

9 Burney Street - Mission Hill

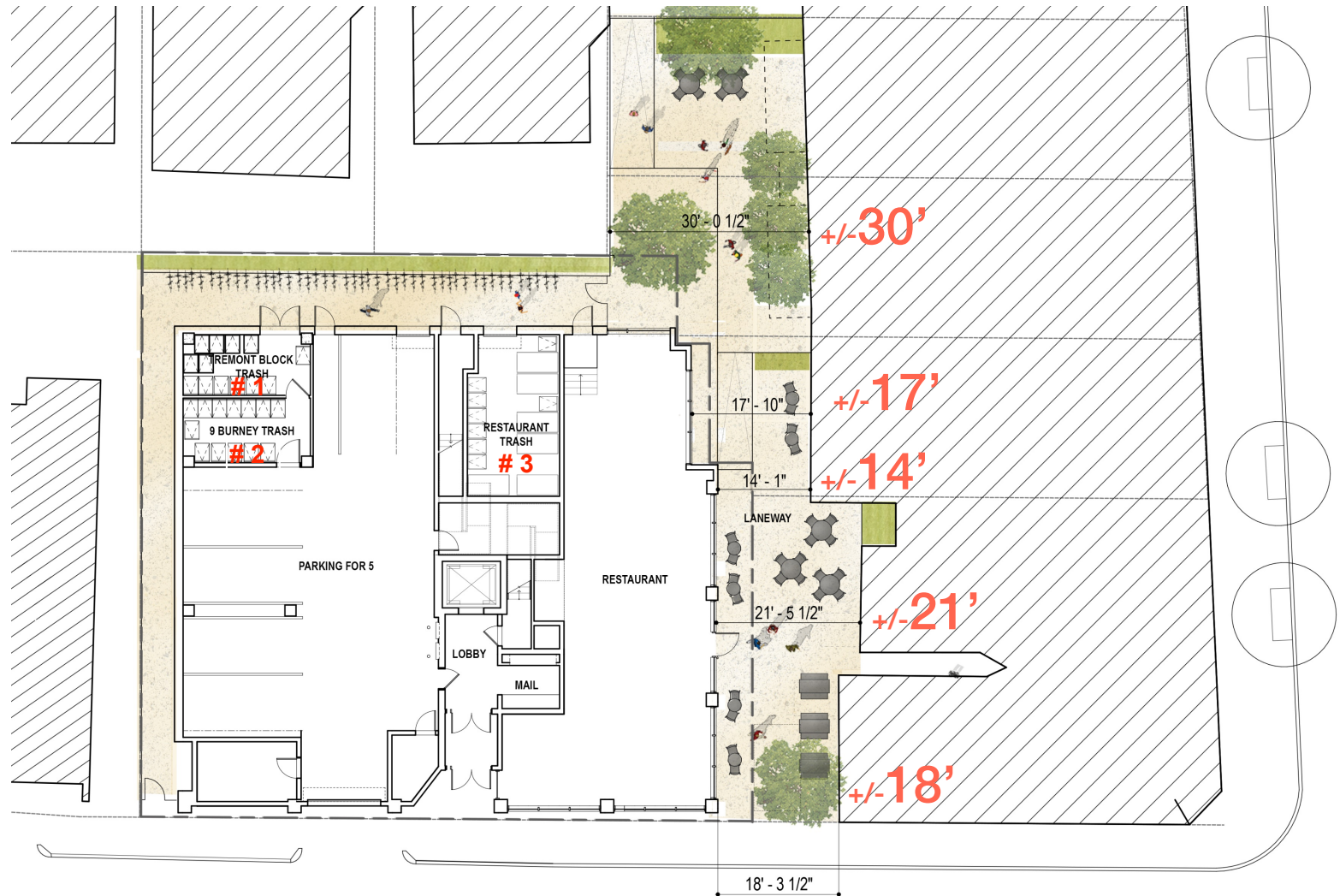
The Laneway Project

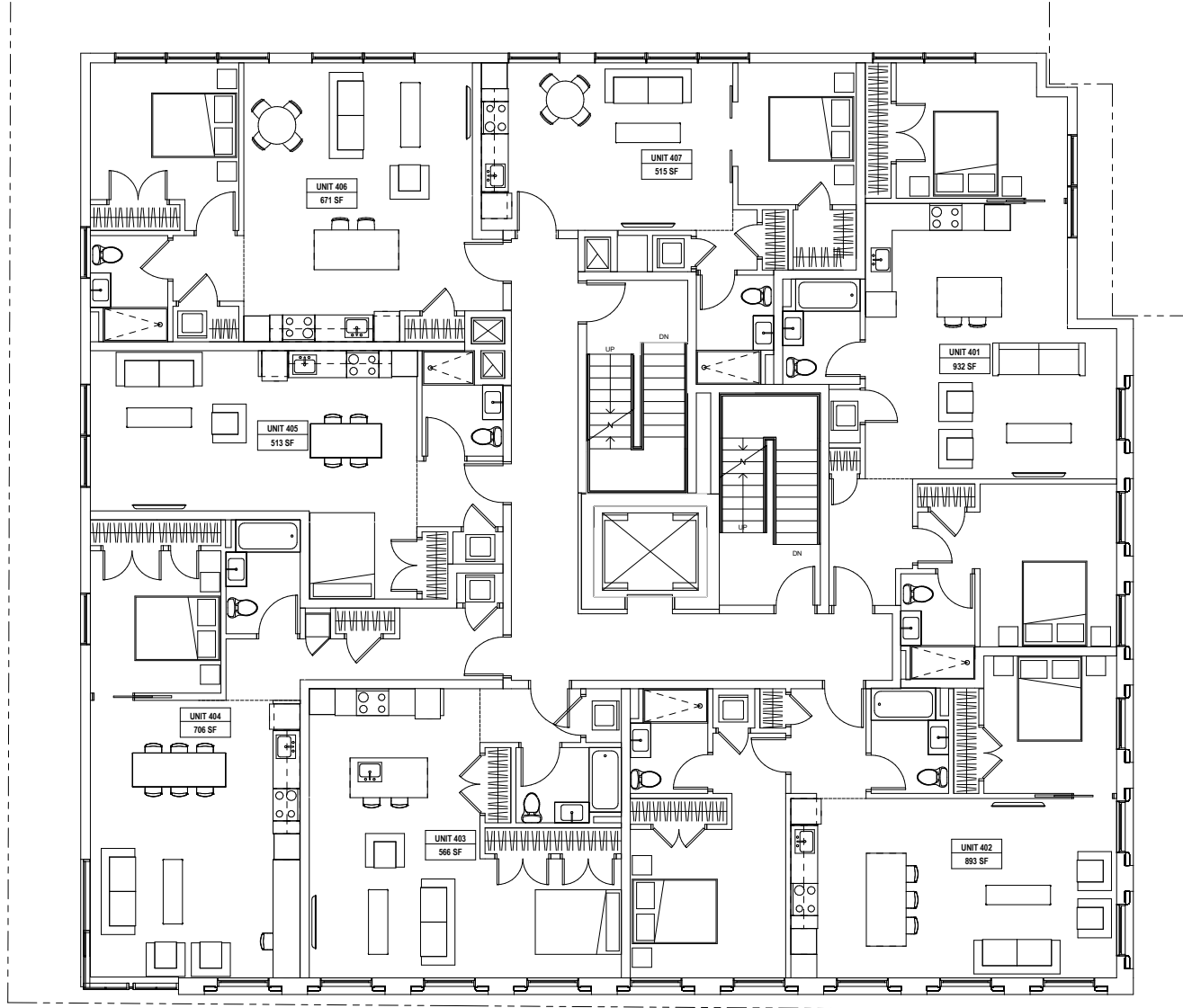


The Laneway Project Revisions

	ORIGINAL	REVISED	
Height at Front	65'3"	44'2"	21 Ft. Reduction
Height at Rear	65'3"	54'9"	10.5 Ft. Reduction
Net FAR Sq.Ft.	27,779 Sq.Ft.	23,654 Sq.Ft.	15% Reduction 4,125 Sq.Ft. Reduction
Gross Sq.Ft.	35,263 Sq.Ft.	27,629 Sq.Ft.	22% Reduction 7,364 Sq.Ft. Reduction
Dwelling Units	31	25	20% Reduction
Bedrooms	Net new bedrooms 29	Net new bedrooms 22	24% Reduction
Stories	6	4 at Front 5 at Rear	
Open Space	97 sq.ft. per unit	128 sq.ft. per unit	
Off Street Parking	6 Spaces	5 Spaces	
Bike Parking	31 Racks	31 Racks	

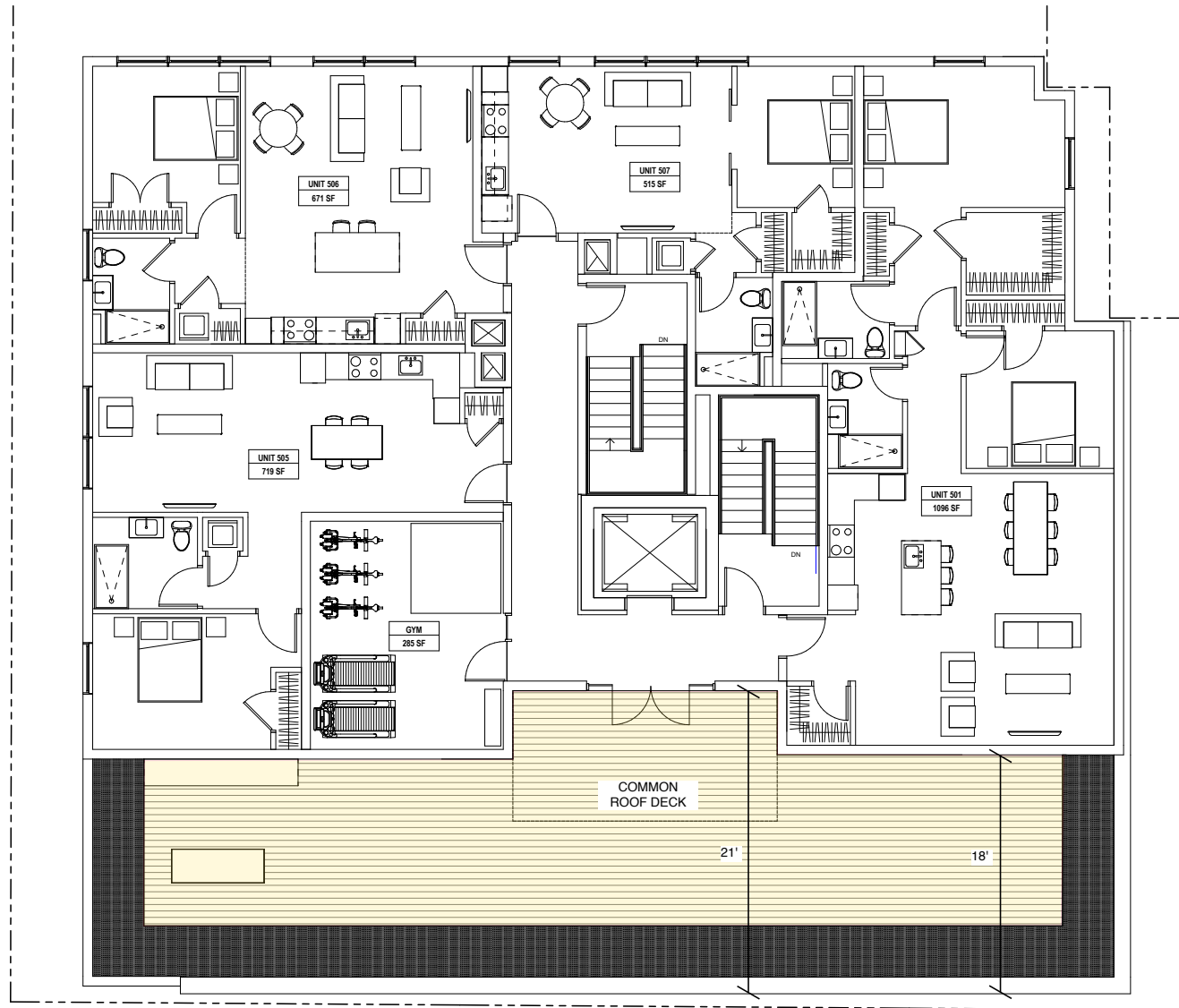
Revised Design





TYPICAL UPPER FLOOR PLAN

FIFTH FLOOR PLAN





Original

Revised





Original

Revised





The Laneway Project Community Benefits

AFFORDABLE UNITS	3 Units
IDP CONTRIBUTION	\$75,000.00
CREATION OF LANEWAY	3,000 +/- sq.ft open space amenity
NEW RETAIL DESTINATION	1,900 +/- sq.ft. of neighborhood scale retail space.
LOCAL CONTRIBUTIONS	Parks Department, Tobin Community Center
CENTRALIZED TRASH	Bring all existing trash into 3 interior trash rooms.
TRANSIT ORIENTED	Minimize car trips & car travel
SUSTAINABLE DESIGN	Certifiable to LEED Silver
NEW ON STREET PARKING	2 new spaces for parking and deliveries

ZONING ANALYSIS

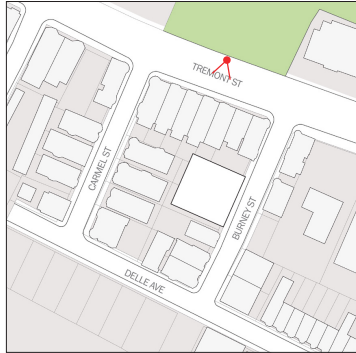
Dimensional Regulation	As-of-Right Condition in 3F-2000	As-of-Right Condition in NS	Original Design Condition	Revised Design Condition	Zoning Relief Required
Min. Lot Size	None	None	N/A	N/A	None
Min. Lot Area per Dwelling Unit	2,000 sf for up to 3 units; 1,000 sf for each additional unit	None	239 sf / unit	302 sf / unit	Variance
Min. Lot Width	25 ft	None	Approx. 92ft	Approx. 92ft	None
Min. Frontage	25 ft	None	Approx. 92ft	Approx. 92ft	None
Max. Floor Area Ratio	1.0 FAR	2.0 FAR	3.68	3.13	Variance
Max. Building Height	3 Stories, 35 ft	45 ft	65'3"	54'9"	Variance
Min. Usable Open Space per Dwelling Unit	400 sf / unit	50 sf / unit	Approx. 97 sf / unit	Approx. 128 sf / unit	Variance
Min. Front Yard	5 ft	None, must follow match existing building alignment	Approx. 12" to 18"	Approx. 0" to 6"	To Be Determined
Min. Side Yard	5 ft	None	5'5"	Approx. 5'	None
Min. Rear Yard	20 ft - reduced to 15 ft (6" less per foot less than 100') @85' = 12'6"	20 ft - reduced to 15 ft (6" less per foot less than 100') @85' = 12'6"	11'3"	12'3"	To Be Determined
Min. Number of Parking Spaces	1 space per market rate residential unit; .7 spaces per affordable unit; N/A for restaurants with seating	1 space per market rate residential unit; .7 spaces per affordable unit; N/A for restaurants with seating	6 spaces	5 spaces	Variance



9 Burney Street
Boston, MA

Perspective View - Tremont St. At Carmel St.

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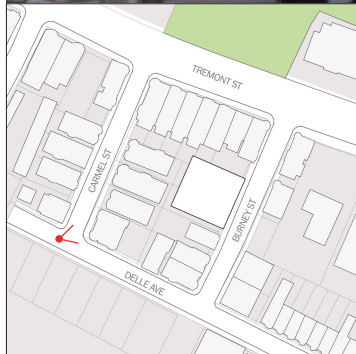


Proposed 9 Burney Street
development, not viewable from
this location



9 Burney Street
Boston, MA

Perspective View - Tremont St.





9 Burney Street
Boston, MA

Perspective View - Burney Street

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