

An aerial photograph of a city, likely Boston, showing a mix of residential and commercial buildings, green spaces, and a road network. A large black rectangular overlay is centered on the image, containing white text. The text is arranged in a vertical stack, starting with 'ORR' in a large serif font, followed by 'PARTNERS' in a smaller serif font, a thin blue horizontal line, and 'DEVELOPMENT' in a sans-serif font. Below this is 'RED LION INN' in a large sans-serif font, followed by 'REDEVELOPMENT' in a slightly smaller sans-serif font, and 'SPRC 1' in a large sans-serif font. At the bottom of the overlay is the date 'September 14, 2023' in a smaller sans-serif font.

ORR  
PARTNERS  

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DEVELOPMENT

RED LION INN  
REDEVELOPMENT  
SPRC 1

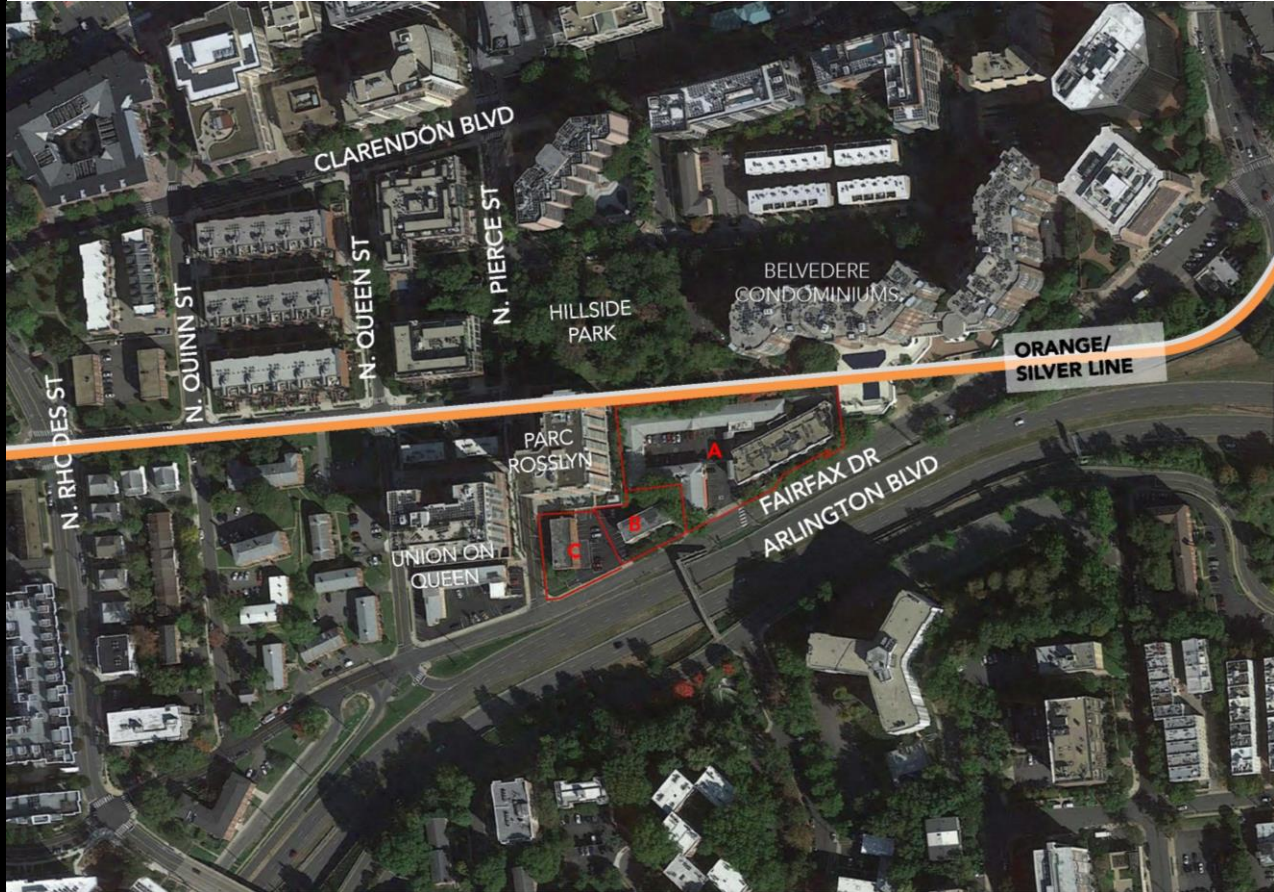
September 14, 2023

# CURRENT SITE

Existing  
Conditions

Proposal

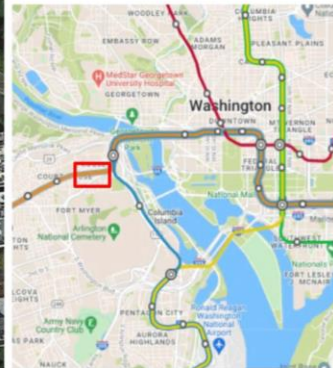
Architectural  
Plans



**A**  
**RED LION INN**  
1501 ARLINGTON  
BOULEVARD

**B**  
**ELLIS APARTMENTS**  
1528 FAIRFAX DRIVE

**C**  
**WILLIAMSBURG  
APARTMENTS**  
1501 N PIERCE ST



# EXISTING CONDITIONS

Existing  
Conditions

Proposal

Architectural  
Plans

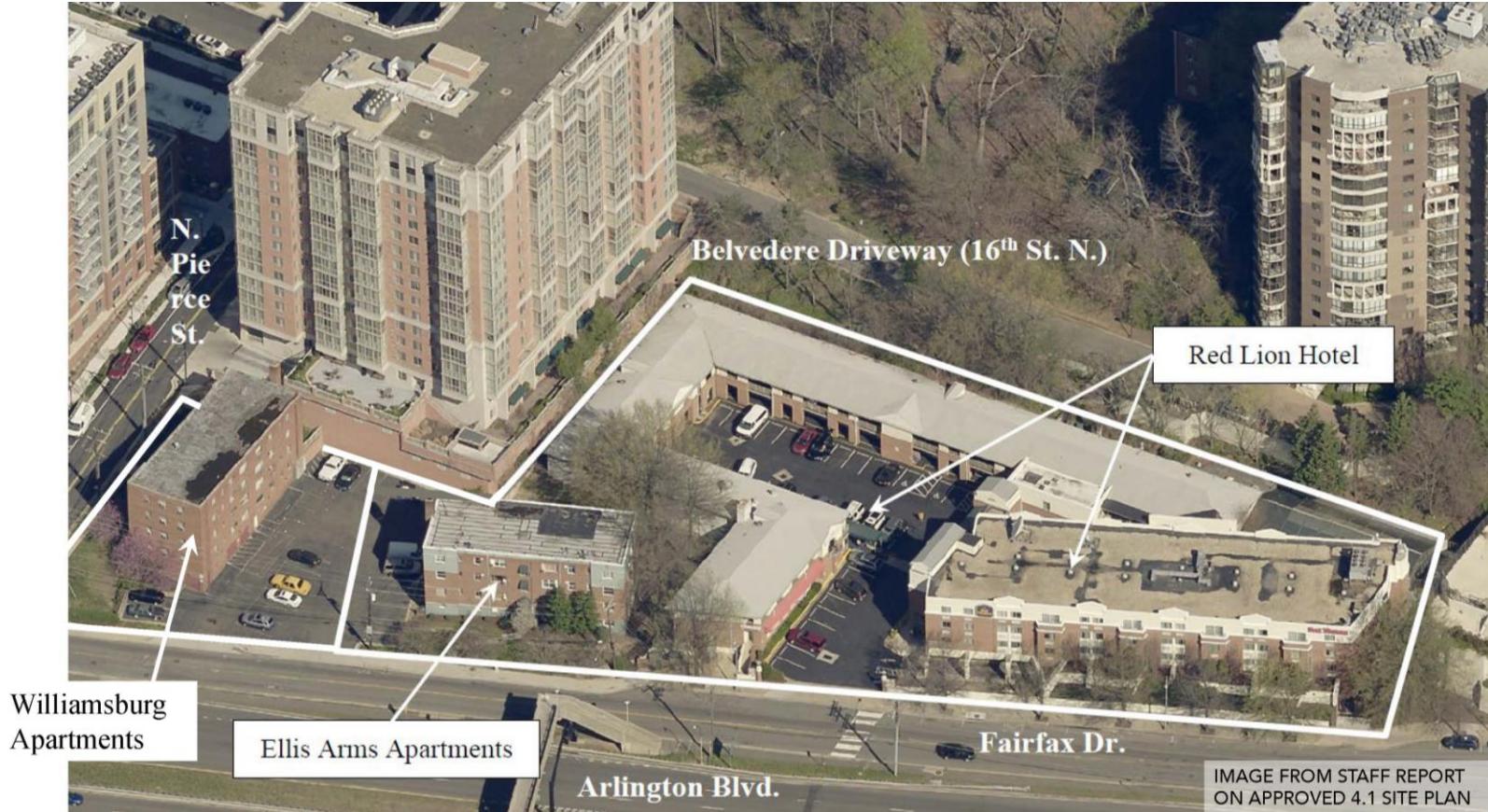


IMAGE FROM STAFF REPORT  
ON APPROVED 4.1 SITE PLAN

# EXISTING UNDERGROUND GARAGE

Existing  
Conditions

Proposal

Architectural  
Plans



# PROPOSED DENSITY

Existing  
 Conditions

**Proposal**

Architectural  
 Plans

<b>Density Calculation</b>	
<b>Total RA-4.8 Site Area</b>	<b>96,779.00 SF (2.22 AC)</b>
<b>Base Density (3.24 FAR)</b>	<b>313,563.96 SF</b>
<b>LEED Gold Bonus Density (0.35 FAR)</b>	<b>33,872.65 SF</b>
<b>Total Proposed Density</b>	<b>444,442 SF</b>
<b>Total Bonus Density Requested</b>	<b>130,878.04 SF</b>
<b>Remaining Bonus Density</b>	<b>97,005.39 SF</b>

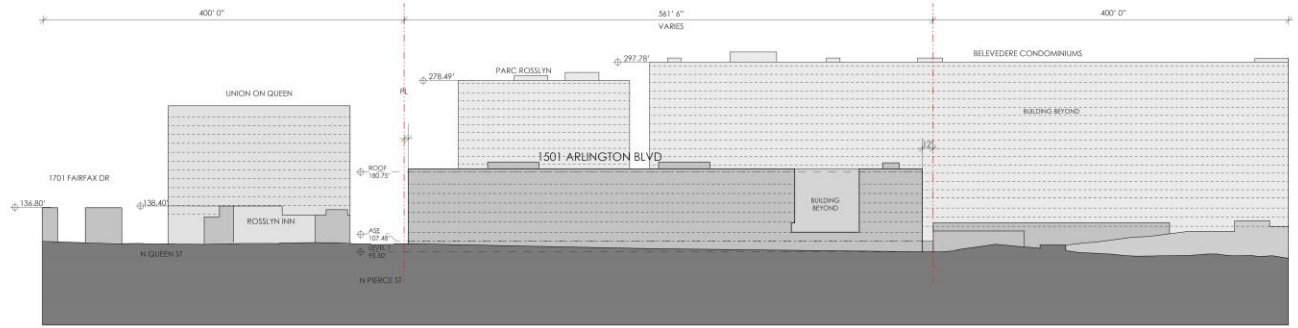
<b>TOTAL UNIT COUNT...</b>		
<b>Name</b>	<b>Count</b>	<b>%</b>
1 BED	182	41%
1 BED JR	80	18%
2 BED	148	33%
2 BED JR	15	3%
3 BED	12	3%
STUDIO	9	2%
Grand total	446	



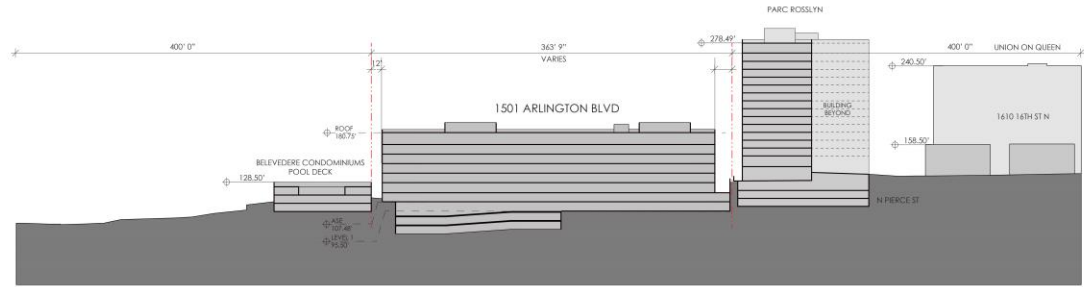
Existing  
Conditions

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1 FAIRFAX DR. - WEST TO EAST SITE SECTION  
A.003 SCALE: 1" = 50'-0"



2 16TH ST. - EAST TO WEST SITE SECTION  
A.003 SCALE: 1" = 50'-0"

# VIEW FROM FAIRFAX DRIVE LOOKING WEST

Existing  
Conditions

Proposal

**Architectural  
Plans**





# VIEW FROM FAIRFAX DRIVE LOOKING EAST

Existing  
Conditions

Proposal

**Architectural  
Plans**



# VIEW OF MAIN LOBBY FROM FAIRFAX DR.

Existing  
Conditions

Proposal

Architectural  
Plans



# VIEW FROM 16<sup>TH</sup> STREET LOOKING EAST

Existing  
Conditions

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Proposal

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**Architectural  
Plans**

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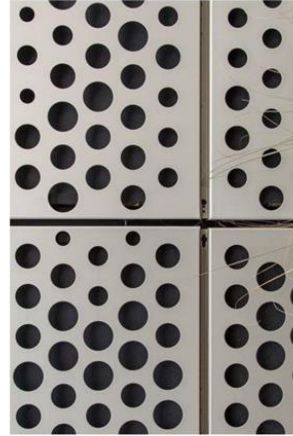


# VAULT DOOR PRECEDENT IMAGES

Existing  
Conditions

Proposal

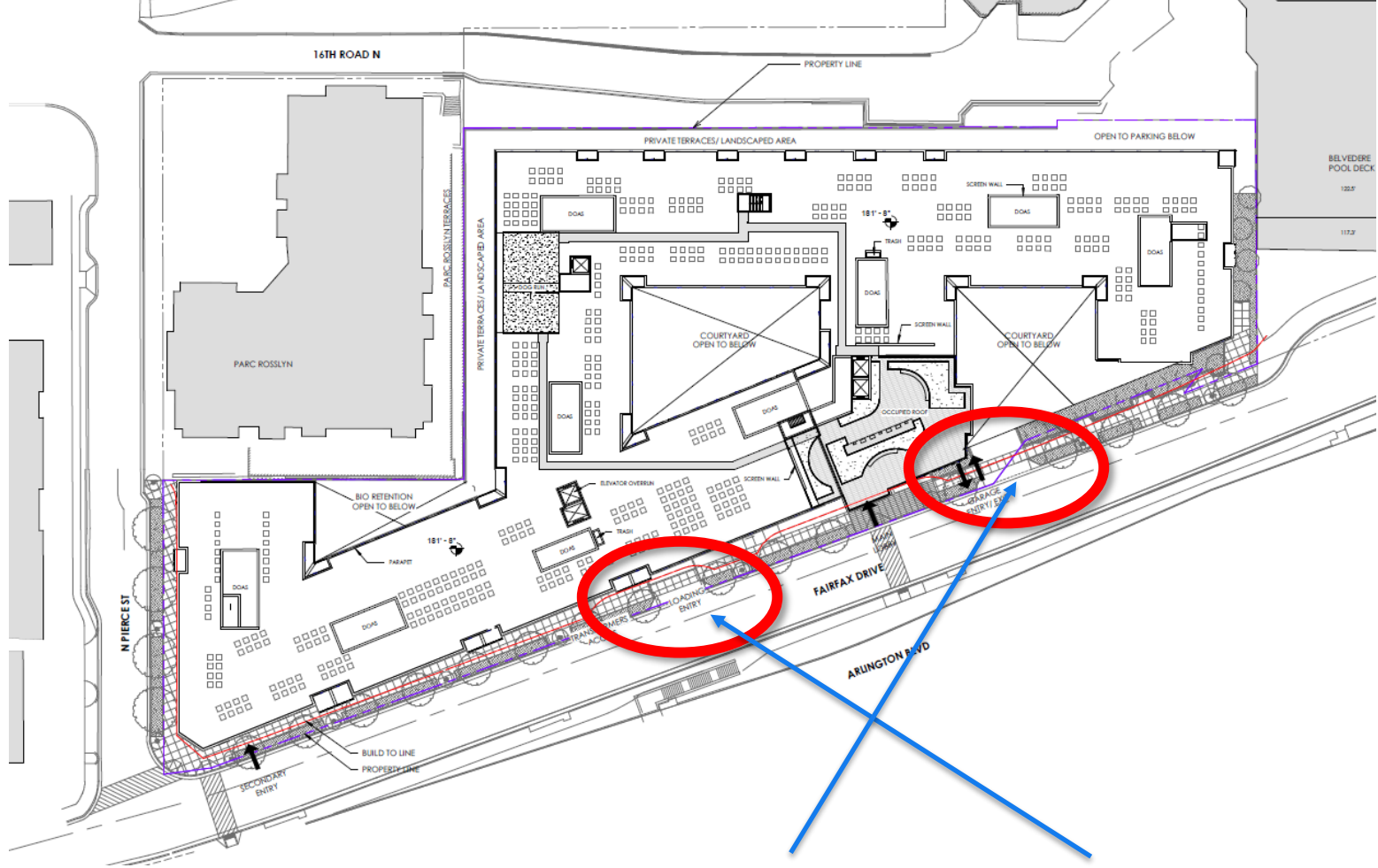
Architectural  
Plans



Existing  
Conditions

Proposal

Architectural  
Plans



**PARKING & LOADING**

An aerial photograph of a city, likely Boston, showing a mix of green spaces, residential buildings, and commercial structures. A large black rectangular overlay is centered on the image, containing white text. The text reads "ORR PARTNERS" in a large, serif font, followed by "DEVELOPMENT" in a smaller, sans-serif font. Below this, "EXCEPTIONAL REAL ESTATE DEVELOPMENT" is written in a large, bold, sans-serif font. A thin blue horizontal line is positioned between "PARTNERS" and "DEVELOPMENT".

ORR  
PARTNERS  
DEVELOPMENT

EXCEPTIONAL REAL  
ESTATE DEVELOPMENT