

HANCOCK VILLAGE

DRAFT MASTER PLAN (Development Proposal) November 13, 2016

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OBJECTIVE

To achieve a revised Master Plan that would replace the permitted **Residences of South Brookline 40B** and the proposed **Puddingstone at Chestnut Hill 40B** through mutual agreement and compromises.

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TOWN GOALS

- Retain **open space** within the S-7 green space
- Preserve **natural resources**
- Minimize the number and **massing** of buildings within the S-7 green space
- Reduce the **visual impact** on abutters
- Minimize the impact on the **public schools** (fewer bedrooms)
- Minimize negative **traffic impacts** on neighborhood

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TOWN GOALS (Continued)

- Support the provision of **affordable housing**
- Optimize the number of units eligible for the **Subsidized Housing Index**
- Explore **mitigation** to benefit South Brookline and the Town
- Prohibit **future development** at Hancock Village, Brookline
- Provide for **public participation** process including Town Meeting

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CHR'S STATED GOALS

- Add **conveniently located parking** (namely in S-7) to underserved townhomes
- Target **parking ratio of 1.5** (including existing units) from below 1.25 in areas to 1.3 overall
- Increase overall Brookline FAR from 0.25 closer to 0.5, max allowed under M-0.5 zoning
- Provide **housing options** to attract evolving demographics (namely, empty-nesters and millennial workforce)
- End litigation of comprehensive permit
- Eliminate Neighborhood Conservation District
- No further pursuit of National Register application
- Approval of amended zoning bylaws at Town Meeting
- Town assistance for VFW access approval from DCR

Note: Further, commercial and residential development in Boston section likely.

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- Residences of So. Brookline 40B**
- 161 Units
 - 292 parking spaces
 - 12 Buildings [11 in S-7]
 - 333 Bedrooms
 - 238,000 sf GFA
- Puddingstone at CH 40B**
- 226 Units
 - 350 parking spaces
 - 4 Buildings
 - 427 Bedrooms
 - 263,000 sf GFA

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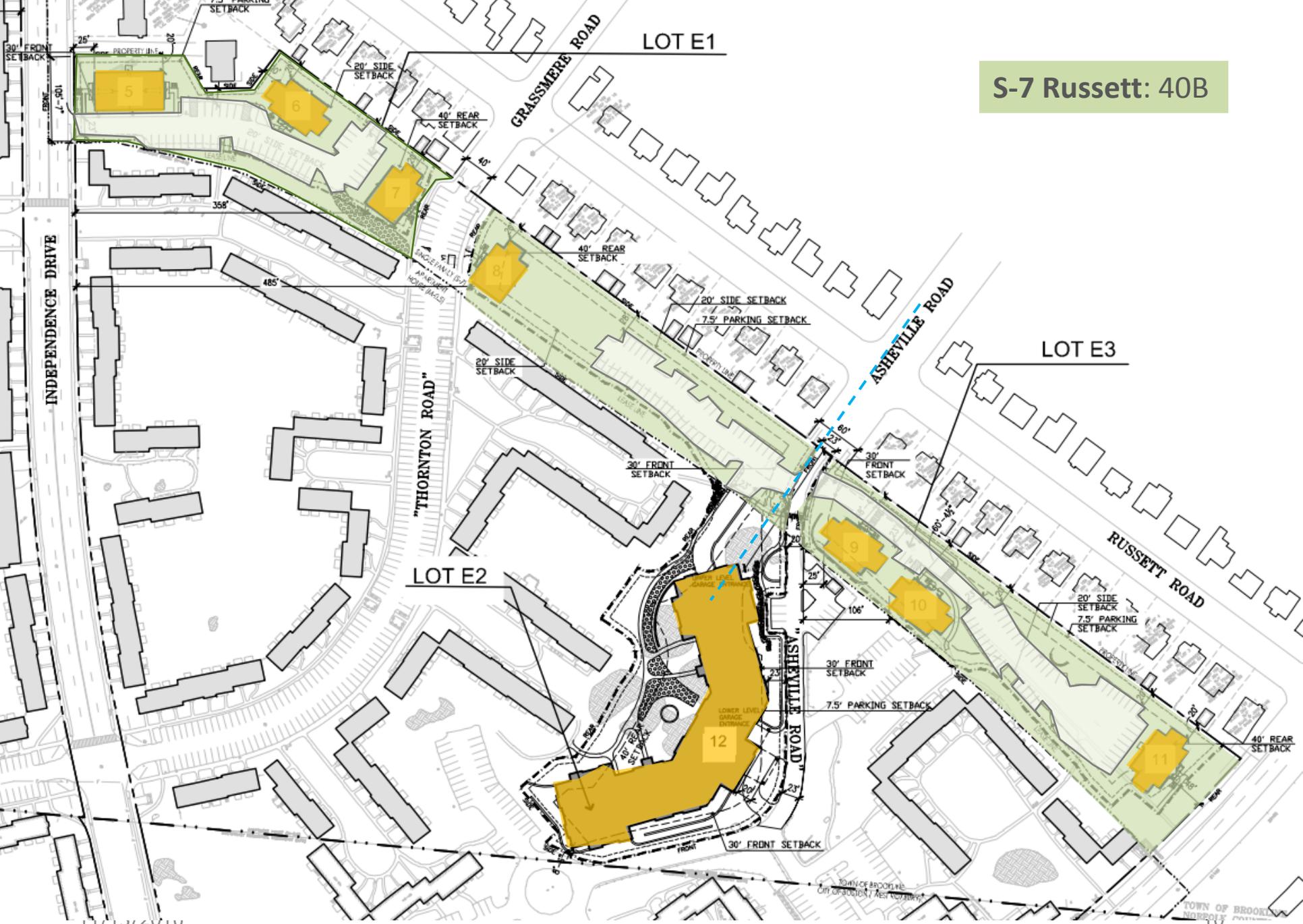
- Draft Master Plan**
- 374 Units
 - 687 parking spaces
 - 3 residential buildings
 - 524 Bedrooms
 - About 467,000 sf GFA
 - 0.46 Overall FAR (Brookline)



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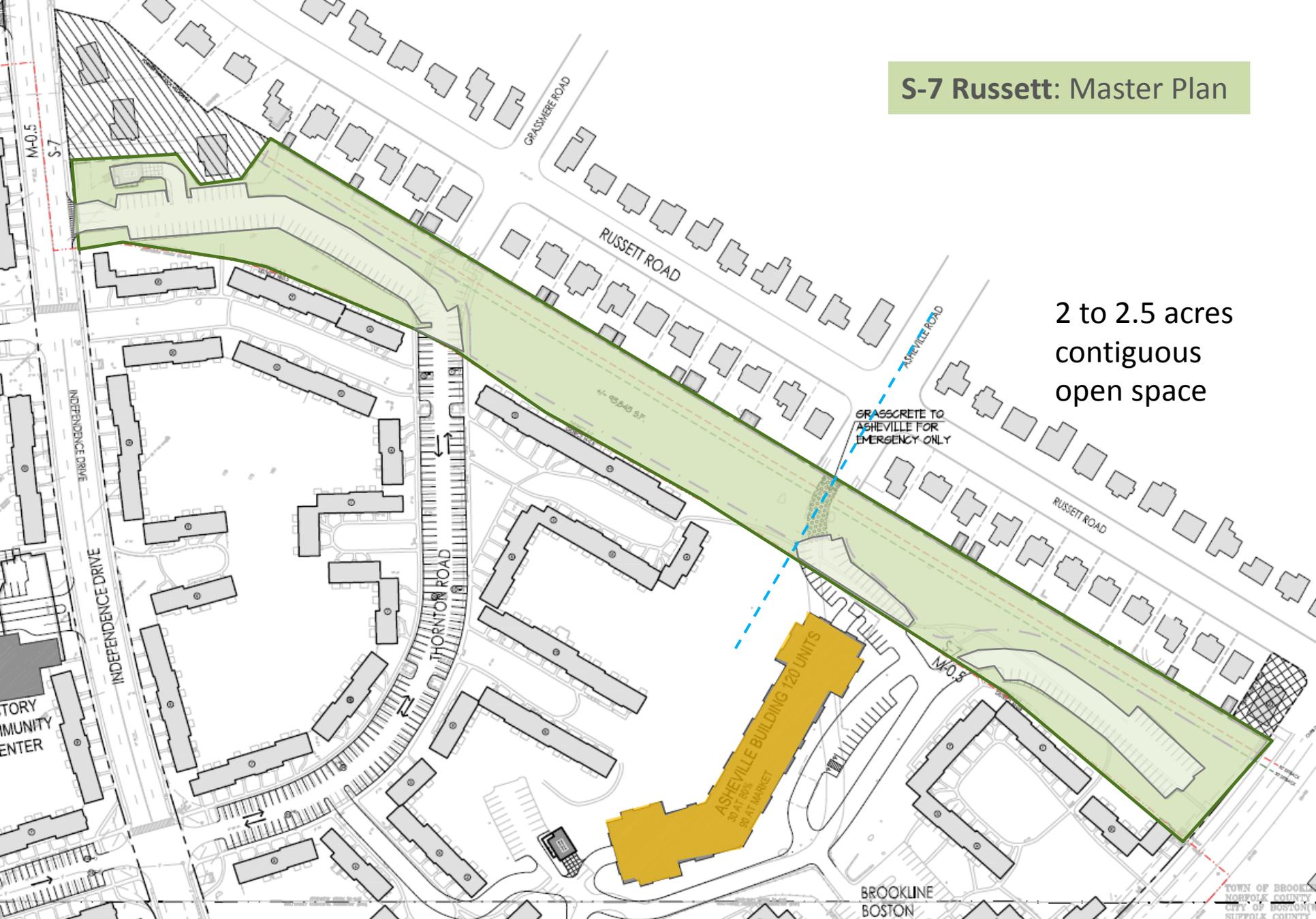
Assessing S-7 Conditions in DRAFT Master Plan

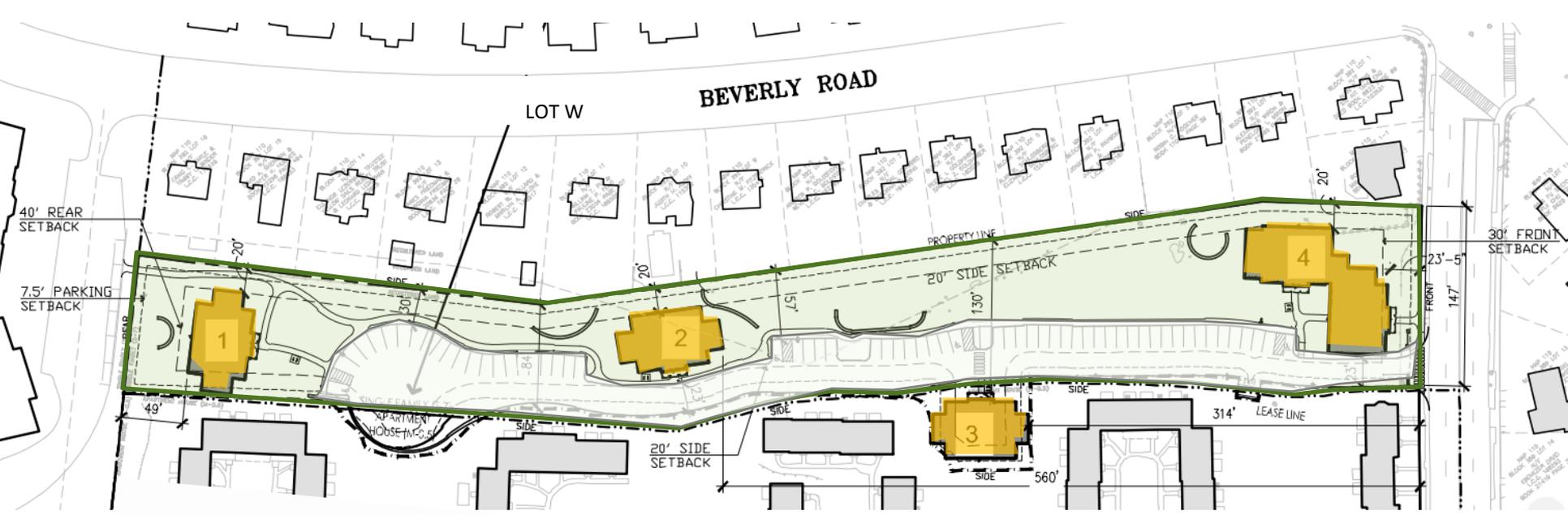
S-7 Russett: 40B



S-7 Russett: Master Plan

2 to 2.5 acres
contiguous
open space





1.5 acres of contiguous open space





Rendering 1A:
View of Asheville-Russett Entrance
ROSB 40B (Permitted Granted)



Rendering 1B:
View of Asheville-Russett Entrance
Master Plan



View from 249 Beverly - 40B



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Assessing S-7 Parking Conditions in DRAFT Master Plan

KEY

- LESS THAN 1.25 SPACES/UNIT
- BETWEEN 1.25 - 1.49 SPACES/UNIT
- AT LEAST 1.5 SPACES/UNIT

Zoning Requirements for 0.5 FAR Districts 2.0/2.3 parking spaces per dwelling unit

BEVERLY ROAD (WEST) one-/two-bedroom units

Section A (red)

22 Units
0 available parking
Additional Desired
33 parking sp @ 1.5 sp/du
Master Plan: 28 sp @ 1.27 sp/du

Section B (red)

26 Units
0 available parking
Additional Desired
39 parking sp @ 1.5 sp/du
Master Plan: 47 sp @ 1.8 sp/du

Section C (red)

30 Units
0 available parking
Additional Desired
45 parking sp @ 1.5 sp/du
Master Plan: 31 sp @ 1.03 sp/du

Overall (red)

Desired: 1.5 sp/du
Master Plan: 1.36 sp/du



KEY



Zoning Requirements for 0.5 FAR Districts
 2.0/2.3 parking spaces per dwelling unit

EAST
 one-/two-bedroom
 units



Section C (red)
 47 Units
 0 available parking
Additional Desired
 71 parking sp @ 1.5 sp/du
Master Plan: 56 sp @ 1.19 sp/du

Section D (red)
 19 Units
 12 available parking
Additional Desired
 17 parking sp @ 1.5 sp/du
MP: 31 sp @ 1.63 sp/du
 To be located on Asheville-private
 straddling M-0.5 line

Section E (red)
 28 Units
 0 available parking
Additional Desired
 42 parking sp @ 1.5 sp/du
Master Plan 41 sp @ 1.46 sp/du

Overall (red): Desired: 1.5 sp/du
Master Plan 1.37 sp/du

11/13/2016

Setbacks to driveway
40 feet to 80 feet

S-7 64 sp
(ROSB 61 sp)

M-0.5 42 sp





Open space between
Grassmere and
Asheville alone is
1.5 acres

129 parking spaces
(132 spaces ROSB)

CITY OF BROOKLINE
CITY OF BOSTON

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Overall Development in DRAFT Master Plan

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- Draft Master Plan**
- 374 Units
 - 687 parking spaces
 - 3 residential buildings
 - 524 Bedrooms
 - About 467,000 sf GFA

 - 0.46 Overall FAR (Brookline)





	Draft Master Plan Brookline	Combined 40Bs	Change
Number of Buildings	3 residential 1 recreational 3 recycling	16	(13)
Number of Units	374 net [388 gross – 14 demo'd]	387	(13)
Number of affordable units <i>Listed on SHI</i>	15% x 374 = 56 145* *Asheville + Gerry units	77 387	(21) (242)
Number of New Parking Spaces	687 net	642	45
Additional GFA	467,000 sf	499,000 sf	(32,000)
Estimated FAR	0.46	0.48	
Setbacks	30 ft to 100 ft to driveway/pkg	About 20 ft to buildings	See plan
Number of Bedrooms	524 net	763	(239)
Unit mix			
One bed	151	123	28
One bed w loft or den	44	0	24
Two bed	142	187	(45)
Two bed w den	24	0	24
Three bed	0	42	(42)
Four bed	0	35	(35)

- All 11 buildings in S-7 eliminated.
- NO residential/rec buildings in S7
- NO access through Grassmere-Asheville-Russett.
- Continue to work w/ architect to apply residential design principles

- 15% is Town's inclusionary zoning
- SHI goal of 10% not jeopardized.

- Parking ratio 1.45 (HV-Brookline)
- Zoning is 2.0-2.3 min

- Max allowed is 0.5 in M-0.5.

- 160 feet to closest building (Asheville)
- 3.5 to 4 acres USABLE open space
- About 100 fewer students, K-12

- No three- and four-bedrooms.
- Dens and lofts under 100 sf not counted as bedrooms per zoning.
- ALL numbers to be verified.

Master Plan Compared with Combined 40Bs

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OVERALL BENEFITS

- Master Plan **“ONE AND DONE”** would prohibit further development in Brookline section.
 - Enforced with deed restriction, proscriptive zoning overlay, adjusted NCD
- NO buildings in the S-7 green space. Open space totals about 3.5 acres
- Many trees preserved, more areas for landscaped screening possible
- 239 fewer bedrooms, less impact on schools (about 100 fewer students)
- No three- and four-bedroom units (subject to DHCD approval)
 - If three-bedroom units required, total bedroom count is capped.

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OVERALL BENEFITS

- No traffic access to Russett Road and Grassmere Road, relieving the residential streets from new and existing traffic from Hancock Village
- Asheville Building reconfigured to improve viewsheds and Asheville-Russett streetscape. Roof line of building no higher than adjacent townhomes.
- Setback to closest building (Asheville) is 160 feet
- Play area near Baker for public use, CHR to be transferred to Town ownership
- Open area between Asheville and Thornton to be transferred to Town ownership

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OVERALL BENEFITS

- Units targeted to empty nesters and millennial workforce
- Affordable units still provided, modeled around Town inclusionary zoning. Units beyond those affordable eligible for SHI.
- Replace dumpsters with more secure huts.
- ROSB construction conditions, including \$350,000+ improvements to Independence, still applicable
- Community Benefits Mitigation package modeled after 2 Brookline Place being negotiated.

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NEXT STEPS

(early draft)

- Town and litigants complete negotiation of Memorandum of Understanding (MOU)
- Execution of Memorandum of Understanding (MOU)
 - Goal is Tuesday
- Joint motion for stay of legal case until after Spring Town Meeting
- Town to work with CHR and DHCD to determine the mechanism so that 144 units are eligible for Subsidized Housing Inventory

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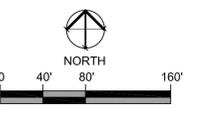
NEXT STEPS

(early draft)

- Further development of proposal in preparation for Town Meeting submission
- Draft and propose bylaw amendments that include new zoning and NCD for Spring 2017 Town Meeting
- Town Meeting vetting process
- Town to lead effort to obtain DCR support for curb cut onto VFW Parkway
- Developer participates on Design Advisory Team

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