

PARCEL P-12C
288-298 TREMONT STREET

PUBLIC MEETING

10.29.2019





AGENDA

A. INTRODUCTION

B. DESIGN PRESENTATION

C. LANDSCAPE/URBAN DESIGN

D. TRANSPORTATION

E. PUBLIC BENEFITS

F. QUESTIONS

NEIGHBORHOOD CONNECTIVITY AND STREETScape DESIGN



VIEW OF THE EXISTING LOOKING FROM TREMONT STREET



PROJECT PROGRAM

RESIDENTIAL
UP TO 171 UNITS

HOTEL
MAXIMUM 200 KEYS

COMMUNITY SPACE
LIBRARY

ENTRANCE
LIBRARY/COMMUNITY SPACE

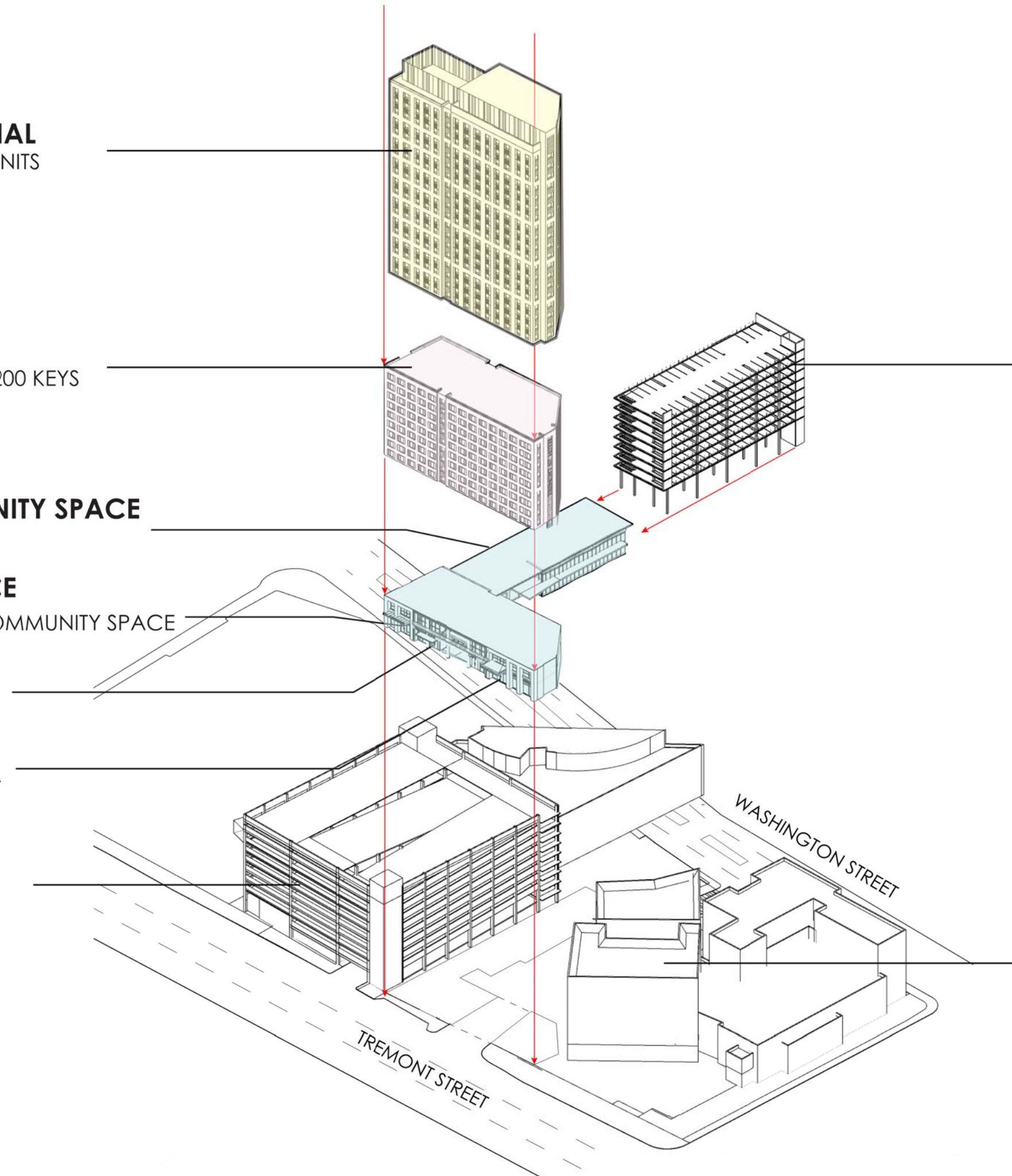
LOBBY
HOTEL

LOBBY
RESIDENTIAL

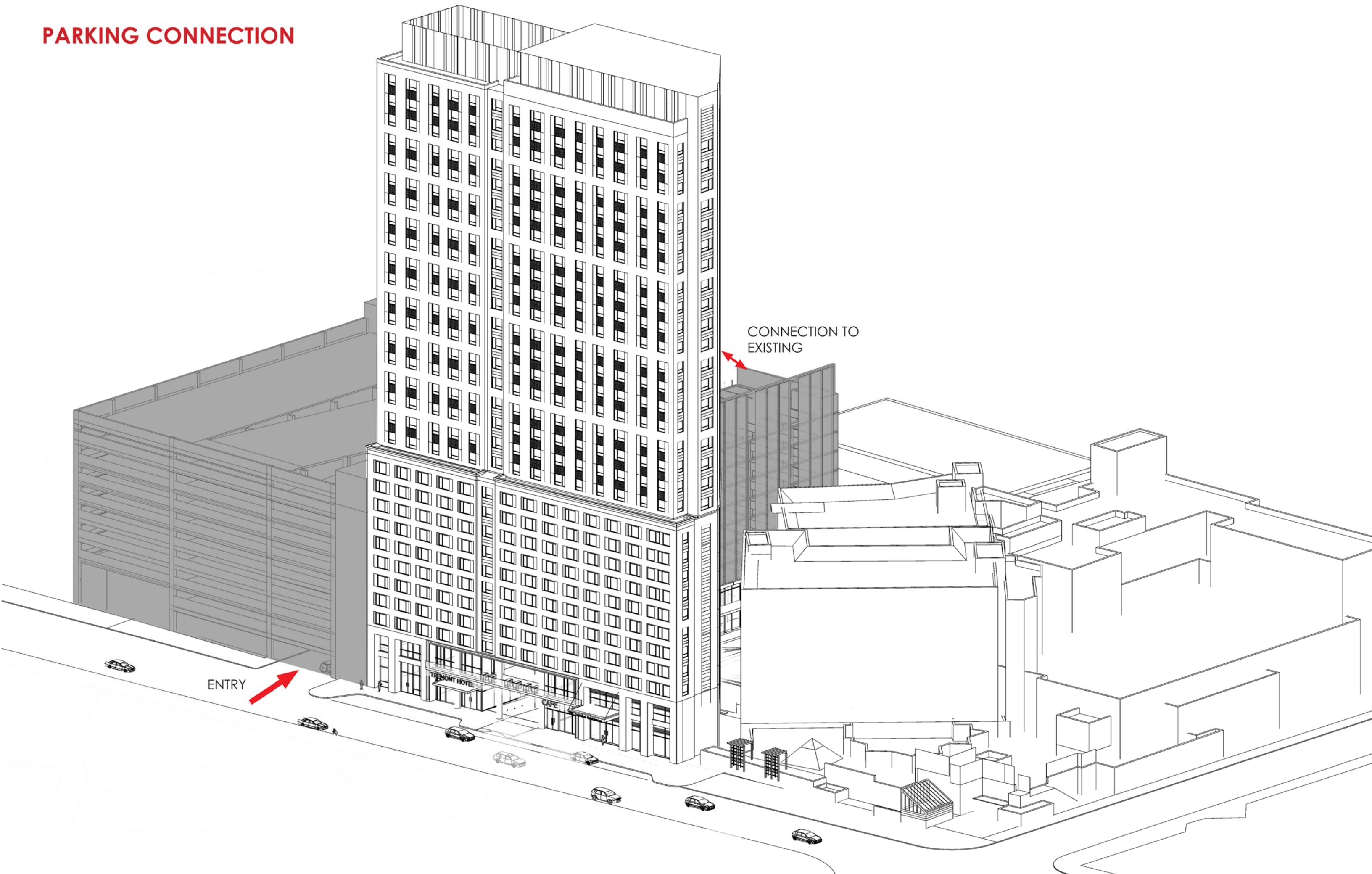
EXISTING GARAGE

PARKING/GARAGE EXPANSION
Up to 340 SPACES

EXISTING HOTEL



PARKING CONNECTION



SITE PLAN



PEDESTRIAN CONNECTION



CHINATOWN

TREMONT STREET

BAY VILLAGE

ELLIOT NORTON
PARK

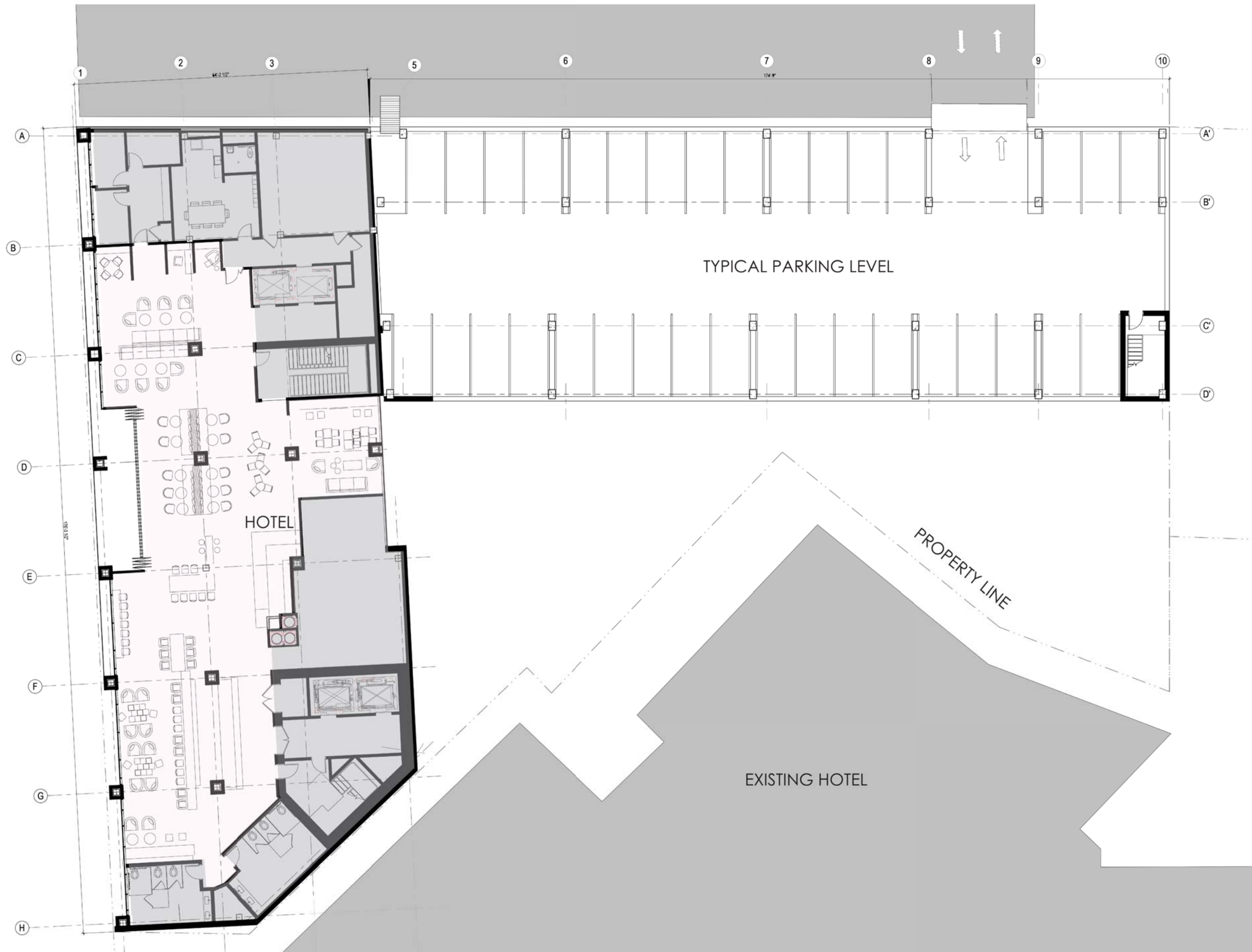
Washington Street

LEVEL 01 FLOOR PLAN



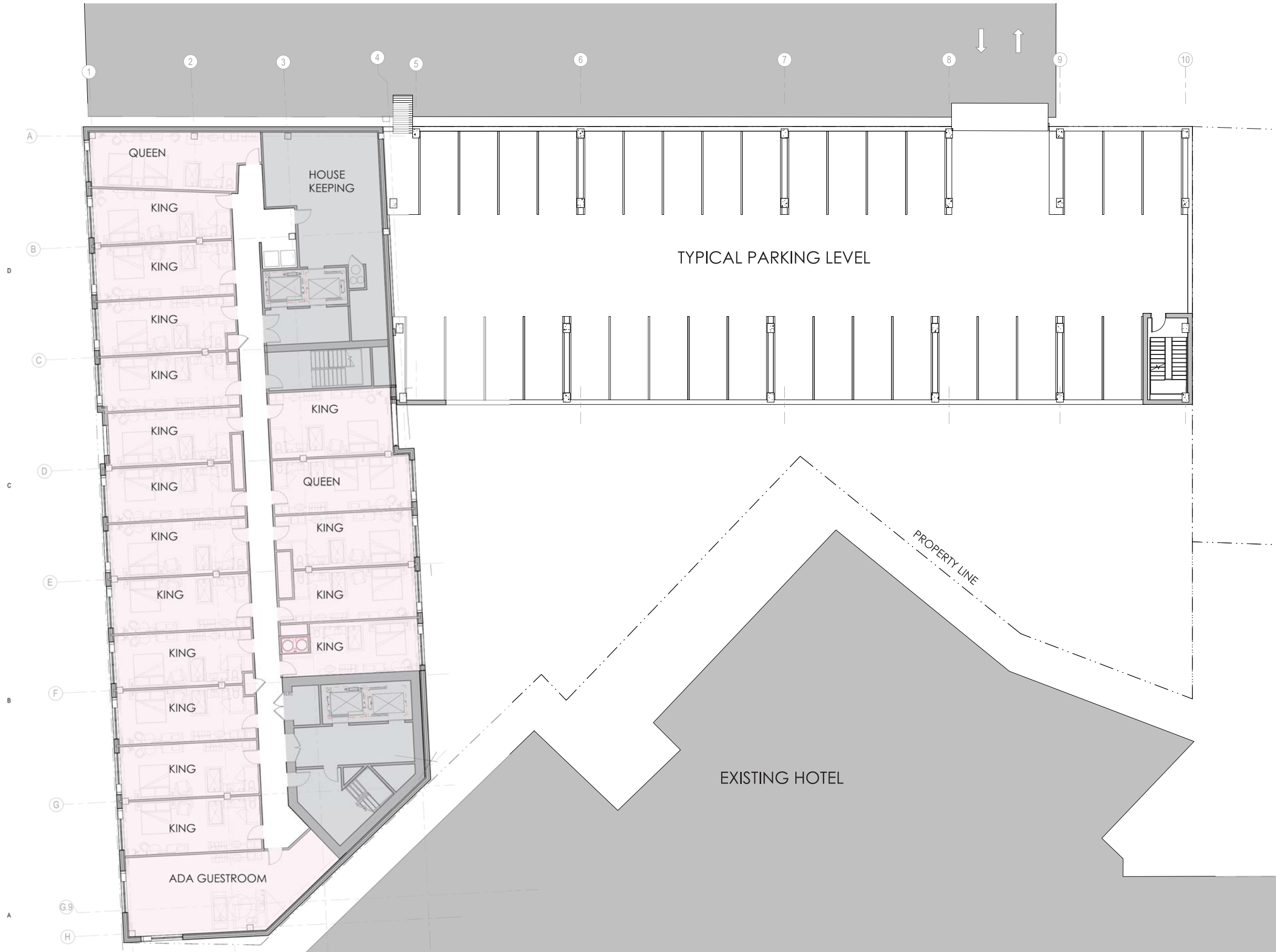
-  HOTEL
-  CAFE
-  RESIDENTIAL
-  LIBRARY

LEVEL 02 FLOOR PLAN

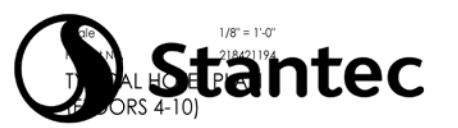


-  HOTEL
-  CAFE
-  RESIDENTIAL
-  LIBRARY

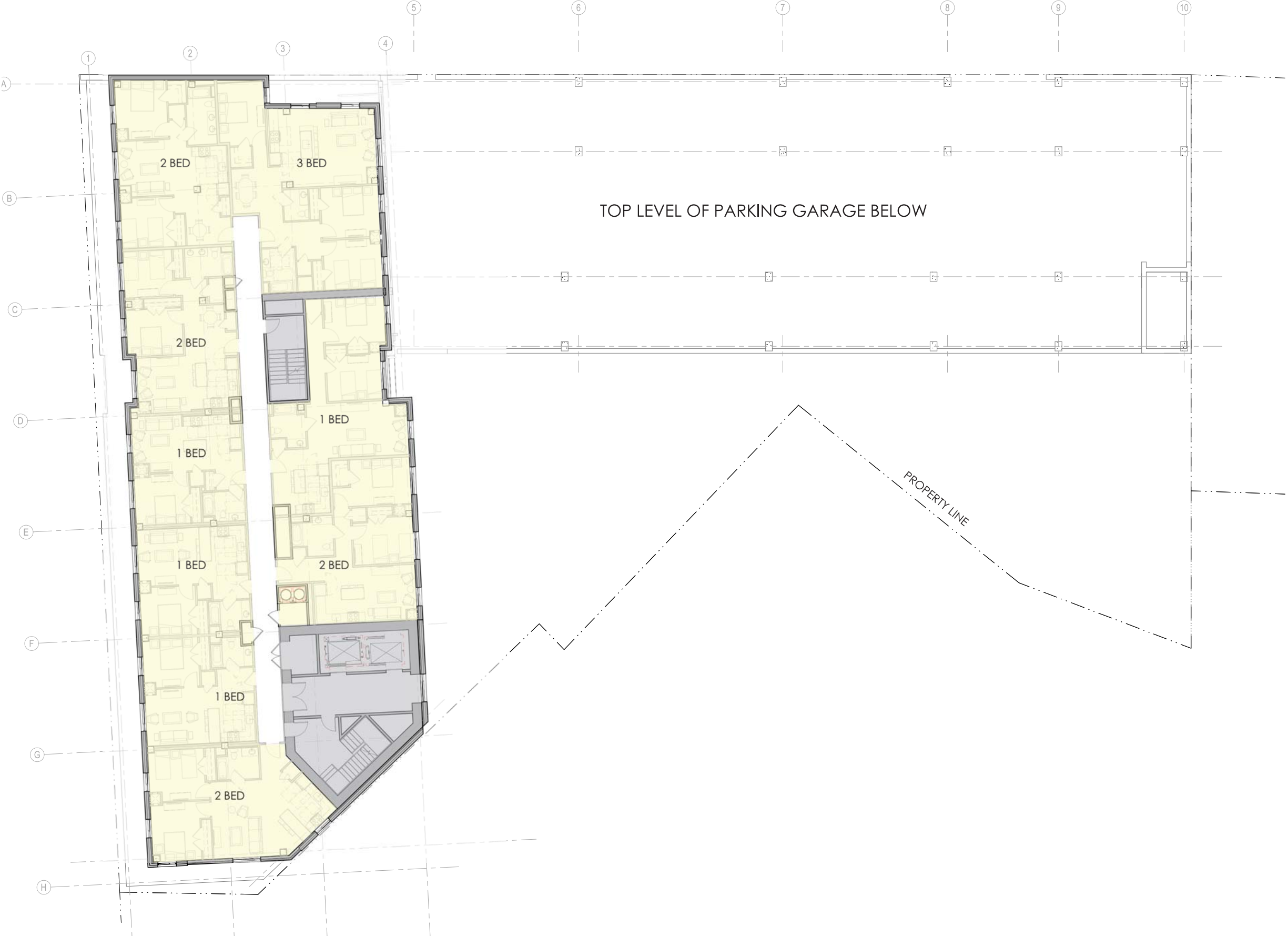
HOTEL FLOOR PLAN



- HOTEL
- CAFE
- RESIDENTIAL
- LIBRARY
PRELIMINARY
NOT FOR
CONSTRUCTION



TYPICAL RESIDENTIAL FLOOR PLAN



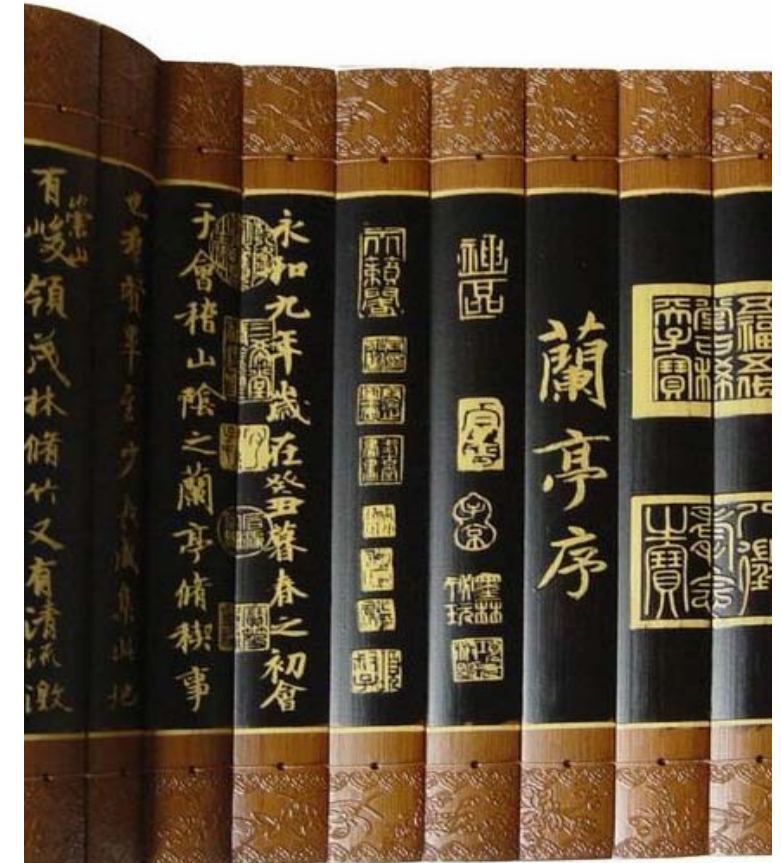
- HOTEL
- CAFE
- RESIDENTIAL
- LIBRARY

PRELIMINARY
NOT FOR
CONSTRUCTION

Scale: 1/8" = 1'-0"
218421194

TYPICAL RESIDENTIAL
OWNERSHIP PLAN
(FLOORS 24-30)

PRECEDENT IMAGES





AERIAL PERSPECTIVE OF THE BUILDING



188 Tremont Residences
CAFÉ

VIEW FROM TREMONT STREET LOOKING NORTH



MONT HOTEL

CA

VIEW FROM TREMONT STREET LOOKING TOWARDS THE INNER COURTYARD



BOSTON
PUBLIC
LIBRARY
CHINATOWN



BOSTON
PUBLIC
LIBRARY
CHINATOWN

VIEW FROM THE INNER COURTYARD



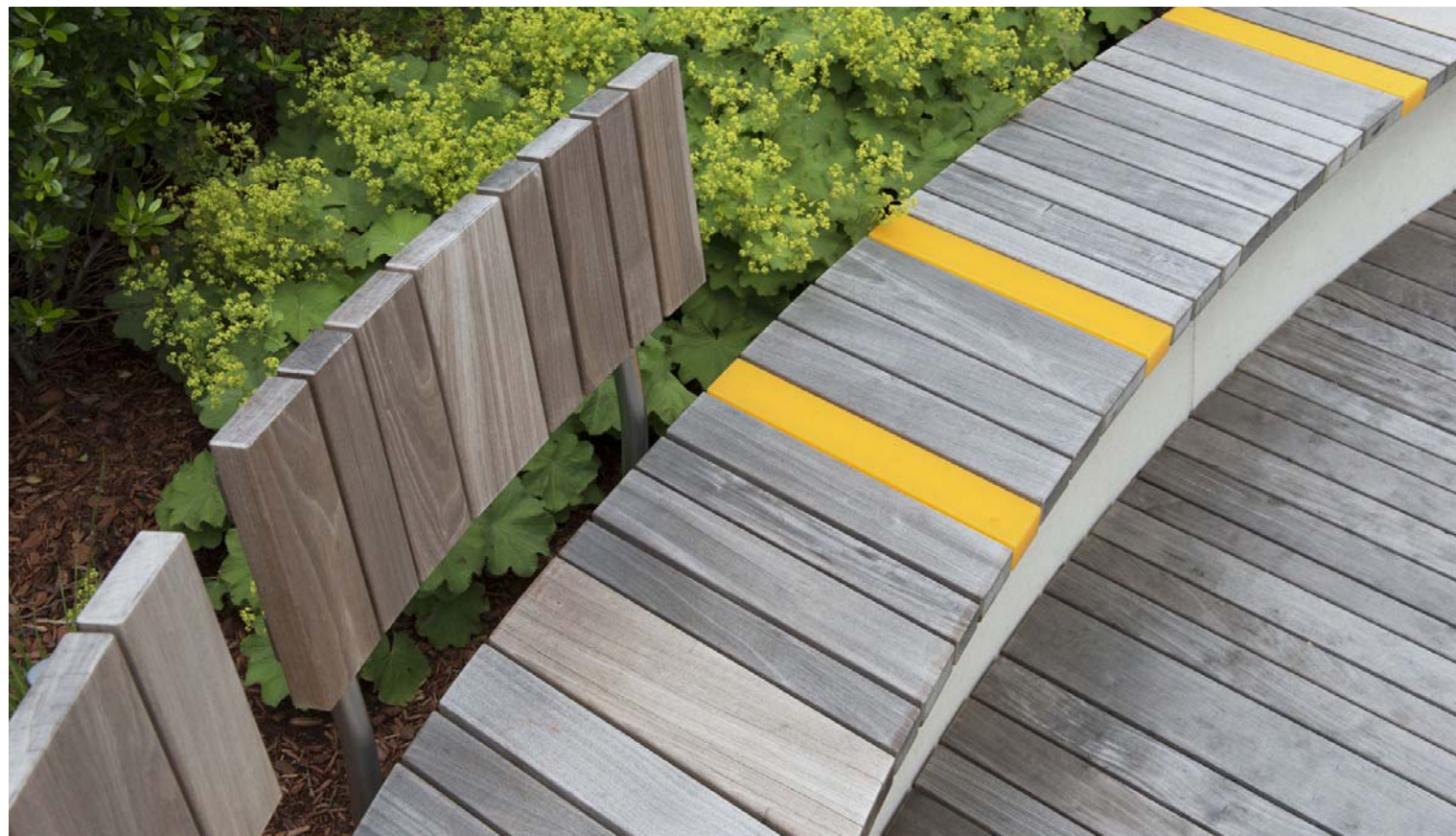
BPL

INATOWN

TREMONT HOTEL

VIEW FROM TREMONT STREET

MOON GATE



SITE PLAN_DAY 1



Tremont Street

Washington Street

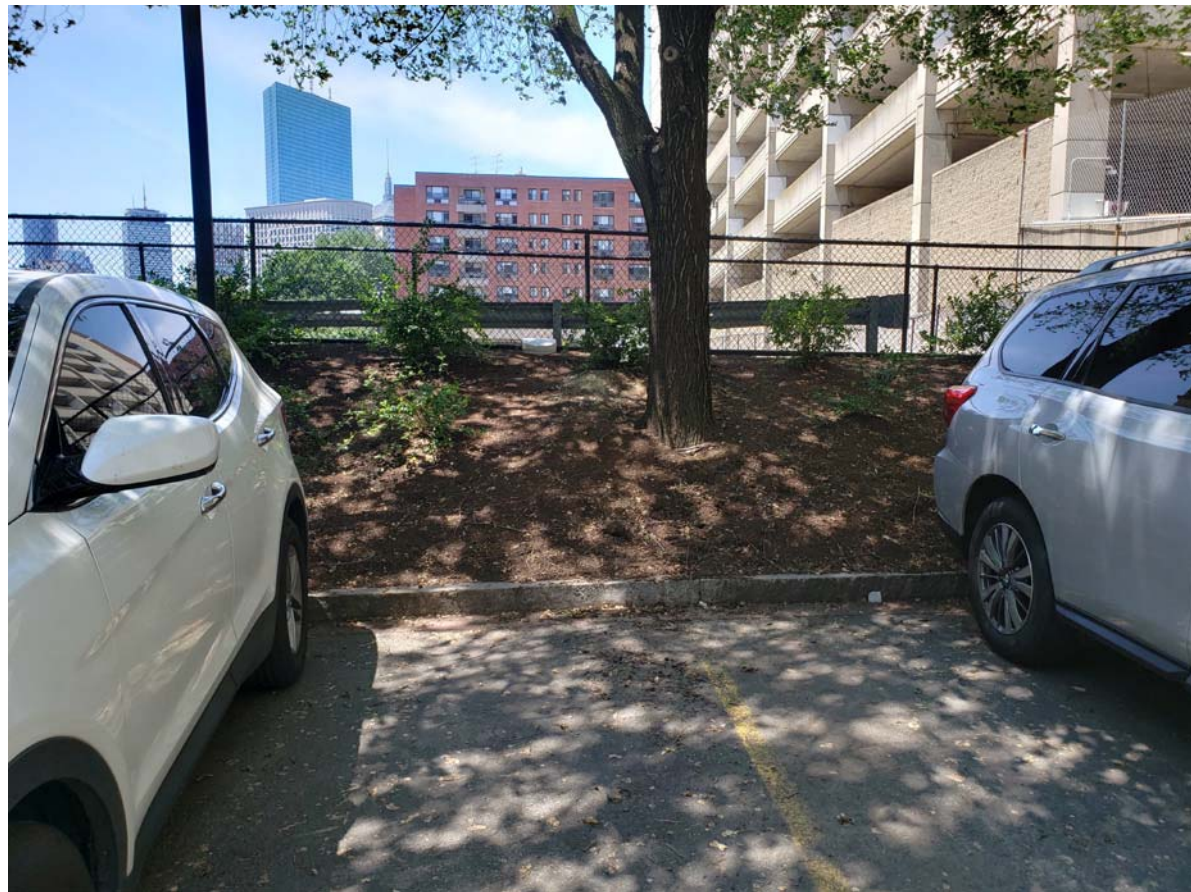
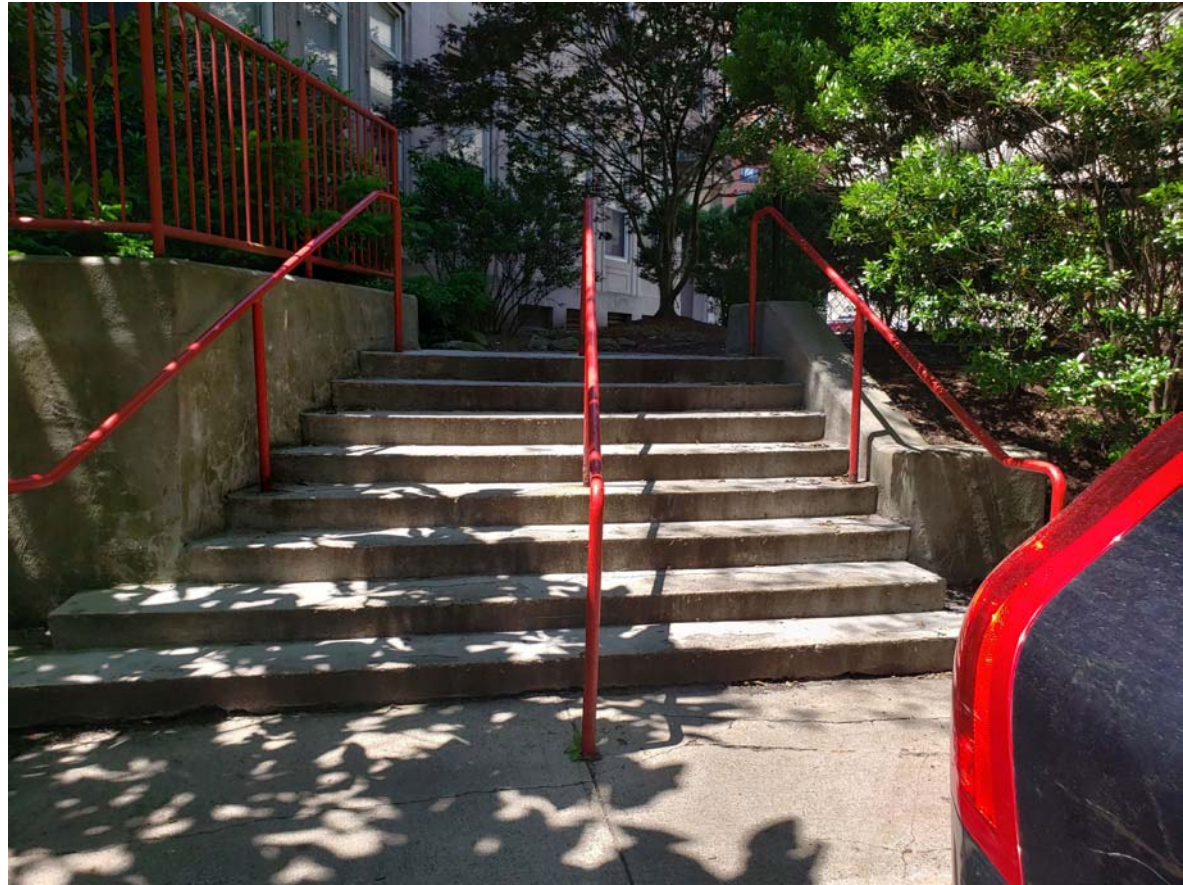
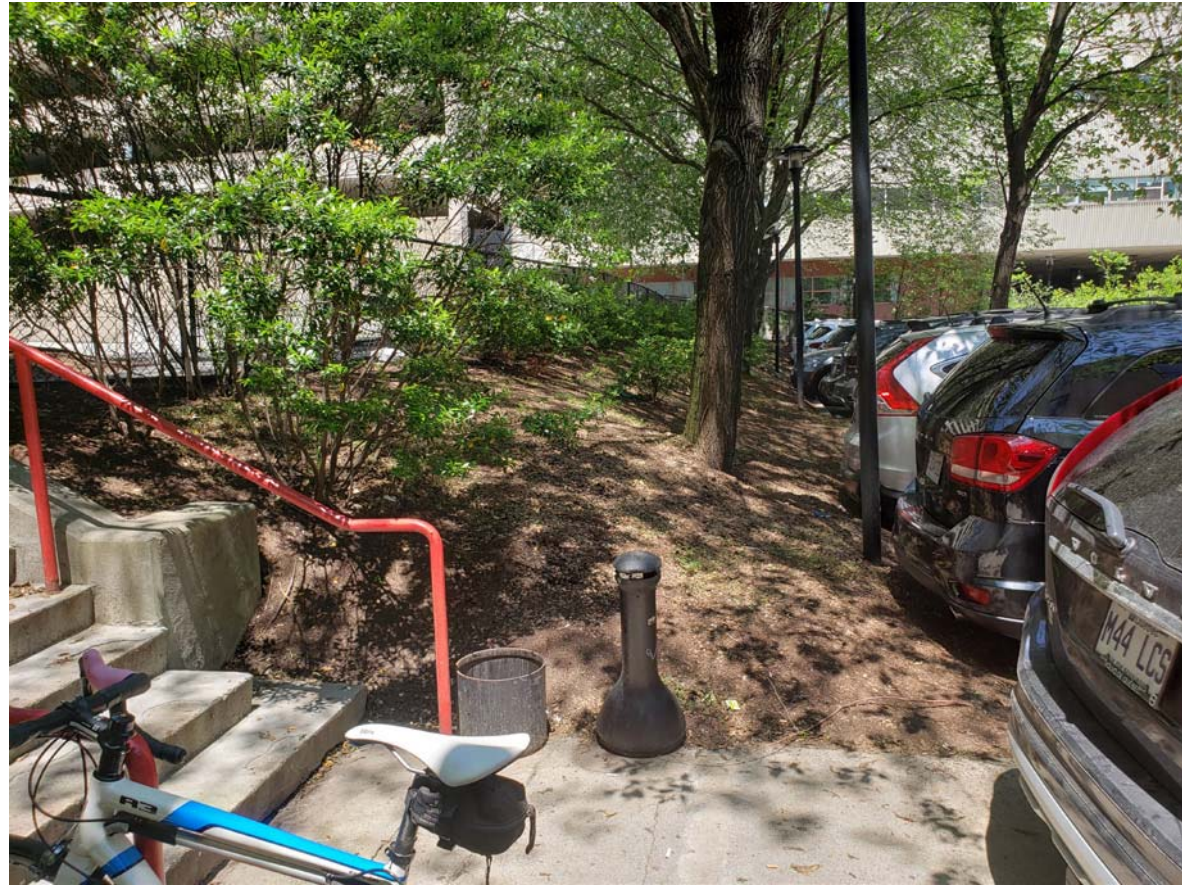
Bamboo

Chinese Lantern

Bench

SITE PLAN_ FUTURE CONDITION





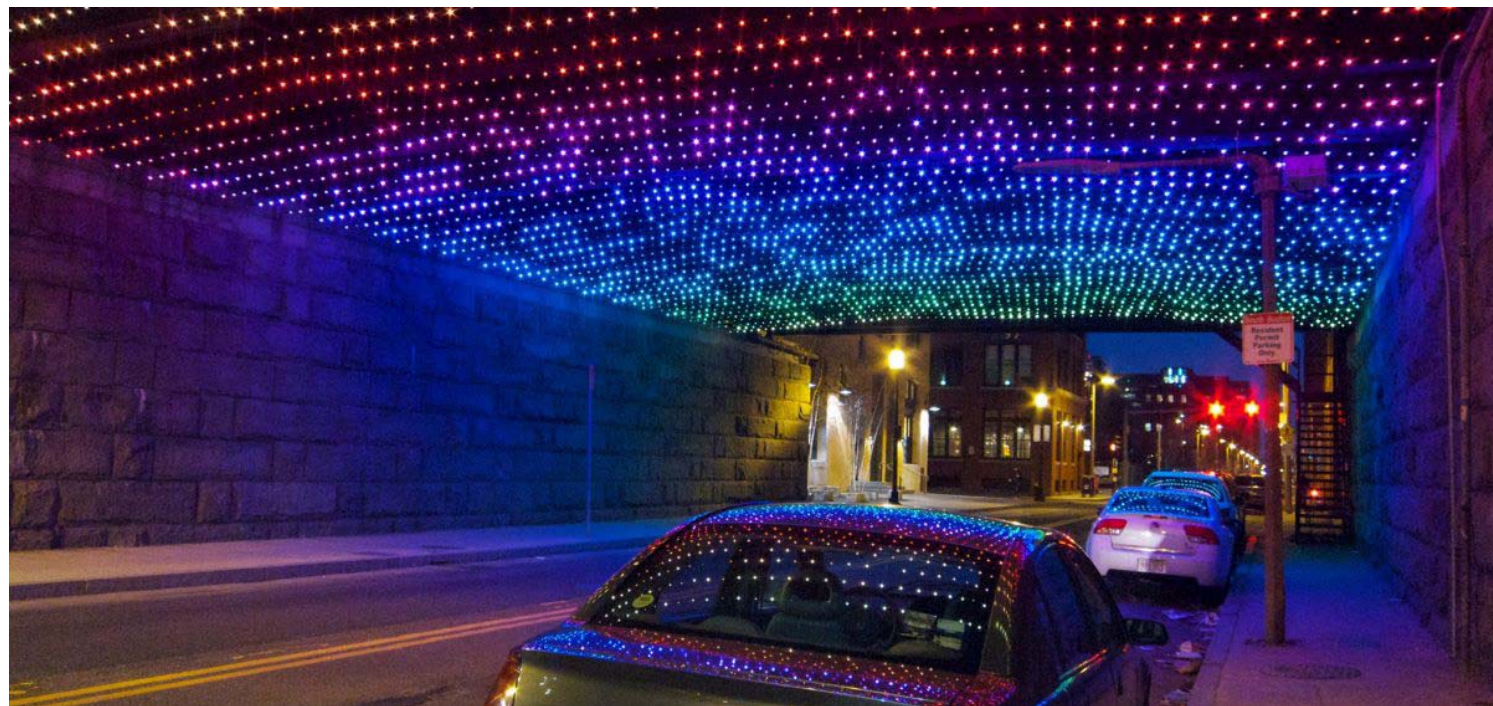
MOON GATE



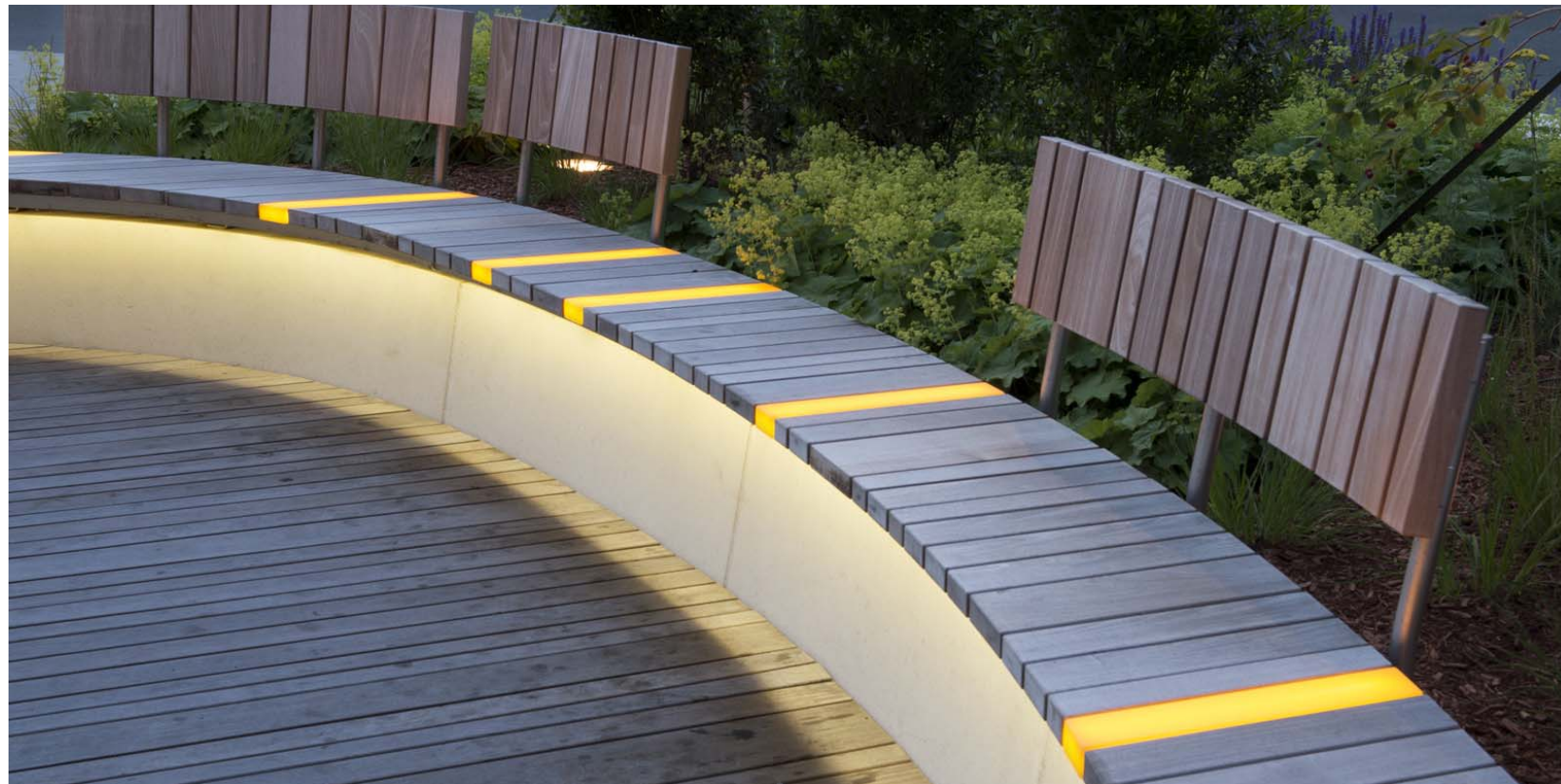
MOON GATE



LIGHTING



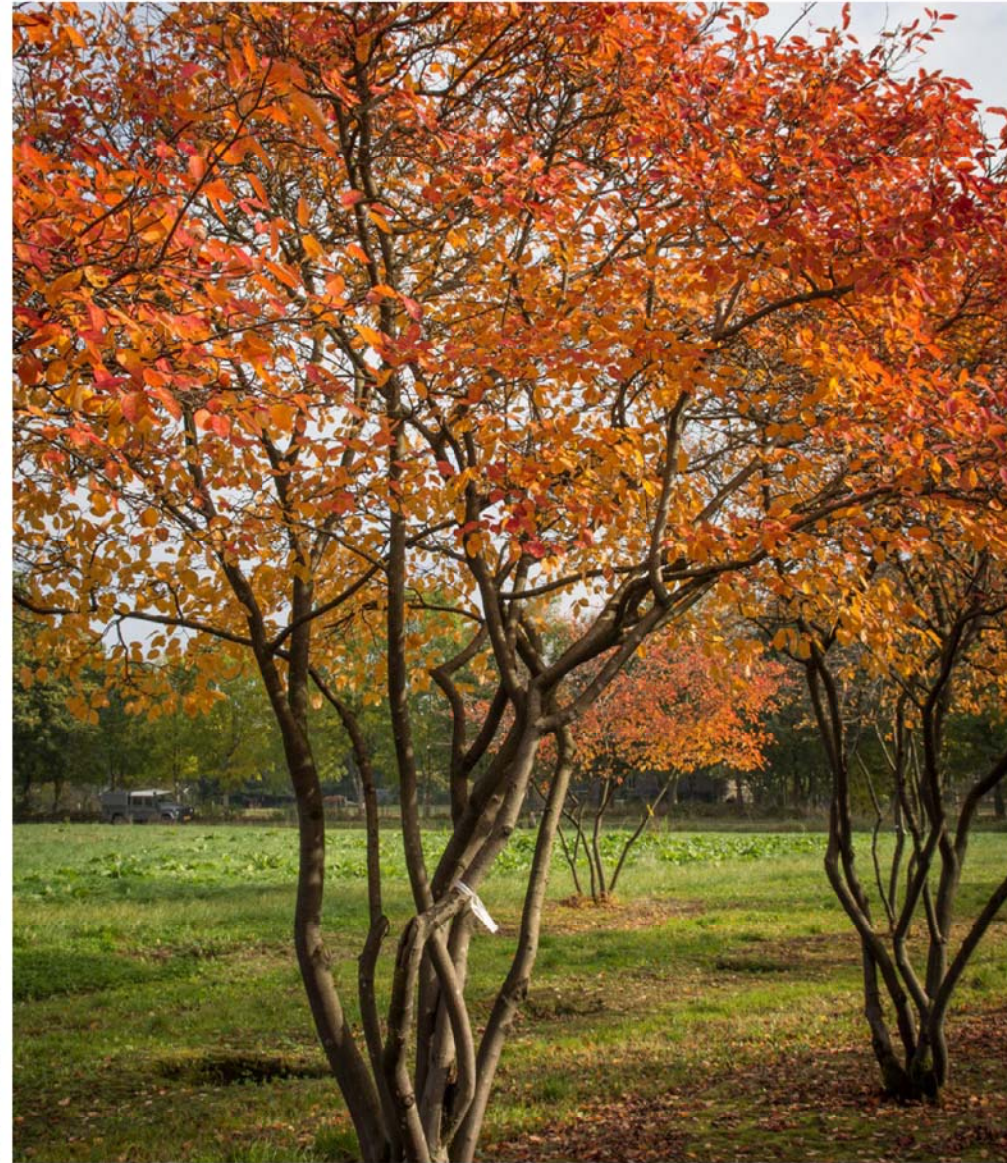
SITE FURNITURE



PLANTING : SHADE TOLERANT PALETTE



Carpinus betulus 'Fastigiata', European Hornbeam



Amelanchier canadensis, Serviceberry



Dennstaedtia punctilobula, Hay Scented Fern



Itea virginica 'Sprich', Virginia Sweetspire



Polystichum acrostichoides, Christmas Fern



Fargesia rufa, Bamboo

Key Transportation Features

Transit

- Site is close to Orange, Green, and Silver Lines
- Based on analysis, transit services will **not** be affected

Bicycles

- Bike parking will be provided for residents and hotel employees
- Showers will be provided for Hotel employees who bike/walk

Parking & Traffic

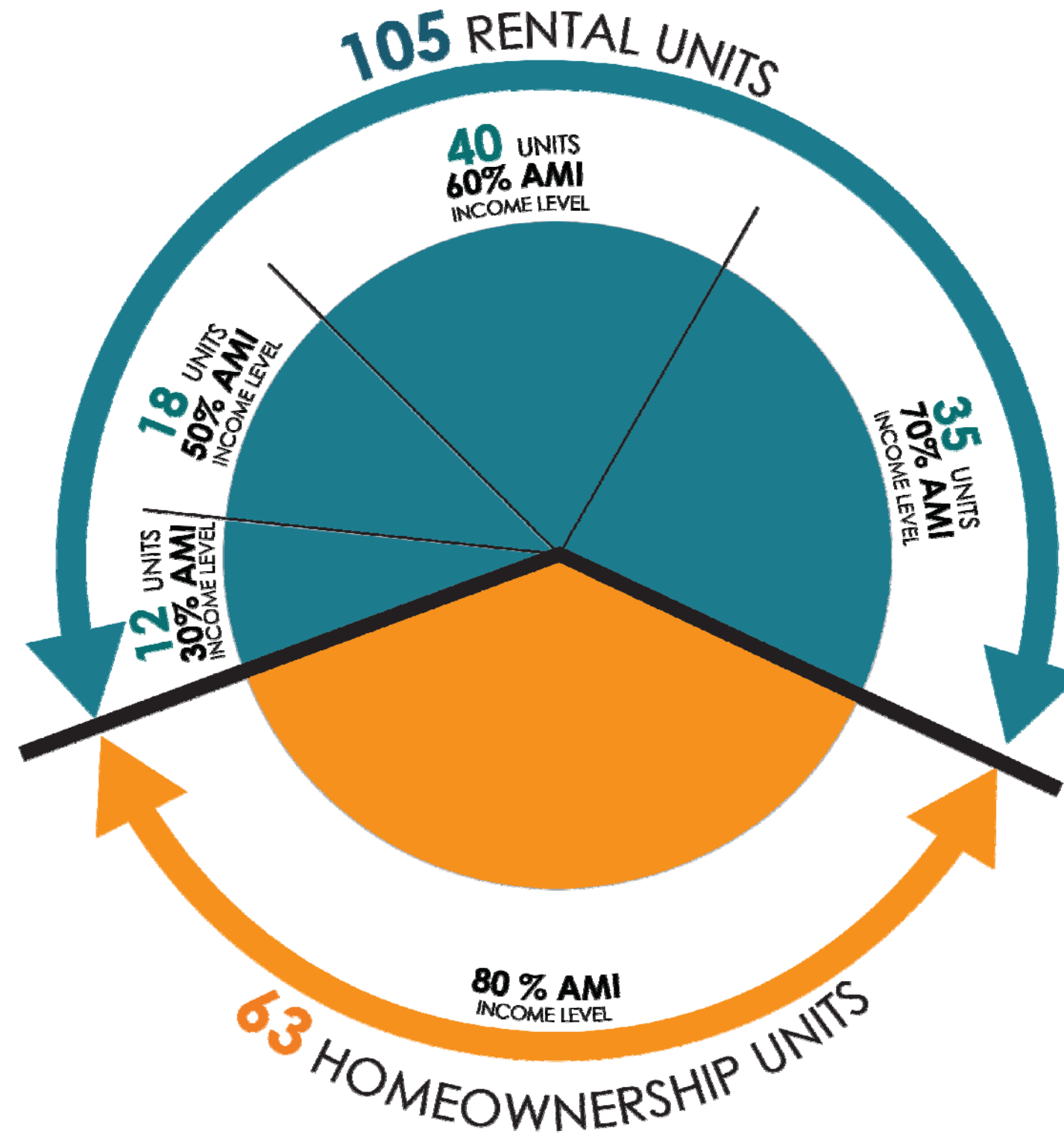
- Parking for Tufts Shared Services and public, including restaurant and theater patrons
- Based on analysis, traffic operations will **not** be affected

Transportation Demand Management (TDM)

- Proponent will adopt strategies that encourage non-auto travel

TARGETED UNIT AND AFFORDABILITY MIX (100% AFFORDABLE)

168 UNITS



*Unit count, mix and affordability levels for the residential in excess of the Inclusionary Development Policy Requirements are subject to state and city authorization and financial support.

PUBLIC BENEFITS

- ◆ As a mixed-use Project with 100% of the residential units being affordable, the Project itself is a Public Benefit
- ◆ A community space that the Proponent hopes will include a Chinatown branch of the Boston Public Library. Core and Shell of the Boston Public Library to be paid for by the Proponent.
- ◆ up to 171 affordable units ranging targeting residents earning 30% to 80% of AMI
- ◆ Creation of larger units for families serving a population estimated at over 400 people
- ◆ Rental and homeownership opportunities
- ◆ Street enlivening uses throughout the day and evening on Tremont Street
- ◆ Increased pedestrian and bicycle activity with widened sidewalks, bicycle parking and other site improvements resulting in a safer environment for pedestrians and bicyclists
- ◆ An accessible walkway from Tremont Street, combined with a courtyard at the center of the site
- ◆ Payment of \$5 million for additional affordable housing paid by MP Boston
- ◆ Add a currently exempt property to the City tax rolls, and pay an estimated \$1,000,000 within the retail, hotel, and affordable housing components in taxes annually after stabilization
- ◆ Market value Ground Lease payment paid to BPDA
- ◆ Housing and Jobs Linkage payment of approx. \$1 million from Commercial uses.

THANK YOU!

QUESTIONS ?

