

# Proposed \$5 Billion Development Could Transform Boston Harbor Peninsula

Dorchester Bay City To Include Housing, Retail, Restaurants, Offices, Lab Space



Dorchester Bay City is a proposed mixed-use development on the Columbia Point peninsula of Boston Harbor. (Accordia Partners, Ares Management)

By [Andy Peters](#)

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A peninsula jutting into Boston Harbor that's been considered for uses including a pro soccer stadium and Olympic athletes' housing may soon be the site of a \$5 billion development of a self-contained village.

The Boston Civic Design Commission signed off on plans for [Dorchester Bay City](#), a development proposal floated by Accordia Partners and Ares Management. It's a project

that could transform Columbia Point, a peninsula that's home to the University of Massachusetts Boston and the John F. Kennedy Presidential Library and Museum.

If it goes through, it could resolve years of discussions about potential uses of a waterfront neighborhood located near South Boston and in the flight path of nearby Boston Logan International Airport. It would also add to an [already full pipeline](#) of new multifamily housing development in Boston, with a total of 23,000 units expected to be completed in 2023, according to CoStar data.

In the 1930s, a large landfill was constructed on a portion of the peninsula and, later, World War II prisoners were held in barracks constructed there, according to documents filed with the city planning department. Some of Boston's largest public housing projects were developed at Columbia Point in the 1950s.

Commercial development took hold in the 1970s when UMass Boston opened its main campus there, followed by the JFK Library, the [Edward Kennedy Institute for the U.S. Senate](#), the Commonwealth Museum and Boston College High School. In the mid-2010s, Boston's plans to bid on the 2024 Olympic Games included the construction of athlete housing at Columbia Point. And the New England Revolution professional soccer team held talks with UMass Boston in 2016 about building a stadium there.

The Dorchester Bay City proposal would be set on 36 acres at the north end of the peninsula, using part of the site of the former [Bayside Expo Center](#). Accordia and Ares acquired a ground lease from UMass Boston for \$235 million in 2019.

Plans submitted by Accordia and Ares call for about 2,000 residential units, about 4 million square feet of office and laboratory space and 180,000 square feet of retail. The developers will earmark about 20% of the residential units as affordable housing.

The developers also agreed to include amenities such as publicly accessible greenspace and a public pavilion, and to construct a flood retaining wall along the edge of the peninsula.

Boston's Planning and Development Agency is expected to hold public hearings on the proposal in August and vote on the proposal later this year.

## For the Record

Dream Collaborative and Stantec are the architecture and master planning firms. Olin Studio is the landscape architect. Epsilon Associates, VHN, Nitsch and Haley & Aldrich are the engineering and consulting firms. Mintz, Levin, Cohn, Ferris, Glovsky & Popeo is legal counsel to the developers.

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