Locus Map

- Mission Hill Neighborhood
- Planned Development
  Area approved in 2014

Tabular Data (Phase 2)

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area</td>
<td>22,000 SF</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>10,732 SF</td>
</tr>
<tr>
<td>Open Space</td>
<td>11,268 SF</td>
</tr>
<tr>
<td>Total Rentable Area*</td>
<td>53,339 SF</td>
</tr>
<tr>
<td>Height*</td>
<td>5 Stories/ 58 FT</td>
</tr>
<tr>
<td>Parking Spaces Required</td>
<td>23</td>
</tr>
<tr>
<td>Parking Spaces Provided*</td>
<td>26</td>
</tr>
</tbody>
</table>

* Height and Rentable Area excludes penthouse and below grade parking level
* 23 spaces provided at required .5 ratio for Phase 2 plus 6 for Phase 1 use

Dwelling Unit Distribution (Phase 2)

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR/1BA</td>
<td>15</td>
</tr>
<tr>
<td>2BR/1BA</td>
<td>13</td>
</tr>
<tr>
<td>2BR/1.5BA DUPLEX</td>
<td>5</td>
</tr>
<tr>
<td>3BR/1.5BA</td>
<td>13</td>
</tr>
</tbody>
</table>
Neighborhood Context

View down Tremont St. of Phase 1 & Neighboring Buildings
Neighborhood Context

- Multifamily Building across Tremont Street
- Mixed Use along Tremont Street
- Neighboring Multifamily Buildings
Immediate Site Context

View from Roxbury Crossing T-Station

View down Gurney St. of Roxbury Crossing Senior Building & Phase 1
Immediate Site Context

Pedestrian Plaza looking towards Roxbury Crossing T-Station

Pedestrian Plaza from Gurney St.

Gurney St. streetscape, Senior Building
Immediate Site Context

View to Pedestrian Plaza from Tremont Street

Plaza looking towards Roxbury Crossing T-Station
Current Phase 2 Site Conditions

View from Gurney Street and Station Street
Current Phase 2 Site Conditions

View from Pedestrian Plaza
Current Phase 2 Site Conditions

View from Station Street at Curb Cut

View from Pedestrian Plaza
Site Plan | Existing Phase 1
Site Plan | Proposed Phase 2
Proposed 2019 Full Buildout Site Plan

Approved 2014 PDA Full Buildout Site Plan
View from Pedestrian Courtyard
View from Gurney and Station St.
View of Gurney St. Stoops
Typical Plans

Typical Upper Floors

Ground Floor

Parking Level

Mission Hill Neighborhood Housing Services
12/21/2018

Mission Hill Neighborhood Housing Services
11/28/2018

GOODYCLANCY
Elevations and Section

East Elevation (Courtyard)

North Elevation (Station Street)

West Elevation (Gurney Street)

South Elevation (Pedestrian Plaza)

Cross Section