

From the Boston Business Journal:

<https://www.bizjournals.com/boston/news/2020/01/23/more-housing-proposed-near-revamped-south-bay.html>

More housing proposed near revamped South Bay Center

Jan 23, 2020, 10:43am EST

Real-estate development entity Willow Baker LLC on Wednesday notified the city of its intent to develop 239 apartments, condominiums and “compact-sized” living units “for the City’s evolving workforce” on three lots adjacent to Dorchester’s South Bay Center.

Willow Baker LLC has acquired rights to develop on 1.3 acres of property, comprising 13 parcels “of underutilized and distressed properties” along Willow, Baker and Fields Court, near the intersection of Allstate Road and Massachusetts Avenue, attorney Joseph P. Hanley wrote in a Jan. 22 letter of intent.

Retail development firm Edens recently expanded the South Bay Center to include an AMC movie theater, eateries including a Wahlburger’s and JP Licks and retailers including a Nike factory store, Ulta Beauty and more. The expanded South Bay Center also includes The Andi, a 475-unit apartment complex that broke ground in mid-2017.

What’s more, Waltham-based Wyman Street Advisors in the fall proposed a 400-unit residential complex at 173 Boston St. and 15 Enterprise St., also near the South Bay Center.

Unlike the South Bay development with its recent infrastructure upgrades, the area around Willow, Baker and Fields Court “is burdened with insufficient sidewalk conditions, distressed public and private roadways, lacking in open space and with an array of unsightly utility poles and power lines,” Hanley wrote in the letter of intent.

Willow Baker LLC is proposing three residential buildings, spanning a combined 208,470 square feet, that would also include neighborhood retail, commercial office space and parking.

“The Proponent envisions revitalizing and converting the combined Project Site into a mixed-use development that enhances its immediate area, with new widened sidewalks, public realm and open space, pedestrian and vehicular access and underground utility upgrades for the immediate area,” Hanley wrote.

Catherine Carlock
Real Estate Editor
Boston Business Journal



IMAGE COURTESY OF THE BOSTON PLANNING AND DEVELOPMENT AGENCY

Real-estate development entity Willow Baker LLC plans develop 239 residential units on 1.3 acres along Willow, Baker and Fields Court, near the intersection of Allstate Road and Massachusetts Avenue in Dorchester.