## **BOSTON CIVIC DESIGN COMMISSION**

## **DECISION TO REVIEW: SOUTH BAY TOWN CENTER** Project: 101 Allstate Road, an assembly of about 10 parcels of land Address: bounded by Allstate Road and 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 Description: Residential (~475 units in 2 buildings) ~465,550 SF ~ 90,000 SF Hotel (~130 keys) 12-screen Cinema ~ 59,800 SF Retail/Restaurants ~112,700 SF ~728,050 SF Total Parcels A & B Parking (3 structured garages, up to ~919 spaces) ~307.516 SF Parking also includes ~102 spaces in two surface lots and 45 spaces on new streets (total ~1,066 spaces) Proponent: Allstate Road (Edens), LLC X to review not to review This action will be taken based on the following criteria: X Large-Scale Development Projects" gross floor area ± 100,000 Sq. Ft. "Projects of Special Significance" required a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston. \_\_ Civic Project - open space/public monument, cultural center. X District Design Guideline/Guidelines for Development of a specific area of Boston. \_\_\_\_\_ Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28. Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC. Submission is incomplete and does not conform to Schematic Design requirements

as described by BRA development review procedures.

substantially alter the exterior.

the public realm.

Project review is primarily the rehabilitation to interior spaces and does not

The proposed project is deemed by the BCDC not to be of a significant impact upon

DATE: SEPTEMBER 1, 2015

## Review Decision - South Bay Town Center Project Page 2 Commission Public Hearing Date <u>September 1, 2015</u> (project accepted for review) Commission Members Present and Voting: # \_\_6\_\_ (quorum 5) Vote Taken For: <u>6</u> Against <u>0</u> Co-Vice-Chair\_ Michael Davis Deneen Crosby David Hacin Co-Vice-Chair Paul McDonough Lynn Wolff

**BCDC Director** 

**David Carlson**