

# Morrissey Boulevard Community Advisory Committee

*Virtual CAC Update Meeting*

# Meeting Recording

The BPDA will be recording this meeting and posting it on the BPDA's project webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

# Meeting Format

- **This is a meeting of the Morrissey Boulevard Community Advisory Committee. The focus of this meeting is engagement between BPDA, city, and state staff and members of the CAC.**
- BPDA, city, and state staff, presenting members of the Accordia Partners team, and members of the CAC are participating in the meeting as panelists to allow for open discussion.
- Members of the public are participating in the meeting as attendees. When the CAC has concluded its discussions, questions/comments from meeting attendees may be taken as time permits.

# Agenda

**6:00 PM** - Introduction and Overview

**6:10 PM** - Dorchester Bay City Article 80 and MEPA process updates

**6:25 PM** - Informational/process update: 75 - 77 Morrissey Boulevard

**6:35 PM** - Zoning administrative process overview

**7:00 PM** - Informational update on JFK/UMASS station pedestrian connectivity study

**7:15 PM** - Introduction of the Morrissey Boulevard/Kosciuszko Circle study

**7:30 PM** - CAC questions/discussion

*\*Meeting will conclude by 8:30 PM in consideration of everyone's time*

# Introduction and Overview

*Aisling Kerr, Ted Schwartzberg and Jared Staley (BPDA)*

# **Dorchester Bay City Article 80 and MEPA Process Updates**

*Aisling Kerr and Ted Schwartzberg (BPDA)*

*Kirk Sykes and Dick Galvin (Accordia Partners)*

# Upcoming Schedule and Process

	2020					2021												2022				
	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	
PNF Submission		+																				
PNF Public Meetings																						
BPDA Scoping Determination Issuance																						
Transportation Working Group Period																						
Resiliency Working Group Convened																						
DEIR/NPC/DPIR/PDA Submission																						
DPIR/PDA Public Review Process																						

**Definitions:**

- PNF** - Project Notification Form
- DEIR**- Draft Environmental Impact Report
- NPC** - Notice of Project Change
- DPIR**- Draft Project Impact Report
- PDA** - Planned Development Area



**Informational/Process Update on the  
Proposed Project at 75 - 77 Morrissey Boulevard**  
*Raul Duverge (BPDA)*



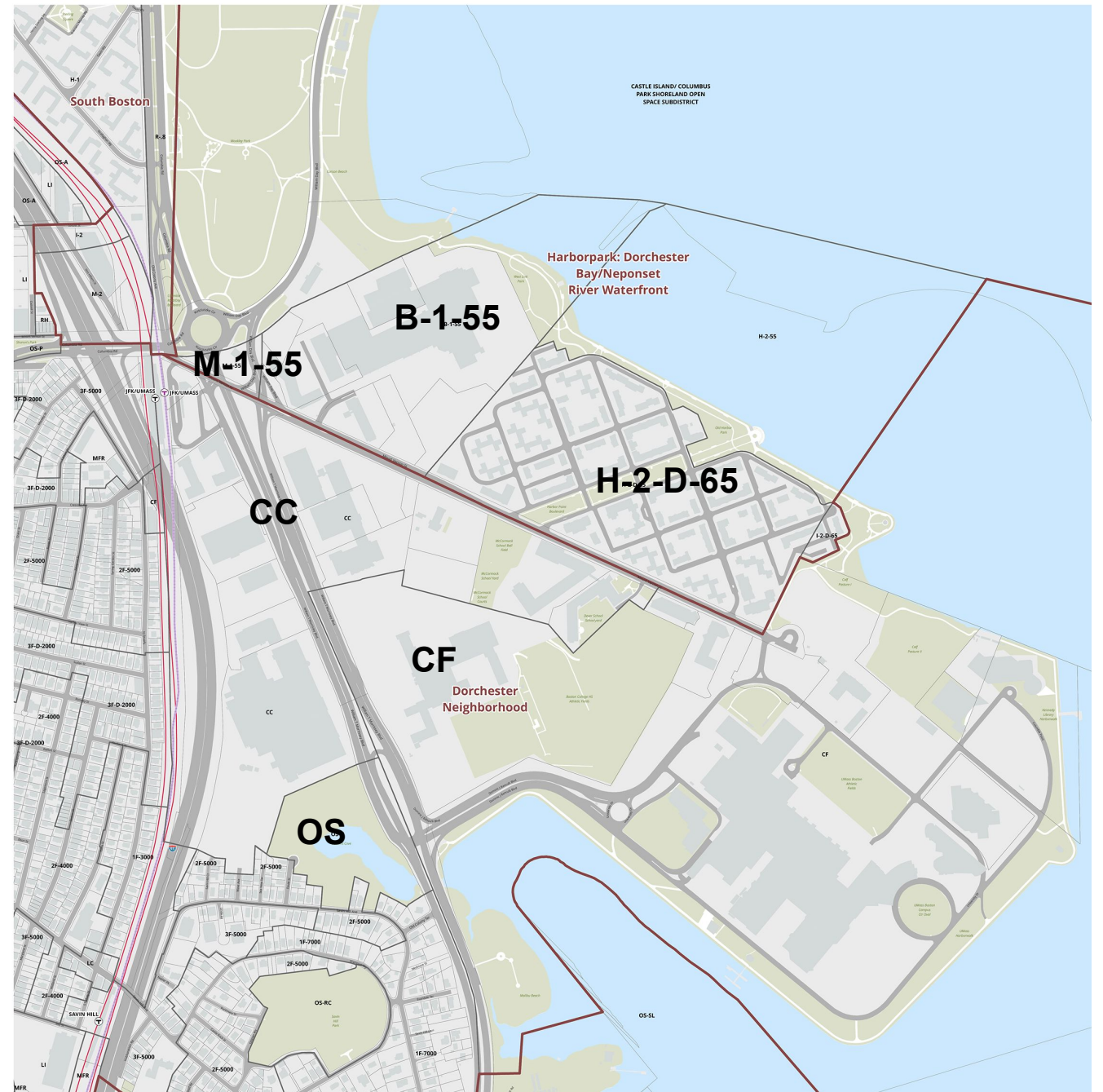
# Zoning Administrative Process Overview

*Ted Schwartzberg, Jared Staley, Mark McGonagle  
and Naoise McDonnell (BPDA)*

# Morrissey Boulevard Planned Development Area Zoning Amendment

# Current Zoning

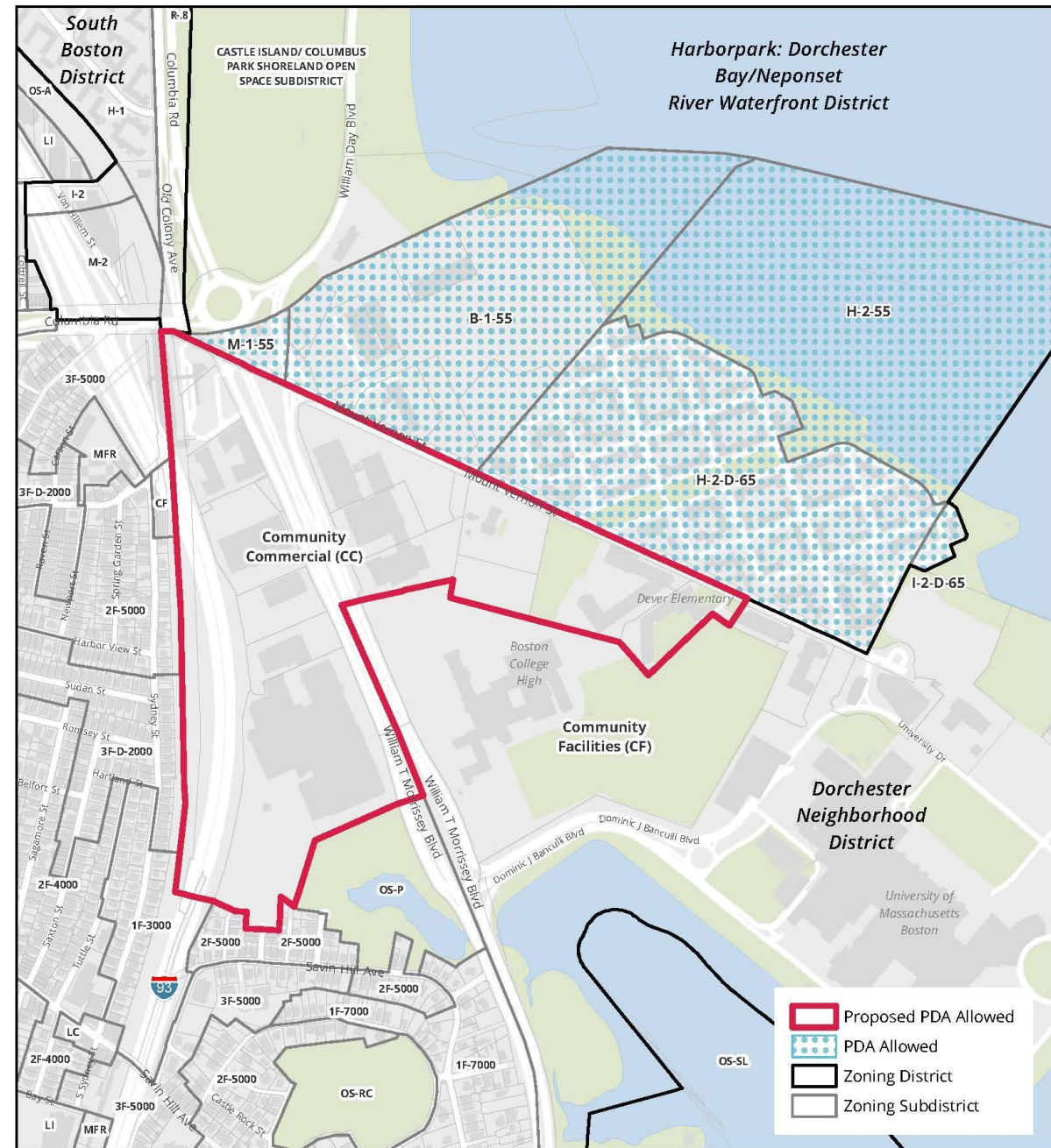
Zoning Subdistrict		Max. FAR	Max. Building Height
CF	Community Facilities	2	65'
CC	Community Commercial	2	45'
B-1-55	Business (General)	1	55'
H-2-D-65	Residential (Apartment)	1	65'
M-1-55	Manufacturing	1	55'
3-F	Residential (3 Family)	.05	35'



# Proposed

## Map Amendment

- In the Dorchester Neighborhood District, PDA's are only allowed in the South Bay CC
- Proposal to make PDA's allowed in a new "Morrissey North CC" subdistrict



# Informational Update on the JFK/UMASS Station Pedestrian Connectivity Study

*Matt Moran (Boston Transportation Department)*



# Introduction of the Morrissey Boulevard and Kosciuszko Circle Study

*Sean Pierce (Massachusetts Executive Office of  
Energy & Environmental Affairs)*

*Tad Read and Joe Blankenship (BPDA)*

## CAC Questions/Comments/Discussion

*As a reminder, the focus of this meeting is on discussion between BPDA, city and state staff and the members of the CAC.*

*Questions/comments from members of the public may be taken as time permits.*

**For more information on the Dorchester Bay City proposal:**

***<http://www.bostonplans.org/projects/development-projects/dorchester-bay-city>***

**To sign up for the BPDA's neighborhood updates:**

***<http://www.bostonplans.org/about-us/get-involved>***

**BPDA Contacts:**

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***Jared Staley, Planner II ([Jared.Staley@Boston.gov](mailto:Jared.Staley@Boston.gov))***

***Raul Duverge, Senior Project Manager ([Raul.Duverge@Boston.gov](mailto:Raul.Duverge@Boston.gov))***