



RECEIVED

By City Clerk's Office at 2:35 pm, Jan 13, 2026

January 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, January 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 JANUARY 15, 2026 AT 3:30 P.M.**

PUBLIC TESTIMONY STARTS AT 5:30 P.M.

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the December 11, 2025 Board Meeting.

2. Request authorization to schedule a Public Hearing on February 12, 2026, at 5:30 p.m., or at a date and time to be determined by the Director, to consider the proposed First Amendment to the Development Plan for Planned Development Area No. 52, One Brigham Circle, located at 1610-1620 Tremont Street in the Mission Hill neighborhood, for the conversion of existing office space to new healthcare clinic space, and to allow for “Clinic” and “Accessory Clinic” as Allowed Uses within the PDA.
3. Request authorization to schedule a Public Hearing on February 12, 2026, at 5:40 p.m., or at a date and time to be determined by the Director, to consider the proposed First Amendment to the Wentworth Institute of Technology 2024-2024 Institutional Master Plan for the construction of a residence hall and student support service spaces.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to extend the lease with International Institute of New England, Inc. for use of the 3rd floor of the China Trade Center located at 2 Boylston Street for a period of 10 years, commencing February 1, 2026 and ending January 31, 2036, with 2 five-year term renewal options.
5. Request authorization to renew a License Agreement with Delaware North Companies, Inc. for two existing electronic signs on the north façade of TD Garden, located at 100 Legends Way in the West End neighborhood, for a period of 1 year, with automatic renewals for 7 one-year terms up to a maximum of 8 years, and a licensing fee of \$5,000 per sign per year.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

6. Request authorization to (1) extend Final Designation Status to Windale Developers, Inc., as developer of 12 Urban Renewal Parcels, through the Neighborhood Homes Initiative, located on Holworthy and Hollander Streets in the Washington Park Urban Renewal Area, Project No. Mass R-24, in the Roxbury neighborhood of Boston; and (2) execute all appropriate documents, including a deed and land disposition agreement for each site by April 30, 2026.

7. Request authorization to extend the Tentative Designation status of Tenants' Development Corporation for the development of Parcel 22A in the South End Urban Renewal Area, Project No. Mass R-56, located at 151 Lenox Street in Roxbury, for a period of 6 months, until July 31, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

8. Request authorization to execute a contract with Casablanca Services Inc. for Citywide Site Maintenance Services for a 3-year contract term, with 2 one-year extension term options, and for a contract amount not to exceed \$527,400 for the initial term, plus a contingency.
9. Request authorization to execute a contract with Uncle Sam's Contractors LLC, for cleaning and maintenance of the China Trade Center located at 2 Boylston Street, for a 3-year contract term, and in an amount not to exceed 645,858.00.

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

Allston

10. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A-6 of the Zoning Code in connection with the Notice of Project Change for the proposed construction of 171 residential rental units, including 29 IDP units, 66 car parking spaces, 95 bicycle parking spaces, 3,504 square feet of commercial space located at 445 - 449 Cambridge Street; and (2) execute an amended and restated Cooperation Agreement, and an amended and restated Affordable Rental Housing Agreement and Restriction, and an amended and restate Artist Affordable Rental Housing Agreement and Restriction; and to take all related actions.
11. 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 a hotel with 96 guest rooms and 4 off-street pick-up/drop-off and delivery car parking spaces located at 393 Cambridge Street, and (2) enter into a Community Benefits Agreement; and to take all related actions.

Brighton

12. 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 26 residential homeownership units, including 4 IDP units, 9 car parking spaces, and 27 bicycle parking spaces, located at 1954 Commonwealth Avenue; and (2) execute a Community Benefits Agreement, and to take all related actions.
13. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, in connection with the proposed Notice of Project Change for the addition of 2 residential units located at 38 Hichborn Street; and to take all related actions.

Jamaica Plain

14. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction in connection with the proposed creation of 3 IDP units, 4 Voucher Units located at 3326 Washington Street, and enter into an Affordable Housing and Contribution Agreement, and to take all related actions.
15. 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 creation of 66 memory care units, and 41 income-restricted residential rental units for seniors, located at 434 Jamaicaway a/k/a the Rogerson-Beaufort Project; and (2) enter into a Cooperation Agreement; and to take all related actions.

Mattapan

16. 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 creation of 52 residential rental units, 52 car parking spaces, 72 bicycle parking spaces and approximately 3,700 square feet of commercial space, located at 841 Morton Street; and (2) enter into a Cooperation Agreement; and to take all related actions.

Roxbury

17. Request authorization to (1) issue a Determination waiving further review pursuant to Article 80A of the Zoning Code in connection with the Notice of Project Change for the proposed construction of 63 fully affordable residential rental units located at 639 Warren Street; and to take all related actions.

West Roxbury

18. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, in connection with a Notice of Project Change for the proposed change of ownership and the proposed conversion into 55 income-restricted rental units for the project located at 1208C Veterans of Foreign Wars Parkway.

PUBLIC HEARING --OPEN TO PUBLIC TESTIMONY--

19. 5:30 p.m. Request authorization to (1) consider the proposed Third Amended and Restated Development Plan for Planned Development Area No. 50, 371-401 D Street, in the South Boston neighborhood; and (2) petition the Boston Zoning Commission for approval of the Development Plan, pursuant to Sections 3-1A.a and 80C-6 of the Zoning Code; and (3) issue a Scoping Determination waiving further review pursuant to Section 80B-5.3(d) of the Code, for the proposed new 15-story, approximately 438-room hotel, and the changes to the existing hotel located at 391-395 D Street, in connection with the Development Plan, filed by DGH Hotel Partners JV, LLC on June 30, 2025, and as described in the Article 80B Large Project Review Project Notification Form filed by the Proponent on October 9, 2025; and (4) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and to take all related actions.

ADMINISTRATION AND FINANCE

20. Request authorization to disburse \$275,000 from the 1350 Boylston Street Project Community Benefits Fund to 15 community and neighborhood organizations.

21. Informational Update: Harvard Allston Partnership Fund

22. Contractual

23. Director's Update

Very truly yours,
Teresa Polhemus, Secretary