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## AGENDA

July 15, 2026

### **PUBLIC HEARINGS**

9:00 AM      [Map Amendment Application No. 800](#)  
[Second Church of Dorchester](#)  
[Codman Square Burial Ground OS-CM to OS-R](#)  
[Map 5D, Dorchester Neighborhood District](#)

Said amendment would rezone a portion of the Codman Square Burial Ground from “OS-CM,” indicating an Open Space-Cemetery Subdistrict to “OS-R,” indicating an Open Space-Recreation Subdistrict.

9:05 AM      [First Amendment to the Master Plan for Planned Development Area No. 128, L Street Station Redevelopment, 776 Summer Street, South Boston](#)  
  
[Development Plan for Phase 2 within Planned Development Area No. 128, L Street Station Redevelopment, 776 Summer Street, South Boston](#)

The proposed First Amendment modifies the permitted uses of certain Project Components, revises the maximum Gross Floor Area and maximum Building Height of certain Project Components, clarifies the affordable housing commitments, clarifies timing of delivery of certain benefits, and makes certain other changes as set forth therein.

The Development Plan for Phase 2 calls for the construction of four (4) new buildings, rehabilitation of an existing turbine building, and development of related parking, infrastructure and structures containing a maximum of 1,025,500 square feet of Gross Floor Area (not including Gross Floor Area allocated to at or above grade parking, which shall not exceed 50,000 square feet) (as more fully described in this Development Plan, the "Phase 2 Project"). The Phase 2 Project is a portion of the project described in the PDA Master Plan, which will contain up to 1,830,000 square feet of Gross Floor Area, of which no more than 1,780,000 square feet may be used for uses other than parking (the "Master Project"). The Phase 2 Project will be located on approximately 6.8 acres (the "Phase 2 Project Site") within the approximately 15.2-acre parcel of land known as and numbered 776 Summer Street in South Boston (as further described in the PDA Master Plan, the "PDA Master Plan Area"). The Development Plan sets forth certain information on the Phase 2 Project, including the proposed phasing, location and appearance of structures, open spaces and public realm improvements, proposed uses of the area, densities, proposed access and circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures.