November 9, 2026

RECEIVED
By City Clerk at 3:08 pm, Nov 09, 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, November 12, 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.

BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR NOVEMBER 12, 2026 AT 3:30 P.M.

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the October 15, 2026, Board Meeting.

2. Request authorization to schedule a Public Hearing pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code, to be held on December 10, 2026, at 5:30 p.m., or at such date and time deemed appropriate by the Director, to consider the Second Amendment to the Development Plan for Planned Development Area No. 6, 1035 Commonwealth Avenue in the Allston neighborhood.

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 December 10, 2026, at 5:40 p.m., or at such date and time deemed appropriate by the Director to consider the proposed 121A Application for 125 Lincoln Street in the Leather District, filed by 125 Lincoln Street REIT Investor LLC and 125 Lincoln Street Owner LLC, for Authorization and Approval of a Project under Massachusetts General Laws, Chapter 121A and Acts of 1960, Chapter 652, each as amended.

4. Request authorization to schedule a Public Hearing pursuant to Sections 80A-2 and 80D-5 of the Zoning Code, to be held on December 10, 2026, at 5:50 p.m., or at such date and time deemed appropriate by the Director, to consider the Second Amendment to the Massachusetts College of Pharmacy and Health Sciences 2014 Institutional Master Plan in Mission Hill.

LICENSE AGREEMENT / LEASE / MEMORANDUM OF AGREEMENT / EASEMENT

5. Request authorization to amend the Lease Agreement with the International Institute of New England, Inc., located on the third floor at 2 Boylston Street, a/k/a China Trade Center, to use the previously agreed Tenant Improvement Allowance to offset rent retroactively from July 2026 through March 2027.

6. Request authorization to amend the Lease Agreement with Health Resources in Action, Inc., located on the fourth floor of 2 Boylston Street a/k/a China Trade Center, to establish a new 15-year lease term, commencing on December 1, 2026.

7. Request authorization to enter into a License Agreement with Boston Harbor Now for the installation of two signs on BRA-owned land along the Harborwalk on Old Atlantic Avenue in the Downtown Waterfront area, from September 1, 2027, through December 31, 2032.

TENTATIVE / FINAL DESIGNATION / CONVEYANCE

8. Request authorization to extend the award of Tentative Designation status of Trinity Financial for the long-term lease and redevelopment of the Austin Street Parking Lots, Parcel P-15B in the Charlestown Urban Renewal Area, Project No. Mass R-55, located at 0 Austin Street, 0 Rutherford Avenue in Charlestown, for a period of 12 months, until November 30, 2027.

9. Request authorization to execute an amendment to: (1) the Promissory Note from Habitat for Humanity Greater Boston, Inc., and (2) the Land Disposition Agreement ("LDA") with Habitat for Humanity Greater Boston, Inc., for the disposition and redevelopment of 104 Walter Street in Roslindale.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to issue a Request for Proposals for Waterfront Activation at Shipyard Park in the Charlestown Navy Yard, Boston, Massachusetts.

11. Request authorization to amend the contract with Grayscale Collaborative LLC for planning and design work on the Allston-Brighton Community Plan and increase the contract amount by $13,607.84 for a total contract amount not to exceed $813,608.84.

URBAN RENEWAL

12. Request authorization to (1) issue a Certificate of Compliance of the covenants in the Deed by and between the BRA and Saltzberg Realty Trust, dated September 21, 1966, for Parcels G-1A-1, G-1A-2 and G-1A-3 in the Washington Park Urban Renewal Area, Project No. Mass. R-24; and (2) issue a Certificate of Compliance of the covenants in the Deed by and between the BRA and Saltzberg Realty Trust, dated November 28, 1969 for Parcel S-30A in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

PLANNING / ZONING / DESIGN

13. Request authorization to petition the Boston Zoning Commission to update Boston's Linkage policy: (1) removing language regarding the Linkage payment schedule and replacing it with a payment schedule policy; and (2) adopting a zero percent (0%) increase to the Linkage fees for one year, commencing January 1, 2027.

14. Request authorization to petition the Boston Zoning Commission to adopt a text amendment to Article 79 of the Boston Zoning Code ("Inclusionary Zoning") to (1) alter the payment in lieu of units schedule for rental projects and the formula for homeownership projects; (2) temporarily raise the threshold for proposed projects to trigger the Inclusionary Zoning; (3) alter the off-site contribution radius; and (4) make additional updates for clarity.

15. Request authorization to grant permission to the Director of Planning and Zoning to sign the Municipal Planning Board Notification Form on behalf of the Board signifying that the Board has been notified of the intention of the Massachusetts Port Authority ("Massport") to file a Chapter 91 license amendment application with the Department of Environmental Protection for the Saratoga Street Shoreline Restauration Project located at 1257-1263 Saratoga Street in East Boston.

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

Back Bay

16. Request authorization to : (1) issue a Scoping Determination waiving further review pursuant to Section 80A-2 and Section 80B-5.4(d) of the Code for the project located at 140 Providence Street in the Back Bay neighborhood; and (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B Large Project Review process; (3) authorize the Director of the BPDA to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement, a Transportation Access Plan Agreement, indemnification agreement and any and all other documents and agreements as the Director deems appropriate and necessary in connection with the Proposed Project; (4) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project (the "Demonstration Project Plan"); (5) adopt certain findings relating to the Demonstration Project Plan; (6) authorize the Director to accept a Quitclaim Deed for a certain limited property interest in the Proposed Project's Project Site; and (7) authorize the Director to enter into a contract for payment in lieu of taxes ("Pilot Agreement") among the City of Boston, the BPDA, and the Proponent in connection with the Proposed project; and to take all related actions.

Dorchester

17. Request authorization to (1) issue a Scoping Determination Waiving Further Review pursuant to Article 80, Section 80A-2 and Section 80B-5.4(d) of the Zoning Code for the proposed development located at 587-595 Washington Street, a/k/a On the Square; and (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the 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.

East Boston

18. 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 28 residential rental units, 18 vehicle parking spaces and 34 bicycle parking spaces, located at 1214 Bennington Street; and (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.

Leather District

19. 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 15 residential rental units, located at 105 Beach Street; (2) accept a Quitclaim Deed for a certain temporary, limited property interest in the Project Site; and (3) enter into a contract for payment in lieu of taxes among the City of Boston, the BRA, and the Proponent in connection with the Proposed Project; and to take all related actions.

Mattapan

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 57 residential rental units, 2 car parking spaces, 1 short term loading space, and 57 bicycle parking spaces, located at 1576 Blue Hill Avenue; and (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.

Roxbury

21. 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 40 residential rental units, and 5 car parking spaces, located at 329 Blue Hill Avenue; and (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and to take all related actions.

South End

22. Request authorization to : (1) issue a Determination waiving further review pursuant to Article 80, Section 80A-6 of the Zoning Code in connection with the Notice of Project Change for the proposed construction of 312 residential units and 93 car parking spaces located at 41 Berkeley Street; and (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B, Large Project Review process; and (3) execute an Amended and Restated Land Disposition Agreement; and (4) enter into an Amended and Restated PILOT Agreement; and (5) execute and deliver a Cooperation Agreement, and to take all related actions.

23. Request authorization to (1) approve the Institutional Master Plan Notification Form for the Renewal of the New England Conservatory Institutional Master Plan dated September 28, 2026, pursuant to Section 80D-5.2(e), Section 80D-6, Section 80D-8 of the Zoning Code; and to take all related actions.

PUBLIC HEARING
--OPEN TO PUBLIC TESTIMONY--

24. 5:30 p.m. - Public Hearing pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code to consider approval of the proposed First Amendment to the Development Plan for Planned Development Area No. 48, East Boston Airport Hotel, 207 Porter Street, East Boston, (the "Amended PDA Plan"), filed by BPG/CGV HOTEL PARTNERS IX, LLC, dated August 26, 2026, to revise the list of permitted uses within the Planned Development Area to include rooftop and façade mounted antennas and related wireless communications equipment uses, and transmission of such Amended PDA Plan to the Zoning Commission for its consideration.

ADMINISTRATION AND FINANCE

25. Contractual Payments

26. Director's Update

Very truly yours,

Teresa Polhemus
Secretary