



Proposed Mixed Use

21 Residential Units / 1st Floor Commercial Space

1199 – 1203 Blue Hill Avenue

Community Meeting

August 1, 2017

George Minasidis

1199 – 1203 Blue Hill Ave.,
Boston, MA 02126

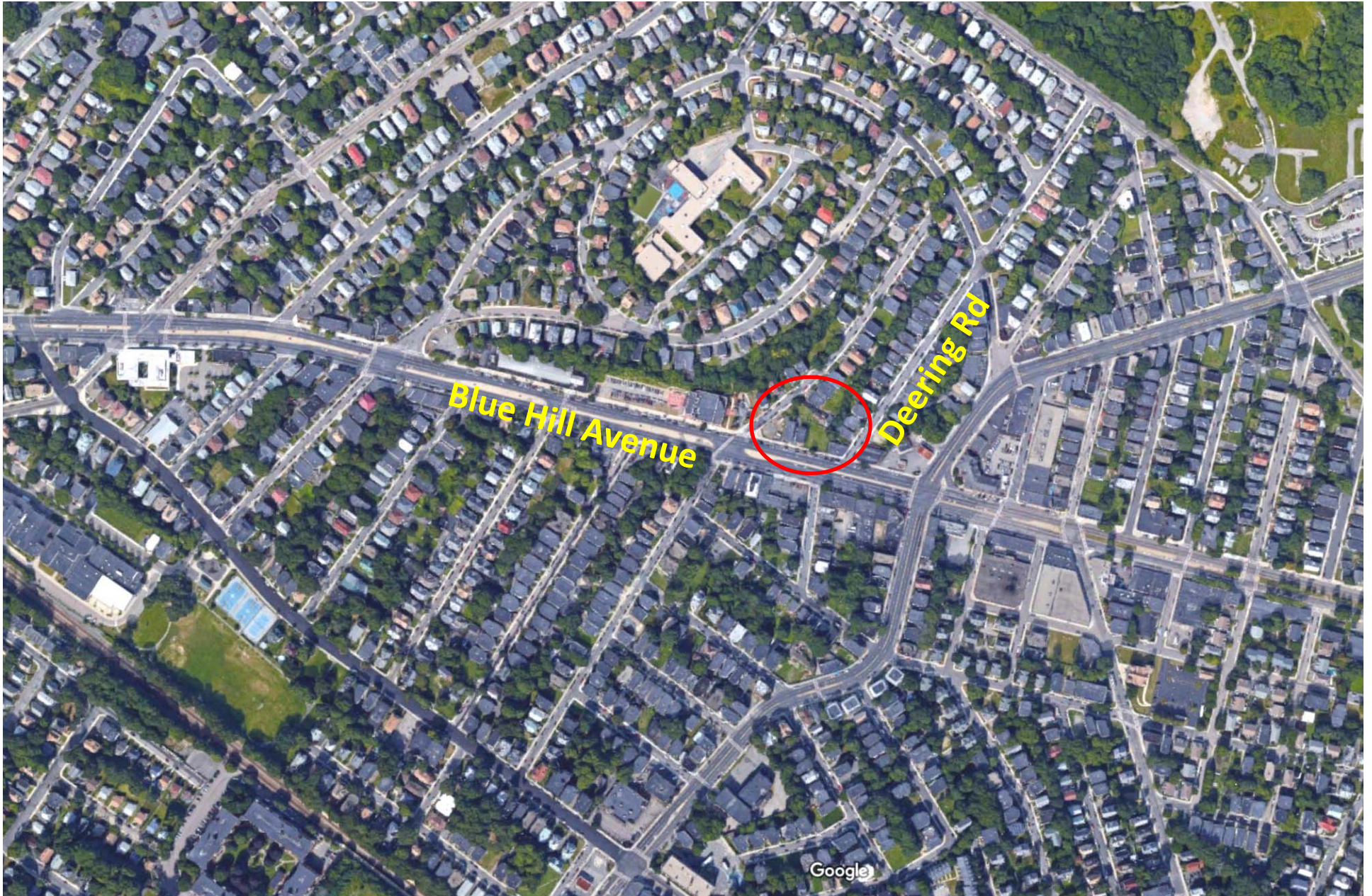
Kerry Development LLC

88 Black Falcon Ave., Suite 307
Boston, MA 02210

Raymond Design Associates, Inc.

60 Ledgewood Place
Rockland, MA 02370





Neighborhood View

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Proposed Site

2





View From Blue Hill Ave/Deering 3





Concept – Blue Hill Ave/Deering 4





Concept – Blue Hill Ave

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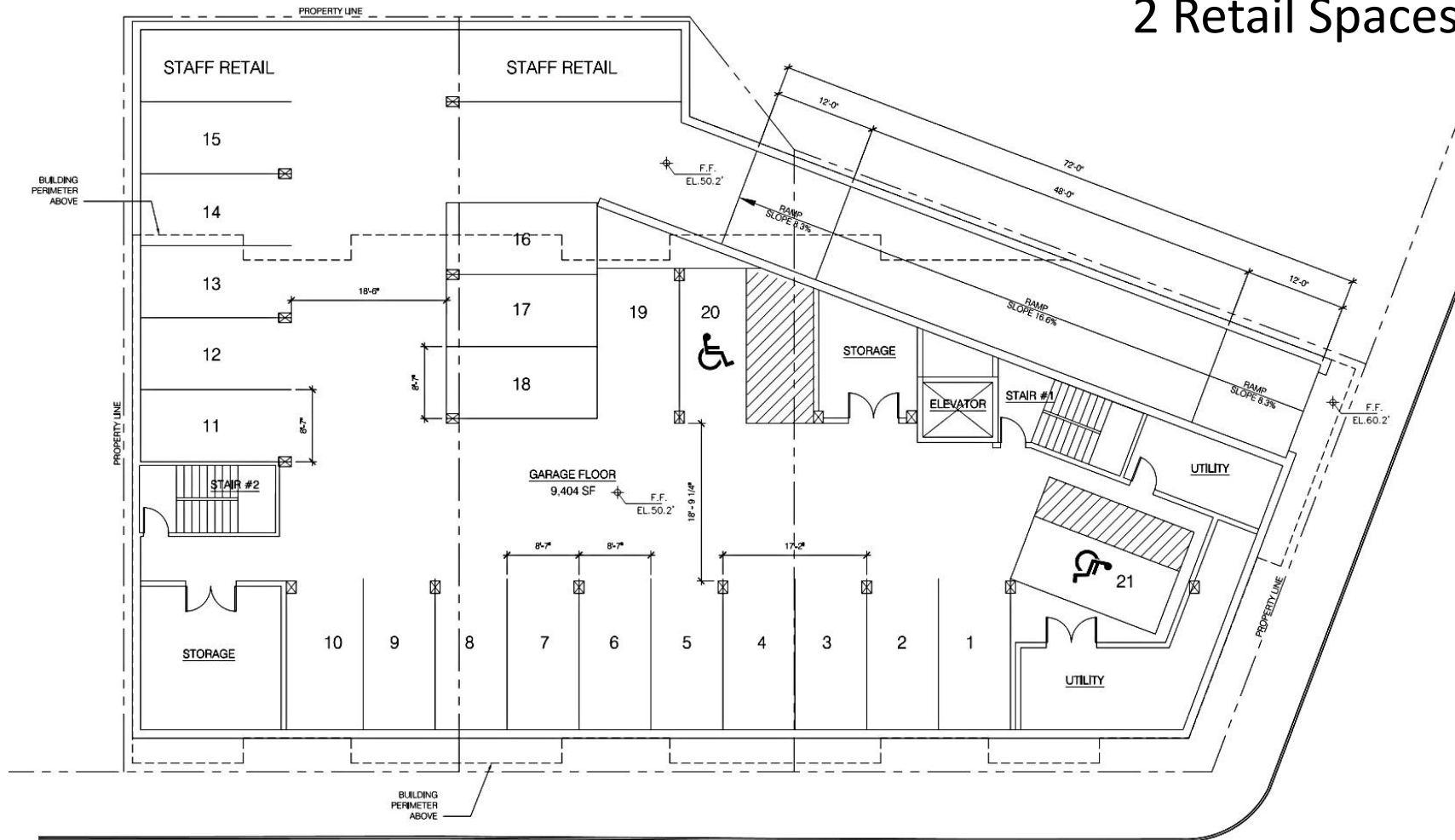
PROJECT NORTH
1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

Proposed Site Plan

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21 Resident Spaces
2 Retail Spaces

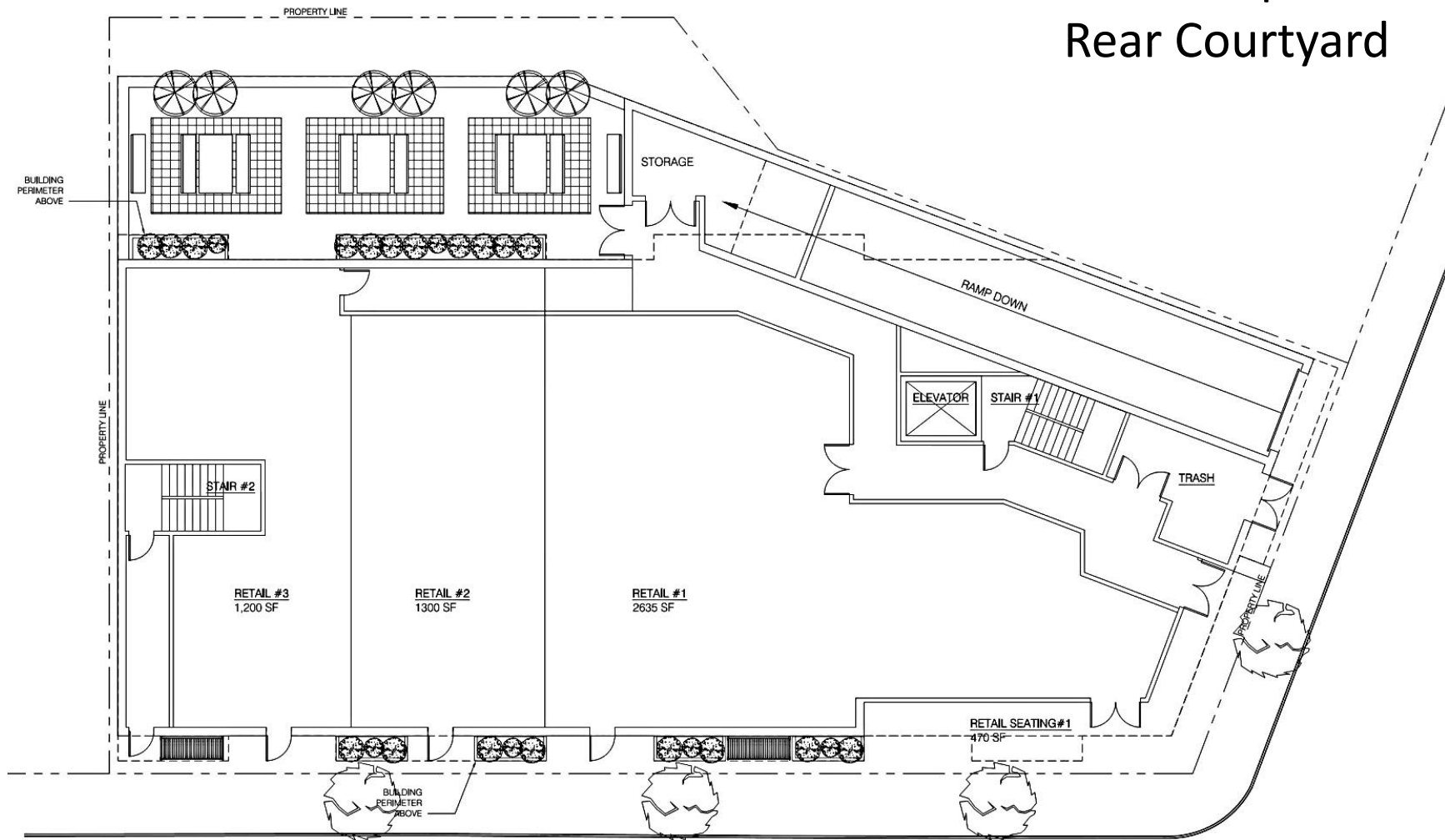


Parking Under Plan

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3 Retail Spaces Rear Courtyard

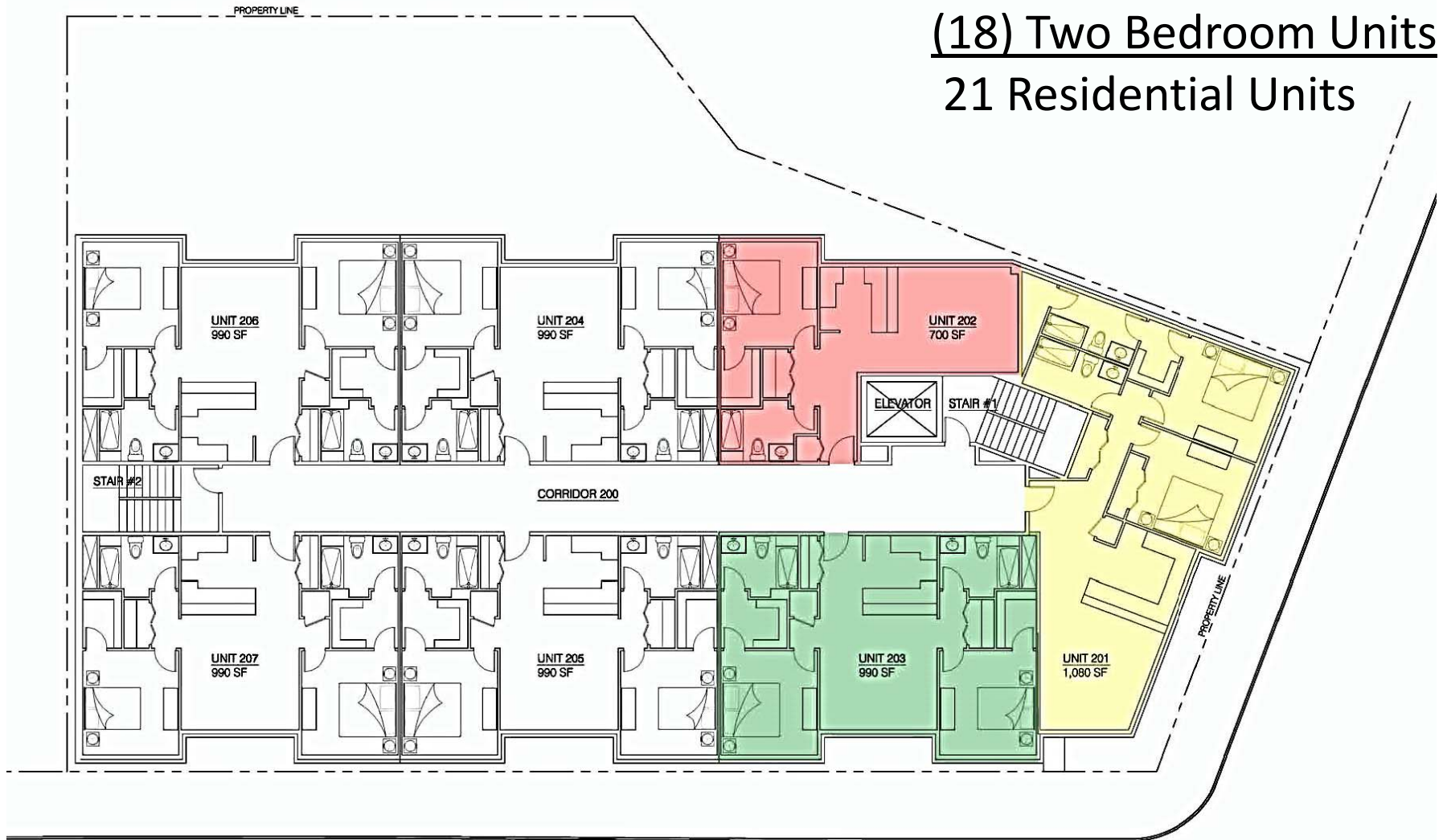


Ground Floor Plan

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(3) One-Bedroom Units
(18) Two Bedroom Units
21 Residential Units



Floors 2, 3, & 4

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Deering & Blue Hill Ave

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TRAFFIC SIGN SUMMARY													
IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED	COLOR			POST SIZE AND NUMBER REQUIRED	UNIT AREA (S.F.)	AREA (S.F.)
	WIDTH (in)	HEIGHT (in)		LETTER HEIGHT	VERTICAL SPACING	ARROW RTE. MKR		BACK-GROUND	LEGEND	BORDER			
R1-1	30	30		SEE 2009 M.U.T.C.D.			1	RED	WHITE	WHITE	P-5 (1)	5.19	5.19
R-2	36	12		SEE 2009 M.U.T.C.D.			3	WHITE	RED	RED	MNT'D W/ R-5, R-10	3.00	9.00
R-5	24	24		SEE 2009 M.U.T.C.D.			1	WHITE	RED	RED	P-5 (1)	4.00	4.00
R-10	30	30		SEE 2009 M.U.T.C.D.			2	WHITE	RED	RED	P-5 (2)	6.25	12.50
P-7L/R	12	18	 	SEE 2009 M.U.T.C.D.			2	WHITE	RED	RED	P-5 (2)	1.50	3.00
T-1L/R	12	18	 	SEE 2009 M.U.T.C.D.			2	WHITE	RED	RED	MNT'D W/ R-10	1.50	3.00



Proposed Traffic Layout



Proposed Traffic Layout

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Questions & Answers

ZONING / CODE

DESCRIPTION	EXISTING	PROPOSED	ALLOWED / REQUIRED	REMARKS	
AREA					
SITE	10,747 SF		300 SF		
GARAGE - LOWER LEVEL		9406 SF			
GROUND FLOOR		7960 SF			
SECOND FLOOR		8086 SF			
THIRD FLOOR		8086 SF			
FOURTH FLOOR		8086 SF		(41,630 SF GROSS BLDG AREA)	
FAR - FLOOR AREA RATIO		3.87 FAR	1.0 FAR	(41,630 / 10747 = 3.87 FAR)	VARIANCE REQUIRED
BUILDING SET BACKS					
SIDE		1'-0"	NONE		
FRONT		4'-0"	NONE		
BACK		29 FT	20 FT		
BUILDING HEIGHT - MEDIUM		50'-0" FT	35 FT	51'-6" FT / 48'-6" FT	VARIANCE REQUIRED
ROOM UNIT TYPES / SIZES		21 UNITS			
1 BEDROOM (3)		700 SF			
2 BEDROOM (3)		1080 SF			
2 BEDROOM (15)		990 SF			
AFFORDABLE UNITS				PER THE BPDA (BRA)	
1 BEDROOM				REQUIREMENTS	
2 BEDROOM					
PARKING SPACES (23 SPACES)					
STANDARD SPACES		19			
HP SPACES		2			
RETAIL STAFF SPACES		2			
OPEN SPACE AREAS					
REAR COURT YARD		1930 SF	1080 SF	21 UNITS X 50 SF	
FRONT PLANTING AREAS		450 SF			

Zoning Table