

Commission Recommendation

Project: **SOUTH BAY TOWN CENTER**

Description: RESIDENTIAL (~475 UNITS, 2 BLDGS) ~465,550 SF  
 12-SCREEN CINEMA ~ 59,800 SF  
 HOTEL (~130 KEYS) ~ 90,000 SF  
 RETAIL/RESTAURANTS ~112,700 SF  
 TOTAL ~728,050 SF  
 PARKING (3 STRUCTURED GARAGES; ~919 SPACES) ~307,516 SF  
 PARKING ALSO INCLUDES ~102 SPACES IN TWO SURFACE LOTS,  
 AND 45 PARALLEL SPACES ON NEW STREETS (TOTAL 1,066)

Address: 101 ALLSTATE ROAD; AN ASSEMBLY OF ABOUT 10 PARCELS BOUNDED BY ALLSTATE ROAD, ENTERPRISE AND SOUTH HOWELL STREETS (AND BAKER AND FIELD'S COURTS), SOUTHEAST OF THE SOUTH BAY MALL AND NORTHWEST OF BOSTON STREET, IN THE DORCHESTER NEIGHBORHOOD

Proponent: ALLSTATE ROAD, LLC (EDENS)

Commission Public Hearing Dates: SEPTEMBER 1, 2015; MARCH 1, 2016

Notice of Public Meeting: FEBRUARY 17, 2016

Subcommittee Meetings: SEPTEMBER 15, NOVEMBER 10, AND NOVEMBER 24, 2015

After hearing all the facts and evidence presented at the public meeting at which time all parties wishing to state their opinions did speak, the Commission finds the following:

- Commission Decision      X      Recommend Approval (as noted)
- \_\_\_    Recommend Disapproval (Requires 2/3 vote of Commission)
- \_\_\_    Recommends Need for Modification
- \_\_\_    Recommends to Table for Further Review by Subcommittee

SOUTH BAY TOWN CENTER

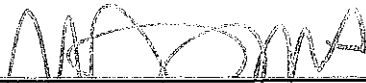
Page 2 Commission Motion:

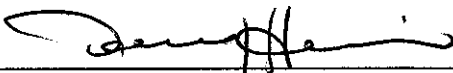
VOTED: **That the Commission recommends approval of the schematic design for the South Bay Center Project at 101 Allstate Road in the Dorchester neighborhood.**


Commission Members Present and Voting: # 5 (quorum 5)

Vote Taken: For 5 AGAINST 0

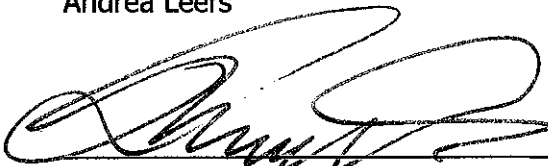
Co-Vice-Chair

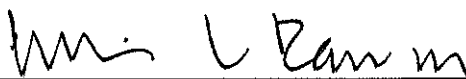
  
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Michael Davis

  
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David Hacin

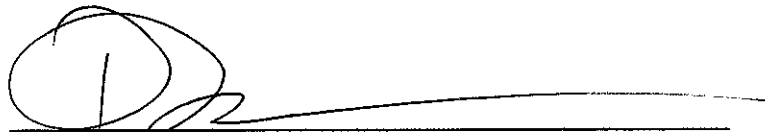
  
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Andrea Leers

Co-Vice-Chair

  
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Paul McDonough

  
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William Rawn

BCDC Director

  
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David A. Carlson

The foregoing Recommendation was signed by the BCDC on April 5, 2016 in accordance with Article 28 of the Boston Zoning Code.