

TREMONT

RFP DESIGN AND DEVELOPMENT SUBMISSION
PARCEL P-12C, BOSTON, SOUTH COVE URBAN RENEWAL AREA

286 • 288 • 290 TREMONT STREET | 01.05.2018

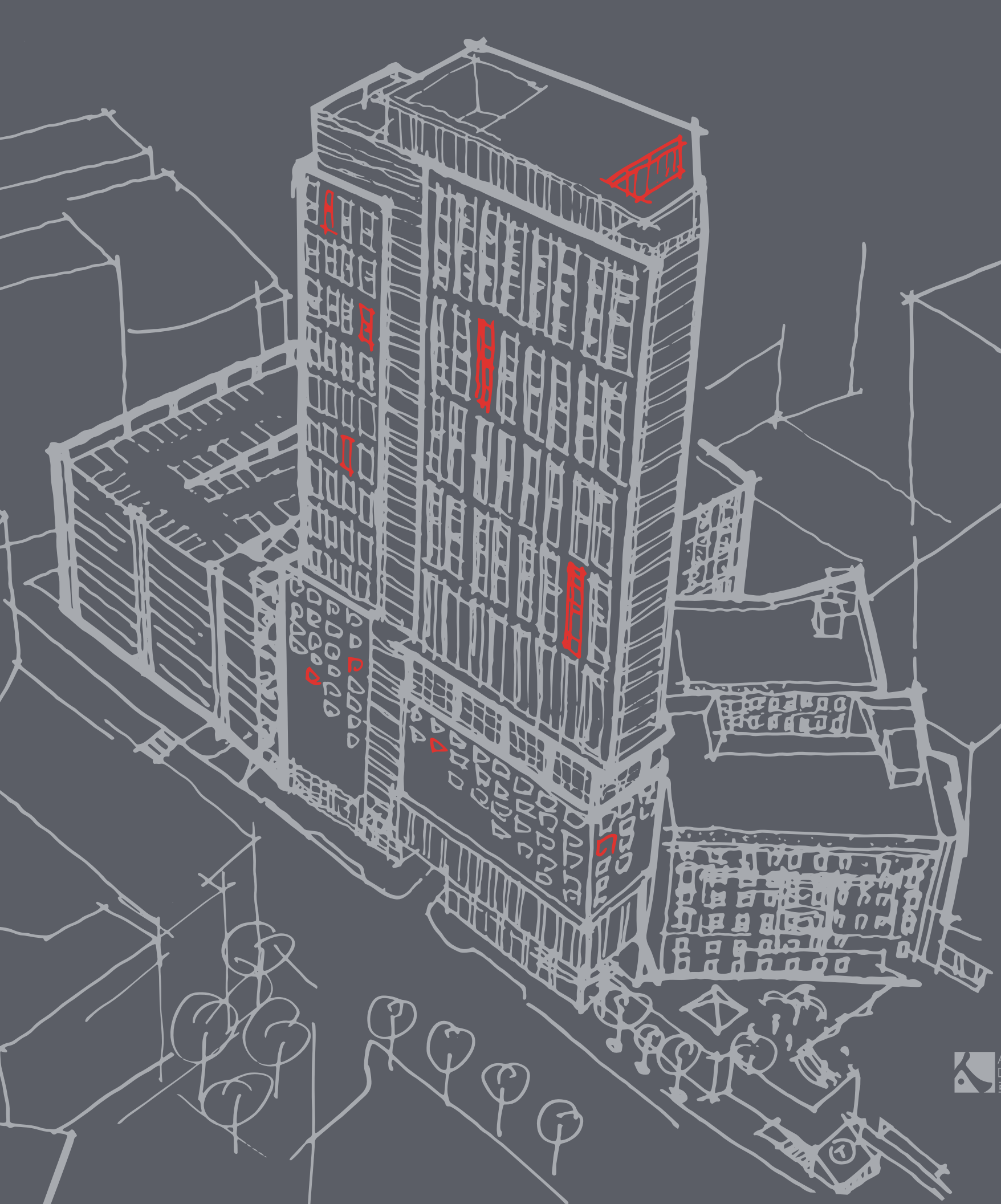
Asian Community
Development Corporation
亞美社區發展協會

CORCORAN
JENNISON
Companies

MILLENNIUM BOSTON

Tufts
Shared
Services
a Non-Profit





住宅可負擔性 / HOUSING AFFORDABILITY

緊鄰地塊 / DIRECT ABUTTER PARTNERSHIP

停車庫 / PARKING

地面層空間 / GROUND FLOOR SPACE

唐人街公共圖書館 / CHINATOWN PUBLIC
LIBRARY

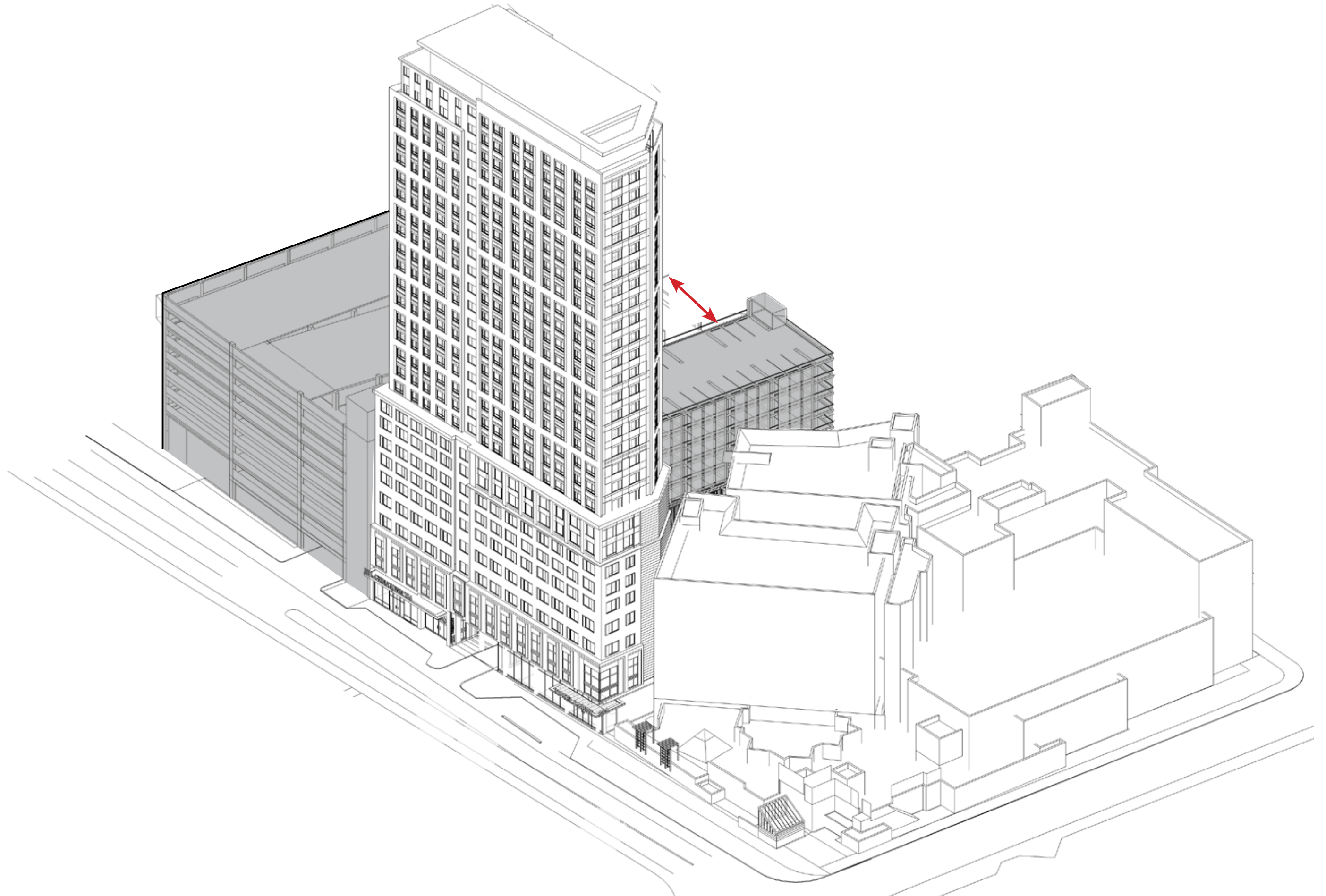
綠化空間 / GREEN SPACE

社區貢獻 / COMMUNITY BENEFITS

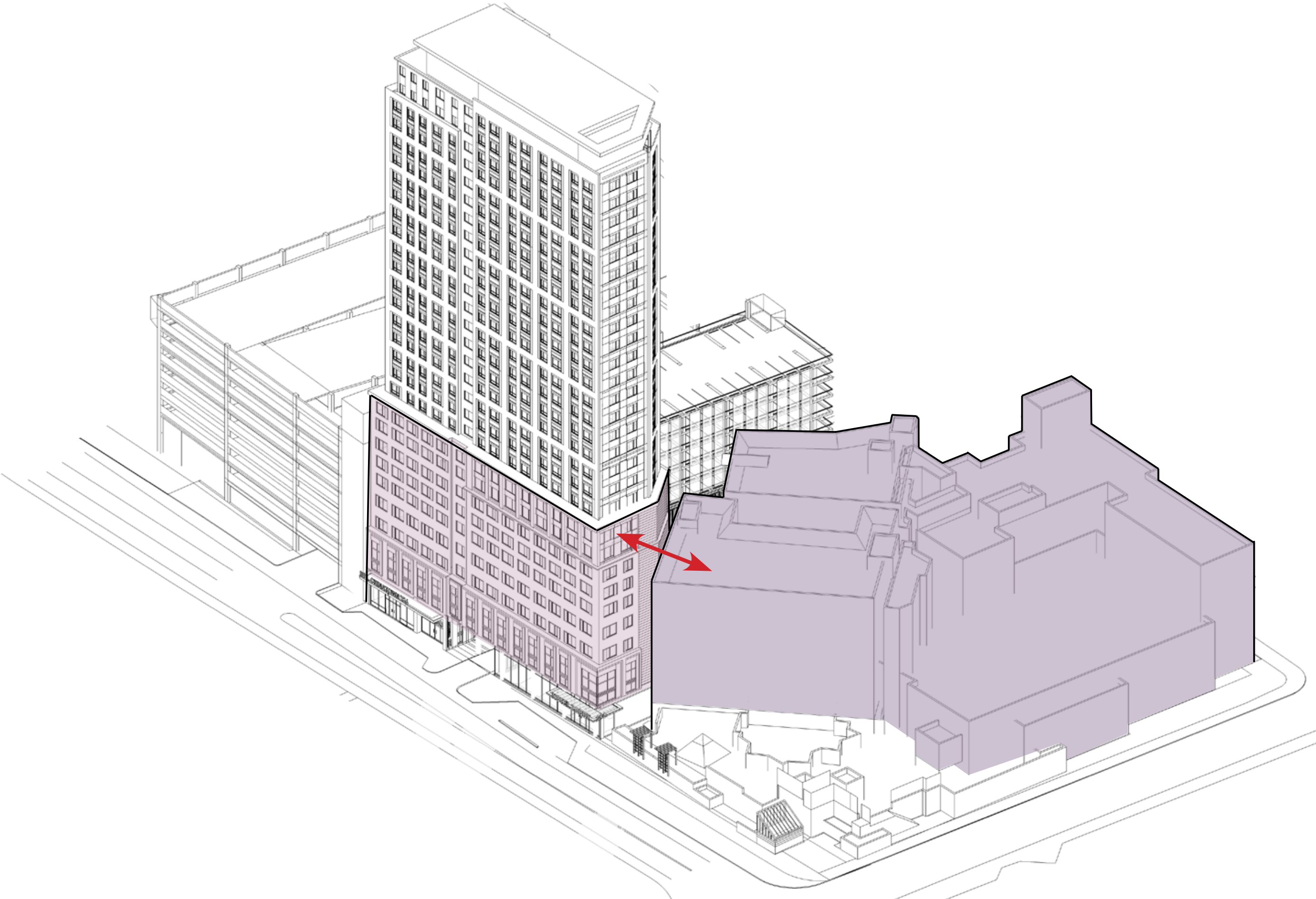
社區連通性與街面設計 / NEIGHBORHOOD CONNECTIVITY AND STREETScape DESIGN



停車庫銜接 / PARKING CONNECTION



酒店銜接 / HOTEL CONNECTION

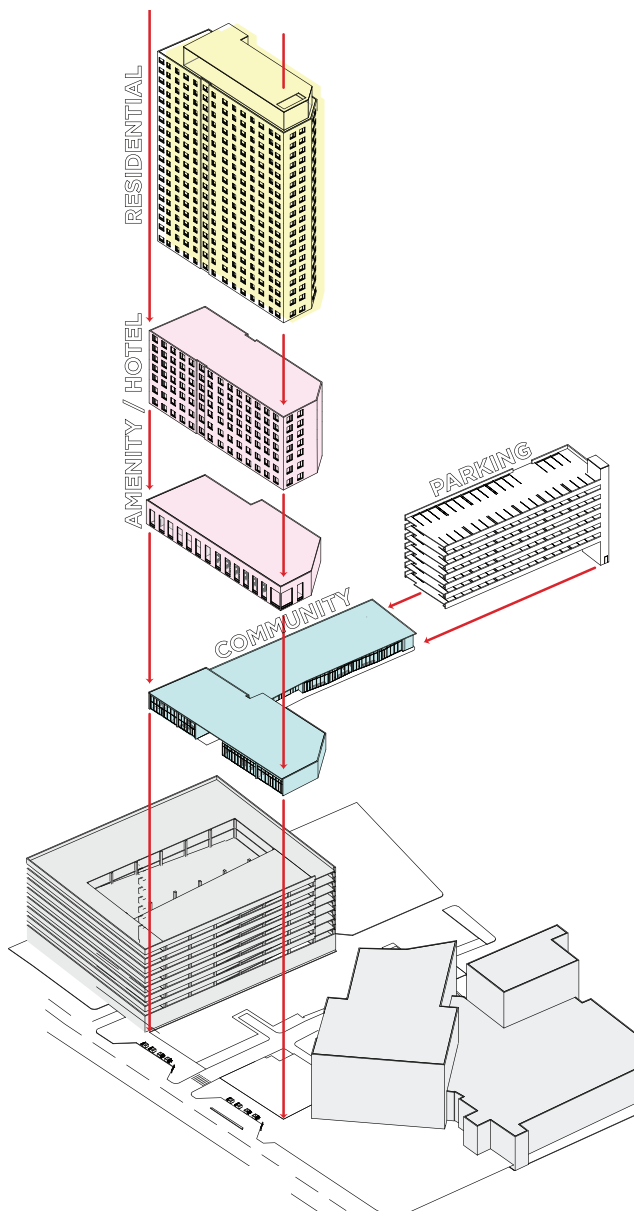


人行步道銜接 / PEDESTRIAN CONNECTION



288 TREMONT STREET PARTNERS PARCEL P12-C

專案空間用途規劃 / PROJECT PROGRAM



下面的表格列明瞭提議方案中設計的樓面佈局和空間分配。

The table below identifies uses and floor areas of the proposed project.

用途 USE	大約單元數量/空間數量 APPROXIMATE UNITS / KEYS / SPACES	大約面積 (平方英尺) APPROXIMATE GROSS SQUARE FEET
可負擔住房 (亞美社區發展協會與波士頓千禧公司) Affordable Housing (Asian CDC and Millennium Boston)	171	182,000
酒店 (Corcoran Jennison 公司) Hotel (Corcoran Jennison)	140	84,000
停車庫 (Tufts 共用服務公司) Parking (Tufts Shared Services)	264	95,000
圖書館/社區空間 Library / Community		8,000
總計 Total		369,000

如下表格列明瞭提議方案中設計的住宅單元的類型、面積和房屋對應的目標人群的收入級別。

The table below identifies unit types, sizes and targeted affordability levels of the proposed project.

住宅類型 UNIT TYPE	單元數量 # UNITS	房型 BEDROOM	淨面積 (平方英尺) UNIT SQ. FT. SIZES (NET)	目標人群收入級別 AFFORDABILITY LEVEL
低收入人群保障租房 (LIHTC) (亞美社區發展協會) Low Income Housing Credit Units (LIHTC) (Asian CDC)	45	1 臥: 15 2 臥: 25 3 臥: 5	600 平方英尺 850 平方英尺 1200 平方英尺	9 套單元僅供收入占地區中位數 收入 30% 以下的家庭; 另 36 套可負擔住房提供給收入占地 中位數收入 60% 以下的家庭
包容性開發政策 (IDP) 可負擔出售公寓單元 (波士頓千禧公司) Affordable IDP Condominium Units (Millennium Boston)	126	1 臥: 42 2 臥: 70 3 臥: 14	600 平方英尺 850 平方英尺 1200 平方英尺	提供給收入占地區 中位數收入 70%~100% (平均為 80%) 的家庭。
住宅總計 Total Residential	171			可負擔住房 Affordable Residences

公共安全相關設計 / DESIGNING FOR PUBLIC SAFETY

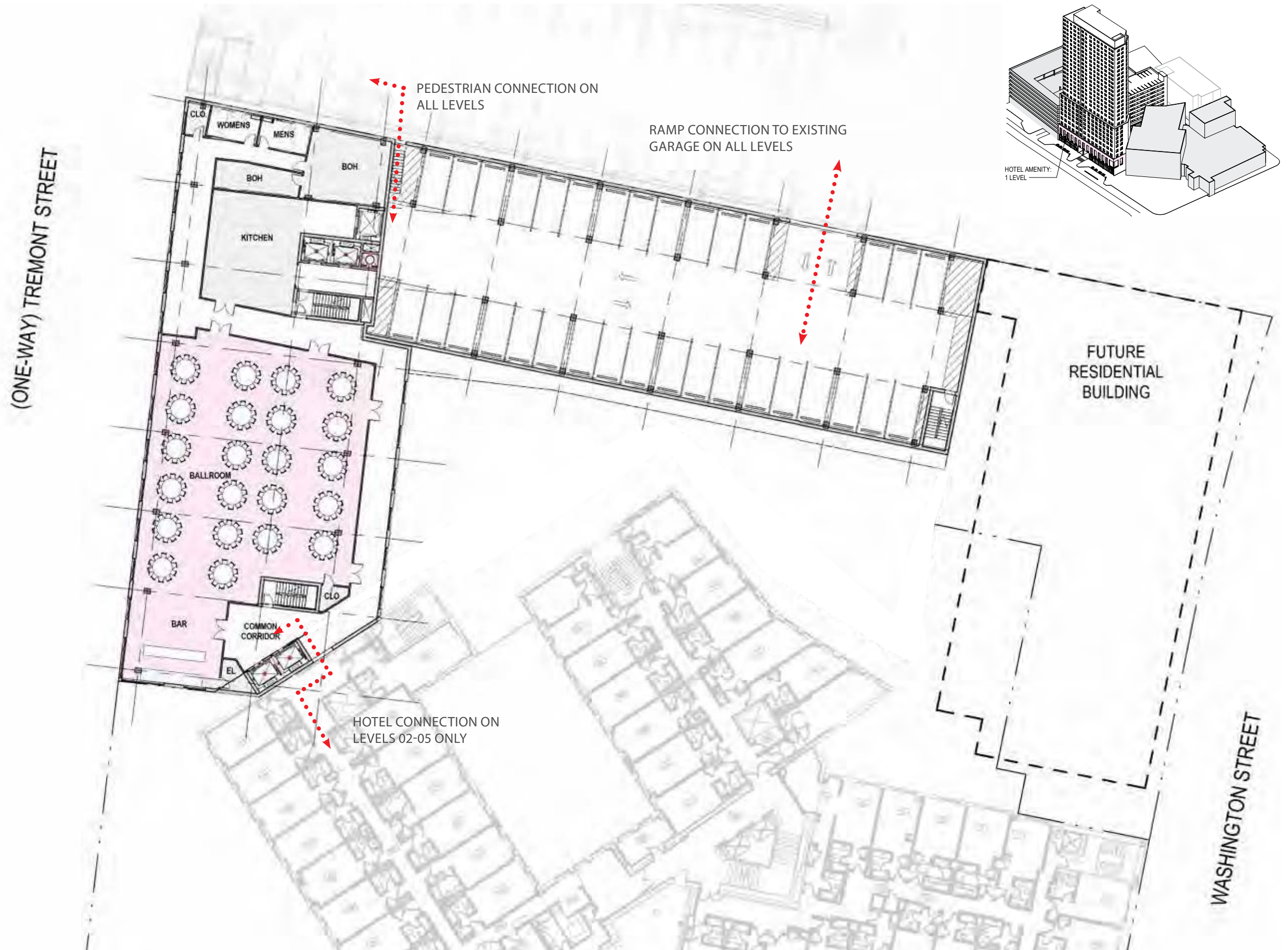


TREMONT STREET LANE REDUCTION TO SLOW DOWN VEHICULAR TRAFFIC

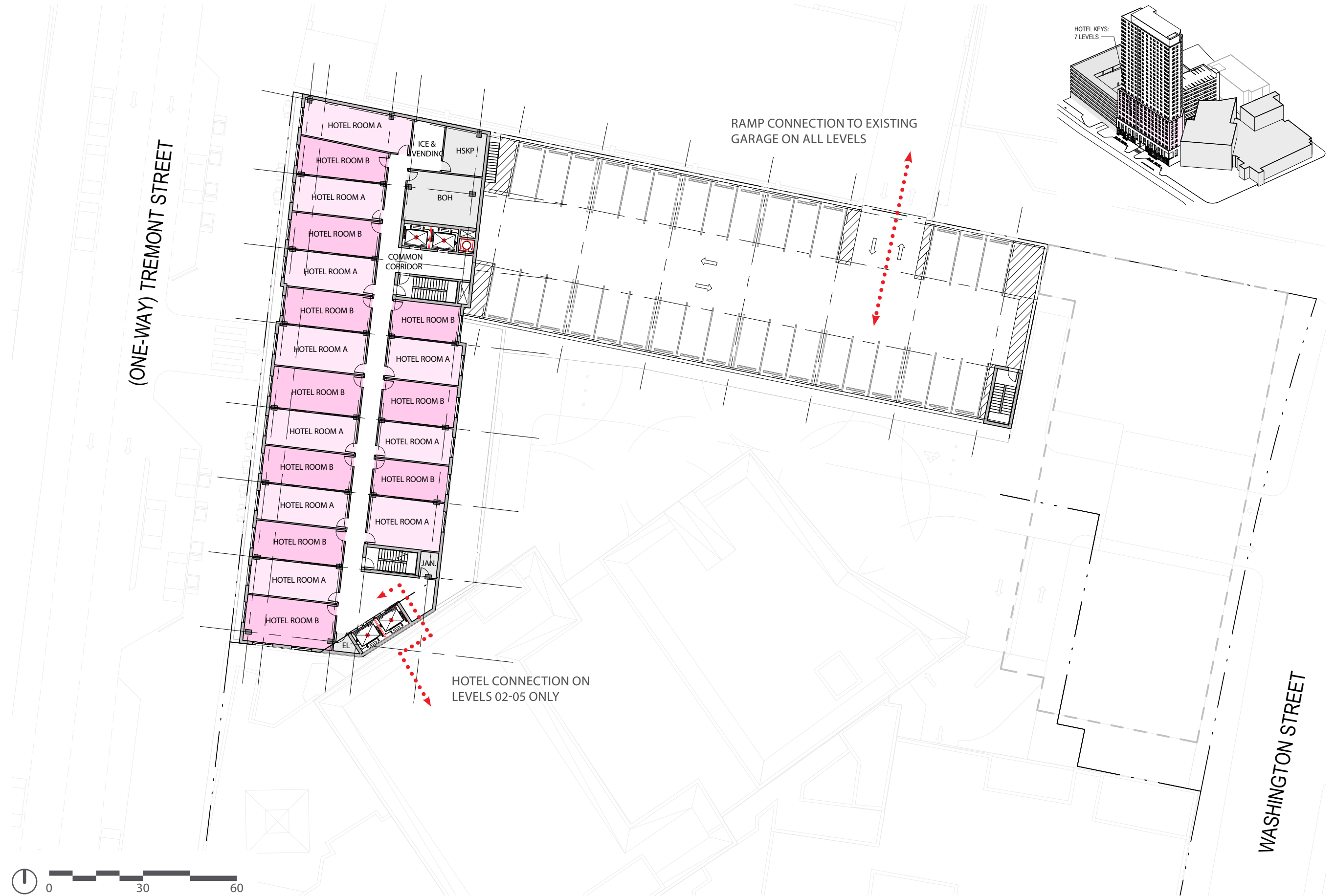
一層樓面規劃 / LEVEL 01 FLOOR PLAN



二層樓面規劃 / LEVEL 02 FLOOR PLAN



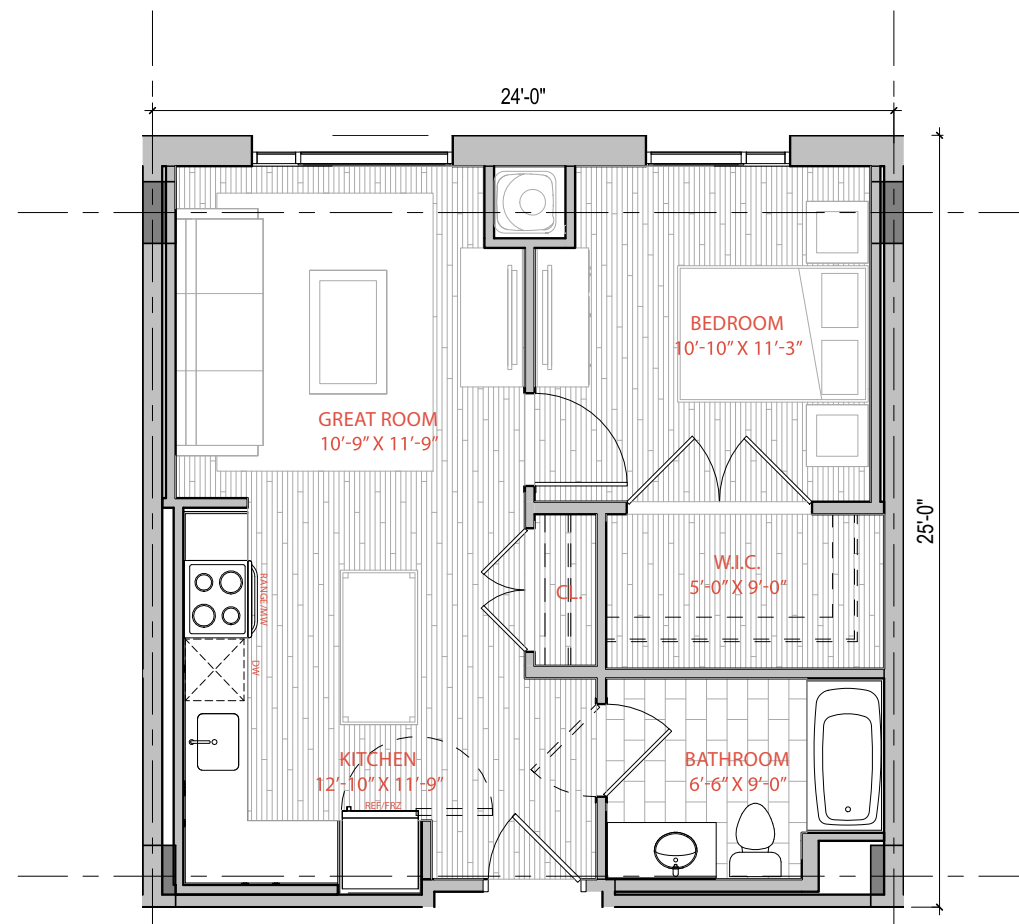
典型酒店樓面規劃 / TYPICAL HOTEL FLOOR PLAN



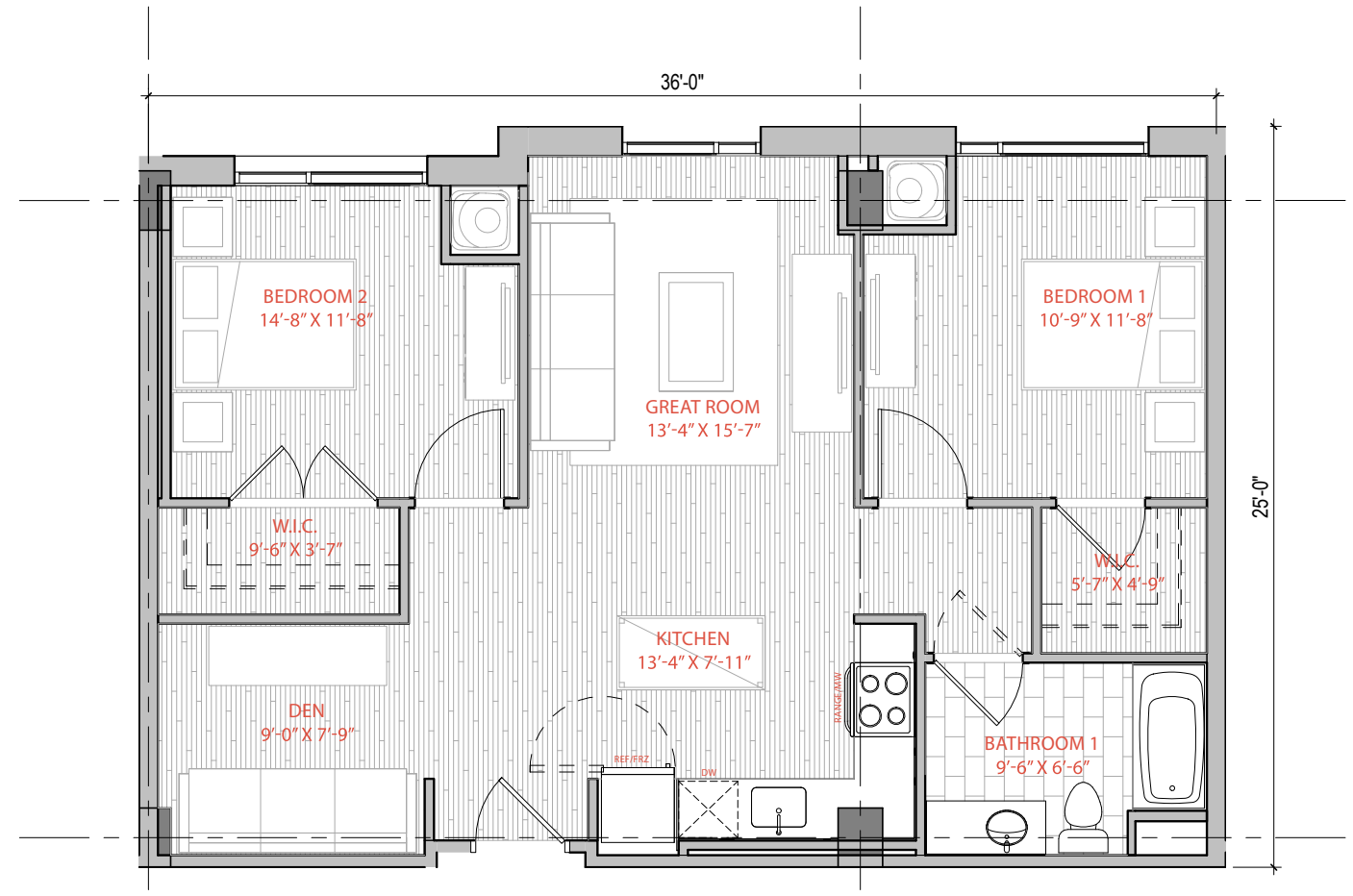
典型住宅樓面規劃 / TYPICAL RESIDENTIAL FLOOR PLAN



單元示例 / UNIT EXAMPLES



**TYPICAL 1 BEDROOM
FLOOR PLAN**



**TYPICAL 2 BEDROOM
FLOOR PLAN**



天滿街 290 號入口 / 290 TREMONT ENTRANCE



天滿街 290 號入口

進入通道 / ACCESSING THE CONNECTIVITY



View of pedestrian connector at Tremont Street

通道空間體驗 / EXPERIENCING THE CONNECTIVITY



View of pedestrian connector at Tremont Street

向南看步行道景觀 / PEDESTRIAN VIEW LOOKING SOUTH



*Pedestrian View Looking South
Art by: Hou Beiren*



