

P25 BOSTON CIVIC DESIGN COMMISSION PRESENTATION MARCH 5, 2019

PARCEL 25, PHASE 2 | MISSION HILL NEIGHBORHOOD HOUSING SERVICES



Locus Map

- Mission Hill Neighborhood
- Planned Development Area approved in 2014

Tabular Data (Phase 2)

Land Area	22,000 SF
Building Footprint	10,732 SF
Open Space	11,268 SF

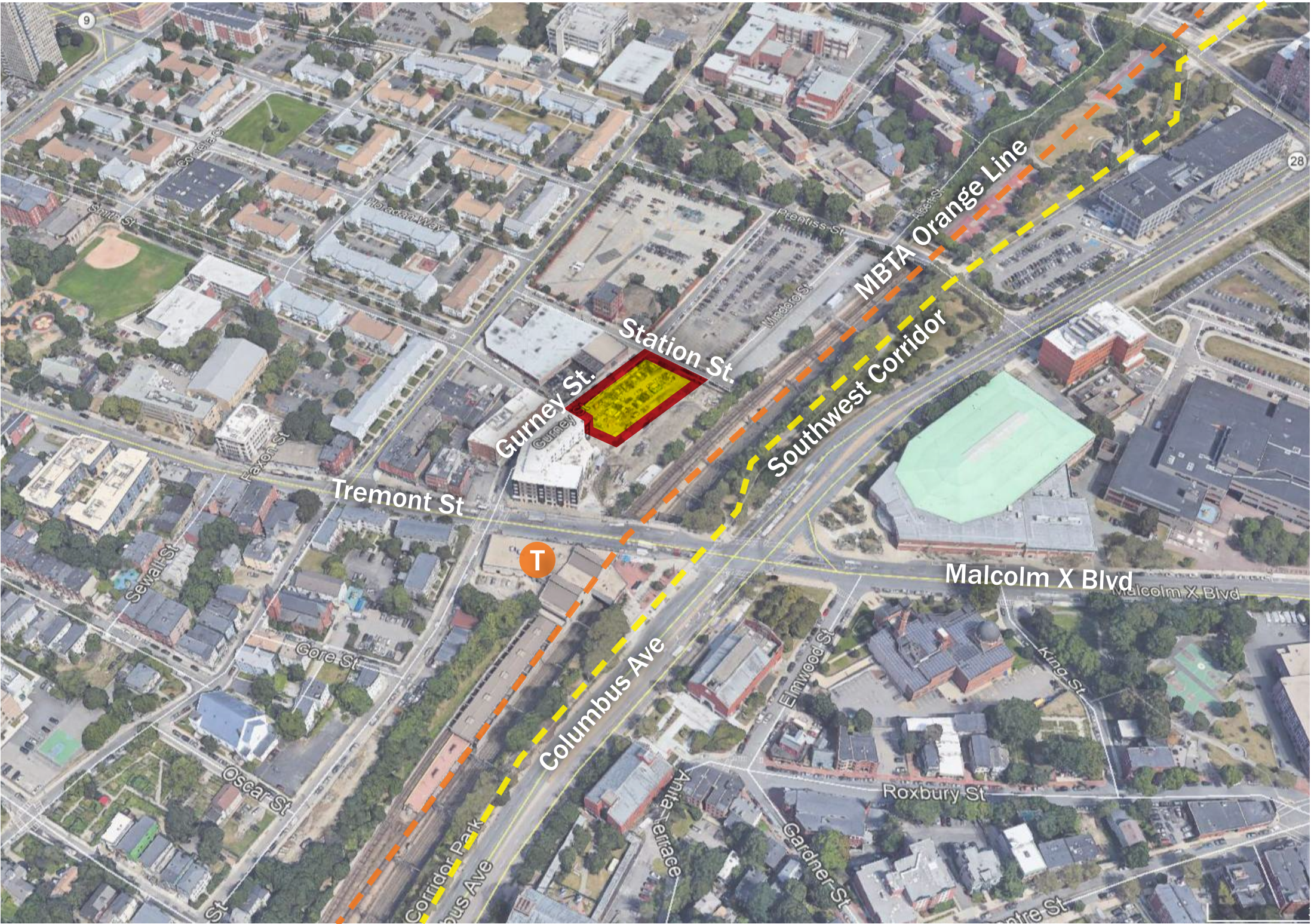
Total Rentable Area*	53,339 SF
Height*	5 Stories/ 58 FT

Parking Spaces Required	23
Parking Spaces Provided*	26

* 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)

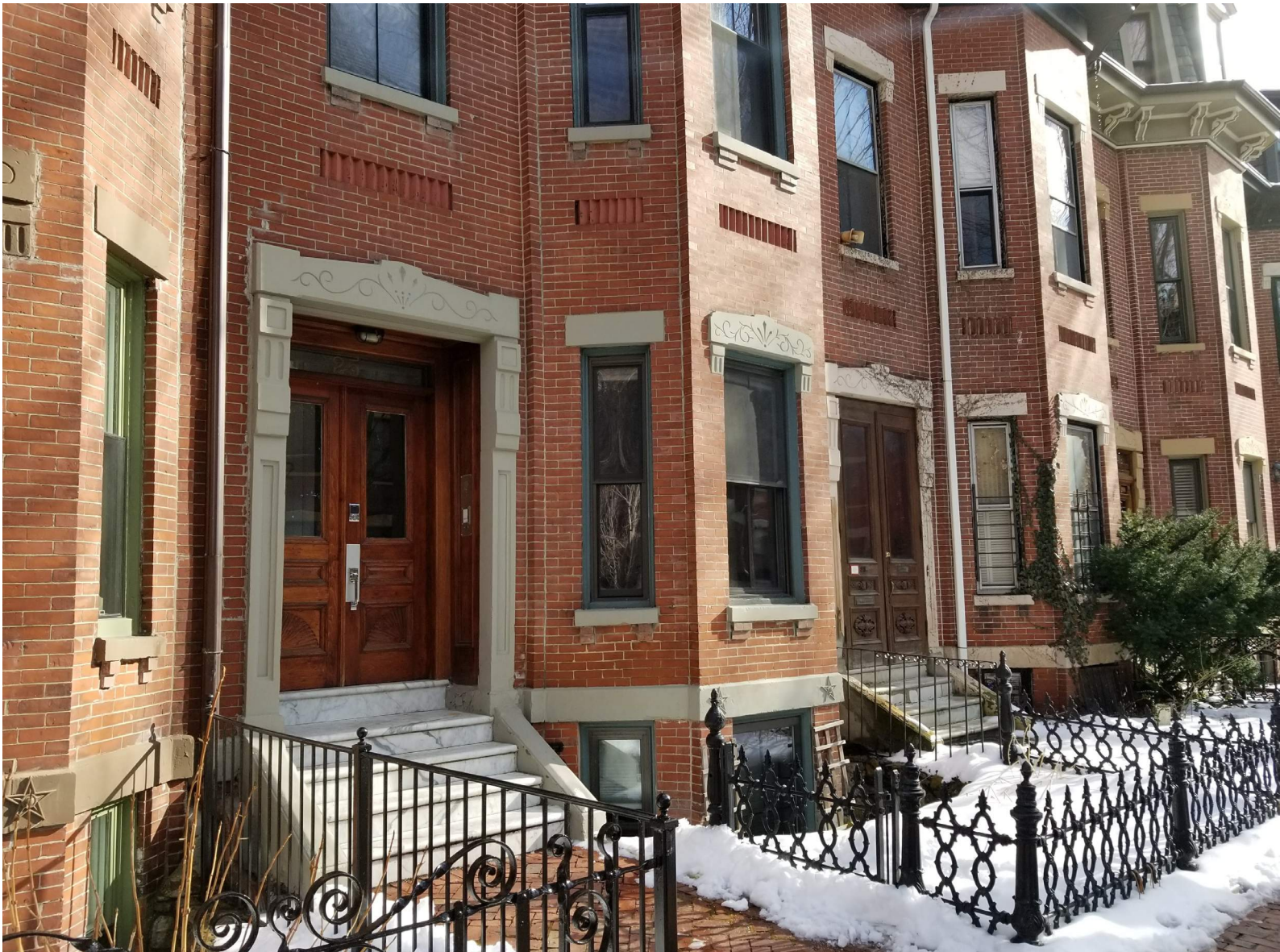
1BR/1BA	15 Units
2BR/1BA	13 Units
2BR/1.5BA DUPLEX	5 Units
3BR/1.5BA	13 Units



Neighborhood Context



Neighboring Residential Entry



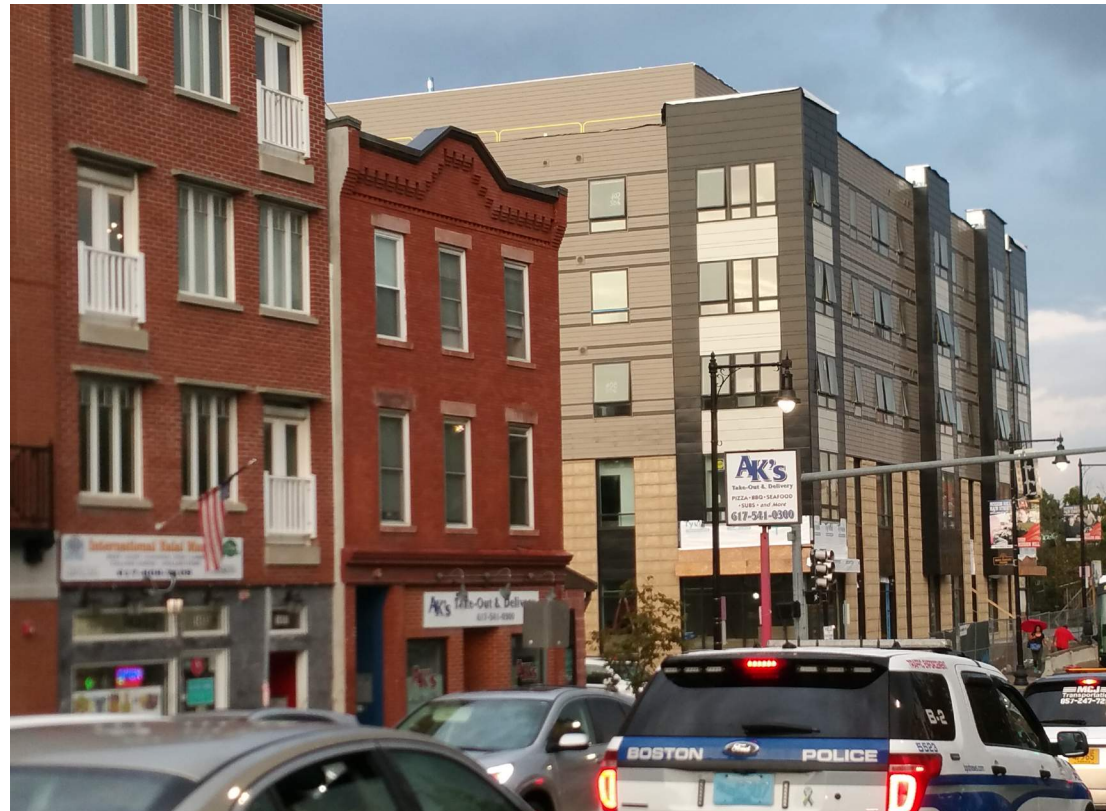
Residential Entries/Streetscape

View down Tremont St. of Phase 1 & Neighboring Buildings

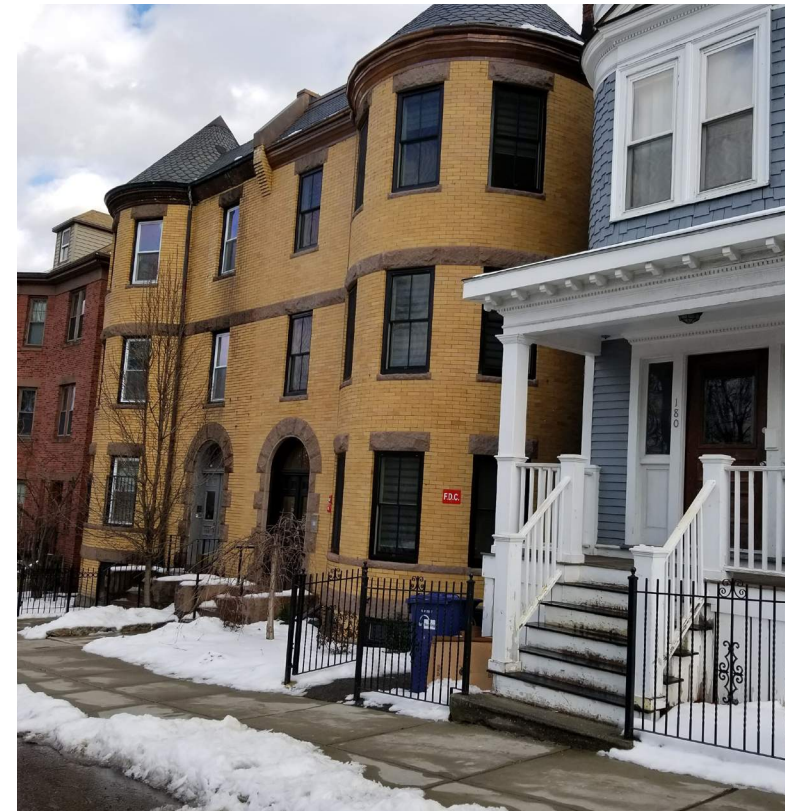
Neighborhood Context



Multifamily Bulding 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



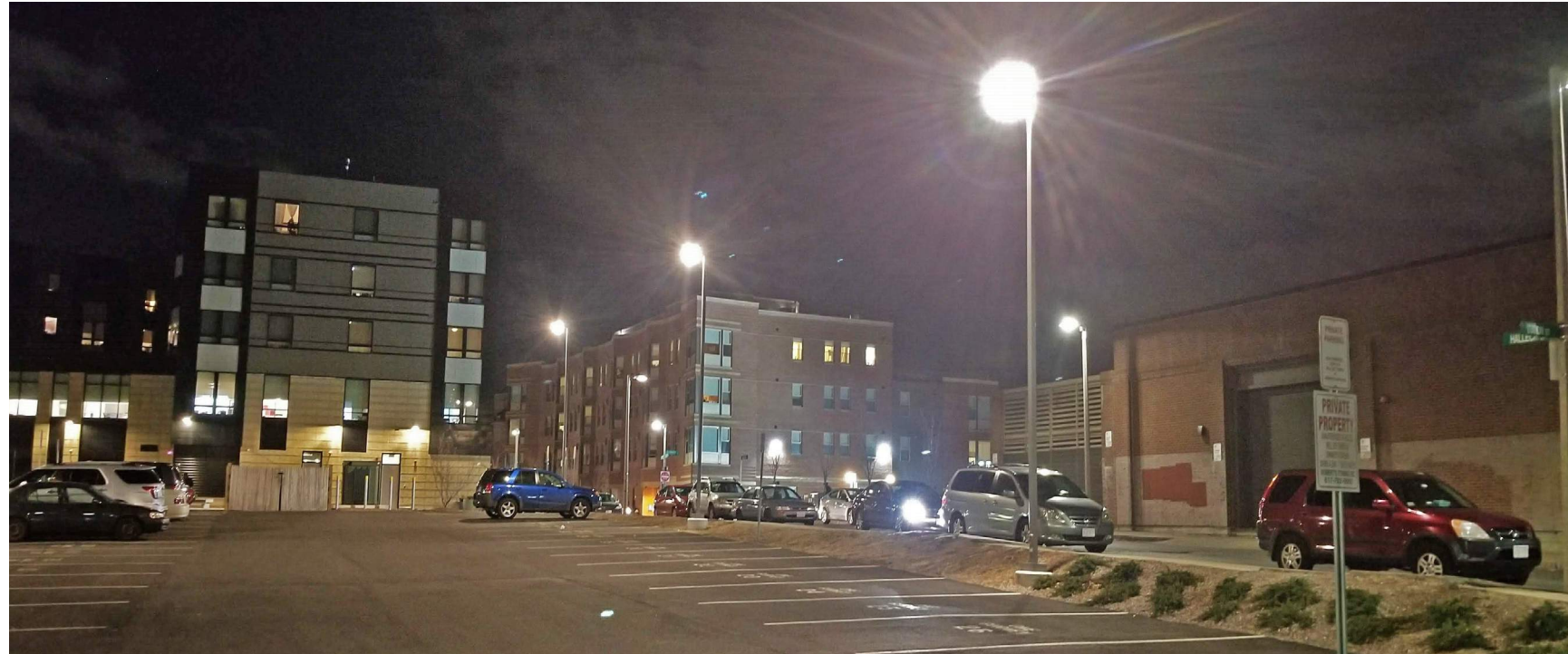
View from Gurney Street and Station Street

Current Phase 2 Site Conditions



View from Pedestrian Plaza

Current Phase 2 Site Conditions

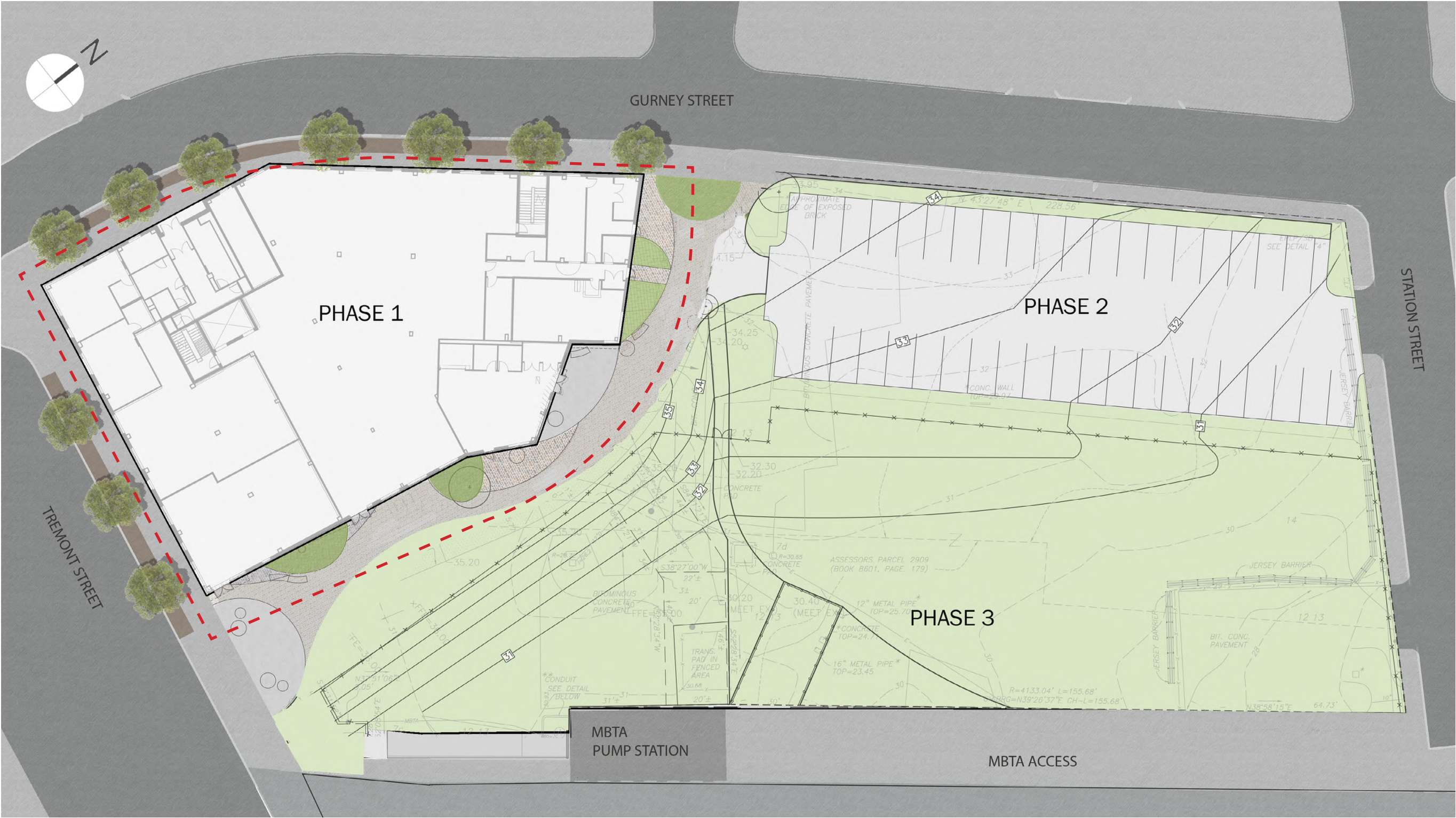


View from Station Street at Curb Cut

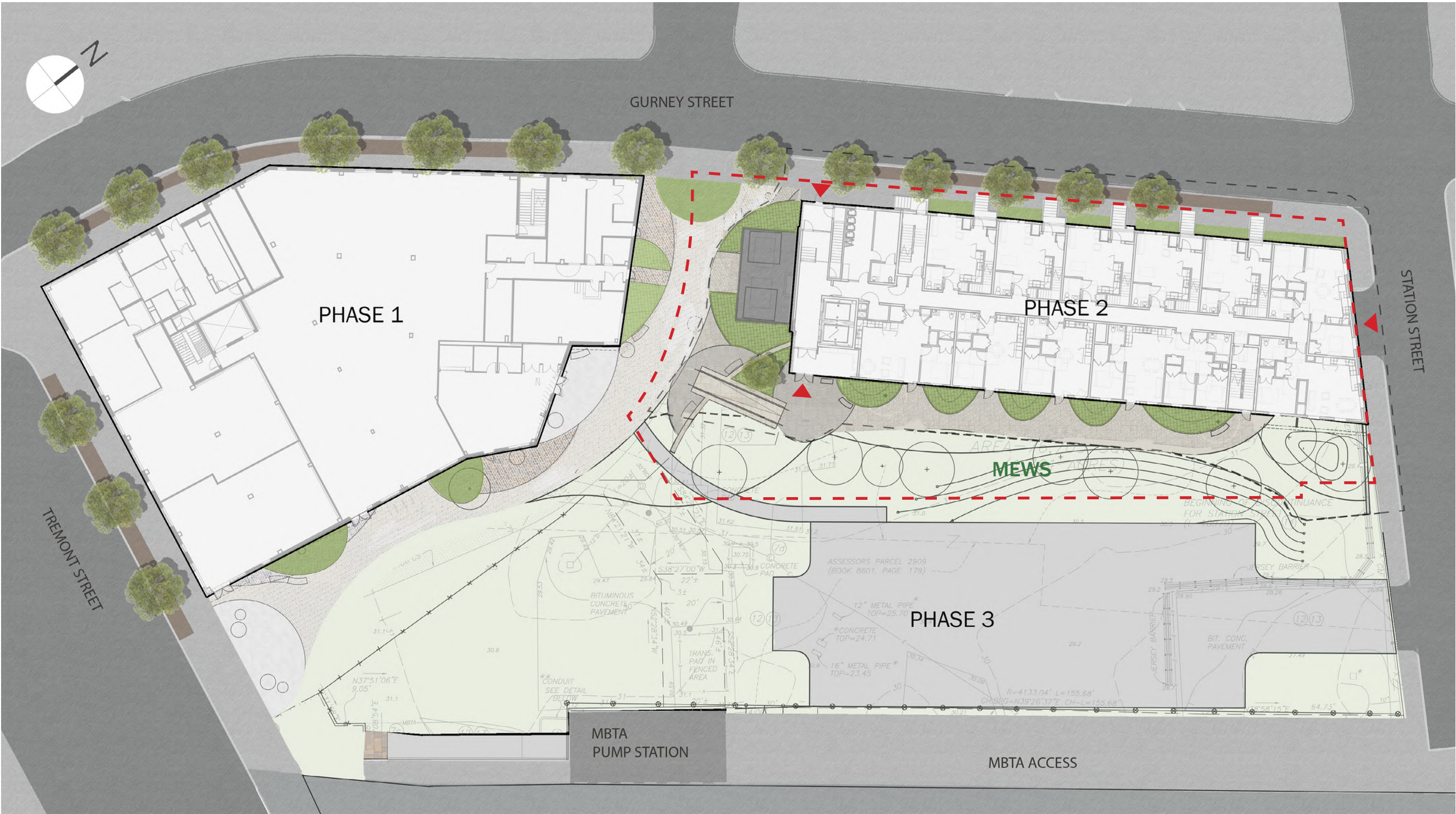


View from Pedestrian Plaza

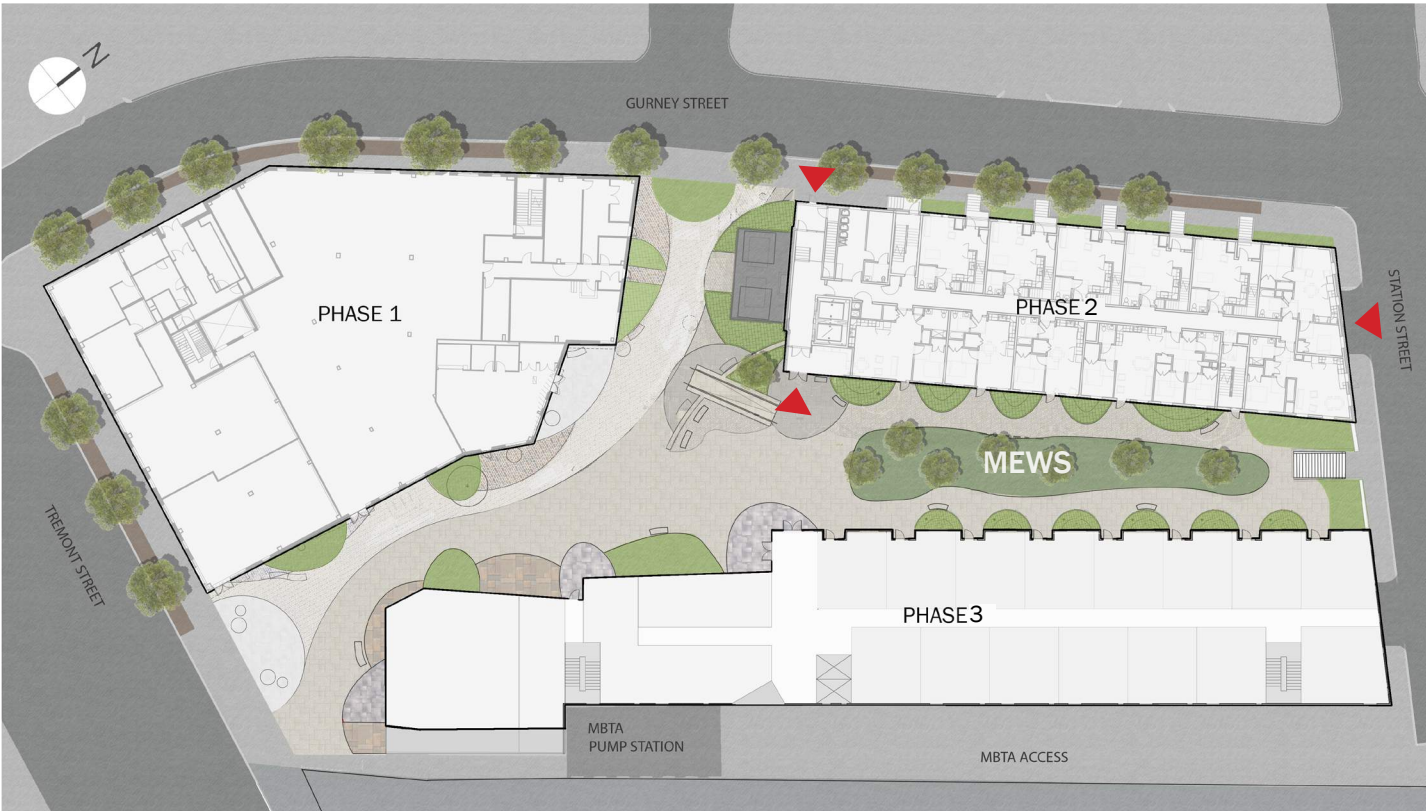
Site Plan | Existing Phase 1



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.

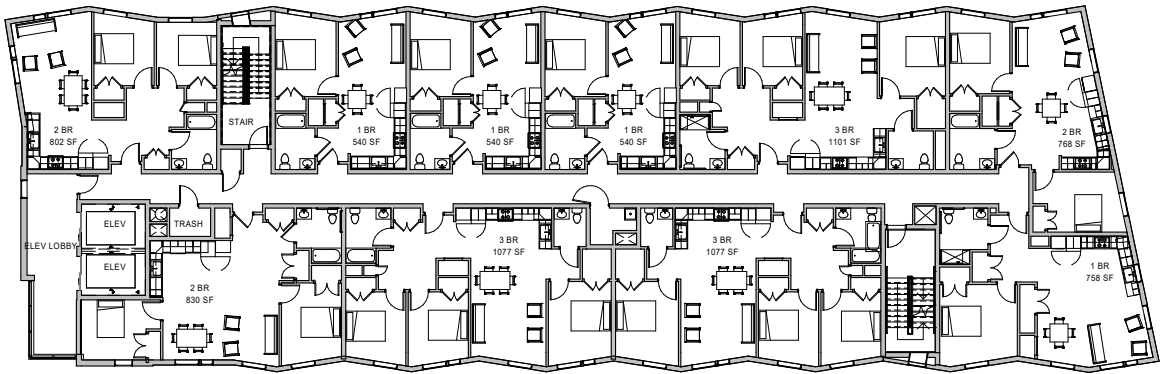


View of Gurney St. Stoops

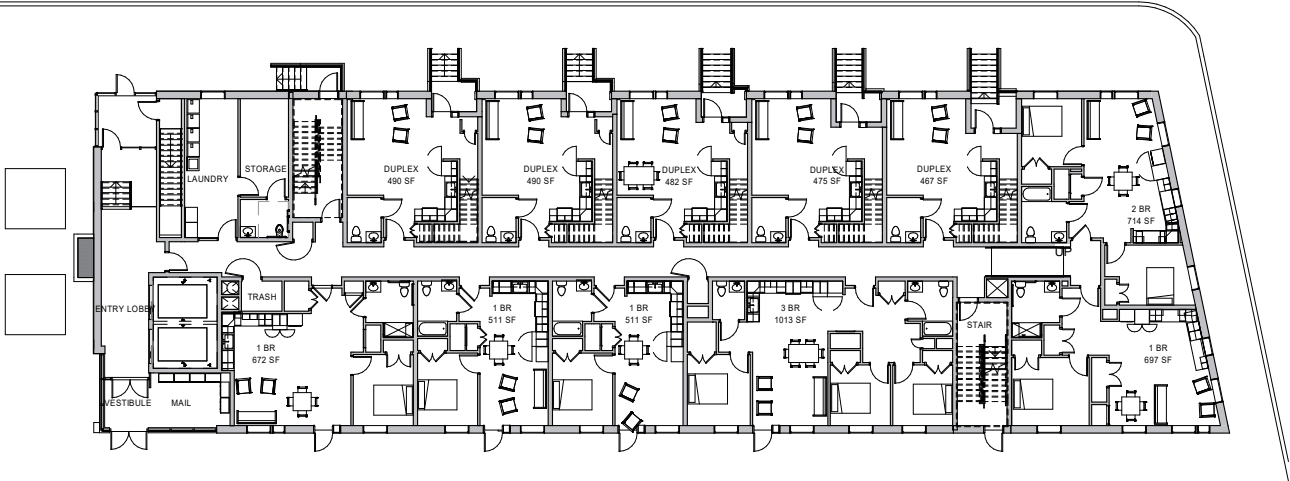


Typical Plans

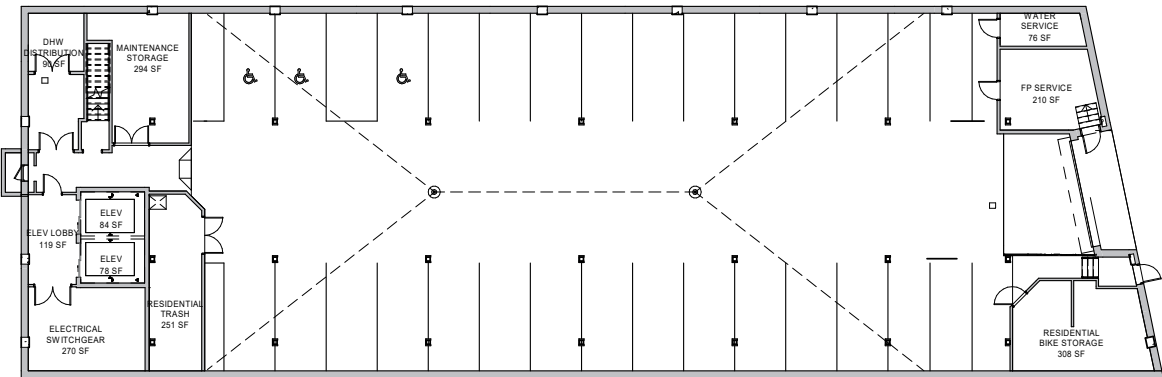
Typical Upper Floors



Ground Floor



Parking Level



Elevations and Section



East Elevation (Courtyard)



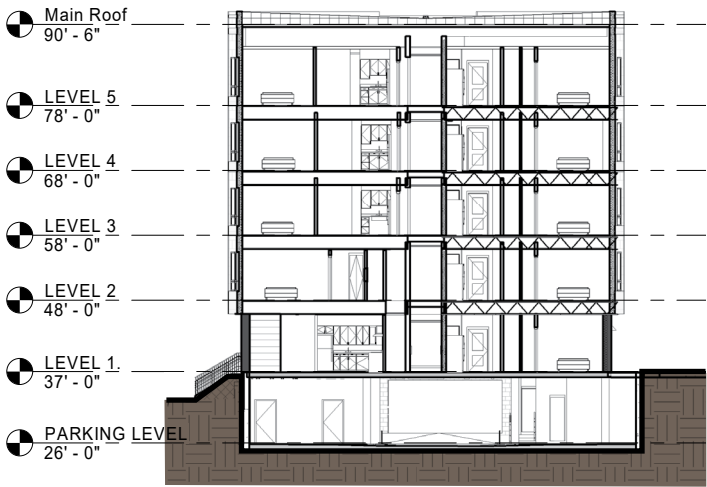
North Elevation (Station Street)



West Elevation (Gurney Street)



South Elevation (Pedestrian Plaza)



Cross Section