1. PROJECT INFORMATION
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11. 3D PERSPECTIVES
PROPOSAL:
- 85 AFFORDABLE RESIDENTIAL UNITS
- MIX OF 1, 2, AND 3 BEDROOM UNITS
- 40 ASSOCIATED PARKING SPACES
- 85 COVERED BIKE PARKING SPACES
- 18 OUTDOOR BIKE PARKING SPACES

AREA:
- APPROX. 23, 358 GSF LOT SIZE
- APPROX. 86, 100 GSF BUILDING

HEIGHT:
- 6 STORIES, APPROX. 68' ABOVE GRADE

CLIMATE RESILIENCY:
- SET GROUND FLOOR ELEVATION ABOVE RECOMMENDED SEA LEVEL RISE - BASE FLOOD ELEVATION @ 19'-0" BCB
- EMERGENCY GENERATOR ON ROOF
PROPOSED JOSIAH QUINCY UPPER SCHOOL

URBAN DIAGRAM

SITE CONTEXT WITH PROPOSED BUILDING MASSING

NOVEMBER 21, 2019
FIBER CEMENT PANEL

METAL PANEL

BRICK

SHADING
MATERIALS PALETTE
- BRICK
- FIBER CEMENT PANEL
- TEXTURED & FLAT METAL PANEL

SUN SHADING PALETTE
- PERFORATED METAL
- ABSTRACTION OF TRADITIONAL CHINESE SCREEN
SOUTH EAST ELEVATION
288 HARRISON RESIDENCES

SCALE: 1/16" = 1'-0"

NOVEMBER 21, 2019
PROPOSED MINOR MODIFICATIONS TO SOUTH COVE URBAN RENEWAL PLAN

- THE SOUTH COVE URBAN RENEWAL PLAN WAS APPROVED IN 1965
- THE SITE OF TAI TUNG VILLAGE WAS ASSEMBLED BY THE BOSTON REDEVELOPMENT AUTHORITY AND SUBSEQUENTLY SOLD TO A PRIVATE PARTY FOR THE DEVELOPMENT OF TAI TUNG VILLAGE.
- MINOR MODIFICATIONS TO THE SOUTH COVE URBAN RENEWAL PLAN ARE NEEDED TO REFLECT THAT THE FORMER TAI TUNG VILLAGE PROPERTY WILL COMPRIZE TWO SEPARATE PARCELS.
- THE MINOR MODIFICATIONS WILL ALSO REFLECT THE PERMITTED USES AT THE TWO PARCELS (I.E., MULTI-FAMILY RESIDENTIAL, COMMERCIAL, CULTURAL AND PARKING) AS WELL AS THE LAND USE PARAMETERS.
- NO PHYSICAL CHANGES TO TAI TUNG VILLAGE ARE PROPOSED OTHER THAN THE ELIMINATION OF THE SOUTH PARKING LOT TO ENABLE THE CREATION OF THE 288 HARRISON RESIDENCES.
- THE MINOR MODIFICATIONS TO THE SOUTH COVE URBAN RENEWAL PLAN ARE SCHEDULED TO BE APPROVED BY THE BPDA AT THE SAME TIME THE 288 HARRISON RESIDENCES PROJECT RECEIVES BPDA ARTICLE 80B APPROVAL.