



# Fort Point Associates, Inc.

Urban Planning   Environmental Consulting   Project Performance

2015 FEB 11 A 10: 29

February 11, 2015

Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Plaza, 9th Floor  
Boston, MA 02201  
Attn: Heather Campisano

Re: Letter of Intent  
South Bay Mixed-Use Town Center Project

Dear Mr. Golden:

Pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued by Mayor Menino on October 10th, 2000, as amended on April 3, 2001, Allstate Road (EDENS), LLC (the "Proponent"), an affiliate of EDENS, hereby submits this Letter of Intent to construct a transit-oriented, mixed-use commercial and residential development adjacent to the existing South Bay Center in Dorchester and a short walk from commuter rail service at Newmarket Station and subway and bus service at Andrew Station. EDENS has operated South Bay Center since 1998 and expanded the South Bay Center to Massachusetts Avenue in 2006.

#### Location

The Project Site consists of six parcels of land containing approximately 442,413 square feet (10.16 acres) and is roughly bounded by the existing South Bay Center on the northwest, Enterprise Street on the southwest, Boston Street on the southeast, and West Howell Street on the northeast. Existing land uses on the Project Site include a concrete plant, vacant commercial/industrial, office and retail buildings, and surface parking lots.

#### Project Description

The Proposed Project involves the construction of several new six-story buildings including approximately 115,000 square feet (sf) of commercial/retail space, an approximately 65,000 sf cinema, a 150-200-room hotel, up to 500 units of multifamily housing, and two parking garages. New internal roadways, sidewalks, and open space will be created for the Proposed Project.

Brian Golden  
February 11, 2015  
Page 2

City Zoning Process

The Project Site is in Dorchester's South Bay Community Commercial Subdistrict. The Proposed Project will be subject to Article 37, Green Buildings. The Project Site is not located in a Restricted Parking District or a Groundwater Conservation District.

The Proponent intends to submit a Project Notification Form under Article 80B Large Project Review within the next 60 days. The Proponent will seek zoning relief through a Planned Development Area Development Plan, which is permitted under the current zoning.

Impact Advisory Group

In accordance with the Executive Order referenced above, an Impact Advisory Group (IAG) for this Project may be designated. The Proponent and its Project Team members will coordinate community outreach with the Boston Redevelopment Authority. I would appreciate being informed of the names and addresses of the IAG members, once they are appointed.

If you have any questions, please call me at 617-357-7044 x204.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Fay", with a large, stylized loop at the bottom.

Jamie M. Fay, AICP  
President

cc: Brad Dumont, EDENS  
Keith Hague, EDENS  
Ryan Lorey, EDENS  
John Rattigan, DLA Piper  
Brian Awe, DLA Piper