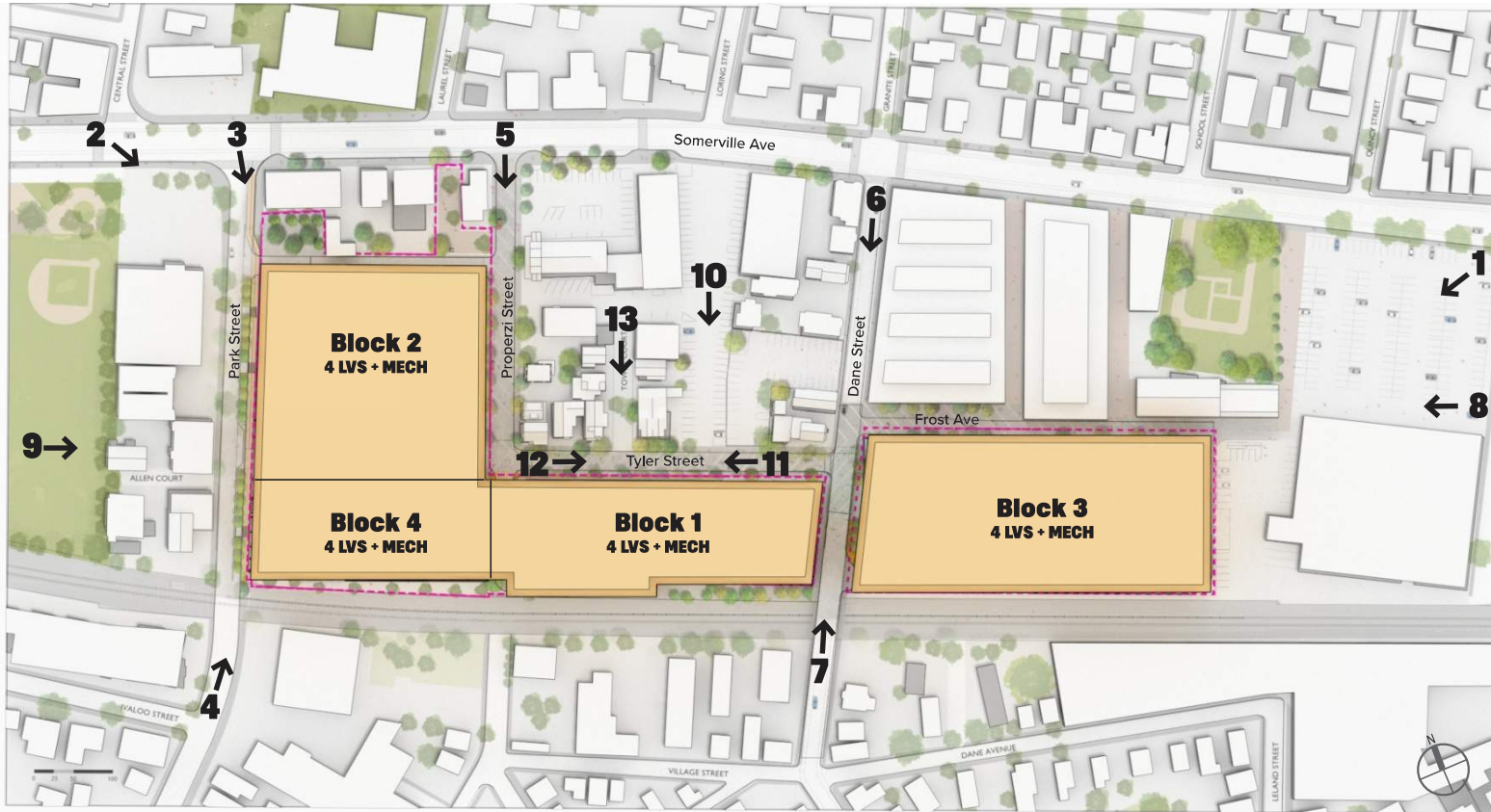


Massing & View Analysis

May 5th, 2025



PLAN WITH VIEW KEY

Base Zoning
Massing
1.2M SF Commercial
0% Civic Space

R&D BASE ZONING



PLAN WITH VIEW KEY

Proposed SubArea Massing

1.4M SF Commercial
10% Civic Space
~150 Residential Units

AI SUBAREA ZONING



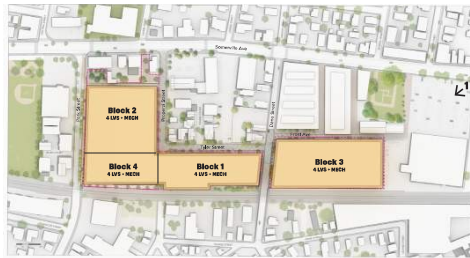
View #1
Somerville Ave Looking West



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #2
Somerville Ave Looking East



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



View #2

Somerville Ave Looking East



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #3
Park Street Looking South



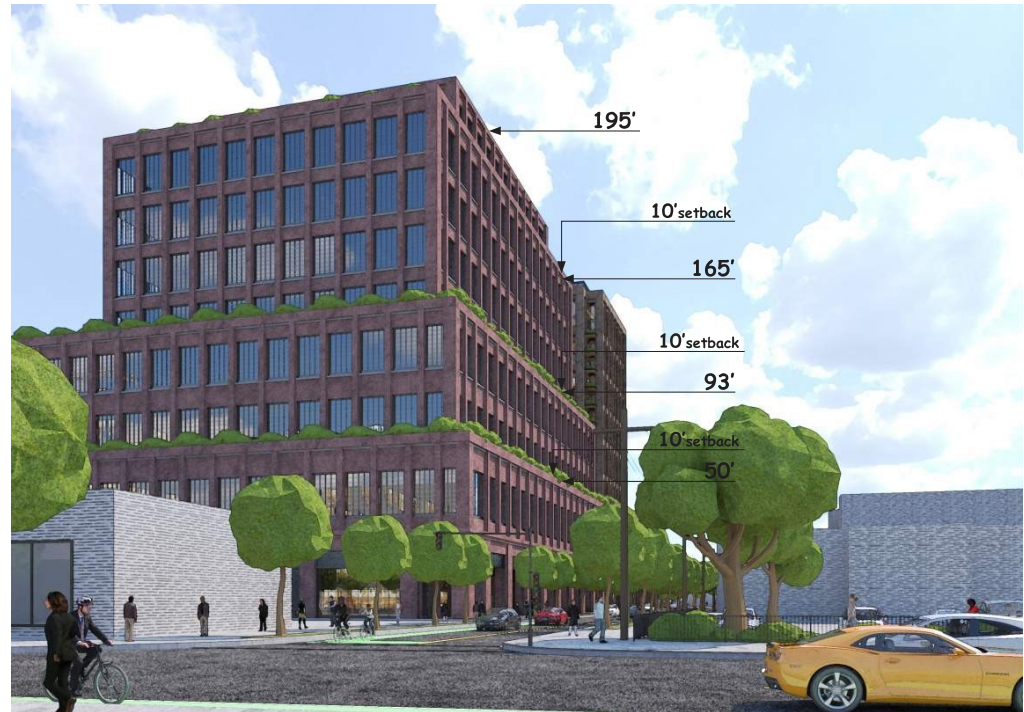
EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



View #3
Park Street Looking South



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #4
Park Street Looking North



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON



View #5
Properzi Looking South



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



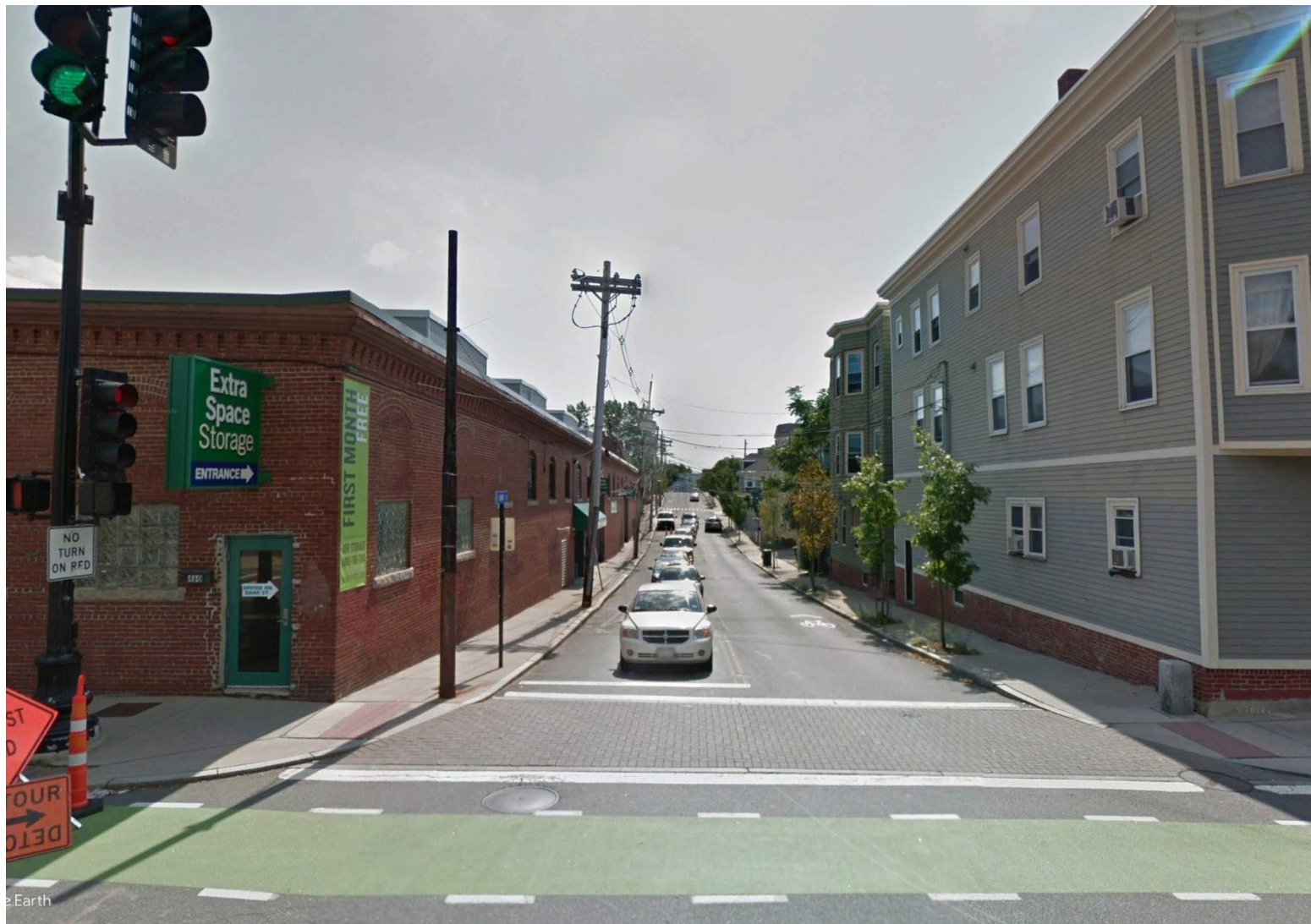
1.4M SF Commercial
10% Civic Space
~150 Residential Units



View #5 Properzi Looking South

ZONING COMPARISON

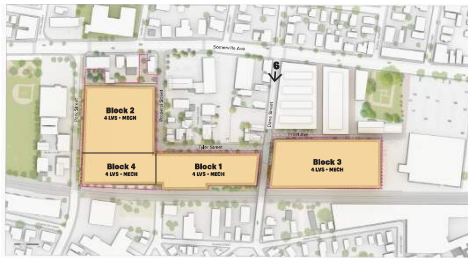
View #6
Dane Street Looking South



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



View #6 Dane Street Looking South

ZONING COMPARISON

View #7
Dane Street Looking North



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #7
Dane Street Looking North

View #8

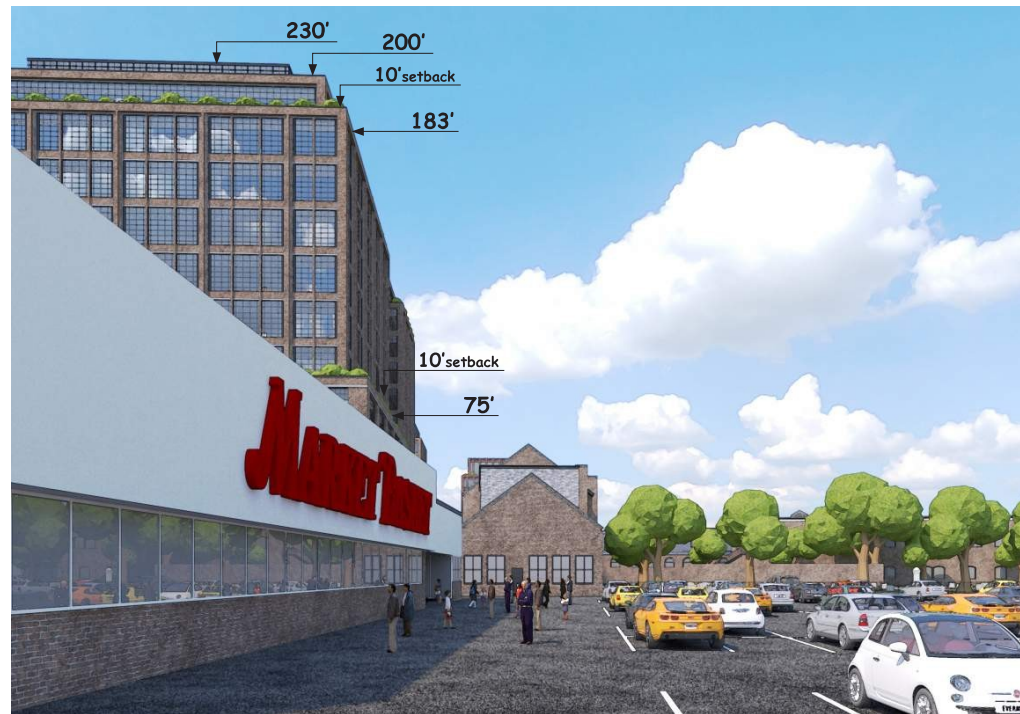
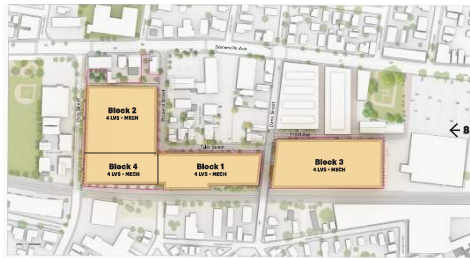
Market Basket Looking West



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



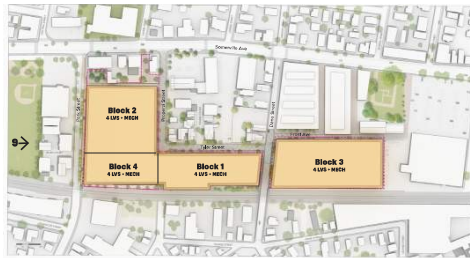
ZONING COMPARISON

View #8 Market Basket Looking West

[illegible]



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #9 Conway Park Looking East

View #10
Church Lot Looking South



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



View #10
Church Lot Looking South



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #11
Tyler Street Looking West



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



View #11
Tyler Street Looking West



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

View #12
Tyler Street Looking East



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



View #12
Tyler Street Looking East



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON



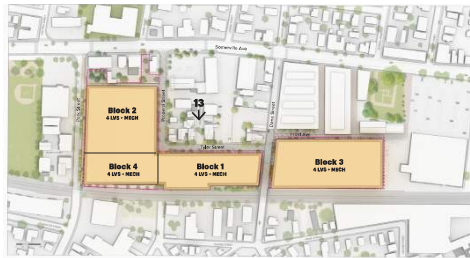
View #13
Tower Court Looking South



EXISTING CONDITIONS



1.2M SF Commercial
0% Civic Space



1.4M SF Commercial
10% Civic Space
~150 Residential Units



ZONING COMPARISON

End