed \$300,000 with a 15% contingency.
9. Request authorization to execute a contract with Dagle Electric Construction Corporation for Electrical Repair and Maintenance of BRA-owned properties for a term of 3 years, with 2 one-year extension term options, and for a total contract amount not to exceed \$100,000 annually.

URBAN RENEWAL

10. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan regarding Parcel R-46, Project No. Mass R-24, located at 11-13 Catawba Street in the Roxbury neighborhood.
11. Request authorization to (1) adopt a Minor Modification to the South End Urban Renewal Plan, Project No. Mass R-56, regarding Parcel 1A, located at 436 Tremont Street, a/k/a Castle Square in the South End neighborhood; and (2) enter into a third Supplementary Land Disposition Agreement with CSTO Winn Owner, LLC.

PLANNING / ZONING / DESIGN

12. Report on Zoning Board of Appeals recommendations between April 1, 2025 and September 31, 2025.

CERTIFICATE OF COMPLETION

13. Request authorization to issue a Certificate of Completion for the successful completion of the improvements on Parcel SE-98A in the South End Urban Renewal Area, Project No. Mass. R-56, located at 117 East Berkeley Street, pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Yeloff Realty Co, Inc., dated February 6, 2024.
14. Request authorization to issue a Certificate of Completion for the successful completion of the Improvements on Parcel P-3B(1) in the Brunswick-King Urban Renewal Area, Project No. Mass. R-168, located at the rear yard of 102 Intervale Terrace, pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and Hyperion LLC, dated June 19, 2020.
15. Request authorization to issue a Certificate of Completion for the successful completion of the Whittier Place Phase 3 Project, pursuant to Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and POAH Madison Associates, LLC, dated December 26, 2017, as affected by that certain Assignment and Assumption of Cooperation Agreement, dated January 23, 2023.
16. Request authorization to (1) issue a Certificate of Completion for the First Phase of the Project of the South Station Air Rights Project in the Central Business District, South Station Urban Renewal Area, Project No. Mass R-82C, located at South Station on portions of Parcels C-1 and C-3, pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning and Development Agency and South Station Phase 1 Owner, LLC, dated March 21, 2007, as amended; and (2) issue a Certificate of Completion for the successful completion of the First Phase of the Project of the South Station Air Rights Project, located at South Station, in accordance with Section C.3 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a/ Boston Planning & Development Agency and South Station Owner 1, LLC, dated April 1, 2008, as amended.

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

Allston

17. Request authorization to (1) issue a Determination waiving requirement of further review pursuant to Section 80A-6 of the Zoning Code, in connection with the Third Notice of Project Change submitted to the BPDA on October 27, 2025 by City Realty Group for the Allston Square project, a/k/a 8-12 Wilton Street, 20 Braintree Street, 1 Highgate Street, and 10 Highgate Street, allowing for a reduction of parking spaces; and (2) issue a Certification of Compliance upon successful completion of the Article 80B review process; and to take all related actions.

Dorchester

18. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed creation of 2 IDP units located at 48 Torrey Street, and to take all related actions.
19. Request authorization to terminate the Affordable Rental Housing Agreement and Restriction by and between the Proponent and Boston Redevelopment Authority d/b/a Boston Planning & Development Agency dated November 24, 2024, for the property located at 257 Washington Street; and to take all related actions.
20. 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 1028-1032 Dorchester Avenue; and (2) enter into a Community Benefits Agreement; and to take all related actions.

Jamaica Plain

21. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 48 residential rental units, including 43 Inclusionary Zoning units, 17 car parking spaces, and 48 bicycle parking spaces located at 282-294 Hyde Park Avenue; and (2) enter into a Community Benefits Agreement; and to take all related actions.
22. Request authorization to (1) terminate an Affordable Housing Agreement previously entered into between the proponent and the BRA on June 20, 2023 in connection with the proposed project; and (2) enter into an Affordable Housing Contribution Agreement in connection with the 3478-3484 Washington Street building, a/k/a 1 Gartland Street; and to take all related actions.

Mattapan

23. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E of the Zoning Code, for the proposed construction of 40 residential homeownership units, including 7 Inclusionary Zoning units, 34 car parking spaces, and 42 bicycle parking spaces located at 110 Wales Street, and (2) enter into a Community Benefits Agreement; and to take all related actions.

Newmarket

24. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed renovation and conversion of a business space located at 100 Magazine Street; and enter into a Community Benefits Agreement; and to take all related actions.

Roslindale

25. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed construction of 41 fully affordable residential rental units for seniors, located at 4259-4627 Washington Street; and to take all related actions.

Roxbury

26. 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 38 fully affordable residential rental units for seniors located at 151 Lenox Street; and to take all related actions.

South Boston

27. 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 change of use for the property located at 4 Alger Street; and to take all related actions.

West End

28. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed creation of 24 residential rental units, including 5 Inclusionary Zoning units, located at 1 Longfellow Place; 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 creation of 33 residential rental units, including 6 Inclusionary Zoning units, located at 1-10 Emerson Place; and (2) adopt a Minor Modification to the West End Land Assembly and Redevelopment Project, Project No. Mass. 2-3 with respect to Parcel 1A; and to take all related actions.

PUBLIC HEARING

30. 5:30 p.m. Public Hearing, pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code, 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.

ADMINISTRATION AND FINANCE

31. Request authorization to extend the Downtown Office to Residential Conversion Incentive Pilot Program and related procedures until December 31, 2026.

32. Personnel

33. Contractual

34. Director's Update

Very truly yours,
Teresa Polhemus, Secretary