

Gd

General Development

Terrace Street Artist Housing  
40-42 Terrace St. + 132 Terrace St.

# Quick Background on DND

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- **Our Mission**

- We work with communities to improve Boston's neighborhoods through investing public resources. Our main jobs are to create housing options, support tenants, foster homeownership, end homelessness, and manage the City's real estate.

- **Divisions**

- Neighborhood Housing Development
- Boston Home Center
- Office of Housing Stability
- Housing Innovation Lab
- REMS

# Project Background

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- Parcels (40-42 Terrace Street & 132 Terrace Street) were part of the Mission Hill RFP
- Mission Hill RFP Consisted of 3 Packages of DND Land
  - Package 1 (Designated to Habitat and MHHM)
  - Package 2 (Artist Housing Designated to General Dev.)
  - Package 3 (Designated to Z Development)
- Community Process: Meetings held June 9, July 21 and November 10, 2016. After receiving resident support, DND issued the RFP on March 17, 2017. The RFP Due Date was April 28, 2017. DND staff introduced the preferred developer at a community meeting on June 27, 2017. Another meeting was held on May 15, 2018.

# Terrace Street Artist Condominiums

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- **Project**

- Terrace Street Artist Condominiums

- **Developer**

- General Development

- **Developer Contact**

- Wyatt Komarin
- Steven Meyer
- Kirby Liu

- **Project Description**

- Using 2 parcels of DND Land, the project will result in a 3 unit building at 132 Terrace Street and a 10 unit building at 40-42 Terrace Street.

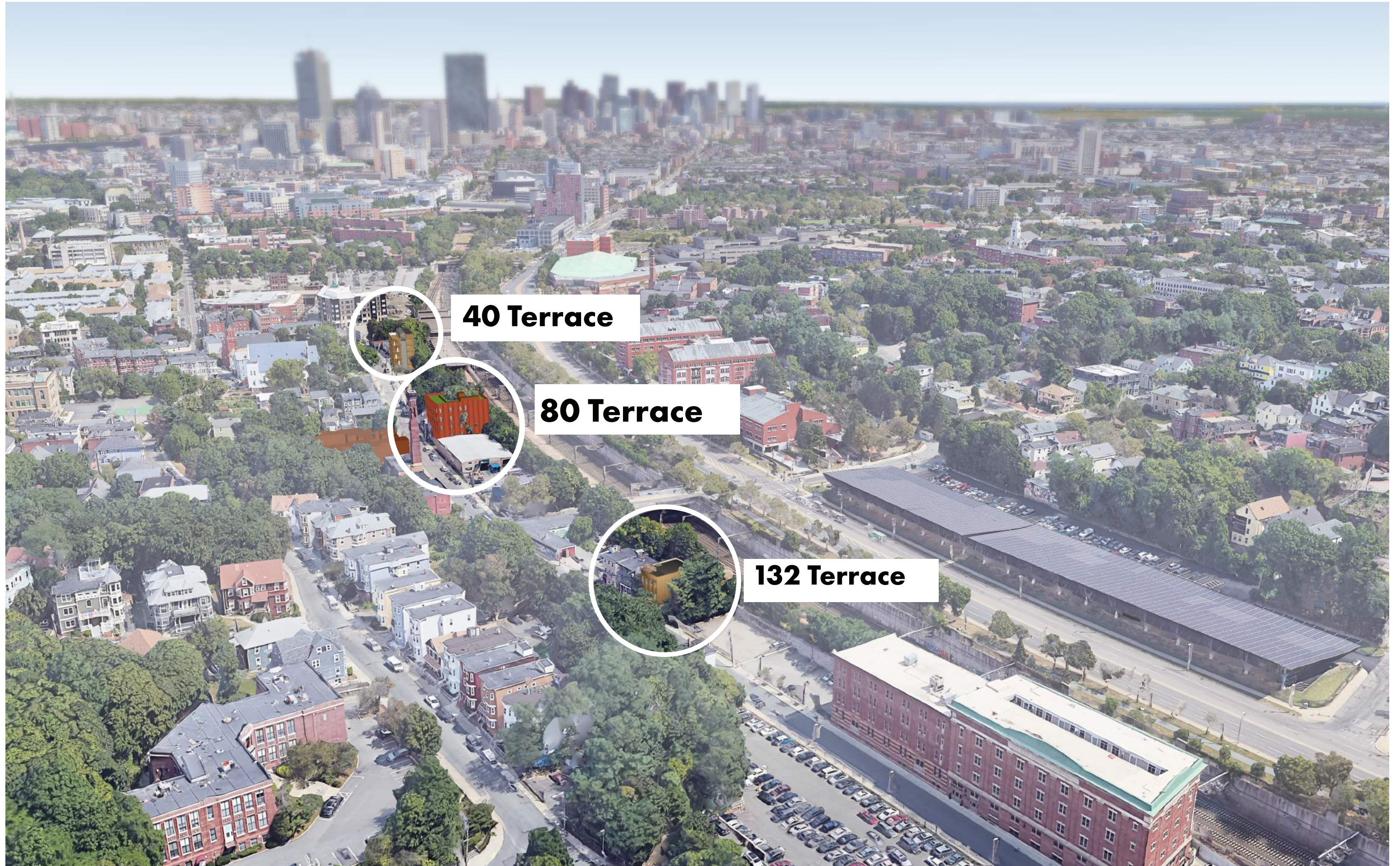




40-42 Terrace

132 Terrace





**40 Terrace**



**80 Terrace**



**132 Terrace**





# Mission for Mission Hill

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- 1 Enhance Mission Hill housing stock with home ownership
- 2 Support artists and creative entrepreneurs
- 3 Preserve street's unique identity

Mission for 40-42 + 132 Terrace St.

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***100% AFFORDABLE***

artist live/work home ownership units



# Amenity Distribution

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unit distribution ensures that all tenants have access to high-quality shared space



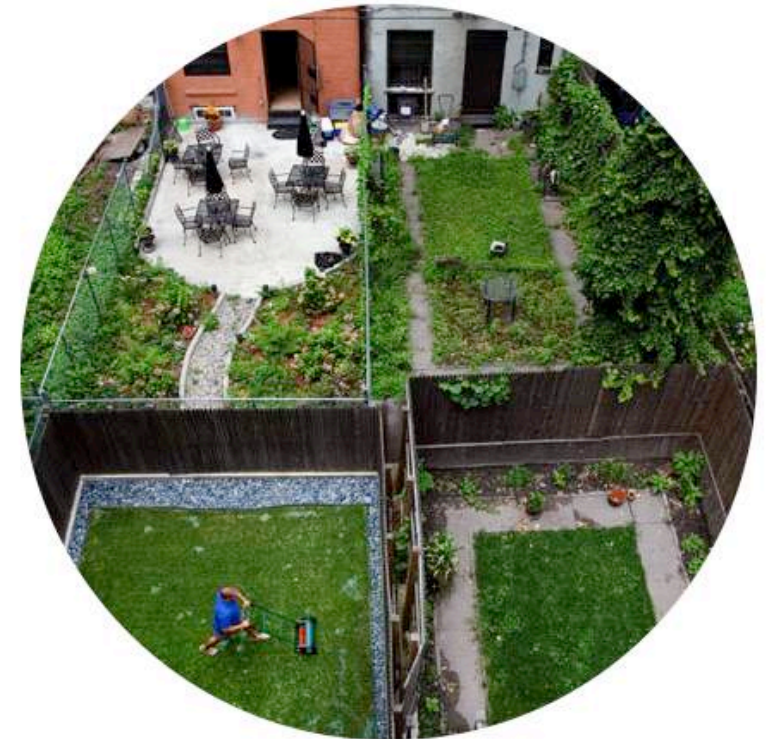
elevator



roof deck



art space



back yard



# TAKEOFFS

	40-42 Terrace	132 Terrace	Totals
GSF	12,235	3,500	15,735
Unit Ct	10 units	3 Units	13 units
Unit Types	(10) 2 Bedroom	(3) 2 BR	(13) 2 Bedroom
Max Height	67' (+ Basement)	40' (No Basement)	-
Elevator	YES	NO	-
Egress	2 Stairs	1 Stair	-
Roof Deck	YES	NO	-
Backyard	NO	YES	-
Sprinklered	YES	YES	-



# 40-42 Terrace St.

street view





# 40-42 Terrace St.

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zoning summary

<b>ZONING ITEM</b>	<b>AS OF RIGHT REQUIREMENTS</b>	<b>PROPOSED</b>
ALLOWABLE USE	LIGHT INDUSTRIAL USE	LIGHT INDUSTRIAL + RESIDENTIAL USE
FAR	2.0	4.8
MAX HEIGHT	40'	55' (+12' 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.





# 40-42 Terrace St.

northern approach





# 40-42 Terrace St.

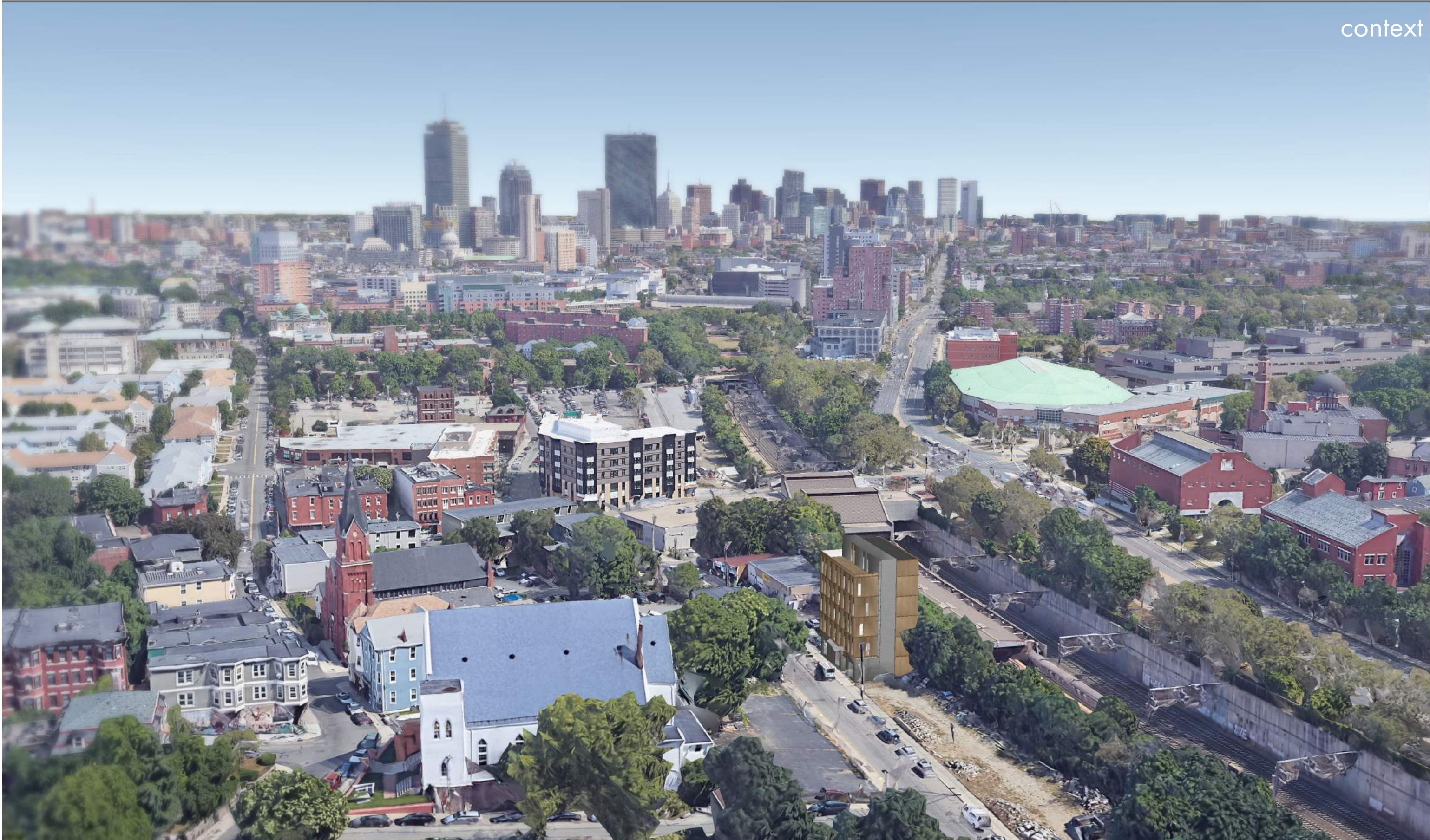
perspective





# 40-42 Terrace St.

context





# 40-42 Terrace St.

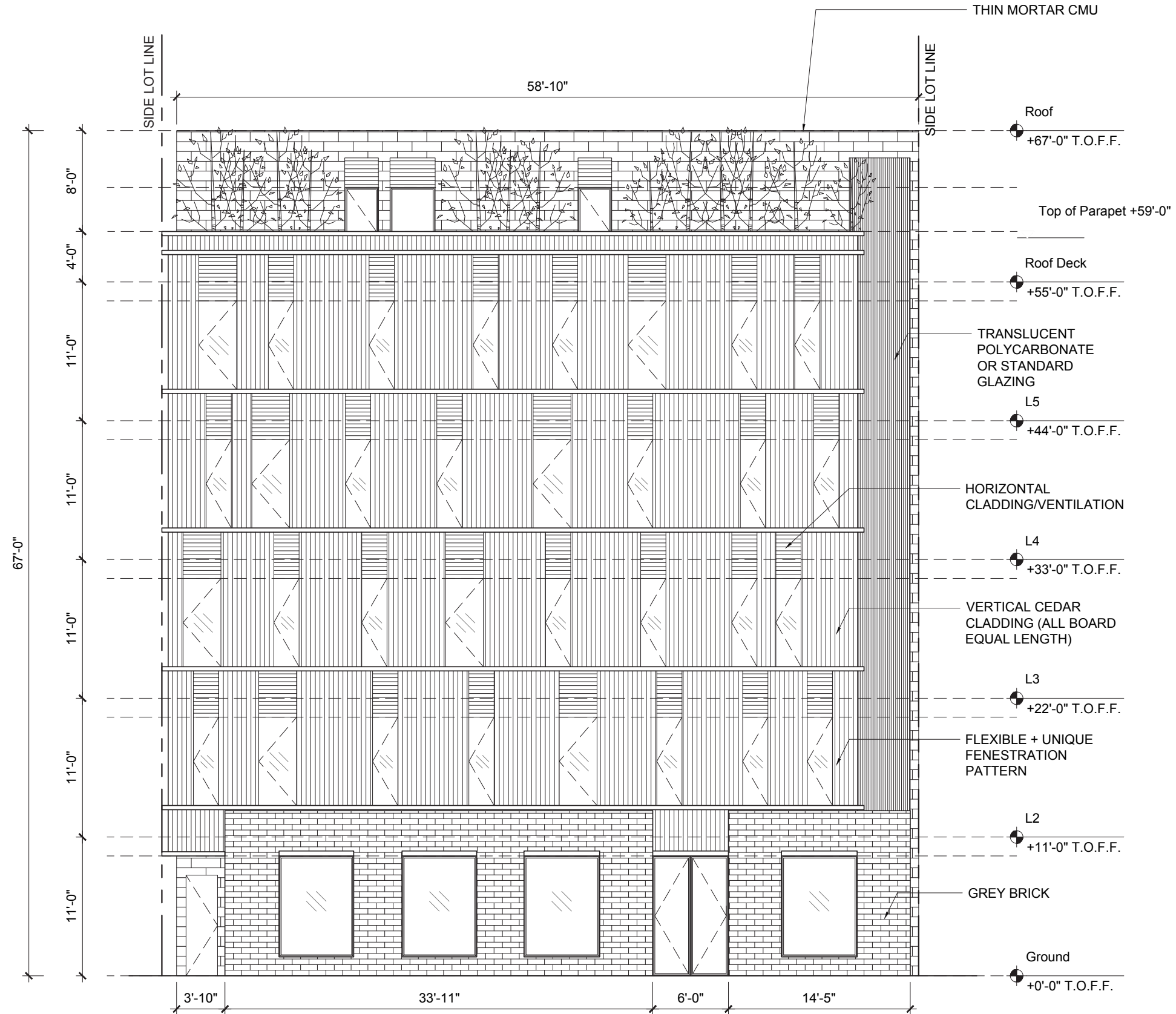
elevation





# 40-42 Terrace St.

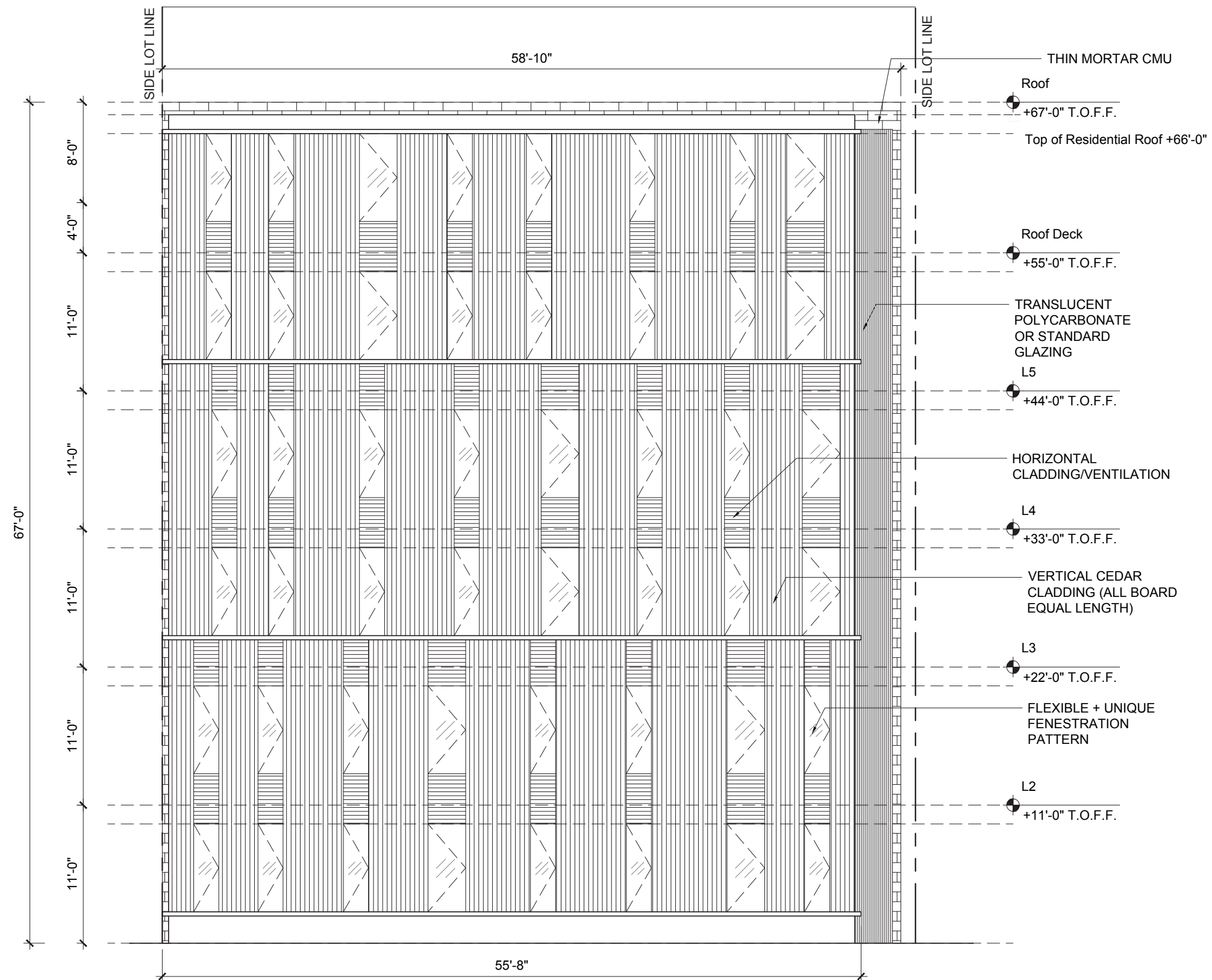
front elevation





# 40-42 Terrace St.

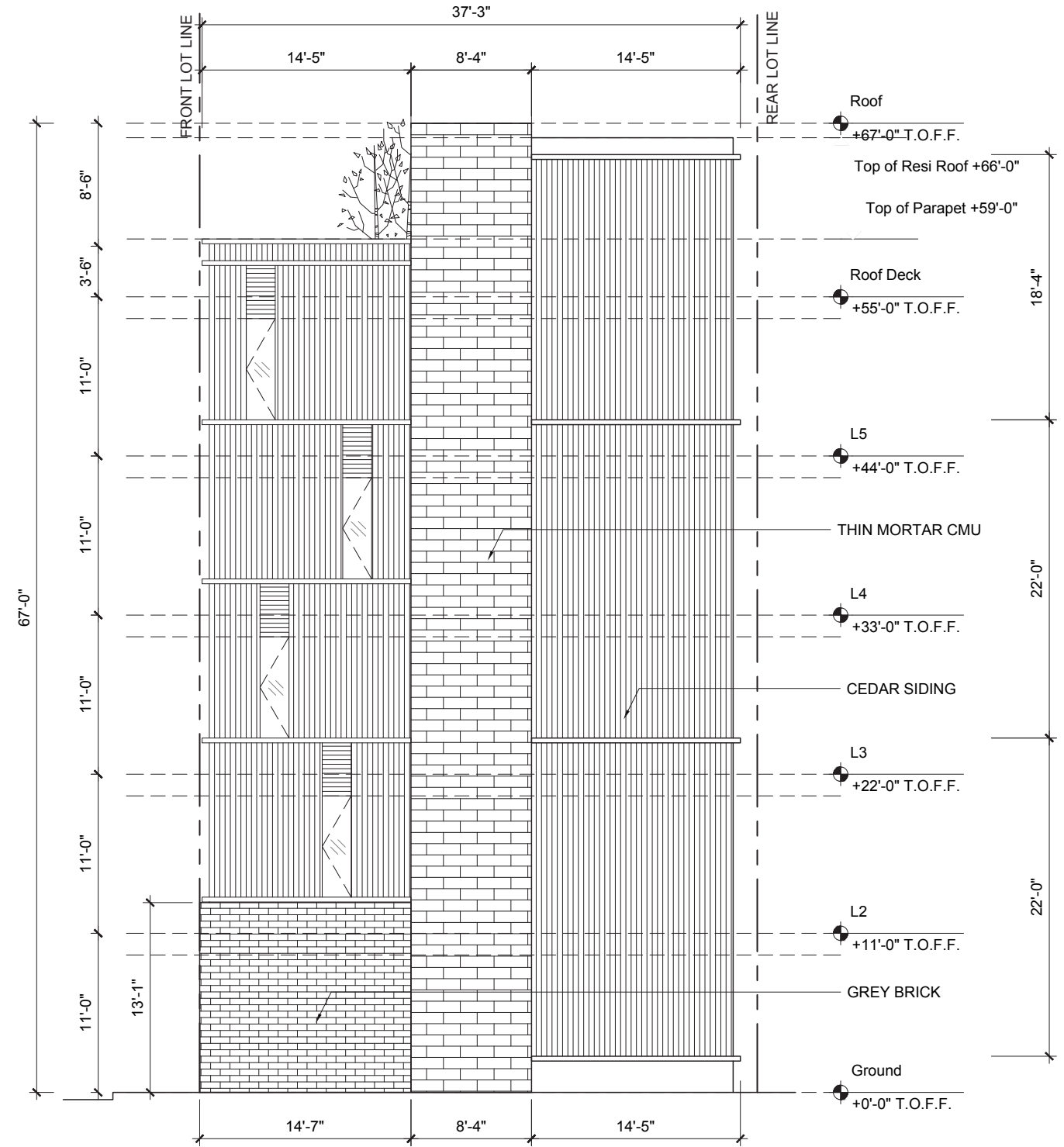
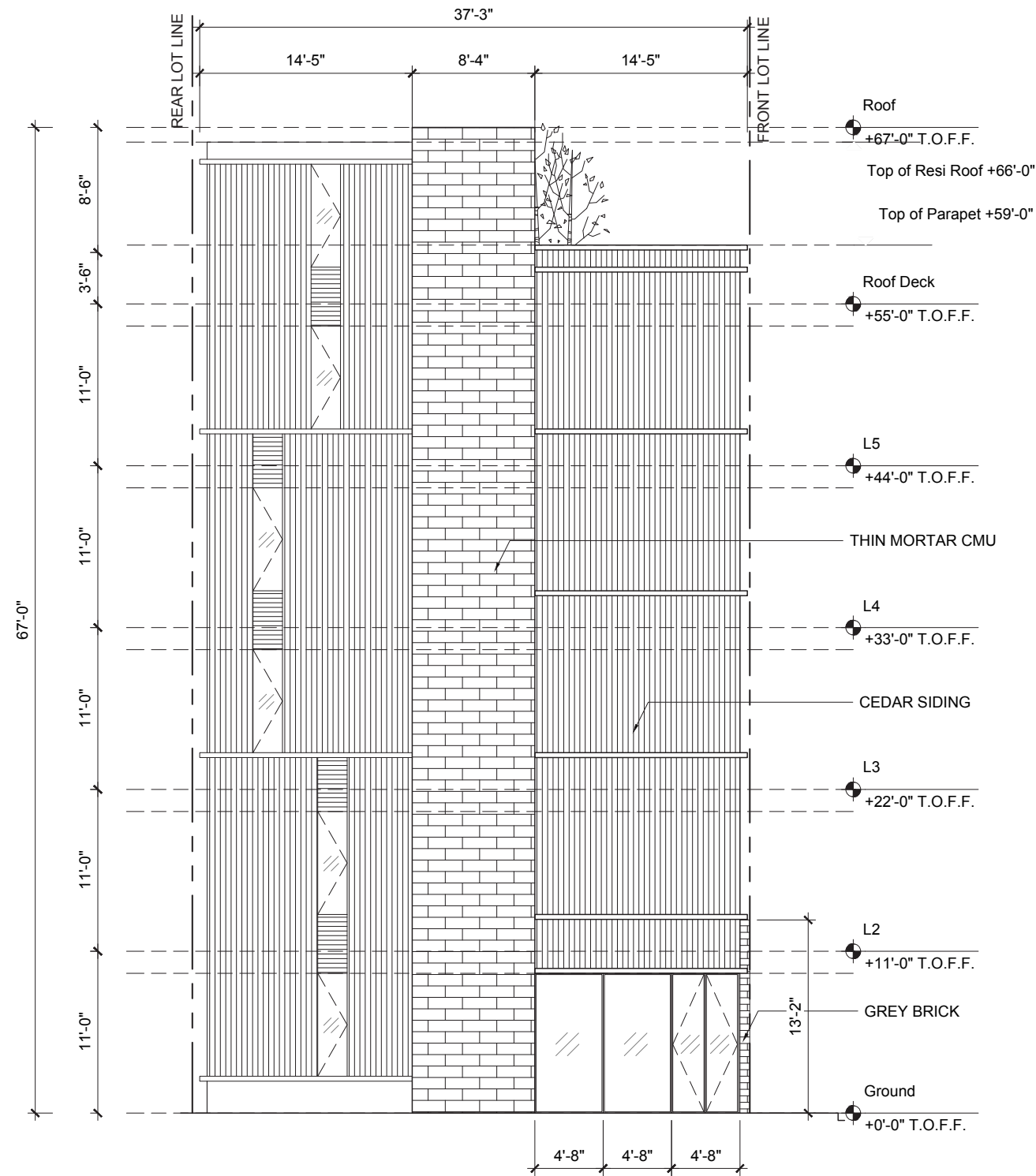
rear elevation





# 40-42 Terrace St.

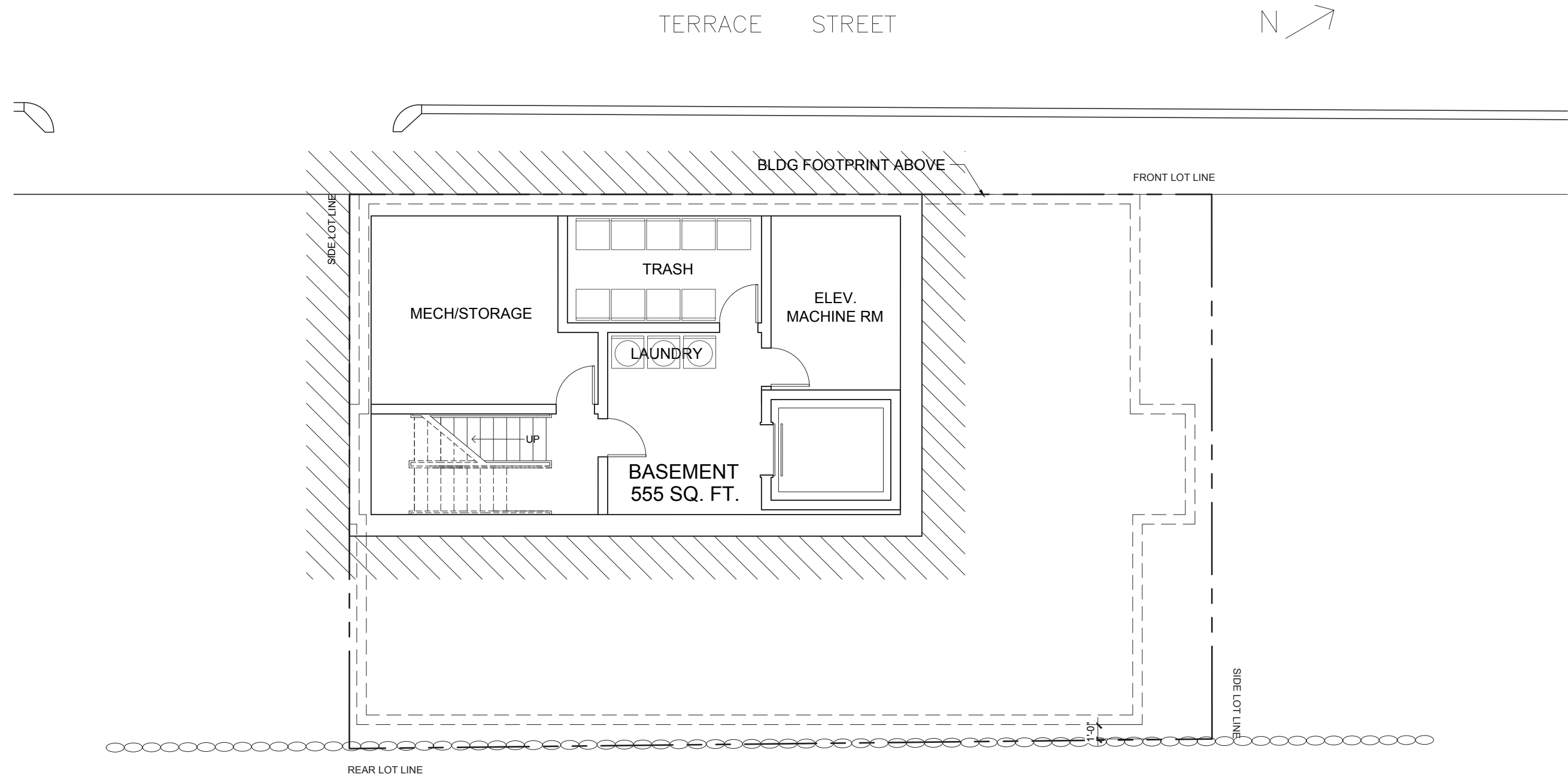
side elevations





# 40-42 Terrace St.

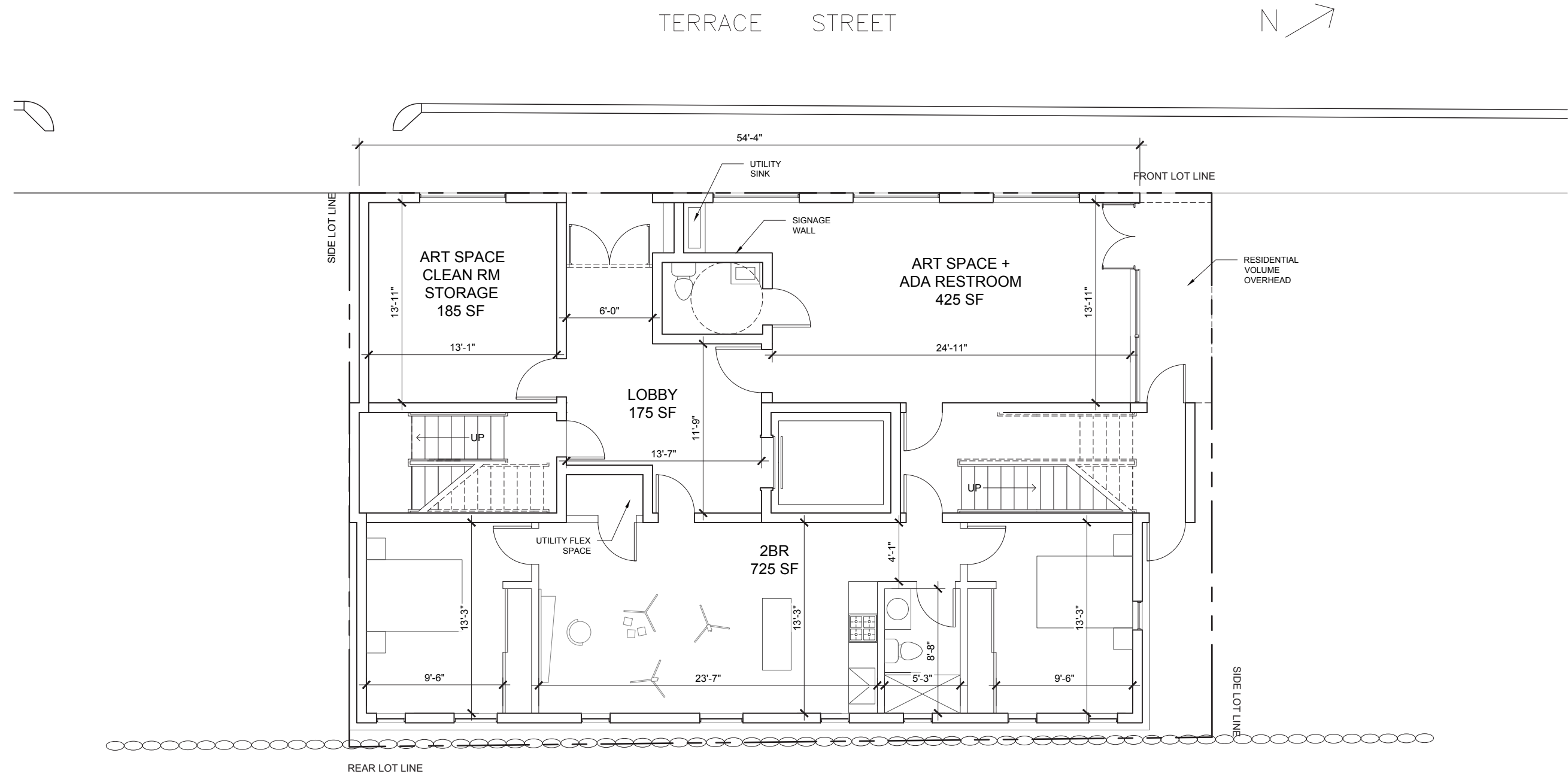
basement plan





# 40-42 Terrace St.

ground floor plan

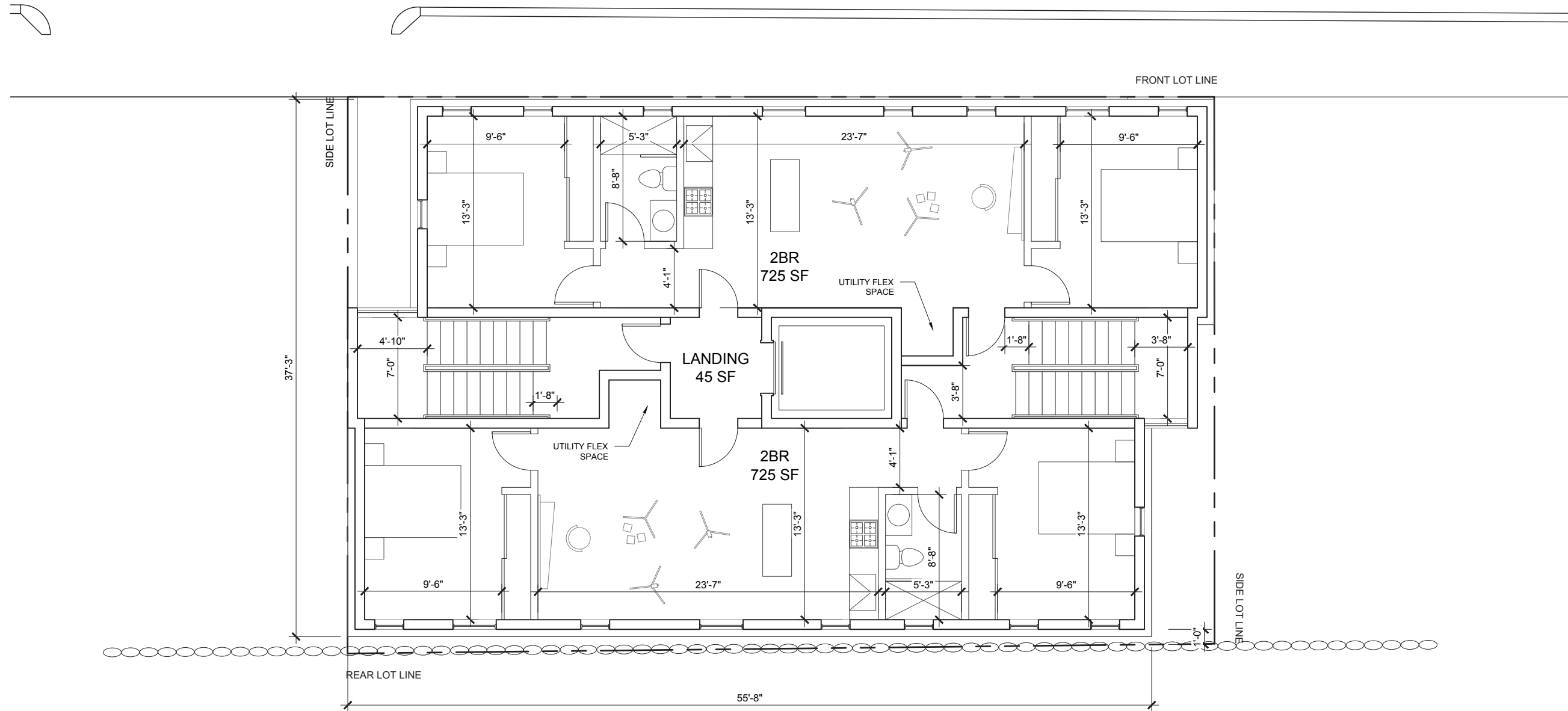




# 40-42 Terrace St.

## 2nd-5th floor plan

TERRACE STREET

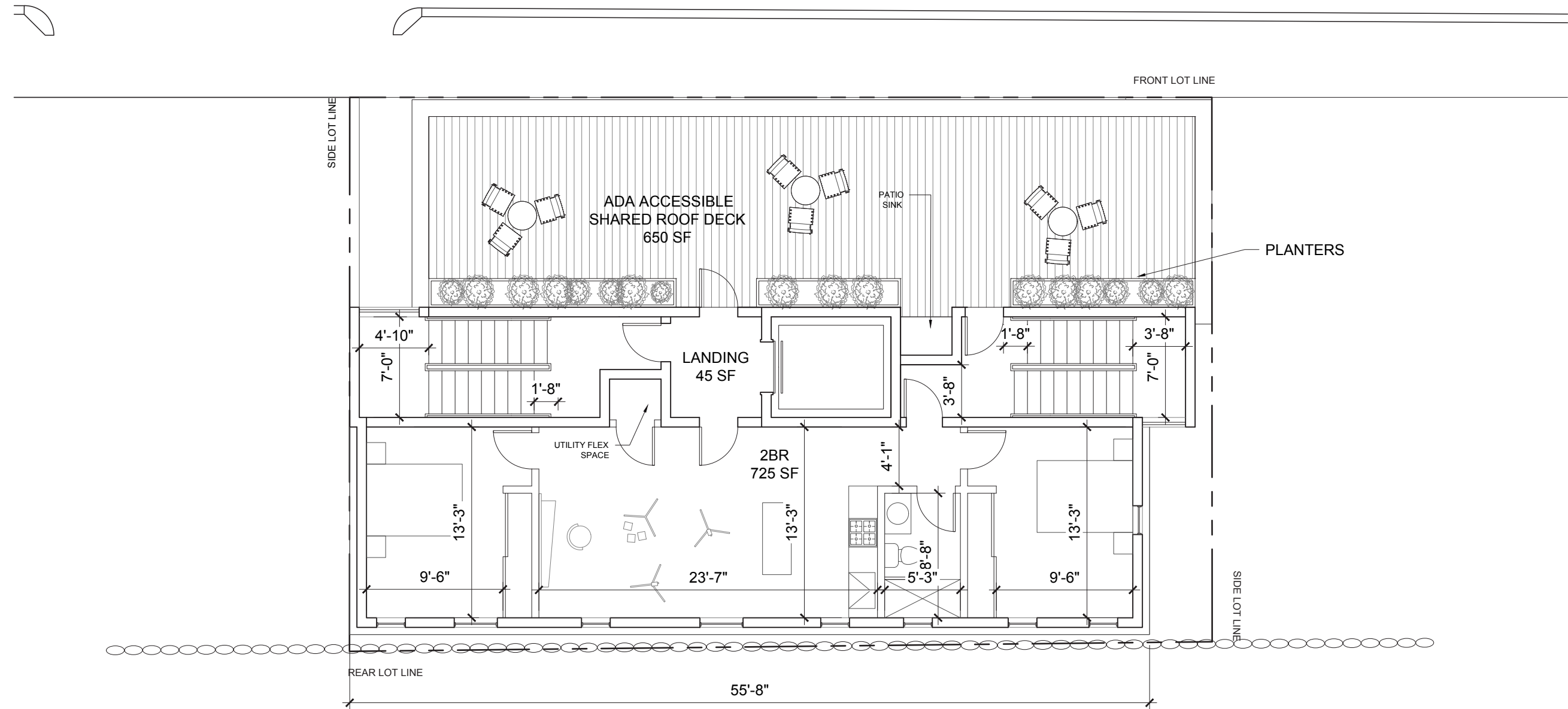




# 40-42 Terrace St.

roof/6th floor plan

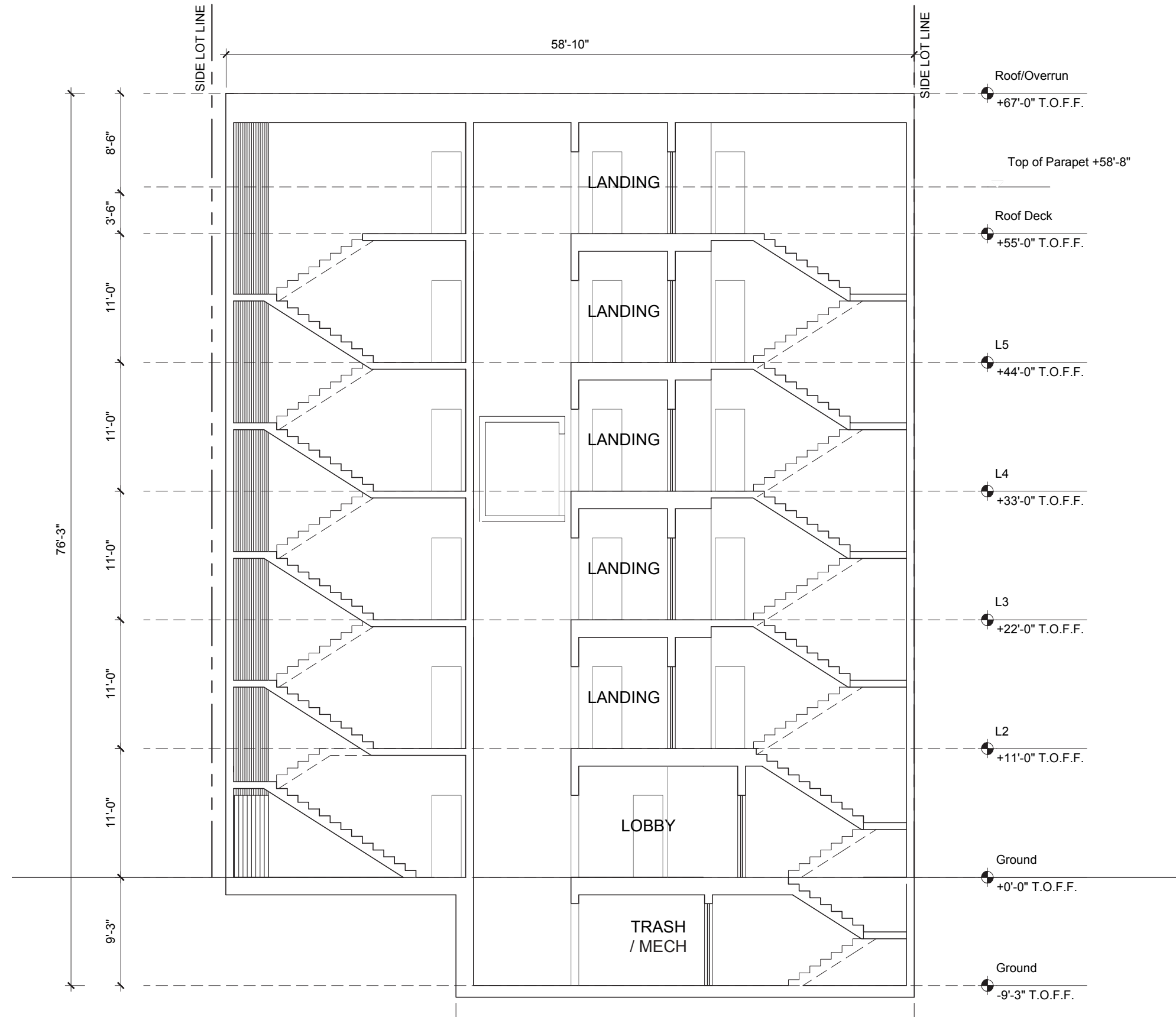
TERRACE STREET





# 40-42 Terrace St.

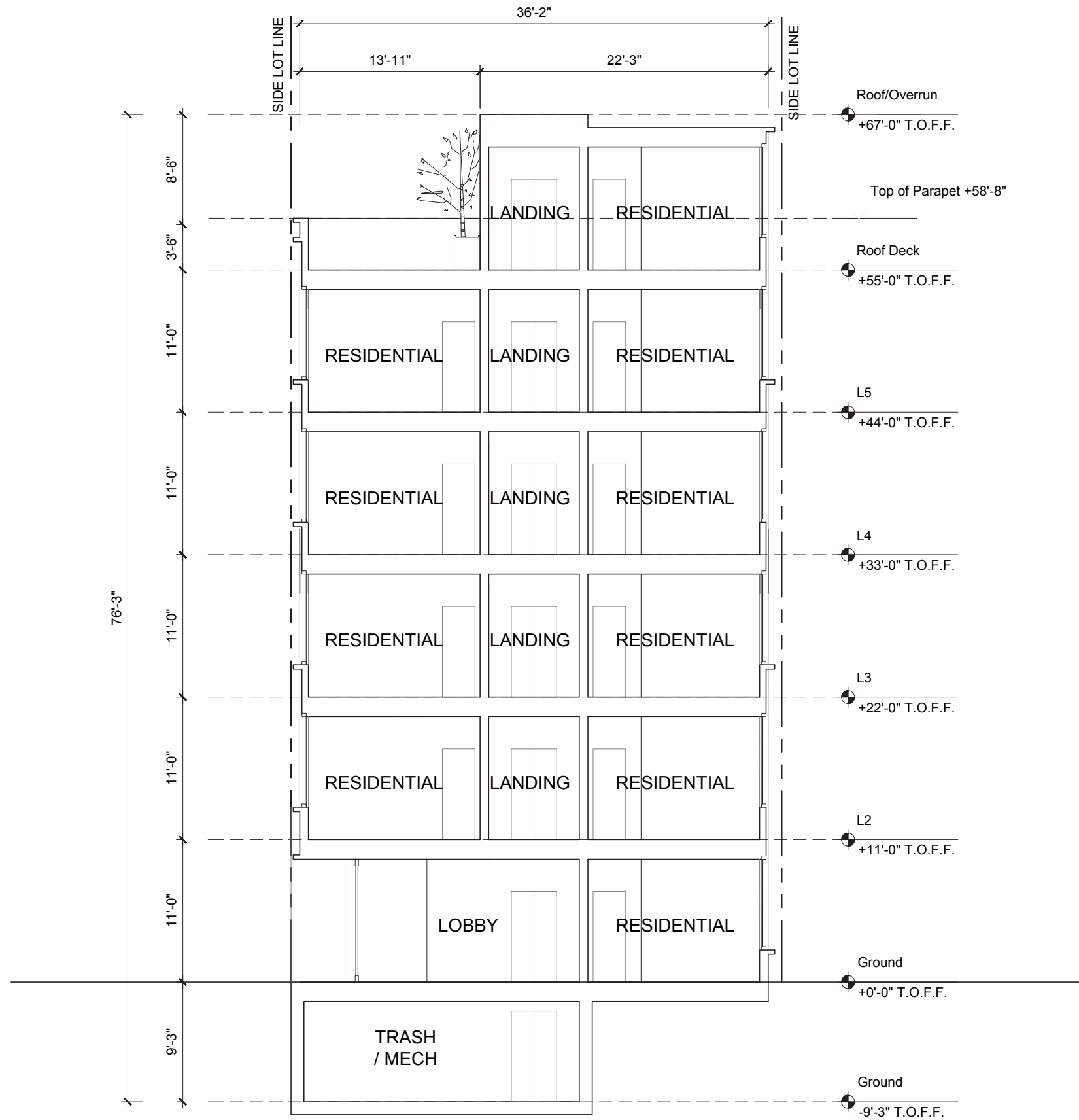
long section





# 40-42 Terrace St.

short section





# TAKEOFFS

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Unit Ct	10 units	3 Units	13 units
Unit Types	(10) 2 Bedroom	(3) 2 BR	(13) 2 Bedroom
Max Height	67' (+ Basement)	40' (No Basement)	-
Elevator	YES	NO	-
Egress	2 Stairs	1 Stair	-
Roof Deck	YES	NO	-
Backyard	NO	YES	-
Sprinklered	YES	YES	-



# 132 Terrace St.





<b>ZONING ITEM</b>	<b>AS OF RIGHT REQUIREMENTS</b>	<b>PROPOSED</b>
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.

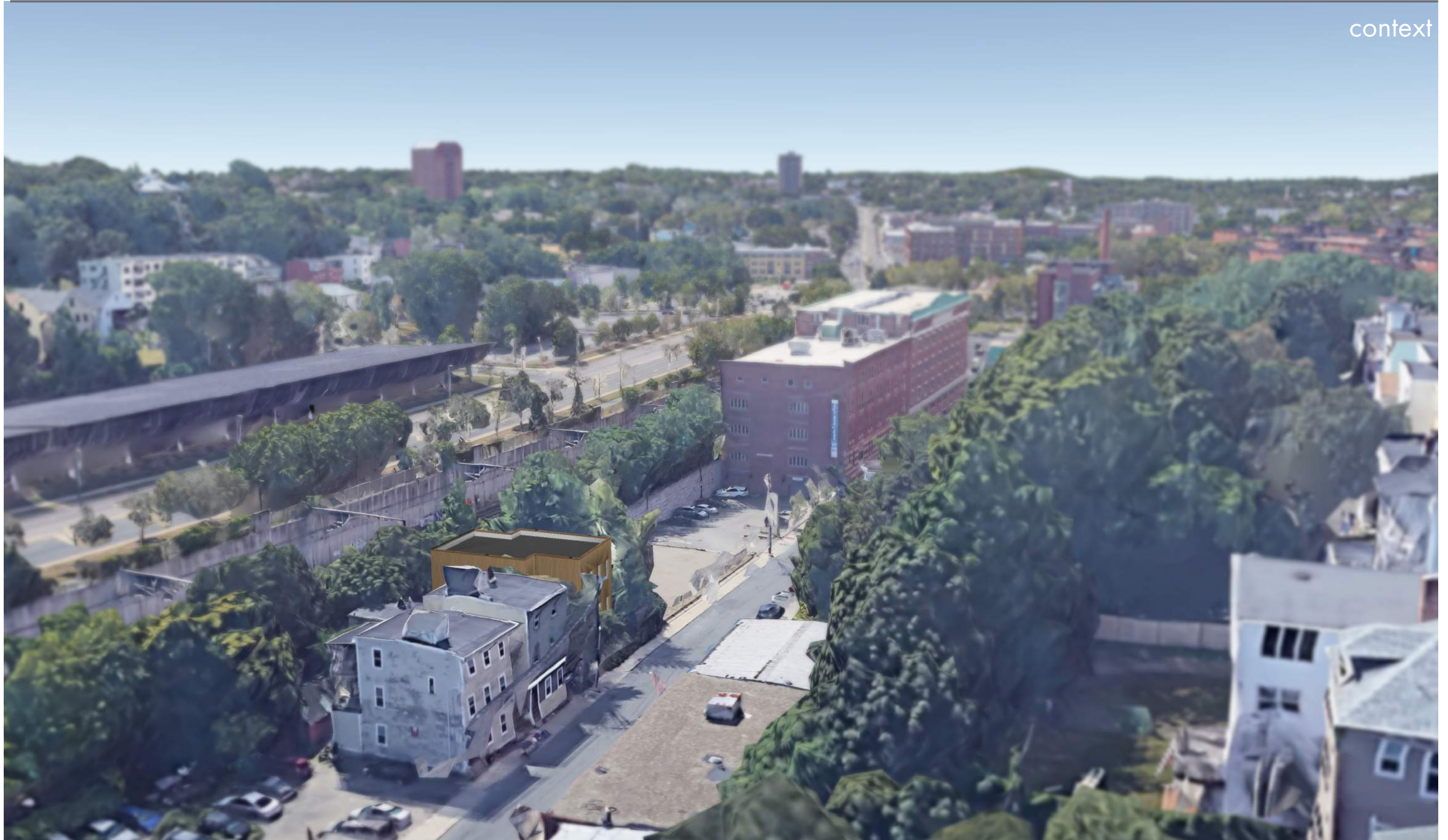
northern approach





# 132 Terrace St.

context





# 132 Terrace St.

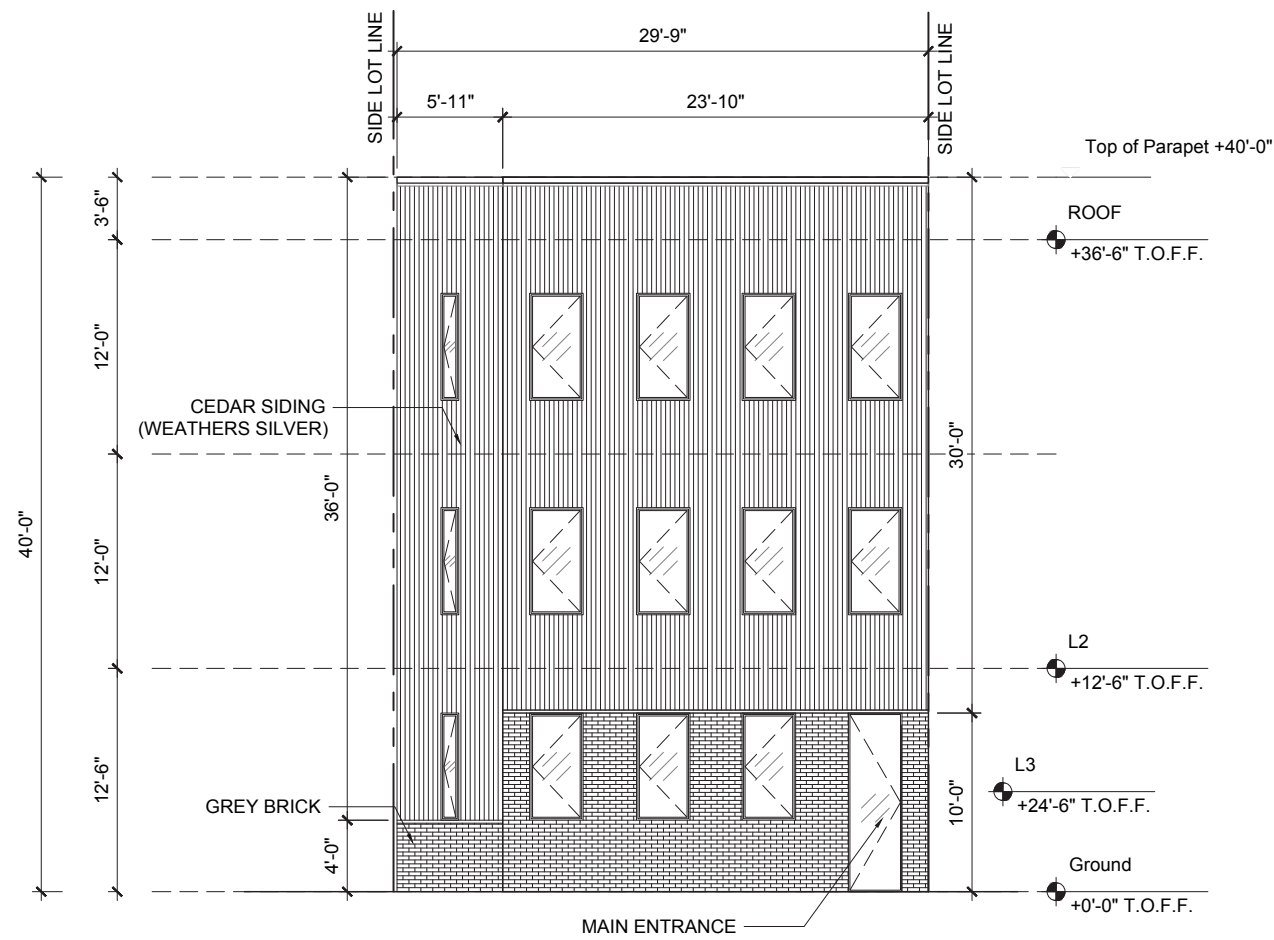
perspective



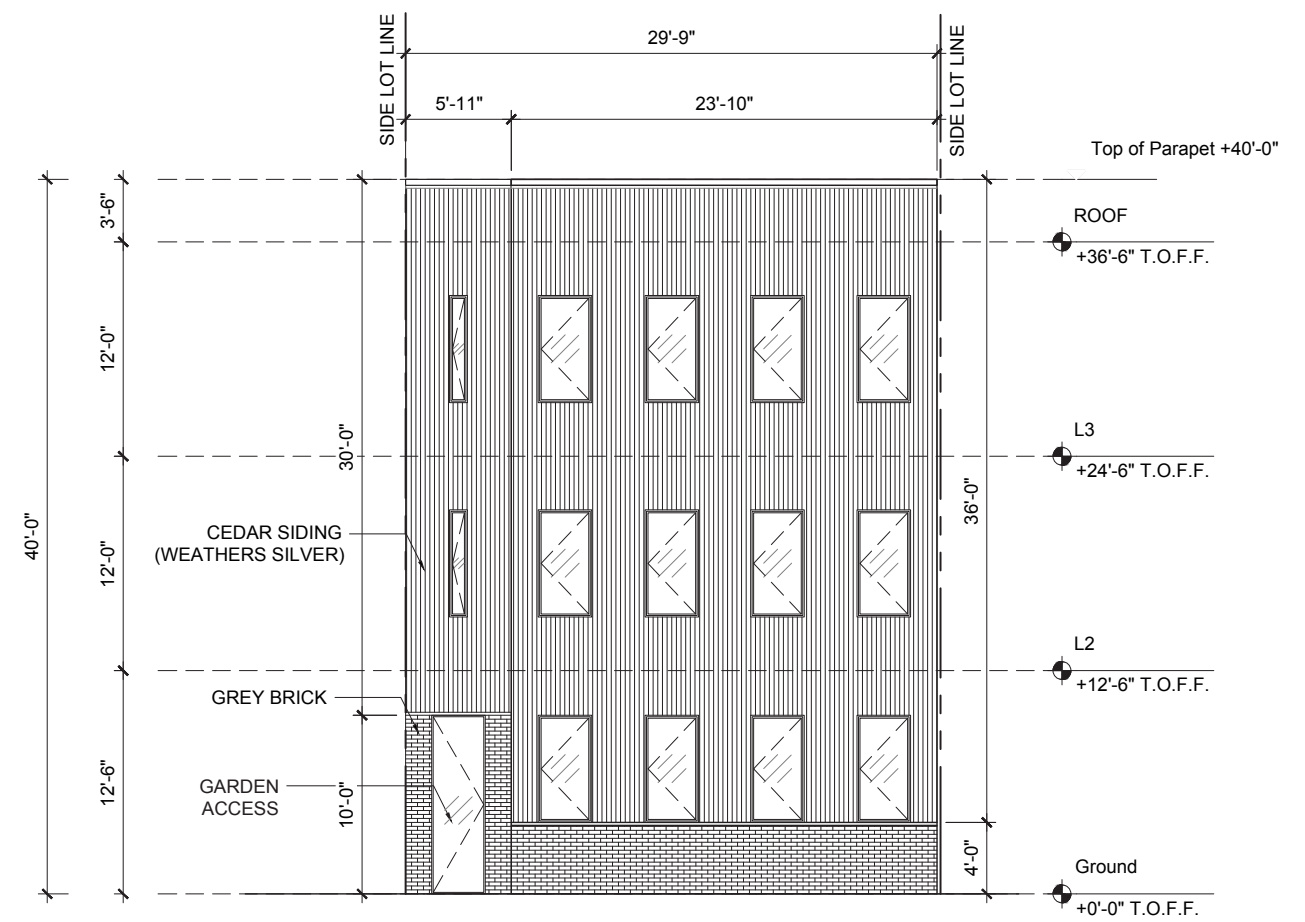


# 132 Terrace St.

elevations



Front Elevation

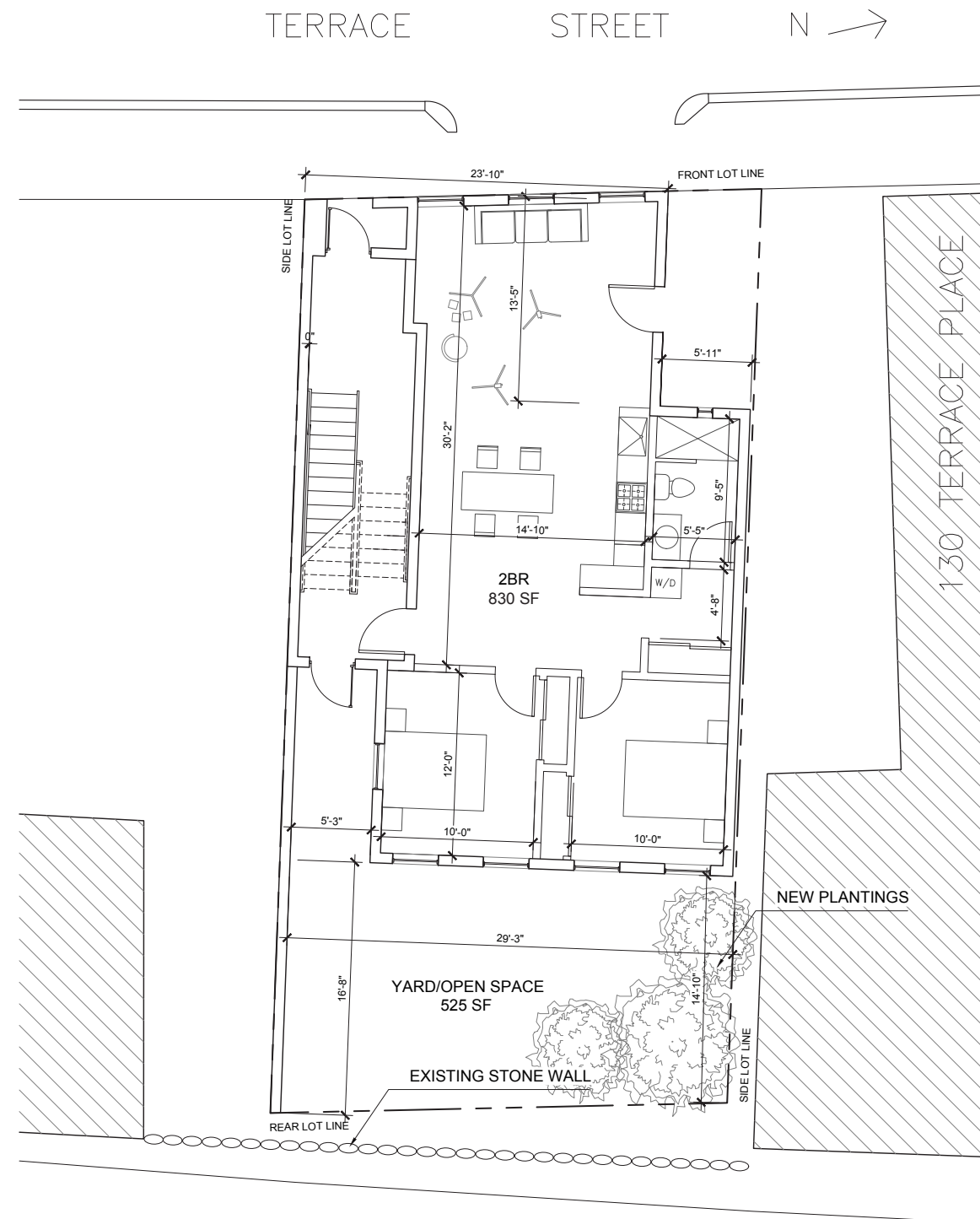


Rear Elevation

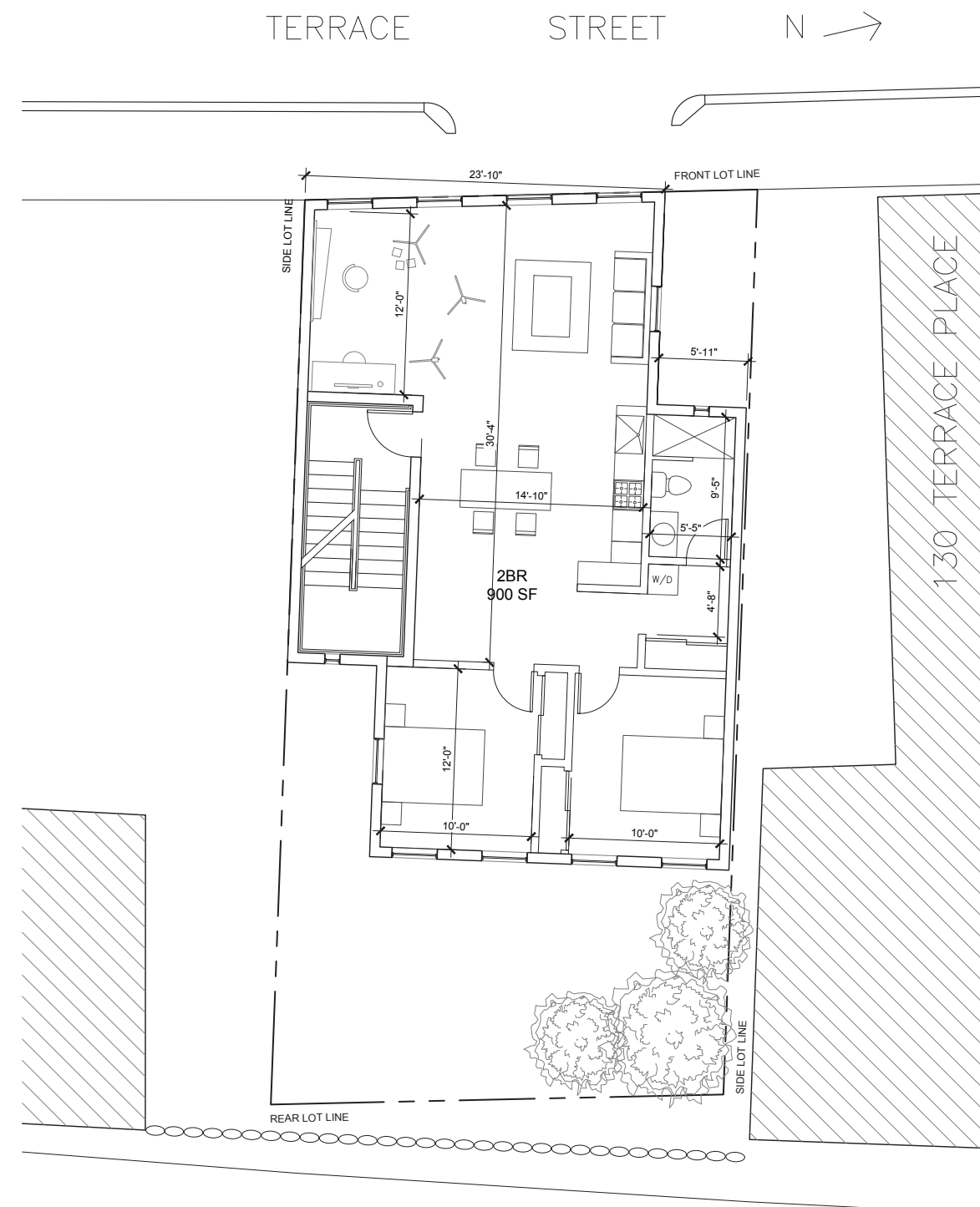


# 132 Terrace St.

plans



Ground Floor

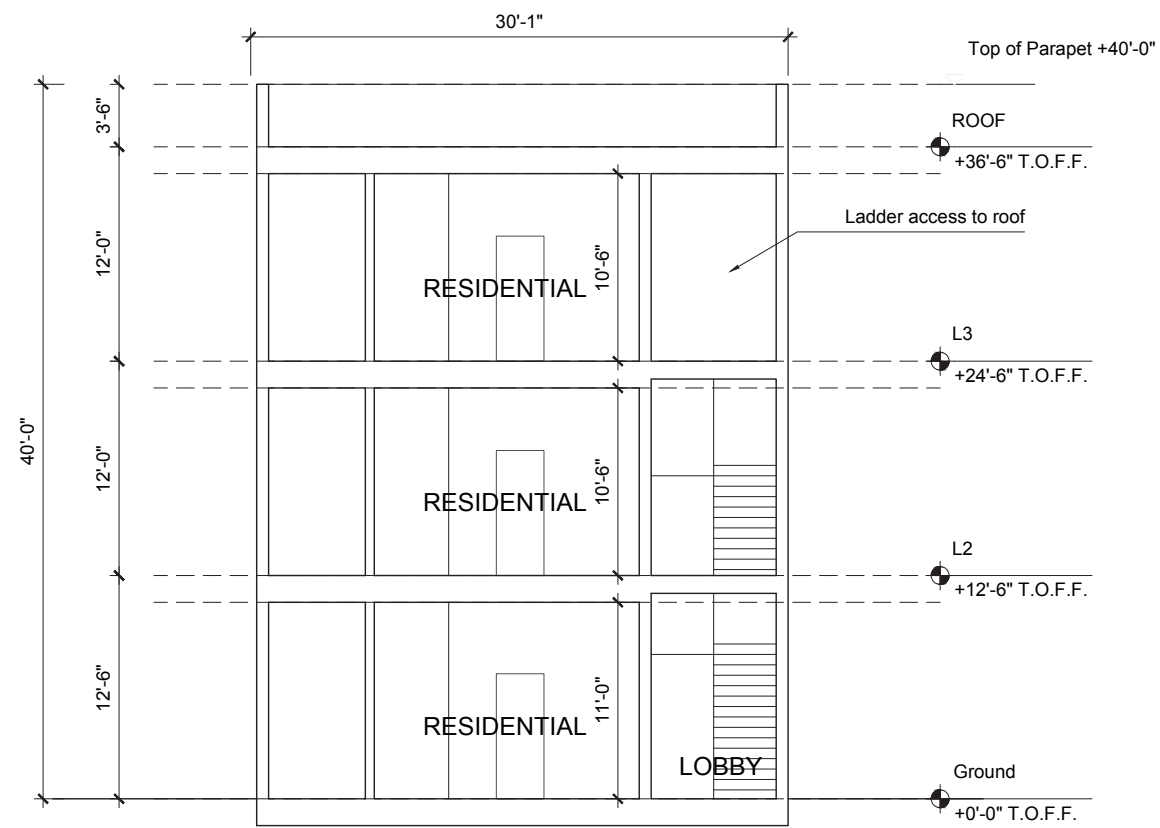


2nd/3rd Floor

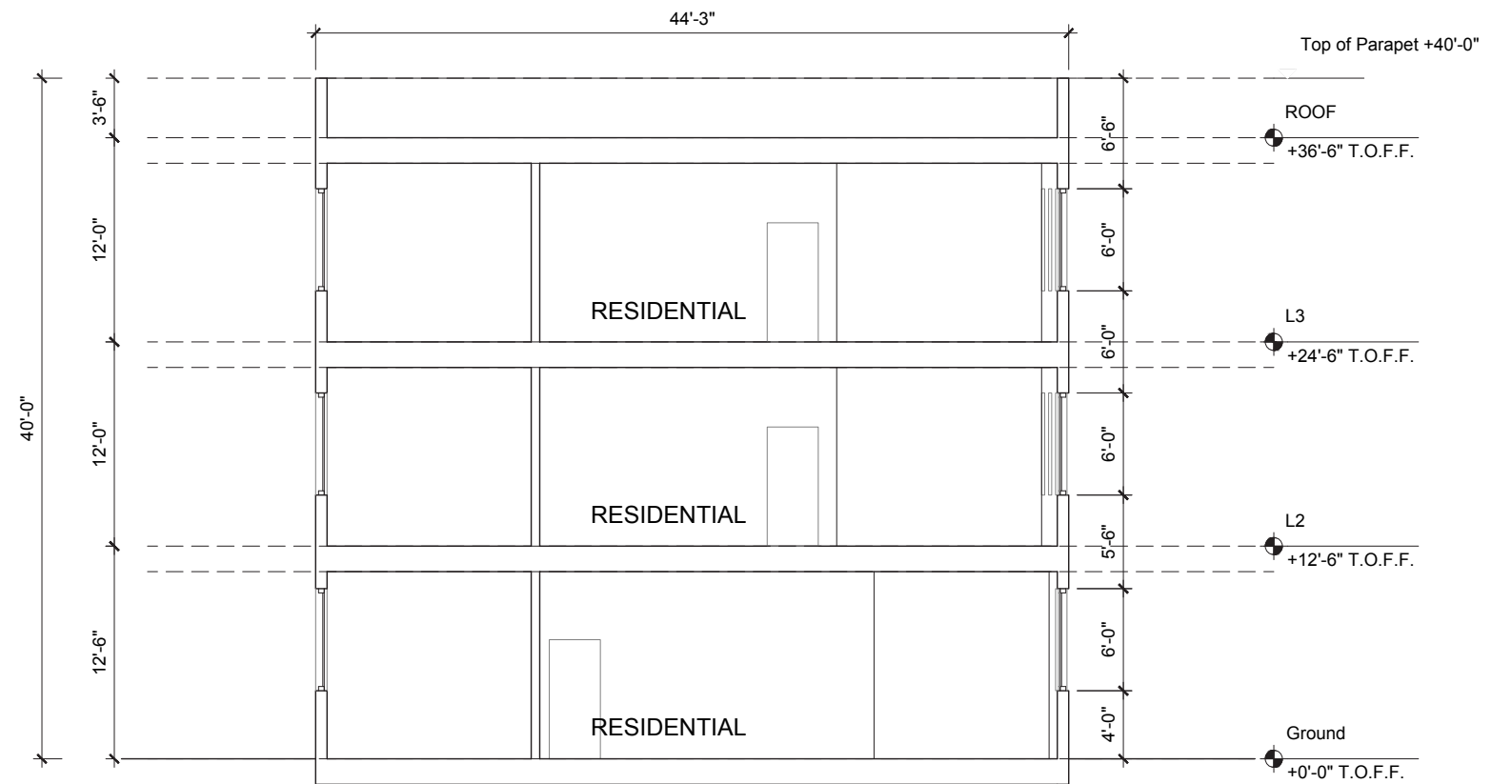


# 132 Terrace St.

sections



Short Section



Long Section



**Gd**

Thank You!