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
PROJECT PROGRAM

RESIDENTIAL
UP TO 171 UNITS

HOTEL
MAXIMUM 200 KEYS

COMMUNITY SPACE
LIBRARY

ENTRANCE
LIBRARY/COMMUNITY SPACE

LOBBY
HOTEL

LOBBY
RESIDENTIAL

EXISTING
GARAGE

EXISTING HOTEL

PARKING/GARAGE EXPANSION
Up to 340 SPACES
TYPICAL RESIDENTIAL FLOOR PLAN

TOP LEVEL OF PARKING GARAGE BELOW

HOTEL

CAFÉ

RESIDENTIAL

LIBRARY
PRECEDENT IMAGES
MOON GATE
LIGHTING
SITE FURNITURE
PLANTING: SHADE TOLERANT PALETTE

Carpinus betulus 'Fastigiata', European Hornbeam

Amelanchier canadensis, Serviceberry

Itsee virginica 'Sprich', Virginia Sweetspire

Polystichum scolostichoides, Christmas Fern

Demorestia punctiloba, Hay Scented 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

105 RENTAL UNITS

- 40 units (60% AMI)
- 18 units (50% AMI)
- 12 units (30% AMI)
- 35 units (70% AMI)
- 80% AMI

63 HOMEOWNERSHIP 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?