

Chinatown Parcel P-12  
DISPOSITION PROJECT

PLANNING GOAL (taken from the 2016 Community Visioning for Parcel P-12)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	UPDATE LANGUAGE - HOW?
Build a large-scale <b>housing development</b>	X		
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI	connected X		
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	X		
Include both <b>commercial/retail space AND community space</b> at ground level	Parcel X		
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	X		
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view	X		community ownership use to subsidize affordable units
Create <b>open space</b> via courtyard and small gardens enhance pedestrian thoroughway - attractive open space	X		
<b>Maximize height to maximize density</b> while accounting for neighborhood scale	X		to maximize public benefits -> more affordable housing



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PLANNING GOAL (taken from the 2015 Community Visioning for Parcel P-12)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	UPDATE LANGUAGE - HOW?
Build a large-scale <b>housing development</b>	Yes	Focus on low income include <del>elderly</del> housing multi generational	developers to <sup>be</sup> accountable to the community community control
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI	Yes		mix of low & <sup>very</sup> middle income <del>(50% AMI work force housing)</del> 1/2 at 30% and 1/2 at 60% - help non-English speaking immigrants
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	Yes		Not enough time to cross Oak St. - Washington St. cars turn as cross signal is on
Include both <b>commercial/retail space AND community space</b> at ground level	Yes		Library = most important No more restaurants
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	Yes		Library (if China Trade Center isn't permanent)
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view	Yes (not top priority) but they are supportive		<del>top</del>
Create <b>open space</b> via courtyard and small gardens		No b/c of Eliot Norton Park	
<b>Maximize height to maximize density</b> while accounting for neighborhood scale	Yes		if maximize community benefits
More Recreational Space (maybe in Boston Common)			



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Build a large-scale <b>housing development</b> 大規模發展房屋	✓		
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI 50%可負擔房屋	✓		60%+ Affordable Housing more lower income housing
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	✓		more pedestrian friendly & safe
Include both <b>commercial/retail space AND community space</b> at ground level	✓		<del>underground parking</del> underground parking But no hotel! Commercial for small businesses does not affect residents Quality of Life Organized community activities local hiring goals
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	✓		
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view			*limit parking, income from parking goes to housing Subsidies for people facing displacement
Create <b>open space</b> via courtyard and <del>small</del> gardens more	✓		
<b>Maximize height to maximize density</b> while accounting for neighborhood scale			
			NO HOTEL!
			resident decision making role in picking the project & developer throughout the whole process. community control beyond dupt process?



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2017: How is staff/management/w/ board/pe est at been significant.

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Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI	✓		
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	✓		
Include both <b>commercial/retail space AND community space</b> at ground level	✓		
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	✓		
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view	✓		✓ see below
Create <b>open space</b> via courtyard and small gardens	✓		
<b>Maximize height to maximize density</b> while accounting for neighborhood scale	✓		
• how to provide other open space? i.e. open active recreational space?	✓		
• parking for YMCA workers? TUFTS spaces for patients? • <u>affordable</u> child care needs - 75 licensed @ YMCA - they could' early child care given need.	✓		

• multiple use development  
• communal needs / community places to go & be together (in & outdoors)

Partnerships need to be supported w/ community abutter & entities

community



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Build a large-scale <b>housing development</b>	yes		Maximize affordable housing
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI	yes		Can you guys figure out the maximum affordable units possible?
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	yes		· Create pedestrian walkway/crosswalk to park across from street
Include both <b>commercial/retail space AND community space</b> at ground level	yes		· child care · library · emphasize community · mom & pop/local cafe
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	yes		- cultural heritage of chinatown - intergenerational (culture) ↑ ↑
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view	yes		· balance parking and housing units (prioritize housing over parking) · limit parking to residential parking
Create <b>open space</b> via courtyard and small gardens	yes		· green roof · enhance street scape
<b>Maximize height to maximize density</b> while accounting for neighborhood scale	yes		· Emphasis on Affordable housing for <u>Chinatown</u>
- Resident input during <u>ALL</u> stages of project (Continued input)			
- Accountability to Community from developers (creating that relationship/communication)			



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Build a large-scale <b>housing development</b>	yes		Dennis Davis
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI	yes		Elisabeth Potts
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	yes		
Include both <b>commercial/retail space AND community space</b> at ground level	yes		No Chains. Concerns for what types of usage of <del>the</del> Cannabis, KZ.
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	yes.		Local Small Biz Needs. Community Resources.
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view	yes		
Create <b>open space</b> via courtyard and small gardens	yes		more greenspace and play Area.
<b>Maximize height to maximize density</b> while accounting for neighborhood scale	yes.		
			Library







