



41 Brush Hill Road
Newton, MA 02461

MEMORANDUM

TO: Gary Uter, Boston Redevelopment Authority

FROM: Mitchell Fischman, MLF Consulting LLC

DATE: September 16, 2015

**RE: DOT BLOCK- Supplemental Information To
Expanded Project Notification Form (EPNF)**

CC: Demetrios Dasco, John Childs, Catherine O'Neill

Since the Expanded Project Notification Form (EPNF) was filed for DOT BLOCK on June 2, 2015, the Proponent has continued to respond to comments from the city and BRA appointed Impact Advisory Group, members of the Dorchester neighborhood, the Boston Civic Design Commission and the Boston Redevelopment Authority. This has led to making project modifications including additional mitigation measures positively impacting abutters and the general neighborhood. In addition, the scope of the Proposed Project has decreased with the deduction of parcels and the maintaining of the existing uses at the intersection of Dorchester Avenue and Hancock Street. This Memorandum summarizes the Proposed Project changes.

DOT BLOCK Revised Building Program

The DOT BLOCK proposed project program has been decreased to approximately 385,000 gross square feet (excluding the parking garage) on a reduced 172,023 square foot site. It now includes approximately 378 residential units (reduced from 384 units) with up to 450 parking spaces in an on-site above-level garage in addition to approximately 40,000 GSF of retail space (reduced from 60,000 GSF). A detailed comparison of the current Proposed Building/Site Program to the one presented in the EPNF is contained in the following **Table 1**.

Table 1: Project Component	EPNF Building/Site Program: Filed 06/01/15	Current Building/Site Program: 09/16/15	Program / Site Changes
Lot Area	206,849 SF (4.75 Acres)	172,023 SF (3.95 Acres)	Reduction of 34,836 SF (0.80 Acres)
Total Square Feet	475,000 GSF(1)	385,900 GSF(1)	Reduction of 89,100 GSF
FAR	2.3	2.24	Reduction of 0.06
Residential Units	384 Units	378 Units (345,400 GSF)	Reduction of 6 Units
Retail SF	60,000 GSF	40,500 GSF	Reduction of 19,500 GSF
Parking Spaces	472 (2)	450	Reduction by 22 Spaces
Number of Floors	4 / 5 / 6	4 / 5 / 6	Same
Height	Up to 70 Feet	Up to 70 Feet	Same
Landscaped Roof Decks	25,000 SF	17,000 SF	Reduction of 8,000 SF
Project Access	From Proposed Roundabout at Corner of Pleasant and Hancock Streets	From Proposed Roundabout at Corner of Pleasant and Hancock Streets; In-only access from Dorchester Avenue southbound	In-only access added from Dorchester Avenue

(1) Excluding Parking Structure;

(2) Includes 450 in Parking Garage and 22 Space Covered Lot Dedicated to Retail Uses

A package of updated plans, elevations, and renderings is attached to this Memorandum. (Please see **Figures 1** thru **16** that follow).

Attachments

Figures 1 through 3	Site Plans
Figure 4	Landscape Site Plan
Figures 5 through 7	Floor Plans
Figures 8 through 9	Street Elevations
Figures 10 through 16	Perspective Renderings

1205 DORCHESTER AVE EXPANSION
ON FUTURE ACQUISITION PARCELS
4/5 RESIDENTIAL STORIES OVER
GROUND FLOOR RETAIL
40 ADDITIONAL RENTAL UNITS

1205 DORCHESTER AVE
5 RESIDENTIAL STORIES OVER
GROUND FLOOR RETAIL
60 RENTAL UNITS

1225 DORCHESTER AVE
5 RESIDENTIAL STORIES OVER
GROUND FLOOR RETAIL
110 RENTAL UNITS

8-14 GREENMOUNT ST
4 STORIES CONDO
8 UNITS EACH

PARKING STRUCTURE
5 STORIES

COVERED
PARKING
ENTRY

LOADING BAYS

250 HANCOCK ST
5 RESIDENTIAL STORIES OVER
GROUND FLOOR RETAIL
100 RENTAL UNITS

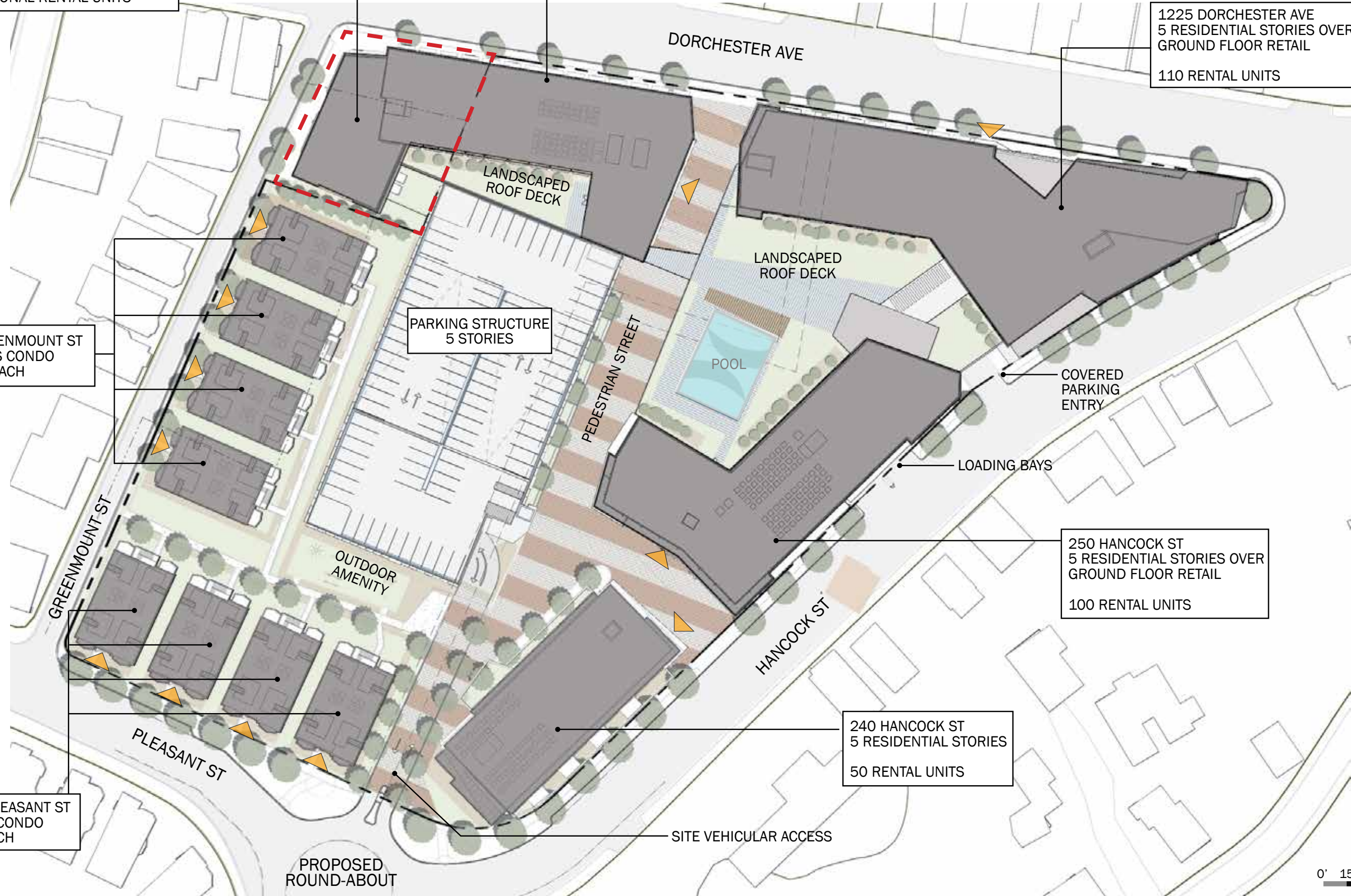
240 HANCOCK ST
5 RESIDENTIAL STORIES
50 RENTAL UNITS

160-166 PLEASANT ST
4 STORIES CONDO
8 UNITS EACH

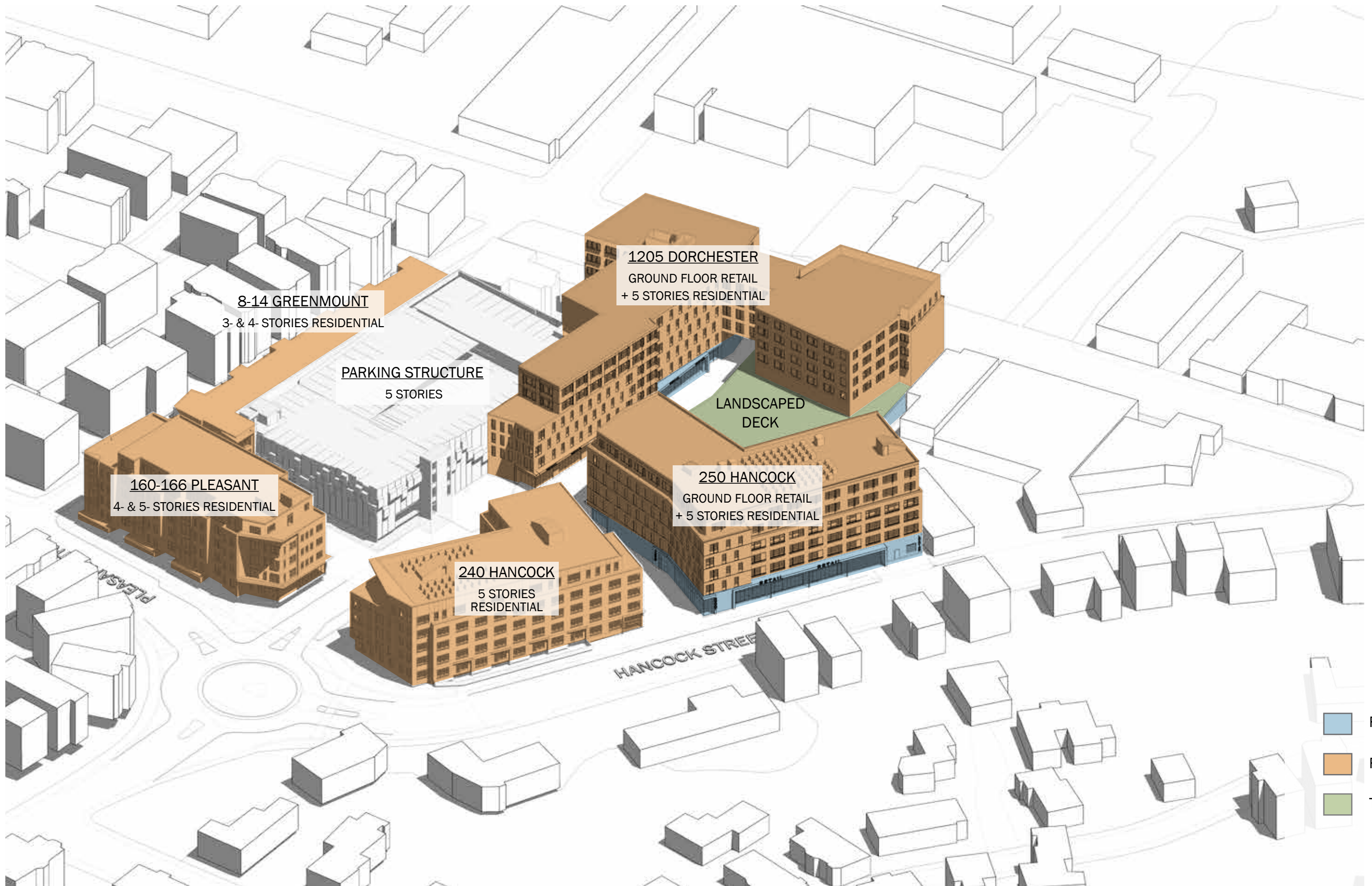
SITE VEHICULAR ACCESS

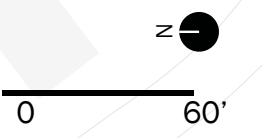
PROPOSED
ROUND-ABOUT

0' 15' 30' 60' 











1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

240 HANCOCK
5 STORIES
RESIDENTIAL

RETAIL
RESIDENTIAL

0 60'





1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

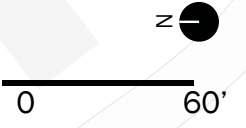
160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

240 HANCOCK
5 STORIES
RESIDENTIAL

RESIDENTIAL





GREENMOUNT STREET ELEVATION



PLEASANT STREET ELEVATION



HANCOCK STREET ELEVATION



DORCHESTER AVENUE ELEVATION



EXPANDED PNF - SUPPLEMENT
DOT BLOCK

GREENMOUNT STREET VIEW
WEST TO PLEASANT STREET

Figure 10
RODE



EXPANDED PNF - SUPPLEMENT
DOT BLOCK

PLEASANT STREET VIEW
SOUTH TO HANCOCK STREET AND MEETINGHOUSE HILL

Figure 11
RODE



EXPANDED PNF - SUPPLEMENT
DOT BLOCK

ROUNDAABOUT VIEW - EAST INTO SITE
AND ON TOWARDS DORCHESTER AVE

Figure 12
RODE







EXPANDED PNF - SUPPLEMENT
DOT BLOCK

PEDESTRIAN PATH VIEW
WEST FROM DORCHESTER AVE

Figure 15
RODE



**EXPANDED PNF - SUPPLEMENT
DOT BLOCK**

**PEDESTRIAN PATH VIEW
EAST TOWARDS DORCHESTER AVE**

**Figure 16
RODE**