



Development Plan For Parcel 25 at Mission Hill

Submitted Pursuant to Article 80C of the Boston Zoning Code

Submitted by:

Mission Hill Parcel 25 LLC
C/o Mission Hill Neighborhood Housing Services, Inc.
One Brigham Circle / M Level
1620 Tremont Street
Mission Hill, MA 02120

Submitted to:

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

June 23, 2014

DEVELOPMENT PLAN
FOR
PARCEL 25
AT
MISSION HILL, BOSTON

June 23, 2014

Planned Development Area Development Plan:

Pursuant to Article 3, Section 3-1A, Section 59-29, and Article 80, Section 80C of the Boston Zoning Code (the “Code”), this document constitutes a Planned Development Area Development Plan (“Development Plan”) within a Special Purpose Overlay District Planned Development Area (“PDA”), and sets forth a statement of the development plan for an approximately 1.9 acre site at Tremont and Gurney Streets, Mission Hill, Boston, Suffolk County, Massachusetts (the “Site”), including the proposed location and description of property, location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, traffic circulation, parking, and loading facilities, and access to public transportation, proposed dimensions of structures, and public benefits. The proposed project (“Proposed Project”), and the Site, shall be reviewed and be subject to Boston Redevelopment Authority (the “BRA”) approval under the provisions of Article 80, Section 80C of the Code for PDA Development Plan review. This Development Plan is also intended to satisfy the requirements of Article 59 of the Code regarding Regulations Applicable in PDAs.

Upon approval, this Development Plan will constitute zoning for the Site in accordance with Section 3-1A and Article 80C of the Code. Under Section 80C-8 of the Code, no building, use or occupancy permit for the Proposed Project or any phase of the Proposed Project shall be issued until the BRA has issued a Certification of Consistency under Section 80C-8 of the Code for the applicable phase of the Proposed Project. To the extent that the Director of the BRA certifies consistency with this Development Plan with the issuance of a Certification of Consistency for a phase of the Proposed Project, the phase of the Proposed Project will be deemed in compliance with the requirements of the Code, pursuant to Section 80C-9 of the Code, to the extent that such requirements are addressed in this Development Plan.

This Development Plan consists of 7 pages of text and exhibits A, B, C and D. All references to this Development Plan contained herein shall pertain to such pages and exhibits.

Proponent:

Mission Hill Parcel 25, LLC (the “Proponent”), of Boston, Massachusetts, is the owner of the Site and Proponent of this application. Proponent is an affiliate of Mission Hill Neighborhood Housing Services, Inc., a community development corporation working to stabilize and improve the Mission Hill neighborhood since 1974.

Location and Description of Site:

The Site is comprised of two former MBTA-owned parcels, the first bounded by Tremont, Gurney, and Station Streets, an MBTA pumping station and the MBTA tracks/Southwest Corridor, and a

second, smaller parcel located on the northeast corner of Gurney Street, in Mission Hill, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A and as shown on a plan entitled PDA Plan, Boston (Roxbury District), Mass., prepared by Feldman Land Surveyors, scale 1"= 60', dated June 6, 2014, attached hereto as Exhibit B. The larger parcel, known as Parcel 25, contains approximately 76,703 square feet (1.76 acres), and the smaller parcel, known as Parcel 25B, contains approximately 5,500 square feet (collectively, the "Site" or "PDA Area"). Parcel 25 and Parcel 25B are currently vacant and blighted.

Proposed Location, Phasing and Appearance of Structures:

The Proposed Project includes a mixed-use residential, retail and commercial development of approximately 305,750 gross square feet to be developed in two (2) or three (3) phases, which is anticipated to include at full buildout approximately 98,000 gross square feet of residential space (88 apartments), approximately 10,000 gross square feet of retail space, approximately 196,500 gross square feet of office space, and approximately 1,250 gross square feet of community space (the "Proposed Project"). Phase 1 is anticipated to consist of approximately 88,250 gross square feet, Phase 2 is anticipated to consist of approximately 56,000 gross square feet, and Phase 3 is anticipated to consist of approximately 161,500 gross square feet.

The height of the buildings will be approximately 60 feet for Building 1A, approximately 34 feet for Building 1B, approximately 60 feet for Building 2 and up to 160 feet for Building 3. All heights are calculated to the roof of each building from grade in accordance with Section 2A of the Code. The final appearance of the structures shall be subject to design and development review by the BRA in accordance with Article 80B of the Code. At full build out, a maximum of 201 parking spaces will be provided in a combination of surface parking and a below-grade parking garage.

Phase 1 of the Project will consist of approximately 88,250 gross square feet, including approximately 40 residential apartment units, community gathering, office space, and retail uses in Building 1A, and retail and office space in Building 1B. Phase 1 will also contain up to 56 surface parking spaces, a portion of which will be located on Parcel 25, and the balance of which will be located on Parcel 25B.

Conceptual illustrative plans showing the site context, general location of buildings, parcel and building areas, pedestrian and vehicular access areas, landscape improvements, and building elevations are included as a set of drawings entitled "Parcel 25 Development", attached hereto as Exhibit C.

Open Space and Landscaping:

The Proposed Project contains a significant public open space amenity designed to be a nexus of activity passing through the Site, consisting of a pedestrian plaza connecting Tremont Street and Gurney Street. During Phase 1, the plaza will be approximately 85 feet by 55 feet at its widest between Building 1A and Building 1B. Phase 1 will also have a small plaza of approximately 65 feet by 25 feet in front of Building 1B. In future phases, the plaza will be approximately 40 feet by 60 feet between Building 1B and Building 2, and approximately 120 feet by 35 feet during full completion of all phases between Building 2 and Building 3. The pedestrian plaza will allow open

routes of entry to all proposed Buildings at the Project. The pedestrian plaza and parking areas will contain landscaping that will enhance the character of the Site.

Commercial Subdistrict:

The Proposed Project is also located within the Roxbury Crossing Community Commercial Subdistrict (CC-2) in the Mission Hill Neighborhood District. The CC-2 Subdistrict allows a maximum height of 160 feet and Maximum FAR of 5.0 in PDAs pursuant to Article 59-30 of the Code. In addition, the CC-2 Subdistrict requires no Minimum Lot Size, Minimum Lot Width, Minimum Lot Frontage, Minimum Front Yard, Minimum Side Yard, Minimum Rear Yard, or useable open space per dwelling unit, and there shall be no such requirements for the Proposed Project. The Proposed Project shall comply with the standards and requirements set forth in Article 59 of the Code applicable to PDAs.

Proposed Uses:

The Proposed Project will include residential, office, retail, and community space and accessory uses thereto. At full build-out, the Proposed Project will contain up to 201 parking spaces in both surface (accessible from Gurney Street) and a below-grade garage (accessible from Station Street), made available on a phased basis as the Proposed Project is developed.

The above uses will allow the Proposed Project to provide services in an area that is presently lacking in such amenities. The proposed uses of the Site may include one or more of the uses set forth in Exhibit D (attached hereto).

Densities:

The Proposed Project is located in the Roxbury Crossing Community Commercial CC-2 Subdistrict, which allows a maximum Floor Area Ratio ("FAR") of 5.0. The Proposed Project has an anticipated FAR of approximately 1.07 for proposed Phase 1 and approximately 4.0 for the fully phased Proposed Project, but will not exceed an FAR of 5.0.

Proposed Traffic Circulation, Parking, and Loading Facilities:

At full build-out, the Proposed Project may contain up to 201-spaces within a surface lot (accessible from Gurney Street) and underground garage (accessible from Station Street). As part of the office phase (Phase 3) of the development, the surface parking for the first two phases will be reconfigured and supplemented with a parking garage below grade and below the office building.

In Phase 1, approximately 56 spaces will be provided on a surface lot on the Site. If Phase 2, the second residential phase, proceeds before the office building, Phase 2 will be served with approximately 24 surface parking spaces.

Access to Public Transportation:

The Proposed Project is readily accessible by public transportation, including rapid transit, bus, and commuter rail service. The Roxbury Crossing Station located on Tremont Street immediately

across from the Site, provides access to the Orange Line and approximately 10 bus routes. Ruggles Station, which is within one half mile of the Site (15 minute walk), provides access to the Orange Line, 4 commuter rail lines serving the south side (Needham, Providence, Stoughton, and Franklin), and approximately 12 bus routes.

Proposed Dimensions of Structures:

The dimensions of the Proposed Project are shown in Table 1 below and as set forth in this section.

TABLE 1

Dimensional Element	CC-2 Subdistrict With PDA	Proposed Project¹ Parcel 25 Phase 1	Proposed Project¹ Parcel 25 Phase 2	Proposed Project¹ Parcel 25 Phase 3	Proposed Project¹ Full Build Out
Maximum Floor Area Ratio	5.00	1.07	.50	2.43 ²	4.00 ³
Maximum Building Height ^{4, 5}	160 Feet	59 Feet	59 Feet	160 Feet	160 Feet
Minimum Lot Size	None	None	None	None	None
Minimum Lot Width	None	None	None	None	None
Minimum Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A	N/A
Minimum Lot Frontage	None	None	None	None	None
Minimum Usable Open Space (SF Per Dwelling Unit)	None	None	None	None	None
Minimum Front Yard	None	None	None	None	None
Minimum Side Yard	None	None	None	None	None
Minimum Rear Yard	None	None	None	None	None
Parking ⁶	.5/res unit .75/1000sf community .75/1000sf office .75/1000sf retail	.5/res unit = 20 spaces .75/1000sf community = 1 sp .75/1000sf office = 27 sp .75/1000sf retail = 8 sp 56 spaces req.	.5/res unit = 24 sp 24 spaces req. 24 provided	.75/1000sf office = 121 sp 121 spaces req. 121 provided	.5/res unit = 44 sp .75/1000sf community = 1 sp .75/1000sf office = 148 sp .75/1000sf retail = 8 sp 201 spaces req. 201 provided

¹ The dimensions described in this above table may change as the Proposed Project undergoes design review with the BRA.

² 2.43 is proposed maximum FAR, depending upon needs of the office building. Current design FAR is 2.18

³ 4.0 is proposed maximum FAR for full build out, depending on needs of the office building. Current design FAR for full build out is 3.75

⁴ Notwithstanding any provision to the contrary in the Code, including without limitation the definition of "Building Height" set forth in Article 2A of the Code, the Project's roof structures and penthouses shall be excluded from the measurement of Building Height so long as (a) the total area of such roof structures and penthouses does not exceed 45 percent of the total of all roof areas, measured horizontally, and (b) the maximum height of any Project appendage (i.e., the tops of the exhaust stacks, antennae, and other rooftop equipment) is no more than ten (10) feet higher than the top of such roof structures and penthouses.

⁵ Building heights are measured from grade as defined in article 2A – the average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.

⁶ Parking ratios are specific to this project – Per section 59-37 "For any Proposed Project that is subject to or has elected to comply with the provisions of Large Project Review, required off-street parking spaces and off-street loading facilities shall be determined through such review in accordance with the provisions of Article 80."

Dimensional Element	CC-2 Subdistrict With PDA	Proposed Project¹ Parcel 25 Phase 1	Proposed Project¹ Parcel 25 Phase 2	Proposed Project¹ Parcel 25 Phase 3	Proposed Project¹ Full Build Out
		56 provided			

N/A = Not Applicable

Building 1A – approximately 76,250 gsf

Building 1B – approximately 12,000 gsf

Building 2– approximately 56,000 gsf

Building 3 – approximately 161,500 gsf

The final size, location, and appearance of the Buildings will be subject to ongoing development and design review approval by the BRA through the Large Project Review Process, in accordance with Article 80B of the Code and the BRA Development Review Guidelines, dated 2006.

Public Benefits:

The Development Plan and the Proposed Project will provide substantial public benefits to the City of Boston and the Mission Hill neighborhood. The Development Plan and the Proposed Project will generate both direct and indirect significant economic benefits. In fulfillment of the objectives of Article 59, Sections 59-29 through 59-32 of the Code and meeting the requirements of Section 80C-4 of the Code, the Development Plan provides for:

- Revitalizing Roxbury Crossing as a lively transit-oriented area of activity with viable businesses, job training, much-needed housing, employment opportunities, and stabilizing retail, establishing a significant gateway to the Mission Hill neighborhood.
- Creating 88 units of much-needed residential rental housing, of which 100% will be affordable.
- Improving the walkability of the area and reestablishing Gurney Street as a residential street.
- Creating a community gathering space for neighborhood residents and training space for youth.
- Providing much needed retail/commercial opportunities to attract businesses and employers to the area.
- Introducing office tenants who will provide support to the local community and utilize local businesses.
- Creating a new Pedestrian Plaza, a significant public open space amenity, with improved connections to numerous public facilities and amenities in the Mission Hill area.
- Enhancing this very active transportation node that includes the major MBTA Orange Line station at Roxbury Crossing and bus stop, and encouraging other alternative modes of transport such as the use of bicycles and Zip Cars.

- Replacing a blighted lot used for construction project staging and other industrial activity, and improving the safety and visual appearance of the area.
- Introducing street trees and other streetscape amenities to improve and enhance the pedestrian landscape and experience.
- Establishing a premier example of sustainable and environmentally responsible construction and development.
- Introducing a plan that is consistent with Mission Hill's community planning and zoning objectives.
- Benefitting the MBTA, as a condition of site activity, with infrastructure improvements, including relocation of utility services.
- Creating approximately 450 construction jobs of one full year each (450 FTEs).
- Providing for approximately 400 to 800 full time jobs (commercial/retail).
- Adding new annual property taxes for the City of Boston.

Phasing of the Proposed Project:

Although the Parcel 25 portion of the Site is currently a single lot, Parcel 25 will be reconfigured into separate parcels for the separate phases, which may be under common or separate ownership and may include a condominium structure, developed sequentially or simultaneously, and separately developed and/or financed (each such parcel is referred to herein as a "Project Component"). Notwithstanding anything set forth herein or in the Code to the contrary, for purposes of this Plan, compliance of the individual Project Components with the requirements of this Plan and/or any applicable requirements of underlying zoning shall be determined on an individual Project Component, rather than a Site-wide, basis, except as otherwise expressly provided in this Plan. The compliance or non-compliance of any one Project Component shall not affect the compliance of any other Project Component. In the event the Site is divided into Project Components, a Certification of Consistency may be issued for any such Project Component. This Plan approves any zoning nonconformity created or increased solely by the separation of ownership of individual Project Components, or by the subdivision, re-subdivision, combination, or submission to condominium ownership or other forms of ownership of Project Components, provided that (i) the use, height, and locational requirements of this Plan with respect to each Project Component are met by the resulting parcel or parcels; (ii) the Site-wide floor area ratio does not exceed the maximum density permitted under this Plan for the Site as a whole; (iii) the parking and loading requirements of this Plan are met with respect to the Site as a whole; and (iv) the public benefit obligations required by this Plan and any other agreements entered into by the Proponent as a condition of the BRA's Article 80 approval of the Project are not modified, nor their implementation changed, without the prior written consent of the BRA, and the scope of the public benefit obligations required by this Plan and any other agreements entered into by the Proponent as a condition of the BRA's Article 80 approval of the Project are not diminished.

No Obligation to Undertake the Proposed Project:

Nothing in this Development Plan shall be construed as an undertaking by the Proponent or its development entity, or successor in interest to construct or complete the Proposed Project. If and to the extent that the Proposed Project is undertaken by the Proponent or its development entity,

the sole obligation of the Proponent or the development entity is to adhere to the provisions of the Development Plan and the Article 80B documents, to the extent provided herein.

Development Review Procedure:

All design plans for the Proposed Project will be subject to ongoing development and design review approval by the BRA through the Large Project Review Process, in accordance with Article 80B of the Code and the BRA Development Review Guidelines, dated 2006.

LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 93
PARCEL 25, MISSION HILL, BOSTON

Exhibit A - Legal Description

Exhibit B - PDA Plan, Boston (Roxbury District), Mass., prepared by Feldman Land Surveyors, scale 1"= 60', dated June 6, 2014.

Exhibit C - PDA Conceptual Plans entitled: Parcel 25 Development

Exhibit D - List of Permitted Uses

EXHIBIT A
BOUNDARY DESCRIPTION

See attached

PDA Description

A certain parcel of land situated in the City of Boston, Roxbury District, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the intersection of the northerly sideline of Tremont Street and the southeasterly sideline of Gurney Street

Thence running N 09°36'20" E, a distance of 39.98 feet, to a point of curvature;

Thence turning and running along a curved line to the right having a radius of 150.00 feet, a distance of 79.29 feet, to a point of tangency;

Thence running N 39°53'26" E, a distance of 127.23 feet to a point;

The last three course being along said southeasterly sideline of Gurney Street;

Thence turning and running N 50°01'53" E a distance of 102.39 feet along the northeasterly sideline of Gurney Street to a point;

Thence turning and running N 42°43'38" E a distance of 86.24 feet along land now or formerly of Wentworth Institute of Technology to a point;

Thence turning and running S 47°15'17" E a distance of 65.50 feet along land now or formerly Massachusetts Bay Transportation Authority to a point on the northerly sideline of Gurney Street Extension;

Thence turning and running N 43°27'48" E a distance of 104.39 feet along said sideline to a point on the westerly sideline of Station Street;

Thence turning and running S 58°20'05" E a distance of 204.36 feet, partly along said sideline and land now or formerly Massachusetts Bay Transportation Authority to a point;

Thence turning and running S 47°47'21" E a distance of 21.19 feet along said land to a point;

Thence turning and running S 38°58'15" W a distance of 64.08 feet along said land to a point of non-tangency;

Thence turning and running along a curved line to the left having a radius of 4110.04 feet, a distance of 154.79 feet with a chord bearing of S 39°26'54" W, a chord distance of 154.78 feet, along said land to a point;

Thence turning and running N 52°28'34" W a distance of 23.63 feet along said land to a point;

Thence turning and running S 37°46'52" W a distance of 73.02 feet along said land to a point;

Thence turning and running S 51°58'45" E a distance of 23.02 feet along said land to a point;

Thence turning and running S 38°24'59" W a distance of 48.88 feet along said land to a point;

Thence turning and running S 43°13'16" W a distance of 44.68 feet along said land to a point on the northerly sideline of Tremont Street;

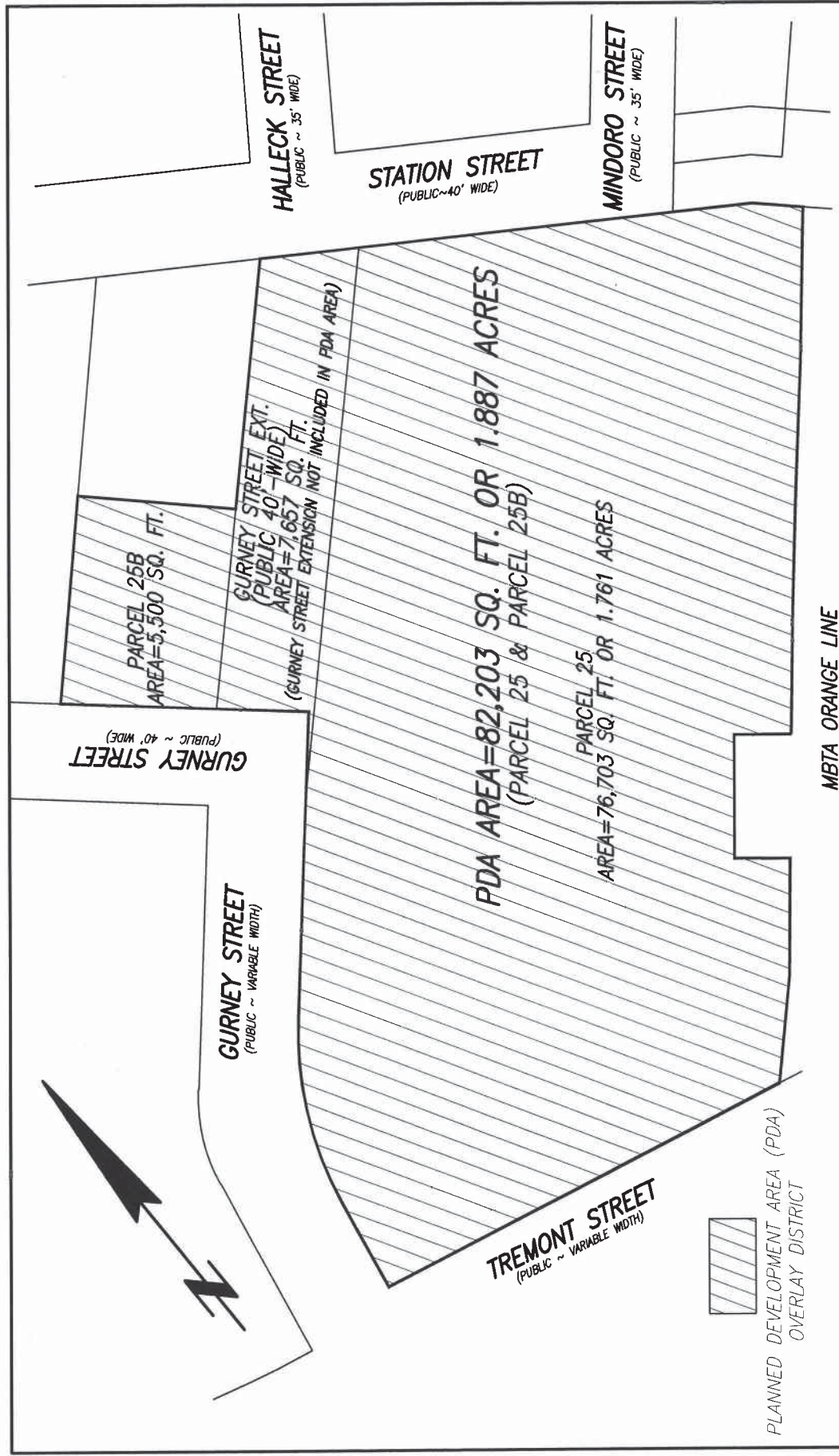
Thence turning and running along said northerly sideline of Tremont Street N 79°31'58" W a distance of 182.26 feet to the point of beginning.

Containing an area of 89,860 square feet or 2.063 acres.

EXHIBIT B

Exhibit B - PDA Plan, Boston (Roxbury District), Mass., prepared by Feldman Land Surveyors, scale 1"= 60', dated June 6, 2014.

See attached



FELDMAN
LAND SURVEYORS



SCALE: 1"=60'

PDA PLAN

BOSTON (ROXBURY DISTRICT), MASS.

JUNE 6, 2014

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

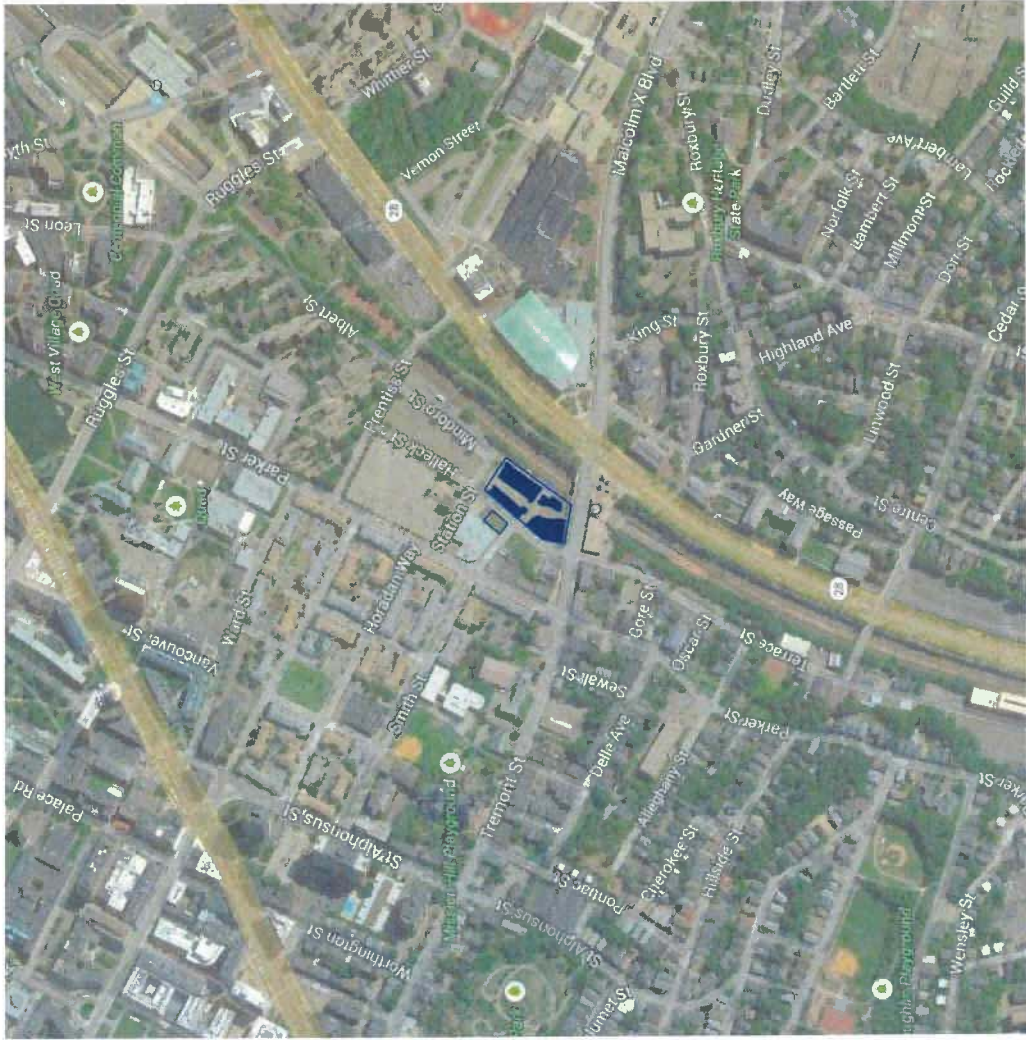
PHONE: (617)357-9740
www.feldmansurveyors.com

RESEARCH AJA	FIELD CHIEF RB	CHECKED	APPROVED	FILE NAME 13184-PDA	CALC AJA	CADD TA/RDN	FIELD CHECKED	CRD FILE 12101C	JOB NO. 13481
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EXHIBIT C

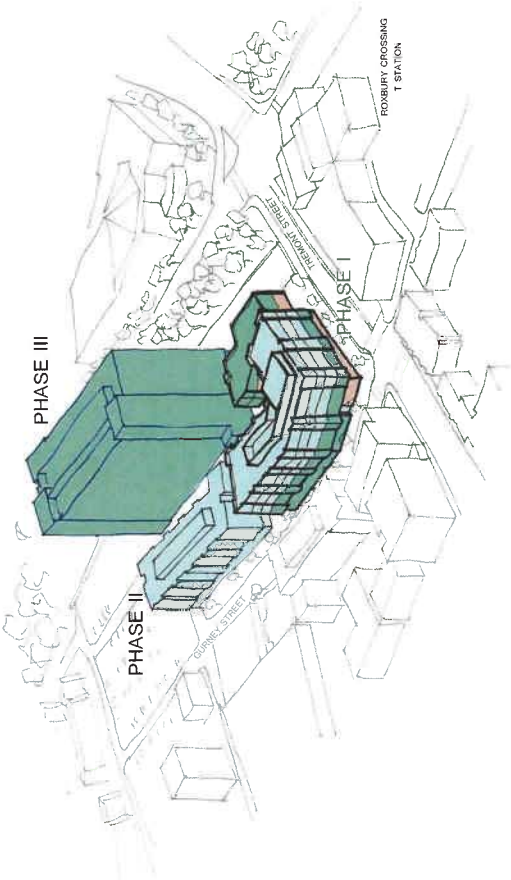
Plans

See attached

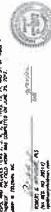


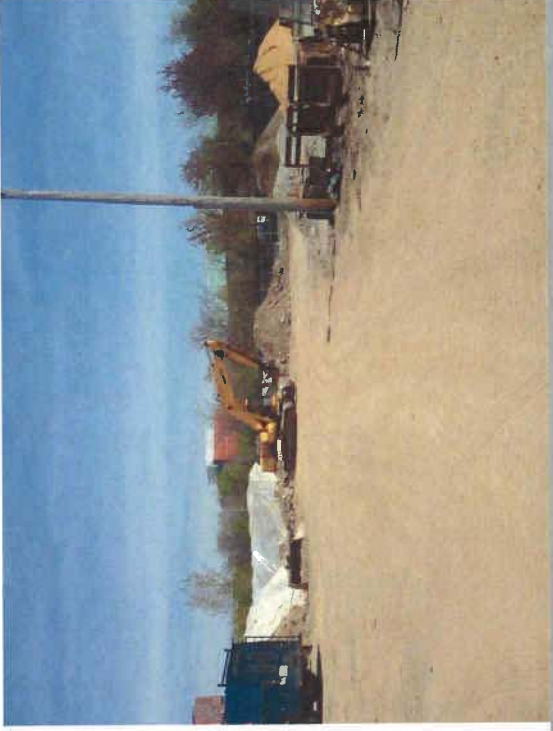
PROGRAM

PHASE I	HOUSING UNITS	HOUSING SE	RETAIL SE	COMMUNITY SE	OFFICE SE	TOTAL FARSE	PARKING SPACES
Building 1A	40	42,000	5,750	1,250	27,500	76,500	
Building 1B			4,250		7,500	11,750	
Phase 1 Surface Parking							56
PHASE 1 TOTALS	40	42,000	10,000	1,250	35,000	88,250	
FULL BUILD							
Phase 2 Building	48	56,000				56,000	24
Phase 3 Building							
Total Surface Parking after Phase 3						161,500	16
Phase 3 Below Grade Parking							185
TOTAL	88	98,000	10,000	1,250	196,500	305,750	201



Parcel 25 | MHNHS
Figure 3.5-1



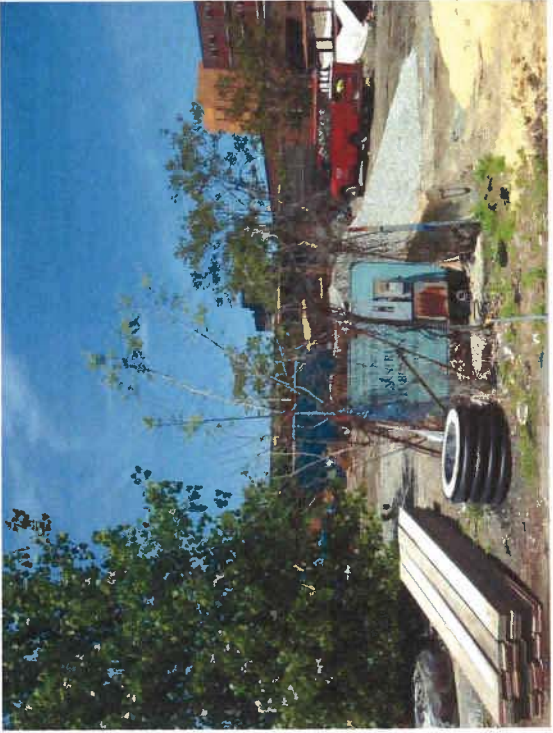


Site

Existing Condition

Parcel 25 | MHNHS

Figure 3.5-3



Site

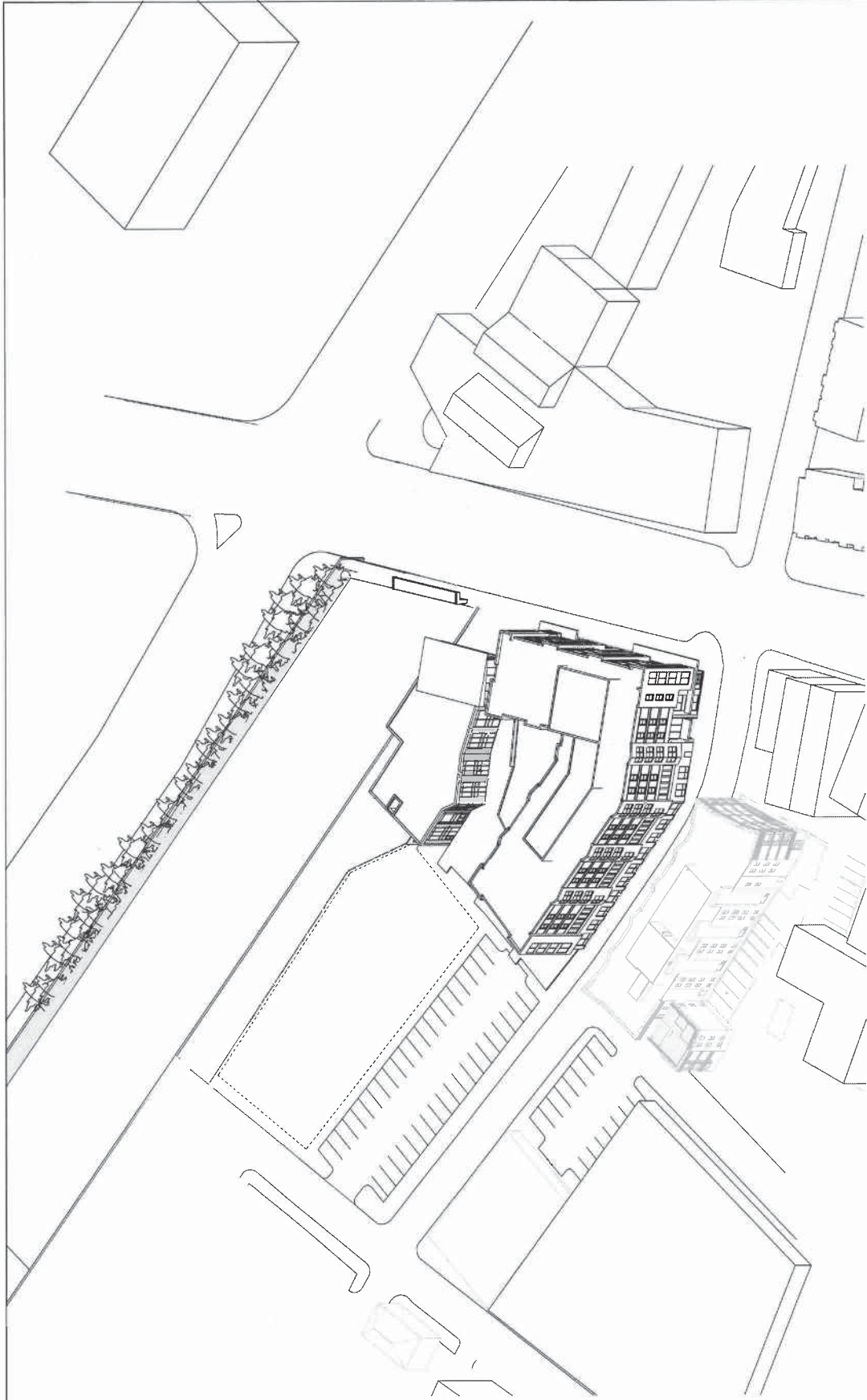
Existing Condition

Parcel 25 | MHNHS

Figure 3.5-4

GOODY ARCHITECTURE
PLANNING
PRESERVATION
CLANCY





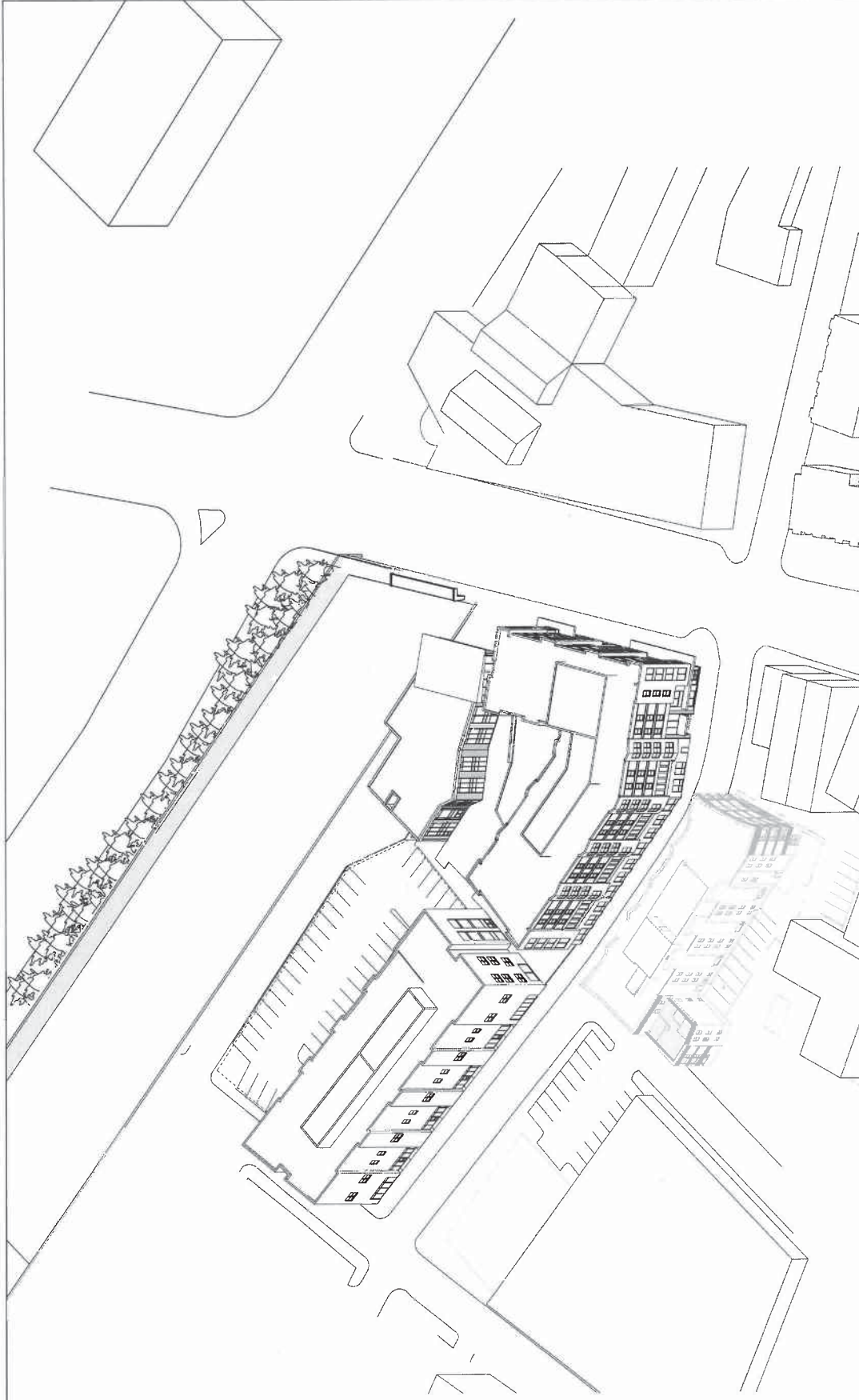
PHASE I

Site Aerial View

Parcel 25 | MHNHS
Figure 3.5-6

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



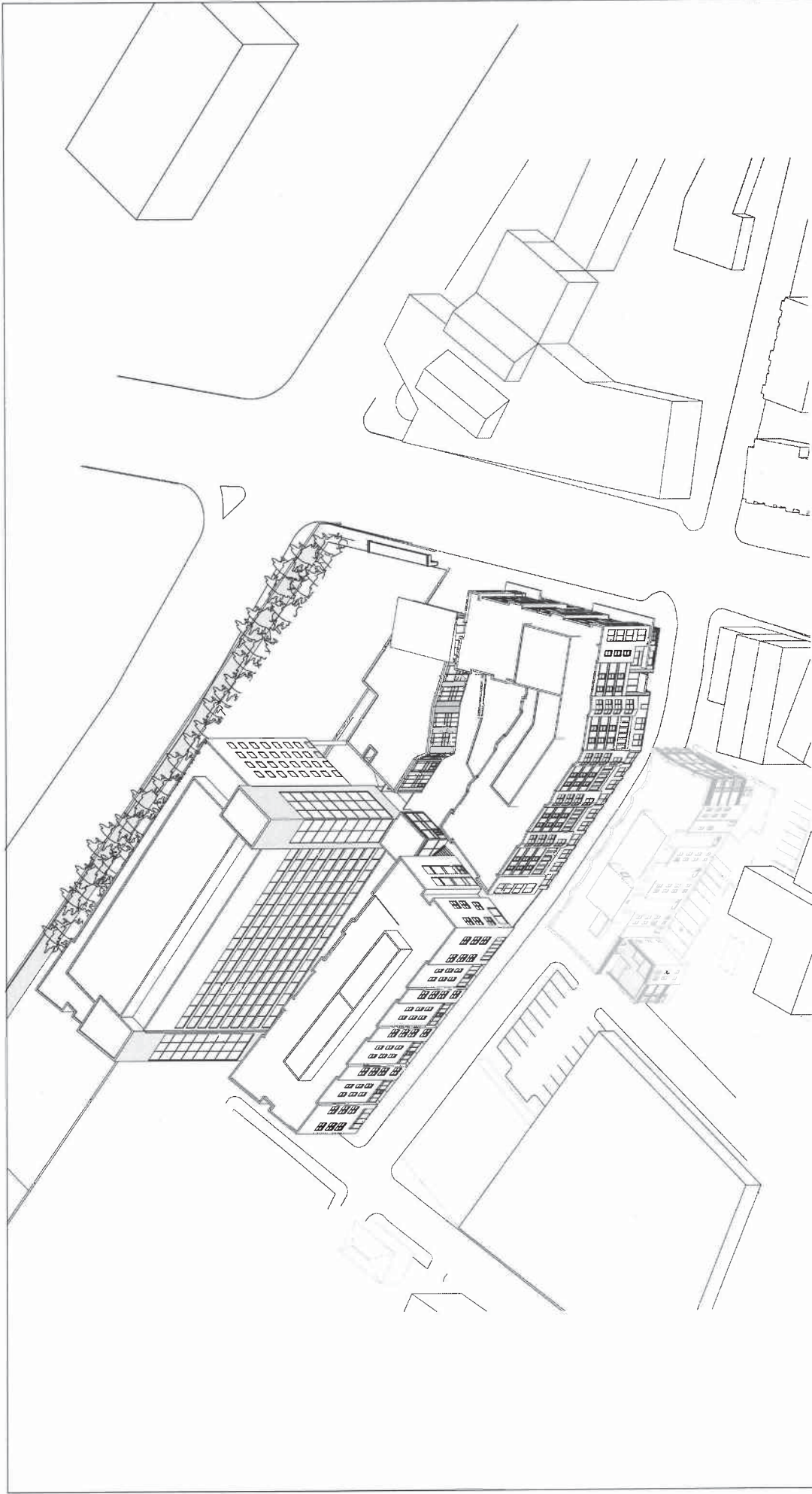


Parcel 25 | MHNHS
Figure 3.5-8

PHASE II
Site Aerial View

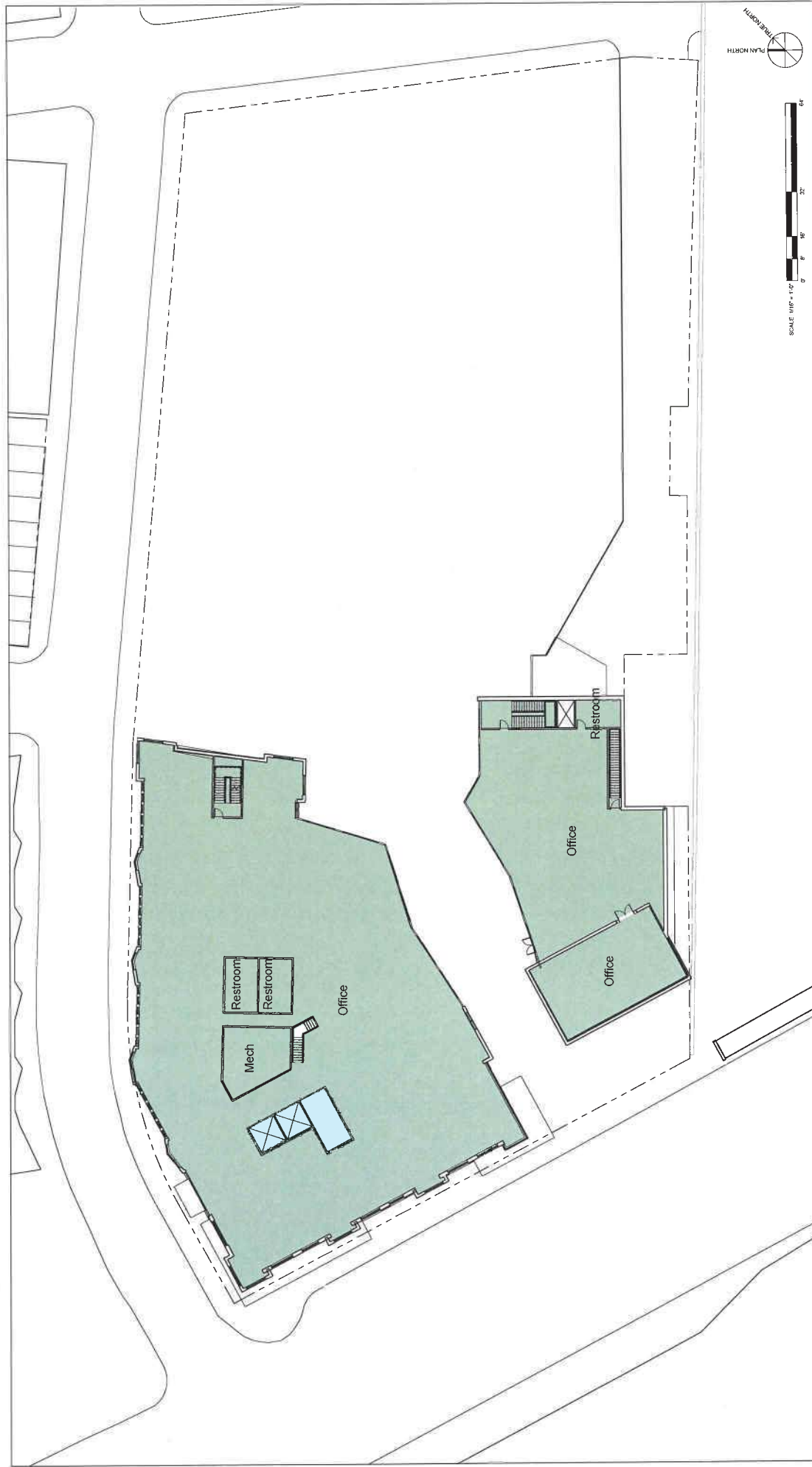


Parcel 25 | MHNHS
Figure 3.5-9



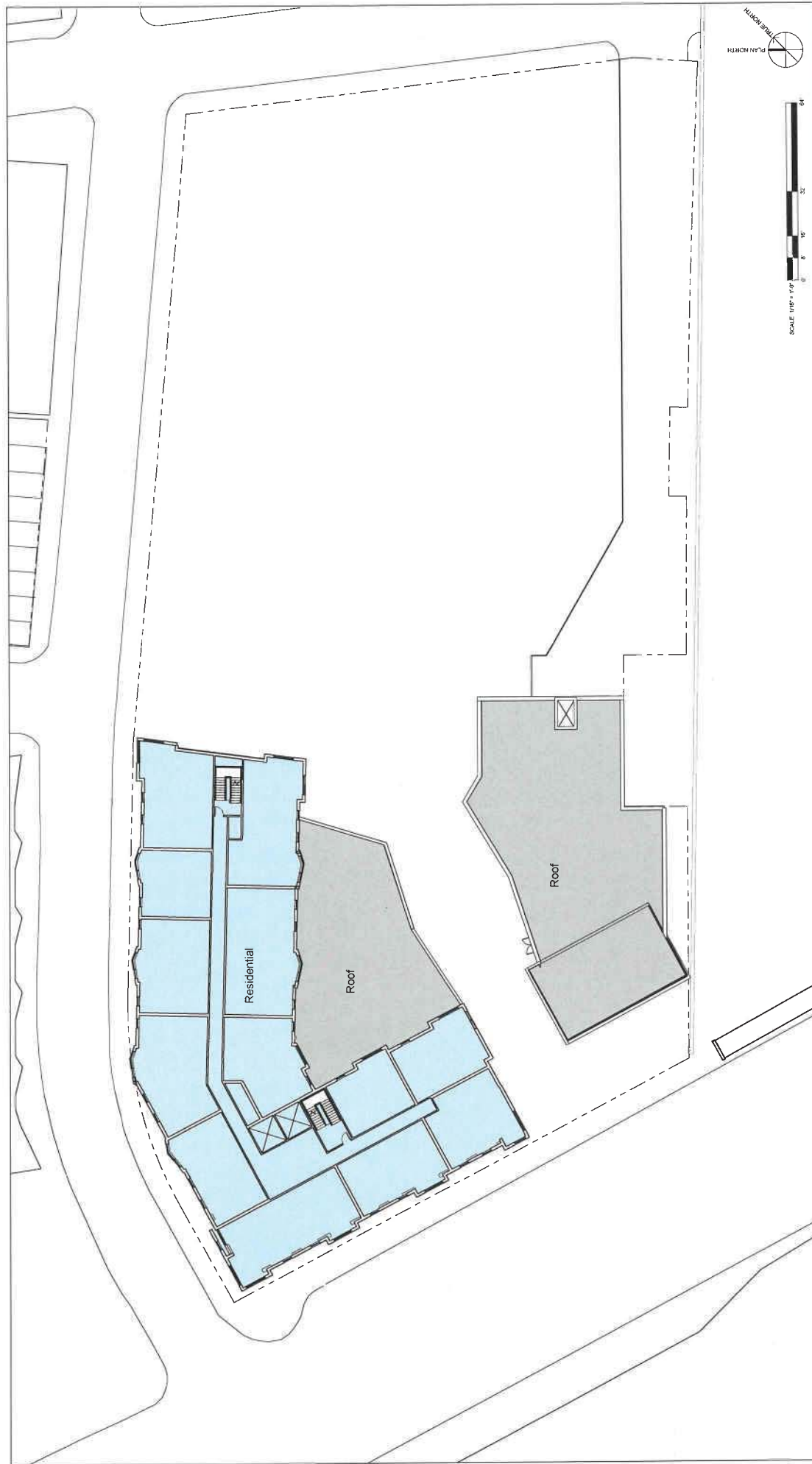


Parcel 25 | MHNHS
Figure 3.5-11



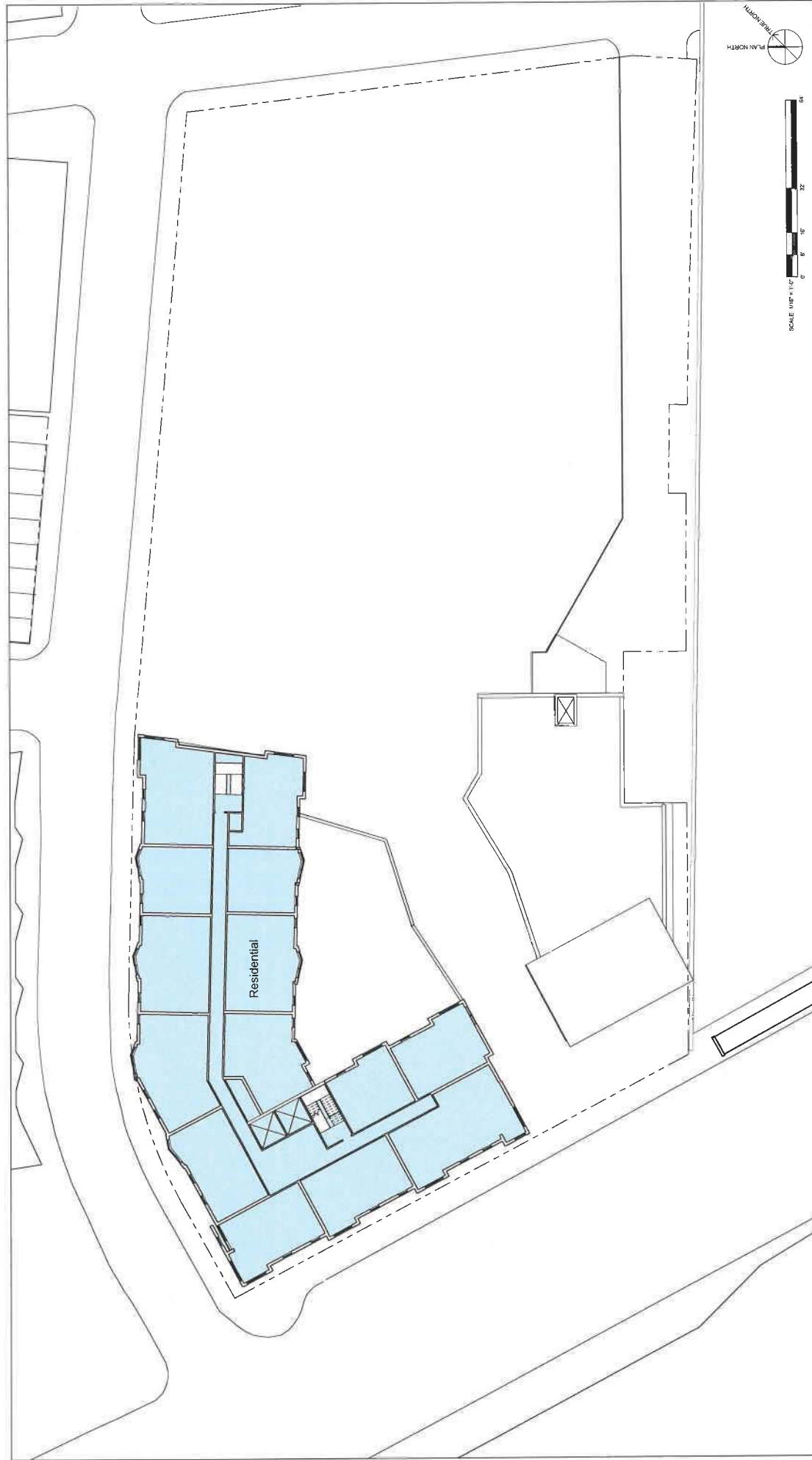
Parcel 25 | MHNHS
Figure 3.5-12

PHASE I
Level 2 Plan



Parcel 25 | MHNHS
Figure 3.5-13

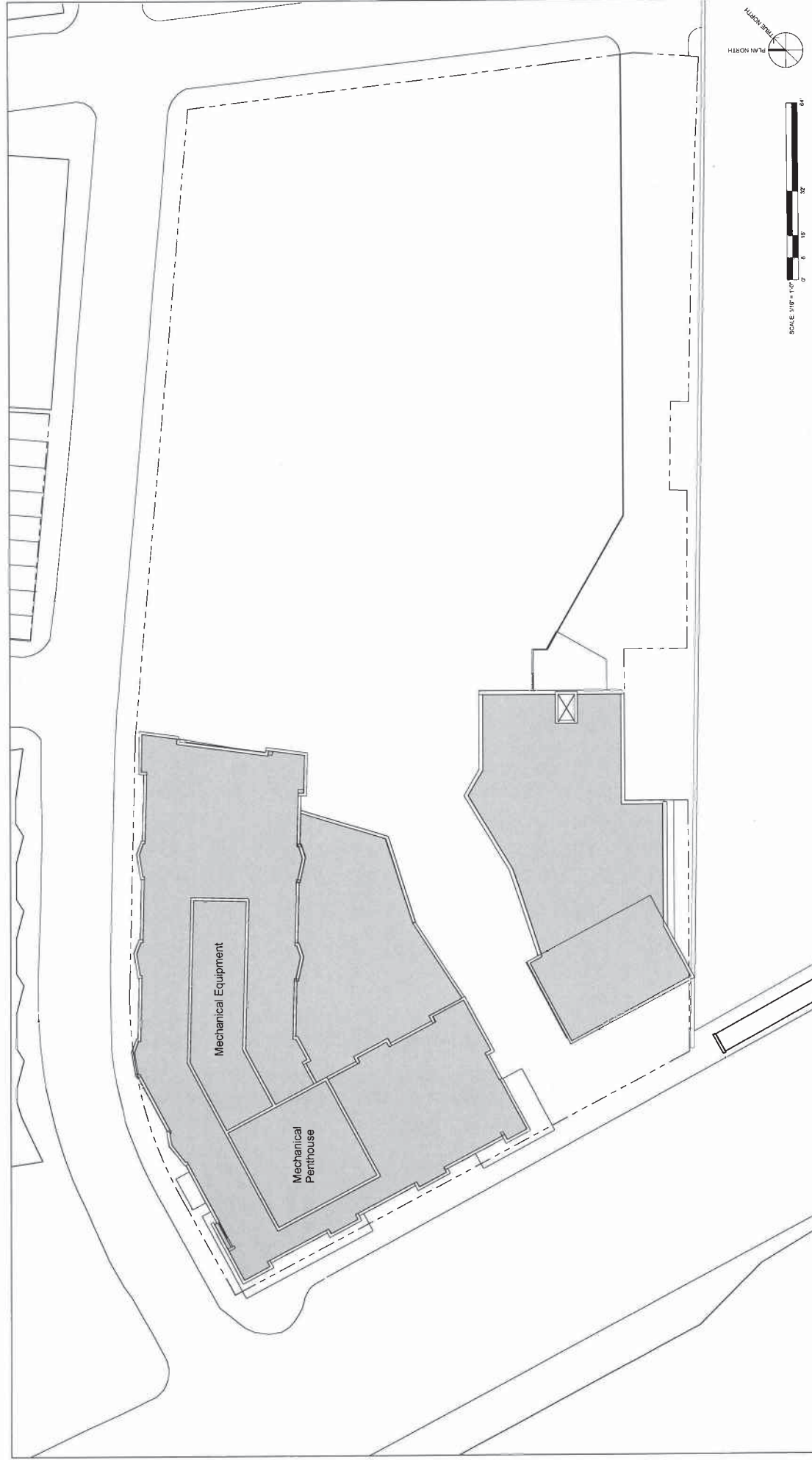
PHASE I
Level 3&4 Plan



Parcel 25 | MHNHS
Figure 3.5-14

PHASE I
Level 5 Plan

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**

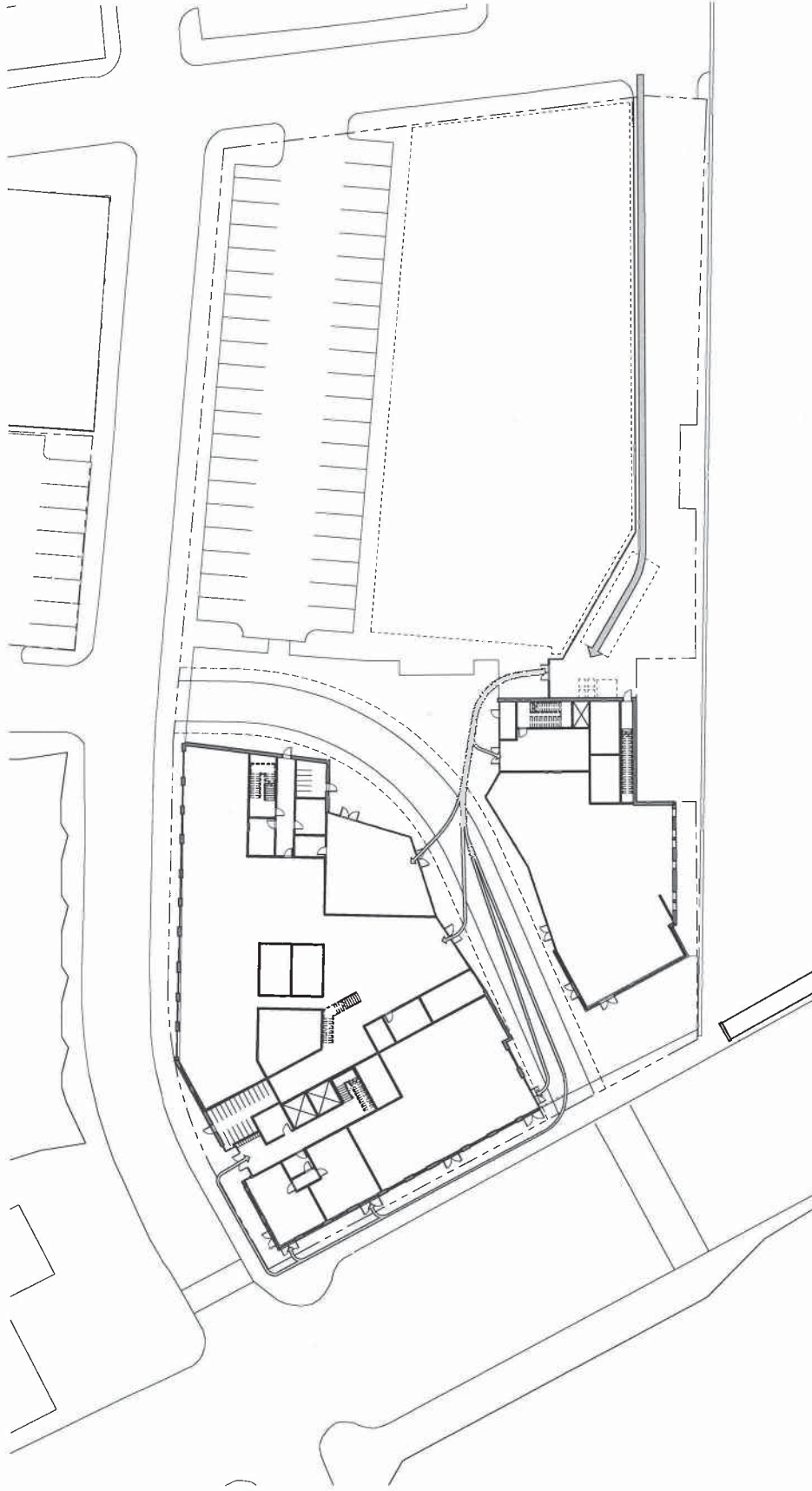
Parcel 25 | MHNHS
Figure 3.5-15

PHASE I
Roof / Penthouse Plan



Parcel 25 | MHNHS
Figure 3.5-16

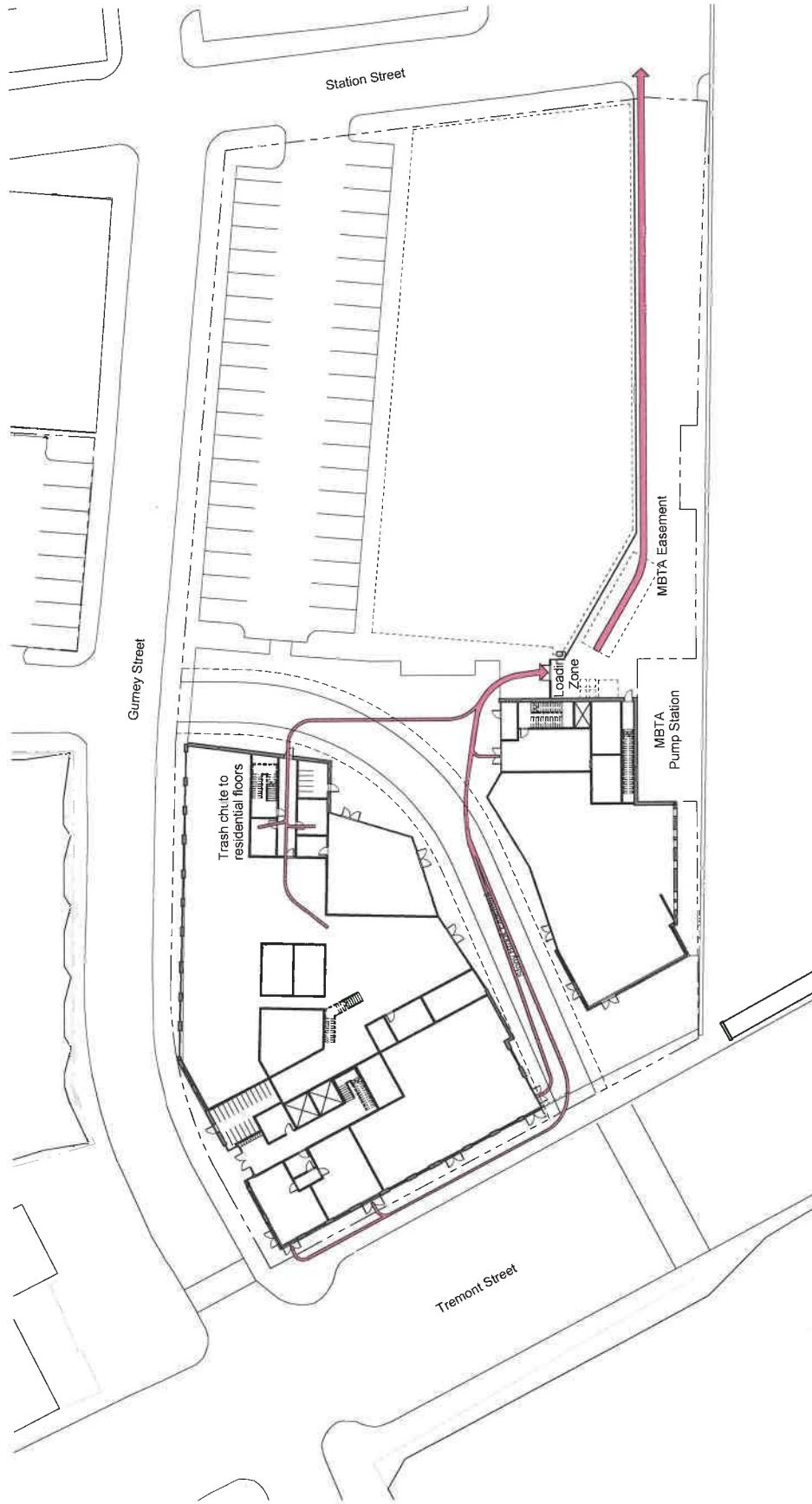
PHASE I
Building Entrances - Codified



PHASE I

Service Diagram - Loading

Parcel 25 | MHNHS
Figure 3.5-17





ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**

Parcel 25 | MHNHS
Figure 3.5-19

PHASE II
Level 1 Plan



Parcel 25 | MHNHS
Figure 3.5-20



Parcel 25 | MHNHS
Figure 3.5-21

FULL BUILD
Level 1 Plan



Parcel 25 | MHNHS
Figure 3.5-22

ARCHITECTURE
 PLANNING
 PRESERVATION
GOODY CLANCY

FULL BUILD
Level 2 Plan



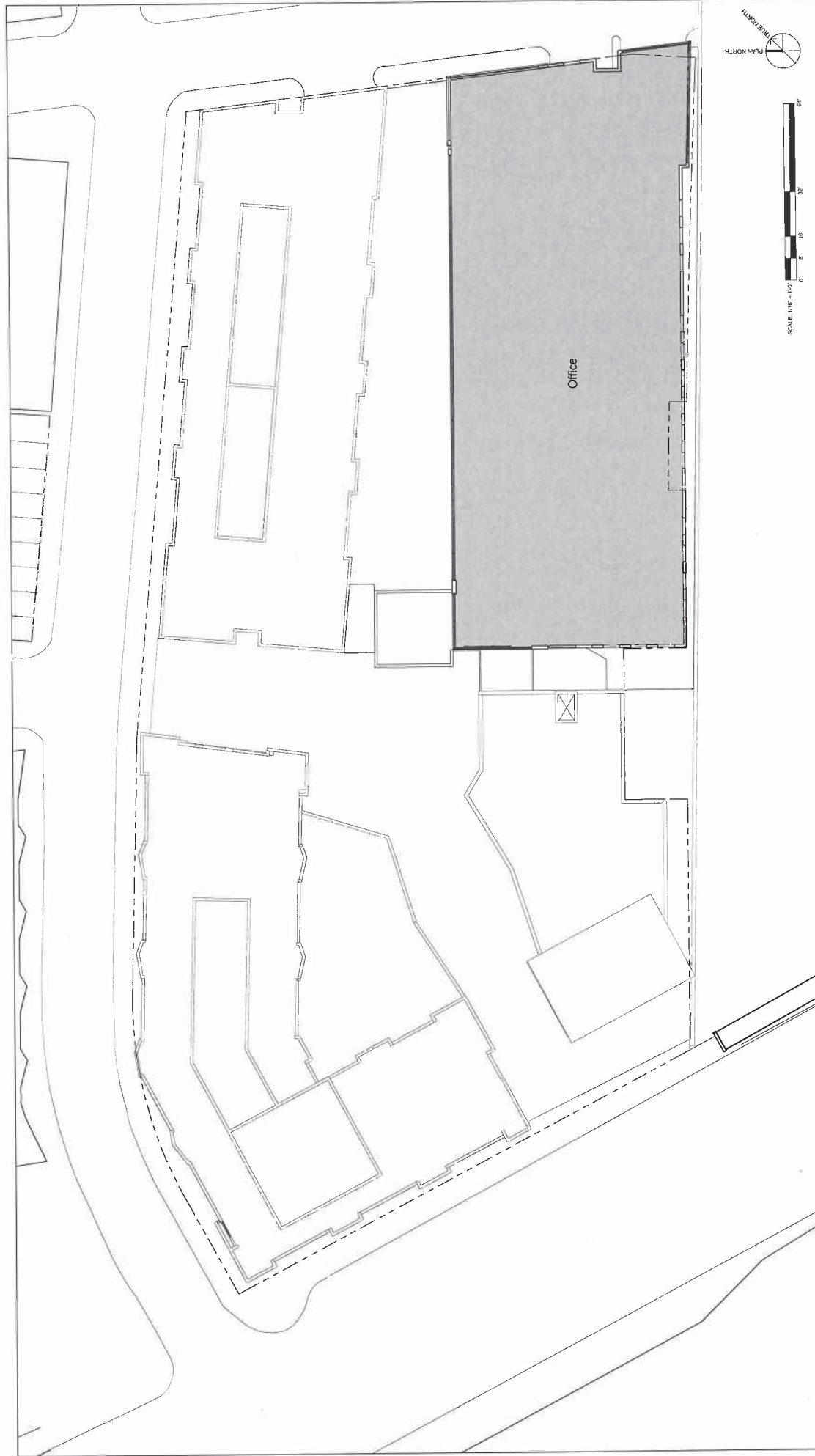
Parcel 25 | MHNHS
Figure 3.5-23

FULL BUILD
Level 3&4 Plan



Parcel 25 | MHNHS
Figure 3.5-24

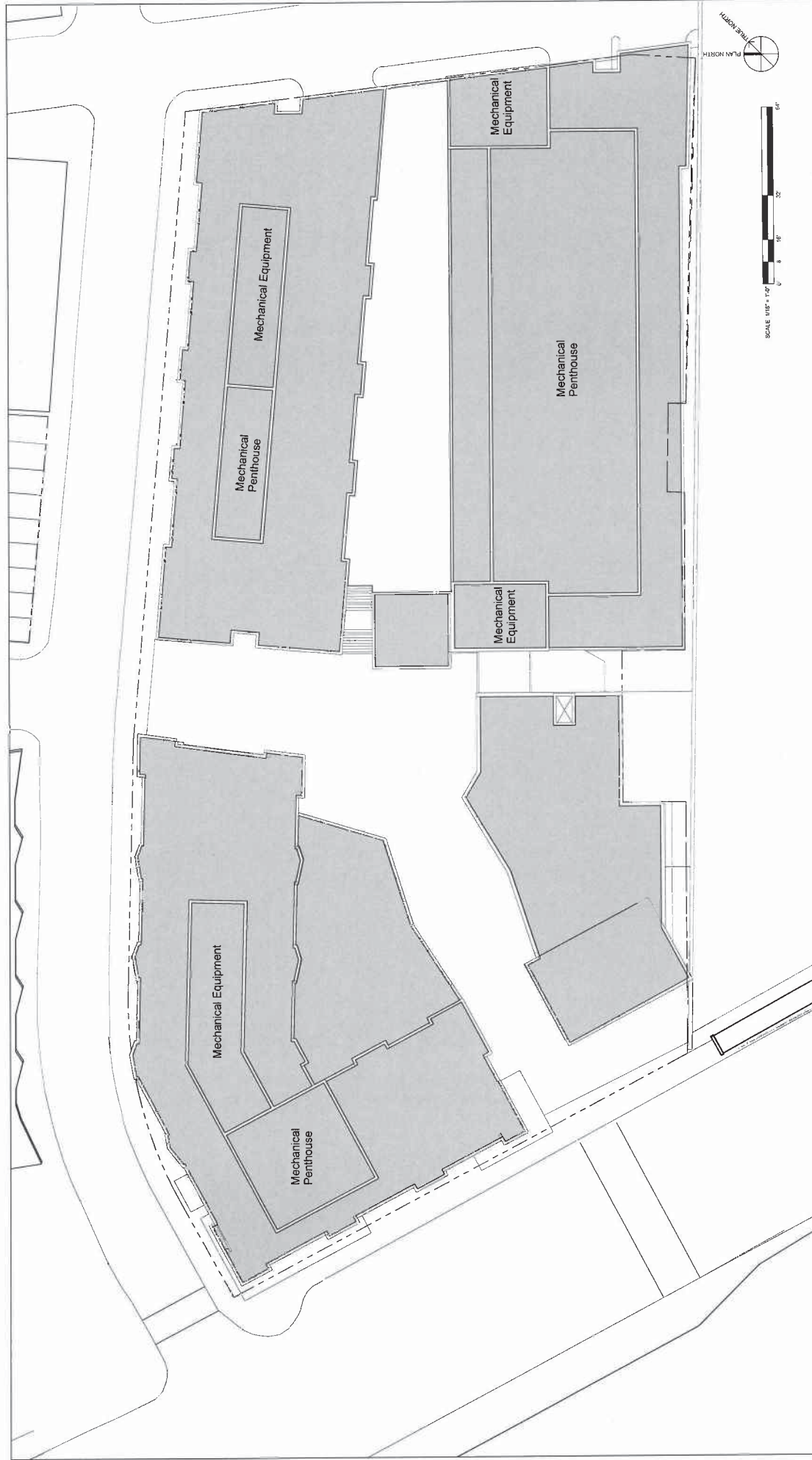
FULL BUILD
Level 5 Plan

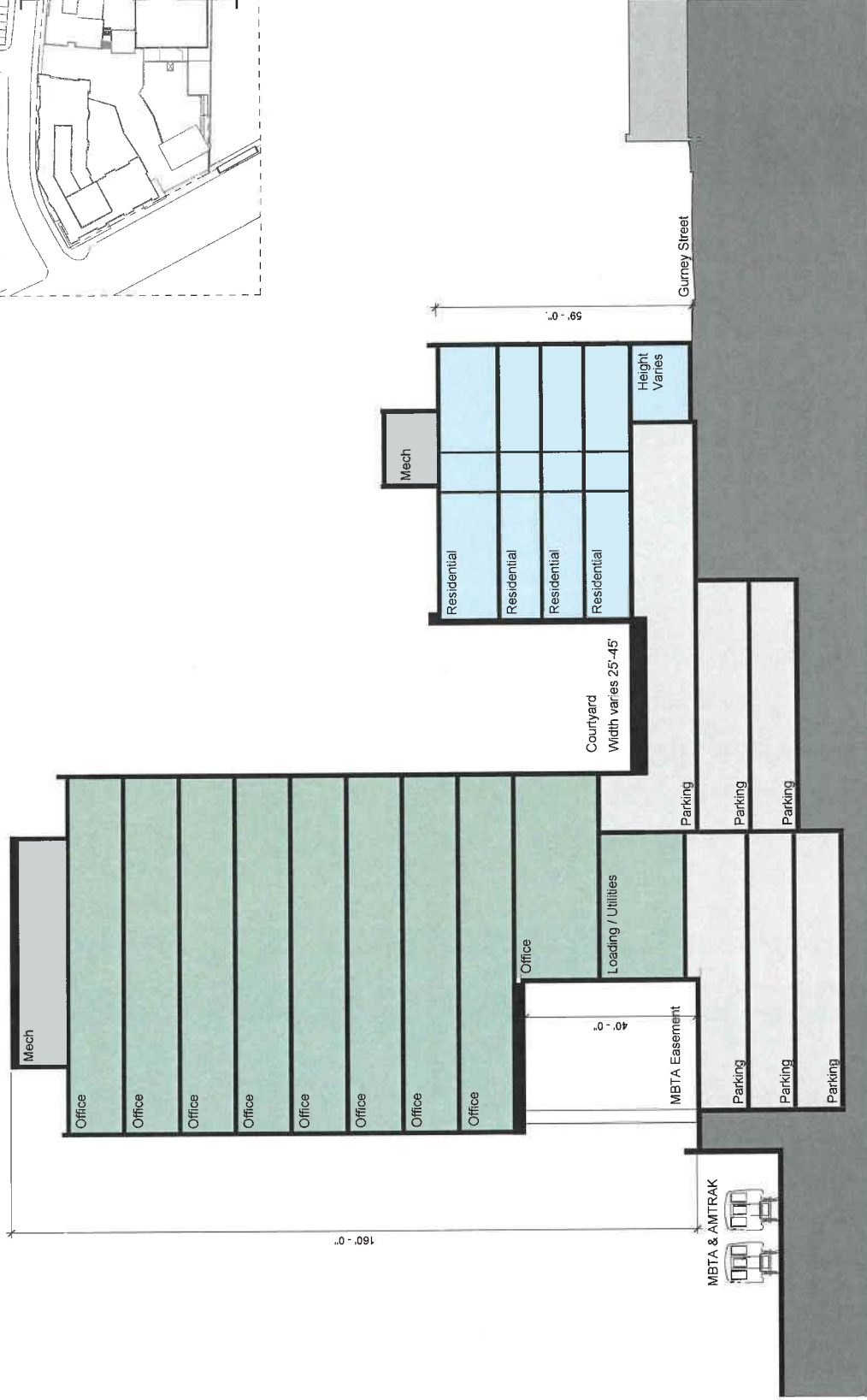
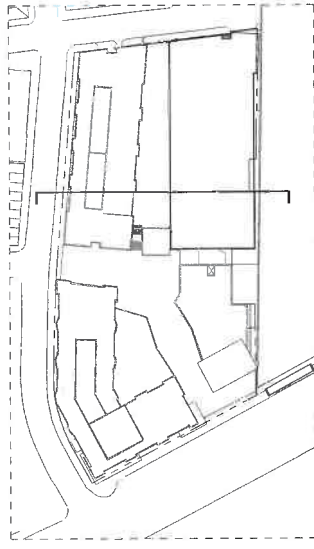


ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**

Parcel 25 | MHNHS
Figure 3.5-25

FULL BUILD
Level 6, 7, 8, 9 & 10 Plan

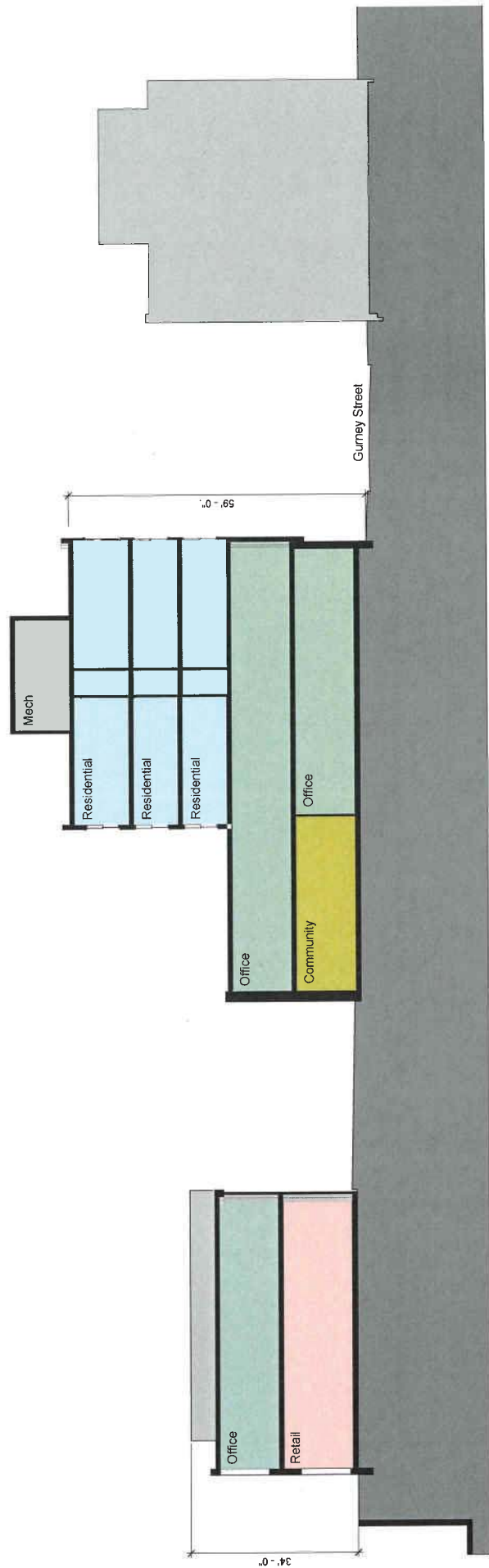
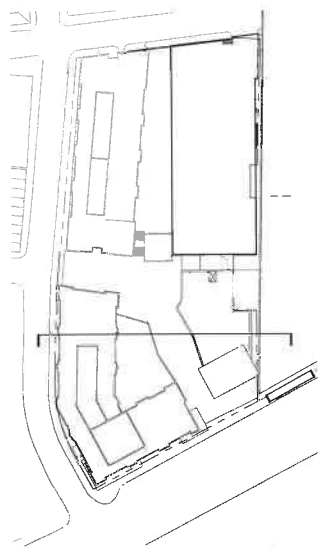




FULL BUILD
Section A

Parcel 25 | MHNHS
Figure 3.5-27

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**





FULL BUILD

View from Tremont Street and Columbus Avenue

Parcel 25 | MHNHS

Figure 3.5-29

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



FULL BUILD

View from Roxbury Crossing MBTA Station

Parcel 25 | MHNHS

Figure 3.5-30

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



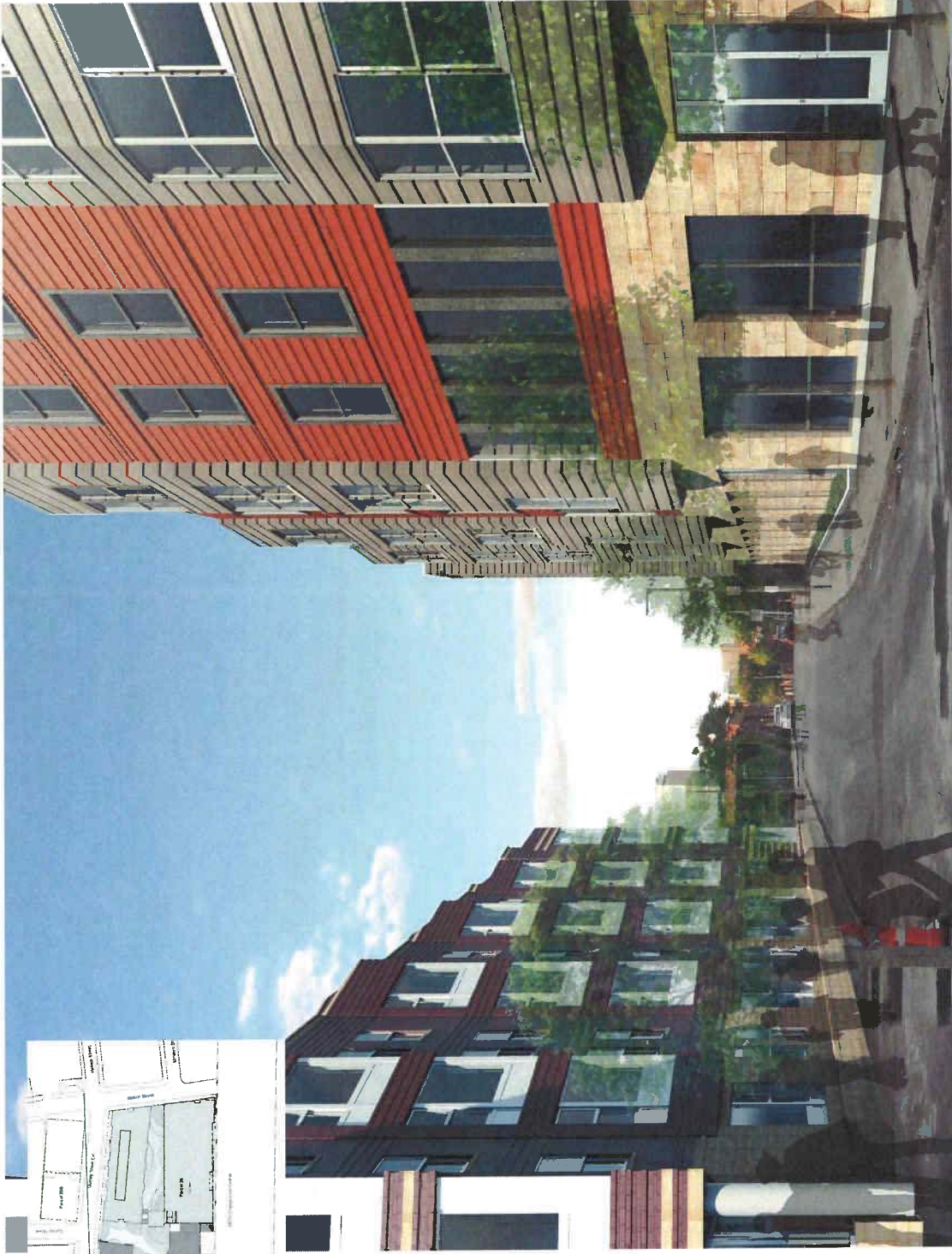
FULL BUILD

View from Tremont Street and Terrace Street

Parcel 25 | MHNHS

Figure 3.5-31

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



FULL BUILD

View North on Gurney Street

Parcel 25 | MHNHS

Figure 3.5-32

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



FULL BUILD

View from Gurney Street towards Pedestrian Plaza

Parcel 25 | MHNHS

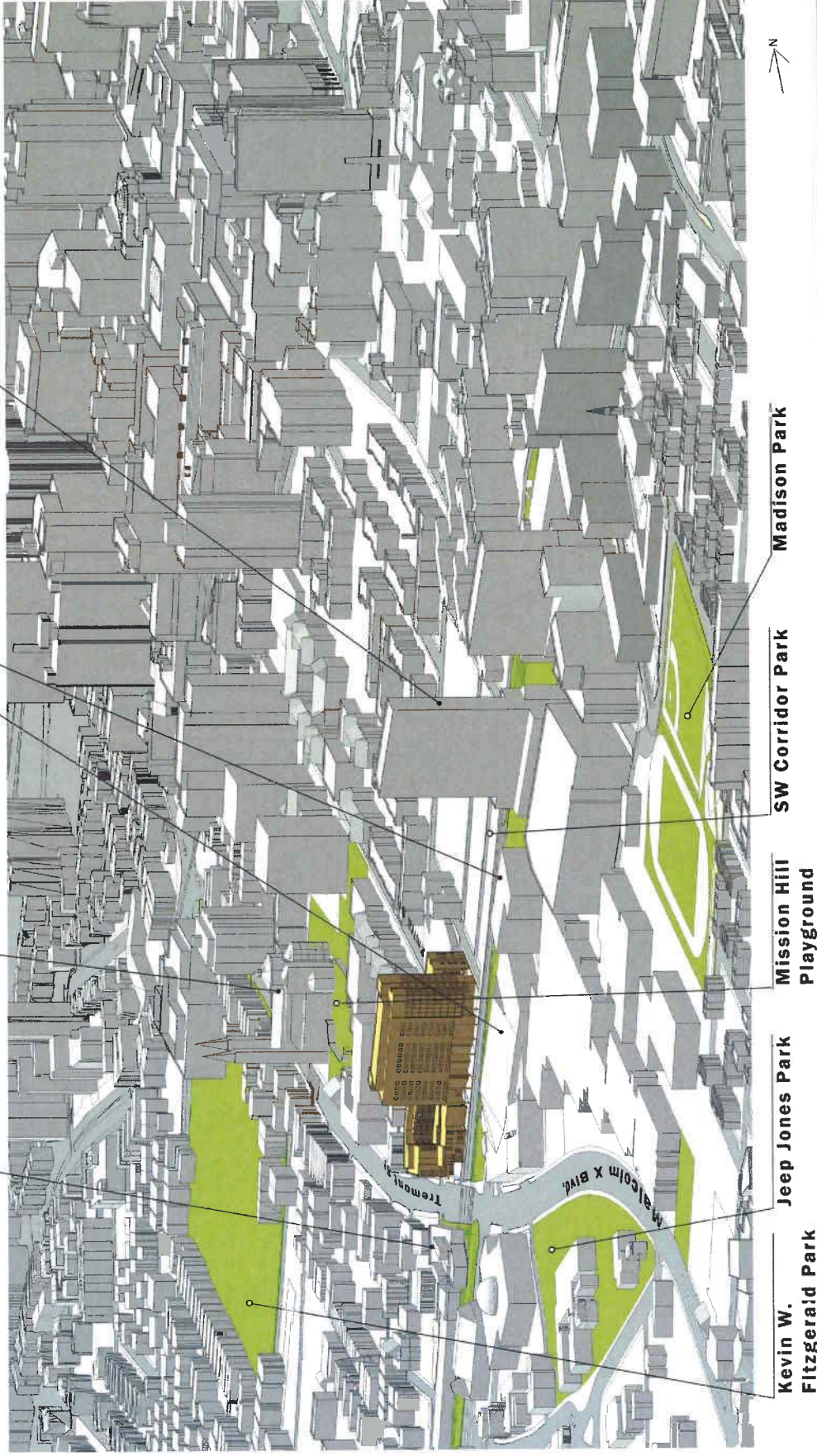
Figure 3.5-33



FULL BUILD
View of Pedestrian Plaza

Parcel 25 | MHNHS
Figure 3.5-34

**Roxbury Crossing
T Station** **Mission Church** **Reggie Lewis Center** **Whittier Health Center** **Parcel 3**
(Massing shown is
per tentative BRA
designation)



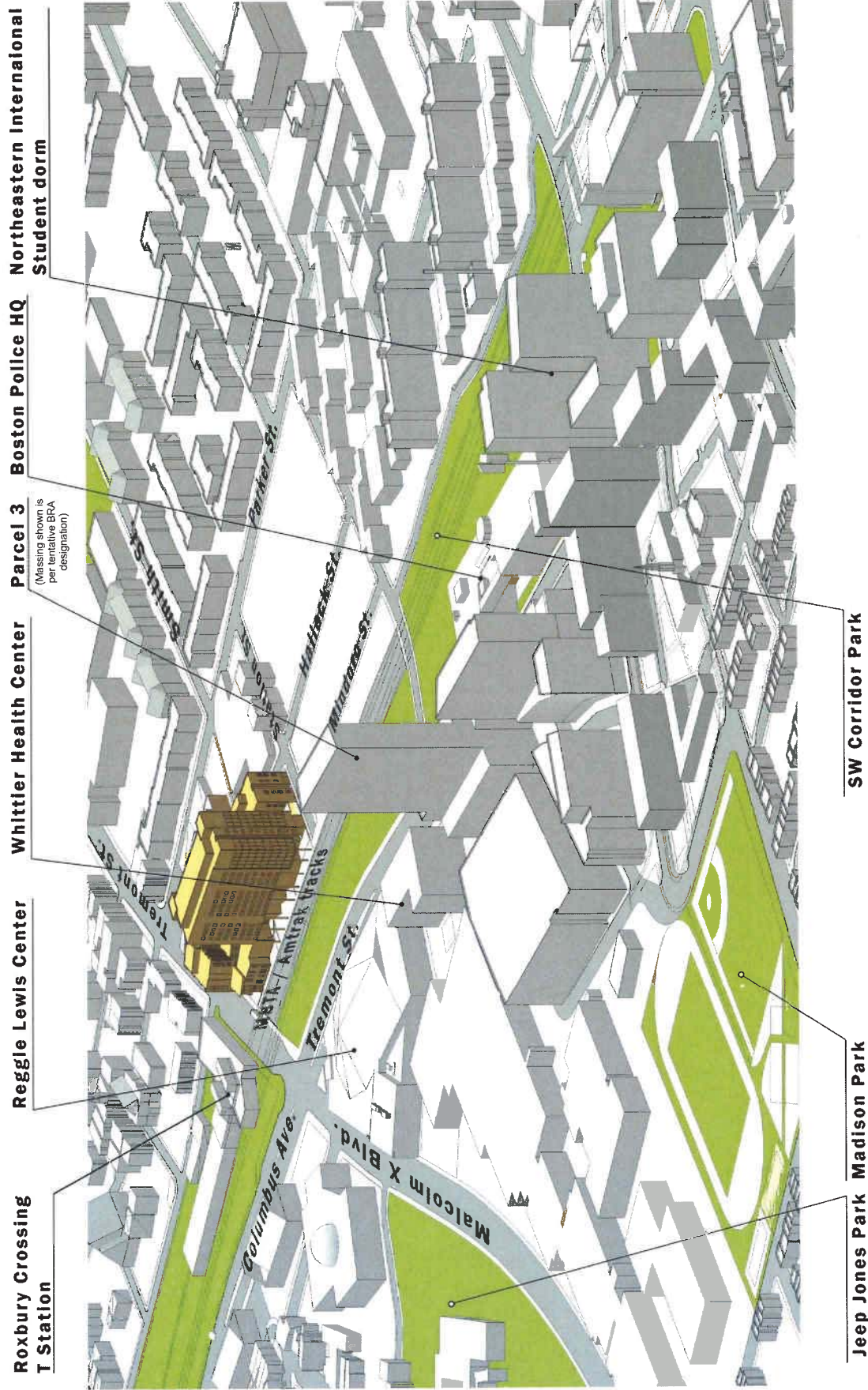
FULL BUILD

Regional Context

Parcel 25 | MHNHS

Figure 3.5-35

ARCHITECTURE
PLANNING
PRESERVATION
**GOODY
CLANCY**



FULL BUILD

Regional Context

Parcel 25 | MHNHS

Figure 3.5-36

ARCHITECTURE
PLANNING
PRESENTATION
**GOODY
CLANCY**

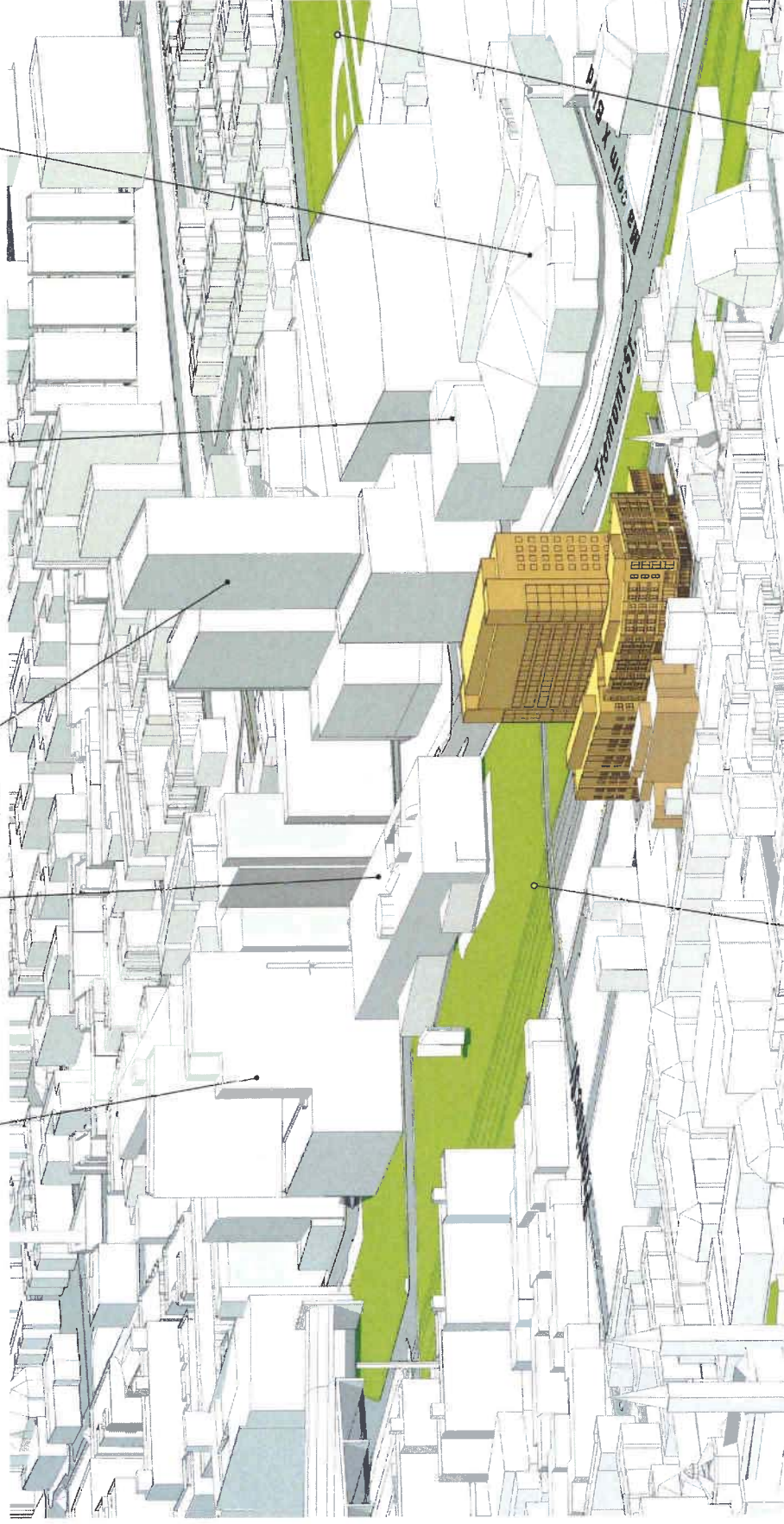
Northeastern International
Student dorm

Boston Police HQ

Parcel 3
(Massing shown is
per tentative BRA
designation)

Whittier Health Center

Reggie Lewis Center



SW Corridor Park

Madison Park

FULL BUILD

Regional Context

Parcel 25 | MHNHS

Figure 3.5-37

ARCHITECTURE
PLANNING
GOODY
CLANCY
PRESERVATION



③ ELEVATION - Tremont Street



⑥ ELEVATION - Building 1B Southwest Corridor



⑤ ELEVATION - Building 1B Pedestrian Plaza



④ ELEVATION - Gurney Street



① ELEVATION - Building 1A Pedestrian Plaza

SCALE: 1/8" = 1'-0"

GOODY ARCHITECTURE
PLANNING
PRESERVATION
CLANCY

Parcel 25 | MHNHS
Figure 3.5-38

PHASE I
Elevations 1



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name

Date

Y	N	Credit 1	Integrative Process	1
1				
14	2	0	Location and Transportation	Possible Points: 16
			LEED for Neighborhood Development Location	16
	1		Credit 1 Sensitive Land Protection	1
	2		Credit 2 High Priority Site	2
	5		Credit 3 Surrounding Density and Diverse Uses	5
	5		Credit 4 Access to Quality Transit	5
	1		Credit 5 Bicycle Facilities	1
	1		Credit 6 Reduced Parking Footprint	1
	1		Credit 7 Green Vehicles	1

3	4	3	Sustainable Sites	Possible Points: 10
			Construction Activity Pollution Prevention	Required
	1		Credit 1 Site Assessment	1
	2		Credit 2 Site Development--Protect or Restore Habitat	2
	1		Credit 3 Open Space	1
	2		Credit 4 Rainwater Management	3
	1		Credit 5 Heat Island Reduction	2
	1		Credit 6 Light Pollution Reduction	1

2	3	6	Water Efficiency	Possible Points: 11
			Outdoor Water Use Reduction	Required
	1		Credit 1 Indoor Water Use Reduction	1
	1		Credit 2 Building-Level Water Metering	1
	6		Credit 3 Outdoor Water Use Reduction	6
	1		Credit 4 Indoor Water Use Reduction	2
	1		Credit 5 Cooling Tower Water Use	1
	1		Credit 6 Water Metering	1

9	13	11	Energy and Atmosphere	Possible Points: 33
			Fundamental Commissioning and Verification	Required
	1		Credit 1 Minimum Energy Performance	1
	1		Credit 2 Building-Level Energy Metering	1
	1		Credit 3 Fundamental Refrigerant Management	1
	6		Credit 4 Enhanced Commissioning	6
	6		Credit 5 Optimize Energy Performance	18
	1		Credit 6 Advanced Energy Metering	1
	2		Credit 7 Demand Response	2
	3		Credit 8 Renewable Energy Production	3
	1		Credit 9 Enhanced Refrigerant Management	1
	1		Credit 10 Green Power and Carbon Offsets	2

11	0	2	Materials and Resources	Possible Points: 13
			Storage and Collection of Recyclables	Required
	1		Credit 1 Construction and Demolition Waste Management Planning	1
	3		Credit 2 Building Life-Cycle Impact Reduction	3
	2		Credit 3 Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit 4 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit 5 Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit 6 Construction and Demolition Waste Management	2

8	1	7	Indoor Environmental Quality	Possible Points: 16
			Minimum Indoor Air Quality Performance	Required
	1		Credit 1 Environmental Tobacco Smoke Control	1
	1		Credit 2 Enhanced Indoor Air Quality Strategies	2
	3		Credit 3 Low-Emitting Materials	3
	1		Credit 4 Construction Indoor Air Quality Management Plan	1
	1		Credit 5 Indoor Air Quality Assessment	1
	1		Credit 6 Thermal Comfort	2
	1		Credit 7 Interior Lighting	2
	3		Credit 8 Daylight	3
	1		Credit 9 Quality Views	1
	1		Credit 10 Acoustic Performance	1

2	0	4	Innovation	Possible Points: 6
			Innovation	5
	1		Credit 1 LEED Accredited Professional	1

2	0	2	Regional Priority	Possible Points: 4
			Regional Priority: Specific Credit	1
	1		Credit 1 Regional Priority: Specific Credit	1
	1		Credit 2 Regional Priority: Specific Credit	1
	1		Credit 3 Regional Priority: Specific Credit	1
	1		Credit 4 Regional Priority: Specific Credit	1

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Possible Points: 110

PHASE I

LEED Project Checklist

Parcel 25 | MHNHS

Figure 3.5-39

EXHIBIT D

PLANNED DEVELOPMENT AREA NO. _____

Parcel 25

BOSTON

LIST OF PERMITTED USES

The following uses, which are set forth in Table B, Mission Hill Neighborhood District, Article 59 of the Code and defined in Article 2A of the Code, are the allowed uses for PDA Area No. __:

Automatic teller machine
Bank
Post Office
Adult education center
Community Center
Day care center
Day care center, elderly
Library
Art gallery
Art use
Ticket sales
Auditorium
Concert Hall
Museum
Public Art, display space
Studios, arts
Theatre
College or university
Fitness center or gymnasium
Private club not serving alcohol
Private club serving alcohol
Restaurant with live entertainment, not operating after 10:30 p.m.
Conference center
Agency or professional office
General office

Office of wholesale business
Open Space
Open space recreational building
Outdoor place of recreation for profit
Research laboratory
Product development or prototype manufacturing
Elderly Housing
Group Residence Limited
Group Residence Limited
Multi-family dwelling
Row house
Townhouse
Restaurant
Take-out restaurant
Bakery
Local retail business
Barber or beauty shop
Dry cleaning shop
Laundry, retail service
Laundry, self-service
Shoe repair
Tailor shop
Parking garage
Accessory automatic teller machine
Accessory cafeteria
Accessory cultural uses
Accessory offices
Accessory outdoor café
Accessory parking
Accessory retail
Accessory services uses



MLF
CONSULTING LLC

ARCHITECTURE
PLANNING
PRESERVATION
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CLANCY**

NHCS
MISSION HILL
NEIGHBORHOOD HOUSING SERVICES

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