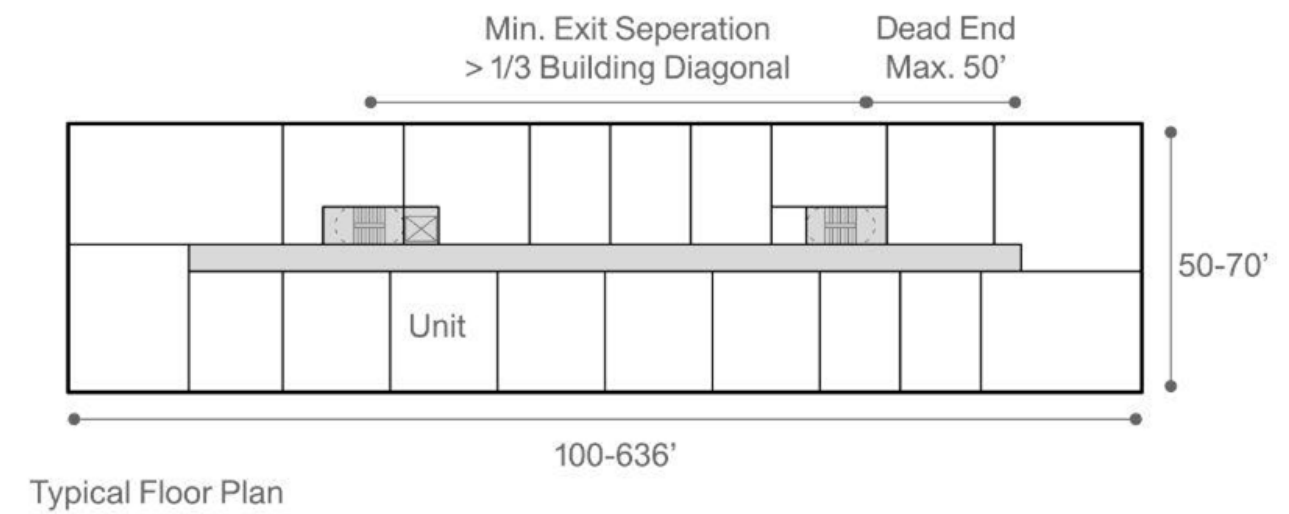
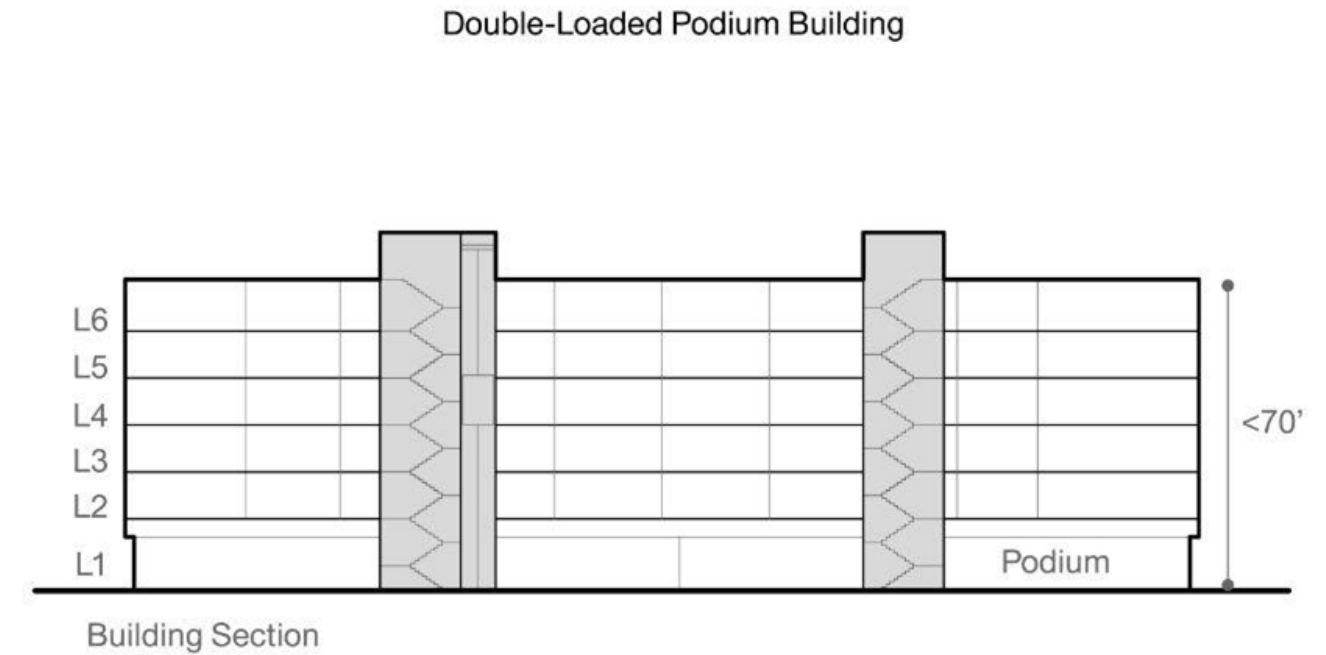
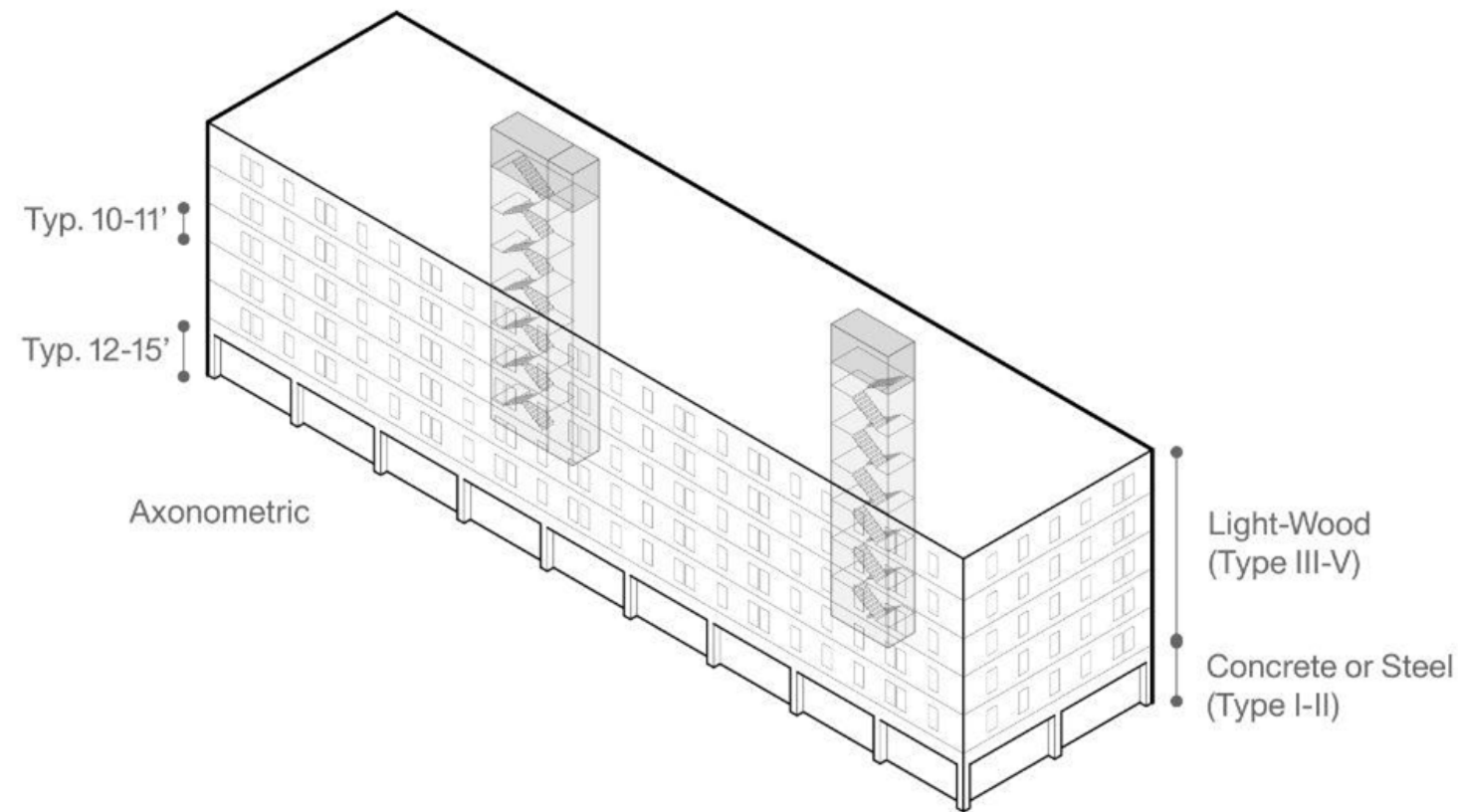


Status Quo Podium Building

Optimized Returns on Investment

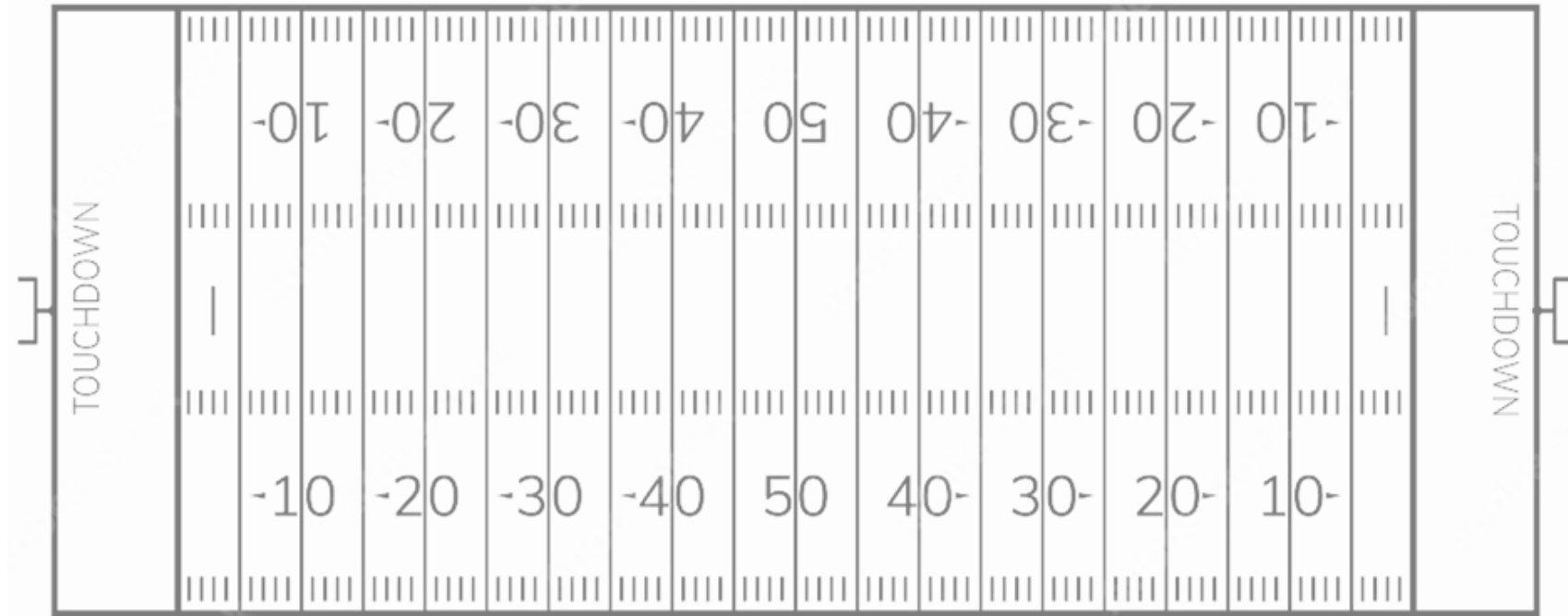
- Only Works at Large Sizes (11-15k minimum floorplate)
- No Cross Ventilation
- Only 1 Aspect for natural light
- Less Family-sized Units
- Inflexible Podium Design



Regulations and the Market Favors Super-Sized Buildings

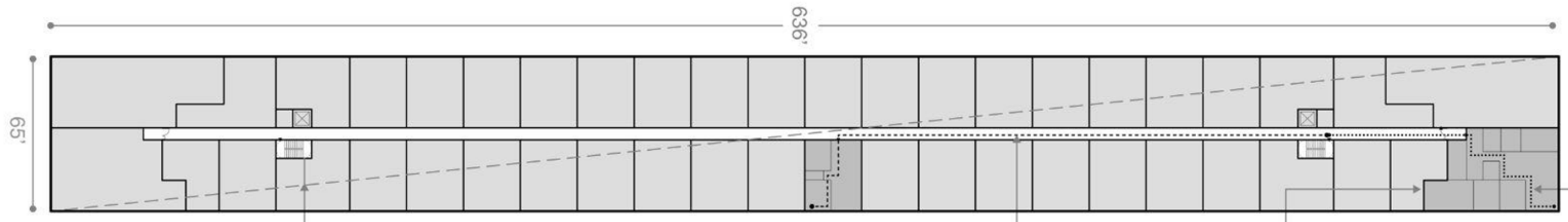
Harvesting the Maximum Number of Rentable SF from Two Egress Stairs

American Football Field



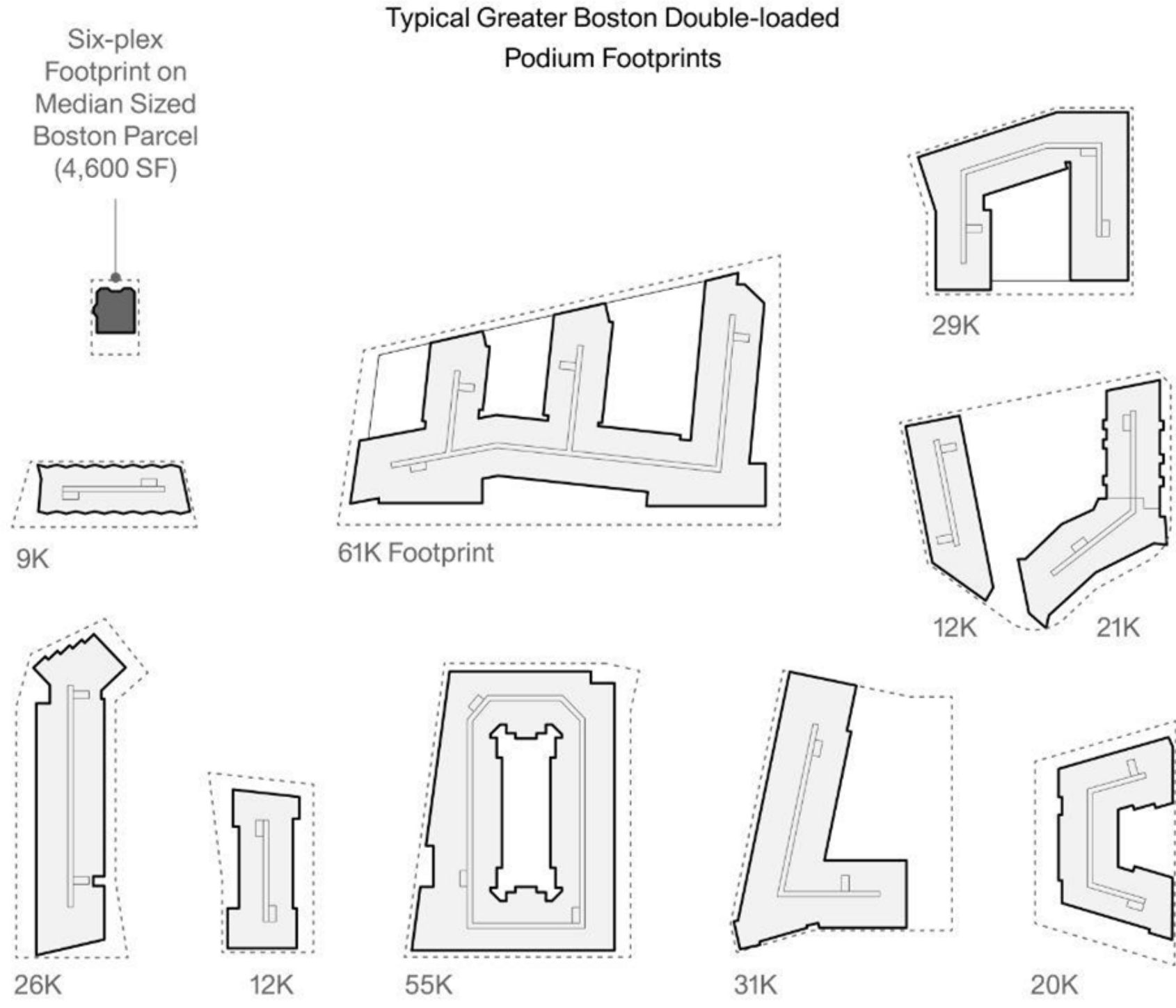
Maximum Double-Loaded Floor Plan (Existing)

Double-Stair
48 Units
41,356 GSF Floor Plate
125' Max. Common Path
250' Max. Travel



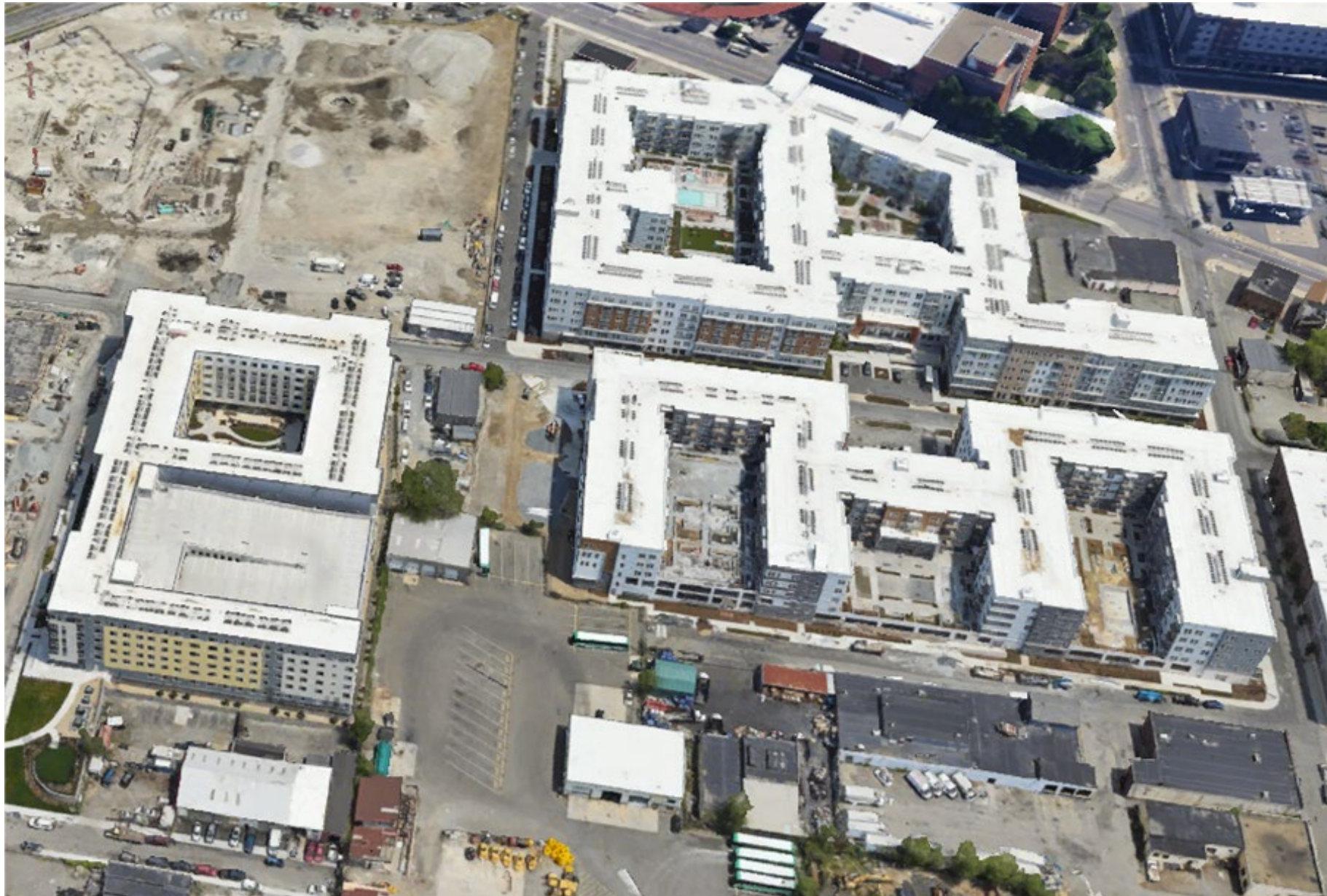
Regulations and the Market Favors Super-Sized Buildings

Double-Loaded Corridor Buildings Bent into a Variety of Shapes



Regulations and the Market Favors Super-Sized Buildings

Podium Urbanism



Chelsea, MA



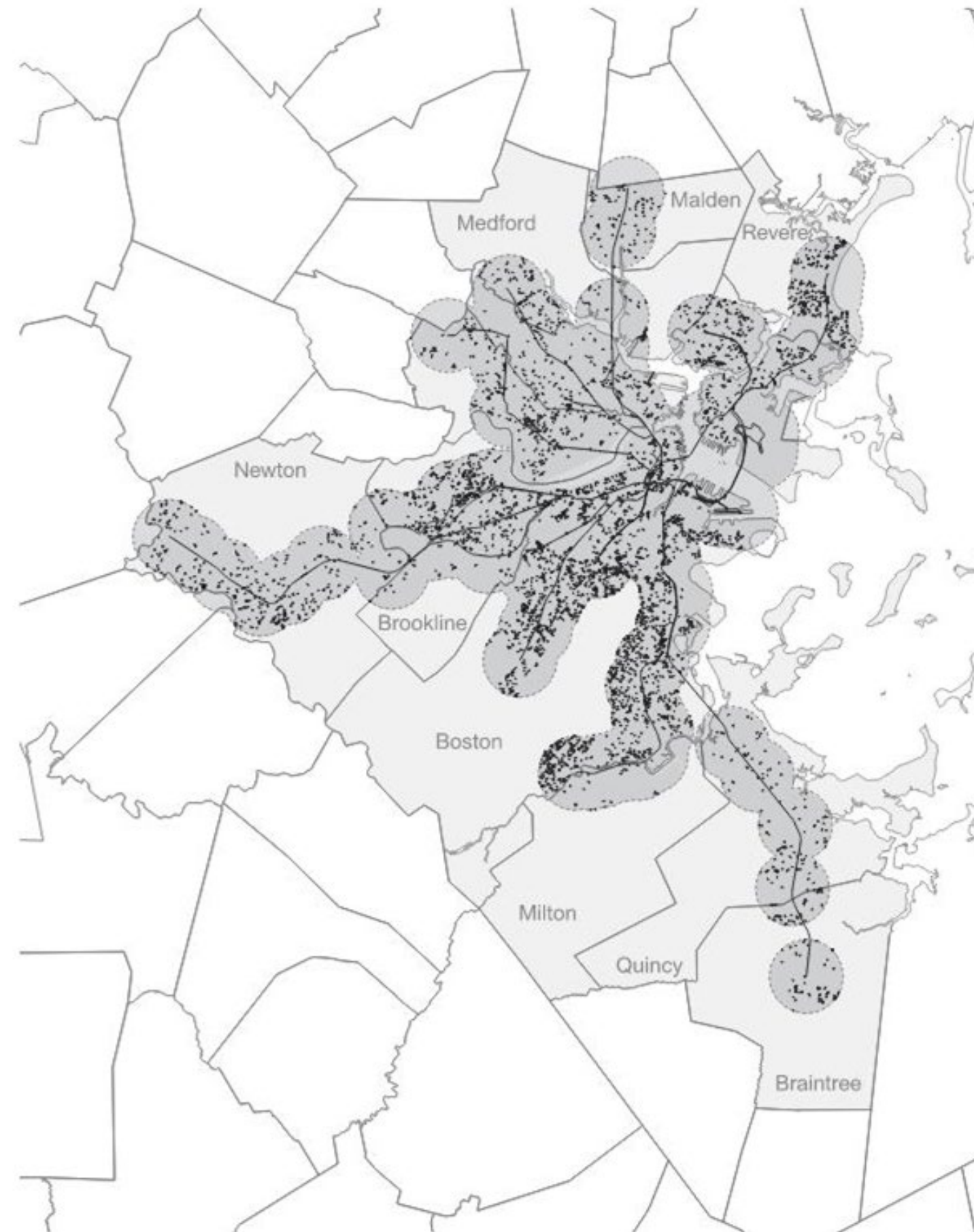
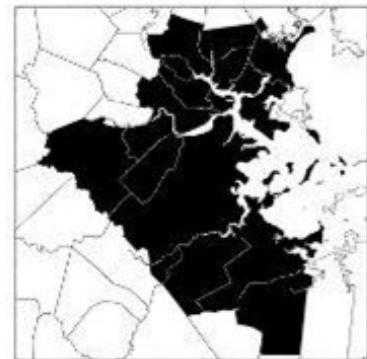
Alewife, Cambridge, MA

Misalignment of Available Parcels and Regulations

4,955 Parcels

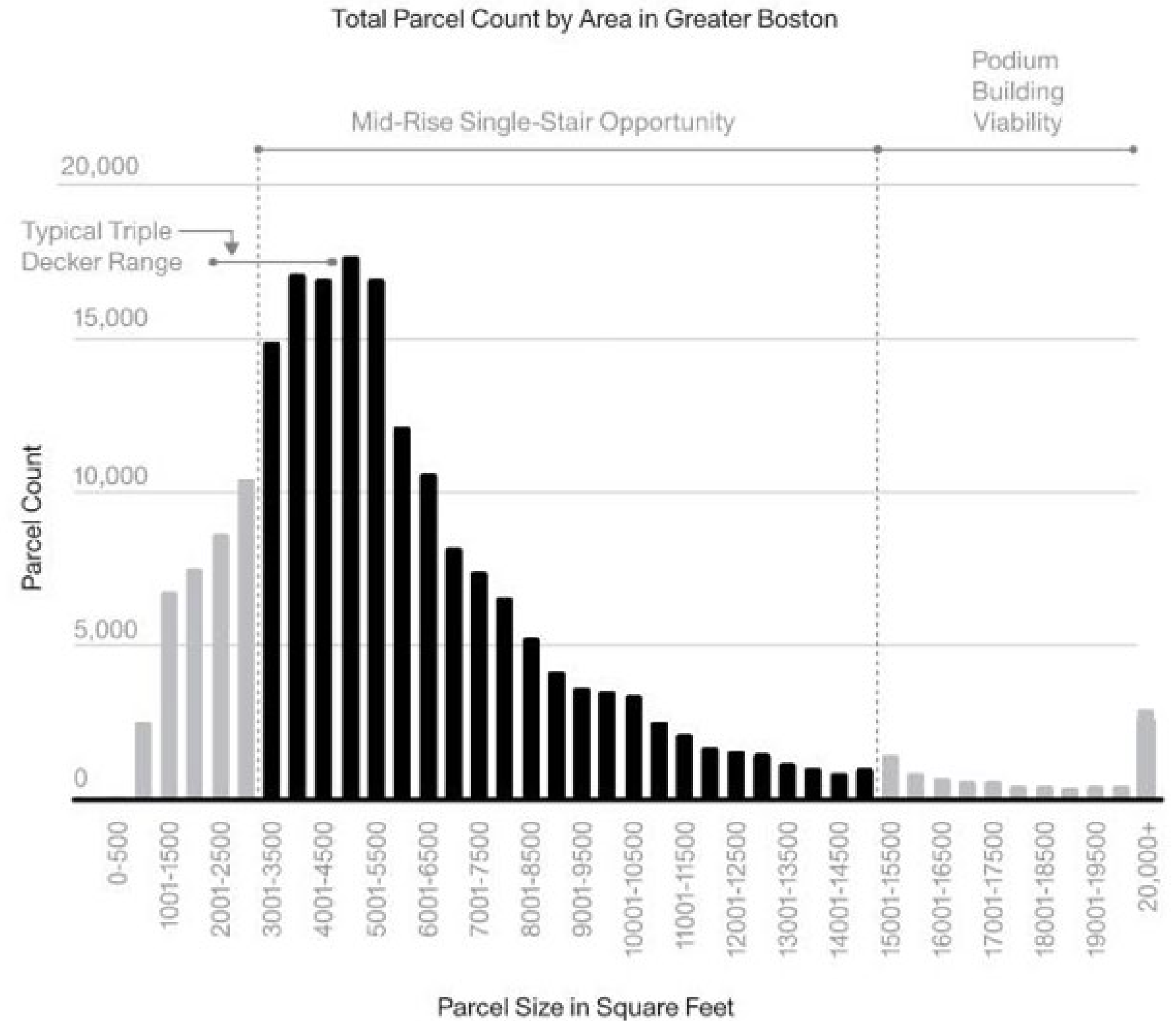
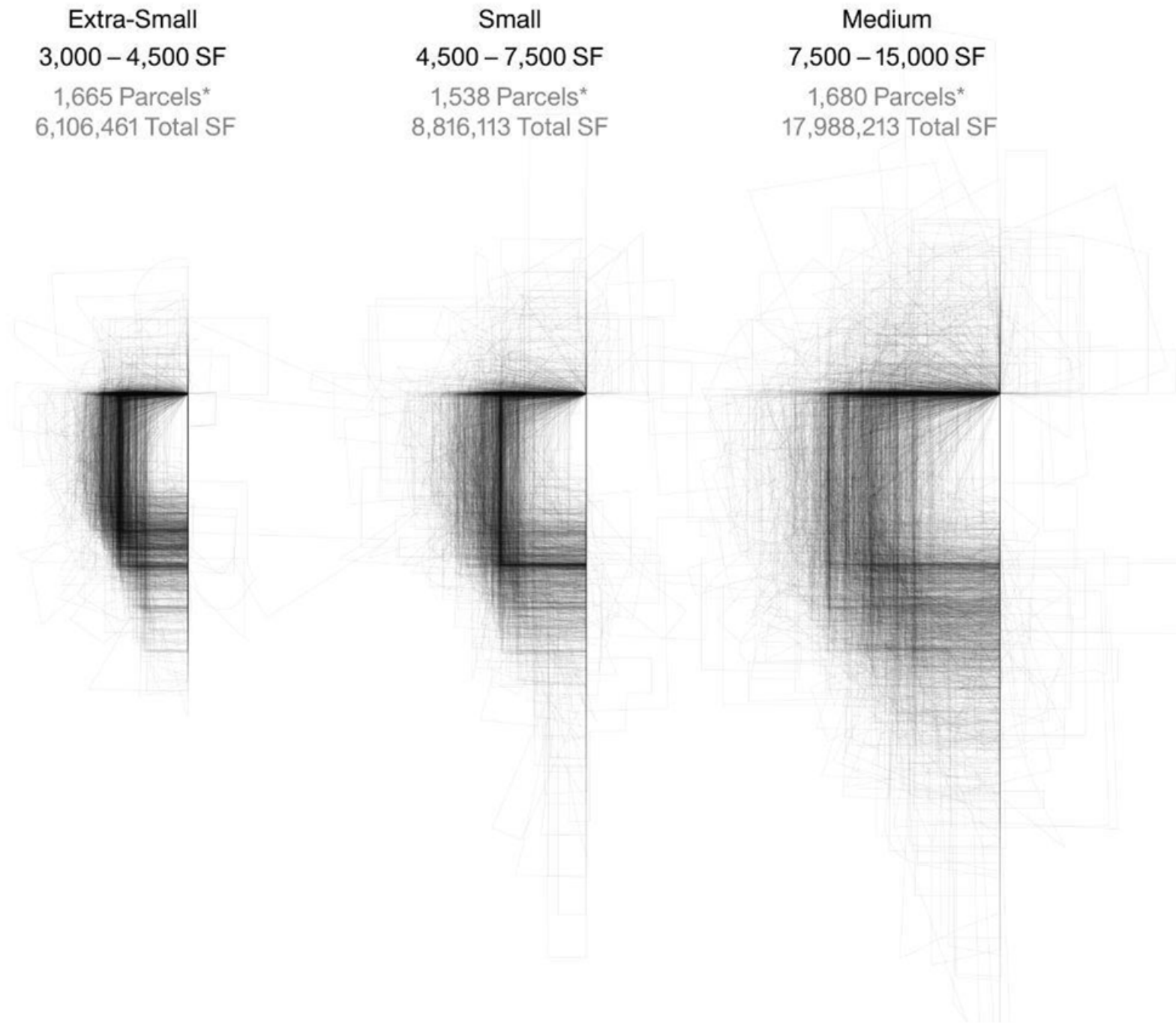
- 0.1 FAR
- 15 min. walk to T stop
- Remove open space / parks
- Remove un-buildable geometries

“Greater Boston”
MBTA Rapid Transit
Communities



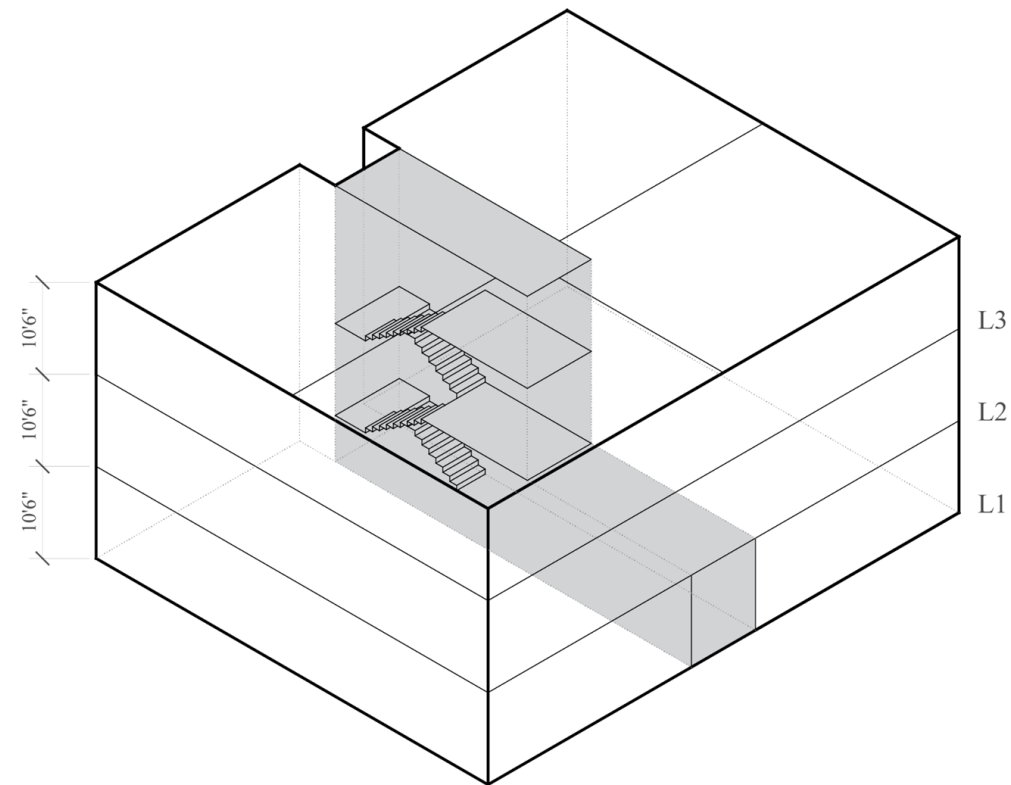
Misalignment of Available Parcels and Regulations

4,955 Parcels

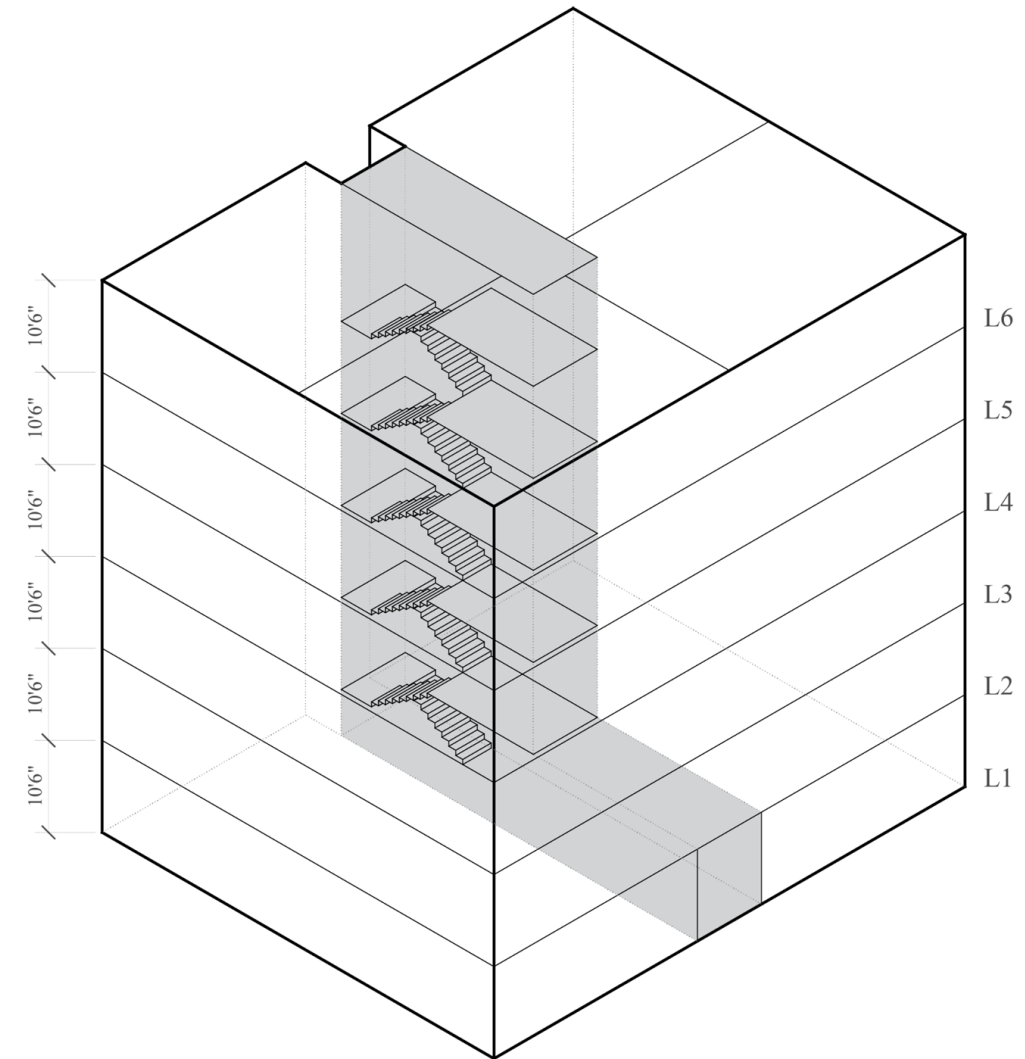


Single-stair Buildings

Proposed Building Code Revision



Current Regulations
3 Stories
4 Units/Floor
12 Units



Proposed Regulations
6 Stories
4 Units/Floor
24 Units