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By 135872 at 9:52 am, Jul 06, 2026

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

ATTENTION: YOU MAY ALSO PARTICIPATE IN THIS MEETING BY GOING TO [https:// bosplans.org/BZC-Jul152026](https://bosplans.org/BZC-Jul152026). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

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.

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on July 15, 2026, at 9:00 A.M., in connection with Map Amendment Application No. 800 submitted by the Second Church of Dorchester.

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.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/BZC-Jul152026>. A copy of the proposed amendment may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for July 15, 2026. Please request interpreting services **no later than July 10, 2026**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on July 15, 2026, at 9:05 A.M., in connection with a petition to approve the First Amendment to the Master Plan for Planned Development Area No. 128 (“First Amendment”), and a petition to approve the Development Plan for Phase 2 within Planned Development Area No. 128, L Street Station Redevelopment, 776 Summer Street, South Boston (“Development Plan”).

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.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/BZC-Jul152026>. Copies of the proposed First Amendment and Development Plan may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for July 15, 2026. Please request interpreting services **no later than July 10, 2026**.

For the Commission
Jeffrey M. Hampton
Executive Secretary