



RECEIVED

By City Clerk's Office at 2:54 pm, Apr 14, 2026

April 14, 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, April 16, 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 APRIL 16, 2026 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the March 19, 2026, Board Meeting.

2. Request authorization to schedule a Public Hearing pursuant to Sections 3-1A(a), Article 50 and Article 80C of the Zoning Code on May 14, 2026, at 5:30 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed Bartlett Lot C project as part of Bartlett Place, Planned Development Area No. 94.
3. Request authorization to schedule a Public Hearing pursuant to Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, to be held on May 14, 2026 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the proposed 121A Application filed by West End Library Preservation Associates LLP for authorization and Approval of a Project under Massachusetts General Laws, Chapter 121A and Acts of 1960, Chapter 652, each as amended.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

4. Request authorization to enter into a license agreement with Boston Sailing Center, Inc. for use of a portion of the 50,998 square feet of water sheet at the end of Lewis Wharf, for a period of 5 years, commencing May 1, 2026 and ending April 30, 2031, with one 5-year term renewal option.

TENTATIVE / FINAL DESIGNATION / CONVEYANCE

5. Request authorization to extend the Tentative Designation status of Civico Development, LLC for the long-term lease and redevelopment of 555-559 Columbia Road in the Upham's Corner Area of the Dorchester neighborhood, to create affordable housing and a branch library for the Boston Public Library, for a period of 12 months until April 30, 2027.
6. Request authorization to extend the Tentative Designation status of Madison Trinity 2085 Development LLC as the Redeveloper of Parcel B, a portion of Parcel 10 in the Roxbury neighborhood for 6 months until October 31, 2026.

7. Request authorization to (1) extend the Final Designation status of Windale Developers, Inc. as redeveloper of 12 BPDA-owned parcels, through the Neighborhood Homes Initiative, at Holworthy and Hollander Street in the Washington Park Urban Renewal Area, Project No. Mass R-24, located in the Roxbury neighborhood; and (2) execute all appropriate documents, including a deed and land disposition agreement for each site component by July 31, 2026.
8. 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 October 31, 2026.
9. Request authorization to (1) extend the Final Designation status to NUBA LLC as Developer of a portion of Parcel 8 located at Harrison Avenue and Washington Street in the Nubian Square area of the Roxbury neighborhood for a period of 3 months until July 31, 2026; and (2) execute a Deed and Land Disposition Agreement.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to enter into 3 separate service contracts for Real Estate Strategy Consulting Services with AECOM, Karp Strategies, and Colliers on an as-needed basis and in an amount not to exceed \$450,000.00 per year for a period of 1 year with 2 one-year term renewal options.

URBAN RENEWAL

11. Request authorization to (1) enter into a second Amended and Restated Land Disposition Agreement relating to Parcel L-33 located at 85 Munroe Street in the Roxbury neighborhood, Washington Park Urban Renewal Area, Project No. Mass R-24, to effectuate the preservation of affordable residential rental units; and (2) issue a Certificate of Completion to effectuate the sale of Parcel L-33.
12. Request authorization to (1) adopt a Minor Modification to the Washington Park Urban Renewal Plan, Parcel L-19, Mass. R-24, located at 13 Homestead Street in the Roxbury neighborhood and permitting its use as "Residential"; and (2) enter into an Amended and Restated Land Disposition Agreement with the Redeveloper.

PLANNING / ZONING / DESIGN

13. Request authorization to adopt the Enterprise Research Campus District & Greenway Plan as a planning framework to guide future zoning, development review, and public realm improvements within the ERC area in Allston.

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

Charlestown

14. Request authorization to (1) issue a Preliminary Adequacy Determination Waiving Further Review pursuant to Article 80B, Large Project Review of the Zoning Code, in connection with the Draft Project Impact Report filed by New England Development on February 9, 2026 for the proposed 201 Rutherford Avenue project; and (2) adopt a Minor Modification to the Charlestown Urban Renewal Plan permitting the use as "Residential, Commercial, Institutional, and Parking", and (3) issue a Certificate of Compliance under Section 80B-6 of the Zoning Code upon successful completion of the Article 80 review process; and (4) enter into an Affordable Rental Housing Agreement, a Cooperation Agreement and a Land Disposition Agreement in connection with the Proposed Project; and to take all related actions.

Dorchester

15. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for the proposed construction of 1 IDP unit located at 841 Columbia Road, and to take all related actions.

Hyde Park

16. Request authorization to: (1) issue a Scoping Determination Waiving Further Review pursuant to Article 80B-5.4(d) of the Zoning Code, in connection with the proposed Notice of Project Change from the previously approved small project for the creation of 68 residential homeownership units, including 12 IDP units, 34 car parking spaces, and 84 bicycle parking spaces, located at 1702 Hyde Park Ave; and (2) issue a Certification of Compliance upon successful completion of the Article 80 process; and (3) enter into a Cooperation Agreement, a Transportation Access Plan Agreement and an Affordable Housing Agreement; and to take all related actions.

Jamaica Plain

17. Request authorization for a confirmatory vote related to board actions taken at the Board Meeting held on February 12, 2026, relating to the Mildred Hailey Phase One Chapter 121A Project. This vote is being requested due to a document being omitted in the initial Board Presentation.

Roslindale

18. Request authorization to terminate an Affordable Rental Housing Agreement and Restriction in connection with 6 on-site IDP units located at 4236 Washington Street, to assist with the Mayor's Office of Housing's proposed new funding of the property that will result in all units becoming fully income restricted; and to take all related actions.
19. 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 28 residential homeownership units, including 5 Inclusionary Zoning units, 12 car parking spaces and 30 bicycle parking spaces located at 4487 Washington Street; and (2) enter into a Community Benefits Agreement and to take all related actions.

Roxbury

20. Request authorization to issue a Director's Determination pursuant to Article 80B, Large Project Review of the Zoning Code, in connection with the proposed Notice of Project Change for the Drexel Village project located at 175 Tremont Street, and to take all related actions.

South Boston

21. Request authorization to (1) issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code, for the proposed adaptive re-use and construction of a two-story addition to the former South Boston Savings Bank building, to be used as the new South Boston Division of the Boston Municipal Court located at 460 West Broadway; and (2) enter into a Community Benefits Agreement; and to take all related actions.

PUBLIC HEARINGS

-- OPEN TO PUBLIC TESTIMONY --

22. 5:30 p.m. Request authorization to: (1) issue an Adequacy Determination approving the Institutional Master Plan Notification Form for the First Amendment to the 2025-2035 Institutional Master Plan for Harvard University's Campus in Allston filed by Harvard University with the BPDA on February 11, 2026 pursuant to Article 80D-5.4(c), Section 80D-9.2 and Section 80D-5.3(e) of the Zoning Code; and (2) waive the requirement of a Scoping Determination Pursuant to Section 80D-5.3(e) and Section 80D-9.2(a)(i); and (3) issue a Certification of Consistency pursuant to Section 80D-10 of the Zoning Code in connection with the electronic signage for the 175 N Harvard Street Project as described in the IMPNF for First Amendment; and (4) enter into a License Agreement with Harvard University as the operator of an Electronic Sign at 175 North Harvard Street for a term that is coterminous with the 2025-2035 Institutional Master Plan for Harvard University's Campus in Allston; and (5) issue the design review approval of the Electronic Sign described in the IMPNF for First Amendment; and (6) execute and deliver any and all other agreements and documents deemed necessary by the and to take all related actions.

23. 5:40 p.m. 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 SCD Pilgrim Road Master Planner LLC c/o Skanska USA Commercial Development Inc. on March 18, 2025, together with the Supplemental Filing filed on February 5, 2026 for the Longwood Place Phase One Project located in the Longwood Medical Area; and (2) issue one or more 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 80 Large Project Review process; and (3) 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 (4) approve the 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

24. Contractual Payments

25. Director's Update

Very truly yours,
Teresa Polhemus, Secretary