



RECEIVED

By OFFICE OF THE CITY CLERK at 3:08 pm, Jul 15, 2025

July 15, 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 3:00 p.m. on Thursday, July 17, 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 JULY 17, 2025 AT 3:00 P.M.**

EXECUTIVE SESSION

1. Executive Session pursuant to M.G.L. c.30A §21(a)(3) to discuss ongoing litigation.

MINUTES/SCHEDULING

2. Request authorization for the approval of the Minutes of the June 12, 2025, Board Meeting.
3. Request authorization to schedule a Public Hearing, pursuant to Sections 80A-2 and 80C-5.4 of the Zoning Code, to be held on August 14, 2025, at 5:30 p.m., or at a time and date deemed appropriate by the Director, to consider the proposed Development Plan for Planned Development Area No. 146, 75 Morrissey Boulevard, for the first phase within the Master Plan for Planned Development Area No. 145, 35-75 Morrissey Boulevard, in the Dorchester neighborhood of Boston.
4. Request authorization to schedule a Public Hearing, pursuant to Section 80A-2, 80B-5, and Section 80D-5 of the Zoning Code, to be held on August 14, 2025, at 5:40 p.m., or at a time and date deemed appropriate by the Director, to consider the proposed the Northeastern University 2025-2035 Institutional Master Plan and to consider the 262 St Botolph Street Multipurpose Athletic Facility project as a Development Impact Project.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT/EASEMENT

5. Request authorization to (1) execute a Memorandum of Agreement between the General Hospital Corporation ("MGH") and the Boston Planning & Development Agency related to the development and administration of a Request for Proposals process to identify a developer to acquire 12 Garden Street in Beacon Hill for redevelopment as affordable housing; (2) to exercise the option for the acceptance of a deed for the Property from MGH; and to take all related actions.

TENTATIVE/FINAL DESIGNATION/CONVEYANCE

6. Request authorization to extend Final Designation status to Windale Developers, Inc. as Developer of 12 Urban Renewal Parcels for a period of 3 months until October 31, 2025, 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; and (2) execute a deed and land disposition agreement.
7. Request authorization to extend the Tentative Designation Status of the HYM Investment Group, LLC and My City At Peace, LLC as the redeveloper of Parcel P-3 in the Campus High School Urban Renewal Area, Project No. Mass. R-129, in the Roxbury neighborhood, for a period of 6 months until January 31, 2026.
8. Request authorization to extend the Tentative Designation Status of Power House CNY, LLC, to facilitate the long-term lease of Building 108 in the Charlestown Navy Yard, for a period of 6 months until January 31, 2026.
9. Request authorization to extend the Tentative Designation Status of Tenants' Development Corporation of Roxbury for the Development of Parcel 22A in the South End Urban Renewal Area, Project No. MASS. R-56, located at 151 Lenox Street in the Roxbury neighborhood, for a period of 6 months until January 31, 2026.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACTS/GRANTS

10. Request authorization to issue a Request for Proposals to engage a consultant to assist in the preparation of a City-wide Needs Assessment.
11. Request authorization to issue a Request for Proposals for the sale and redevelopment of 12 parcels selected for the third phase of the Welcome Home, Boston Initiative, consisting of 8 parcels owned by the Mayor's Office of Housing located at 8 Eastman Street, 63 Stoughton Street, 1 Everett Avenue, and 151 Homes Street in Dorchester; 64-66 Tampa Street and Colchester Street in Hyde Park, and 4 parcels owned by the BPDA located at 19 Laurel Street, 11-13 Catawba Street, 14 Catawba Street, and 100 Ruthven Street in Roxbury.
12. Request authorization to issue an Invitation for Bids for City-wide Maintenance Services at properties owned by the Boston Redevelopment Authority for a term of 3 years with 2 one-year extension term options.
13. Request authorization to issue an Invitation for Bids for Electrical Repair and Maintenance Services at properties owned by the Boston Redevelopment Authority for a term of 3 years with 2 one-year extension term options.
14. Request authorization to execute a contract with SJ Services Inc., for Cleaning and Maintenance of the China Trade Center located at 2 Boylston Street for a term of 3 years with 2 one-year extension term options, and in a total contract amount not to exceed \$1,099,780.

URBAN RENEWAL

15. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, located at 28 Belmont Street, for Parcel R-23A to designate the permitted land use as residential uses and enter into an Amended and Restated Land Disposition Agreement with Brian and Mary Hickey for Parcel R-23A.

PLANNING / ZONING / DESIGN

16. Request authorization to adopt “A Place to Thrive: An Anti-Displacement Action Plan for Boston”, outlining over forty initiatives City departments will advance over the next two years, designed to fill gaps in the City’s ongoing efforts to protect residents, small businesses, and cultural institutions from direct and economic displacement.
17. Request authorization to petition the Zoning Commission to adopt text amendments for Articles 80, 81, 28, and 2 that will implement changes to Development Review Procedures, correct outdated language, introduce existing practices not codified previously, and update Boston Civic Design Commission review thresholds and procedures.
18. Request authorization to sign the Municipal Planning Board Notification Form declaring the intention of 263 Summer Street Development LLC to file a Chapter 91 License Application with the Department of Environmental Protection for the Office-to-Residential Conversion Project at 263 Summer Street in the Fort Point neighborhood.

CERTIFICATE OF COMPLETION

19. Request authorization to issue a Certificate of Completion for the successful completion of the 60 Kilbuck Street (East Site Component) project in the Fenway neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and 60 Kilbuck Street (Boston) Owner, LLC, dated October 22, 2021.

20. Request authorization to issue a Partial Certificate of Completion for the successful completion of the 235 Old Colony Avenue project within the Development Plan for Planned Development Area No. 107 Washington Village/235 Old Colony Avenue, as amended, in the South Boston neighborhood, in accordance with Section C.4 of the Cooperation Agreement by and between the BPDA and Washington Village Property Owner, LLC, dated August 25, 2021.

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

Dorchester

21. Request authorization to (1) amend or supersede and replace any previously executed Affordable Housing Agreement for the 75 and 78 Willow Court and 16 Baker Court as necessary; (2) enter into a new Affordable Rental Housing Agreement and Restriction for Building 1 at 78 Willow Court; and to take all related actions.

22. 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 7 residential homeownership units, 22 residential rental units, including 12 income-restricted rental units, and 18 car parking spaces, located at 29-33 Romsey Street; and (2) enter into a Community Benefits Agreement and to take all related actions.

Downtown

23. Request authorization to (1) approve a Project Alteration; (2) and execute an Amendment to the Affordable Housing Agreement dated July 13, 2021, for the creation of 4 Artist Live/Work units and amenities space, located at 55 India Street and execute an Affordable Housing Contribution Agreement; and to take all related actions.

Jamaica Plain

24. Request authorization to (1) issue a Scoping Determination waiving further review pursuant to Article 80B of the Zoning Code, for the proposed construction of 230 residential rental units, including 46 IDP units, 10,466 square feet of retail space, 100 car parking spaces, and 288 bicycle parking spaces located at 3430 and 3440 Washington Street; (2) execute a Cooperation Agreement; (3) issue a Certification of Compliance; (4) execute one or more Affordable Housing Agreements; and to take all related actions.

South Boston

25. 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, 821 square feet of commercial space, 10 car parking spaces, and 43 bicycle parking spaces, located at 19-21 West 3rd Street; (2) execute an Affordable Housing Agreement; (3) execute a Community Benefits Agreement; and to take all related actions.
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 15 residential rental units, including 3 IDP units, and 15 bicycle parking spaces, located at 75-77 Dorchester Street; (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; (3) enter into a Community Benefits Agreement; and to take all related actions.

ADMINISTRATION AND FINANCE

27. Request authorization to disburse a total of \$143,000 in varying amounts to 19 community organizations serving the South Boston neighborhood from funding contributions made by the 45 West 3rd Street and Commonwealth Pier Revitalizations projects.

28.Contractual

29.Director's Update

Very truly yours,
Teresa Polhemus, Secretary