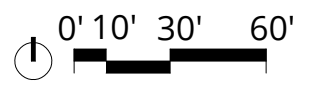
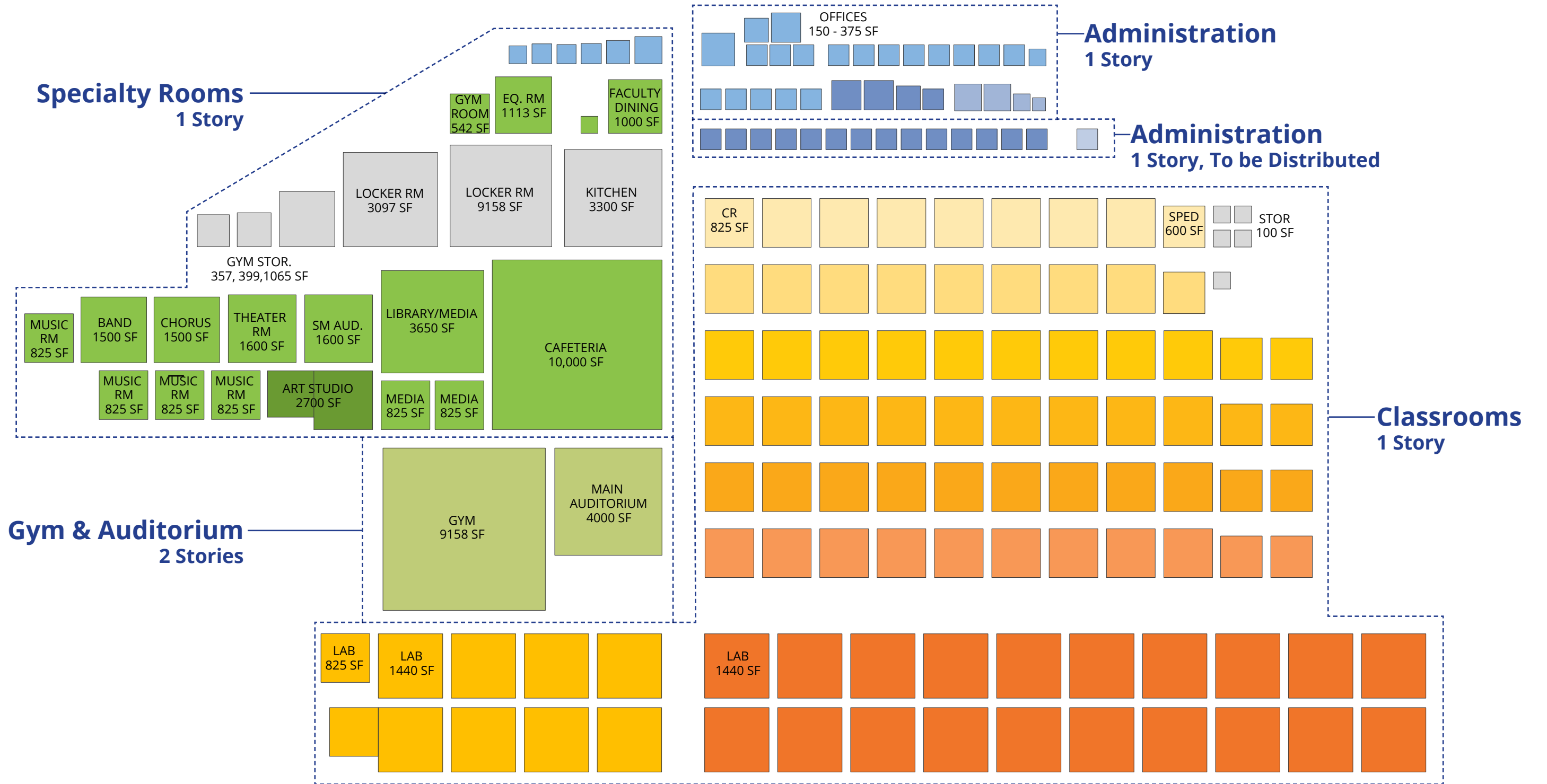


O'Bryant Massing Study

Massing Summary at Timility, BWSC, and Campbell Sites
August 28, 2023

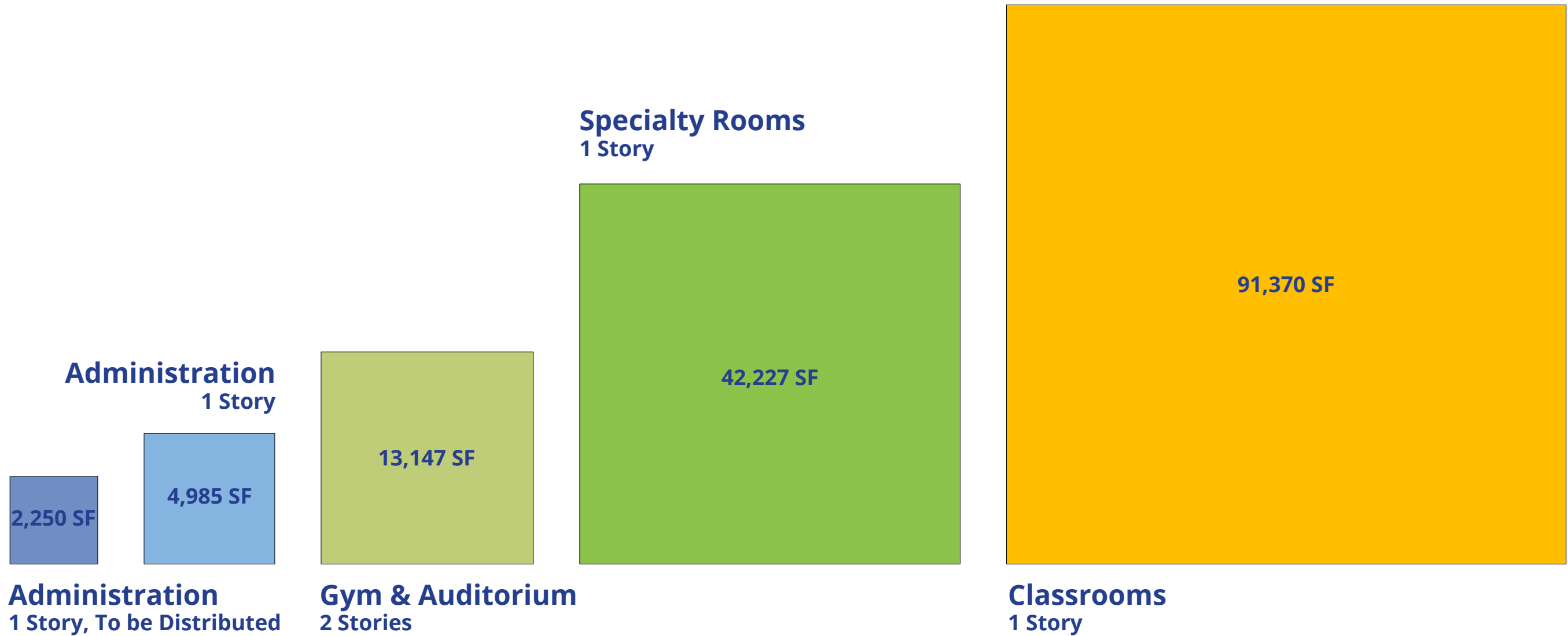
Program

Total Net SF | **153,979 SF**



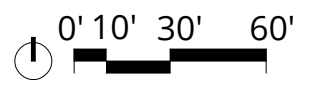
Program for 2,000 Students

Scaled program blocks



Required Program Areas

Combined program areas

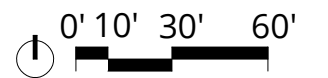


Total Net SF	153,979 SF
Gross Factor	1.5
Total Gross SF	230,969 SF



Required Program Areas

Scaled program areas with added Gross Factor of 1.5



Test Fit Studies

Map Source: cityofboston.gov

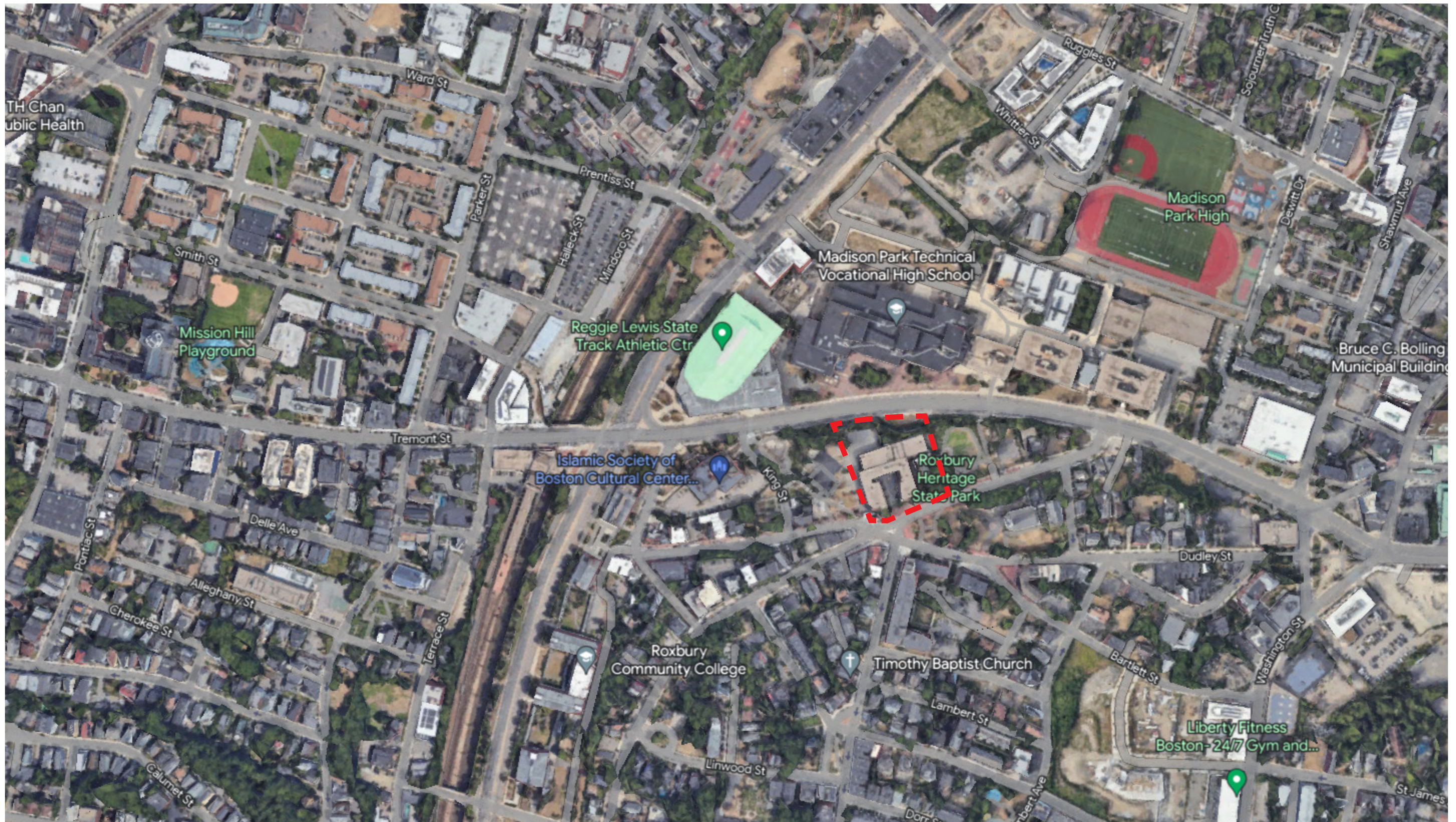


Site Locations for Study

Site locations across the Boston and Roxbury area

Machado Silveti | Boston PFD

O'Bryant Massing Study



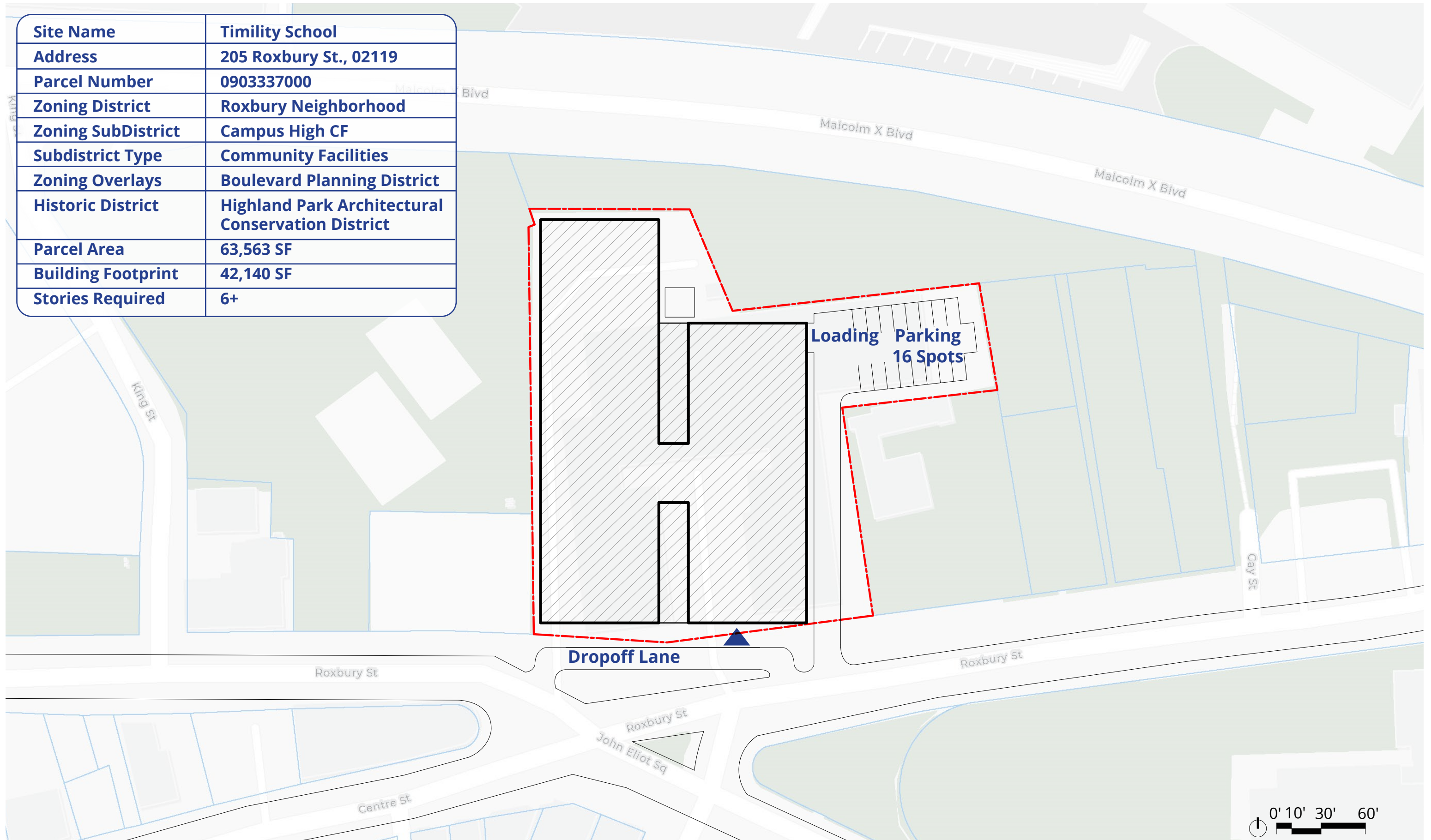
Timility School Site Location

Map view of the Timility School

Machado Silveti | Boston PFD

O'Bryant Massing Study

Site Name	Timility School
Address	205 Roxbury St., 02119
Parcel Number	0903337000
Zoning District	Roxbury Neighborhood
Zoning SubDistrict	Campus High CF
Subdistrict Type	Community Facilities
Zoning Overlays	Boulevard Planning District
Historic District	Highland Park Architectural Conservation District
Parcel Area	63,563 SF
Building Footprint	42,140 SF
Stories Required	6+



Timility Site Plan

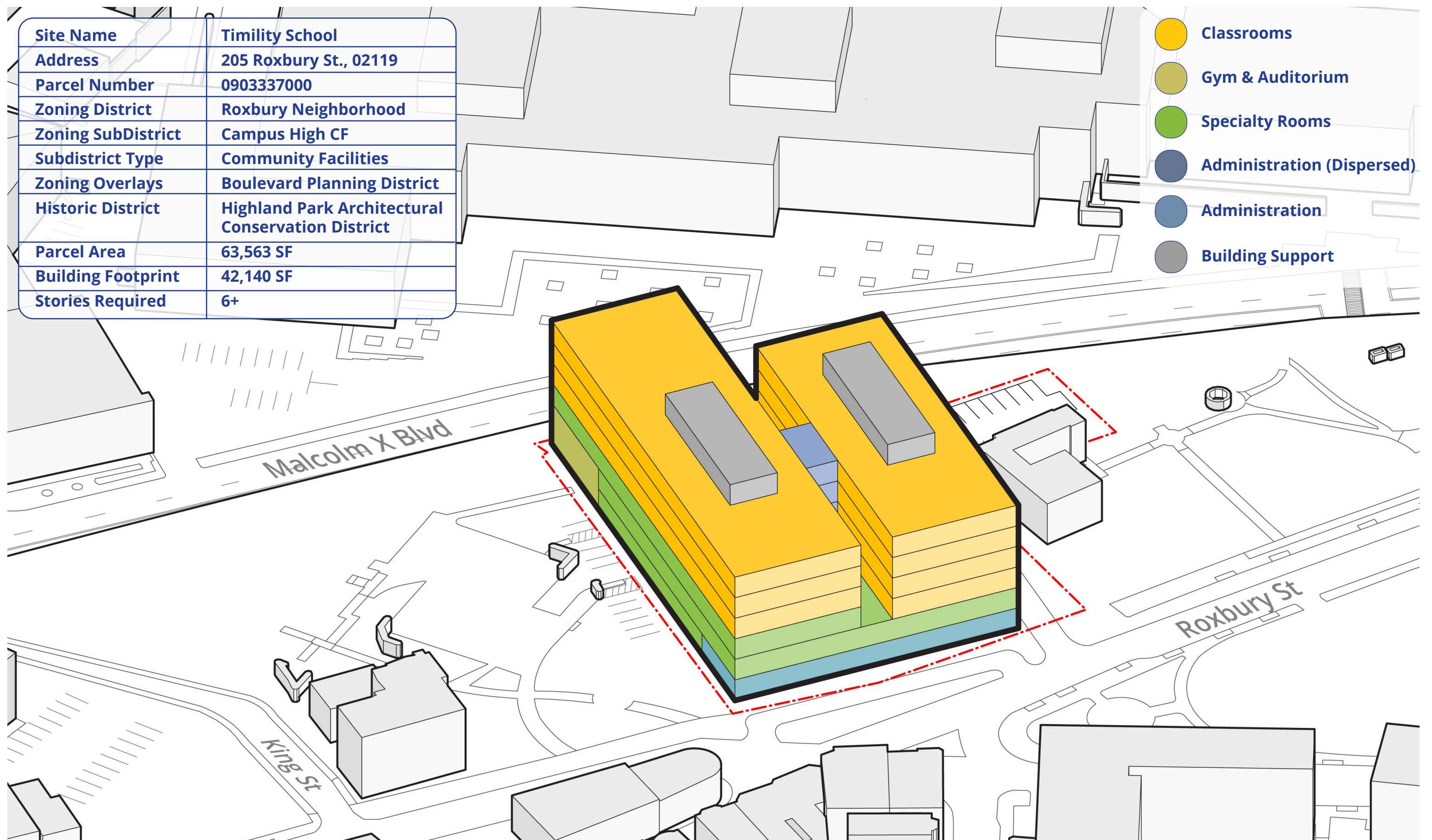
Roof plan of proposed building

Machado Silveti | Boston PFD

O'Bryant Massing Study

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Zoning Overlays	Boulevard Planning District
Historic District	Highland Park Architectural Conservation District
Parcel Area	63,563 SF
Building Footprint	42,140 SF
Stories Required	6+

- Classrooms
- Gym & Auditorium
- Specialty Rooms
- Administration (Dispersed)
- Administration
- Building Support



Timility Massing Axon

Massing with program blocks

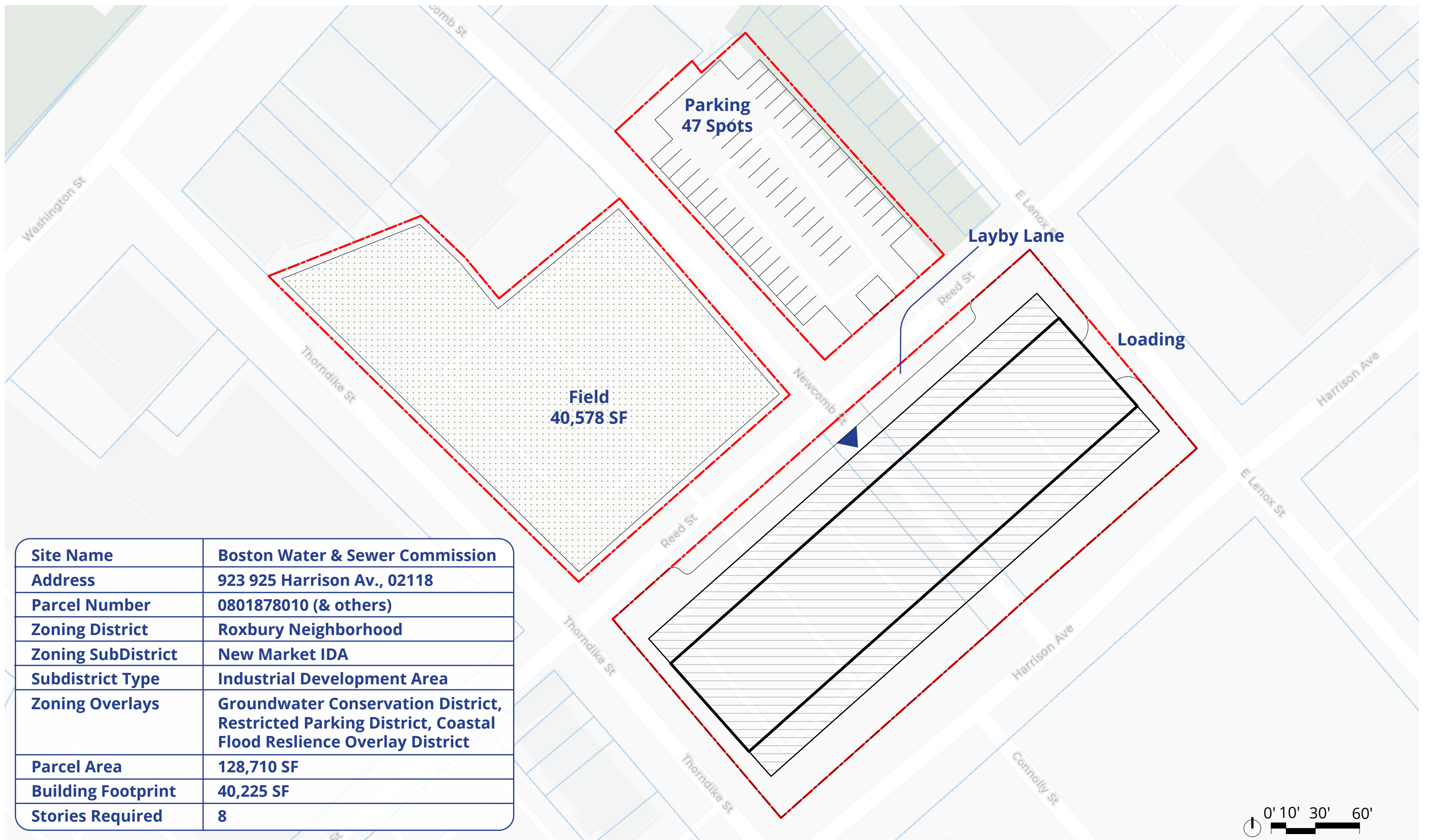


BWSC Site Location

Map view of the BWSC site

Machado Silveti | Boston PFD

O'Bryant Massing Study

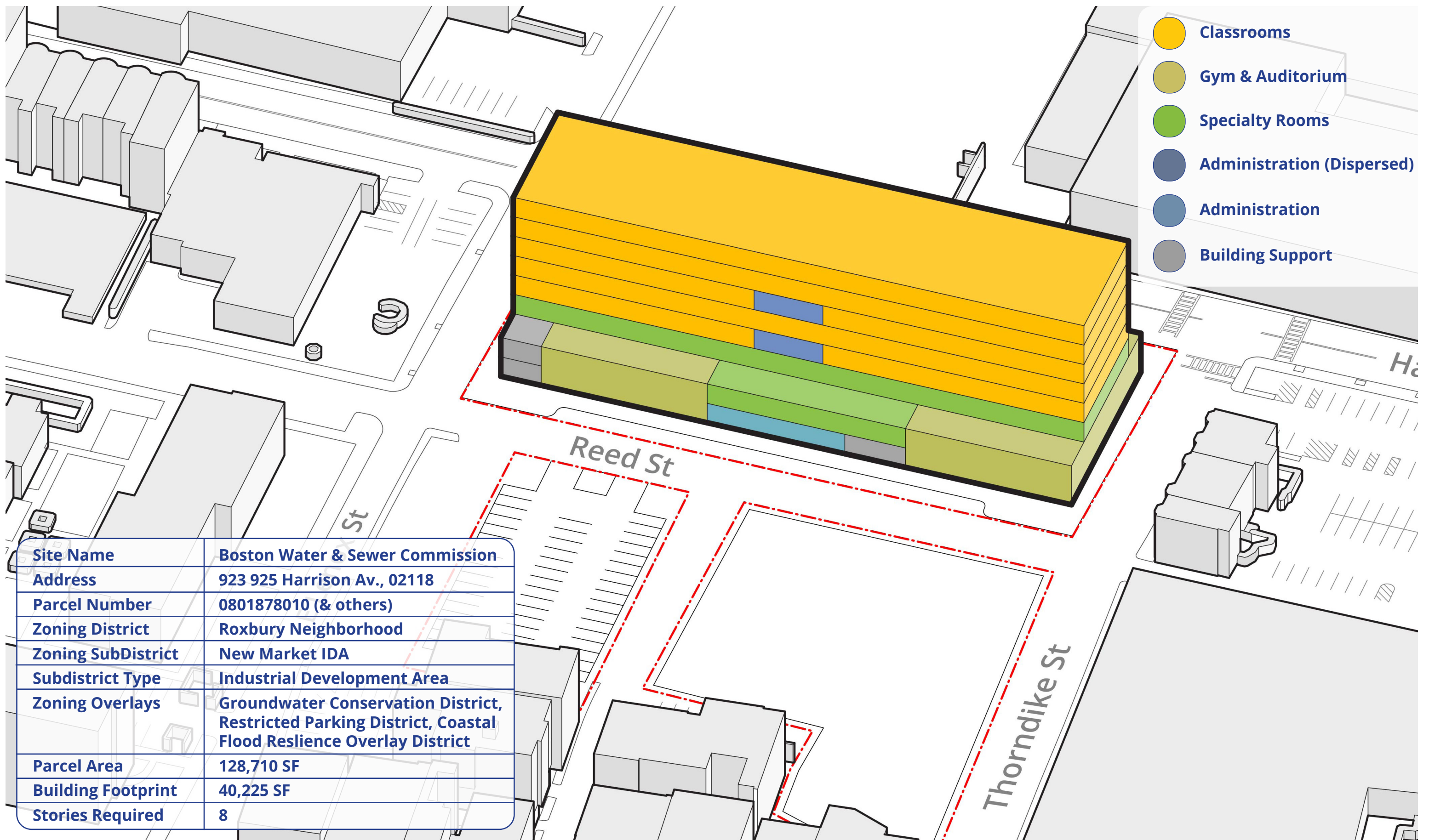


BWSC Site Plan

Roof plan of proposed building

Machado Silveti | Boston PFD

O'Bryant Massing Study

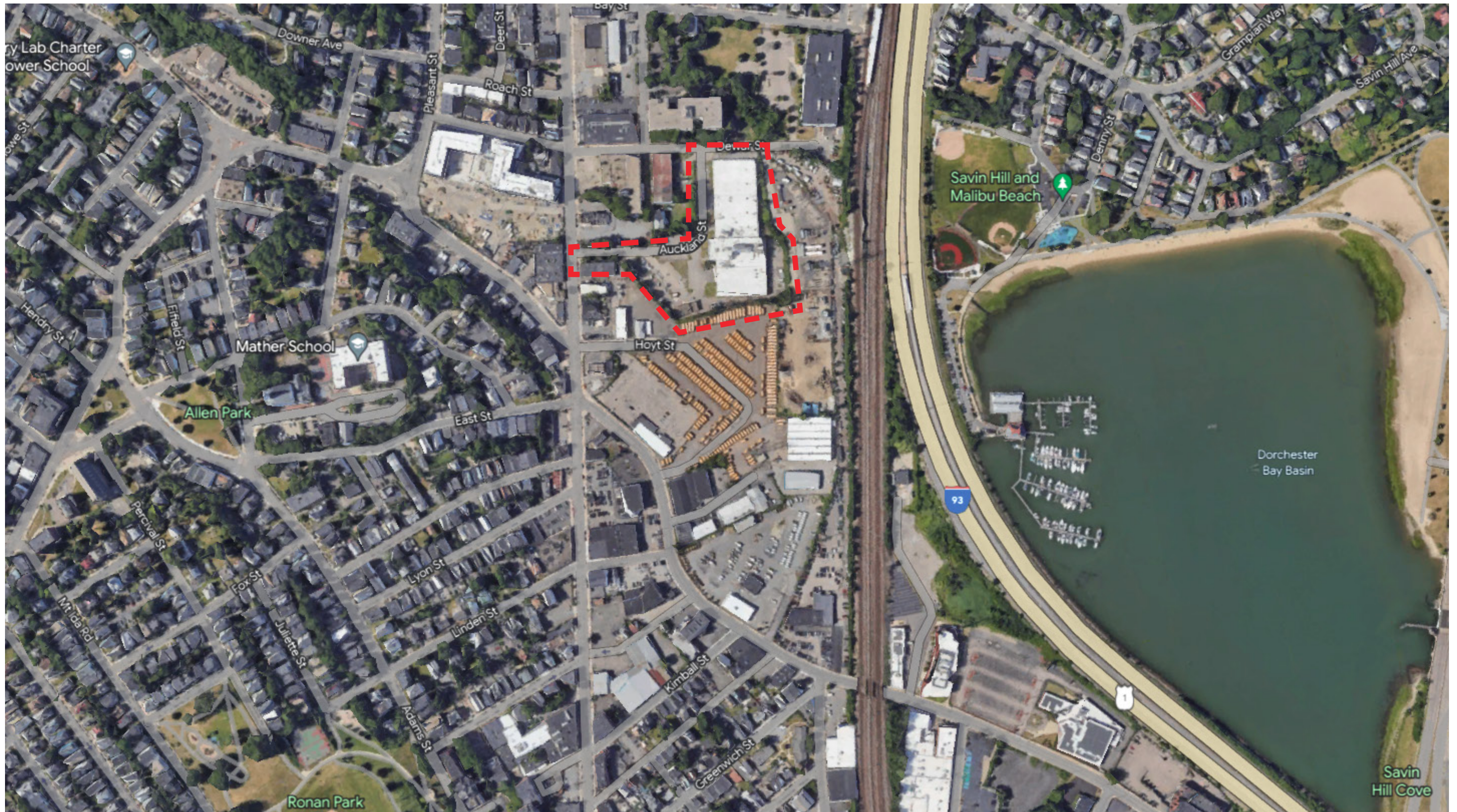


BWSC Massing Axon

Massing with program blocks

Machado Silveti | Boston PFD

O'Bryant Massing Study



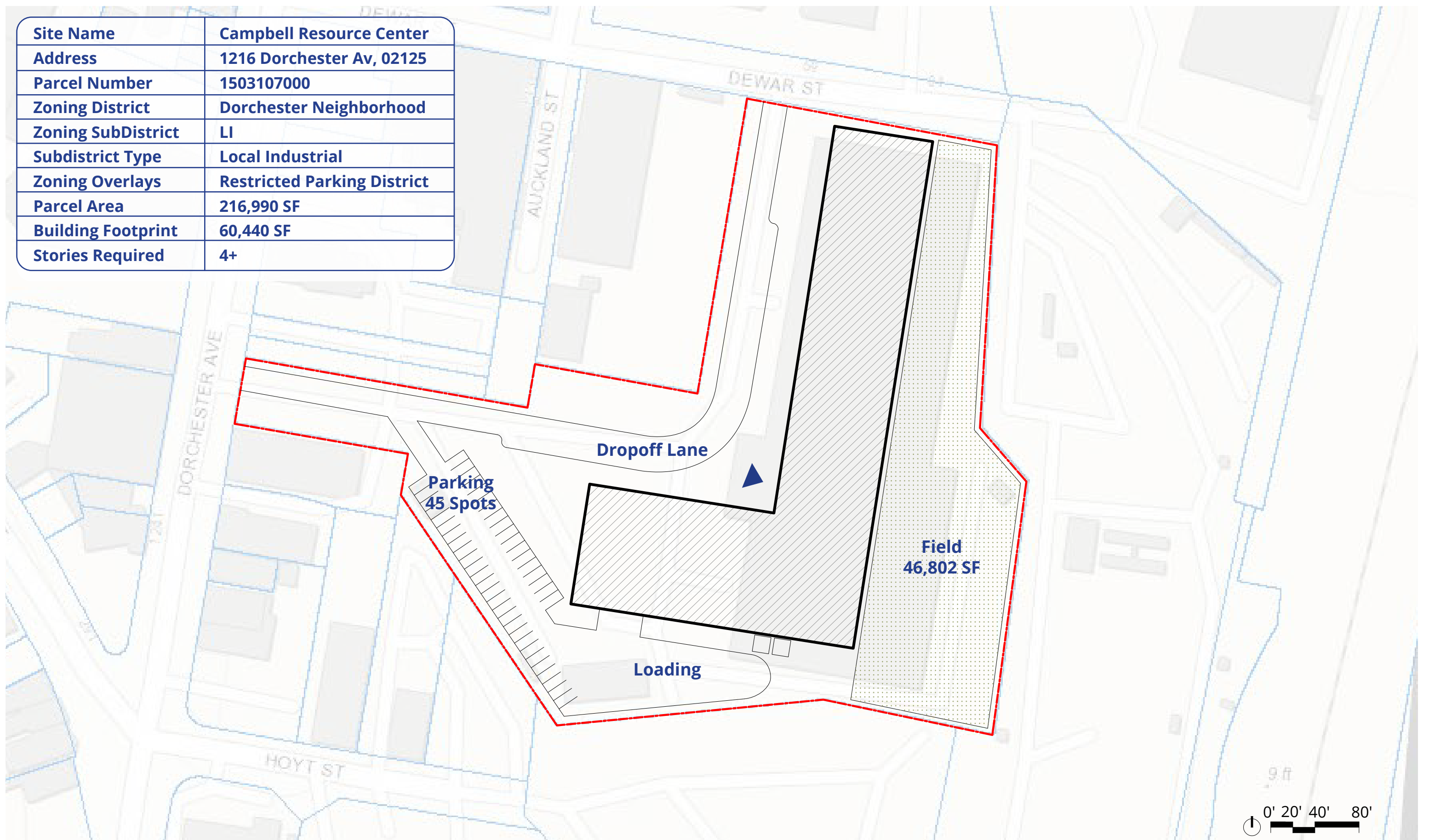
Campbell Resource Center Site Location

Map view of the Campbell Resource Center

Machado Silvetti | Boston PFD

O'Bryant Massing Study

Site Name	Campbell Resource Center
Address	1216 Dorchester Av, 02125
Parcel Number	1503107000
Zoning District	Dorchester Neighborhood
Zoning SubDistrict	LI
Subdistrict Type	Local Industrial
Zoning Overlays	Restricted Parking District
Parcel Area	216,990 SF
Building Footprint	60,440 SF
Stories Required	4+



Campbell Site Plan

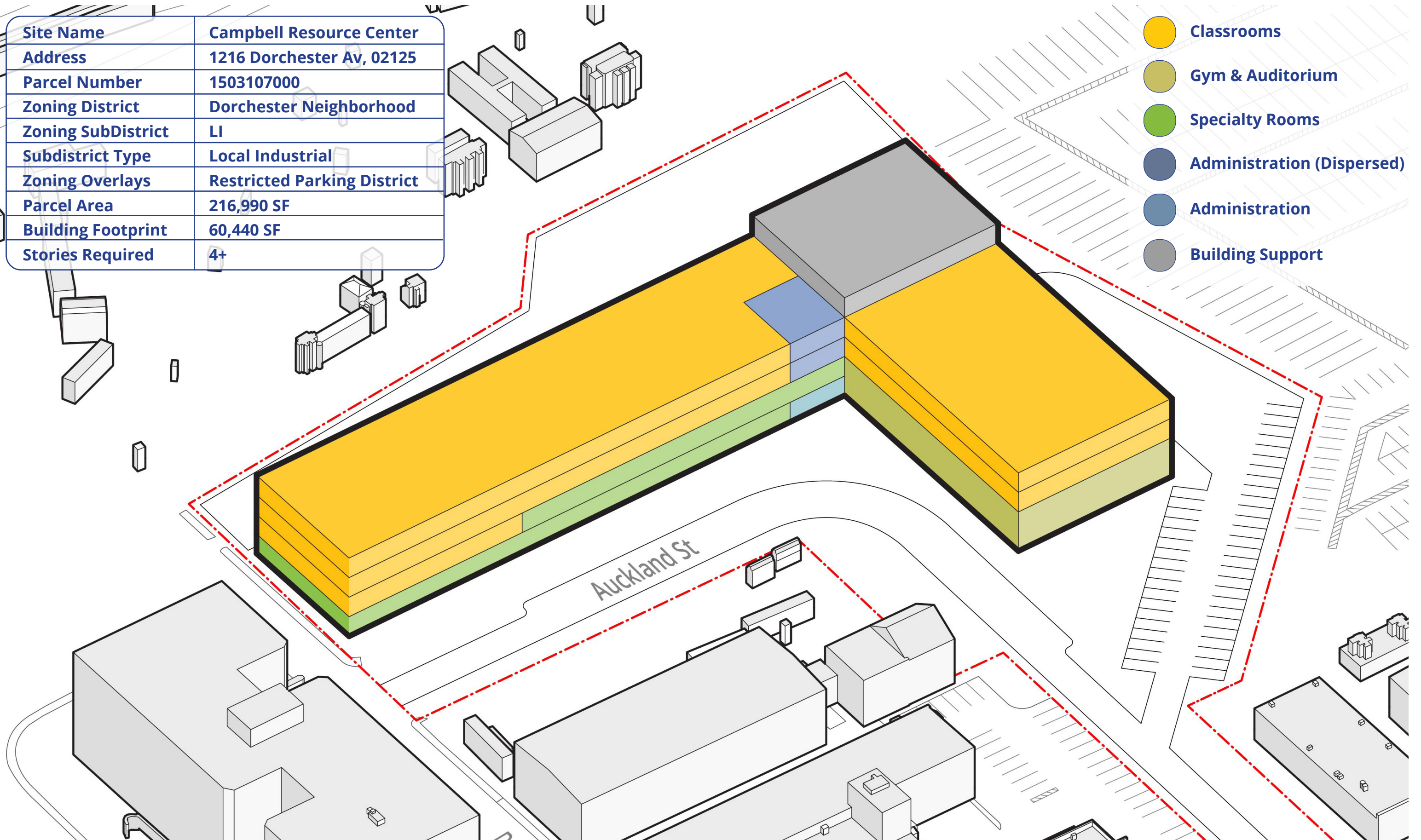
Roof plan of proposed building

Machado Silveti | Boston PFD

O'Bryant Massing Study

Site Name	Campbell Resource Center
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- Administration
- Building Support



Campbell Massing Axon

Massing with program blocks

Machado Silveti | Boston PFD

O'Bryant Massing Study