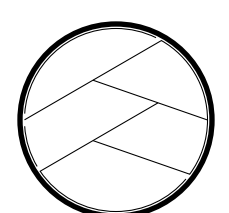


# 120-122 HANCOCK ST 9 UNIT RESIDENTIAL DEVELOPMENT

COMMUNITY MEETING 5/22/2019



DEVELOPMENT GOALS

1 | ENGAGE WITH THE COMMUNITY AND TO BRING POSITIVE CHANGE TO THE NEIGHBORHOOD

2 | MAKE IMPROVEMENTS TO THE NEIGHBORHOOD BY INCORPORATE NEIGHBORHOOD COMMENTS AND IDEAS TO THE DESIGN OF THE BUILDING

3 | ENSURE THAT LOCAL TRADES OF COLOR AND MINORITY ARE INVOLVE DURING THE CONSTRUCTION OF THE PROJECT

4 | CREATE NEW ATTRACTIVE HOUSING UNITS WITH OPEN SPACE FOR FAMILY

5 | IMPROVE SAFETY BY INCREASING VISIBILITY TO THE STREET AND SIDEWALK



120-122 HANCOCK ST DEVELOPMENT

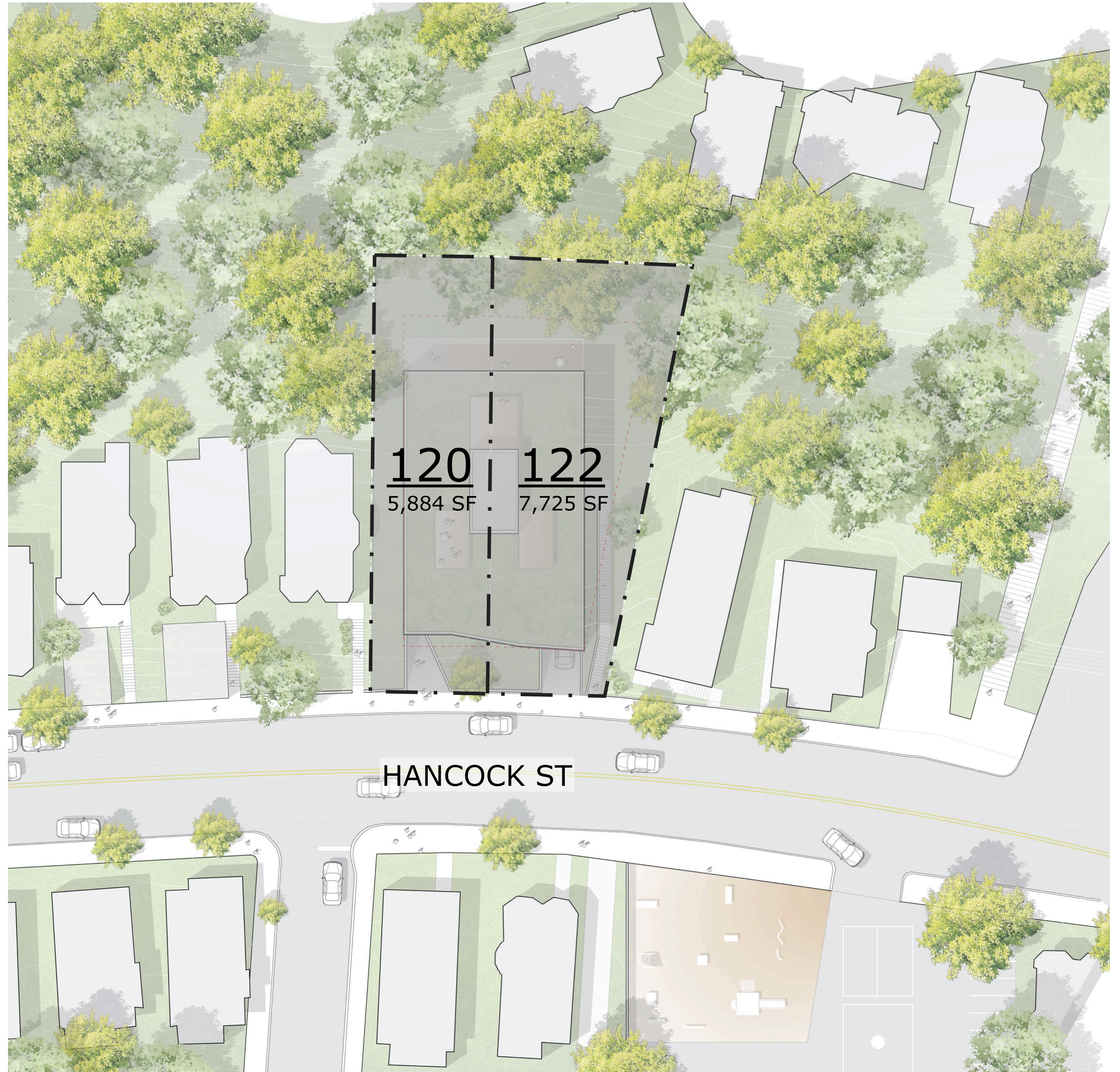
ZONING REVIEW - LOT SIZE

REQUIRED:

5000 SF MIN.

PROPOSED:

13,609 SF (COMBINED)



120-122 HANCOCK ST DEVELOPMENT

ZONING REVIEW - SETBACK

REQUIRED:

FRONT - 15'

BACK - 30'

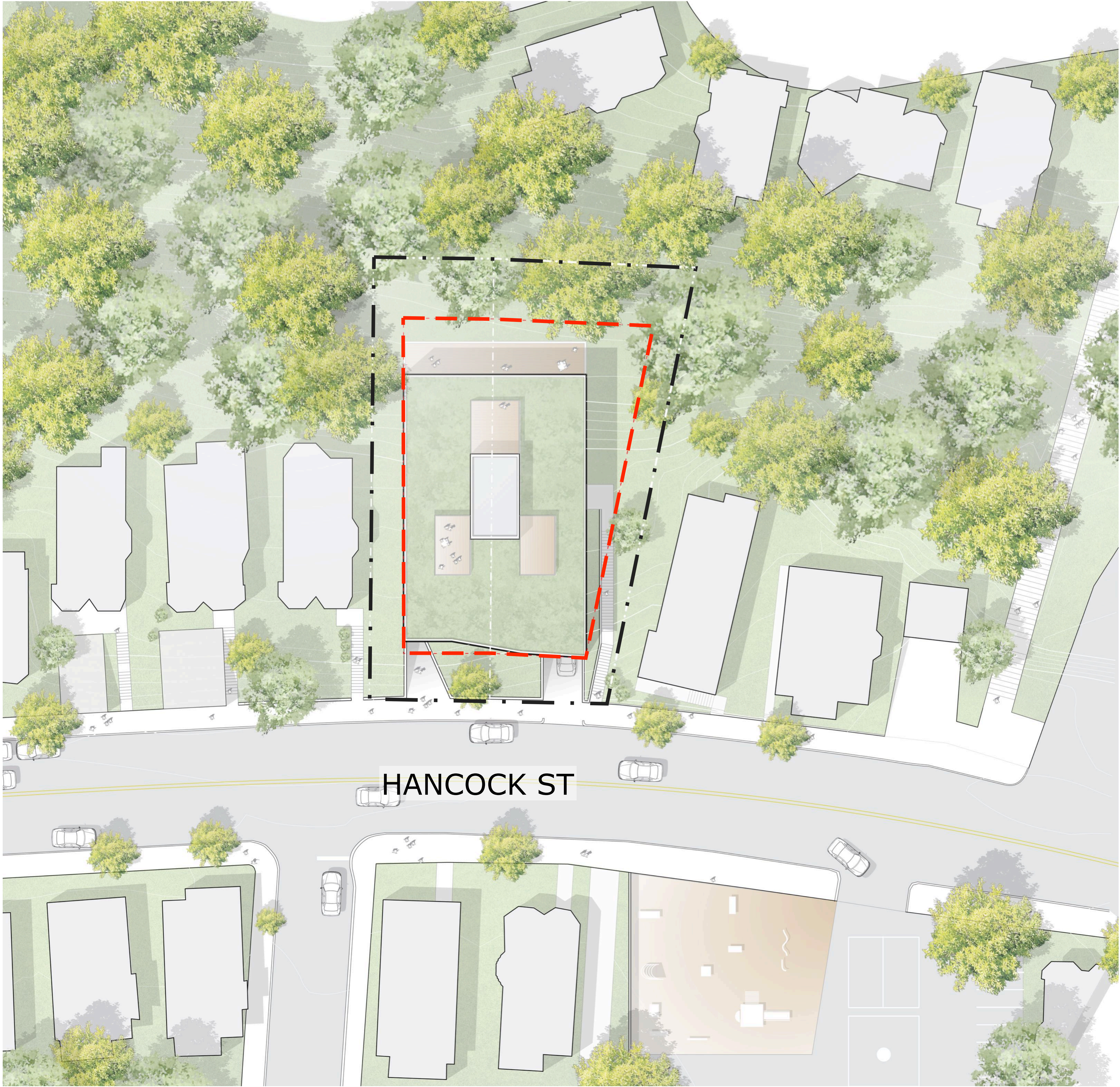
SIDE - 10'/10'

PROPOSED:

FRONT - 15' - 19'

BACK - 38'

SIDE - 10' - 24'



120-122 HANCOCK ST DEVELOPMENT

ZONING REVIEW - FLOOR AREA RATIO

REQUIRED:

0.5

PROPOSED:

GROUND - 658 GSF  
FRIST - 3,850 GSF  
SECOND - 5,385 GSF  
THIRD - 5,385 GSF  
TOTAL - 15,278 GSF

LOT AREA - 13,609 SF

FAR - 1.12



# 120-122 HANCOCK ST DEVELOPMENT

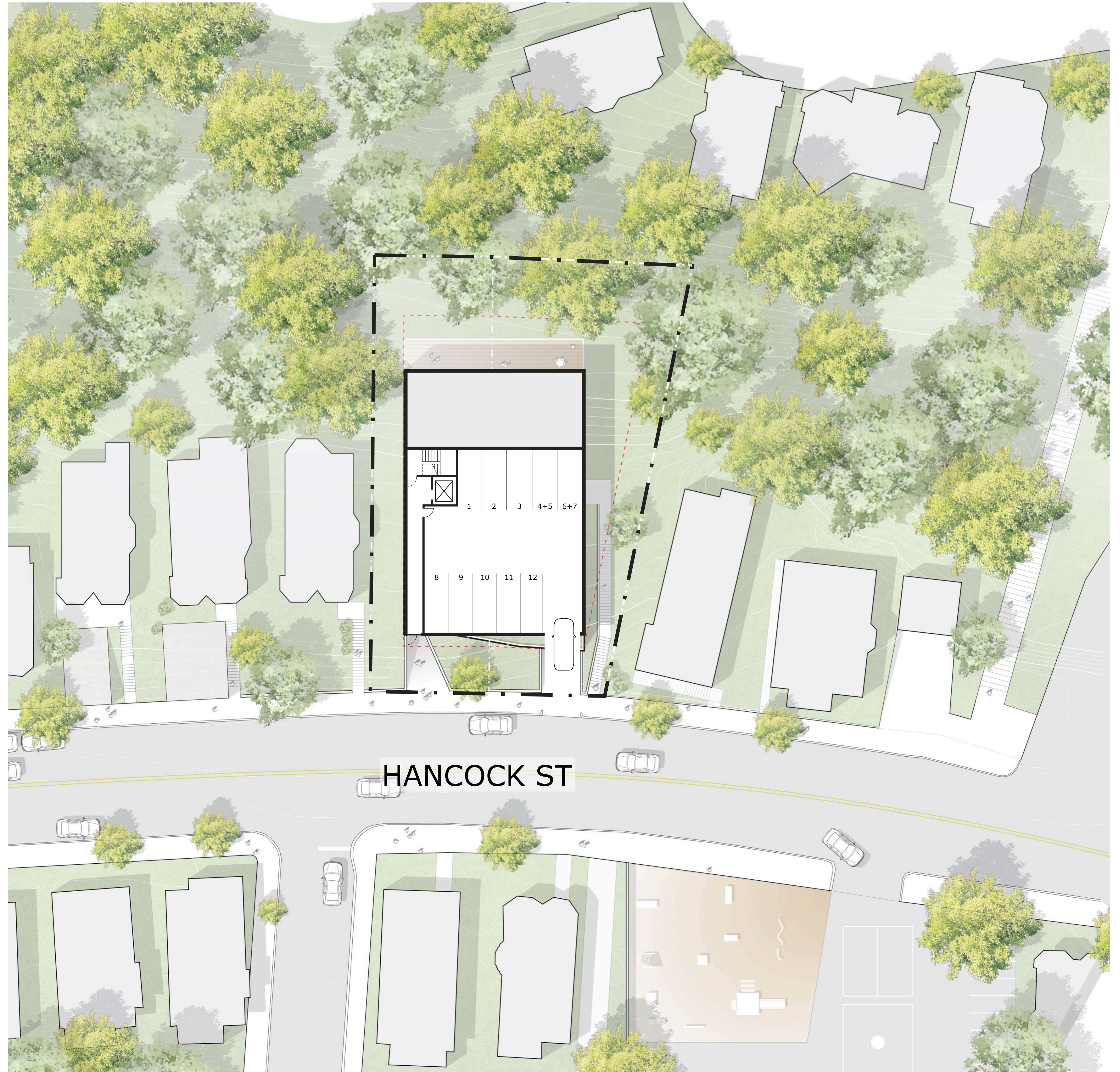
## ZONING REVIEW - PARKING

### REQUIRED:

1.25 PARKING/D.U.  
9 UNITS = 11.25 = 12

### PROVIDED:

12 PARKING SPACES  
(WITH 2 PARKING LIFTS)



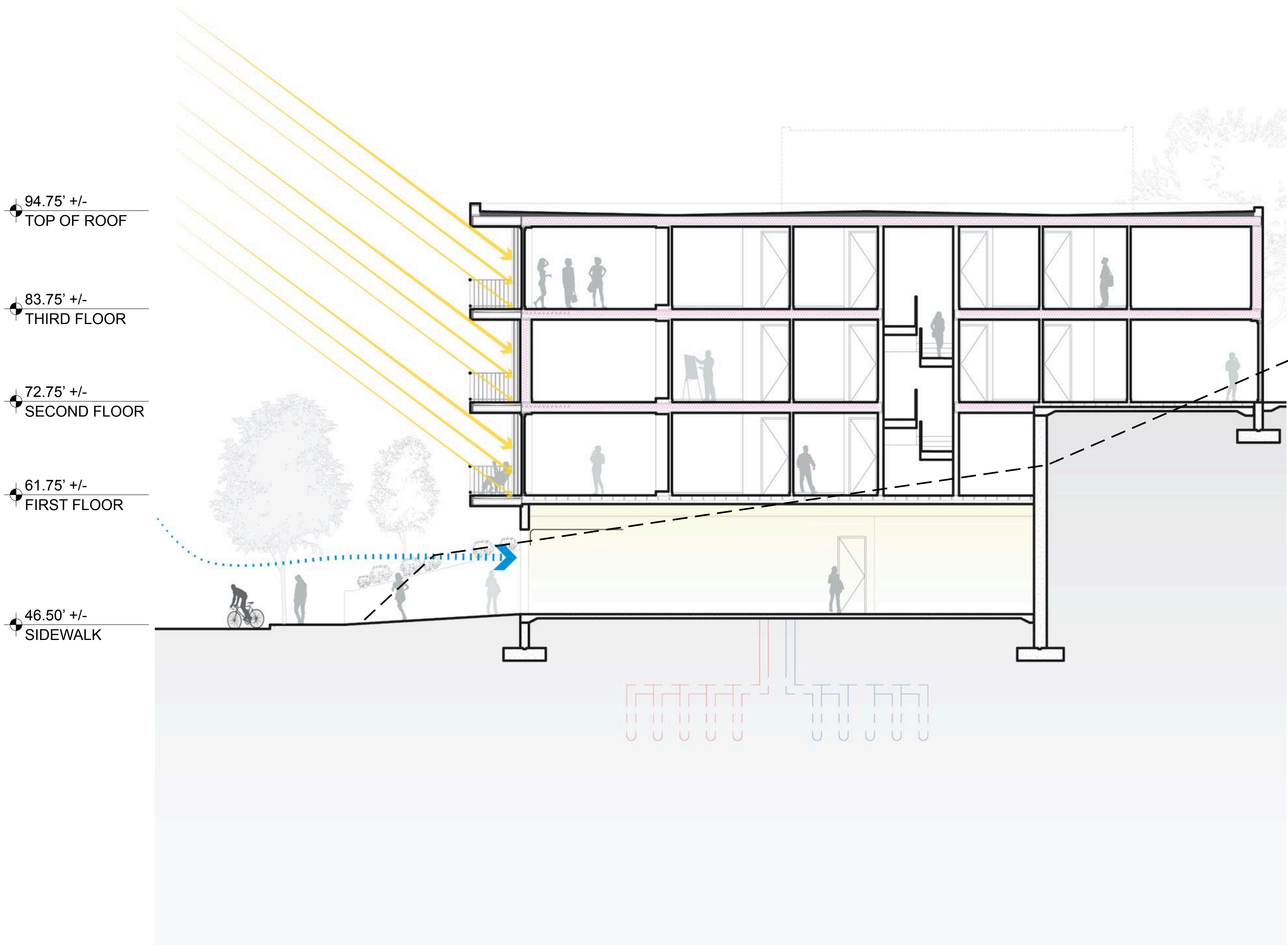
ZONING REVIEW - HEIGHT

REQUIRED:

HEIGHT - 35'  
STORY - 2-1/2

PROVIDED:

HEIGHT - 35'  
STORY - 3



120-122 HANCOCK ST DEVELOPMENT

ZONING REVIEW

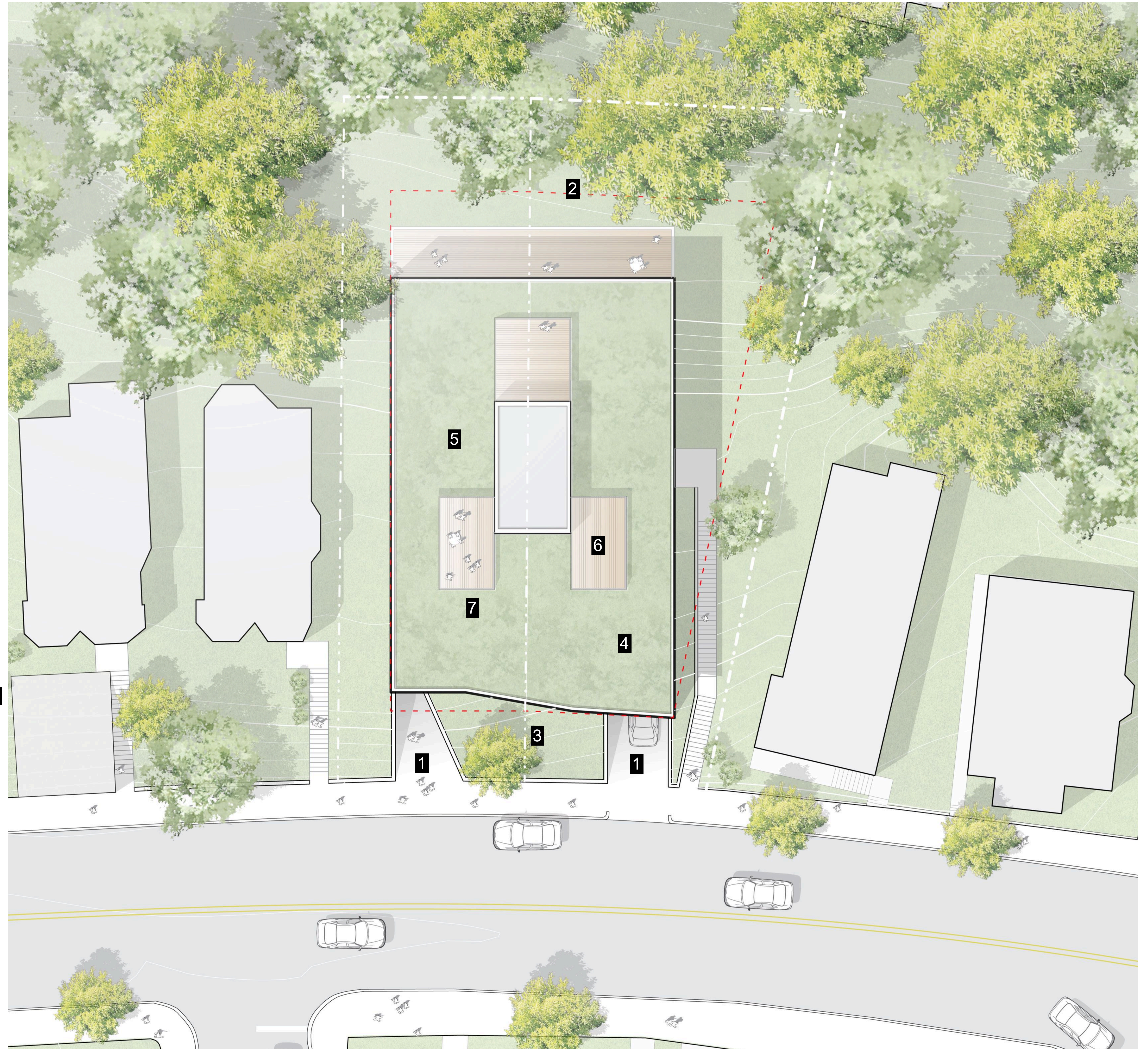
	REQUIRED:	PROPOSED:
3F-5000		
LOT AREA MIN.	5000 SF MIN.	13,609 SF (COMBINED)
ADDITIONAL LOT AREA PER D.U.	N/A	N/A
LOT WIDTH (MIN.)	50'	78.89
LOT FRONTAGE (MIN.)	50'	78.89
FLOOR AREA RATIO (MAX.)	0.5	1.12
HEIGHT (MAX.)	35	35
STORY (MAX.)	2.5	3
USABLE OPEN SPACE PER D.U.	NONE	77SF - 238 SF
FRONT SETBACK (MIN.)	15'	15' - 19'
SIDE SETBACK (MIN.)	10'	10' - 24'
REAR SETBACK (MIN.)	30'	38'
PARKING	12	12





DESIGN OVERVIEW

- 1 | MAXIMIZE PERMEABLE SURFACE
- 2 | USABLE OPEN SPACE FOR EACH D.U.
- 3 | STORM WATER MANAGEMENT
  - CONTROL DURING CONSTRUCTION
  - STORMWATER PLANTER
  - CAPTURE RUNOFF
- 4 | OFF STREET PARKING IN GARAGE
- 5 | ACCESSIBLE BUILDING WITH ELEVATOR
- 6 | PRIVATE DECKS & BALCONIES
- 7 | FAMILY SIZED UNIT:
  - (1) 1BR UNIT @ 790 SF
  - (7) 2BR UNIT @ 1100 SF - 1300 SF
  - (1) 3BR UNIT @ 1830 SF
- 8 | ENHANCED BUILDING ENVELOPE DESIGN
  - ROOF: R60+
  - WALL: R40+
  - AIRTIGHT WITH MECH. VENTILATION

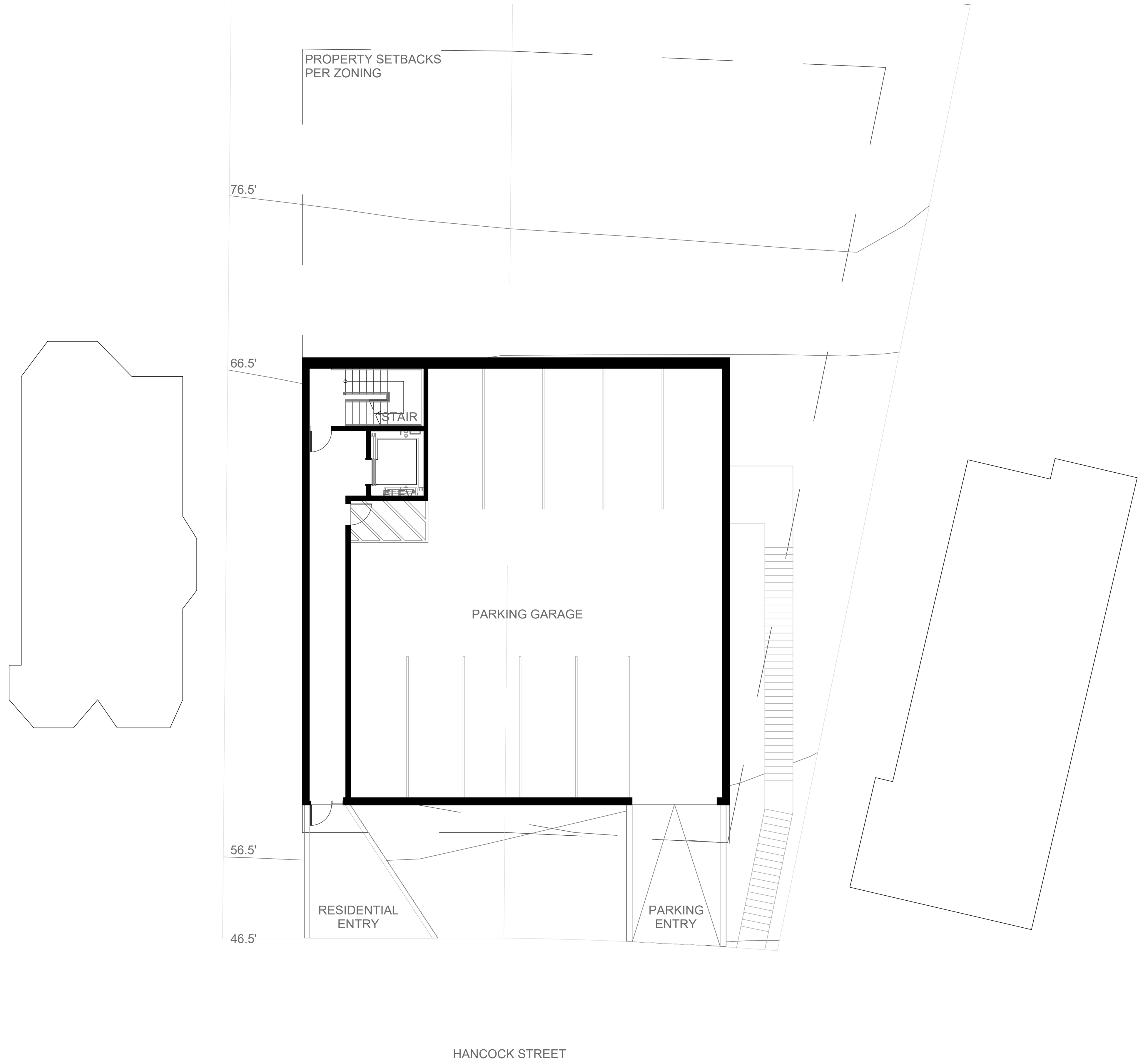


GROUND FLOOR PLAN

1 | LANDSCAPED RESIDENTIAL AND PARKING ENTRANCES

2 | GARAGE PARKING WITH LIFT TO INCREASE PARKING CAPACITY

3 | ELEVATOR IN LOBBY



FIRST FLOOR PLAN

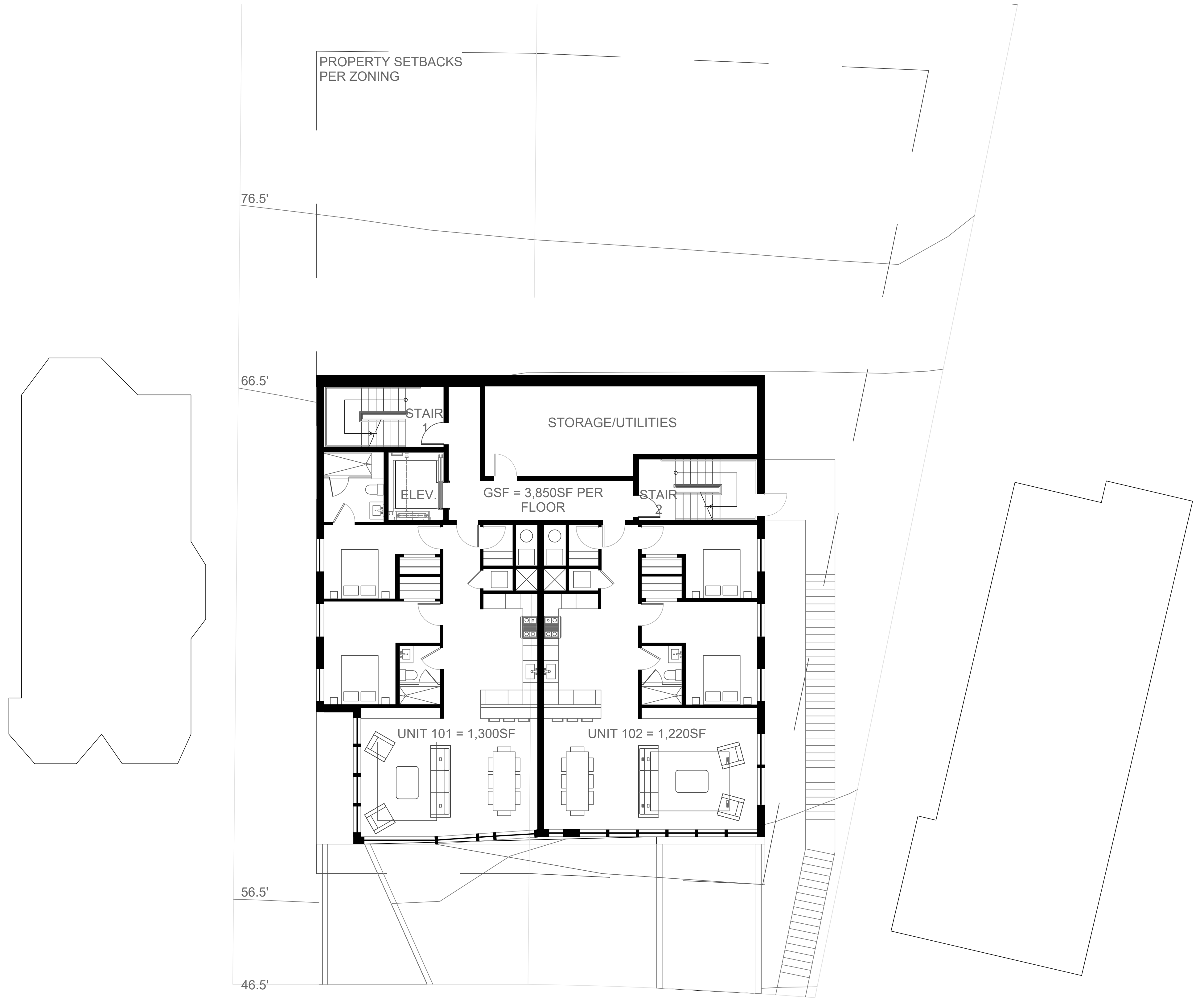
1 | 2- 2BR UNITS: 1,220 SF - 1300 SF

2 | LAUNDRY IN UNIT

3 | OPEN KITCHEN

4 | PRIVATE BALCONY

5 | AMPLE STORAGE



SECOND FLOOR PLAN

1 | 3- 2BR UNITS: 1,010 SF - 1300 SF

2 | 1- 1BR UNIT: 790 SF

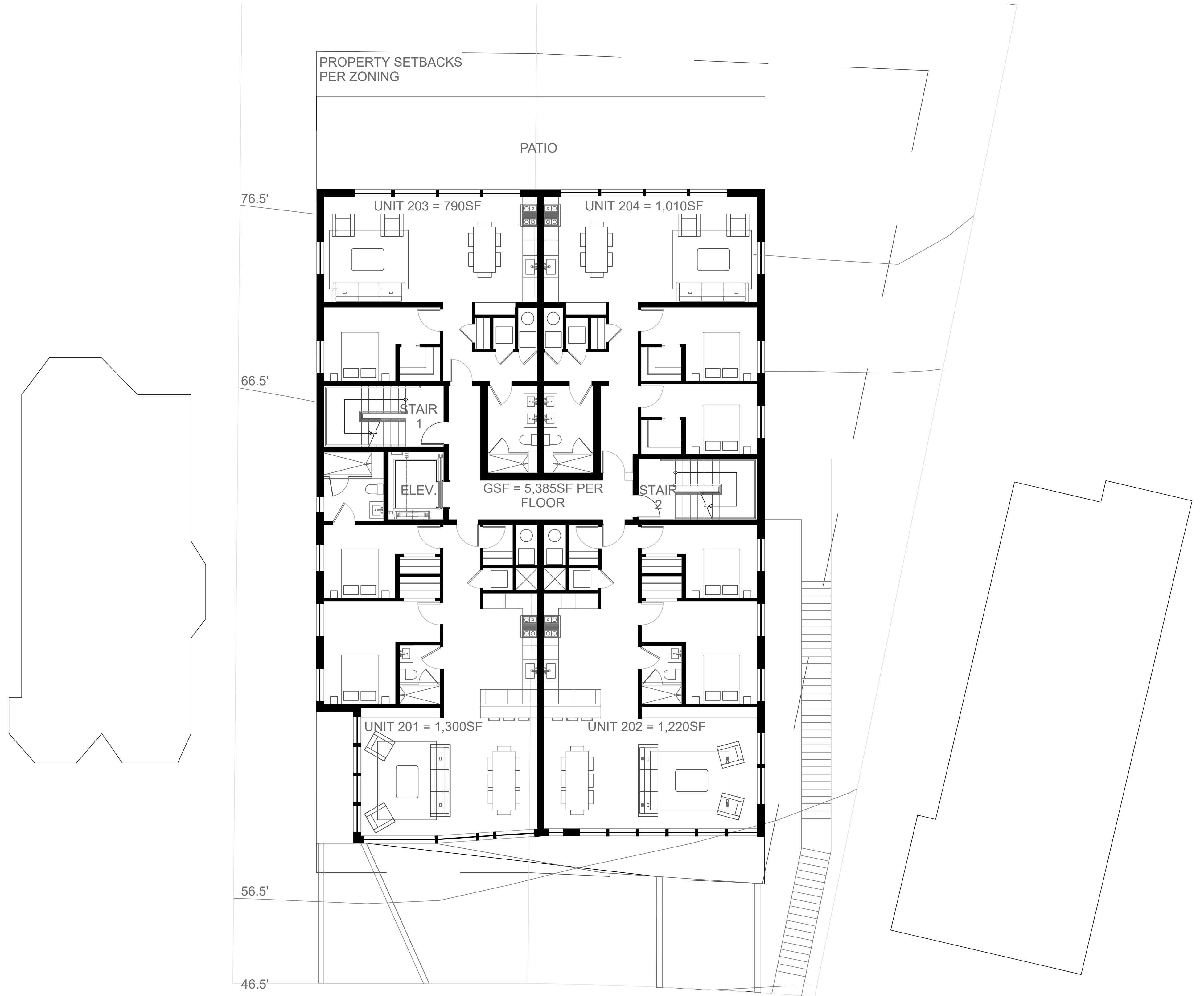
3 | LAUNDRY IN UNIT

4 | OPEN KITCHEN

5 | PRIVATE BALCONY & PATIO

6 | AMPLE STORAGE

7 | ACCESS TO ELEVATOR



THIRD FLOOR PLAN

1 | 2- 2BR UNITS: 1,220 SF - 1,300 SF

2 | 1- 3BR UNIT: 1,830 SF

3 | LAUNDRY IN UNIT

4 | OPEN KITCHEN

5 | PRIVATE BALCONY

6 | AMPLE STORAGE

7 | ACCESS TO ELEVATOR

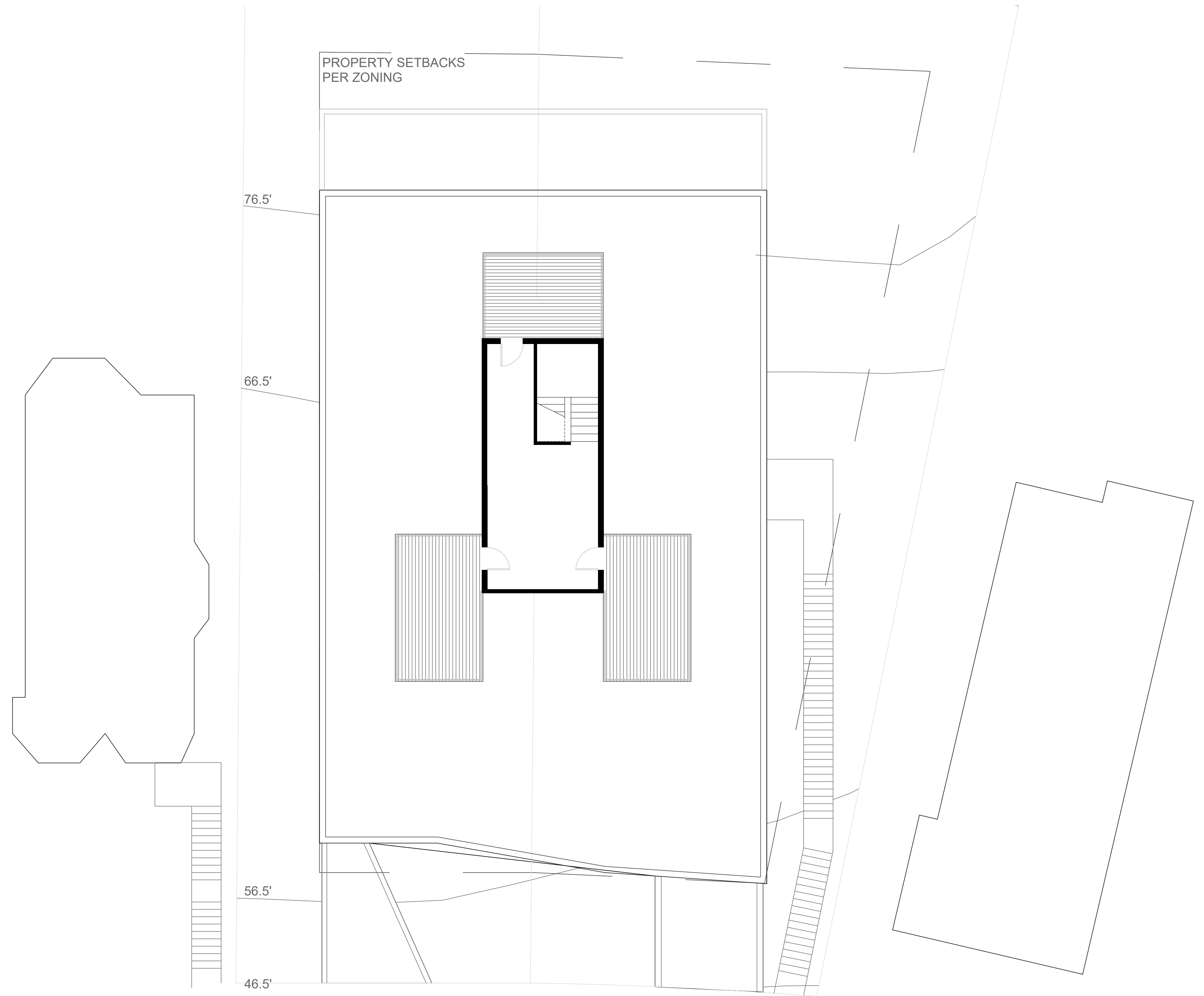
8 | ACCESS TO ROOF DECK



ROOF PLAN

1 | ROOF DECK

2 | VEGETATED ROOF COVER

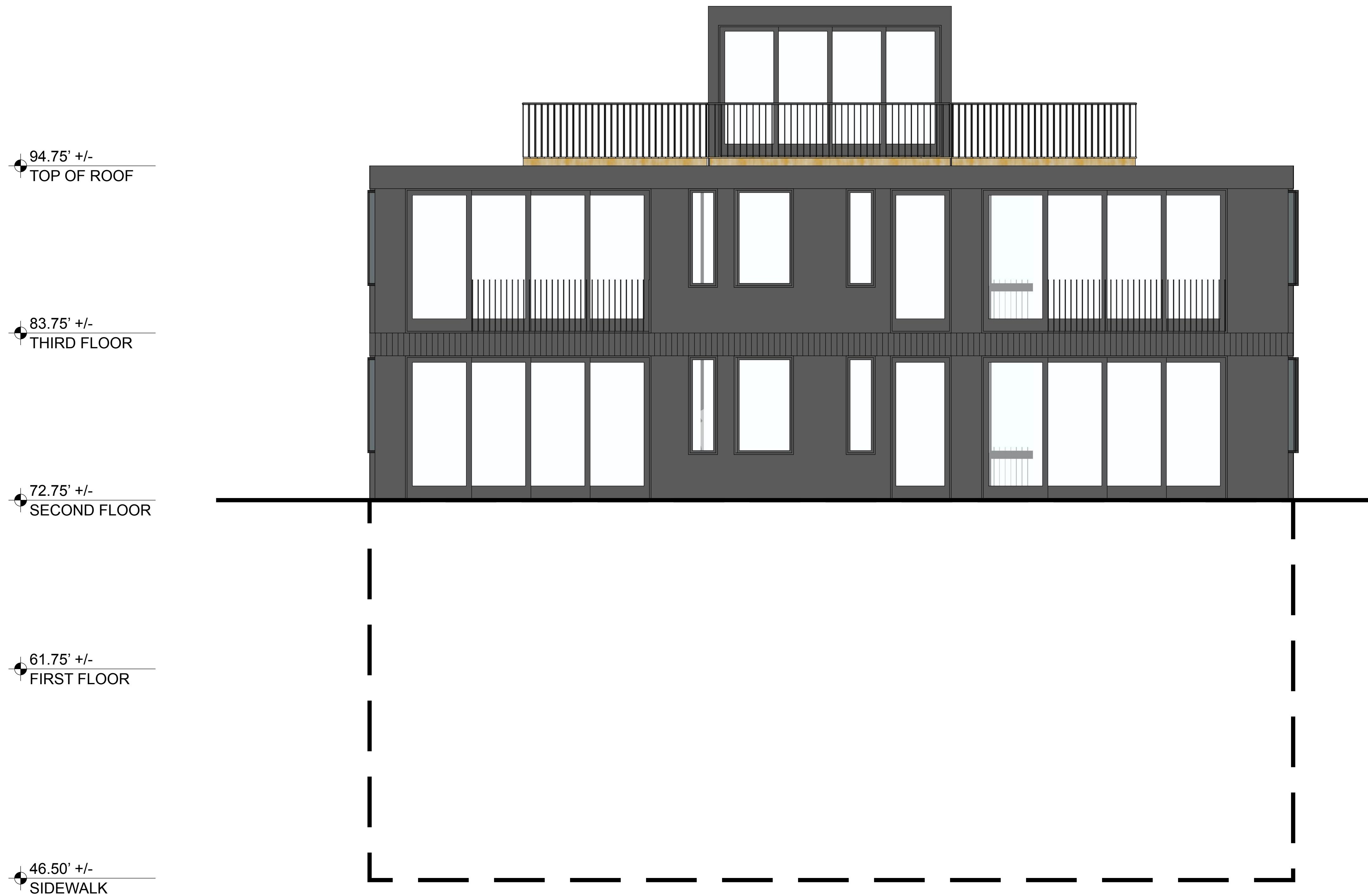












# 120-122 HANCOCK ST DEVELOPMENT

## 1. 110 SAVIN HILL AVE

23,984 SF, MIXED USE DEVELOPMENT  
9 CONDOMINIUM UNITS (1 ADAPTIVE UNIT, 6-2BR, 2-3BR & RETAIL)  
15 PARKING SPACES (17 SPACES REQUIRED)  
1.88 FAR (0.5 REQUIRED/1.0 REQUIRED)

## 2. 233 HANCOCK ST

13,362 SF LOT, 29,465 SF, 5-STORY/56FT, MIXED USE DEVELOPMENT  
36 APARTMENTS, 720 SF RETAIL  
22 PARKING SPACES (55 REQUIRED)  
2.2 FAR (1.0 REQUIRED)

## 3. 252-254 ADAMS ST

8,178 SF LOT, 16,500 SF, 4 STORY, RESIDENTIAL DEVELOPMENT  
15 UNITS  
14 PARKING SPACES (19 REQUIRED)  
2.0 FAR (0.5 REQUIRED)

## 4. 54 PLEASANT ST

14,688 SF LOT, 22,530 SF, 4 STORY, RESIDENTIAL DEVELOPMENT  
17 UNITS  
20 PARKING SPACES (22 REQUIRED)  
1.53 FAR (0.5 REQUIRED)

## 5. 28 MALLARD AVE

41,294 SF LOT, 26,763 SF, RESIDENTIAL DEVELOPMENT  
16 UNITS  
16 PARKING SPACES (16 REQUIRED)  
AVG. 0.648 FAR (0.4 REQUIRED)

