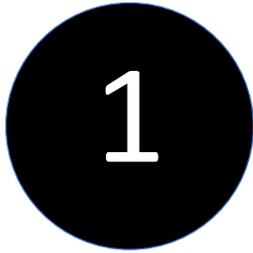


Gd

Terrace Street
40-42 + 132



Enhance Mission Hill
housing stock with
home ownership



Support artists and
creative entrepreneurs



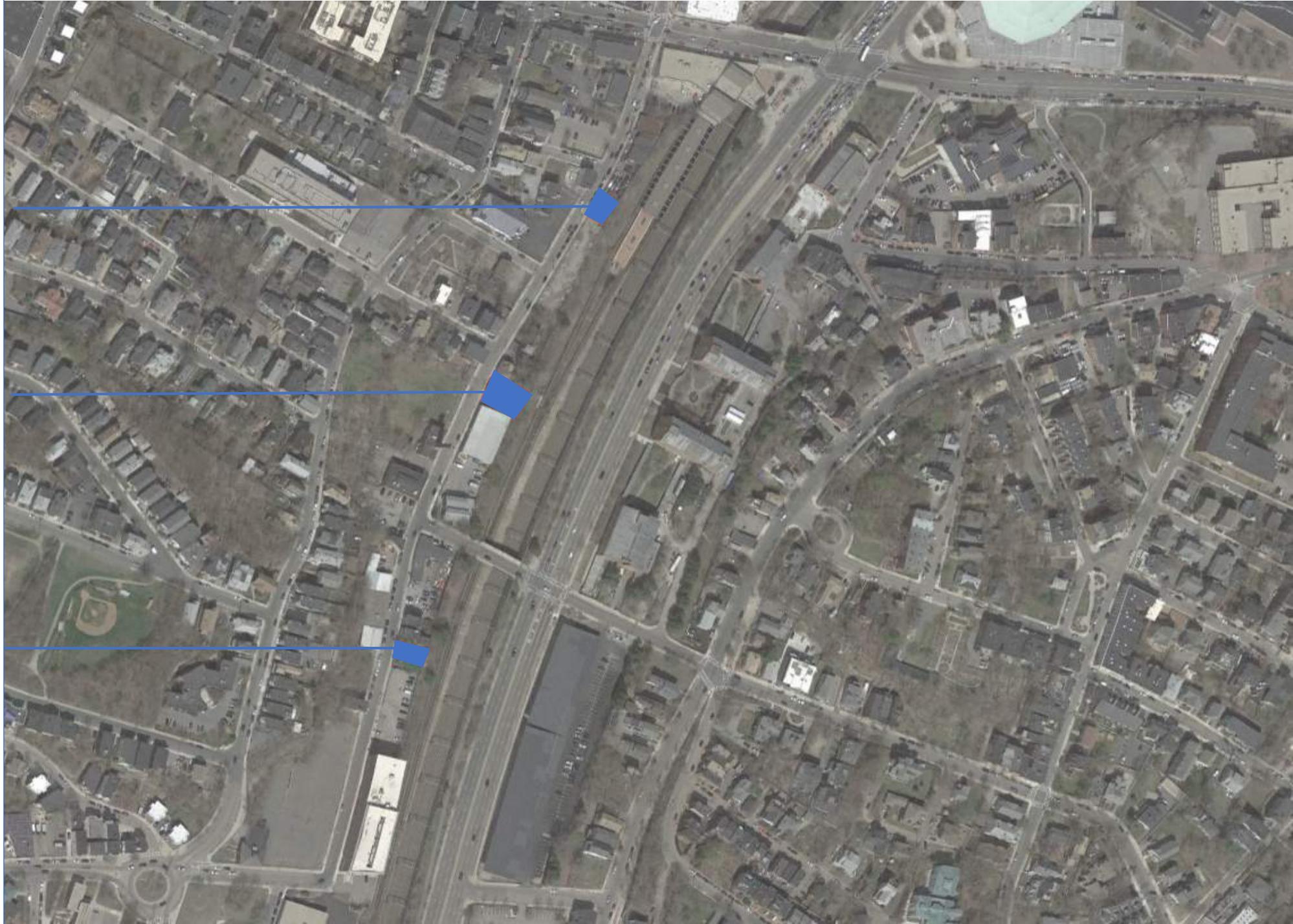
Preserve street's
Unique identity

Gd

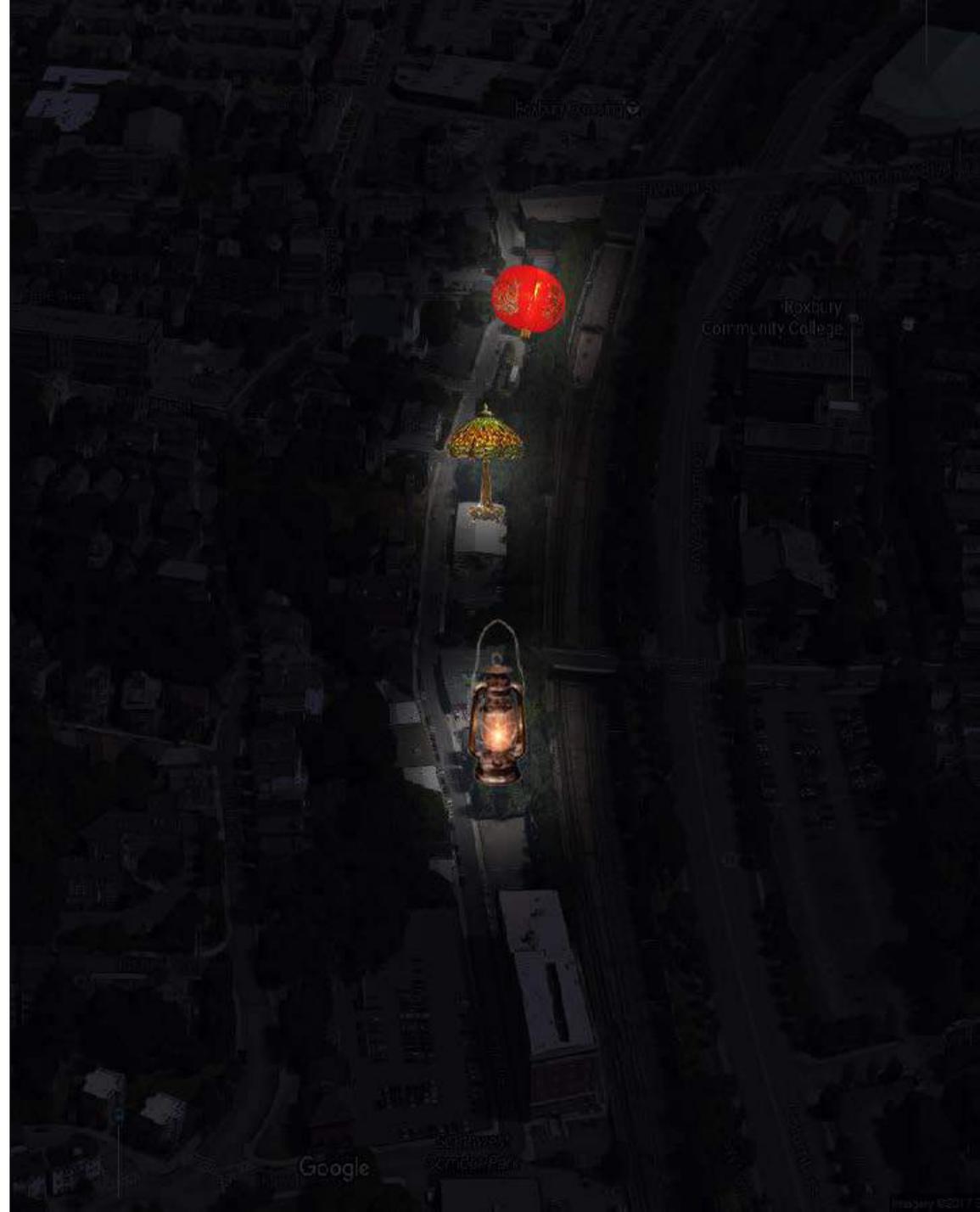
40-42 Terrace

80-84 Terrace

132 Terrace



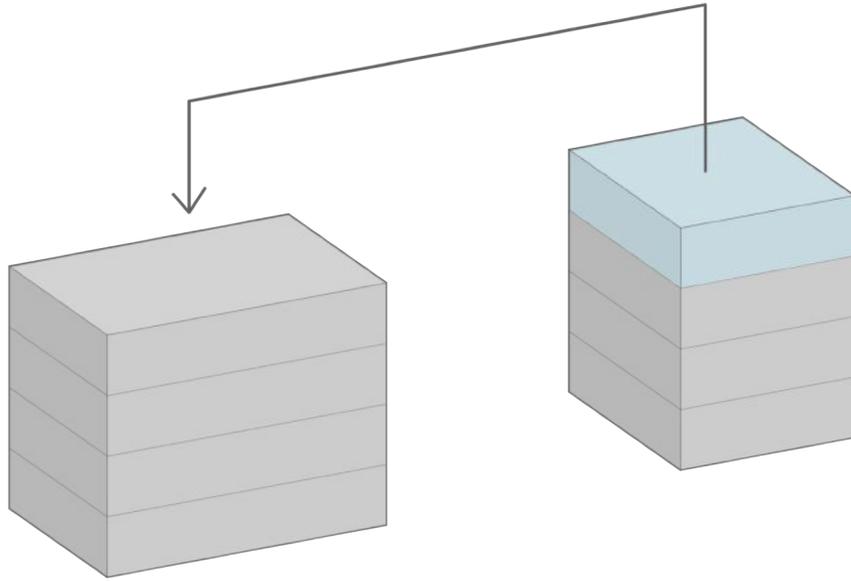
URBAN LANTERNS



100 % AFFORDABLE

artist live/work home ownership units

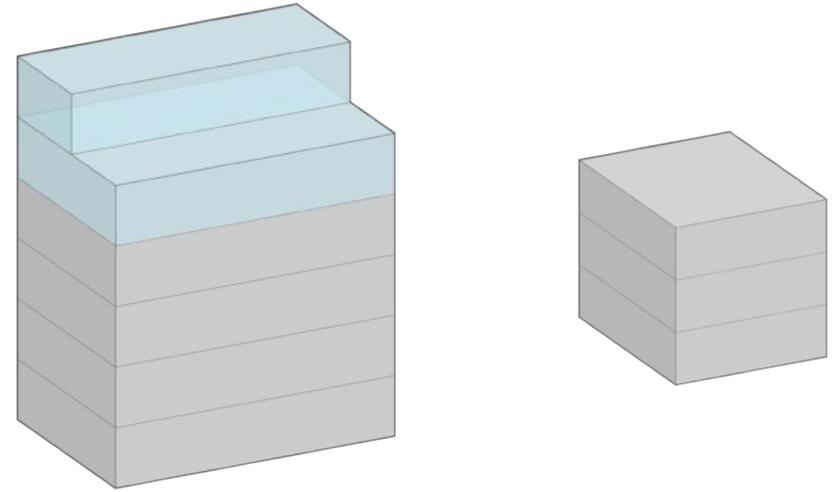
REORGANIZED UNITS



40-42

132

2 – 4 Floor Buildings



40-42

132

**1 – 3 Floor Buildings
1 – 5.5 Floor Building**

DISTRIBUTED AMMENITIES



Elevator



Roof Deck



Art Space



Back Yard

132 TERRACE

Zoning Summary: 132 Terrace St

ZONING ITEM	AS OF RIGHT REQUIREMENTS	PROPOSED
ALLOWABLE USE	LIGHT INDUSTRIAL USE	LIGHT INDUSTRIAL + RESIDENTIAL USE
FAR	2.0	2.0
MAX HEIGHT	40'	40'
MIN LOT SIZE PER DWELLING UNIT	NONE	N/A
ALLOWABLE # OF UNITS	NO DENSITY LIMIT	3 UNITS
ADDITIONAL LOT AREA REQ'D	NONE	N/A
OPEN SPACE	50 SF/ DWELLING UNIT	175 SF / DWELLING UNIT
MIN LOT WIDTH	NONE	N/A
MIN LOT FRONTAGE	NONE	N/A
MIN FRONT YARD	NONE	NONE

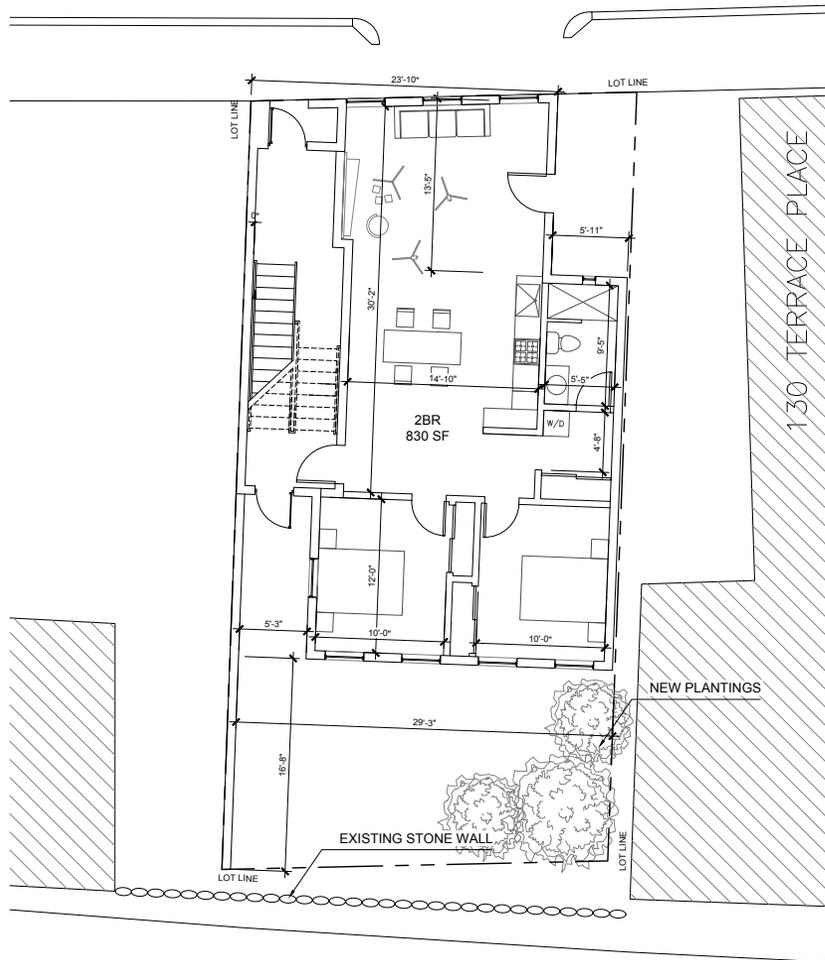






132 Terrace St. - 3 Units

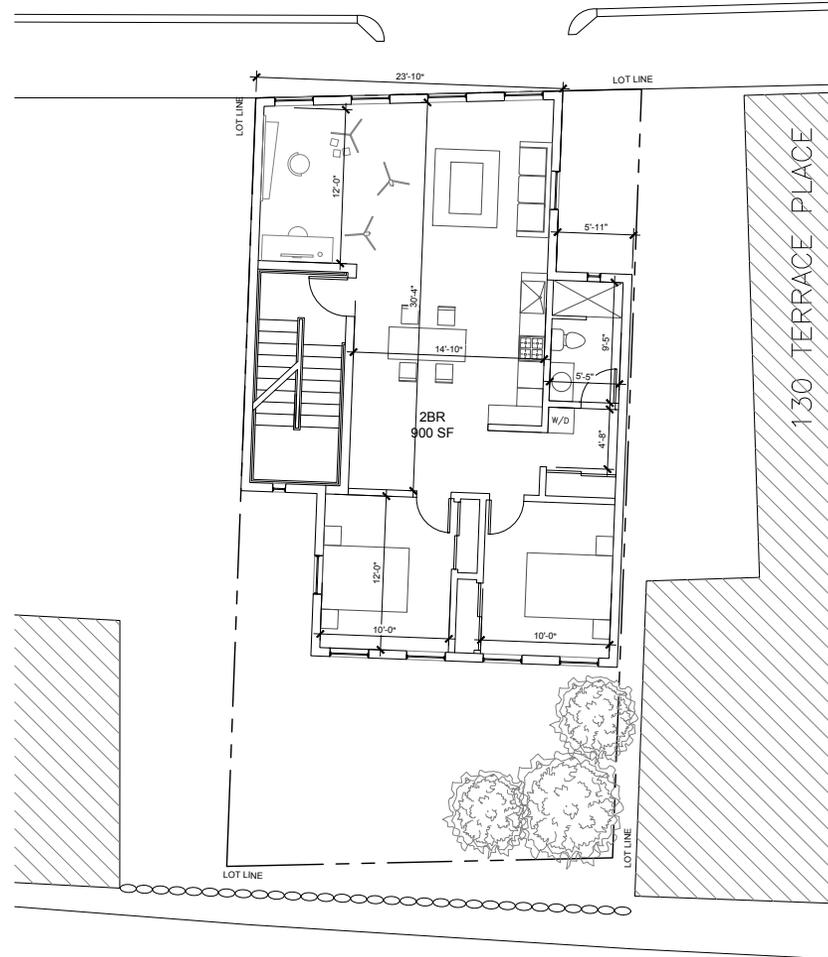
TERRACE STREET N →



Floor 1
1 – 2br unit @ 830 SF

Total
3 – 2br units @ 830-900 SF
Shared Backyard @ 550 SF

TERRACE STREET N →



Floor 2-3
1 – 2br unit (per floor) @ 900 SF

40-42 TERRACE

Zoning Summary: 40-42 Terrace St

ZONING ITEM	AS OF RIGHT REQUIREMENTS	PROPOSED
ALLOWABLE USE	LIGHT INDUSTRIAL USE	LIGHT INDUSTRIAL + RESIDENTIAL USE
FAR	2.0	4.8
MAX HEIGHT	40'	55' (+11' BULKHEAD AND BACK UNIT)
MIN LOT SIZE PER DWELLING UNIT	NONE	N/A
ALLOWABLE # OF UNITS	NO DENSITY LIMIT	10 UNITS
ADDITIONAL LOT AREA REQ'D	NONE	N/A
OPEN SPACE	50 SF/ DWELLING UNIT	90 SF / DWELLING UNIT
MIN LOT WIDTH	NONE	N/A
MIN LOT FRONTAGE	NONE	N/A
MIN FRONT YARD	NONE	NONE

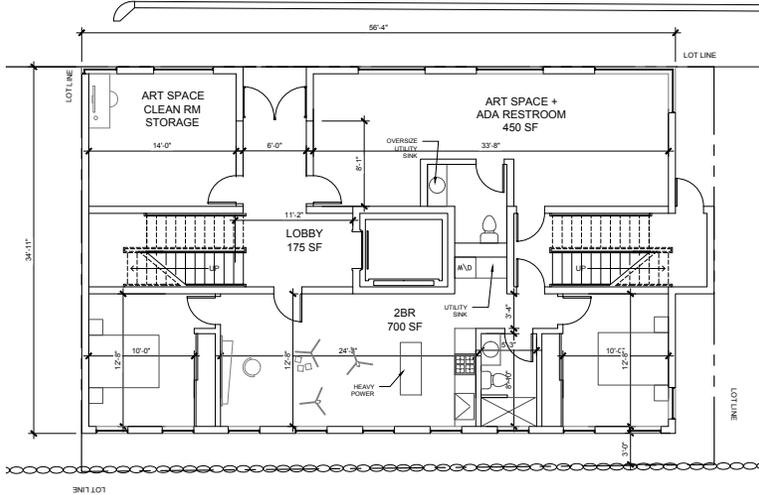






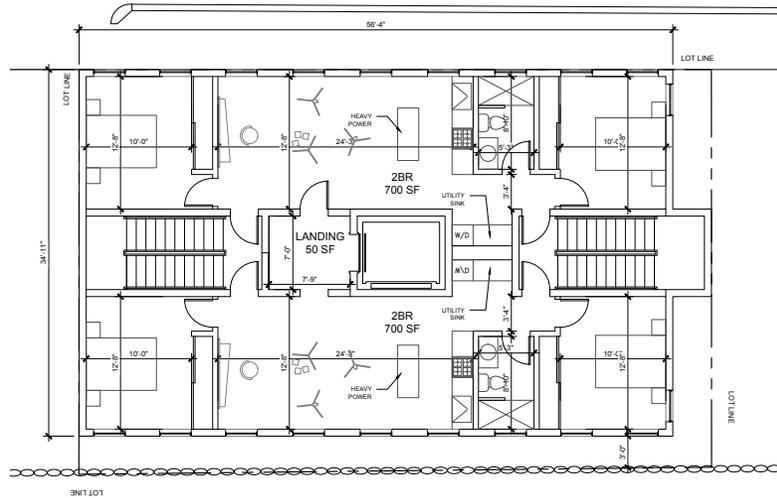
40-42 Terrace St. – 10 Units

TERRACE STREET N



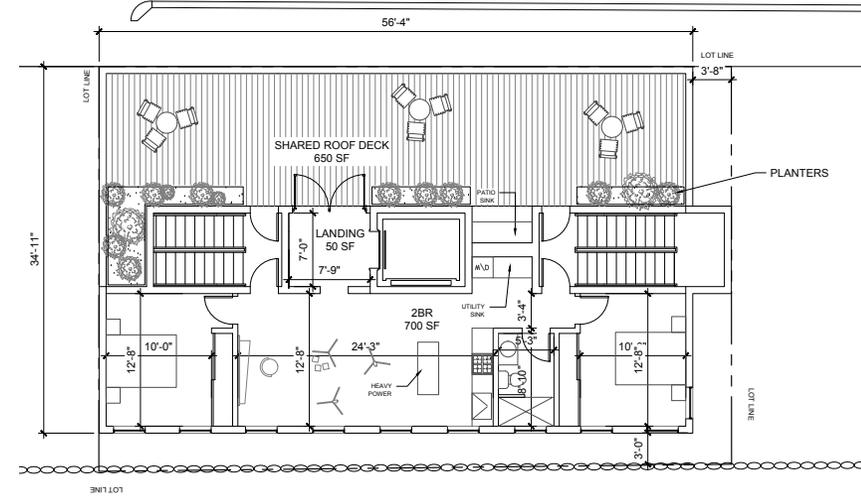
Floor 1
Shared Art/Studio/Exhibition Space @ 600 SF
1 – 2br unit @ 700 SF

TERRACE STREET N



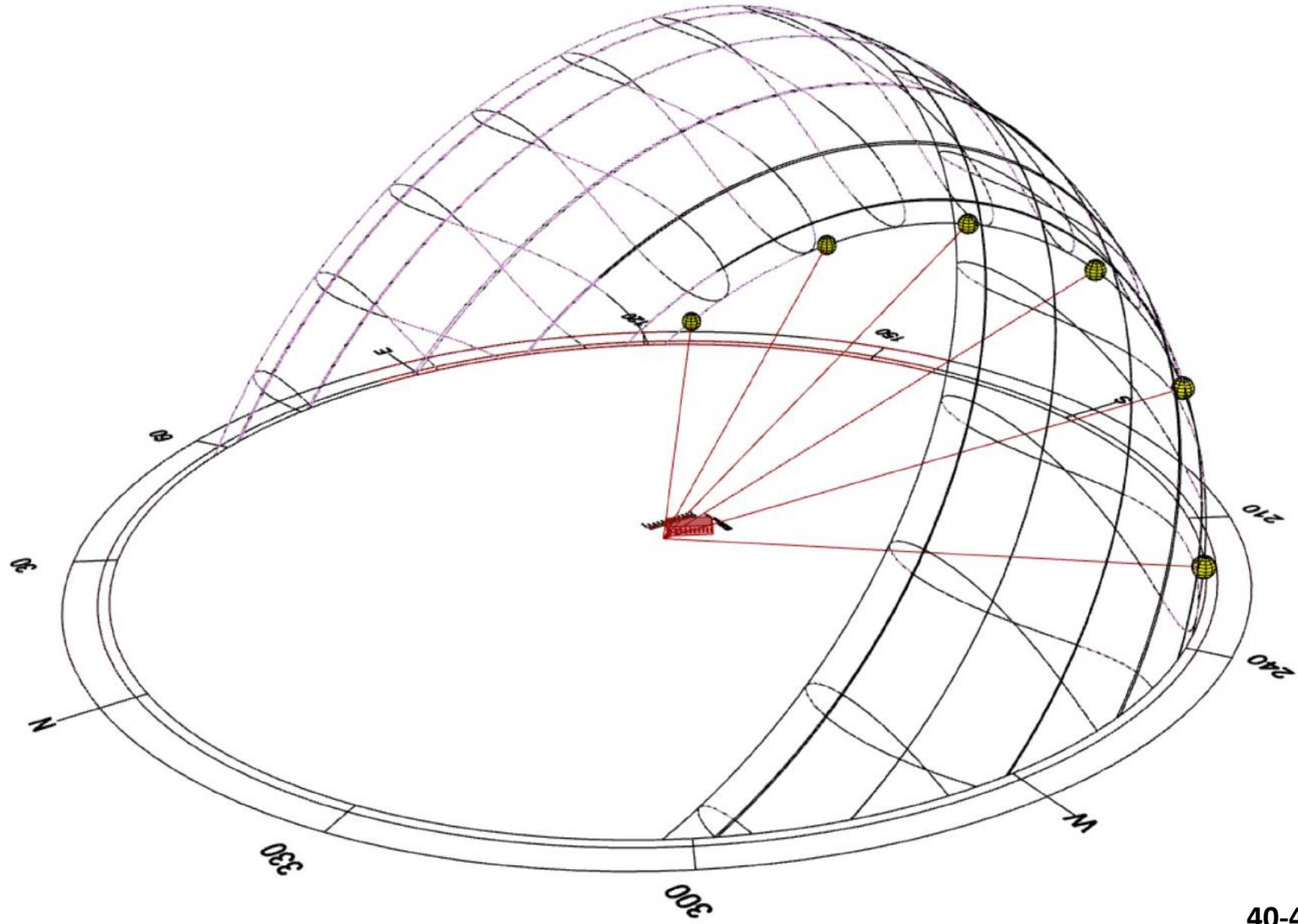
Floor 2-5
2 – 2br units (per floor) @ 700 SF

TERRACE STREET N

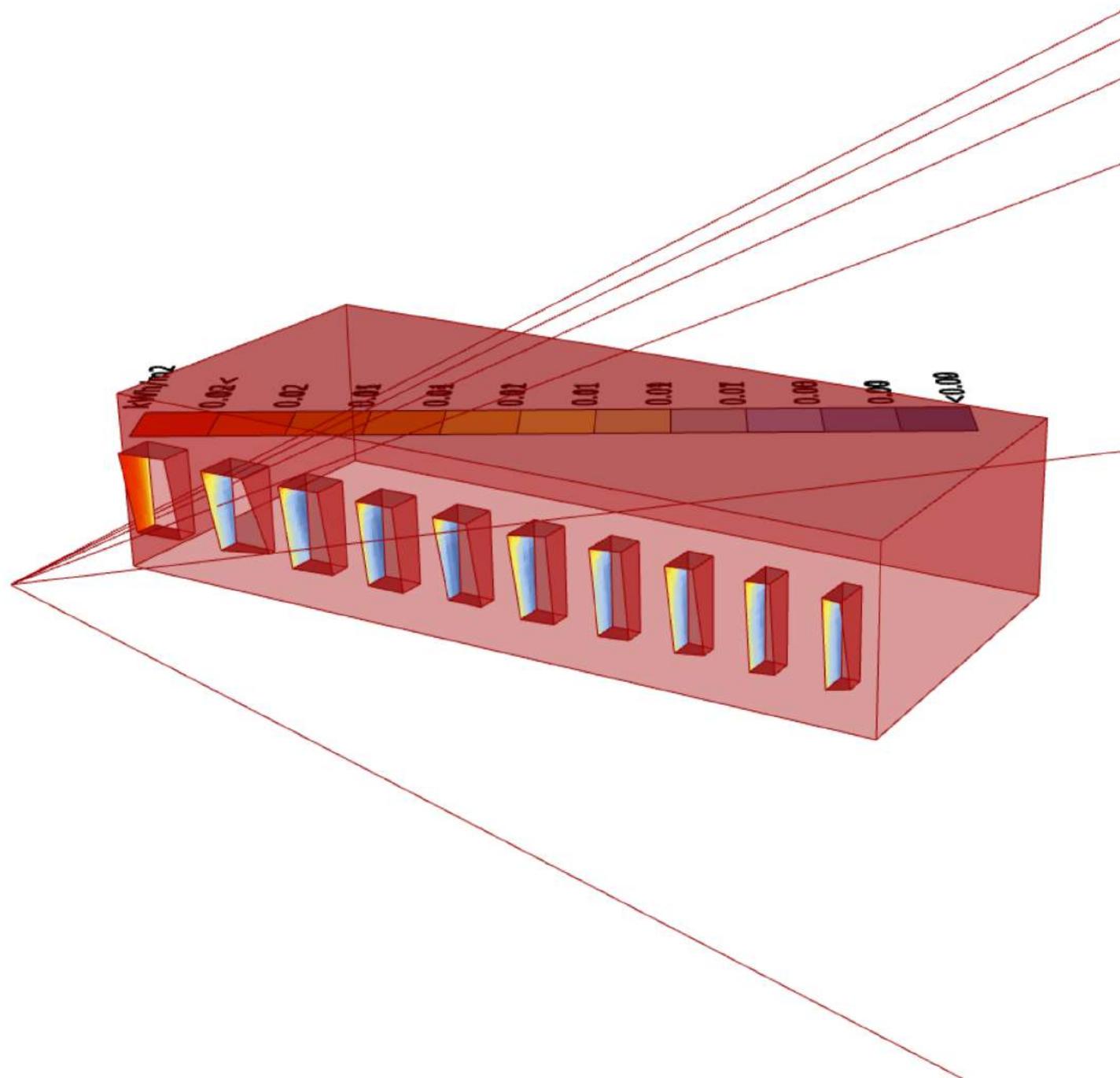


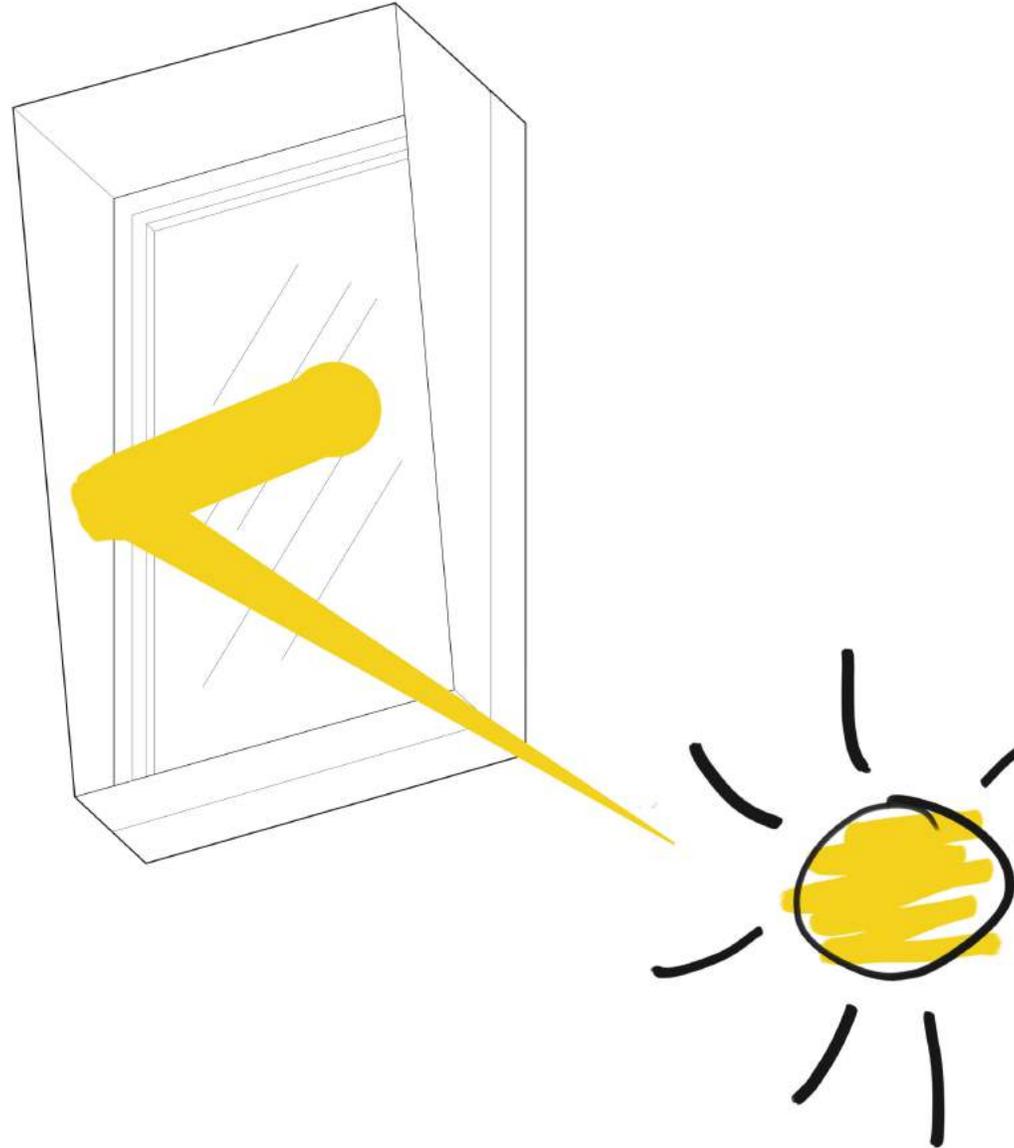
Floor 6
Shared Roof Deck @ 650 SF
1 – 2br unit @ 700 SF

Total
10 – 2br units @ 700 SF
Shared Amenity Space @ 1250 SF

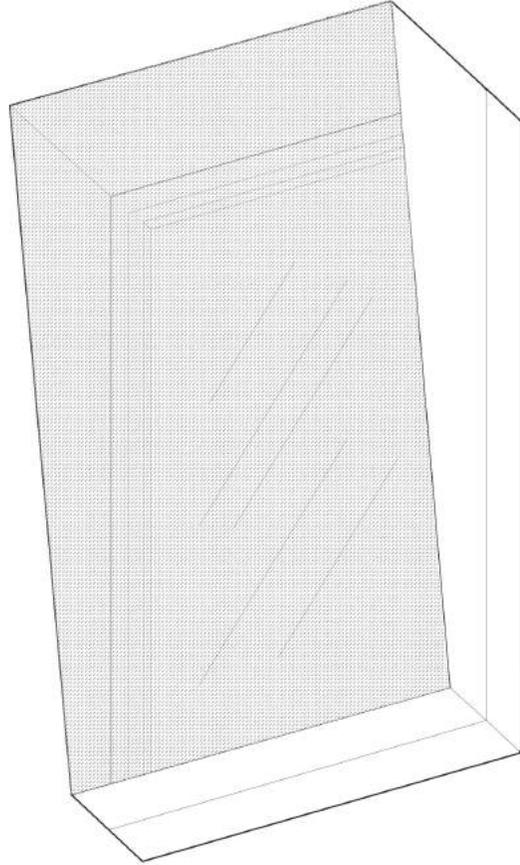
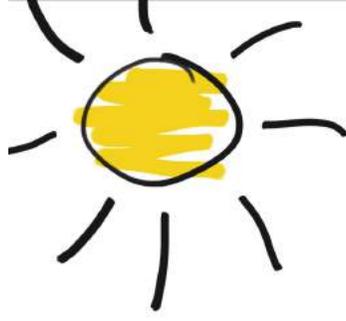


40-42 Sun Path Analysis





Solar Reflection





VARIANT A:

*VERTICAL WOOD
WINDOW FRAMES*



VARIANT B:

*VERTICAL WOOD
EXTRUDED FRAME, REGULAR*



VARIANT C:

VERTICAL WOOD

EXTRUDED FRAME, GRADIENT



VARIANT D:
*HORIZONTAL WOOD
WINDOW FRAME*



VARIANT E:

HORIZONTAL WOOD
EXTRUDED FRAME, REGULAR



VARIANT F:

HORIZONTAL WOOD
EXTRUDED FRAME, GRADIENT



Gd

Thank You!