

**MEMORANDUM**

**JUNE 13, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
LARA MERIDA, DEPUTY DIRECTOR FOR COMMUNITY PLANNING  
DAVID CARLSON, SENIOR ARCHITECT  
JOHN FITZGERALD, SENIOR PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT  
PLAN FOR PLANNED DEVELOPMENT AREA NO. 91, UNIVERSITY  
PLACE RESIDENCES LOCATED AT 140-150 MOUNT VERNON  
STREET, DORCHESTER

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**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Section 80C-5.4 of the Boston Zoning Code (the "Code"), to be held on July 16, 2013 at 5:30 p.m., or at a date and time deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No. 91 (the "PDA Plan") and the University Place Residences project described therein for Article 80 approval.

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**PROJECT PDA SITE AND EXISTING LAYOUT**

On April 15, 2013, University Place Residences, LLC (the "Proponent"), submitted the PDA Plan to the Boston Redevelopment Authority ("BRA" or "Authority") to establish the zoning for the development of the University Place Residences project located at 140-150 Mount Vernon Street in the Dorchester neighborhood (the "Proposed Project").

The PDA Plan site is an approximately 184,816 square foot (approximately 4.1 acres) parcel located on the Columbia Point peninsula near the shoreline of Dorchester Bay and is bounded by Mount Vernon Street and the William J. Day Boulevard Connector to the west, William J. Day Boulevard to the north, and the Bayside Expo Center to the east and south. The site is relatively flat and consists of a surface parking lot and an existing office building. The site of the Proposed Project includes an existing office building, an existing parking lot, and the construction of a new mixed-use six-story building.

The existing office building consists of a five-story building containing up to 155,000 square feet of gross floor area. It is comprised of office uses, conference center uses, and open space, which may be reconfigured to contain up to fifteen (15) parking spaces. The existing parking lot consists of a one hundred twelve (112) space parking lot that may be restriped to include up to one hundred twenty (120) spaces and is located adjacent to William J. Day Boulevard.

### **PROPOSED PROJECT**

On April 15, 2013, the Proponent submitted an Expanded Project Notification Form (“PNF”) to the BRA for the development of the Proposed Project.

The Proposed Project will be located along Mount Vernon Street and the William J. Day Boulevard Connector and will have a building height of up to 70 feet, contain up to 175,000 square feet of gross floor area, and have a single-level below-grade parking garage beneath the building and a surface parking lot for up to eighty-three (83) vehicles in total. The Proposed Project may contain up to 165,000 square feet of residential space, including approximately one hundred eighty-four (184) rental units of which approximately twenty-four (24) units will be affordable, as well as up to 10,000 square feet of retail space.

### **RECOMMENDATION**

Based on the foregoing, BRA staff recommends that the Secretary be authorized to schedule and advertise a public hearing to consider the PDA Plan and the University Place Residences project described therein for Article 80 approval.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to schedule and advertise a public hearing, pursuant to Section 80C-5.4 of the Boston Zoning Code, before the Boston Redevelopment Authority on July 16, 2013 at 5:30 p.m., or at a date and time deemed appropriate by the Director, to consider the Development Plan for Planned Development Area No.91 and the University Place Residences project described therein for Article 80 approval.