



RECEIVED
By City Clerk at 2:40 pm, Aug 11, 2026

August 11, 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, August 13, 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 AUGUST 13, 2026 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the July 16, 2026, Board Meeting.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

2. Request authorization to enter into a License Agreement with the New England Aquarium Corporation for use of a portion of BPDA-owned property located at East India Row in the Downtown Waterfront area until March 31, 2027.
3. Request authorization to amend the Lease with Urban College of Boston removing Suite 100 located at 2 Boylston Street from the leased premises and restructuring rent payments through 2032.
4. Request authorization to assign the Lease held by Second Mass Ave Realty Trust for Building 120 in the Historic Monument Area of the Charlestown Navy Yard, to the USS Constitution Museum Inc.

TENTATIVE / FINAL DESIGNATION / CONVEYANCE

5. Request authorization to extend the Tentative Designation status of, and enter into lease negotiations with Power House CNY, LLC for the long-term lease and redevelopment of the Building 108 property in the Charlestown Navy Yard on a portion of NY-1 in the Charlestown Urban Renewal Area Project No. Mass R-55 for a period of 6 months until February 28, 2027.
6. Request authorization to extend the Final Designation status of Nubian Ascend Partners, LLC as Redeveloper of The Blair Lot in the Nubian Square area of Roxbury for a period of 6 months until February 28, 2027.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

7. Request authorization to issue a Request for Proposals to hire a licensed design consultant to provide engineering design services resulting in construction documents to perform the Pier 4 Utility Infrastructure Repairs in the Charlestown Navy Yard.

URBAN RENEWAL

8. Request authorization to (1) approve design changes to the South End Urban Renewal Area, Project No. Mass. R-56: Parcels 1-A, 1-B, 1-C, 1-D, located at 474, 482, and 494 Tremont Street, subject to continuing design review; and (2) execute and deliver a release of a portion of reservation of Public Travel Easement rights, and any and all other instruments, agreements or documents deemed necessary in connection with the construction of canopies to the rear entrances of the Castle Square residences, as part of the rehabilitation of the Castle Square Apartments.

PLANNING / ZONING / DESIGN

9. Request authorization to petition the Zoning Commission to adopt text amendments implementing updates to Article 88 of the Zoning Code to (1) establish the new Consolidated Local Permit process for Small Clean Energy Infrastructure pursuant to the State's 225 CMR 29.00; and (2) establish use and dimensional regulations for Battery Energy Storage Systems.

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

Dorchester

10. 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 24 residential homeownership units, including 4 IZ units, and 9 car parking spaces and 24 bicycle parking spaces located at 14-18 Hannon Street; and (2) enter into a Community Benefits Agreement; and to take all related actions.

East Boston

11. Request authorization to issue a Determination waiving further review pursuant to Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the proposed construction of 67 all affordable residential units, 31 car parking spaces, and 77 bicycle parking spaces, located at 2 Shawsheen Road; (2) and issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Zoning Code, upon successful completion of the Article 80B, Large Project Review process; and (3) execute and deliver a Cooperation Agreement and Transportation Access Plan Agreement; and to take all related actions.

Longwood

12. Request authorization to issue an Adequacy Determination pursuant to Section 80D-5.4 of the Zoning Code, for the proposed renewal and extension of the Brigham and Women's Hospital Institutional Master Plan for a period of 5 years ending in 2031; and to take all related actions.

Mattapan

13. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B-5.4(d) of the Zoning Code, for the proposed construction of 105 fully affordable residential rental units, 31 car parking spaces and 105 bicycle parking spaces, located at 1590 Blue Hill Avenue; (2) issue a Certification of Compliance for the Proposed Project under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (3) enter into a Cooperation Agreement and Transportation Access Plan Agreement; and to take all related actions.

Roxbury

14. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d), Large Project Review of the Zoning Code, for the proposed construction of 165 residential rental units, including 22 IDP units, and 200 bicycle parking spaces located at 45 Townsend Street; and (2) issue a Certification of Compliance pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (3) enter into an Affordable Rental Housing and Restriction; and (4) execute a Cooperation Agreement; and to take all related actions.

South Boston

15. 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 35 homeownership units, including 6 IZ Units, 75 vehicular parking spaces and 42 bicycle parking spaces located at 350 West Fourth Street; (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and take all related actions.
16. Request authorization to terminate the existing Affordable Housing Agreement and enter into an Affordable Rental Housing Agreement and Restriction in connection with the construction of 2 IDP Units located at 204 West Seventh Street; and to take all related actions.

South End

17. Request authorization to amend Conveyance Documents, a First Amendment to Cooperation Agreement, and a First Amendment to Affordable Housing Agreement in connection with the development of 50 Herald Street; and to take all related actions.

ADMINISTRATION AND FINANCE

18. Contractual Payments

19. Director's Update

Very truly yours,

Teresa Polhemus
Secretary