

Article 80 Small Project Review Application

233 Hancock Street Mixed Use Development

233 Hancock Street
Dorchester, MA 02125

233 Hancock LLC
RODE Architects, Inc.



Contents

Project Summary

Project Team	04
Project Summary	05
Community Benefits	05

Detailed Project Information

Project Description	06
Proposed Program, Data and Dimensions	07
Design Approach	07
Traffic, Parking and Access	08
Anticipated Permits and Approvals	08

Boston Zoning Code Data

Zoning District Requirements	09
Proposed Design	09
Zoning Relief Required	10
Building Code Analysis	10

Development Proposal

Assessor's Map - Parcel 1	12
Zoning Code Refusal	13
Existing Conditions	14
Surrounding Urban Context	15
Neighboring Transit Locations	16
Walking Proximity	17
Purposed Site Plan	18
Design Concept	19
Hancock Street Perspective	20
Pleasant Street Perspective	21
Unit Schedule	22
Street Level- Garage Plan	23
First Floor Plan	24
Typical Floor Plan	25
Garage Floor Axon	26
Second Floor Axon	27
North and South Elevations	28
East and West Elevations	29

Project Summary

Project Team

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Project Summary

Project Summary

The Proposed Project consists of the re-development of a 13,362 square-foot plot, with an additional 2,352 square-foot right of way adjacent to 233 Hancock Street in Dorchester. Construction of a new five story building will contain 36 residential units, 850 square feet of ground-floor retail space, 400 square feet of lobby gallery space, and 22 accessory off-street parking spaces located in the building's street level garage. The garage will be entered and exited via the existing public right of way Hancock Street.

The Proposed Project would create a mixed-use development combining middle-income and affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design to the Hancock Street and Pleasant Street nexus, in addition to the area's emerging redevelopment.

In planning the building, great care was given to respecting the area's as-built conditions. As a result, the proposed building has been designed and scaled to compliment the busy thoroughfare of Hancock Street and Pleasant Street, the area's ongoing multi-family residential development, and the surrounding mixed-use development proposals.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the City of Boston, including the following:

- The creation of 36 new residential units, including (5) affordable units to households earning between \$50K per year to \$100K per year or between 80% and 120% of the area median income (AMI).
- Revitalizing an industrial parcel and replacing the current automotive repair uses with 1,250 square feet of ground-floor interior retail and gallery space.
- An open lobby plan will house community art work that can be viewed by pedestrians through the Project's transparent ground level.
- Replacing industrial and commercial automotive uses that cause pollution, noise, and traffic congestion.
- Removing Billboard signs, unwanted by the community.
- Creating a more pedestrian friendly Hancock Street by improving the streetscape and widening the sidewalks.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the Savin Hill MBTA station; and the large quantity of bicycle storage located on the ground floor.
- Roof top patio to be provided for neighborhood associations for events at subsidized cost.
- Additional open space provided in rear of the lot for residential use.
- Future generation of hundreds of thousands of dollars in new property and sales tax revenue annually to the City of Boston.
- The expected creation of more than forty(40) construction jobs over the length of the project.

Detailed Project Information

Project Description

The Project Site includes 13,362 square feet of land area, comprising one parcel situated at 233 Hancock Street. The City of Boston Assessor's Parcel Number is 1502982000

The Parcel is the site of the Auto Repair Shop



Pleasant St. View



Auto Repair Shop Lot



Back Lot Retaining Wall

Detailed Project Information Cont.

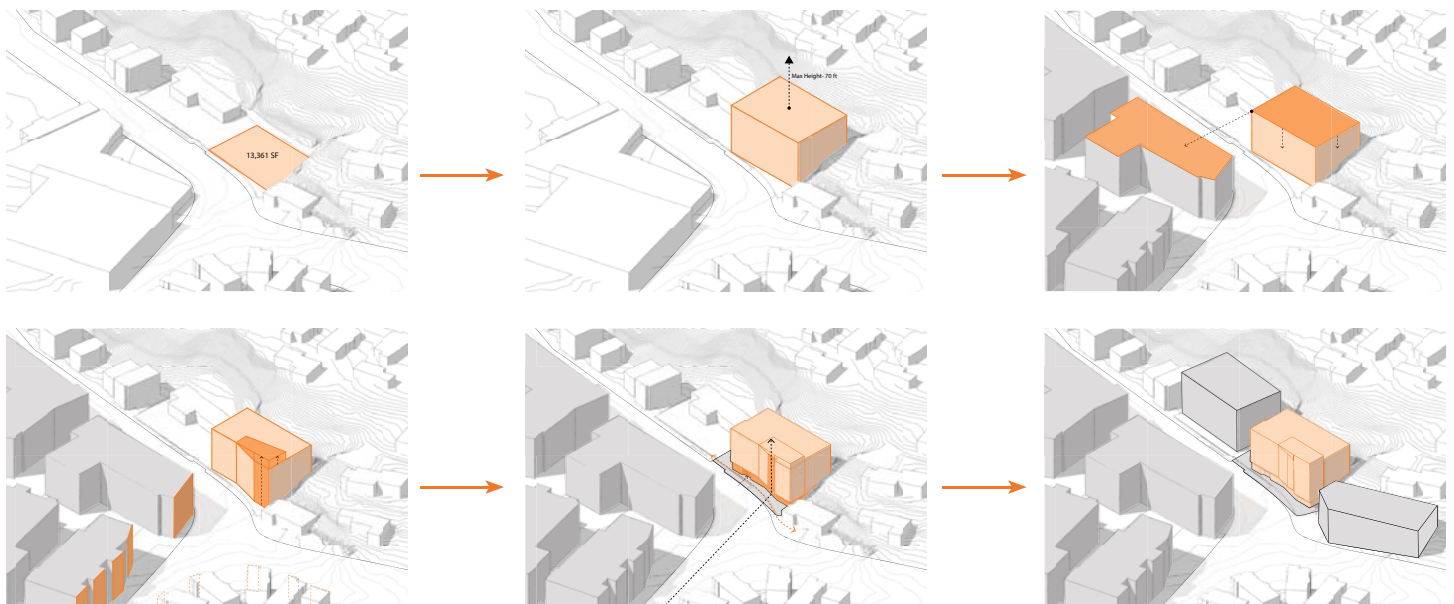
Proposed Program, Data and Dimensions

Lot Area: 13,362 SF
Maximum Building Height/Stories: 56 feet, 5 stories
Number of Residential Units: 36
Commercial/Retail Space: 1,250 SF
Total Building Square Footage: 36,160 SF
Floor Area Ratio: 2.7
Parking Spaces: 22

Design Approach

The Proposed Project would consist of a new five story building. The street level floor will contain 6,072 square feet of parking, storage, and mechanical space, intending to accommodate the needs of the building's residents through the provision of 22 parking spaces. The Developer has the ability to provide additional parking at the affiliated properties 200, 289, 299-309 Hancock St. The Street level will also include 1,250 square feet of retail/ gallery space intended to accommodate a use or uses serving the local community. Floors two through five will contain 36 total residential units, with studios, one, and two bedroom units. There will be bicycle parking on the street level in the garage, in addition to trash handling and recycling facilities, storage, and mechanical space.

The building's massing is derived from a creative reassessment of its site context and urban conditions. The development site is located on the intersection of Hancock street and Pleasant Street, between Kane Square and Dorchester Ave. The neighborhood offers several parks, restaurants and cafes, as well as two markets. Immediately adjacent/across the street from the subject site sits the purposed Dot Block Residences. This future development provides the area with more than 350 housing units and 40,000 sf of retail. It will create pedestrian-oriented public spaces that will invigorate the heart of the site by fostering an active street life, with the introduction of cafes, restaurant, and other retail spaces. Construction for that project is slated for near future.



Detailed Project Information Cont.

Traffic, Parking and Access

The proposed development will be removing two auto repair shops that generate significant daily traffic and noise for the neighborhood and local businesses. By removing these buildings there will be a decrease in the traffic volume in and out of the current site and for the surrounding neighborhood. The project also includes 22 on-site parking spaces that will be accessed via Hancock Street. Vehicles will both enter and discharge from the garage onto the private way and out to Hancock Street, with direct elevator access provided to all floors in the building from the interior lobby. Ample secure space for bicycle racks will be provided on street level in the building's garage.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review
- Affordable Housing Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits

Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

Prior to submission of this application, the project team has conducted significant outreach to the four abutting neighborhood associations for neighborhood collaboration and to inform the community of the status of the development proposal. The project team has reached out to resident groups and business owners and has made presentations to local elected and appointed officials. The project team anticipates public outreach will continue through the BRA review, starting with the initial Article 80 public meetings.

Boston Zoning Code Data

Zoning District Requirements

The site is situated within an 3-F-5000 zoning district under the Boston Zoning Code (Base Code). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	3 Stories, 35'
Minimum Lot Size:	4,000 SF for the first 4 units.
Minimum Lot Area / Add'l Unit:	1,000
Minimum Usable Open Space Per Dwelling Unit:	400 SF per unit/ 2800 REQ.
Minimum Lot Width:	30'
Minimum Lot Frontage:	30'
Minimum Front Yard Setback:	5'

Proposed Design

Lot Area:	13,362 SF Right Away: 1,890 SF
Lot Width:	125'
Lot Frontage:	111'-2"
Floor Area Ratio:	2.7
Maximum Building Height: Building Height (stories):	5 Stories, 56'
Usable Open Space:	6,254 SF
Front Yard Setback:	Varies; 13'0" (max); 1'0" (min)
Side Yard Setbacks:	Varies; 11'4" (Left, max); 6'6" (Left, min) Varies; 3'5" (Right, max); 0'2" (Right, min)
Rear Yard Setback:	Varies; 46'6" (max); 8'5" (min)

Off-Street Parking Requirements:

Residential Component: 1.5/ Unit= 60
Commercial Component: 1/ 1.0000 SF= 2

Boston Zoning Code Data Cont.

Zoning Relief Projected Required

Article 14, Section 14-2:	Additional Lot Area Required
Article 15, Section 1:	Floor Area Ratio Excessive
Article 16, Section 1:	Building Height Excessive
Article 18, Section 1:	Front Yard Insufficient
Article 20, Section 1:	Rear Yard Insufficient
Article 23, Section 23-1:	Off Street Parking Insufficient

Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 5A for the 2nd to 5th floor.

The building will be fully sprinklered in conformance with NFPA 13.

The building will be a mixed-use building:

- Residential: R-2
- Mercantile M
- Parking Garage: S-2
- Assembly A.2

As defined by Table 508.4, fire separation requirements are as follows:

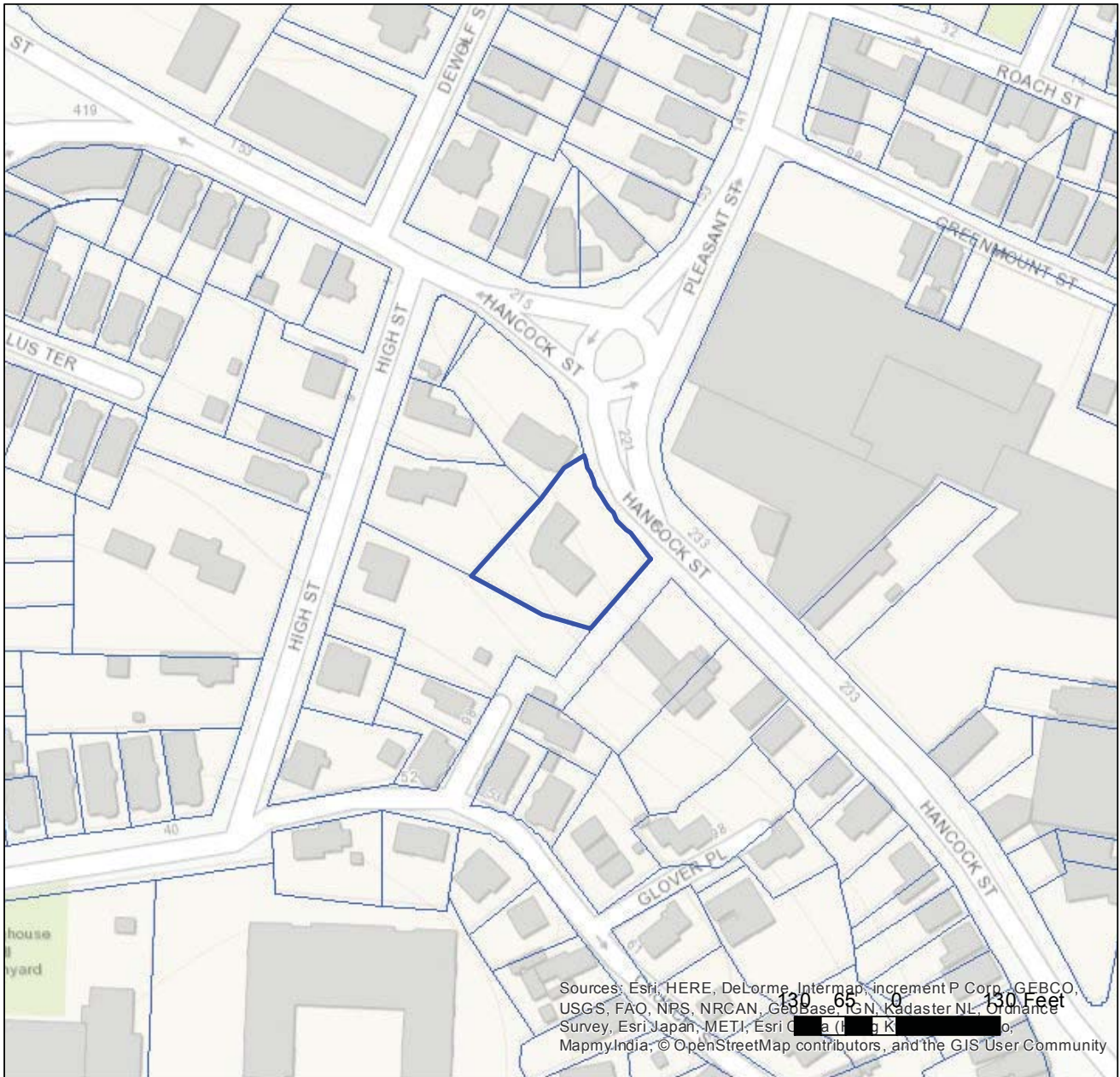
- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation
- A-2 requires 1-hour separation

Development Proposal

Exhibit 1:	Assessor's Map – Parcel 1
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Existing Conditions
Exhibit 4:	Surrounding Urban Context
Exhibit 5:	Neighboring Transit Locations
Exhibit 6:	Walking Proximity
Exhibit 7:	Purposed Site Plan
Exhibit 8:	Design Concept
Exhibit 9:	Hancock St Perspective
Exhibit 10:	Pleasant St. Perspective
Exhibit 11:	Unit Schedule
Exhibit 12:	Street Level- Garage Plan
Exhibit 13:	First Floor Plan
Exhibit 14:	2nd Floor Plan
Exhibit 15:	Garage Floor Axon
Exhibit 16:	First Floor Axon
Exhibit 17:	North and South Elevations
Exhibit 18:	East and West Elevations


Exhibit 1

Assessor's Map – Parcel 1



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NRS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Parcel ID: 1502982000
 Address: 233 HANCOCK ST
 Zipcode: 02125
 Owner: BJ REALTY TRUST
 Land Use: Commercial
 Lot Size: 15,251.00 sq ft
 Living Area: 2,450.00 sq ft
 Total Value: \$370,400.00
 Land Value: \$308,300.00
 Building Value: \$62,100.00
 Gross Tax: \$9,397.05



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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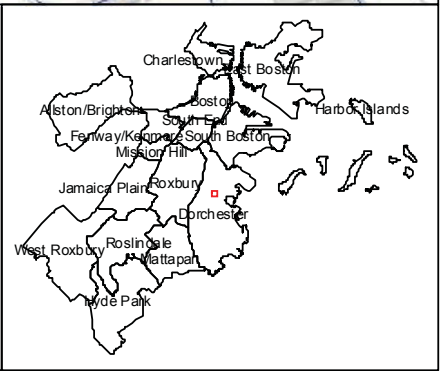


Exhibit 2

Zoning Code Refusal

Zoning Refusal Letter to be provided when received from Inspection Services Department.

Exhibit 3

Existing Conditions



Exhibit 4

Surrounding Urban Context



Exhibit 5

Neighboring Transit Locations

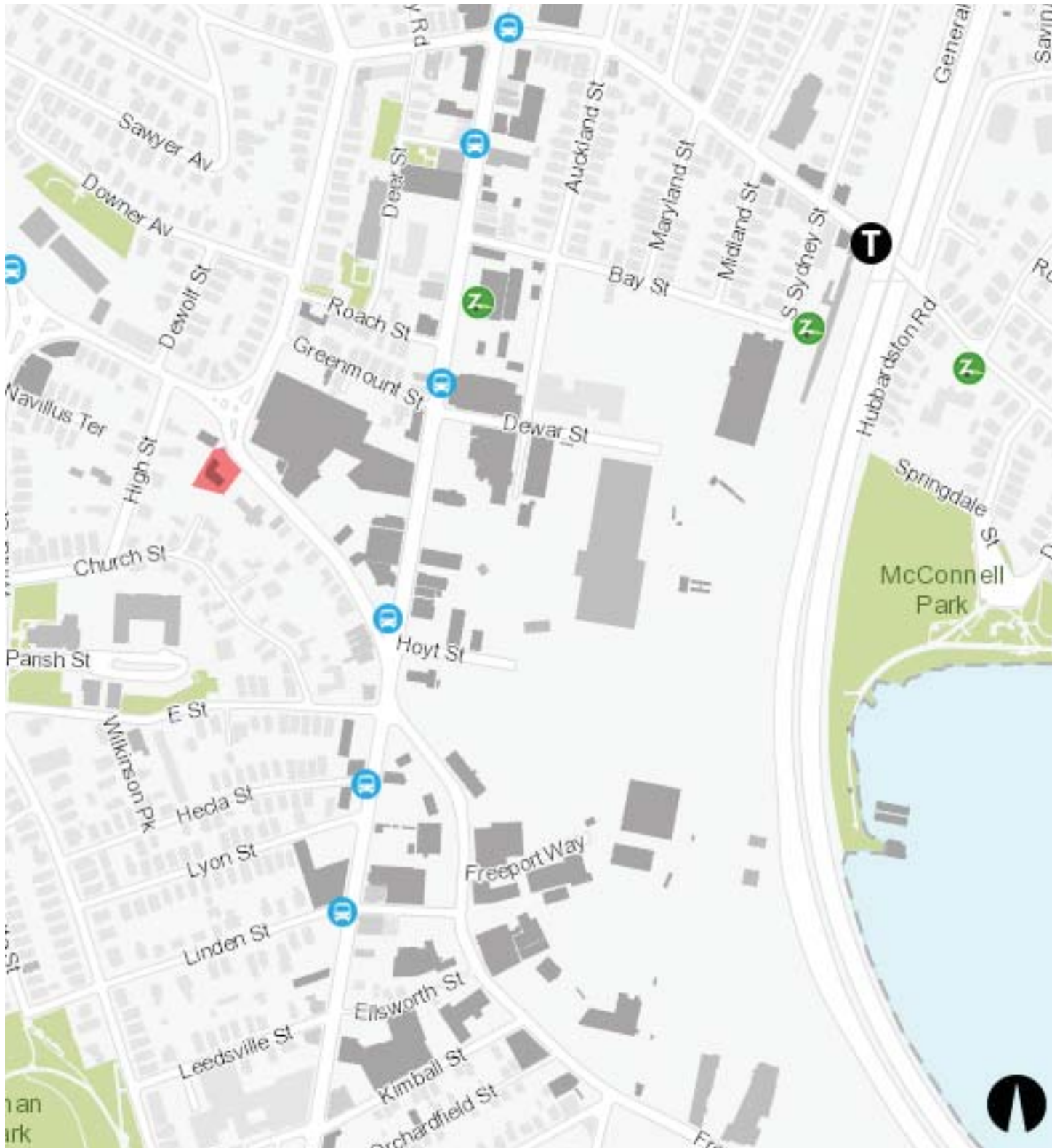


Exhibit 6

Walking Proximity

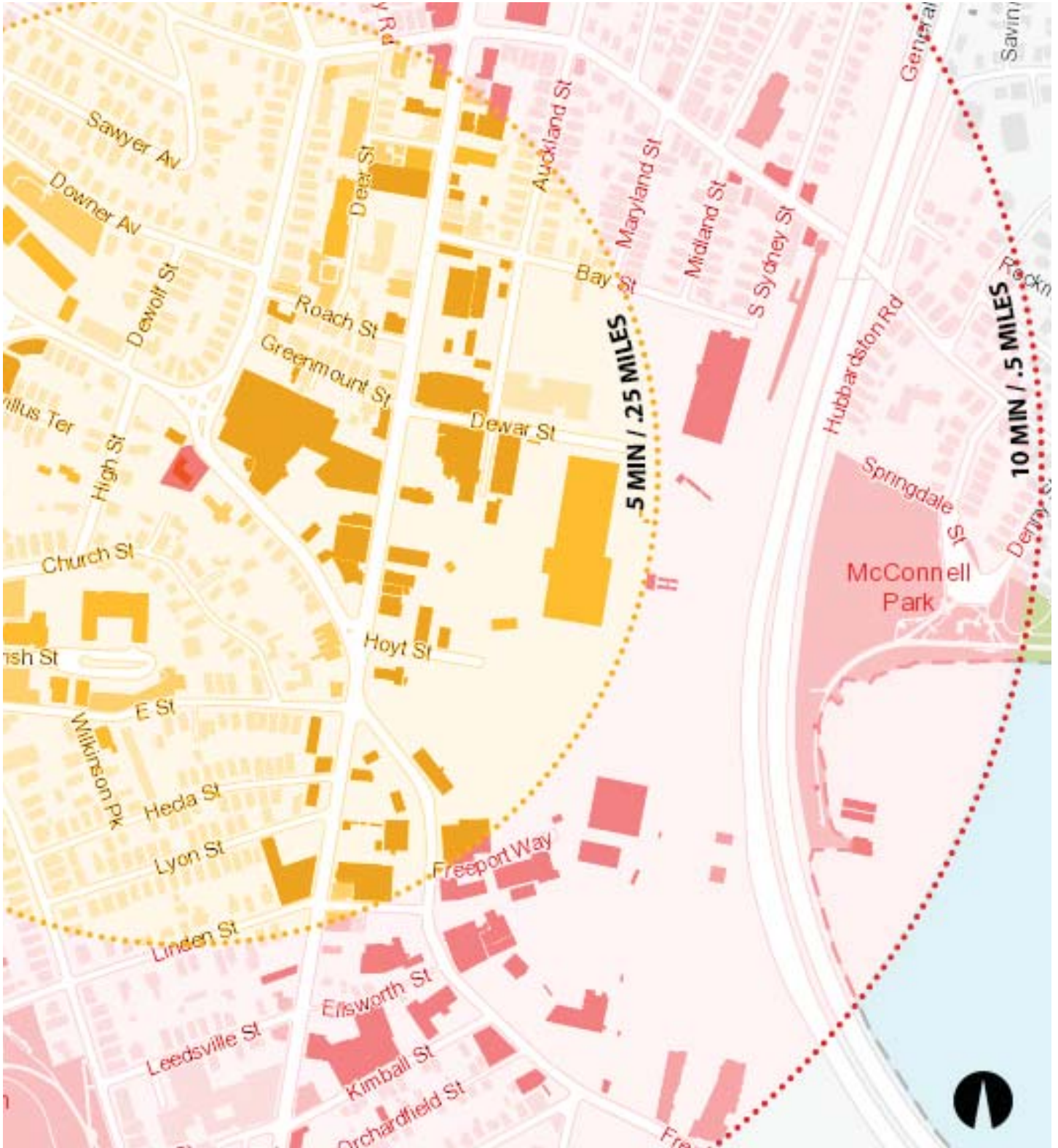


Exhibit 7

Purposed Site Plan

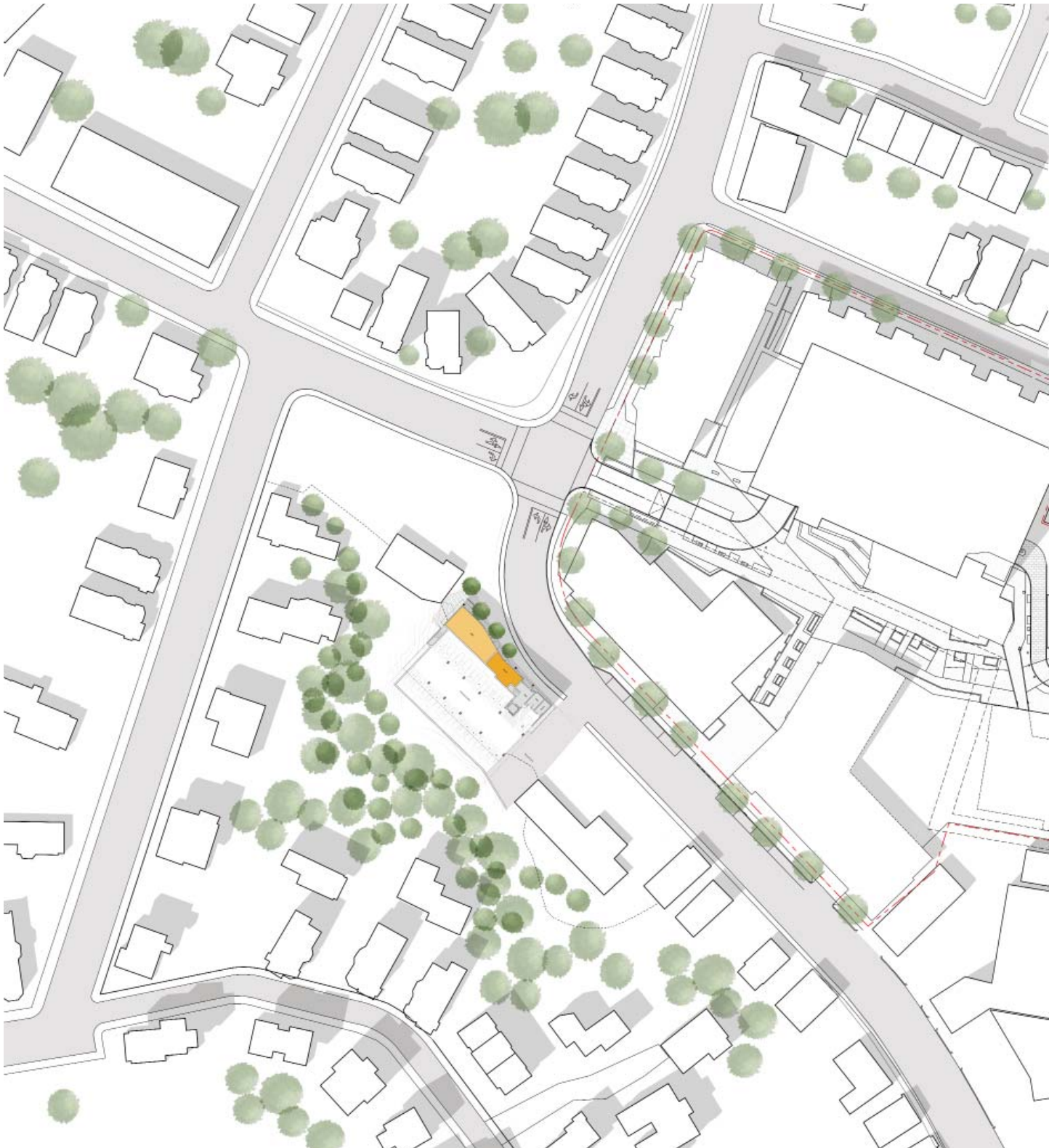


Exhibit 8

Design Concept

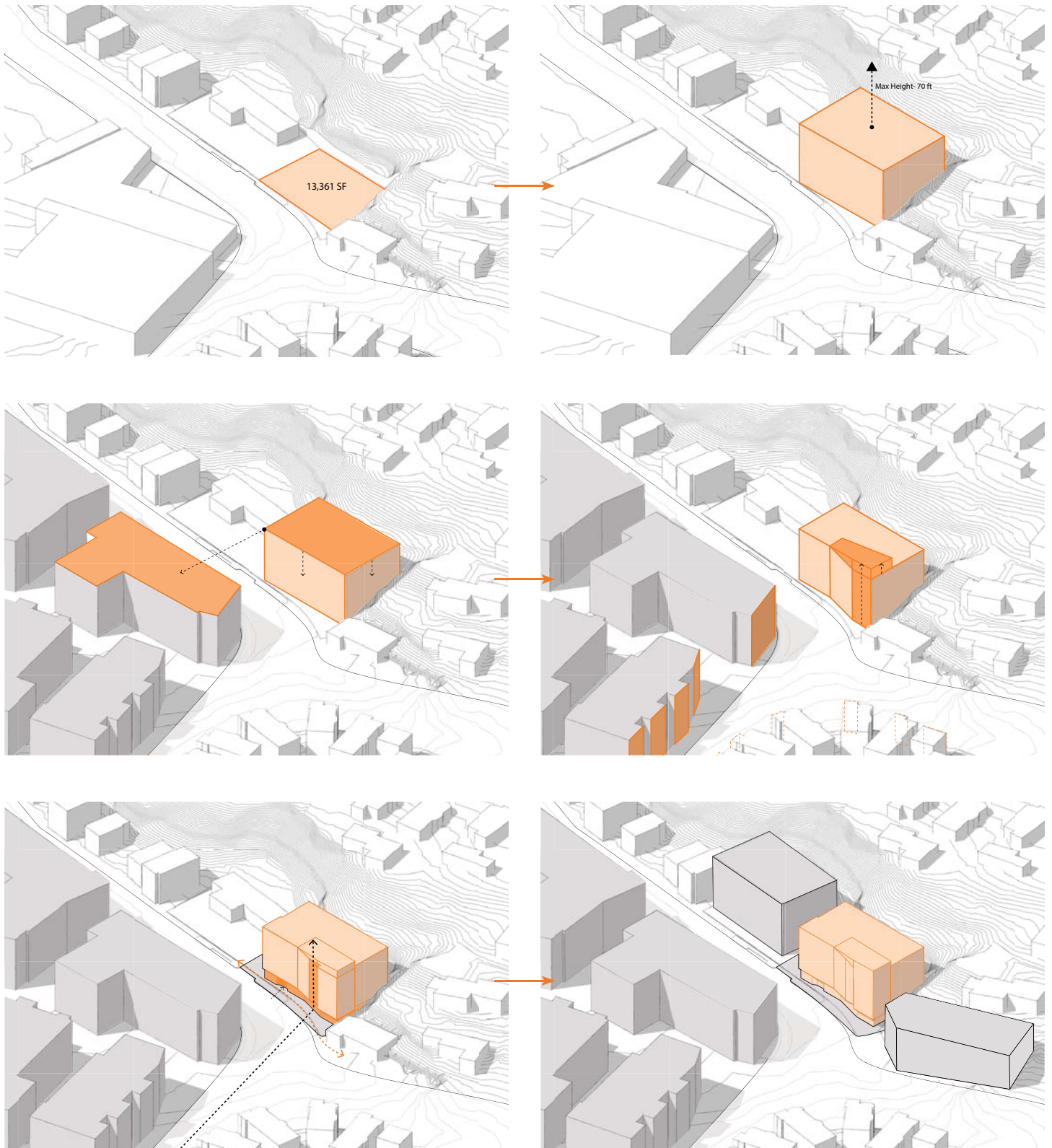


Exhibit 9

Hancock St. Perspective



Exhibit 10

Pleasant St. Perspective



Exhibit 11

Unit Schedule

UNIT 01	2ND FLOOR	2 BEDROOM	882 GSF
UNIT 02	2ND FLOOR	JUNIOR	546 GSF
UNIT 03	2ND FLOOR	1 BEDROOM + DEN	692 GSF
UNIT 04	2ND FLOOR	2 BEDROOM	915 GSF
UNIT 05	2ND FLOOR	2 BEDROOM	881 GSF
UNIT 06	2ND FLOOR	1 BEDROOM	626 GSF
UNIT 07	2ND FLOOR	STUDIO	487 GSF
UNIT 08	2ND FLOOR	STUDIO	487 GSF
UNIT 09	2ND FLOOR	1 BEDROOM	648 GSF
UNIT 10	3RD FLOOR	2 BEDROOM	882 GSF
UNIT 11	3RD FLOOR	JUNIOR	546 GSF
UNIT 12	3RD FLOOR	1 BEDROOM + DEN	692 GSF
UNIT 13	3RD FLOOR	2 BEDROOM	915 GSF
UNIT 14	3RD FLOOR	2 BEDROOM	881 GSF
UNIT 15	3RD FLOOR	1 BEDROOM	626 GSF
UNIT 16	3RD FLOOR	STUDIO	487 GSF
UNIT 17	3RD FLOOR	STUDIO	487 GSF
UNIT 18	3RD FLOOR	1 BEDROOM	648 GSF
UNIT 19	4TH FLOOR	2 BEDROOM	882 GSF
UNIT 20	4TH FLOOR	JUNIOR	546 GSF
UNIT 21	4TH FLOOR	1 BEDROOM + DEN	692 GSF
UNIT 22	4TH FLOOR	2 BEDROOM	915 GSF
UNIT 23	4TH FLOOR	2 BEDROOM	881 GSF
UNIT 24	4TH FLOOR	1 BEDROOM	626 GSF
UNIT 25	4TH FLOOR	STUDIO	487 GSF
UNIT 26	4TH FLOOR	STUDIO	487 GSF
UNIT 27	4TH FLOOR	1 BED ROOM	648 GSF
UNIT 28	5TH FLOOR	2 BEDROOM	882 GSF
UNIT 29	5TH FLOOR	JUNIOR	546 GSF
UNIT 30	5TH FLOOR	1 BEDROOM + DEN	692 GSF
UNIT 31	5TH FLOOR	2 BEDROOM	915 GSF
UNIT 32	5TH FLOOR	2 BEDROOM	881 GSF
UNIT 33	5TH FLOOR	1 BEDROOM	626 GSF
UNIT 34	5TH FLOOR	STUDIO	487 GSF
UNIT 35	5TH FLOOR	STUDIO	487 GSF
UNIT 36	5TH FLOOR	1 BEDROOM	648 GSF

TOTAL: 36 UNITS	TOTAL SF: 24,656
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Exhibit 12

Street Level- Garage Plan

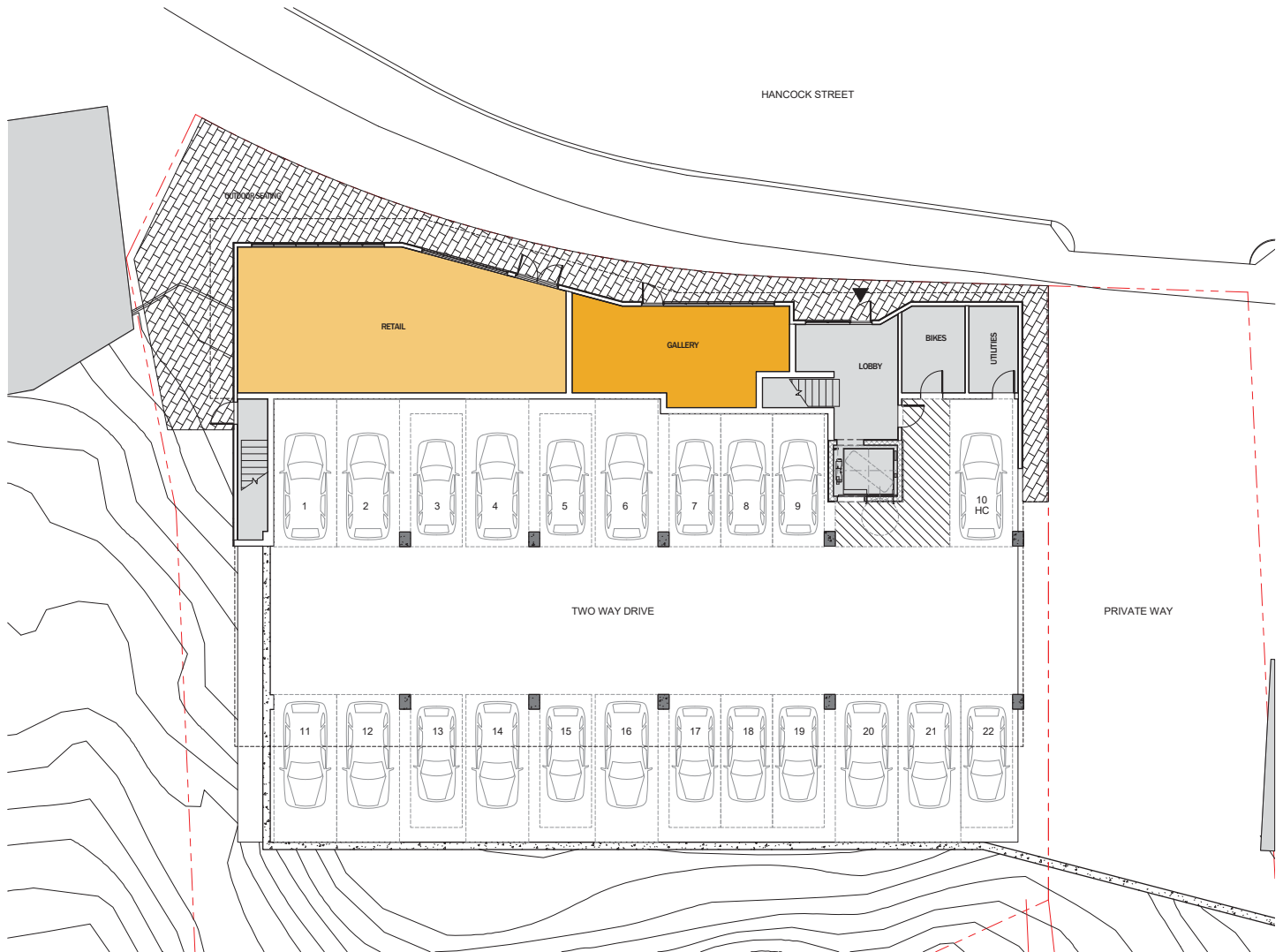


Exhibit 13

Typical Unit Floor Plan

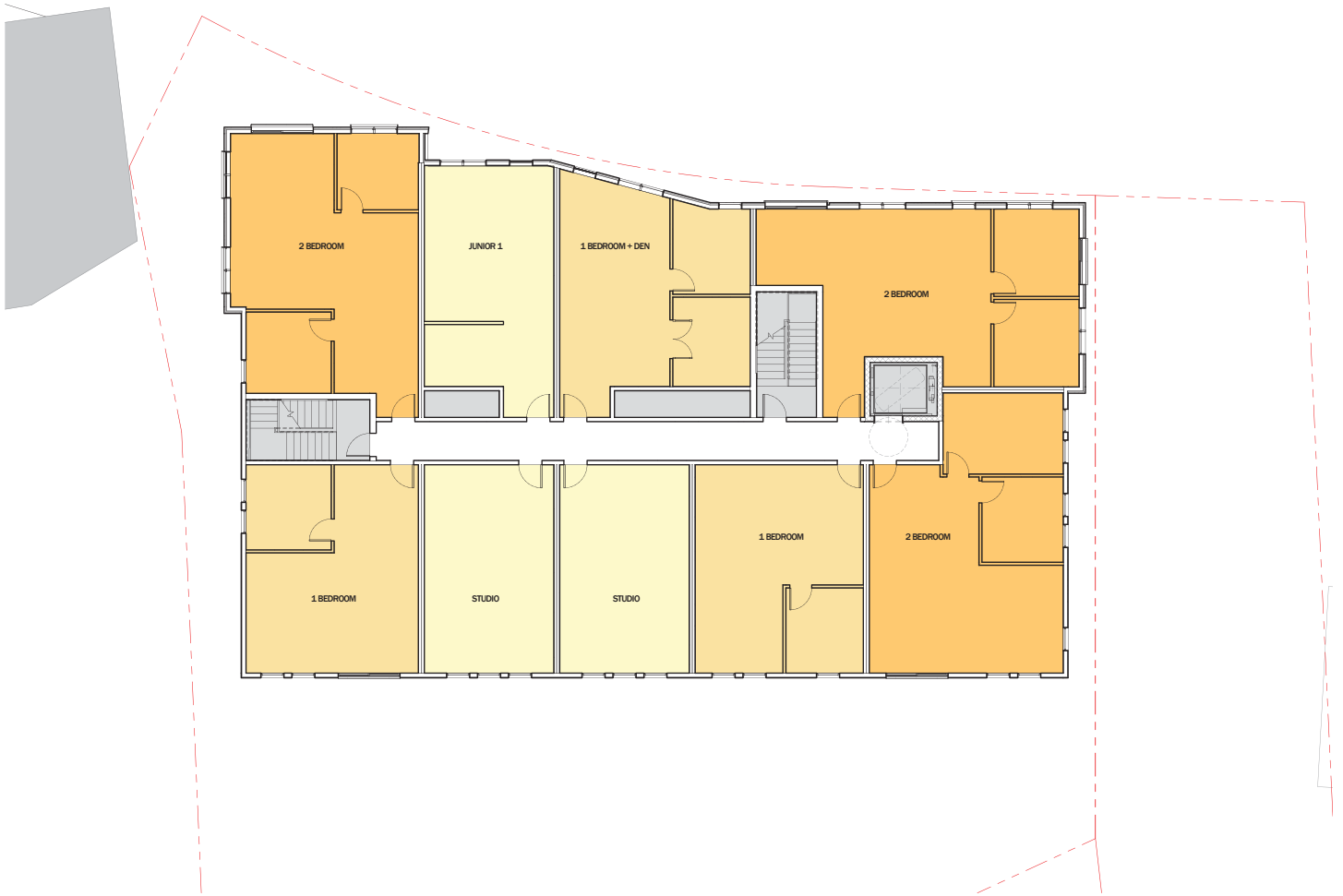


Exhibit 14

Roof Plan



Exhibit 15

Street Level- Garage Floor Axon

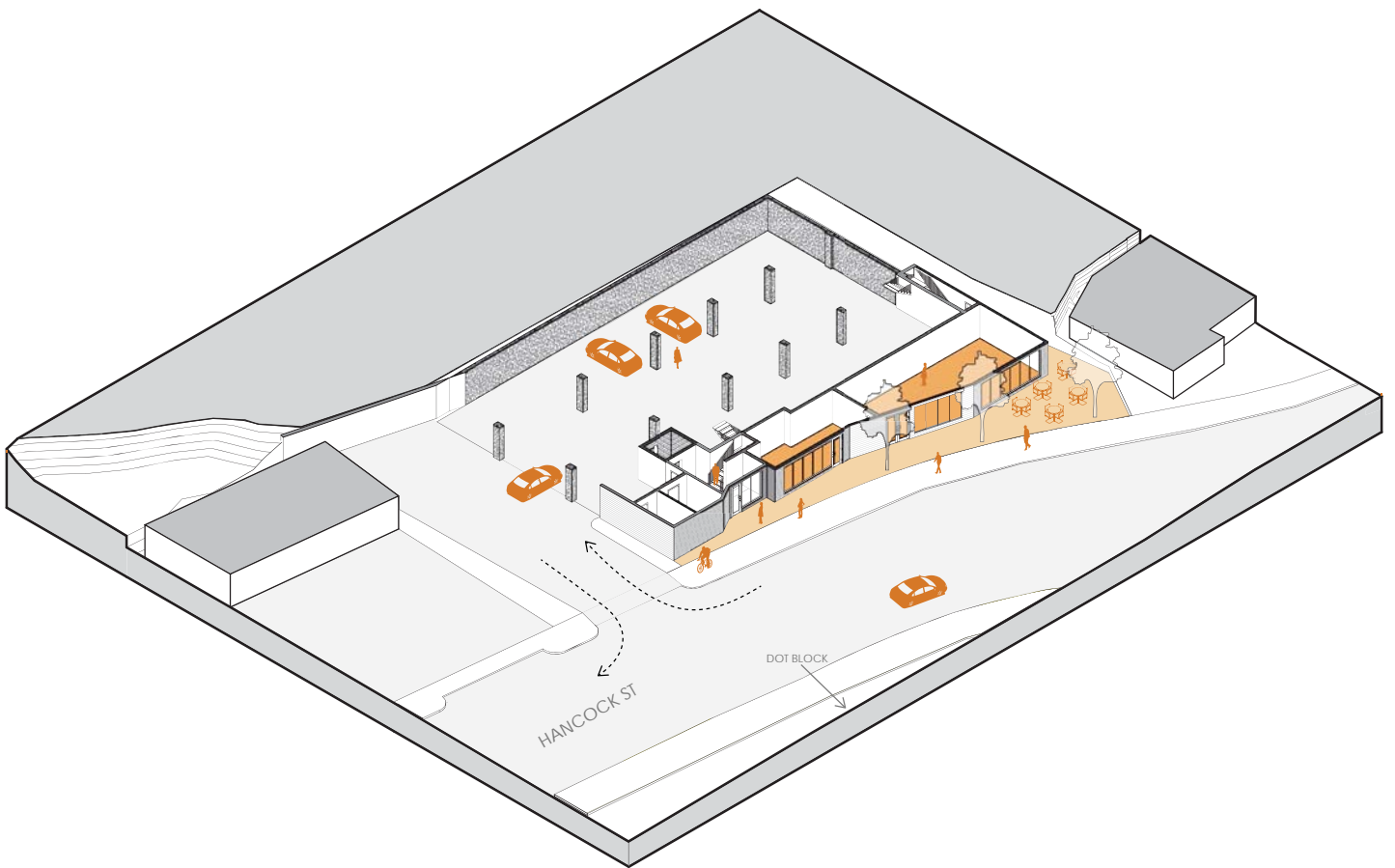


Exhibit 16

Second Floor Axon

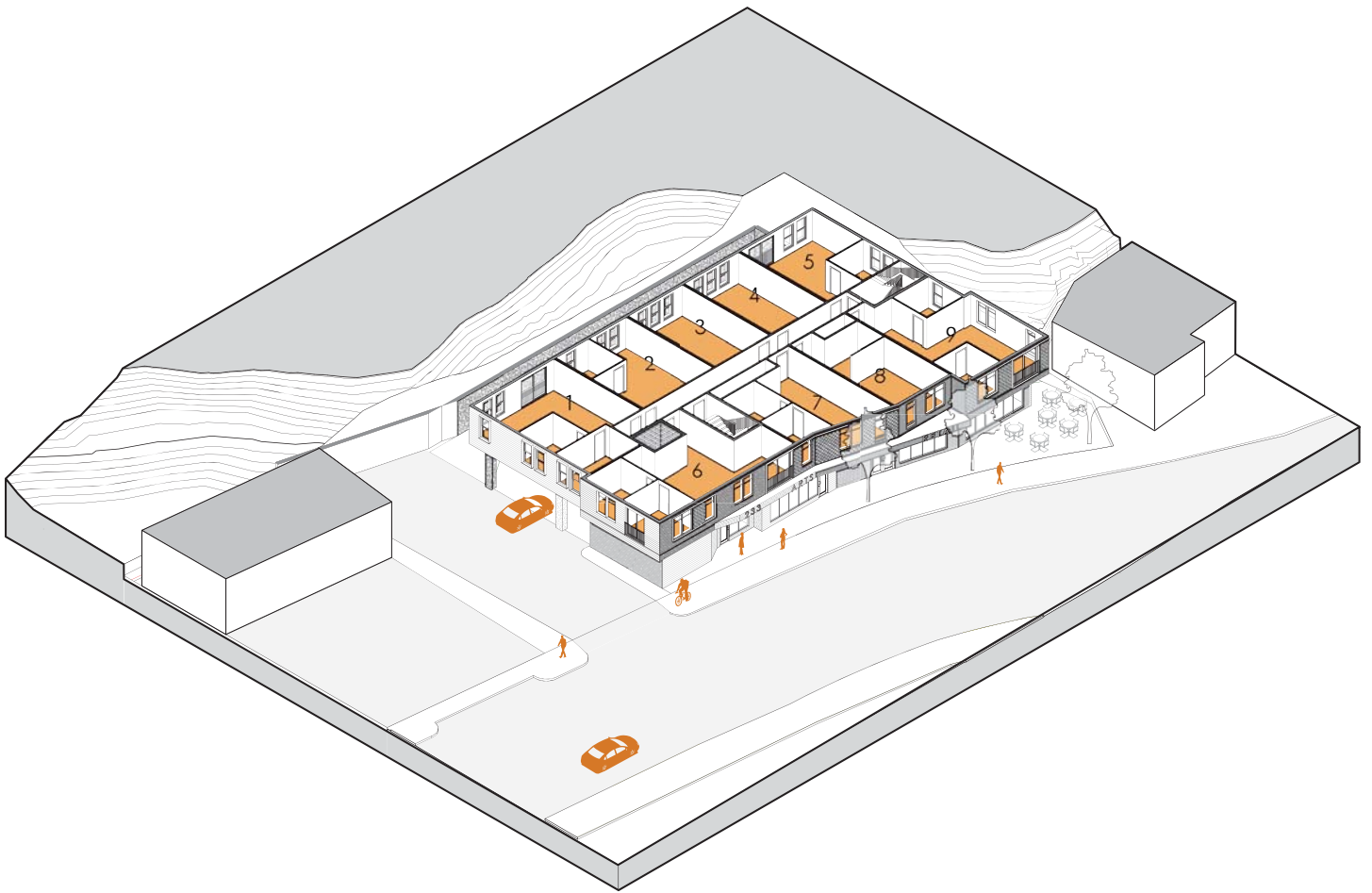


Exhibit 17

North Elevation



South Elevation



Exhibit 18

East Elevation



West Elevation

