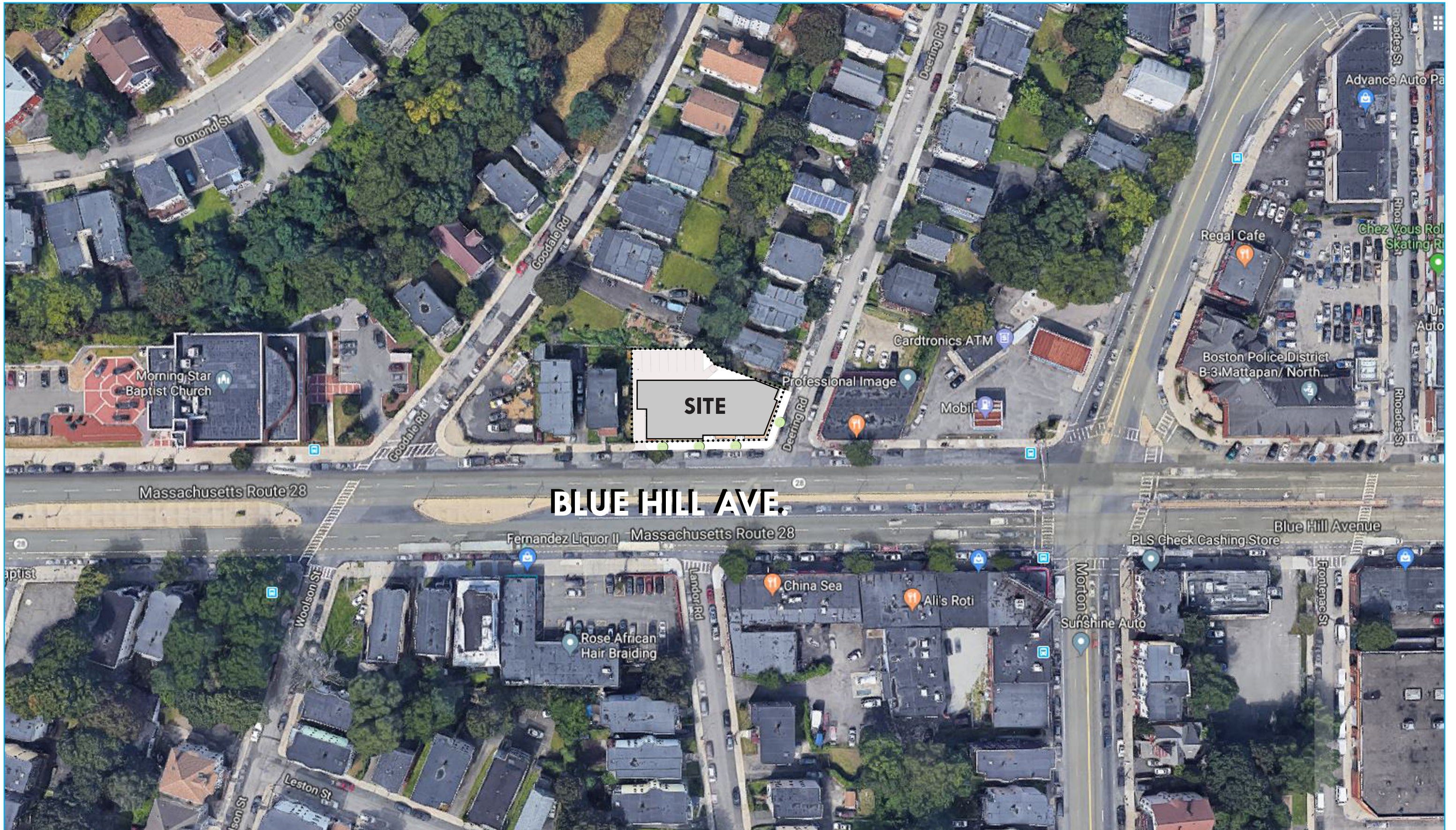


DEVELOPMENT OVERVIEW

Notice of Project Change BPDA Public Meeting

1199-1203 Blue Hill Ave. Mattapan MA

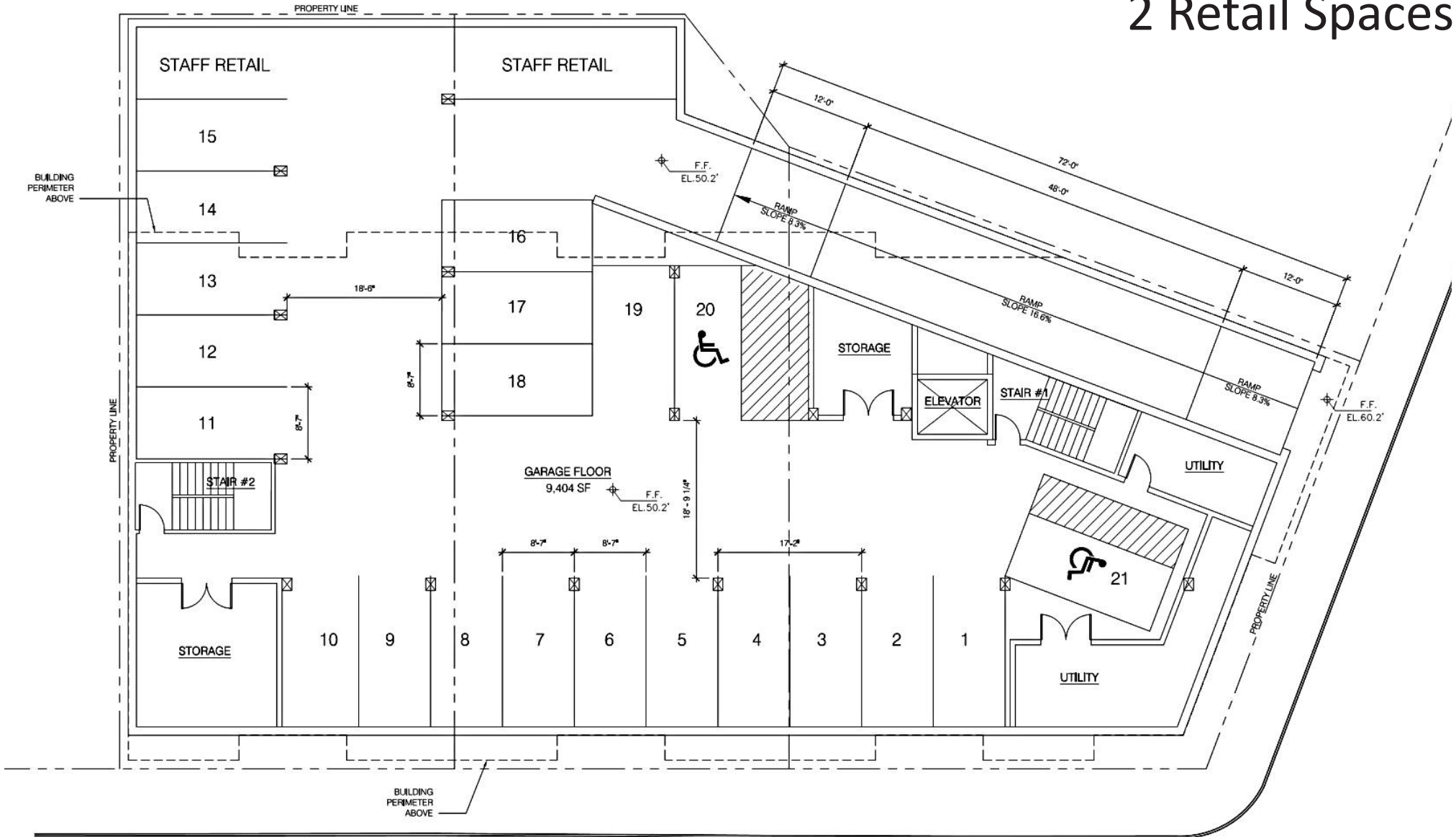
29 OCTOBER 2019



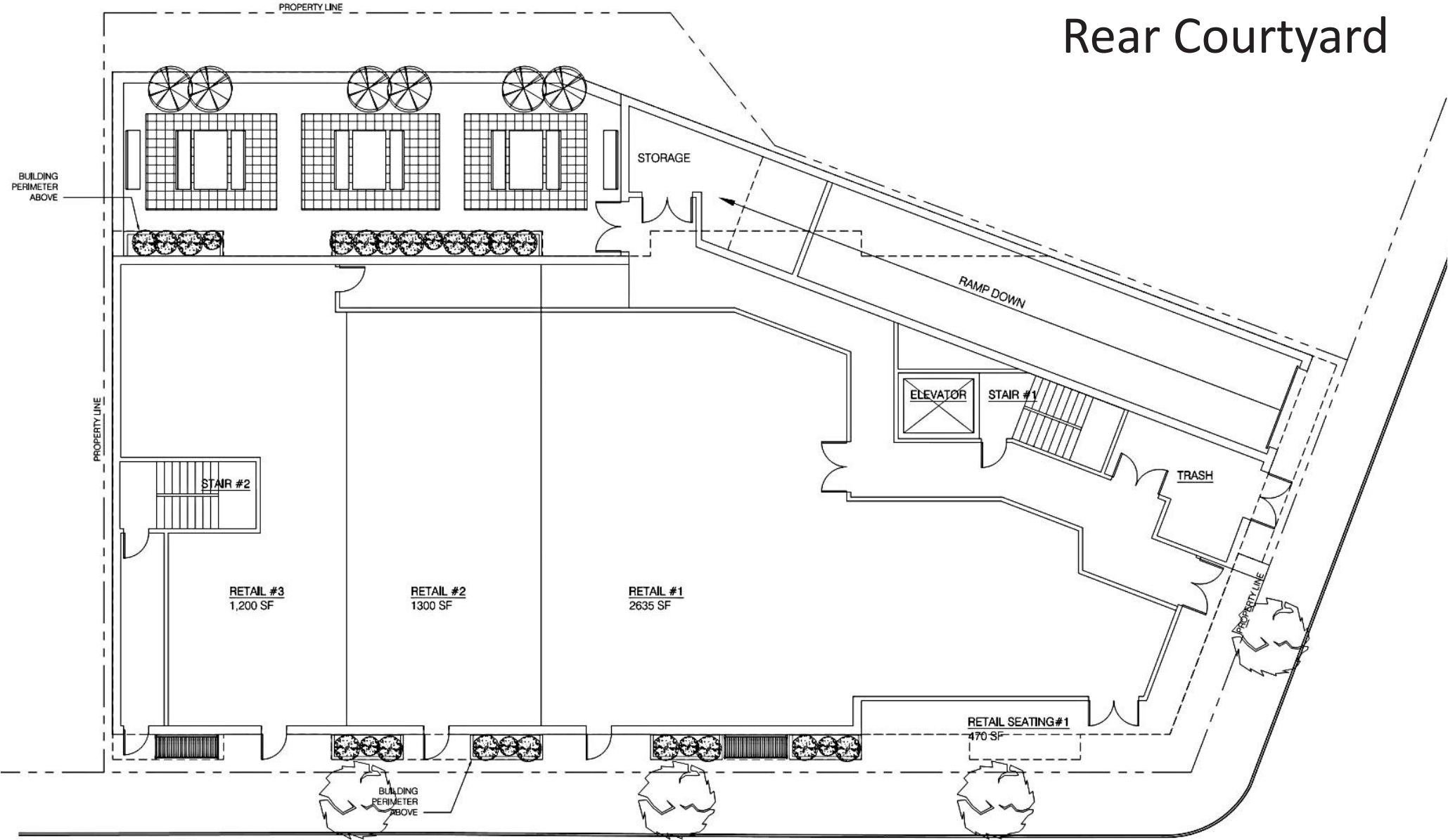


PROJECT NORTH
 1 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

21 Resident Spaces 2 Retail Spaces



3 Retail Spaces Rear Courtyard



(3) One-Bedroom Units
(18) Two Bedroom Units
21 Residential Units







CRITERIA

BPDA APPROVED DEVELOPMENT

NOTICE OF PROJECT CHANGE MODIFICATIONS

NUMBER OF RESIDENTIAL UNITS

21 UNITS

32 UNITS **CITY OF BOSTON COMPACT LIVING PILOT**

UNIT MIX

(3) 1 BR UNITS / (18) 2 BR UNITS

(16) 1 BR UNITS / (16) 2 BR UNITS

RETAIL/RESTAURANT PROGRAM

3,000 SF RETAIL / 2,800 SF RESTAURANT

2,500 SF CAFE/SMALL RESTAURANT

OVERALL GSF OF CONSTRUCTION

41,551 GSF (INC. GARAGE)

37,798 GSF (GARAGE ELIMINATED)
(3,753 SF OVERALL BUILDING REDUCTION)

FLOOR AREA RATIO

2.90 (W/OUT GARAGE)

3.42 (0.52 INCREASE)

NUMBER OF STORIES

4 STORIES

5 STORIES

BUILDING HEIGHT

55'-8"

55'-8"

PARKING SCENARIO

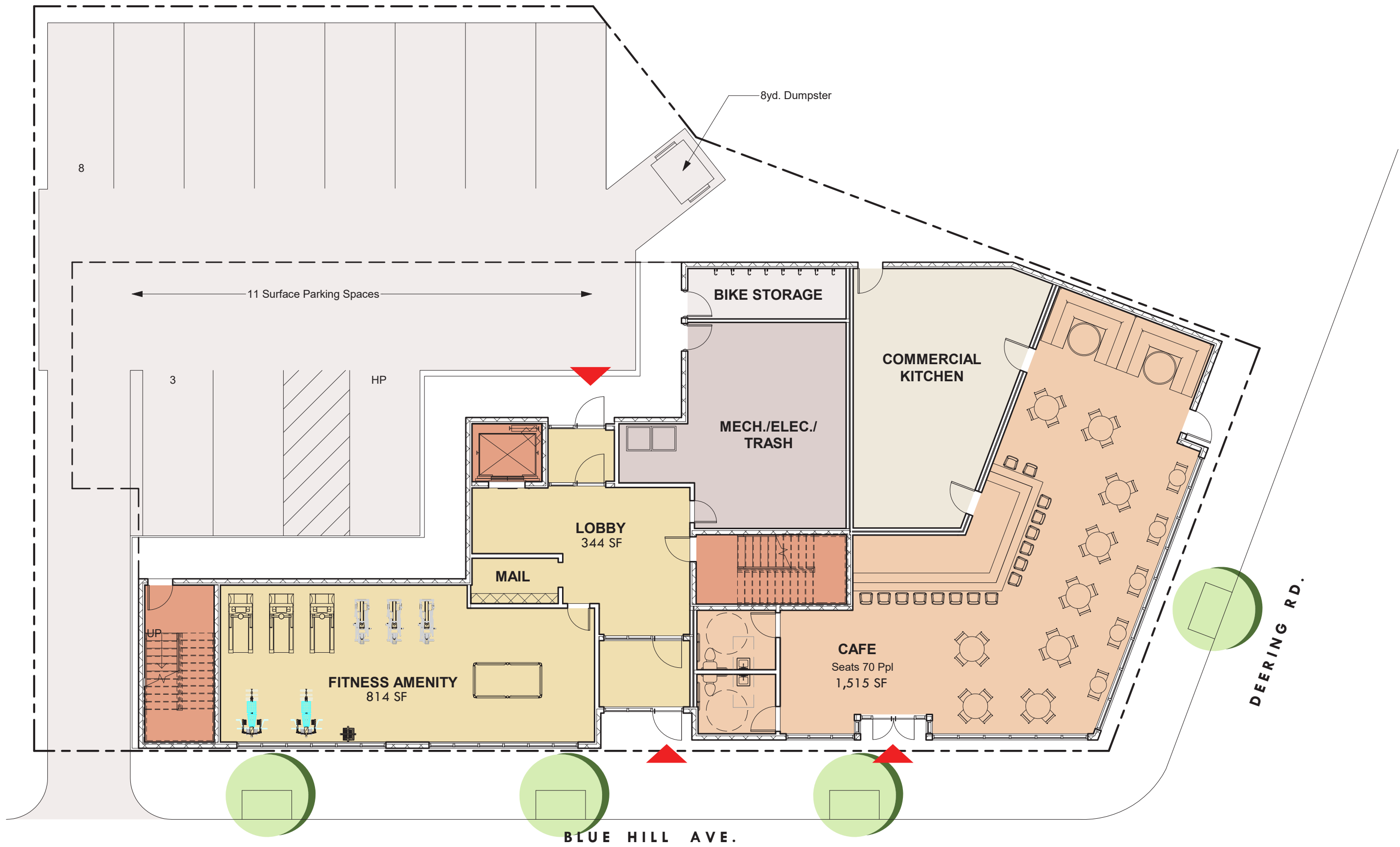
21 SPACES (BELOW GRADE)

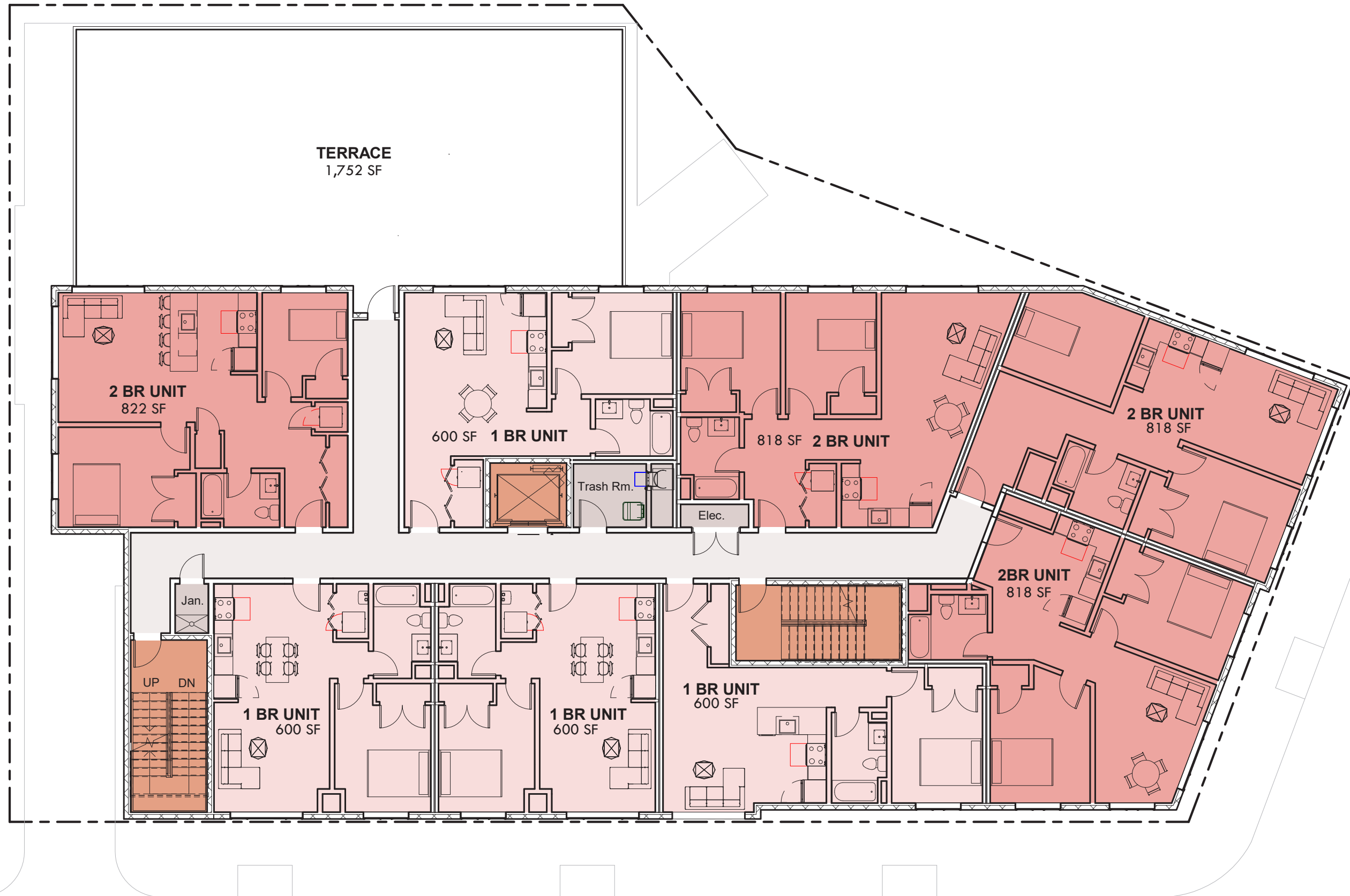
11 SPACES (AT GRADE SURFACE)

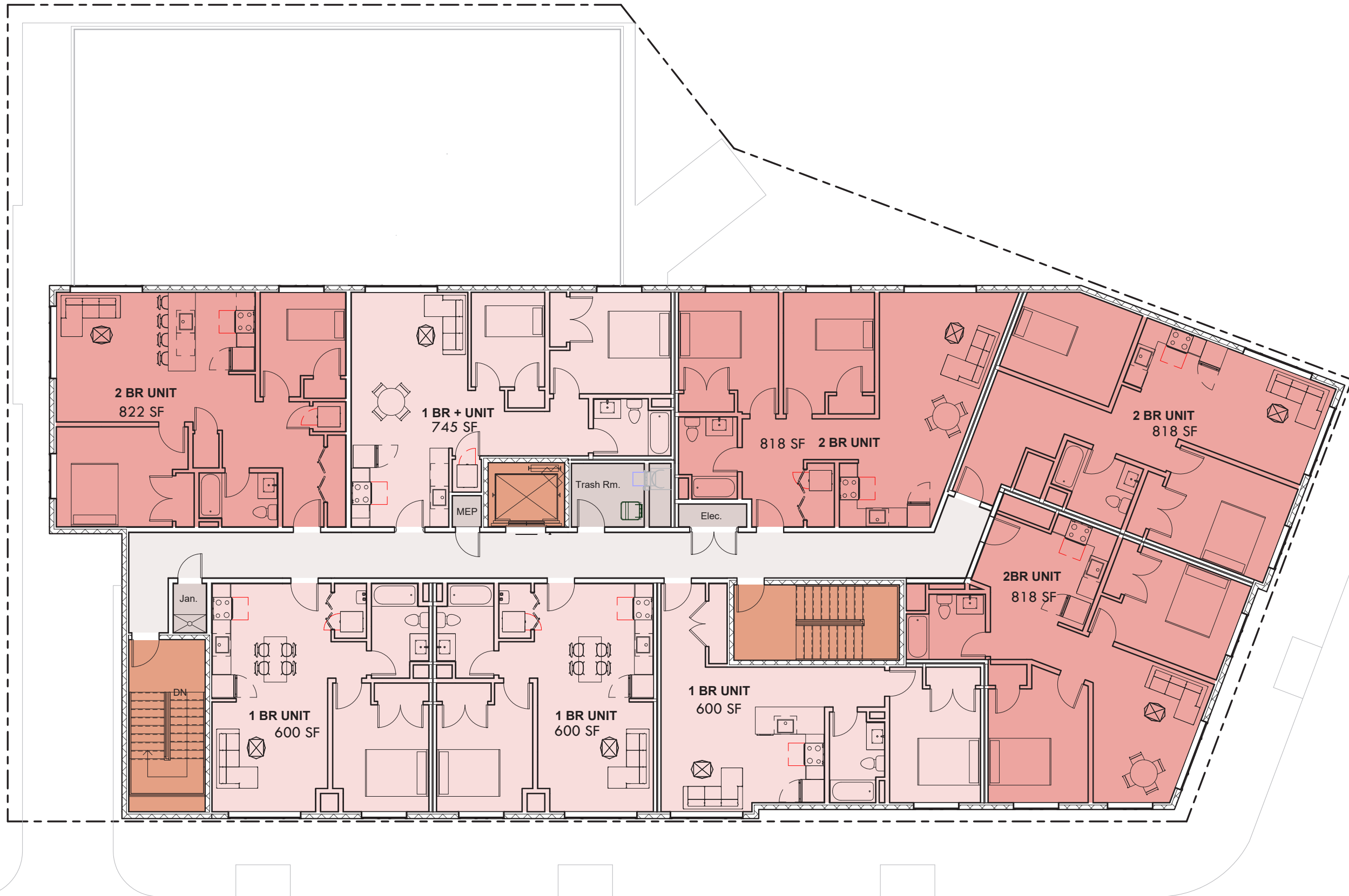
REAL ESTATE MODEL

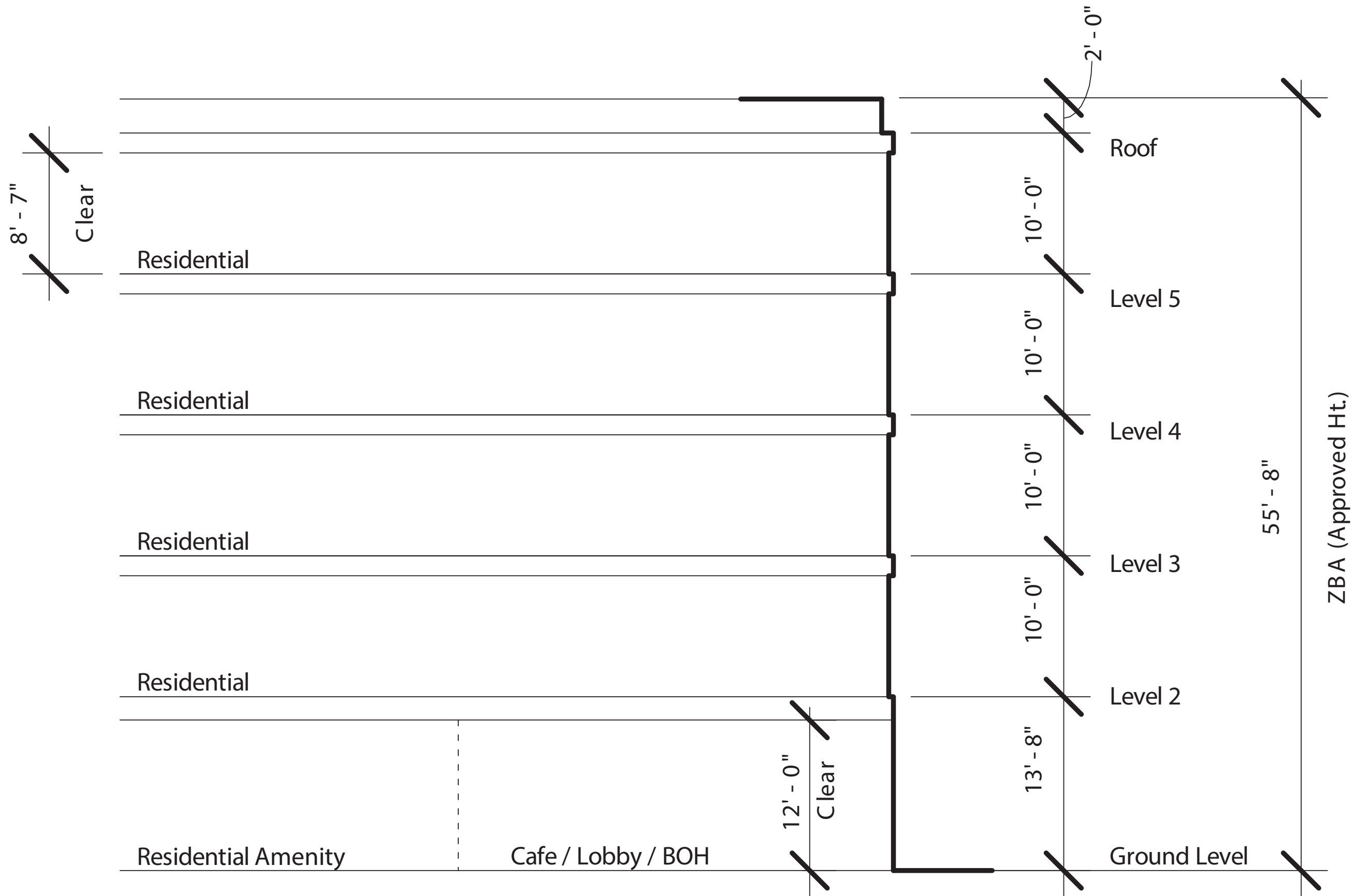
HOMEOWNERSHIP

RENTAL



















BLUE HILL
@ 1203

Cafe Eleven Ninety-Nine 1199



**1199 Blue Hill Ave,
Boston, MA 02126**

MORTON ST. STATION
0.5 MI (9 MIN. WALK)
Fairmount/Franklin Line

BLUE HILL AVE. STATION
0.8 MI (15 MIN. WALK)
Fairmount/Franklin Line

MATTAPAN STATION
1.1 MI (22 MIN. WALK)



**Blue Hill Ave @
Morton St**

1 min walk

28 | 29 | 31



**Blue Hill Ave @
Morton St**

1 min walk

28 | 29



**Morton St @ Blue Hill
Ave**

1 min walk

21



**Blue Hill Ave @
Goodale Rd**

2 min
walk

28 | 29 | 31



**Blue Hill Ave @
Woolson St**

2 min
walk

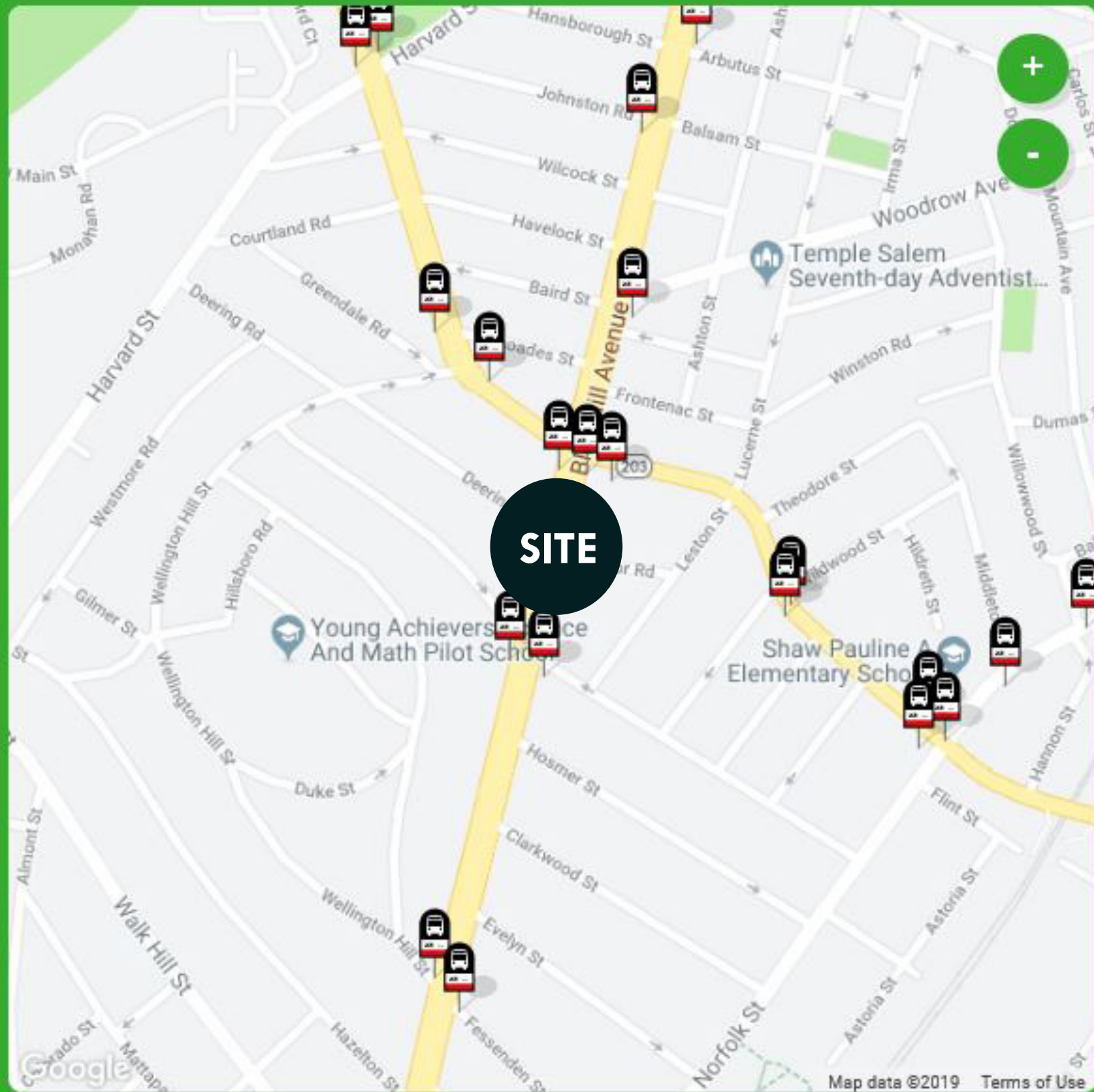
28 | 29 | 31



**Morton St @ Blue Hill
Ave**

3 min
walk

21 | 31





Morton St T 8 min walk

4 Cycles

11 Docks



Mattapan Library 9 min walk

1 Cycles

12 Docks

