

75 MORRISSEY



75 Morrissey Boulevard



HOUSING

- 754 Units of housing
- 154 Affordable housing units



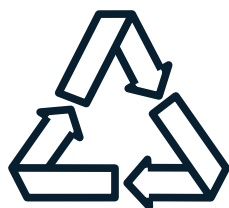
JOB

- 1,000+ Expected construction jobs
- 40+ Permanent jobs



COMMUNITY

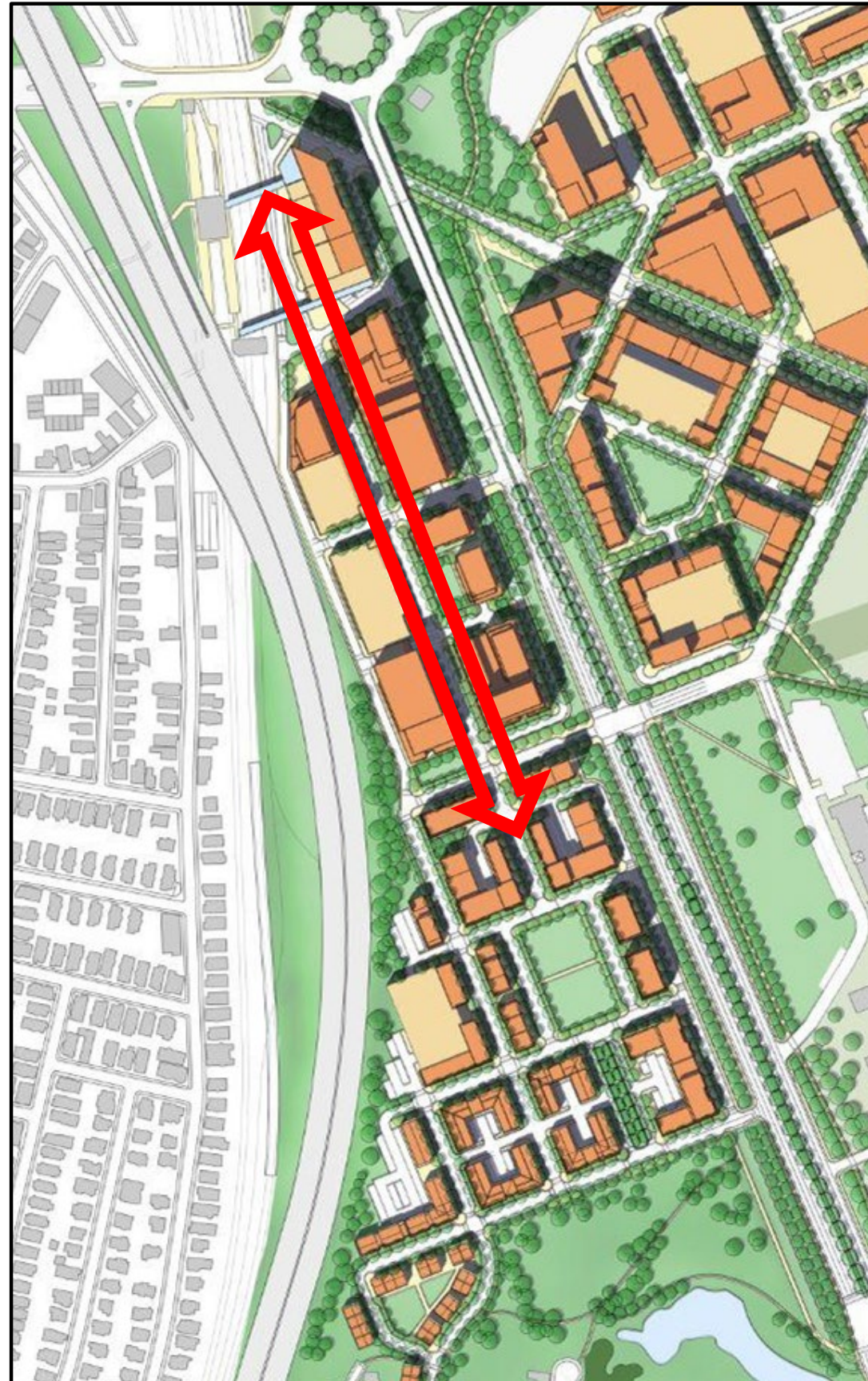
- 7 Minute walk to JFK/Umass Station
- 7,450 sf of Community / Civic space
- 23,900 sf Community Park



SUSTAINABILITY

- 62 LEED Gold Points
- Passive House certifiable

PLANNING CONTEXT



Columbia Point Master Plan (2011)

- Establishes framework of streets and open space
- Dimensions and uses were not codified in zoning

PLANNING CONTEXT



PDA Master Plan (2023)

- PDA zoning overlay for 35 - 75 Morrissey Boulevard
- Builds on open space and roadway network of 2011 neighborhood plan
- Establishes dimensions and use mix
- Current Phase 1 proposal is consistent with PDA Master Plan

Project Overview and Benefits

- Provides approximately **754 units of much-needed housing**.
- Exceeds the City's applicable Inclusionary Development Policy ("IDP") policy by providing **20 percent affordable units**.
- Provides approximately **7,450 sf** of ground floor space for **community/civic space-oriented uses**.
- Dedicates an approximately **23,900 sf Community Park** as public open space.
- Contributes **\$1 per sf of GFA** of residential space to the City of Boston **Parks Department** for the ongoing maintenance of Moakley Park.
- Creates A Street, an **entirely new off-site roadway** of approximately 15,000 sf, including locations for new city utilities, that will be paid for by the Proponent at an estimated value/cost of approximately \$5 million.
- **Increases the total tree canopy** coverage on the Project Site, upon full maturity of the new tree plantings.
- Complies with the Boston Planning Department's **Smart Utility Policy** for Article 80 Development Review, as applicable.
- Complies with Boston's **Electric Vehicle ("EV") Readiness Policy**
 - o **25 percent** of net new parking spaces in the proposed below-grade garage will be equipped with **EV supply equipment**.
 - o Remaining 75 percent of the parking spaces will be **EV-ready for future installation**.
- Designed to be **LEED-Gold certifiable and Passive House certifiable** through the PHIUS 2024 standard.

Project Location and Surrounding Development



Proximity to Transit

Dorchester

35-75 Morrissey
Boulevard MPDA

APPROVED 12/14/2023

Hub25



JFK /
UMass T
Station

AUGUST 14, 2025 |
5

PHASE 1

A

B

Community
Park

Morrissey Blvd.

Dorchester
Bay City PDA

Future
Alignment

2M Access Way

Columbia
Point

Boston College
High School

135 Morrissey

Southlin
e

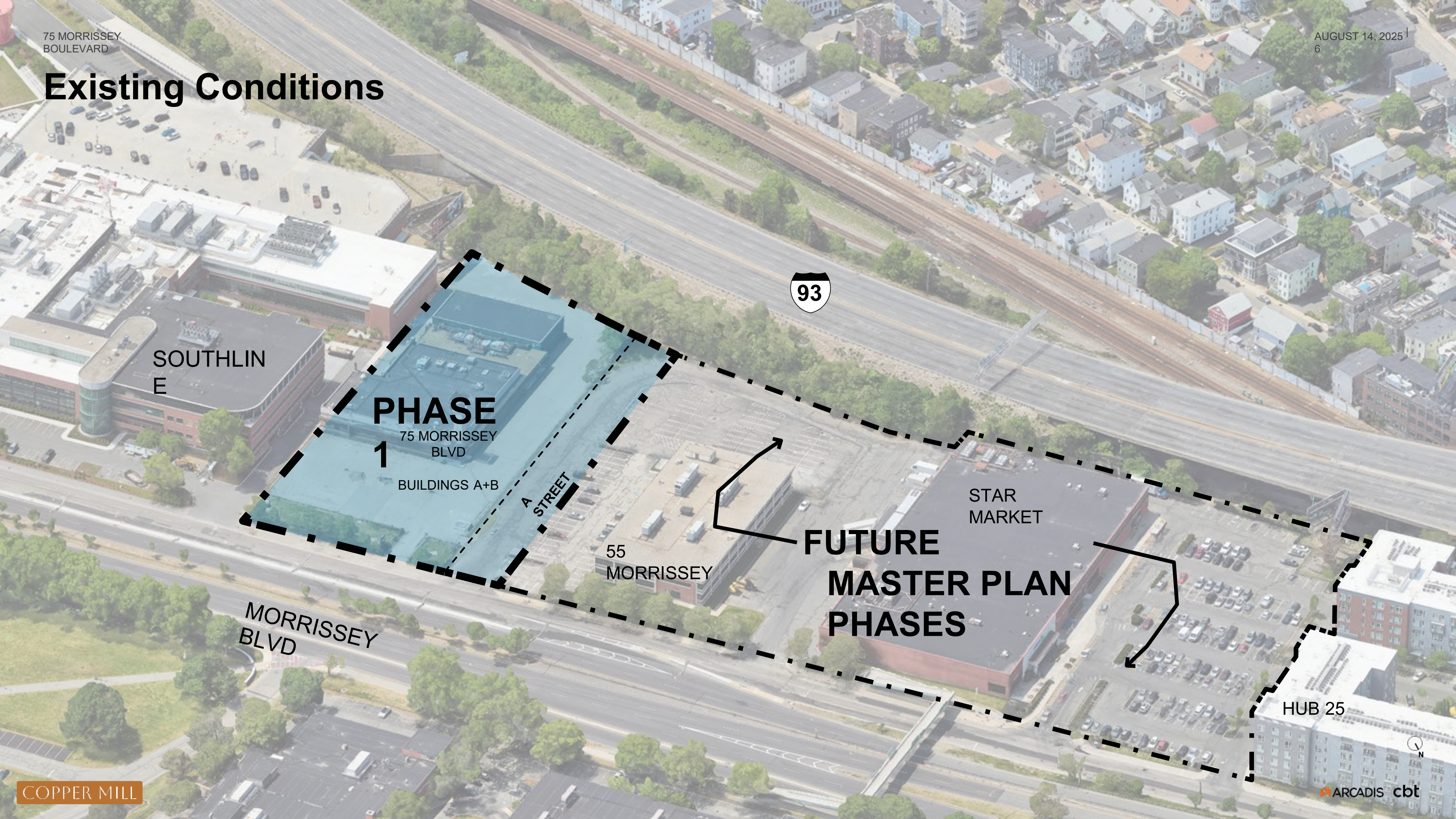
Pattens Cove

To Savin
Hill T
Station

Savin
Hill

COPPER MILL

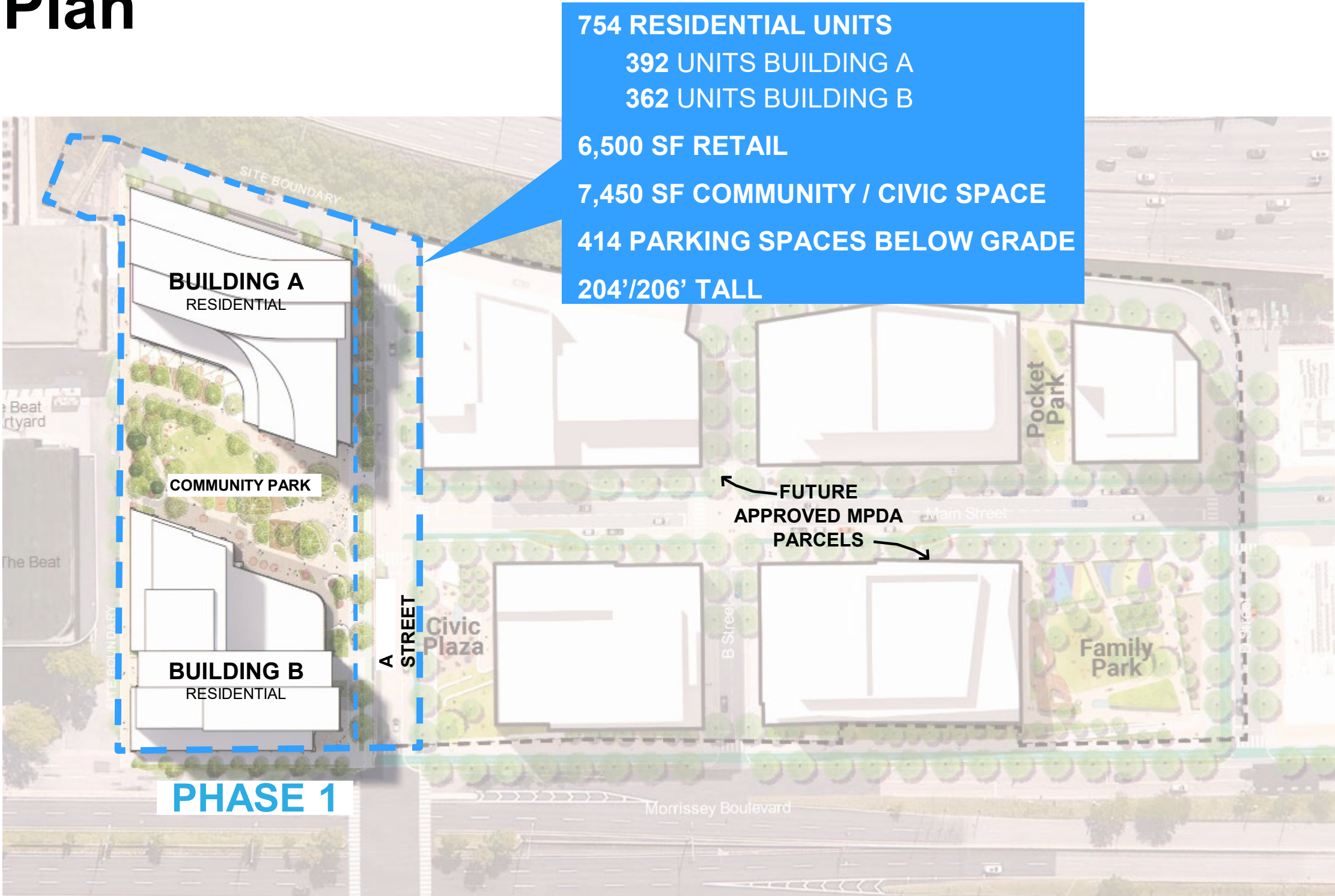
Existing Conditions



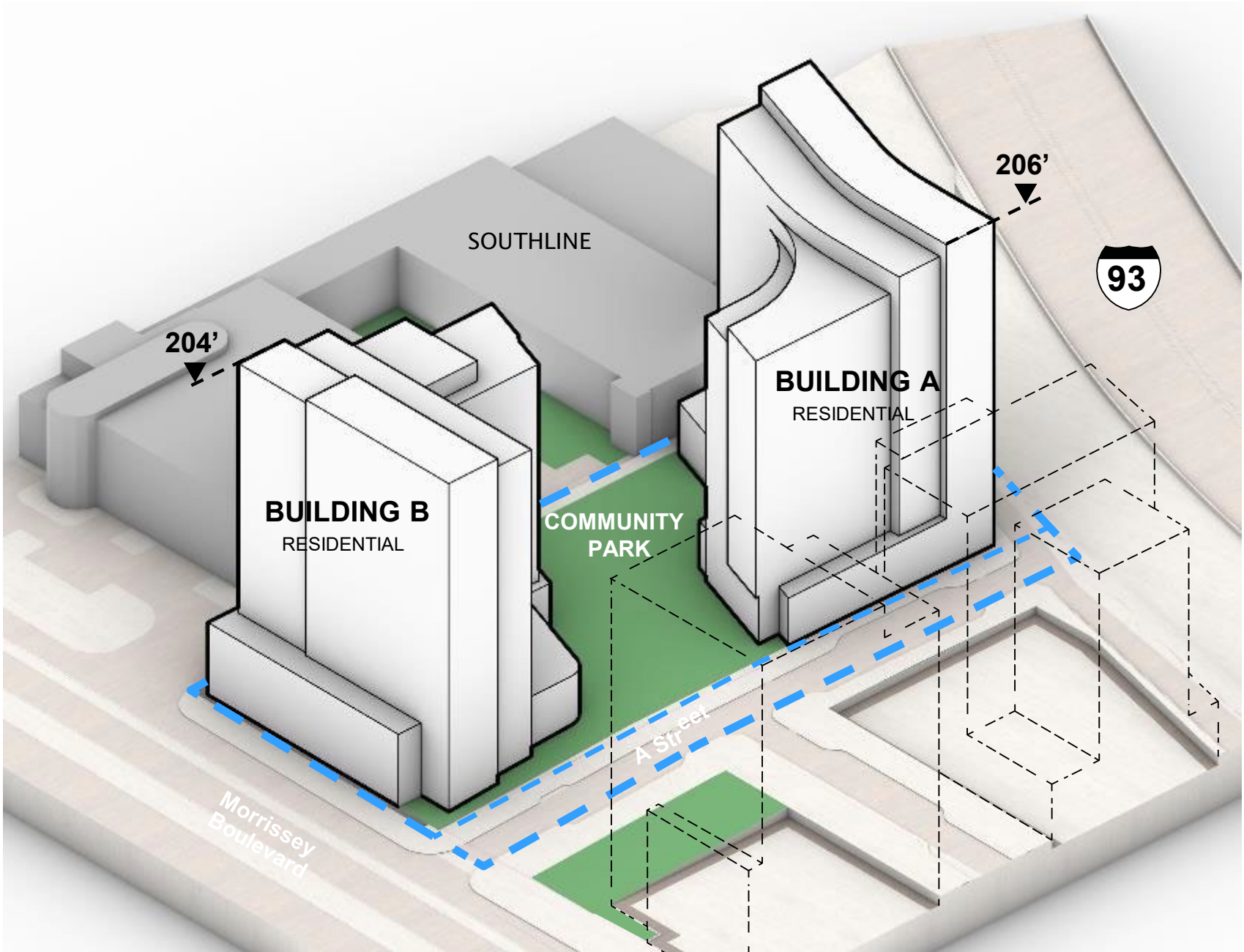
Existing Conditions



Proposed Massing and Site Plan



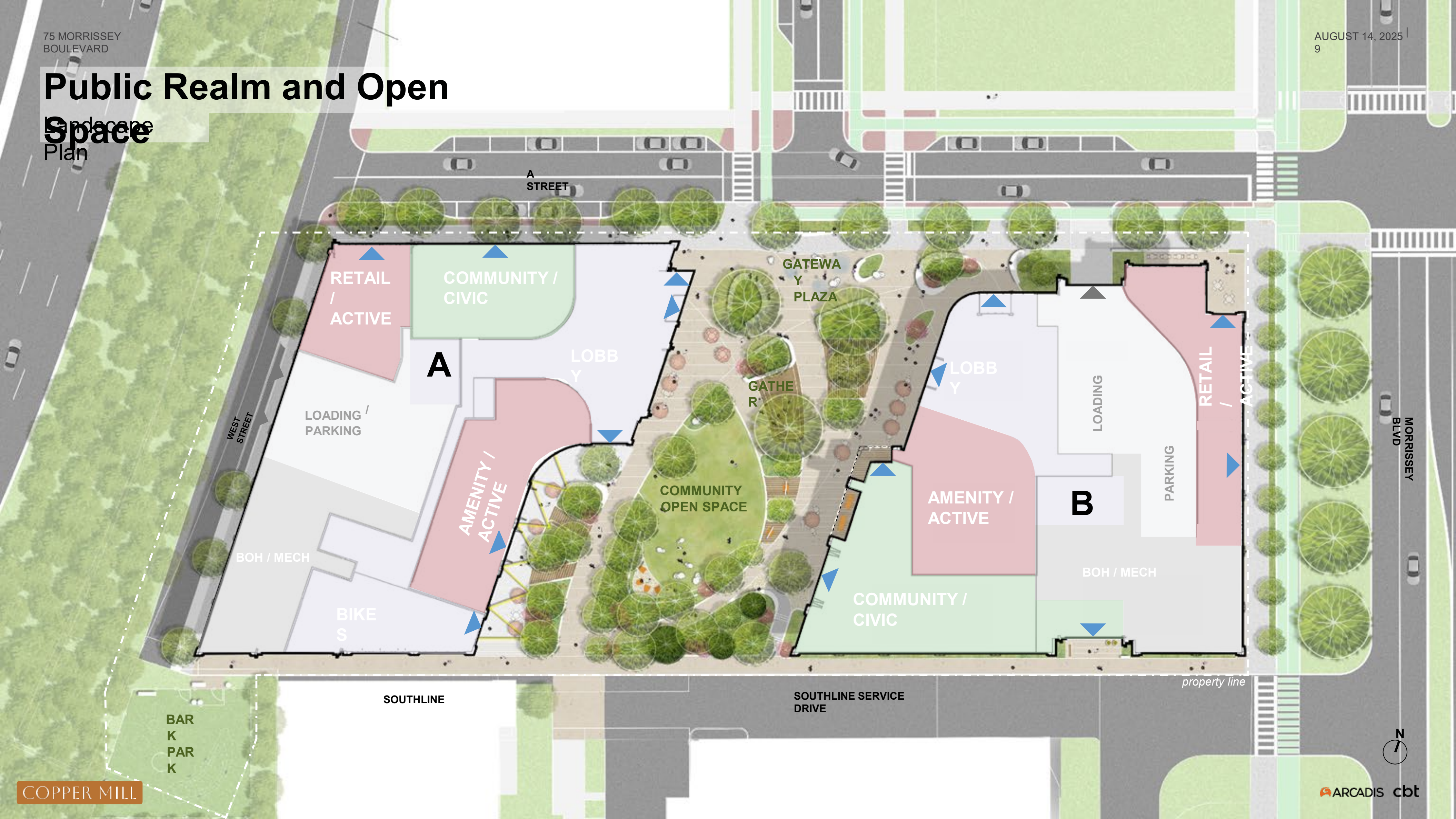
Phase 1 of approved 35-75 Morrissey Boulevard MPDA



Project Massing in Context

Public Realm and Open

Landscaping
Plan



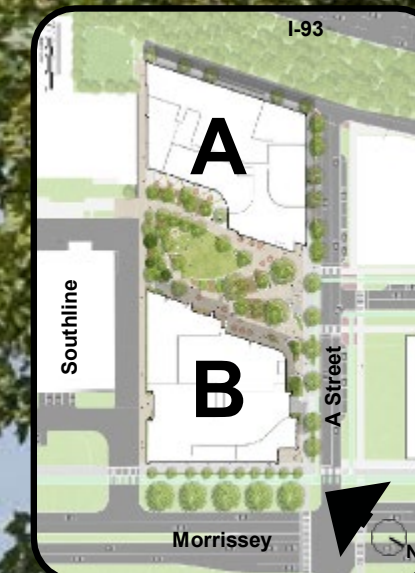
Current Design

View from Morrissey Boulevard

Proposed
Building
B



Proposed
Building
A



Current Design

View of Gateway Plaza



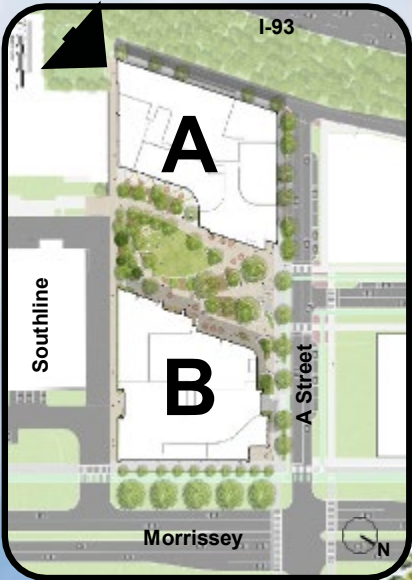
Current Design

View of Lawn



Current Design

View from I-93 Northbound



Proposed
Building A ▶

◀ Proposed
Building
B

THANK YOU

