

MEMORANDUM

TO: DOT BLOCK
Impact Advisory Group (IAG) and Dorchester Neighborhood

FROM: Atlas Investment Group LLC, Project Proponent

C.C.: Gary Uter, BRA

DATE: February 12, 2016

SUBJECT: DOT BLOCK Revised Project Description and Design

The Project Proponent filed a Project Notification Form for the DOT BLOCK project on June 2, 2015, a revised Project Description on June 27, 2015, and the revised schematic design was approved by the Boston Civic Design Commission (“BCDC”) on February 2, 2016. As a part of the BRA and BCDC design and transportation reviews, some refinements to the proposed design have been made including improved in-only access from Dorchester Avenue, an additional 5-foot building setback from Dorchester Avenue, and a signalized intersection at Hancock and Pleasant Streets in place of the roundabout proposed in the PNF. One other change has been the elimination of the 1225 Dorchester Avenue property from the Site Plan as the Proponent has been unable to complete a purchase arrangement with the current property owner. These design refinements, particularly to the Site Plan, will be presented to the IAG and the overall neighborhood at a BRA sponsored meeting on February 23rd.

The current DOT Block project includes 388,400 Gross Square Feet (“GSF”) and includes 362 residential units, 37,000 GSF of retail space, and 450 parking spaces in a 5-story structure.

To facilitate future discussions with the IAG and the neighborhood, the Project Proponent has more fully described the design changes discussed below:

1. Continuing Improved Response to the Urban Condition

The current revised project continues to approach development of the block with building mass, architectural detailing, and a program that responds to the unique conditions of each of the street frontages.

Greenmount and Pleasant Streets

The proposed residential buildings along Greenmount and Pleasant Streets will continue to be all residential and smaller in scale, with the 5-story parking structure backing up to the rear of the Greenmount Street residences.

Hancock Street and Dorchester Avenue

The mixed-use buildings along 250 Hancock Street and 1205 Dorchester Avenue continue to seek to establish a new retail presence that caters to a walkable pedestrian experience.

With the perimeter condition established, the scale of the property is broken to better reflect the proportions of the adjacent residential blocks through the introduction of a pedestrian only connection from Hancock Street to Dorchester Avenue.

A new vehicular in-only access has been introduced from Dorchester Avenue to provide for easy drop off to 1205 Dorchester and to better access the interior garage structure.

Garage Location

Since the PNF filing, the garage location has continued to shift north, allowing for better landscaped spaces adjacent to the 160-166 Pleasant Street buildings and widening the major pedestrian access from Pleasant Street to Dorchester Avenue into more public and generous pedestrian corridors.

2. Residential Buildings

8-14 Greenmount Street

This 3-4-story building with predominantly 2-bedroom units, all facing onto Greenmount Street, is now located adjacent to the garage structure with the top residential story continuing to be set back to further ease the visual mass of the structure from the other side of Greenmount Street and to reduce the cast of shadows.

160-166 Greenmount Street

The building proposed remains a 5-story building with the mass stepping down to 4-stories at the Greenmount corner. It is also important to note that the street wall architecture continues the depth and variation established by the architecture of the 8-14 Greenmount Street building, and maintains a visual relationship to the existing buildings across Pleasant Street.

240 Hancock Street

This 5-story building continues to mark a transition between the Greenmount and Pleasant Street buildings, and the larger mixed-use buildings, adopting some of the materials and smaller-scale massing of the residential buildings.

3. Mixed-Use Buildings

1205 Dorchester Avenue / 250 Hancock Street

The mixed-use buildings continue to contain an active ground floor podium of retail fronts along Dorchester Avenue, Hancock Street and the proposed internal pedestrian street. The buildings also continue to have 5-stories of residential on floors two through six, and a landscaped deck above a portion of the ground floor retail to help meet the open space requirements for the mixed-use residents. The massing of the 1205 Dorchester Avenue buildings have been reduced along Dorchester Avenue to accommodate a generous pedestrian plaza and outdoor dining for the retail and vehicular access for the Garage. At the request of the BRA, an additional 5-foot building setback from Dorchester Avenue has also been established.

4. Garage Structure

Depending on the retail tenant requirements, 4 or 5 levels of garage parking will serve all retail and residential needs. A half-level of sub-grade parking will continue to help reduce the overall height of the structure.

The further refined garage location continues to greatly improve the location and openness of the interior pedestrian spaces.

A single-lane, right-turn-only access off Dorchester Avenue will continue to ease way-finding and access for retail patrons, while exiting traffic will all be directed onto the improved signalized intersection at Pleasant, Greenmount and Hancock Streets.

PLEASE SEE ATTACHED REVISED SITE PLANS, ELEVATIONS AND PERSPECTIVES

DOT BLOCK

09 FEB 2016




DOT BLOCK

09 FEB 2016

SITE AERIAL



172,023 SF

NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
09 FEB 2016

SITE AERIAL
EXISTING
CONDITIONS



DORCHESTER AVENUE



HANCOCK STREET



GREENMOUNT STREET

PLEASANT STREET



NORTH 

RODE
ARCHITECTS INC

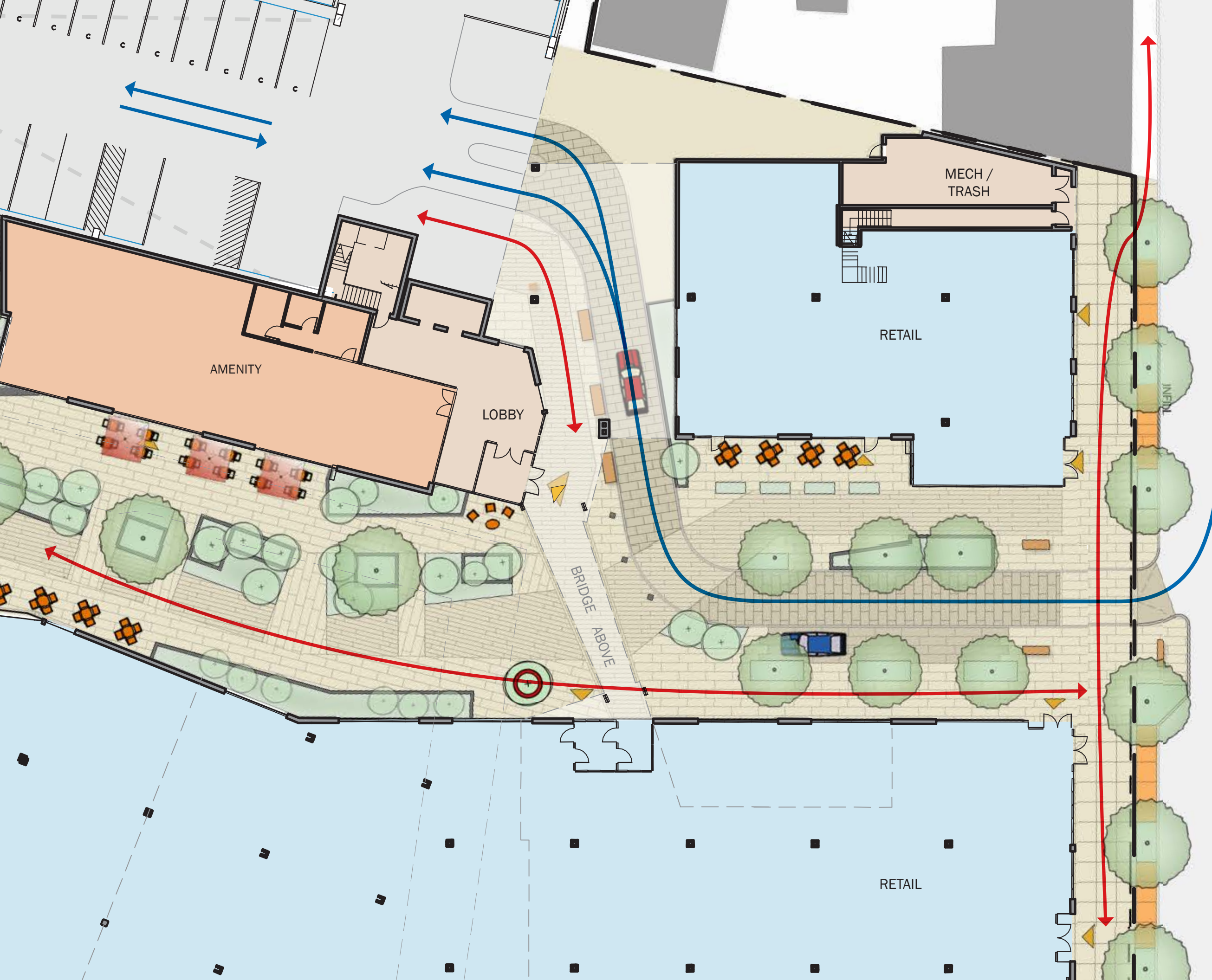


NORTH

0 60'

ENLARGED PLAN
DORCHESTER AVE
ENTRY

- RETAIL
- RESIDENTIAL
- VEHICLE
- PEDESTRIAN



DORCHESTER AVENUE



PEDESTRIAN WAY

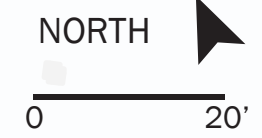
- RETAIL
- RESIDENTIAL
- VEHICLE
- PEDESTRIAN



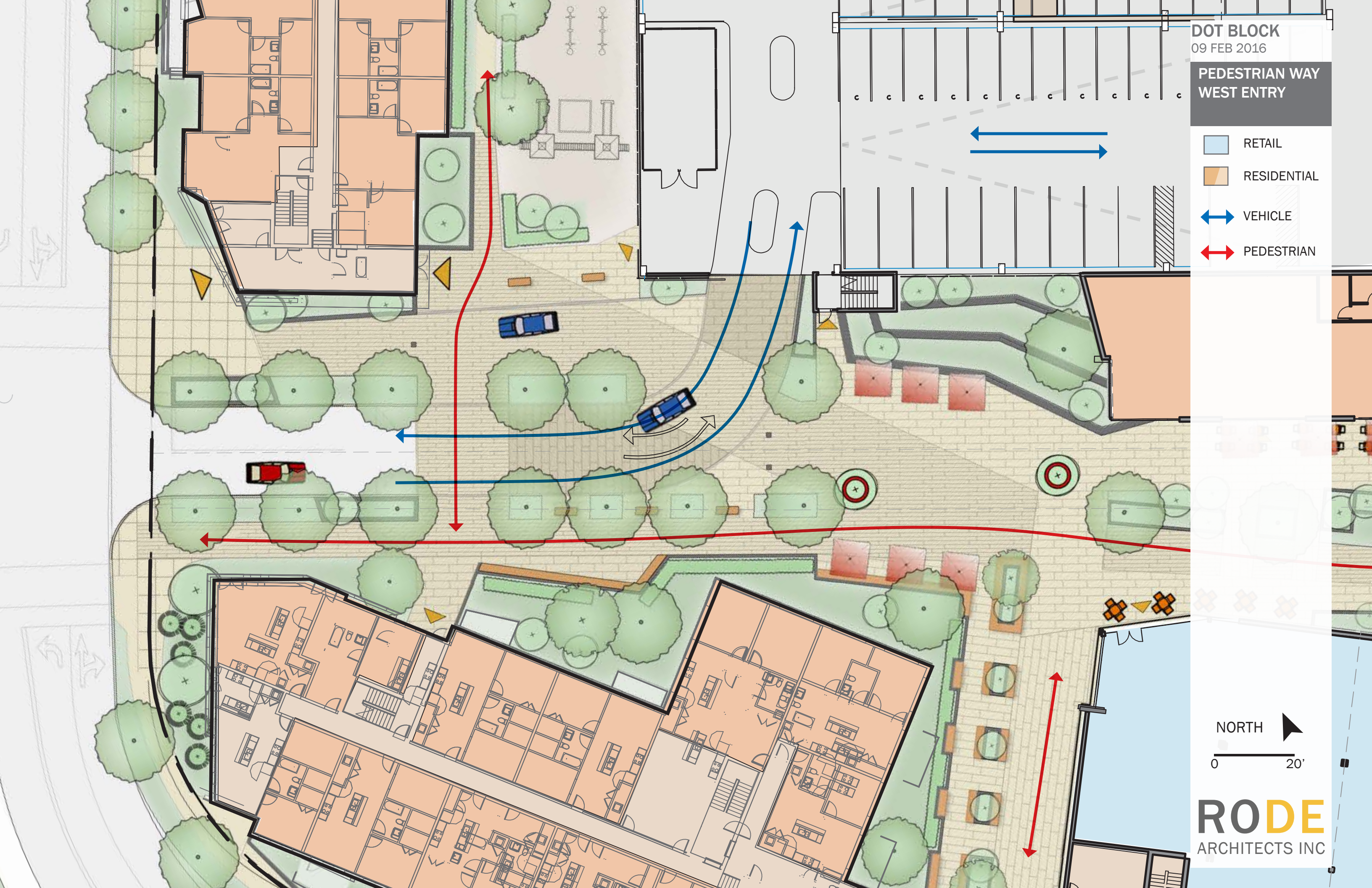
DOT BLOCK
09 FEB 2016

PEDESTRIAN WAY
WEST ENTRY

- RETAIL
- RESIDENTIAL
- VEHICLE
- PEDESTRIAN



RODE
ARCHITECTS INC



Dot Block Site Concepts



Paving-pattern



Paving-materials



Pylon Identity element concept



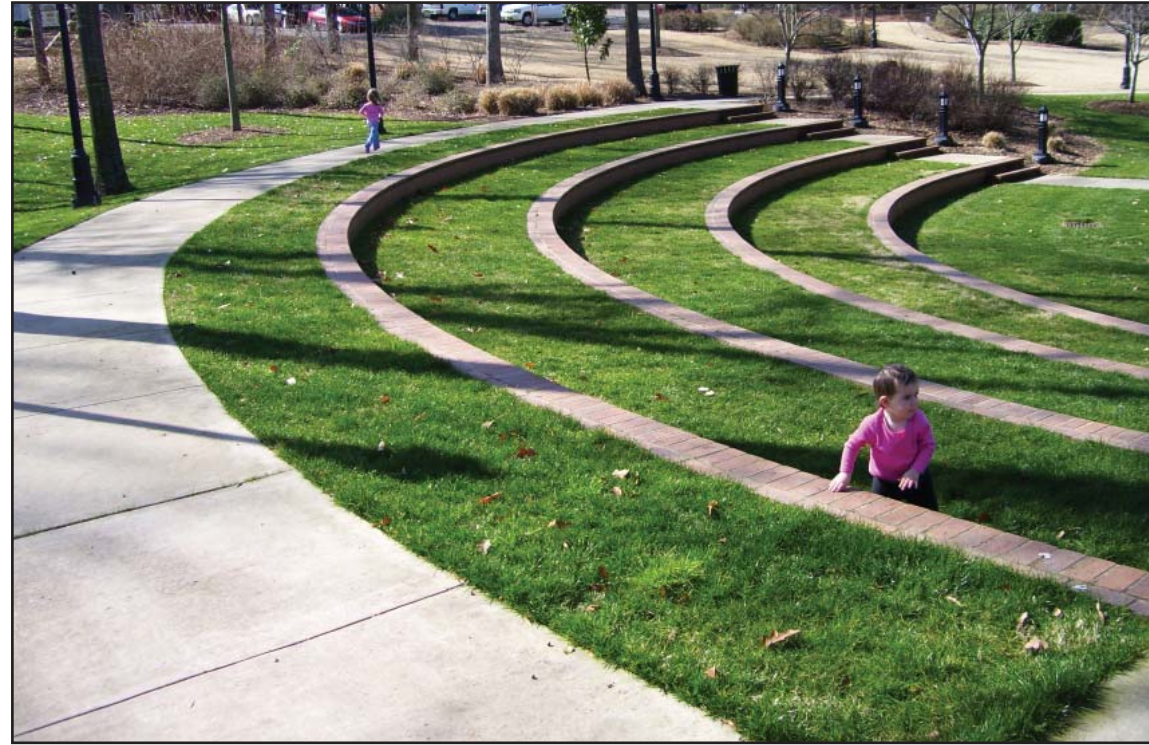
Large scale colorful 'flower pots' seating & planter



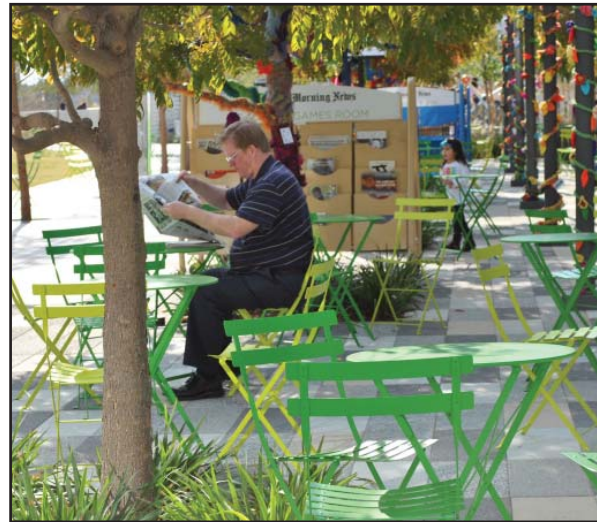
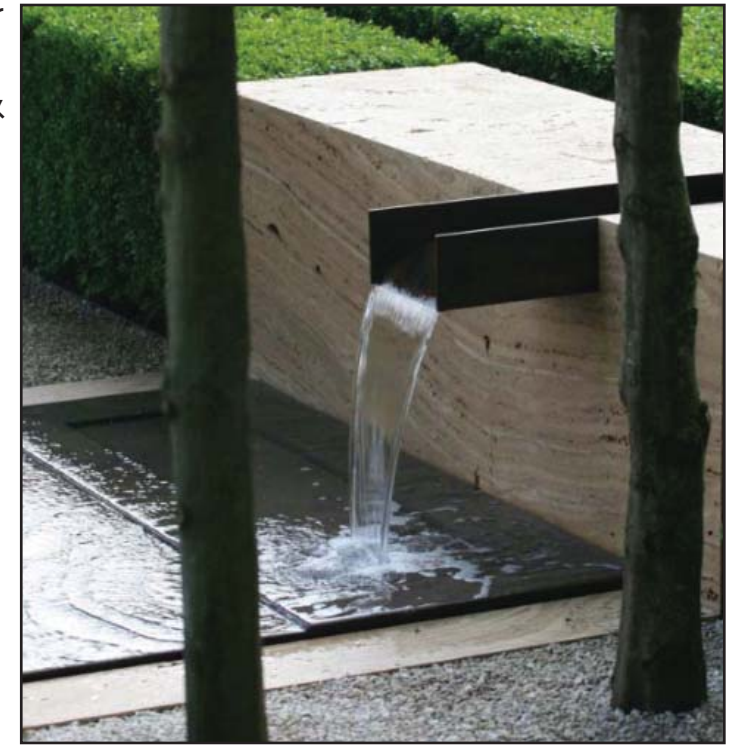
Colorful Awnings



Artful bollard concept:
Dot Ave & Hancock Street.



Simple water feature - a focal point & to animate the 'Dot Spot'



Seating in variety: Stand up tables, edges of planters, movable chairs, amphitheater lawn, walls or bench.





Cafe character: seating plantings and planters in variety



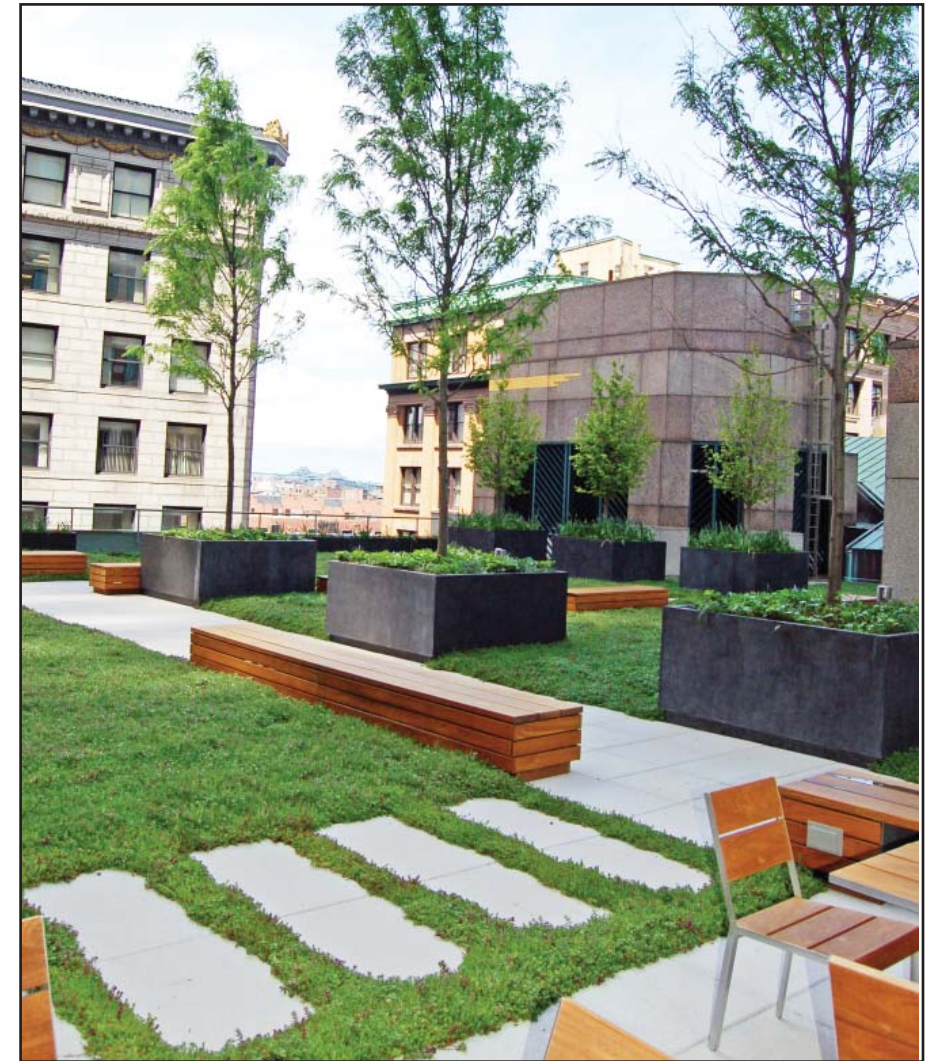
Tivoli Lighting



Retail Graphics with character & quality



Roof Garden Concepts



**BUILDING
MASSING**

- RETAIL
- RESIDENTIAL
- TERRACE

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

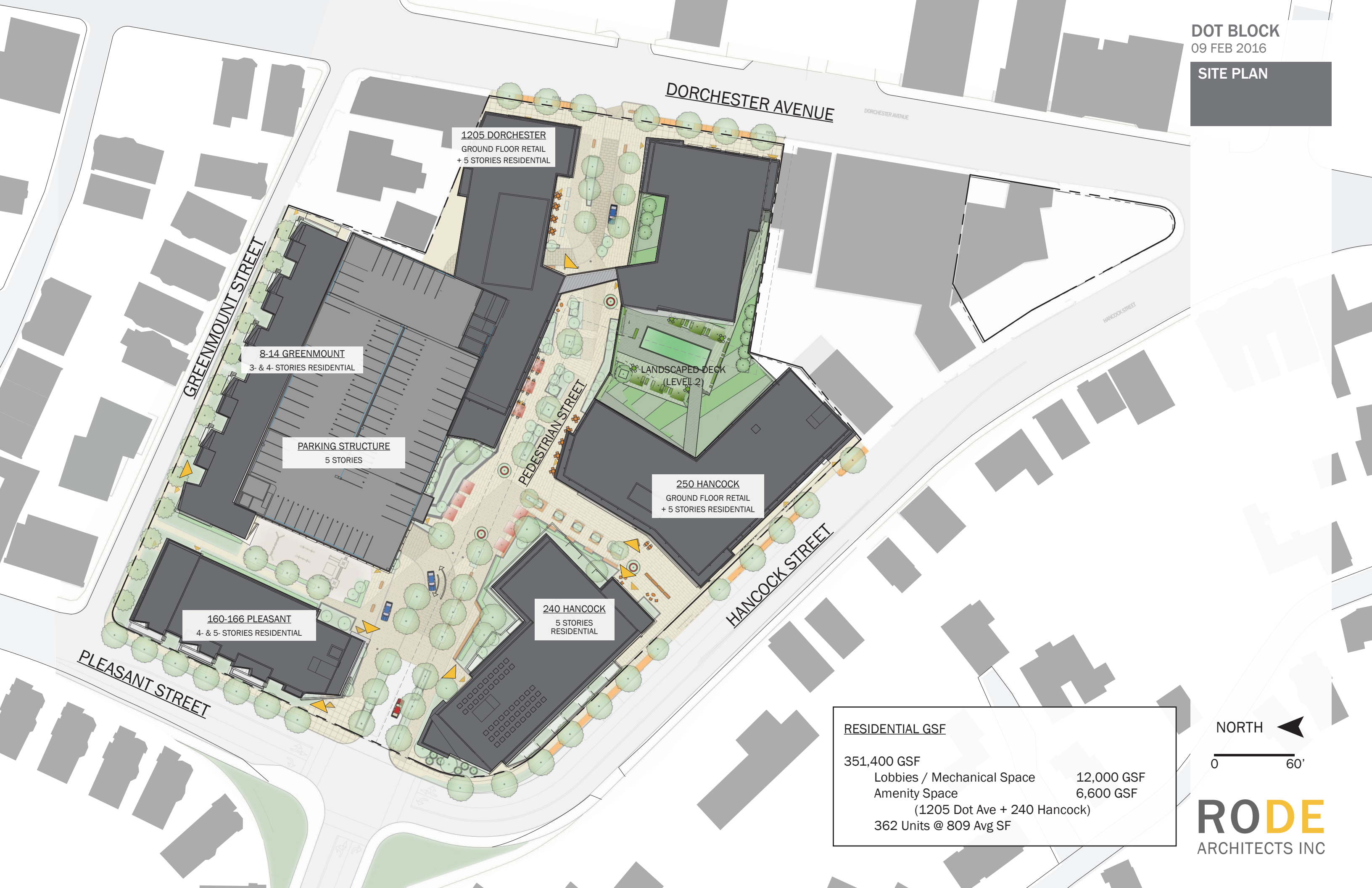
240 HANCOCK
5 STORIES
RESIDENTIAL

PROJECT SUMMARY

388,400 GSF (FAR - 2.26)

- 37,000 SF Retail
- 362 Units @ 809 Avg SF
- 450 Parking spaces (in 5-story structure)





1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

240 HANCOCK
5 STORIES
RESIDENTIAL

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

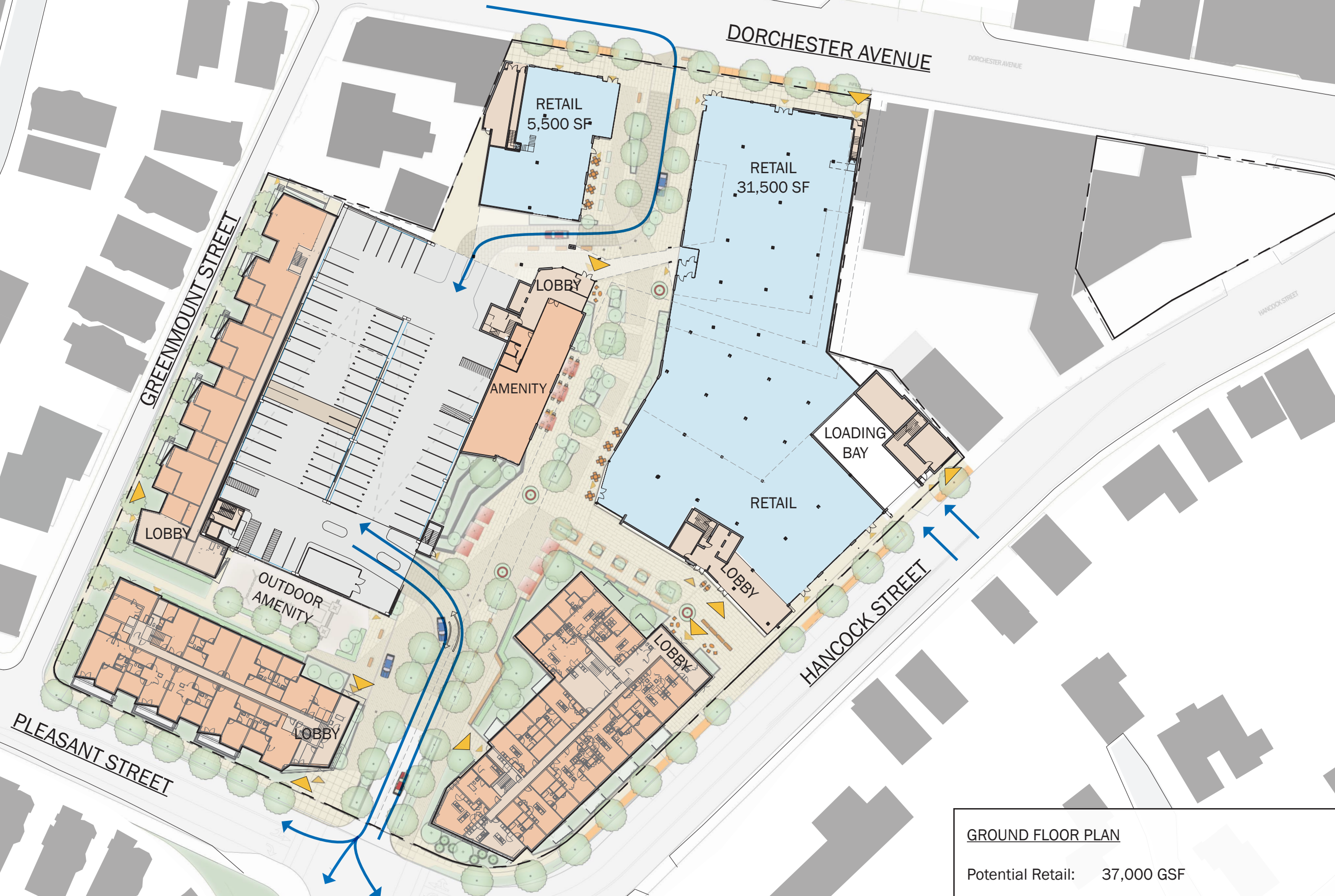
LANDSCAPED DECK
(LEVEL 2)

RESIDENTIAL GSF	
351,400 GSF	
Lobbies / Mechanical Space	12,000 GSF
Amenity Space	6,600 GSF
(1205 Dot Ave + 240 Hancock)	
362 Units @ 809 Avg SF	



GROUND FLOOR

- RETAIL
- RESIDENTIAL
- VEHICLE



GROUND FLOOR PLAN
Potential Retail: 37,000 GSF



SECOND FLOOR

- RETAIL
- RESIDENTIAL





GREENMOUNT STREET ELEVATION





160-166 PLEASANT

240 HANCOCK

MEETINGHOUSE HILL

PLEASANT STREET ELEVATION





HANCOCK STREET ELEVATION





HANCOCK STREET ELEVATION





1205 DORCHESTER

DORCHESTER AVENUE ELEVATION



ENLARGED 1205 DORCHESTER ELEVATION



GREENMOUNT STREET - VIEW WEST TO PLEASANT STREET



PLEASANT STREET - VIEW SOUTH TO HANCOCK STREET AND MEETINGHOUSE HILL



HANCOCK STREET - VIEW NORTH INTO SITE BETWEEN 240 & 250 HANCOCK STREET









RETAIL COURT & RESIDENTIAL LOBBY

DOT BLOCK
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RODE
ARCHITECTS