

FACT SHEET
DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 103
SOUTH BAY DEVELOPMENT

101 Allstate Road

Dorchester

Proponent Allstate Road (Edens), LLC, a South Carolina limited liability company, its successors and assigns.

Project Site The Proposed Project will be located on the property commonly referred to as 101 Allstate Road in the Dorchester neighborhood of Boston. The Project Site consists of approximately 462,683 square feet (approximately 10.621 acres) of land area, and is roughly bounded by the existing South Bay Center on the northwest, Enterprise Street on the southwest, Boston Street and a residential neighborhood on the southeast, and West Howell Street and hotel properties on the northeast. A plan showing the Project Site is attached as Exhibit A.

Proposed Project The Proposed Project will include the redevelopment of the Project Site – currently largely vacant commercial/industrial land and surface parking lots – into a transit-oriented retail, restaurant and residential destination primarily comprised of four (4) mixed-use buildings lettered A through D and a hotel building lettered E. As currently envisioned, Buildings A and B will include ground floor retail and restaurant uses with, in Building A, five (5) stories of structured parking located on the second floor and above and, in Building B, a twelve (12) screen cinema located on the second floor; Buildings C and D will include ground floor retail, restaurant, multifamily residential and parking with four (4) or six (6) stories (depending on the location within the Project Site) of multifamily residential space located on the first or third floor and above; and Building E will be comprised of six (6) stories of hotel uses. Overall, the Proposed Project is currently contemplated to include approximately 115,000 to 125,000 square feet of gross floor area of retail and restaurant space, approximately 55,000 to 65,000 square feet of gross floor area of cinema space, approximately 445,000 to 465,000 square feet of gross floor area of residential space comprised of approximately 475 market- and affordable-rate units,

approximately 80,000 to 95,000 square feet of gross floor area for hotel uses and structured and surface parking capacity for approximately 1,095 vehicles.

Proposed Density

The Proposed Project will contain up to 1,388,049 square feet of gross floor area, and the zoning floor area ratio of the Proposed Project (as more specifically defined in the Development Plan) will not exceed 3.

Height

The Proposed Project buildings will have a maximum building height not to exceed 65 feet.

Construction Timetable

It is anticipated that construction of the Proposed Project will commence in the fall of 2016, with completion and opening of the first buildings occurring in 2017.

Anticipated Job Creation

It is anticipated that the development of the Proposed Project will generate 1,600 new construction jobs and will create approximately 450 new permanent jobs.

Development Impact
Project Contribution

The Proposed Project will provide approximately \$1,653,487 in housing and jobs linkage funds to the City of Boston.

Zoning

The Project Site is located in the Dorchester Neighborhood District and the South Bay Community Commercial Subdistrict under Article 65 of the Boston Zoning Code.

Exhibit A

Plan of the Project Site

[See attached]