

Summary of Revisions – 114 Whitwell Street Proposal

Attribute	Previous Proposal May 7, 2019	Updated Proposal September 5, 2019	Change
Dwelling Units	490	465	↓ 25
Bedrooms	618	632	↑ 14
<i>Studios</i>	52	65	↑ 13
<i>One Beds</i> ¹	325	247	↓ 78
<i>Two Beds</i>	196	278	↑ 82
<i>Three Beds</i>	45	42	↓ 3
Building Area	516,500 GSF	536,710 GSF	↑ 20,210 GSF
Age Restricted Units (55+) ²	90	None	↓ 90
Parking Spaces	596	590	↓ 6
Estimated Population (FoxRock) ³	927	921	↓ 6
Estimated Population (Per-bedroom) ⁴	1013	1100	↑ 87
Estimated School Age Children	12	14	↑ 2

¹ Significant shift from one-bedroom to two-bedroom units.

² Completely eliminated age restricted units in Updated Proposal.

³ Analysis provided by Fougere Planning, using unspecified US Census data: 1.98 persons per unit renter occupied, 1.5 persons per age restricted unit. Inferior methodology - does not consider bedroom count.

⁴ US Census American Housing Survey (AHS), 2017 Boston - Household Demographics - Renter Occupied Units Boston-Cambridge-Newton, MA-NH MSA. <https://www.census.gov/programs-surveys/ahs/data/interactive/ahstablecreator.html>. Averages: 1 person/studio, 1.23 persons/1BR, 2.18 persons/2BR, 3.00 persons/3BR