

**Preliminary Zoning Analysis – Hancock Village
(in Brookline) UPDATED 3/2/2011**

	Total	West of Independence Drive			East of Independence Drive		
		M-0.5	S-7	Total	M-0.5	S-7	Total
Land Area (s.f.)	2,165,803	1,134,738.0	123,710.4	1,258,448.4	705,672.0	201,682.8	907,354.8
Existing Dwelling Units	530	338	0	338	192	0	192
Existing Gross Floor Area (s.f.)	531,380	357,400.0	0	357,400.0	173,980.0	0	173,980.0
Total Allowed Gross Floor Area (s.f.)	1,034,093	567,369.0	43,298.6	610,667.6	352,836.0	70,589.0	423,425.0
"Available" Gross Floor Area (s.f.)	502,713	209,969.0	43,298.6	253,267.6	178,856.0	70,589.0	249,445.0
New Dwelling Units <u>Allowed</u> Considering Lot Area Per Dwelling Unit	436	228.9	17.7	246.5	160.3	28.8	189.1
SCENARIO 1: New Dwelling Units <u>Estimated</u> Considering Estimated Size of Units (1500 sf & at least 20% of S-7 land used for vehicular access and lot layout)	296	140.0	14.0	154.0	119.2	23.0	142.2
SCENARIO 2: New Dwelling Units <u>Estimated</u> Considering Estimated Size of Units (1000 sf & at least 20% of S-7 land used for vehicular access and lot layout)	426	210.0	14.0	224.0	178.9	23.0	201.9
Parking Spaces (if all 1BD & 2BD units) <u>Allowed Units</u>	871	457.7	35.3	493.1	320.7	57.6	378.3
Parking Spaces (if all 1BD & 2BD units) <u>Estimated Units SCENARIO 1</u>	592	280.0	28.0	308.0	238.5	46.0	284.5
Parking Spaces (if all 1BD & 2BD units) <u>Estimated Units SCENARIO 2</u>	852	419.9	28.0	447.9	357.7	46.0	403.7

Any purely "by right" development on this site would be very small (4 units or less.) The site could sustain approximately an additional 200-300 units under the existing zoning with special permits for design review and inclusionary zoning. This number is limited primarily by the interpretation of the height section of the Zoning Bylaw by the Building Commissioner that would limit any new height on the site to 35 feet above grade without a special permit. to get to higher numbers of units, a special permit for height would be required under this interpretation.