

HANCOCK VILLAGE

COMPARISON OF 40B PROJECTS, MEMORANDUM OF AGREEMENT (MOA) AND MASTER DEVELOPMENT PLAN

	Combined 40B's*	MOA	Master Plan
Number of apartment buildings in the S-7(buffer)	11	0	0
Total net number of new units	387	368	368
Total Number of new bedrooms	763	546	546 (-239 relative to combined 40B's)
Asheville open to Hancock Village traffic	Yes	No	No
Number of trash buildings in the S-7 (buffer)	2	2	0
Asheville building moved further from Abutters	No	No	Yes- 12'
13 existing utility rooms converted to bedrooms	No	No	Yes
Bump outs allowed under Zoning By-law	Yes	No	Yes (Max of 60 net sf/unit & 18,000 GSF)
Number of units on the Subsidized Housing Inventory (SHI)	387	144	148
Number of affordable units at 50% Area Median Income (AMI)	77	0	0
Number of affordable units at 80% AMI	0	36	37
Number of affordable units at 100% AMI	0	18	18-26**
Total rent-restricted units	77	54	55-63**
Land acreage donated to the Town	0	3.5	3.5
Traffic improvements to Independence Drive	Yes	Yes	Yes
Donation to Town for public improvements within neighborhood	0	\$1,000,000.00	\$1,000,000.00
Playground built and maintained for the Town	No	Yes	Yes
Renovated tennis courts at Baker School	No	No	Yes
Modified Neighborhood Conservation District (NCD)	No	Yes	Yes
Differences between MOA and Master Plan highlighted			

* Residences of South Brookline – Comprehensive Permit granted for 161 units

Puddingstone at Chestnut Hill – Comprehensive Permit application pending before ZBA for 226 units. NOTE: If this project proceeds through the 40B process, it is acknowledged that the density may be decreased.

**In lieu of providing 18 affordable units at 100% AMI in Gerry Building, the owner may provide 26 affordable units at 100% AMI within existing townhouses (18 one-bedroom and 8 two-bedroom)