

DND RFP 120-122 Hancock Street
Community Meeting

Developer Presentation

JMB Property Development Co., Inc.

and

Barker Real Estate, LLC

Presentation Overview:

- Development Team
- Initial RFP Design Proposal
- Why JMB/Barker RE
- Questions and Answers

Members of the Development Team

- Joint Venture Partners:
 - JMB Property Development Company, Inc.
 - Barker R/E, LLC
- The Architects:
 - James Christopher Principal: RCA, LLC
- Attorney
 - John Pulgini: Pulgini and Norton
- Additional Professionals TBD
 - Structural, Civil, Mechanical, and Traffic engineers
 - Others as Needed

Design Summary-James Christopher RCA, LLC

- 25 “For Sale” Units
- 14 garage parking spots
- Additional offstreet parking created at 128 Hancock
- 23,035 Gross square feet of building
- Unit Mix
 - 6 Studio units
 - 8 One bedroom units
 - 8 Two bedroom units
 - 3 Three bedroom units

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



UNIT BEDROOM BREAKDOWN

STUDIO	6 UNITS	(407 SQ. FT. - 660 SQ. FT.)
1 BEDROOM	8 UNITS	(572 SQ. FT. - 660 SQ. FT.)
2 BEDROOM	8 UNITS	(719 SQ. FT. - 988 SQ. FT.)
3 BEDROOM	3 UNIT	(969 SQ. FT. - 1,053 SQ. FT.)
TOTAL:	25 UNITS	

14 PARKING SPACES
 23,035 G.S.F. / 13,524 S.F. = 1.70 FAR
 59'-0"± BUILDING HEIGHT

RCA, LLC
 157 Newport Ave.
 Southwick, Massachusetts 01072
 Telephone: (413) 292-1880
 Fax: (413) 292-1880

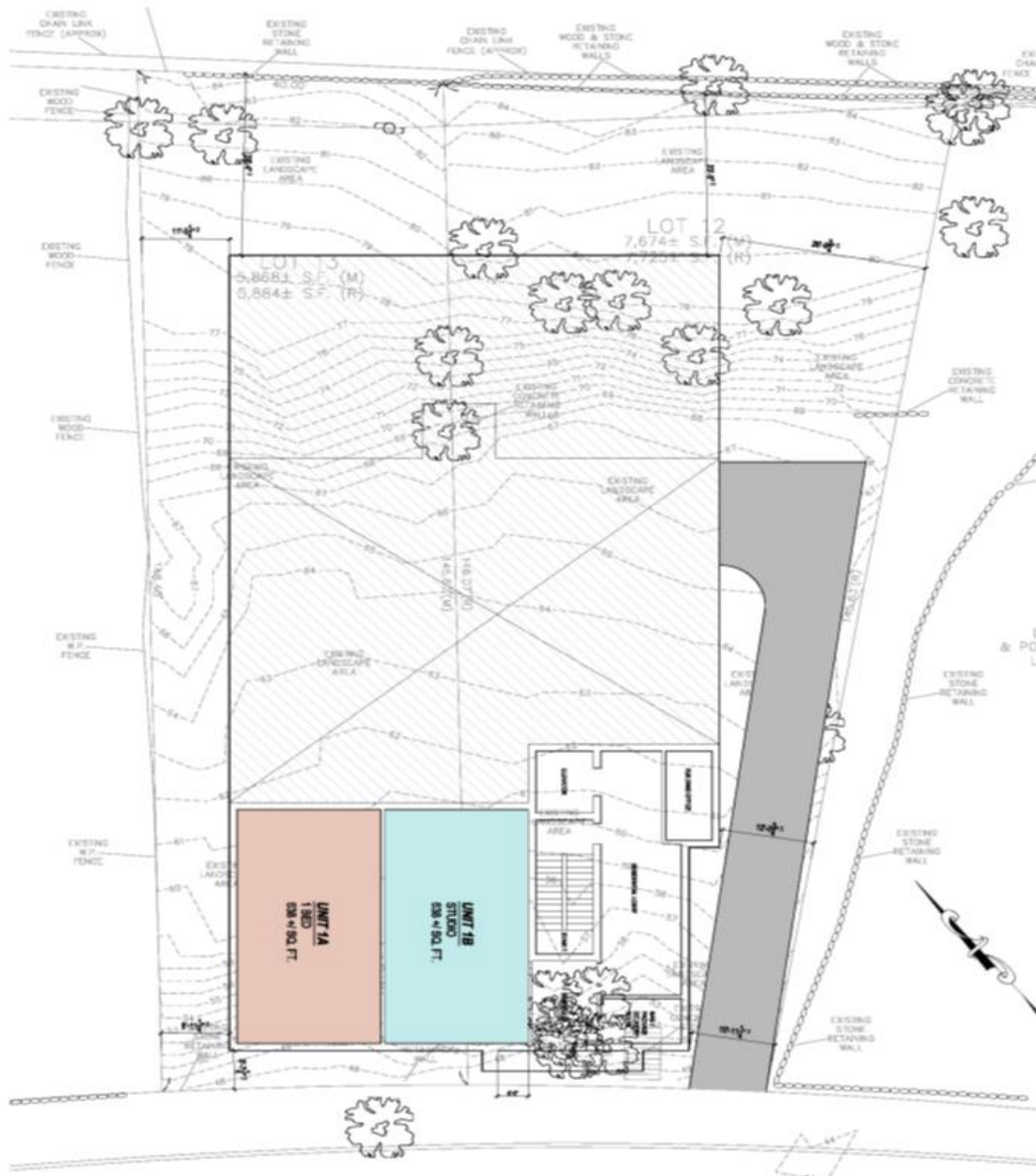
120-122 Hancock Street
 Dorchester, MA 02125

PROJECT #
18-037
 DATE: 5-18-18
 REV:
SCALE:
NONE
 DRAWN BY:
CD
 CHECKED BY:
R.P.B.

PROJECT SUMMARY

1

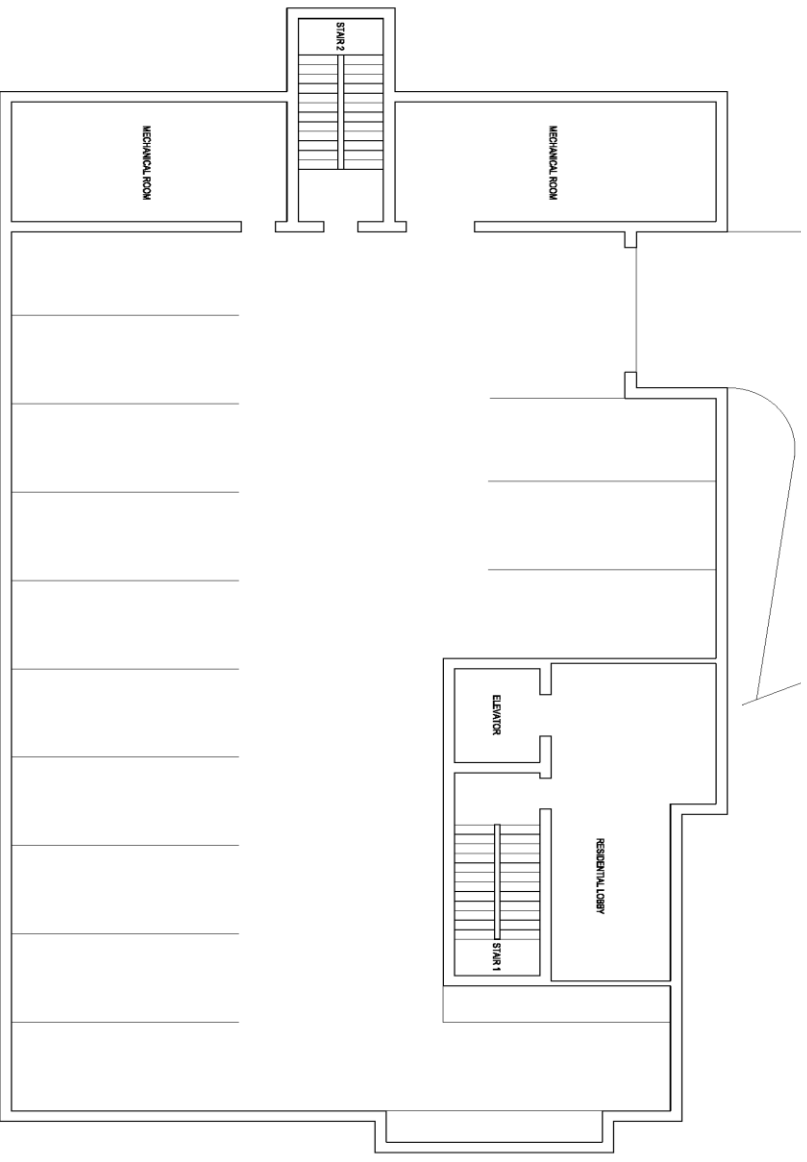
GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



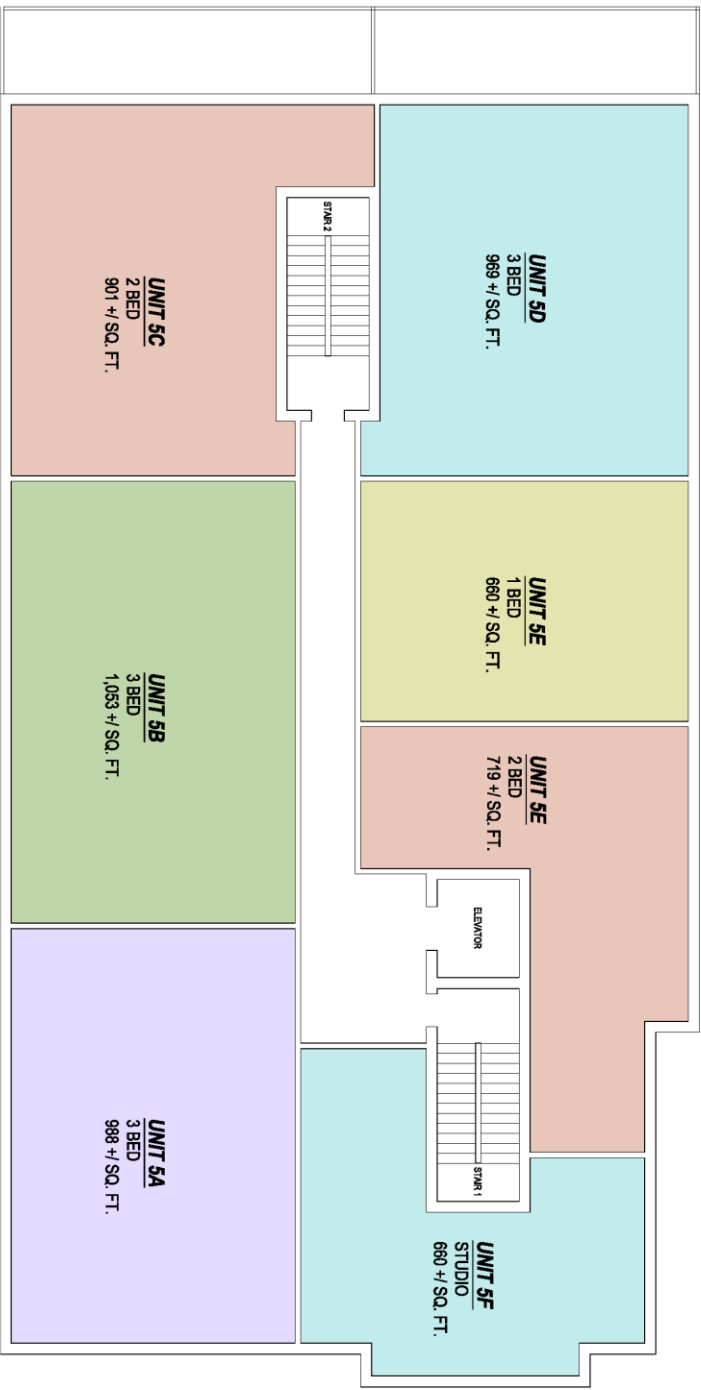
HANCOCK STREET
 (PUBLIC WAY-VARIABLE WIDTH)



THIRD FLOOR PLAN



SECOND FLOOR PLAN

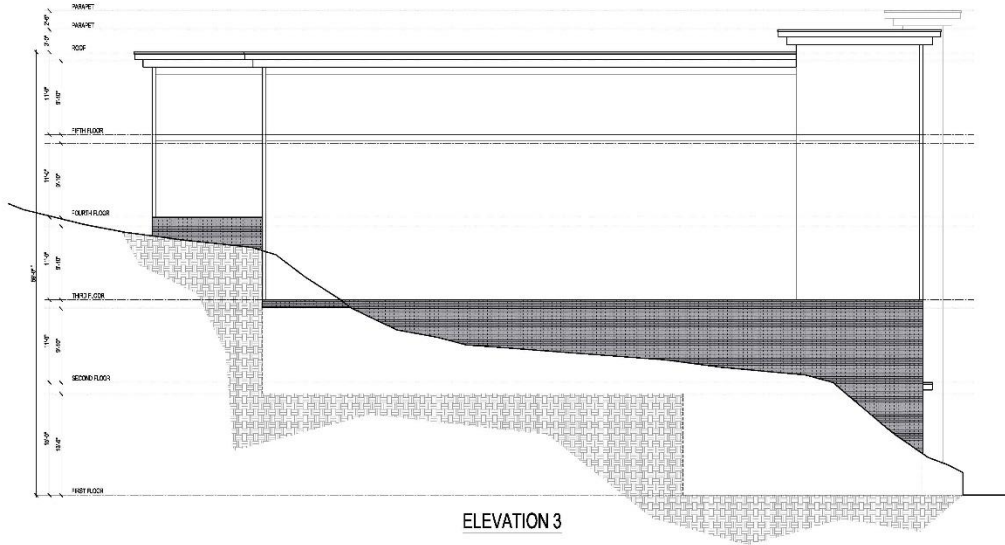


FIFTH FLOOR PLAN



FOURTH FLOOR PLAN

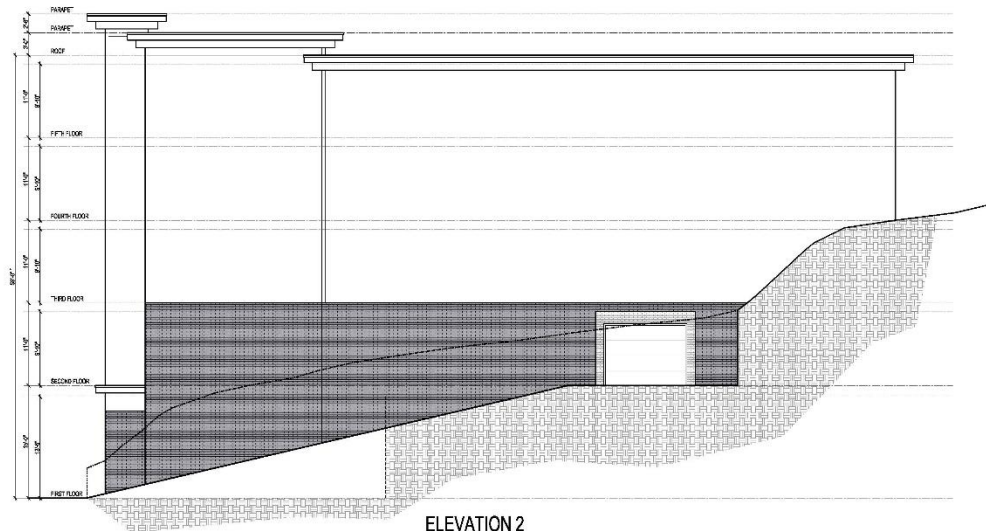
REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 3



ELEVATION 1



ELEVATION 2

RCA, LLC
 145 N. Highland Ave., Suite 200, Framingham, MA 01901
 Tel: 508.885.4400 Fax: 508.885.4401
 www.rca-llc.com

120-122 Hancock Street
 Dorchester, MA 02125

PROJECT #
 18-037
 DATE: 5-10-18
 REV:
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 CD
 CHECKED BY:
 R.P.B.

PROPOSED ELEVATIONS
 SCHEME A

A3

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Why JMB/Barker

- **Direct Abutter to the DND Land Parcel**
 - We initiated the RFP process with DND by inquiring about the parcel
- **Proven Track Record with DND**
 - Participated in “The Neighborhood Homes Initiative”
 - 9 homes in total: 7 two-families and 2 single-family homes
 - 3 market rate, 3 Work Force Housing, 3 Affordable
- **Local Developer fully invested in Dorchester**
- **Grass Roots Community Process**
- **Project financed 100% with private capital: no public money**
- **Create 20% of the “For Sale” Units as Affordable/Work Force**
- **Maintain the City of Boston Jobs Policy**

DND: “Neighborhood Home Initiative”



17-19 Dyer- Affordable Home



22-24 Dyer- Market Rate Home

Recent Local Projects:

102-110 Savin Hill Avenue

Before:



After:



Recent Local Projects:

10 Sydney Street

Before:

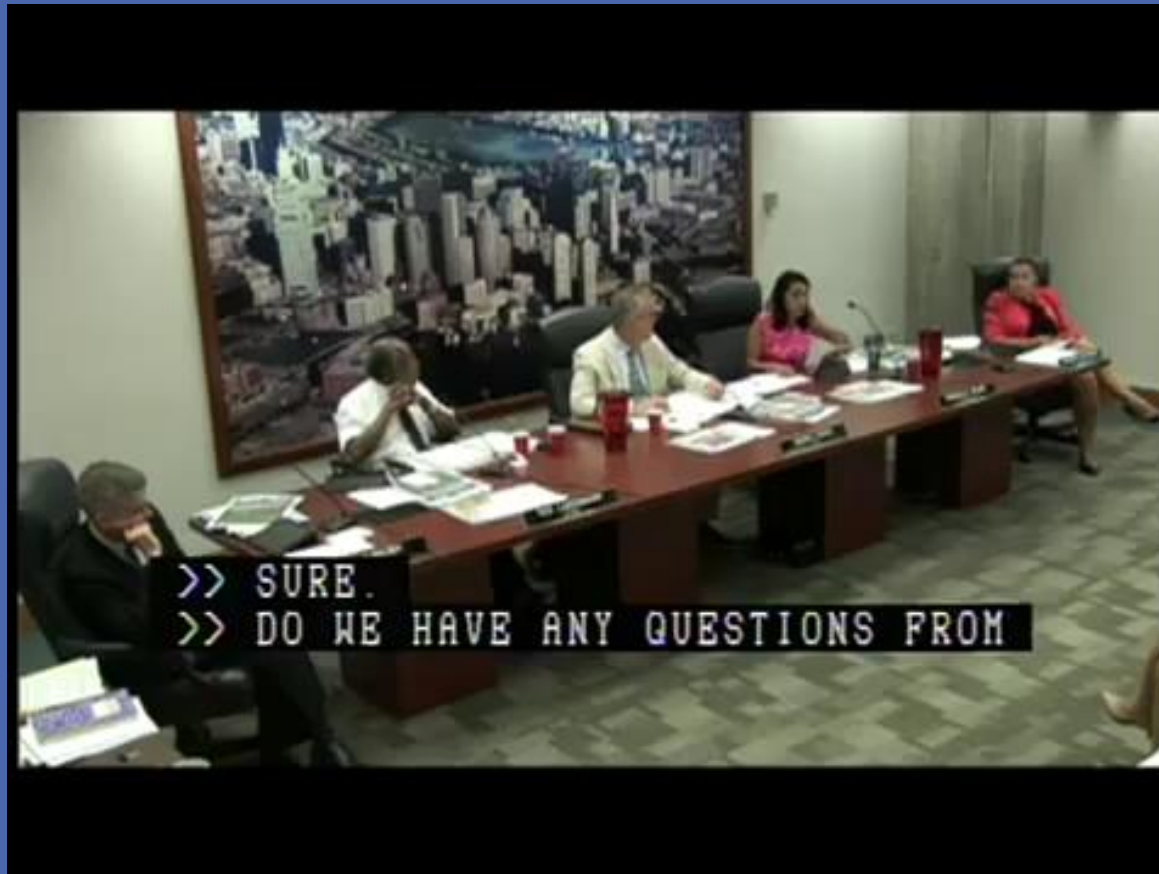


After:



Comprehensive Community Process BPDA Meeting August-2017

Comments from Priscilla Rojas BPDA Board Vice-Chair
Regarding JMB Property Community process



Question and Answer Session

Thank-You for your Time