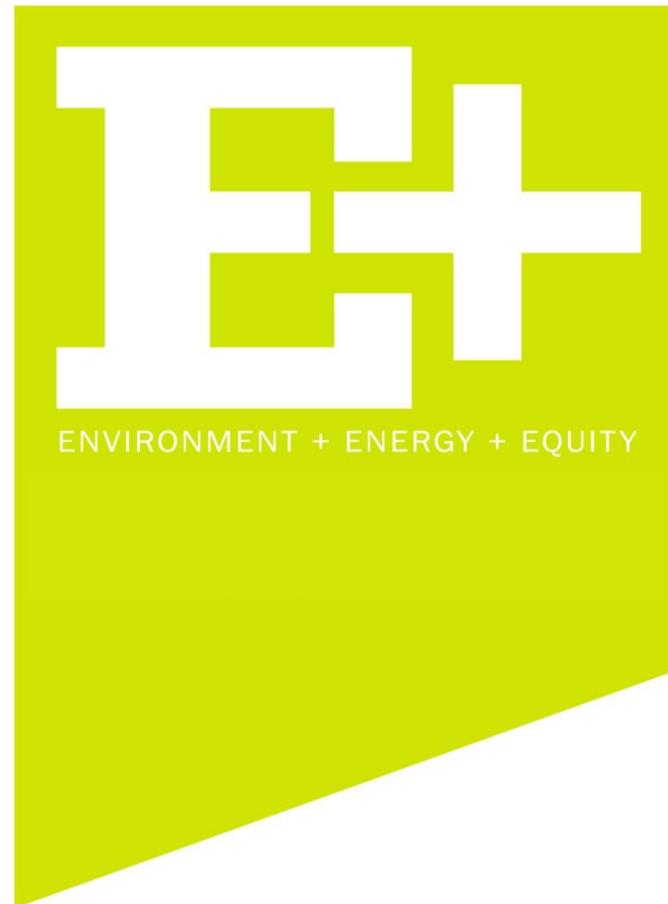


E+ Green Communities Mission Hill Community Meeting

**Parker &
Terrace
Streets**

**City of Boston
March 6, 2018**





E+ Green Communities

Bringing energy, environmentally, and social equity positive development to Boston's neighborhoods

778-796 Parker Street and 77 Terrace Street Parcels

AGENDA

- * Welcome/Introductions:
- * Site and Community Process Overview
- * Sebastian Mariscal Studio, Inc. Presentation
- * Comments/Discussion
- * Next Steps/Adjourn

For Development Information and/or Make a Comment, go to:

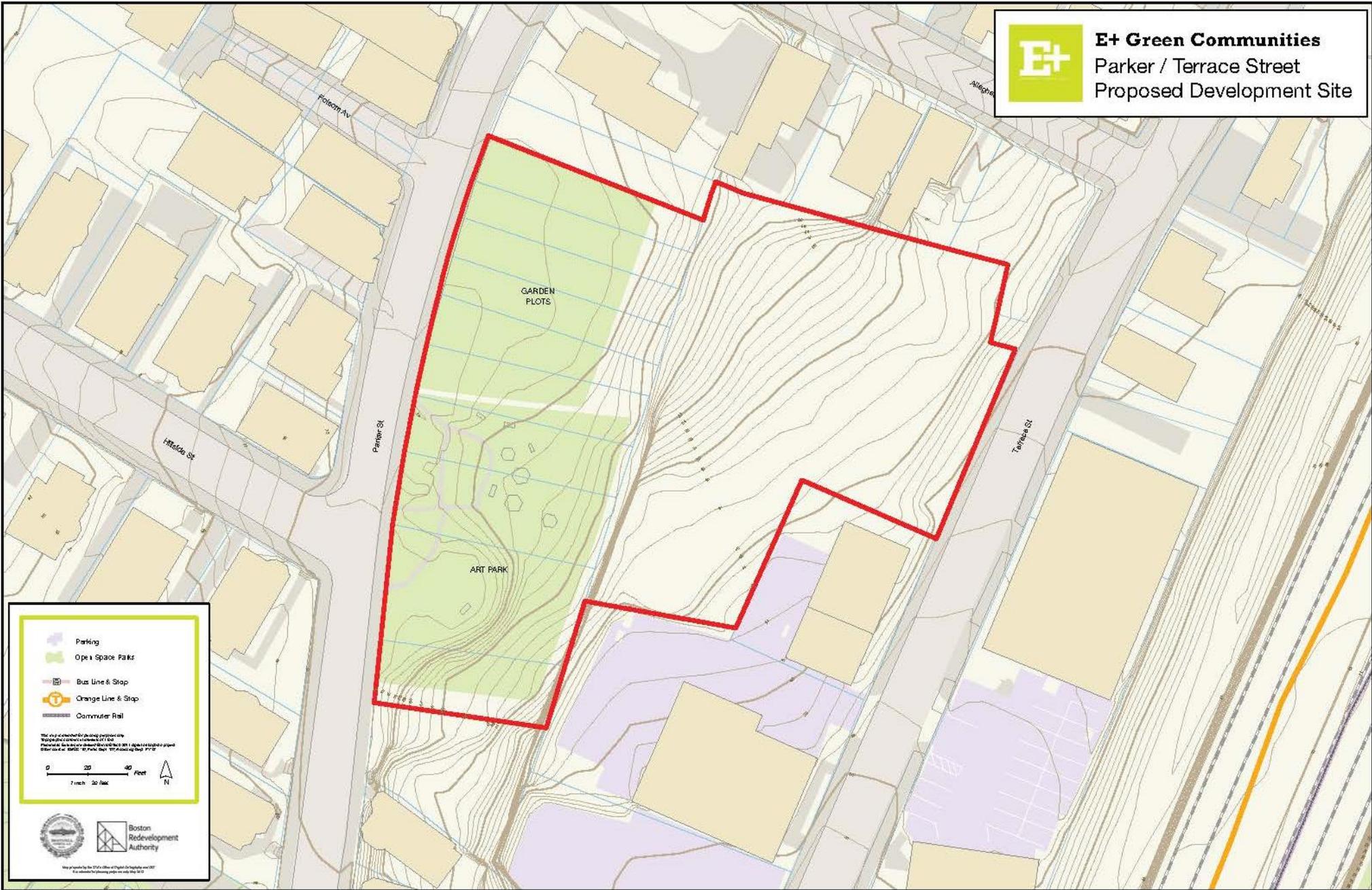
<http://bit.ly/2rmdYDx>

For more information please contact:

John Feuerbach, DND, 617-635-0353, john.feuerbach@cityofboston.gov



E+ Green Communities
 Parker / Terrace Street
 Proposed Development Site



I. PROPERTY MAP



*"Our power as individuals is multiplied when we gather together as families, groups, and communities with common goals. It is our **collective** strength that makes positive change possible in the world".*

iChing

TIMELINE

| | |
|------------------------|---|
| NOV. 2013 | designated developer |
| NOV. 2013 – MARCH 2014 | community outreach, permitting, due diligence & design |
| MARCH 2014 | ZBA unanimously approves all variances |
| SPRING 2014 | environmental studies identified the high levels of contaminated fill |
| JULY 2014 – MAY 2017 | project on hold due to ZBA variance appeal (3 1/2 years) |
| APRIL 2017 | SMS wins appeal |

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NOV. 2013 – MARCH 2014

community outreach, permitting, due diligence & design

+5 month outreach period

+20 meetings

+35 letters of support

+115 community members signed in support

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PROJECT BENEFITS

THEN

NOW

E+

LEED PLATINUM

+50,000 SF GREEN

NO MASSING ON PARKER

NO PARKING / CURB CUT ON PARKER

PARKER/TERRACE PEDESTRIAN WAY

ART PROGRAMMING

E+

LEED PLATINUM

+50,000 SF GREEN

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PARKER/TERRACE PEDESTRIAN WAY

ART PROGRAMMING

PROJECT FACTS

THEN

NOW

44 UNITS

10 AFF

>50,000 SF (>1.0 FAR)

NO MASSING ON PARKER

30 CARS / 82 BIKES

60 UNITS

12 AFF

>50,000 SF (>1.0 FAR)

NO MASSING ON PARKER

30 CARS / 82 BIKES

44 UNITS

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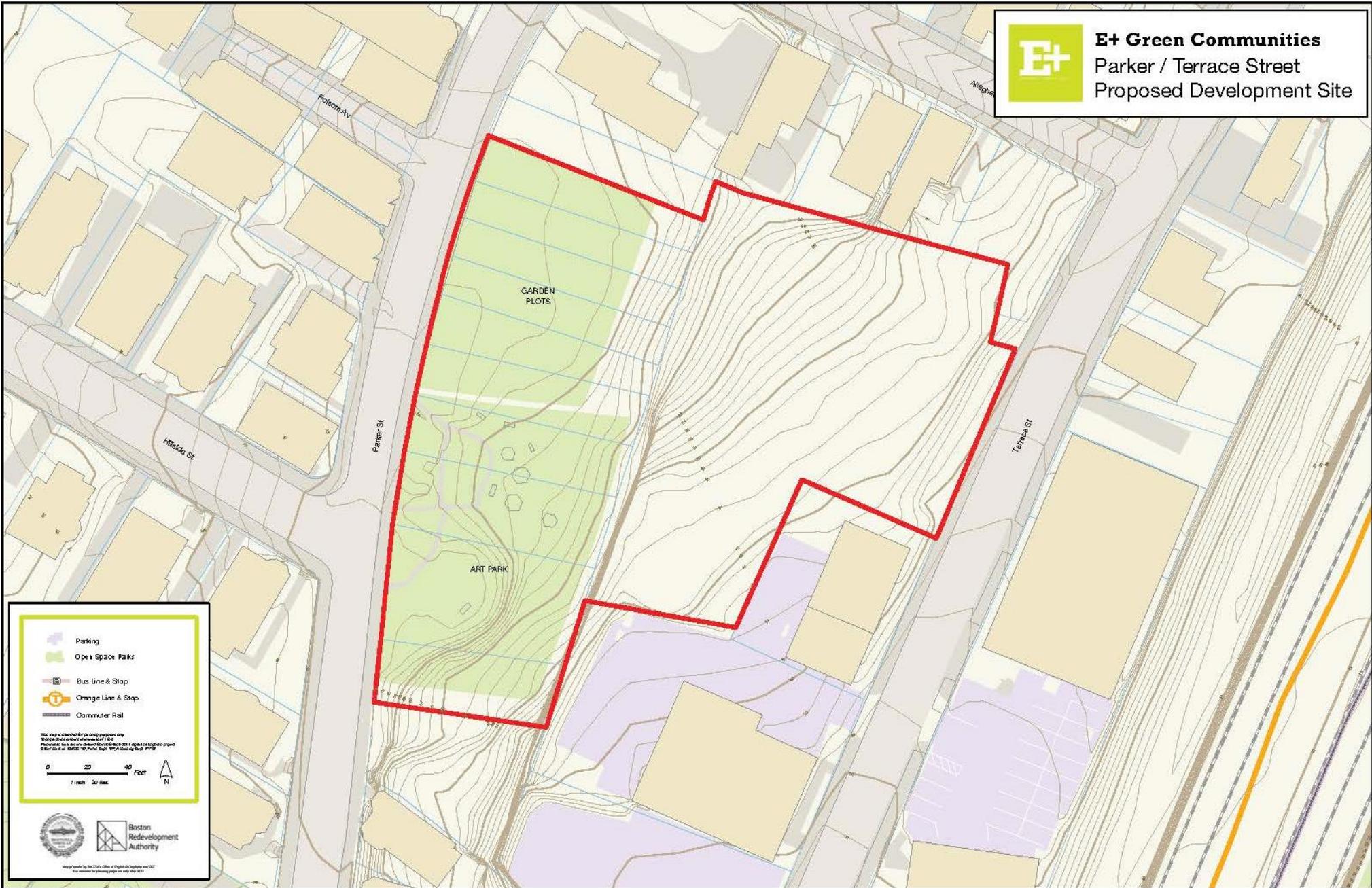
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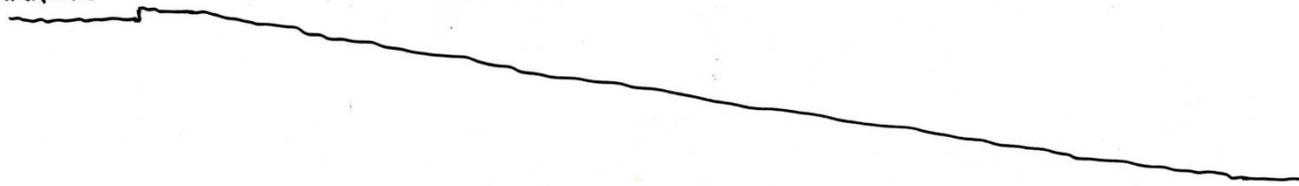
DESIGN CONCEPT



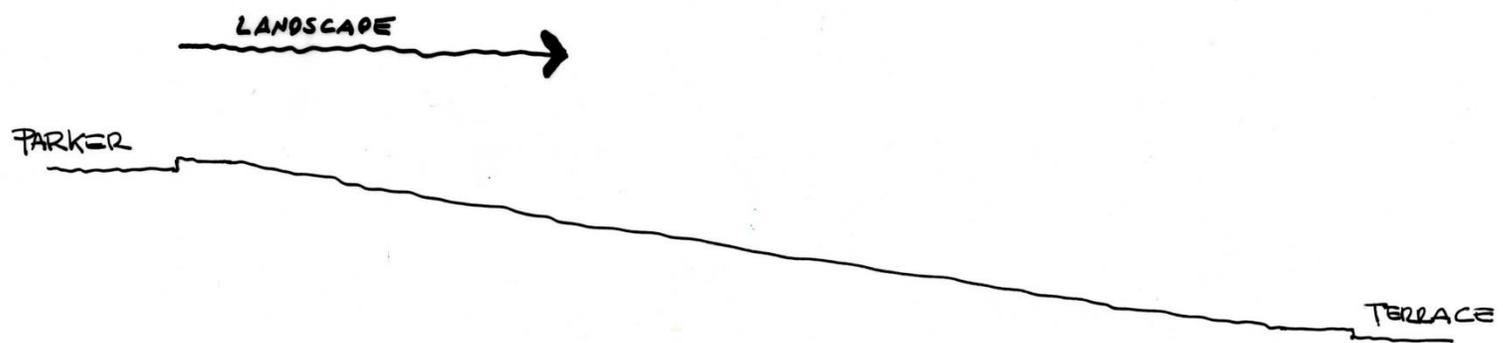
E+ Green Communities
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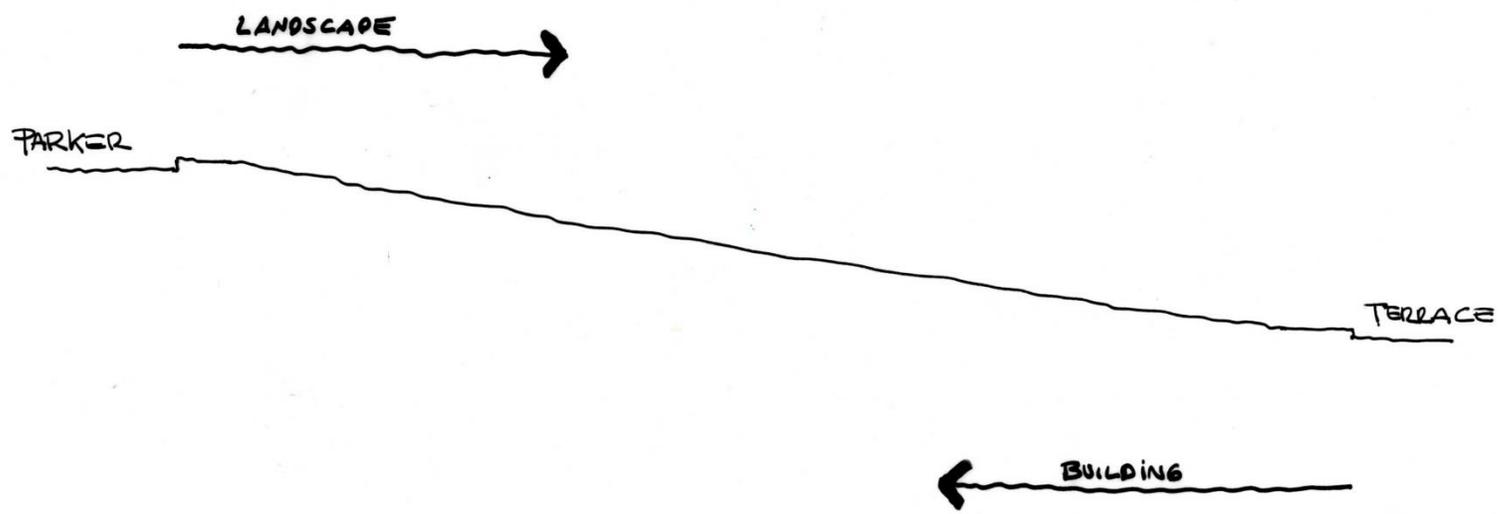


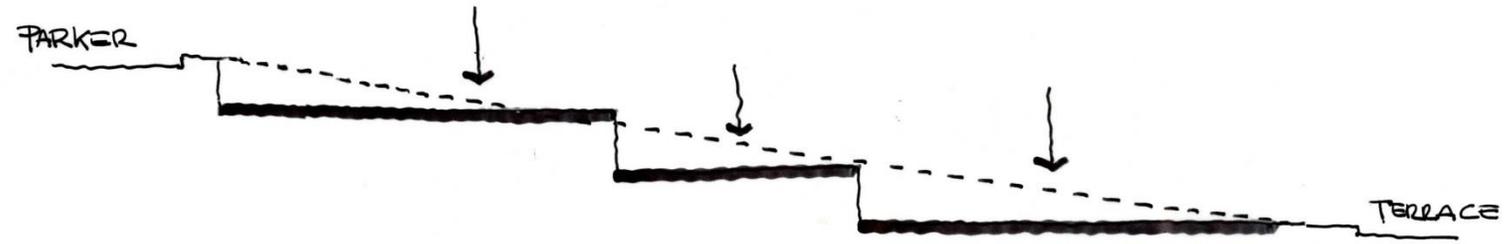
PARKER

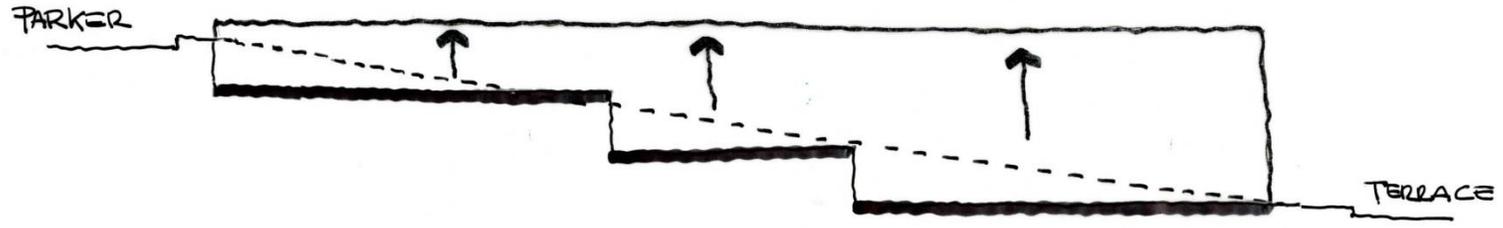


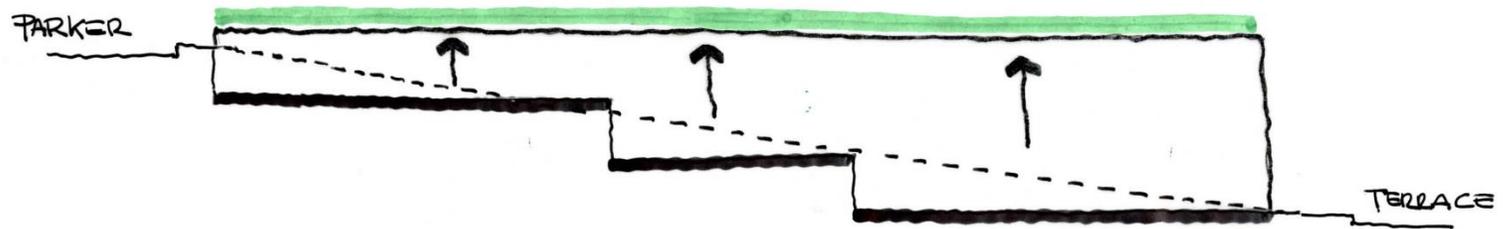
TERRACE



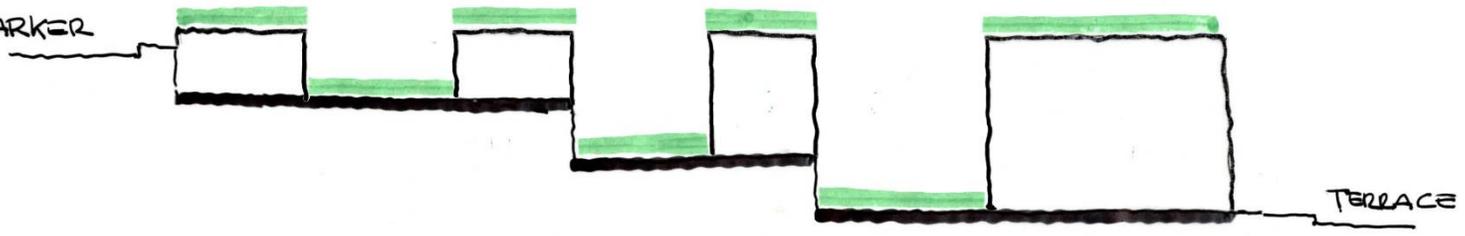






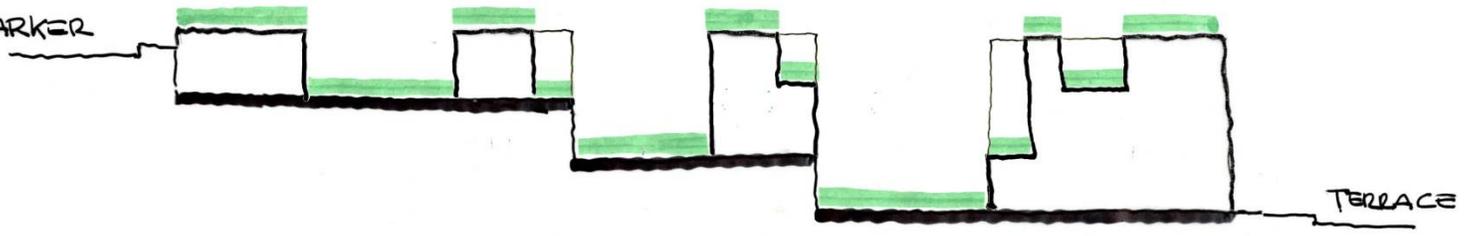


PARKER



TERRACE

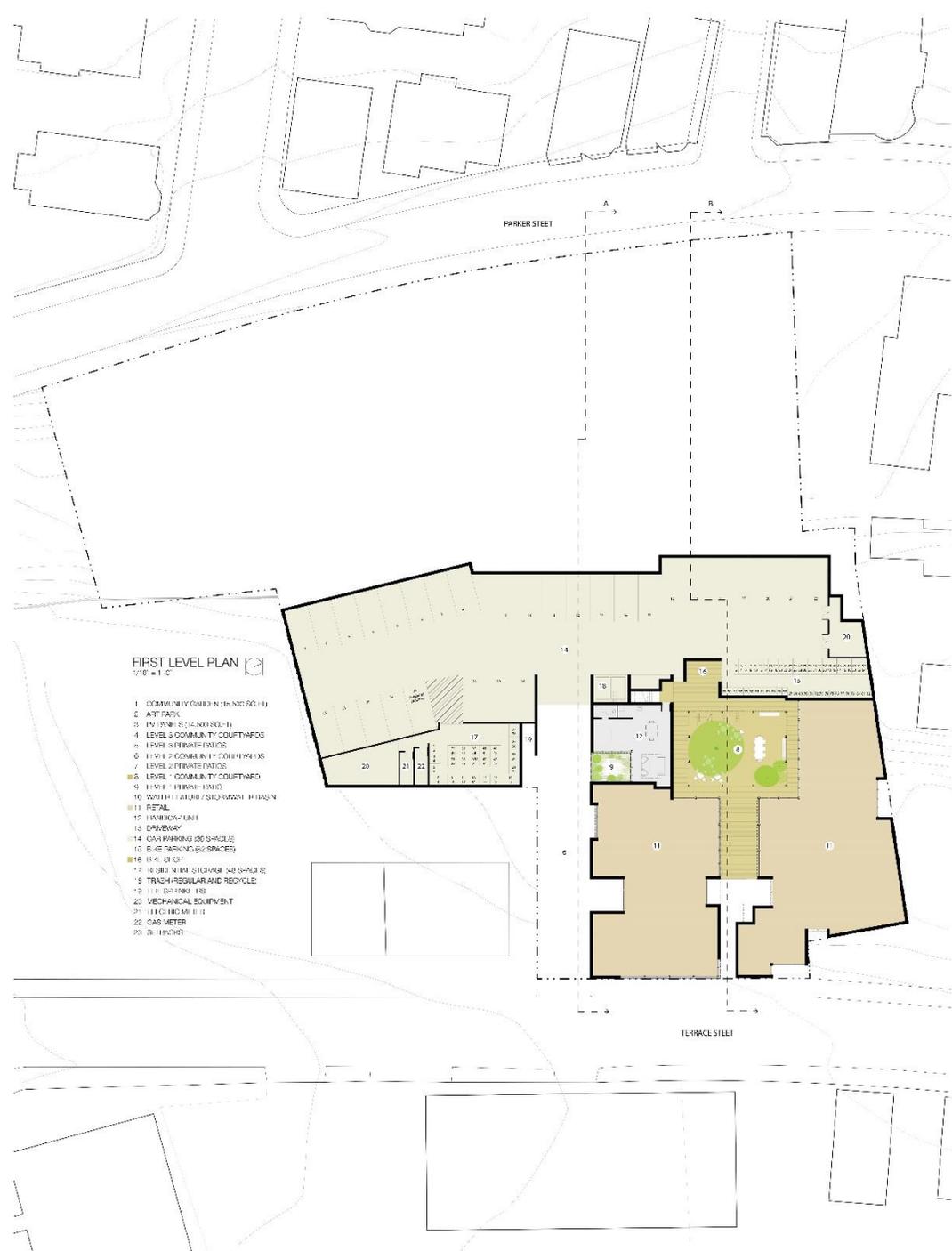
PARKER



TERRACE







FIRST LEVEL PLAN
1/16" = 1'-0"

- 1 COMMUNITY ORBER IN FRONT OF #11
- 2 ART PARK
- 3 INDOOR SKATEBOARD COURT
- 4 LEVEL 3 COMMUNITY COURTYARDS
- 5 LEVEL 3 PRIVATE PATIOS
- 6 FUTURE COMMUNITY COURTYARDS
- 7 LEVEL 2 PRIVATE PATIOS
- 8 LEVEL 1 COMMUNITY COURTYARD
- 9 LEVEL 1 PRIVATE PATIO
- 10 WATER FEATURE / STORAGE / PLANT
- 11 RETAIL
- 12 SERVICE UNIT
- 13 DRIVEWAY
- 14 CAR PARKING (20 SPACES)
- 15 BICYCLE PARKING (60 SPACES)
- 16 TRASH
- 17 BIKING / SKATEBOARD SKATE
- 18 TRASH (REGULAR AND RECYCLE)
- 19 BATTERY
- 20 MECHANICAL EQUIPMENT
- 21 ELEC. ROOM #1-12
- 22 GAS METER
- 23 REFRIGERATORS



FIRST LEVEL PLAN
 1/16" = 1/8"

- 1. COMMUNITY CENTER, MAIN LEVEL
- 2. AIR PARK
- 3. INDOOR RECREATION
- 4. LEVEL 3 COMMUNITY COURTYARD
- 5. LEVEL 4 FITNESS
- 6. FLOOR FITNESS
- 7. LEVEL 2 FITNESS
- 8. LEVEL 1 COMMUNITY COURTYARD
- 9. LEVEL 1 FITNESS
- 10. WATER WALL / SHOWERS / FITNESS
- 11. REPAI
- 12. FITNESS
- 13. DRIVEWAY
- 14. CAR PARKING SPACES
- 15. BICYCLE PARKING SPACES
- 16. BIKE RACK
- 17. BICYCLE STORAGE
- 18. TRASH REGULAR AND RECYCLE
- 19. E-GARAGE
- 20. MECHANICAL EQUIPMENT
- 21. ELEC. ROOM
- 22. GAS METER
- 23. BIKE LOCKS



SECOND LEVEL PLAN
1/2" = 1'-0"

- 1 COMMUNITY GARDEN (105,000 SQ. FT.)
- 2 ART PARK
- 3 PARKING (574,500 SQ. FT.)
- 4 LEVEL 3 COMMUNITY COURTYARD
- 5 V.L. 3 (100A, 1, 105,000)
- 6 LEVEL 2 COMMUNITY COURTYARD
- 7 V.L. 2 (100A, 1, 105,000)
- 8 LEVEL 1 COMMUNITY COURTYARD
- 9 V.L. 1 (100A, 1, 105,000)
- 10 WATER TREATMENT/STORMWATER BASIN
- 11 TRENS
- 12 HANDICAP UNIT
- 13 LOBBY AREA
- 14 CAR PARKING (30 SPACES)
- 15 BIKE PARKING (80 BIKES)
- 16 BIKES
- 17 H. SH. V. (V. STORAGE) (48 SPACES)
- 18 TRASH (TRASH) AND RECYCLE
- 19 TRASH RECYCLING
- 20 MECHANICAL EQUIPMENT
- 21 ELECTRIC M. (E)
- 22 GAS METER
- 23 TR. WORKS



ARTIST'S WAREHOUSE (A-4) INTERIOR PERSPECTIVE



| | | | | |
|--------------|-----|------|------|-----|
| | A-1 | A-3a | A-3b | A-4 |
| FIRST FLOOR | | | | |
| SECOND FLOOR | | | | |

| | | | | | | | | |
|--------------|-----|-----|------|------|------|-----|-----|-----|
| | A-5 | B-2 | B-3a | B-3b | B-3c | B-4 | C-1 | C-2 |
| FIRST FLOOR | | | | | | | | |
| SECOND FLOOR | | | | | | | | |



SECOND LEVEL PLAN
1/8" = 1'-0"

- 1 COMMUNITY GARDEN (4,500 SQ. FT.)
- 2 ART PARK
- 3 PARKING (14,500 SQ. FT.)
- 4 LEVEL 5 COMMUNITY COURTYARDS
- 5 - V.I. (1 MIN. 1.5 H.C.)
- 6 LEVEL 2 COMMUNITY COURTYARDS
- 7 - V.I. (2 MIN. 1.5 H.C.)
- 8 LEVEL 1 COMMUNITY COURTYARD
- 9 - V.I. (1 MIN. 1.5 H.C.)
- 10 WATER FEATURE/STORMWATER BASIN
- 11 TREES
- 12 HANDICAP UNIT
- 13 EXHIBIT
- 14 CAR PARKING (30 SPACES)
- 15 BIKE PARKING (20 SPACES)
- 16 BENCH
- 17 H. SHELTER STORAGE (20 SPACES)
- 18 TRASH-REGULAR AND RECYCLE
- 19 FIRE SPRINKLERS
- 20 MECHANICAL EQUIPMENT
- 21 ELECTRIC METERS
- 22 GAS METER
- 23 FIRE HOSES



SECOND LEVEL PLAN
1/8" = 1'-0"

- 1 COMMUNITY GARDEN 40'S, 800 SQ. FT.
- 2 ART PARK
- 3 PARKING 13 (4,500 SQ. FT.)
- 4 LEVEL 2 COMMUNITY COURTYARDS
- 5 - V.I. 1 (MIN. 1,500 SQ. FT.)
- 6 LEVEL 2 COMMUNITY COURTYARDS
- 7 - V.I. 2 (MIN. 1,500 SQ. FT.)
- 8 LEVEL 1 COMMUNITY COURTYARD
- 9 - V.I. 1 (MIN. 1,500 SQ. FT.)
- 10 WATER FEATURE/STORMWATER BASIN
- 11 FURNITURE
- 12 HANDICAP UNIT
- 13 BICYCLE
- 14 CAR PARKING 30 SPACES
- 15 PARK PARKING 200 5' SPACES
- 16 BENCH
- 17 H. SHELTER (40 SPACES)
- 18 TRASH-REGULAR AND RECYCLE
- 19 FIRE SPRINKLERS
- 20 MECHANICAL EQUIPMENT
- 21 ELECTRIC METERS
- 22 GAS METER
- 23 FIRE HOSES



THIRD LEVEL PLAN
1/32" = 1'-0"

- 1. COMMUNITY ORBINE SANITATION
- 2. APT PARK
- 3. OFFICE/STORAGE
- 4. LEVEL 3 COMMUNITY COURTYARD
- 5. FIVE STAIRWELLS
- 6. FIVE COMMUNITY COURTYARD
- 7. LEVEL 3 STAIRWELLS
- 8. LEVEL 3 COMMUNITY COURTYARD
- 9. FIVE STAIRWELLS
- 10. WATER TANK/COMMUNITY STORAGE
- 11. DECK
- 12. BIKING STORAGE
- 13. DRIVEWAY
- 14. CAR PARKING (30 SPACES)
- 15. BIKE PARKING (30 SPACES)
- 16. BIKE STORAGE
- 17. RECEPTION/STORAGE (40-50 SQ FT)
- 18. TRASH-REGULAR AND RECYCLED
- 19. ELEC. STORAGE
- 20. MECHANICAL EQUIPMENT
- 21. ELEC. STORAGE
- 22. GAS METER
- 23. BIKE STORAGE



ROOF LEVEL PLAN

1/16" = 1'-0"

- 1. COMMUNITY GARDEN (SUNSCREENED)
- 2. ART PARK
- 3. PRIVATE PATIOS (SUNSCREENED)
- 4. LEVEL 1 COMMUNITY COURTYARD
- 5. LEVEL 2 PRIVATE PATIOS
- 6. LEVEL 3 COMMUNITY COURTYARD
- 7. LEVEL 4 PRIVATE PATIOS
- 8. LEVEL 5 COMMUNITY COURTYARD
- 9. LEVEL 6 PRIVATE PATIOS
- 10. RAINTHURST / SLOTTED RAINTHURST
- 11. RETAIL
- 12. HANDICAP LIFT
- 13. DRIVEWAY
- 14. CAR PARKING 60 SPACES
- 15. BIKE PARKING 80 SPACES
- 16. FIRE DRINK
- 17. RESIDENTIAL STORAGE 18 SPACES
- 18. RAINWATER COLLECTION
- 19. FIRE SPRINKLERS
- 20. VESTIBULAR EQUIPMENT
- 21. FIRE ALARM
- 22. GAS METER
- 23. SETBACKS

NO BUILDING ON PARKER

NO BUILDING ON PARKER

A PARK





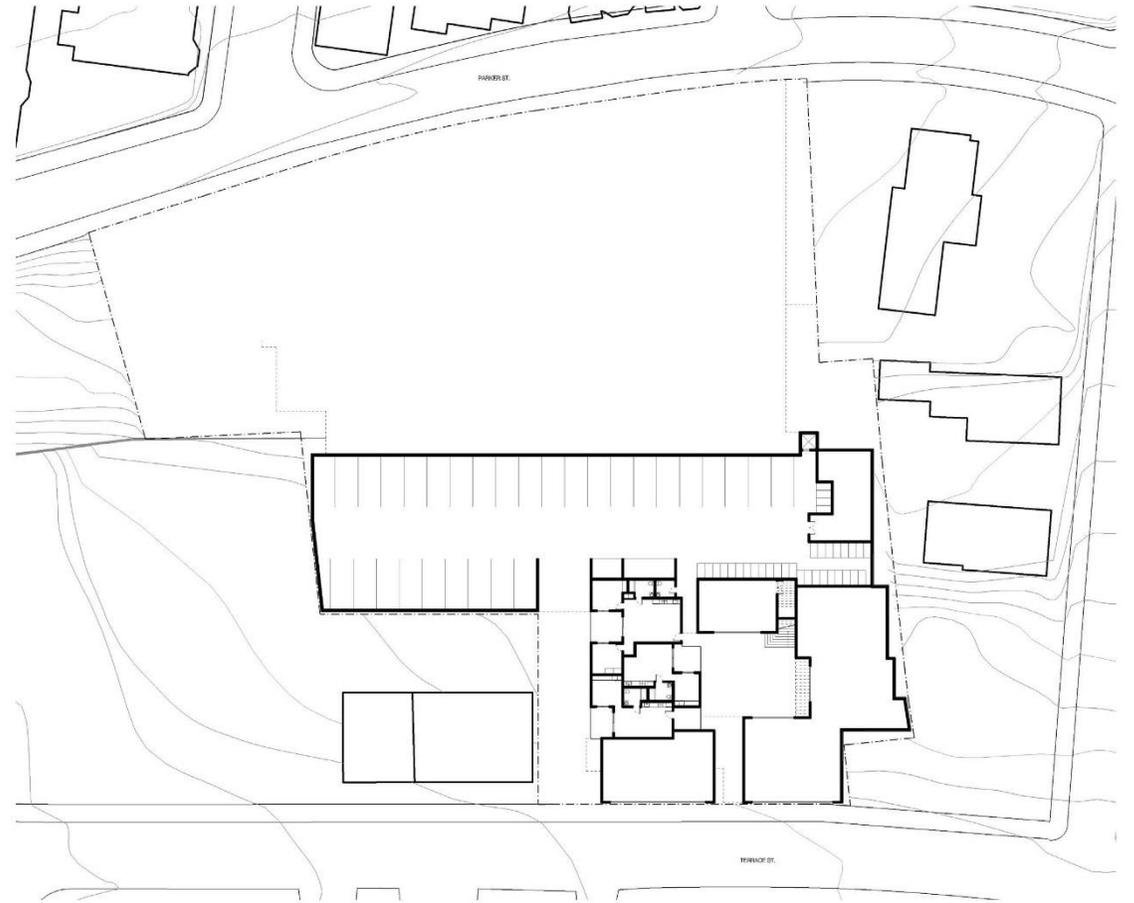
PLAN COMPARISON

GROUND

THEN



NOW



SECOND

THEN



NOW



THIRD

THEN



NOW



ROOF

THEN



NOW



NEXT STEPS

NEXT 6 MONTHS

development permitting process

SPRING 2019

construction start

FALL 2020

construction completion

NEXT 6 MONTHS

development permitting process

SPRING 2019

construction start

FALL 2020

construction completion

NEXT 6 MONTHS

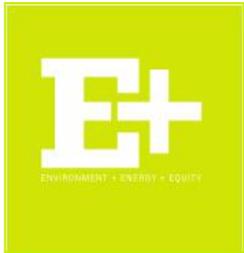
development permitting process

SPRING 2019

construction start

FALL 2020

construction completion



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DND Contact:

John Feuerbach: 617.635.0353

John.feuerbach@cityofboston.gov

SMS Contact:

Steven Azar: 617.395.1210 x 102

Steven@sebastianmariscal.com