

BOSTON PUBLIC LIBRARY - CHINA TOWN

Parcel R-1 Project Introduction

JANUARY 11, 2022



Asian Community
Development Corporation
亞美社區發展協會
Building Homes. Empowering Families. Strengthening Communities.

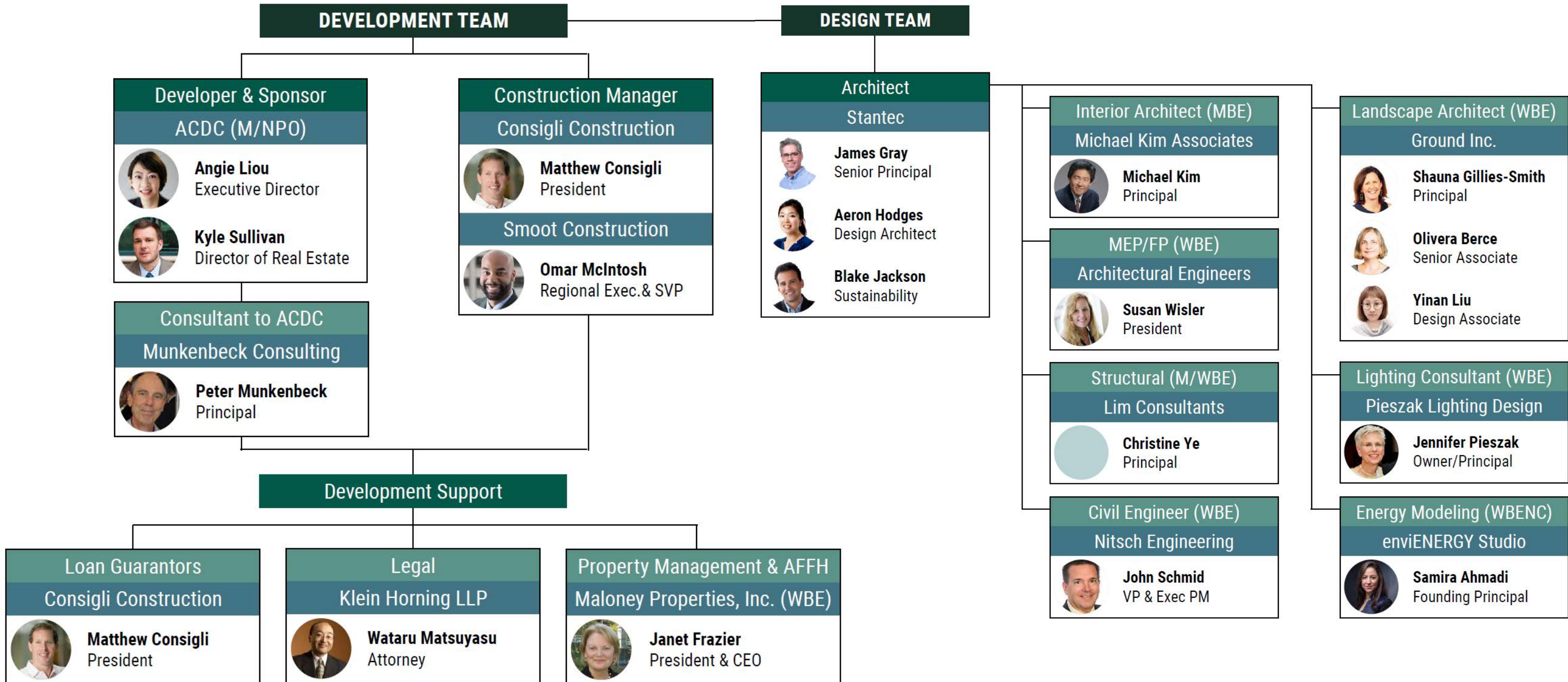


CONSIGLI
Est. 1905



Stantec

Project Team





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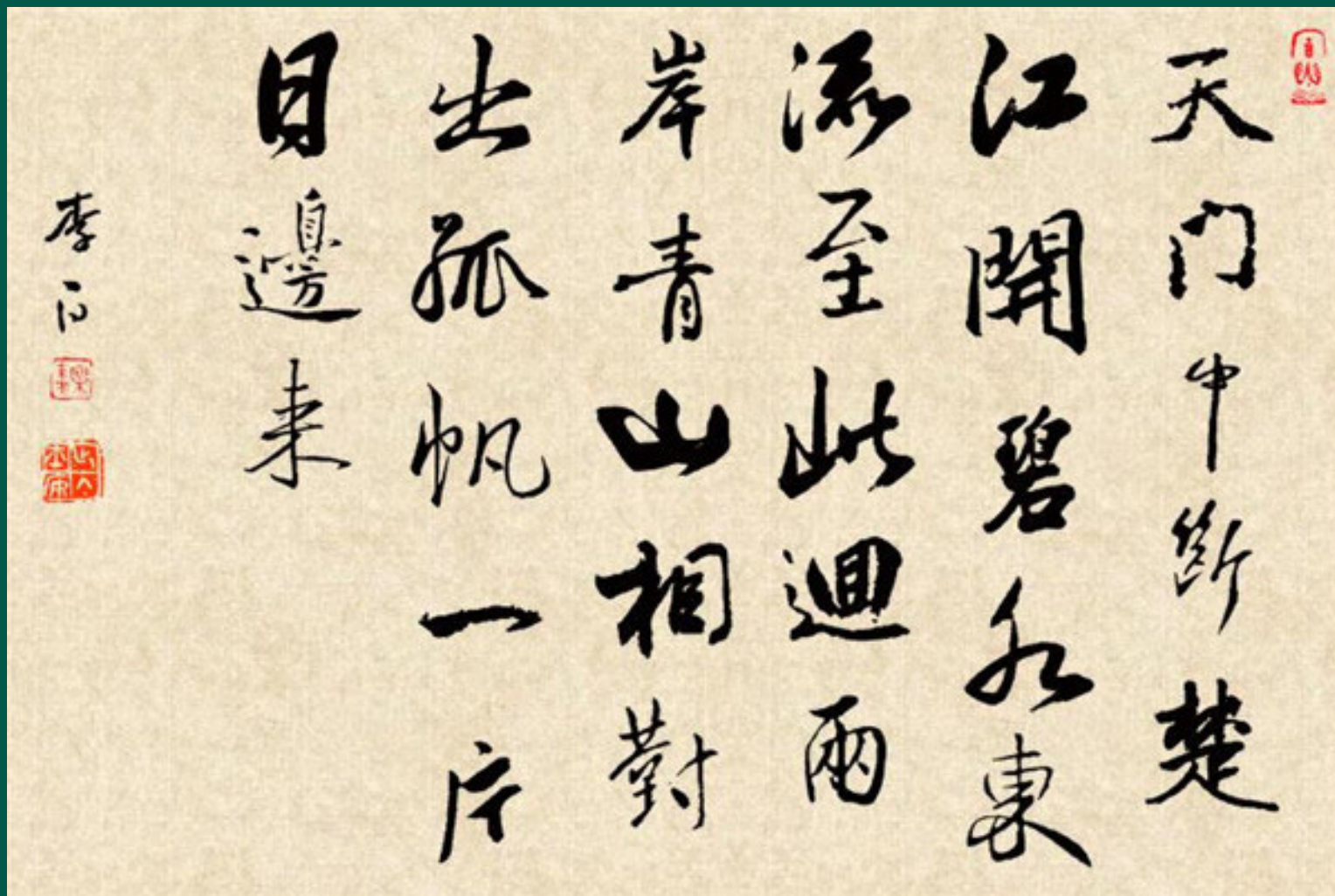
Planning Studies

Site Context & Massing

Project Concept

Urban Design Goals

Library & Residential Programs



a poem the project concept is based on

Responding to Planning Studies



- Countering the displacement caused by recent dense market developments
- Locating near Transit
- Enhancing health and well being of neighborhood residents with clean air and access to nearby open space
- Creating a permanent home for the BPL Chinatown branch

AFFORDABLE HOUSING

- **110 units**, all affordable
- **44** of the 110 units will be home-ownership units
- **66** units will be affordable rental
- Majority of units will be **family-sized**

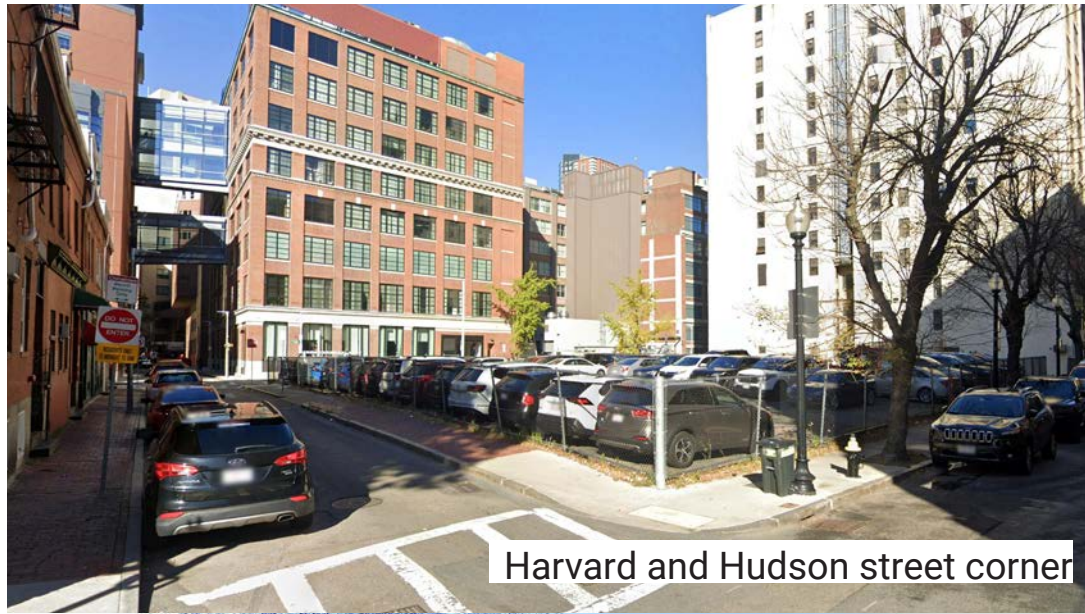
PUBLIC REALM

- **15,000 sqft** future home for BPL, Chinatown branch
- **Community Commercial** on Hudson St for a neighborhood small business

CLIMATE RESILIENCE

- Lifting the project site above future sea level rise
- Hudson St frontage setback to create space for **trees** and Stormwater collection

Site Context



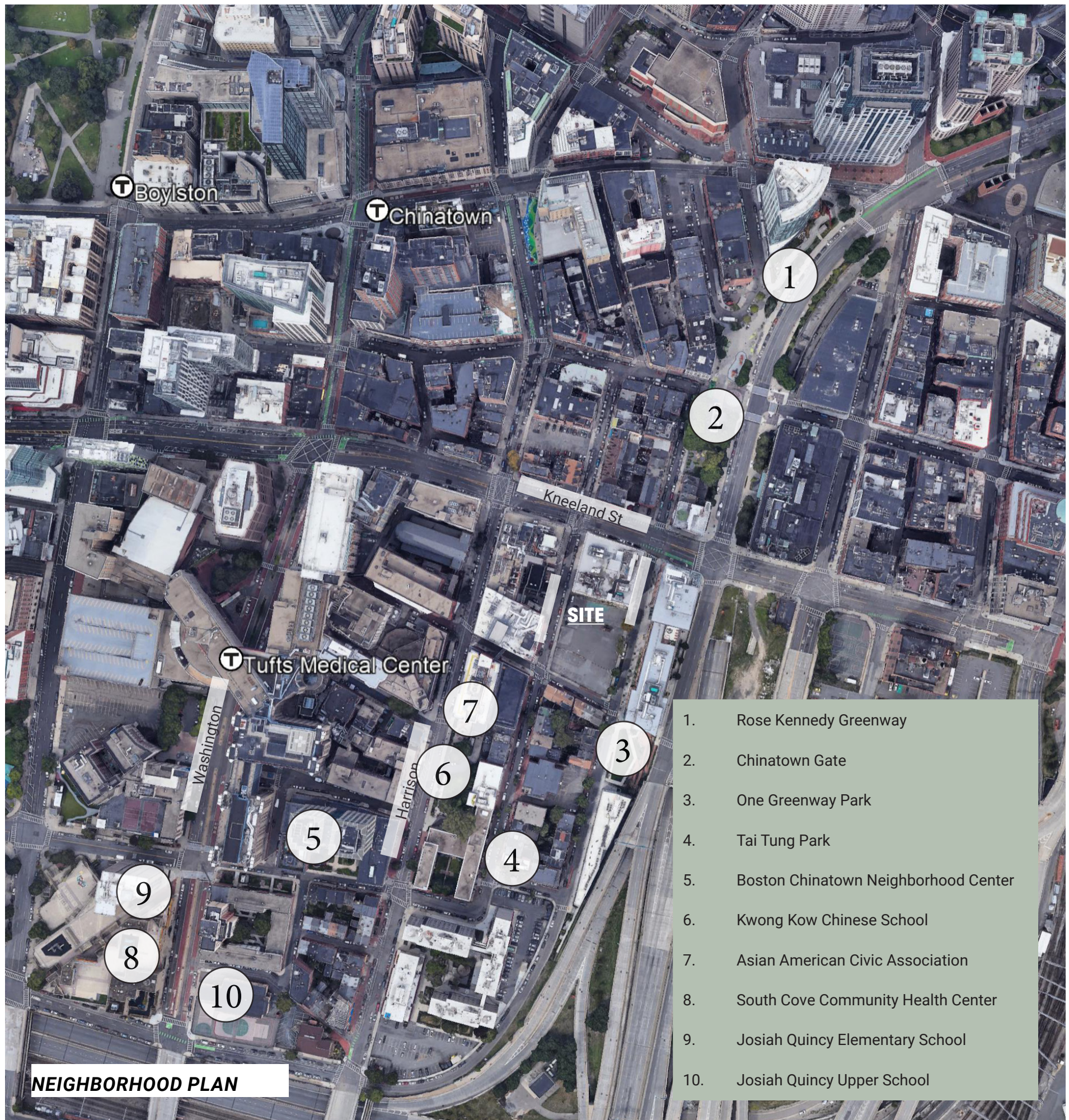
Harvard and Hudson street corner



Hudson Street looking Southwest



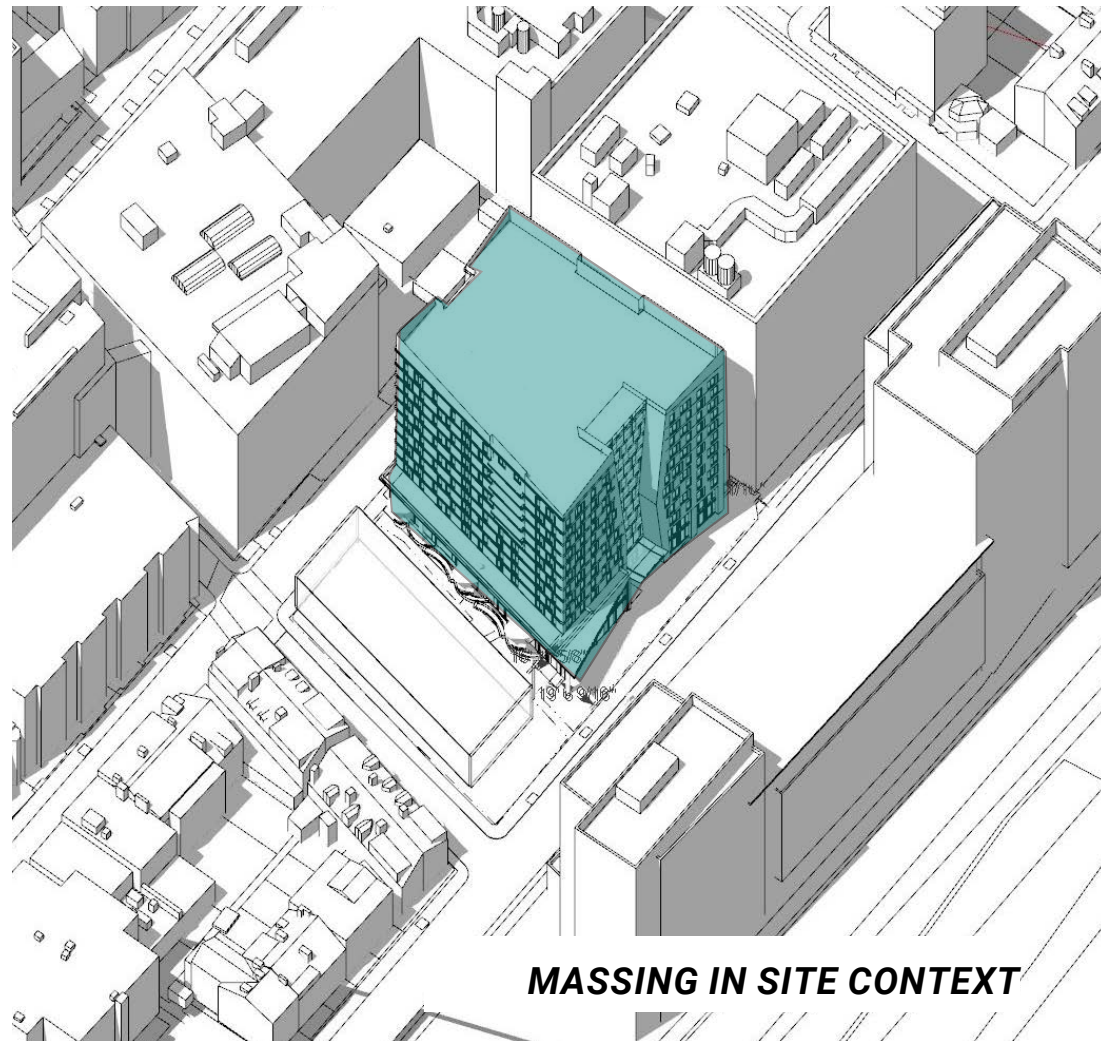
Tyler & Harvard street corner



NEIGHBORHOOD PLAN

- 1. Rose Kennedy Greenway
- 2. Chinatown Gate
- 3. One Greenway Park
- 4. Tai Tung Park
- 5. Boston Chinatown Neighborhood Center
- 6. Kwong Kow Chinese School
- 7. Asian American Civic Association
- 8. South Cove Community Health Center
- 9. Josiah Quincy Elementary School
- 10. Josiah Quincy Upper School

Zoning and Massing



MASSING IN SITE CONTEXT

ZONING REQUIREMENT

MAX FAR: 8, MAX BUILDING HEIGHT: 125'

PROJECT DIMENSIONS

FAR: 7.8, BUILDING HEIGHT: 148' + ROOF MEP



ZONING DISTRICT: CHINATOWN

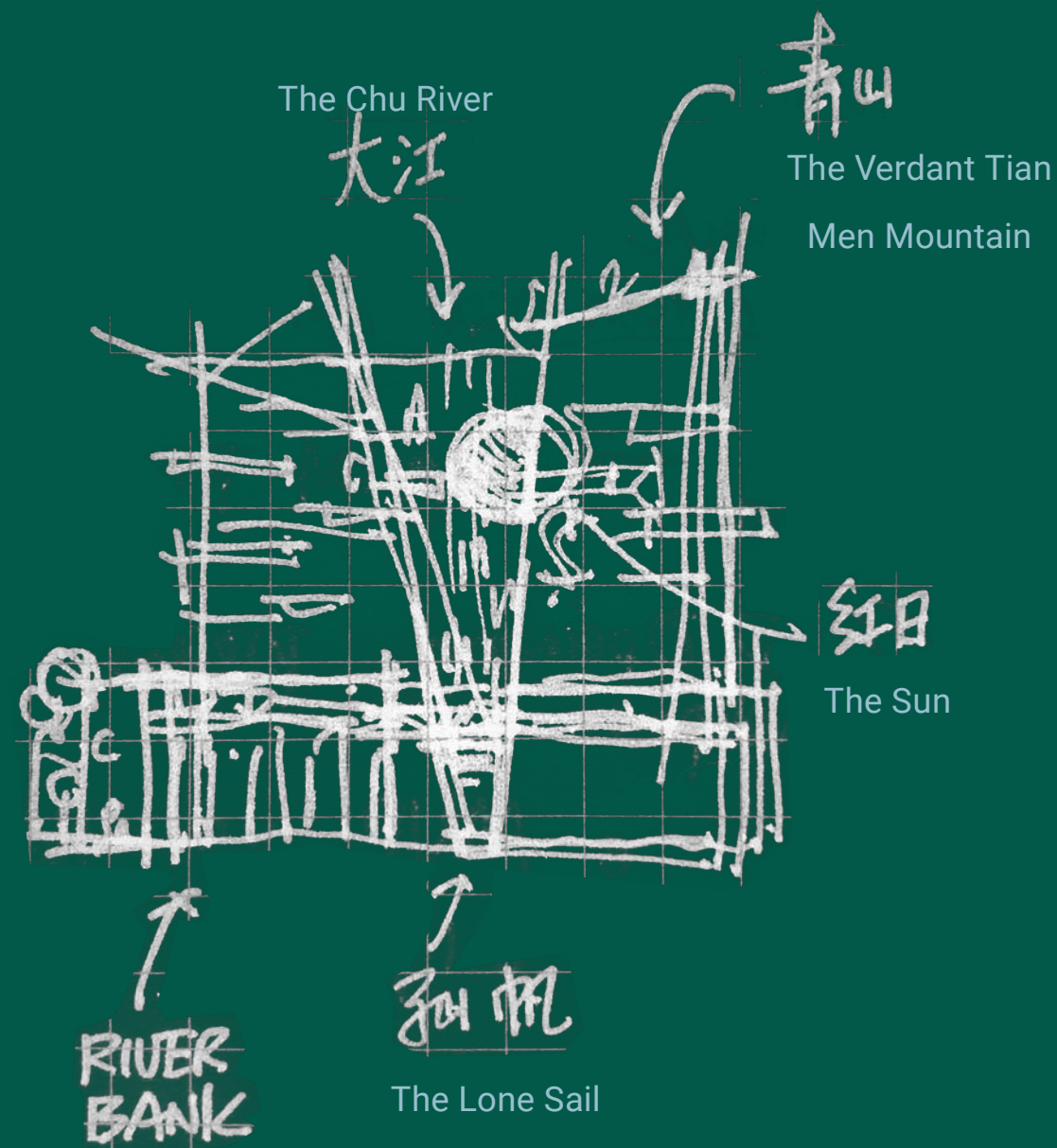
SUBDISTRICT: TYLER ST SPECIAL STUDY AREA

ZONING OVERLAYS:

1. GROUND WATER CONSERVATION
2. INSTITUTIONAL MASTERPLAN
3. RESTRICTED PARKING
4. COASTAL FLOOD RESILIENCE

PROJECT SITE PLAN

Project Concept



*The Chu River cuts through Tian Men Mountain;
Here its turquoise east-flowing waters sweep around.
On both sides the verdant mountains charge into view;
From the distant sun a lone sail is homeward bound.*

Project Concept



THE TIAN MEN MOUNTAIN

- Verdant, lush greenery, oasis, natural habitat and full of life.
- Majestic.

Architectural Translation

- Expressive roof lines mimicking a mountain profile
- Glazed brick in the color range of greens and warm brown
- Elements of wood tone panels throughout
- Intermittent integration of facade planting from the distant sun a lone sail is homeward bound.

THE CHU RIVER

Tumbling forward with all its might, catching the shimmering setting sun light, while reflecting the dusk sky.

Architectural Translation:

- Curtainwall glass façade
- Cap extensions with a color gradation
- Integrated LED lights with animation sequences at night.



Urban Design Goals

- Create a memorable building
- Enhance and complement the architectural characteristics of the site
- Focus on health and wellbeing of the occupants and visitors
- Promote Social Connectivity
- Prepare for rising sea level and climate change
- Prioritize pedestrians and bikes



Hudson St. Public Realm Design



**OUTDOOR
READING
ROOM**

**LIBRARY
ENTRANCE**

**ACCESSIBLE
ROUTE**

**RESIDENTIAL
ENTRANCE**

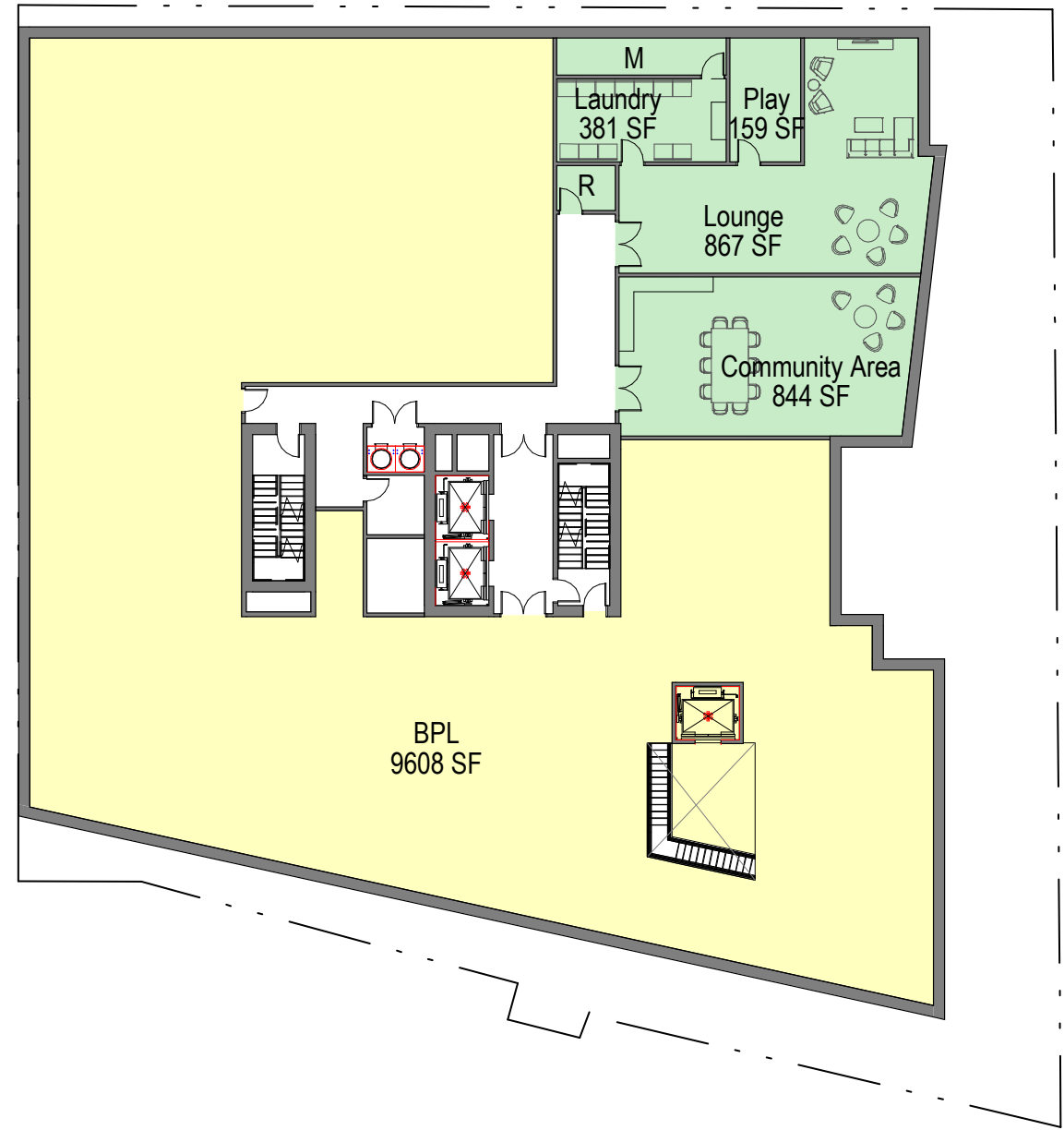
DROP OFF

**COMMUNITY
RETAIL**

**BIKE PARKING
ENTRANCE**

Podium Spaces

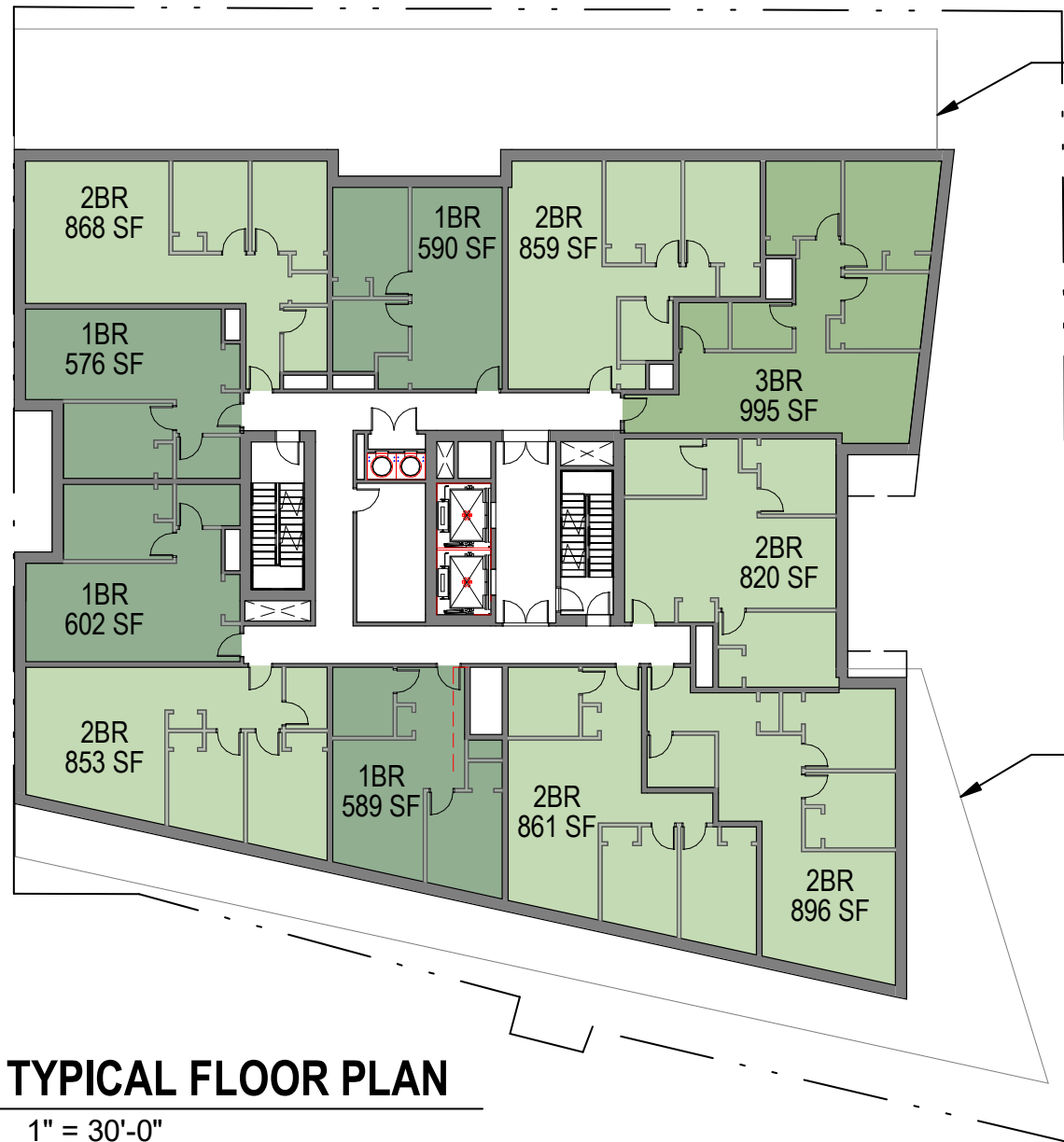
15,000 sf BPL Space



Residential Programs

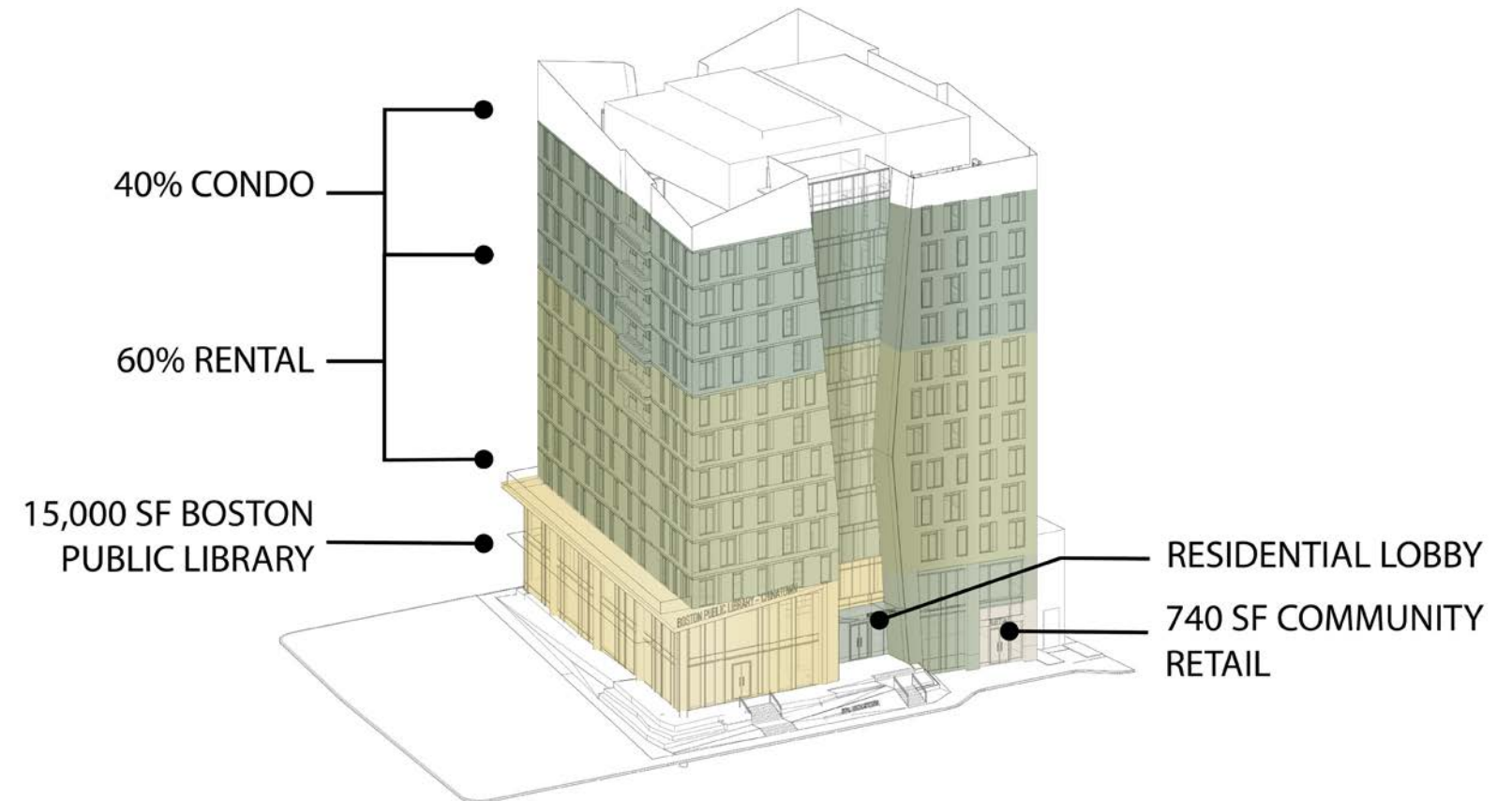
110
UNITS

100%
AFFORDABLE



TYPICAL FLOOR PLAN

1" = 30'-0"



	UNIT TYPE	UNIT COUNT	%	TOTAL
CONDO	1BR	16	15%	44
	2BR	24	22%	
	3BR	4	4%	
RENTAL	1BR	24	22%	66
	2BR	36	33%	
	3BR	6	5%	

Proposed Unit Mix

110
UNITS

100%
AFFORDABLE

Size	RENTALS								CONDOS				TOTAL	
	30% AMI		50% AMI		60% AMI		80% AMI		80% AMI		100% AMI		#	%
	#	%	#	%	#	%	#	%	#	%	#	%		
1 BR	5	36%	3	33%	7	24%	7	50%	8	36%	8	36%	38	35%
2 BR	7	50%	3	33%	20	69%	7	50%	12	55%	12	55%	61	55%
3 BR	2	14%	3	33%	2	7%	0	0%	2	9%	2	9%	11	10%
Total	14	100%	9	100%	29	100%	14	100%	22	100%	22	100%	110	100%

Thank You!

CHINATOWN



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