Morrissey Boulevard Community Advisory Committee

Virtual CAC Update Meeting

May 5, 2021
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

<table>
<thead>
<tr>
<th>Event</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNF Submission</td>
<td>10</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>PNF Public Meetings</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BPDA Scoping Determination Issuance</td>
<td></td>
<td>+</td>
<td></td>
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<tr>
<td>Transportation Working Group Period</td>
<td></td>
<td></td>
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<tr>
<td>Resiliency Working Group Convened</td>
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<tr>
<td>DEIR/NPC/DPIR/PDA Submission</td>
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<tr>
<td>DPIR/PDA Public Review Process</td>
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**Definitions:**

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

*We are here*
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

<table>
<thead>
<tr>
<th>Zoning Subdistrict</th>
<th>Max. FAR</th>
<th>Max. Building Height</th>
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</thead>
<tbody>
<tr>
<td>CF Community Facilities</td>
<td>2</td>
<td>65'</td>
</tr>
<tr>
<td>CC Community Commercial</td>
<td>2</td>
<td>45'</td>
</tr>
<tr>
<td>B-1-55 Business (General)</td>
<td>1</td>
<td>55'</td>
</tr>
<tr>
<td>H-2-D-65 Residential (Apartment)</td>
<td>1</td>
<td>65'</td>
</tr>
<tr>
<td>M-1-55 Manufacturing</td>
<td>1</td>
<td>55'</td>
</tr>
<tr>
<td>3-F Residential (3 Family)</td>
<td>.05</td>
<td>35'</td>
</tr>
</tbody>
</table>
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:

To sign up for the BPDA’s neighborhood updates:
http://www.bostonplans.org/about-us/get-involved

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