



288 HARRISON RESIDENCES

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communities

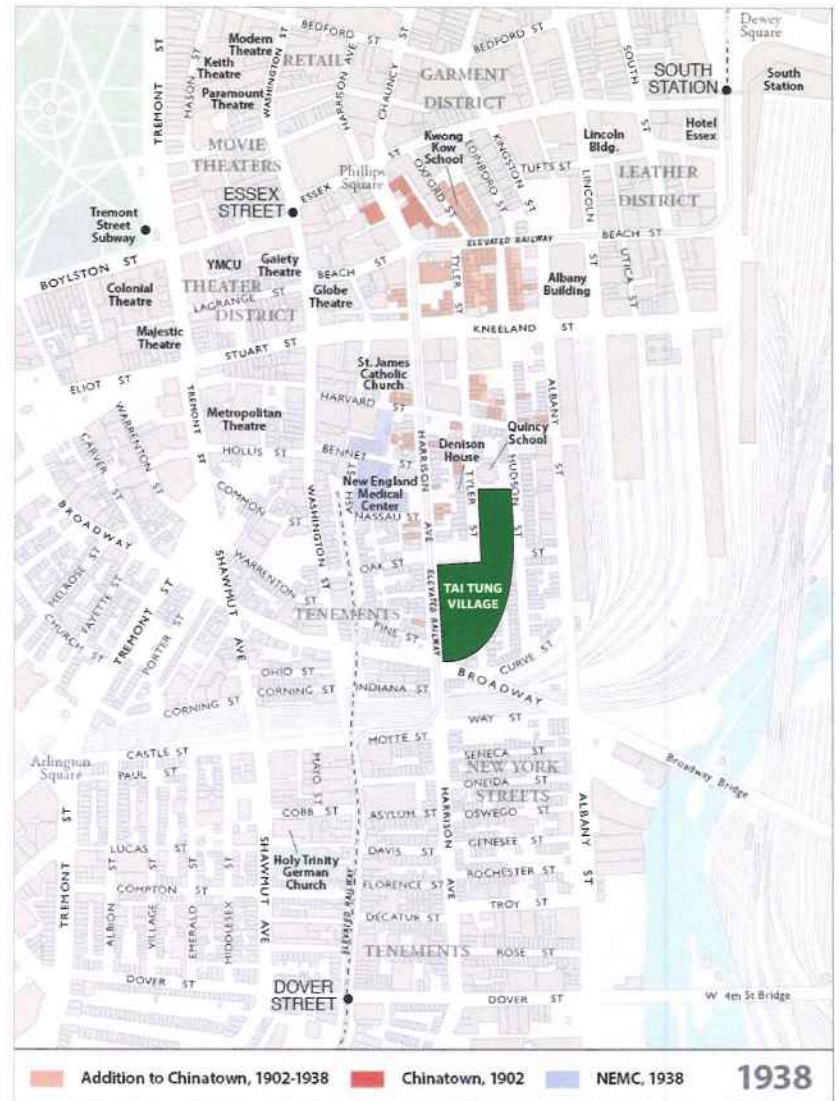
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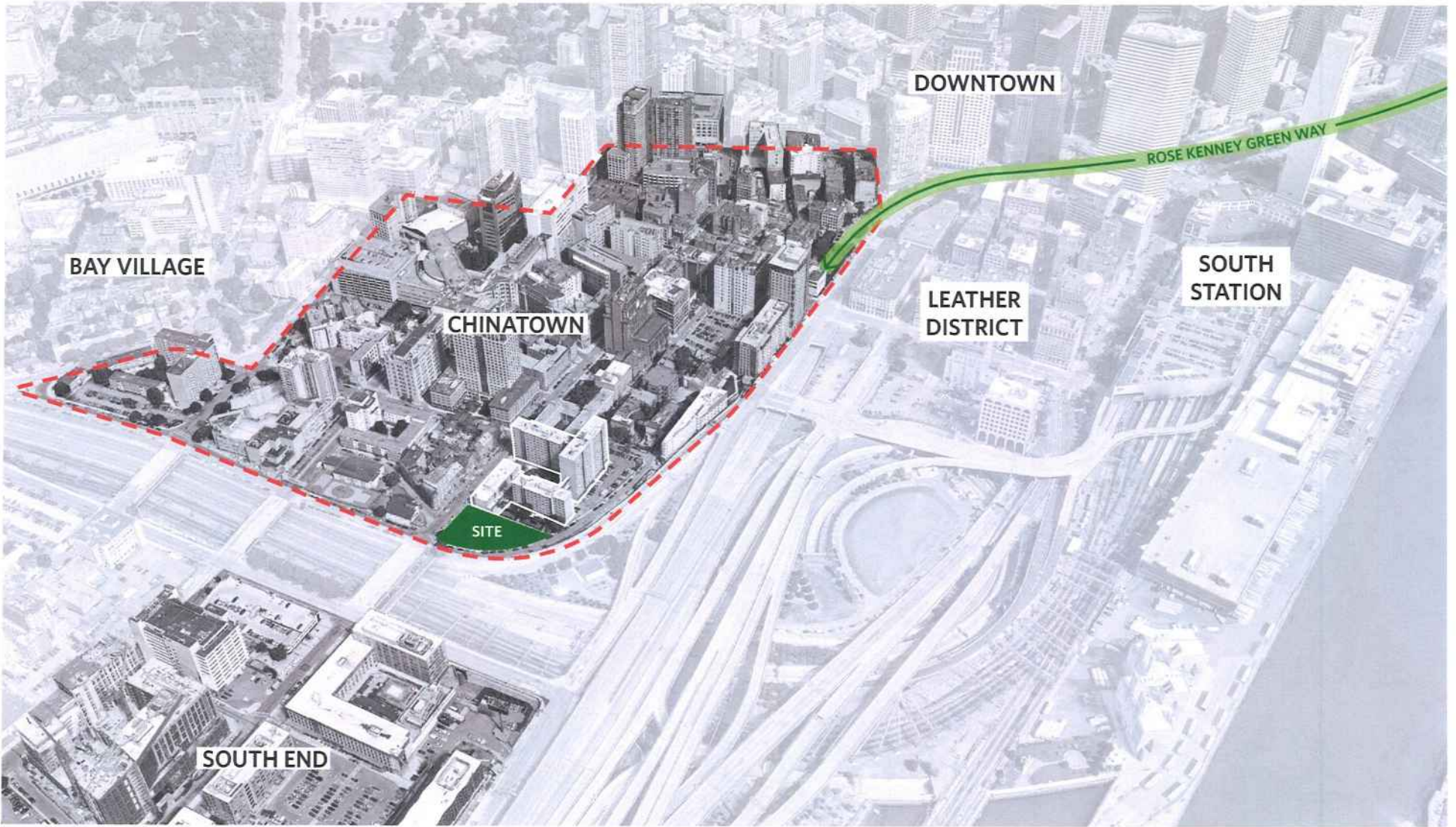
NOVEMBER 21, 2019

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**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

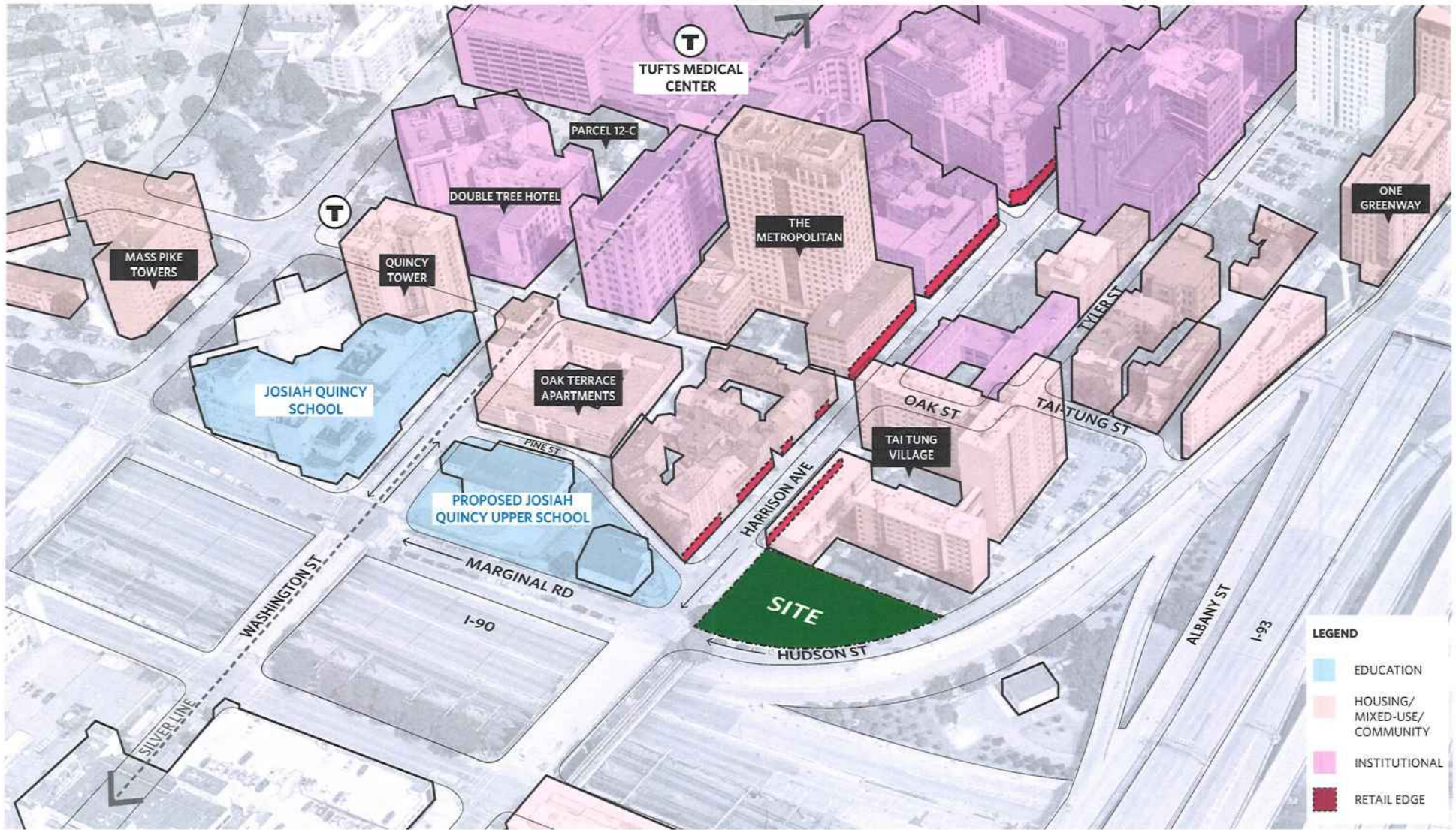
**HEIGHT:**

- 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



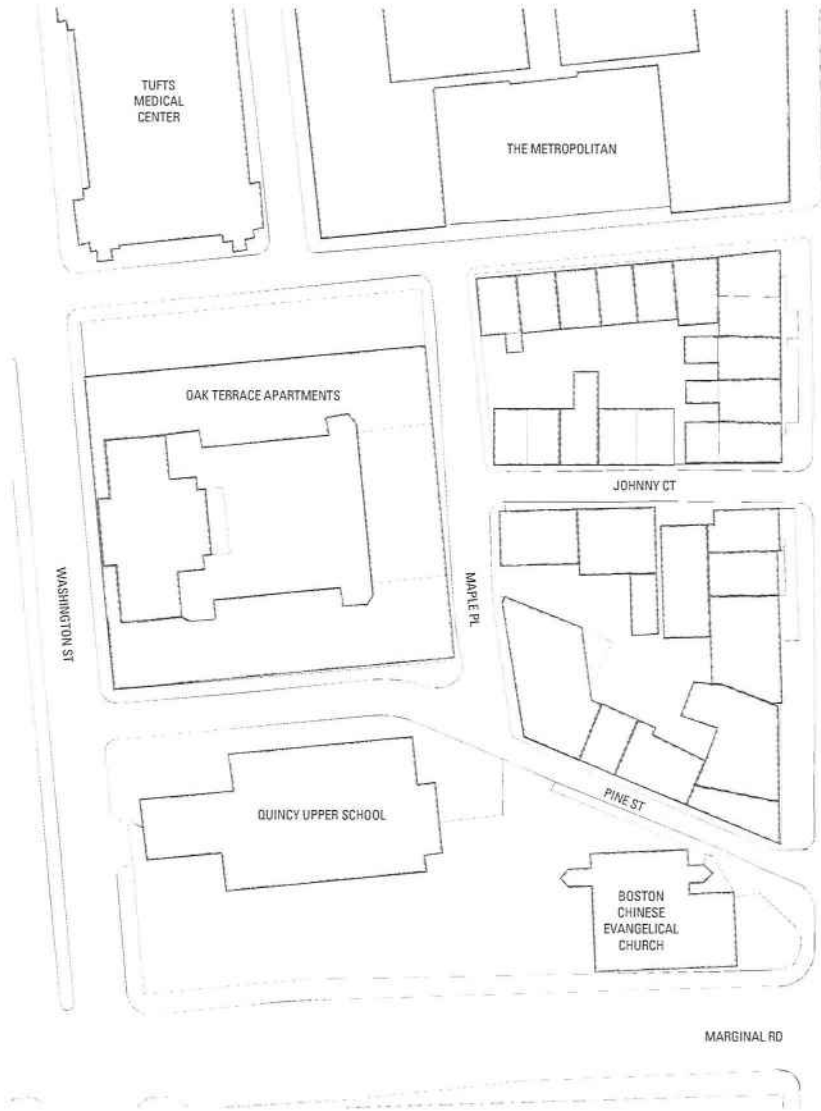


URBAN DIAGRAM  
SITE CONTEXT

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EXISTING SITE PLAN

SCALE: 1/64" = 1'-0" 0 40 60 N







HARRISON AVE - EAST



HARRISON AVE - WEST

STREET ELEVATIONS

NTS

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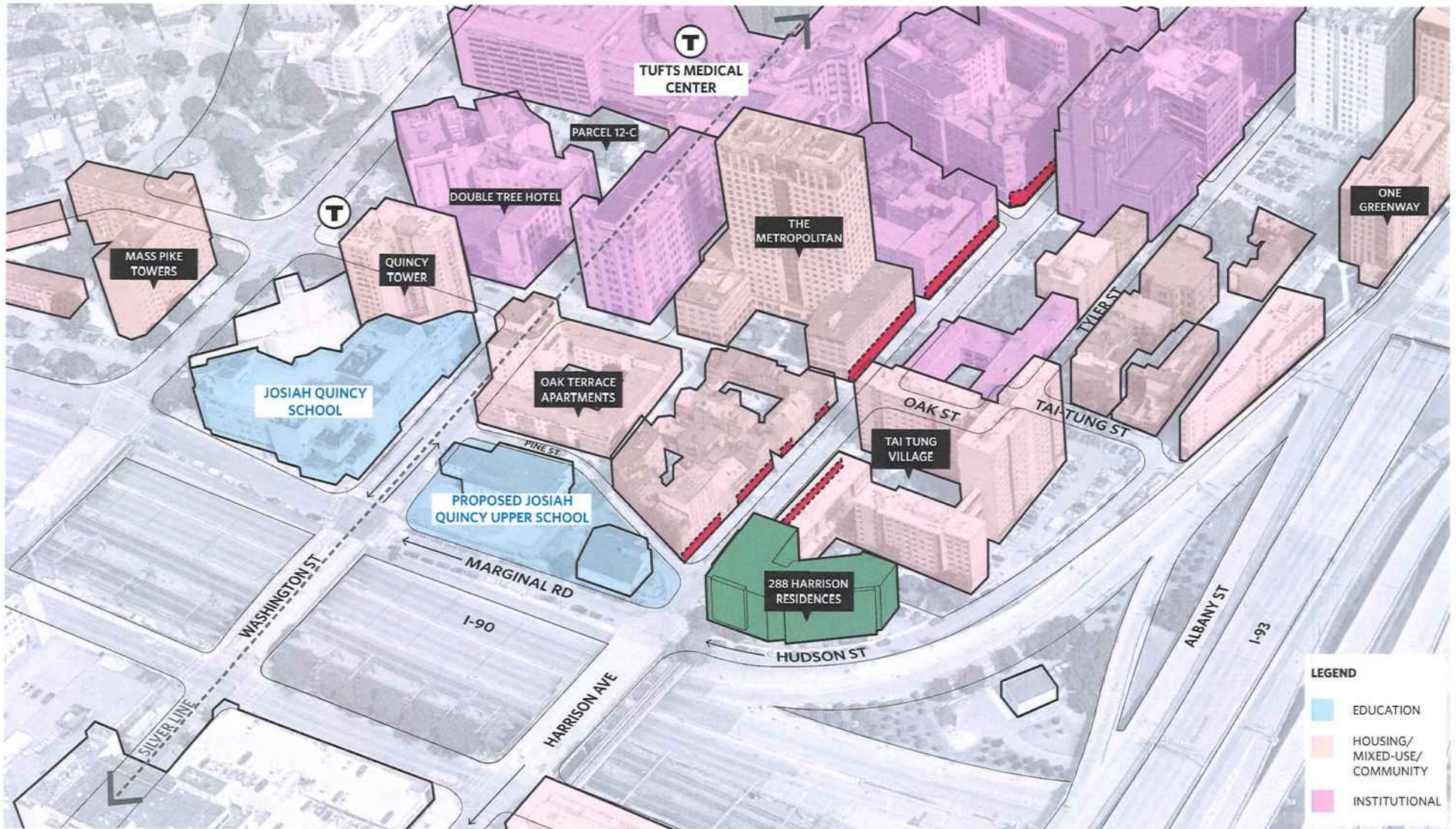


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HUDSON ST - NORTH-WEST

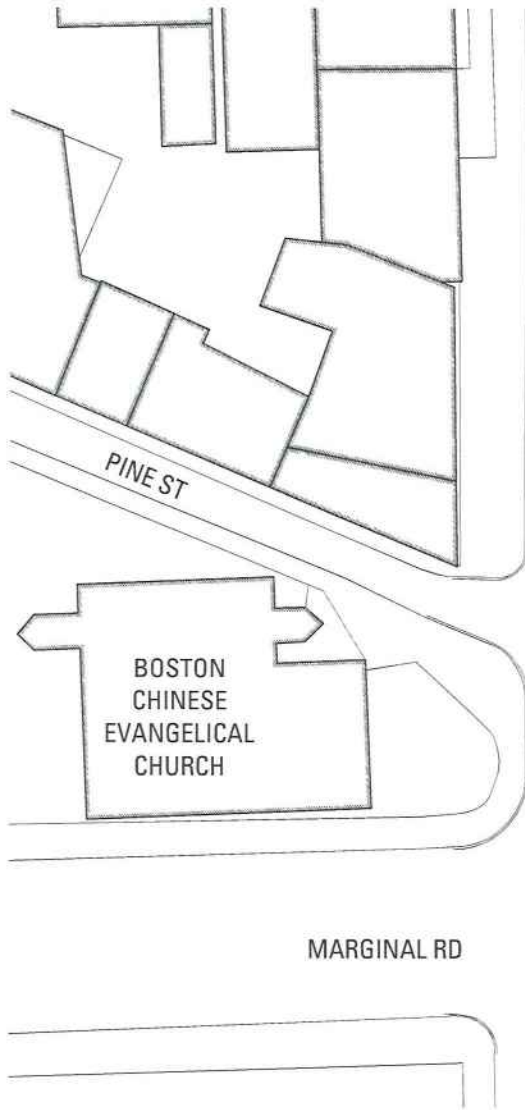




URBAN DIAGRAM

SITE CONTEXT WITH PROPOSED BUILDING MASSING

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PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

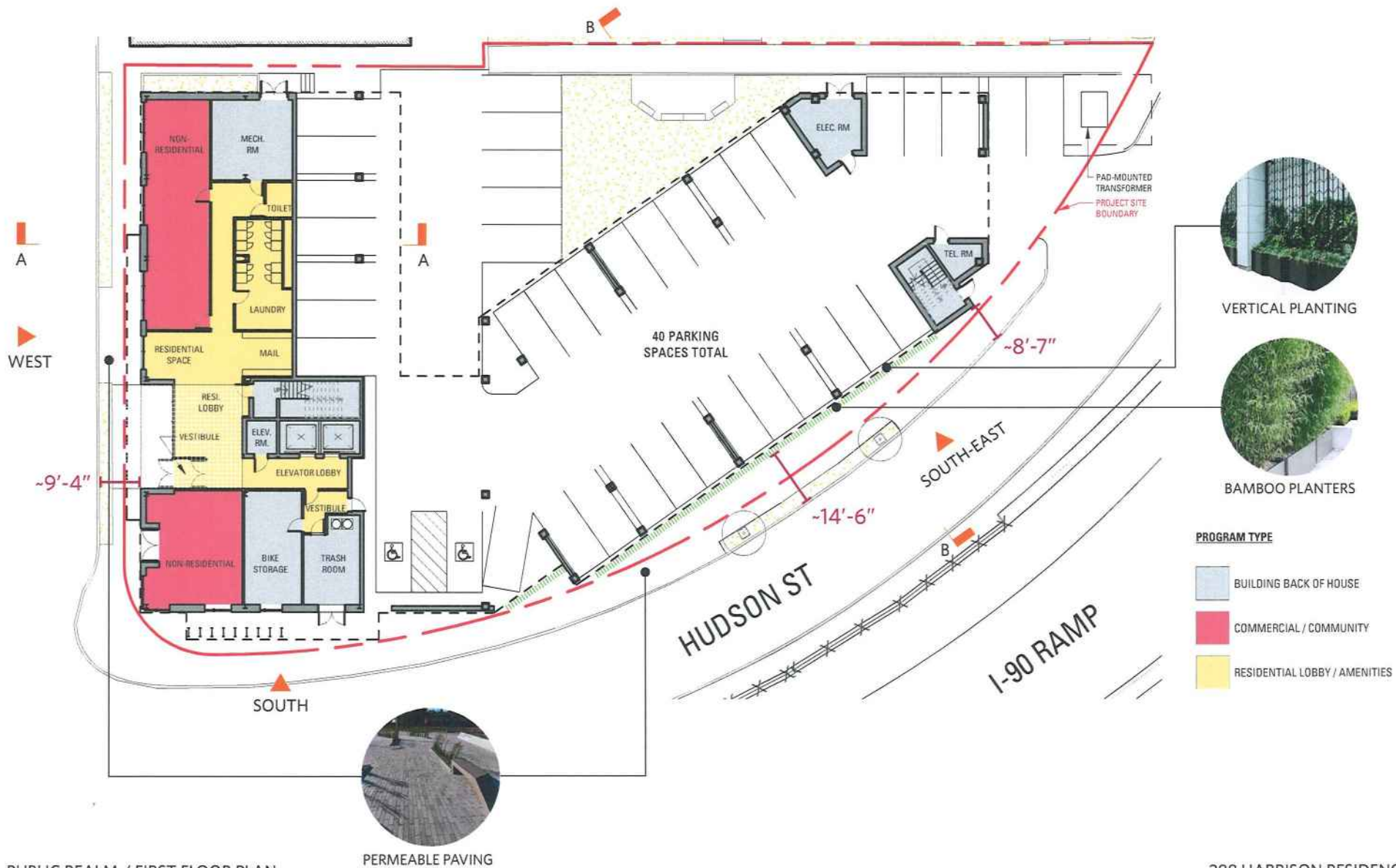


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PUBLIC REALM / FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



PERMEABLE PAVING

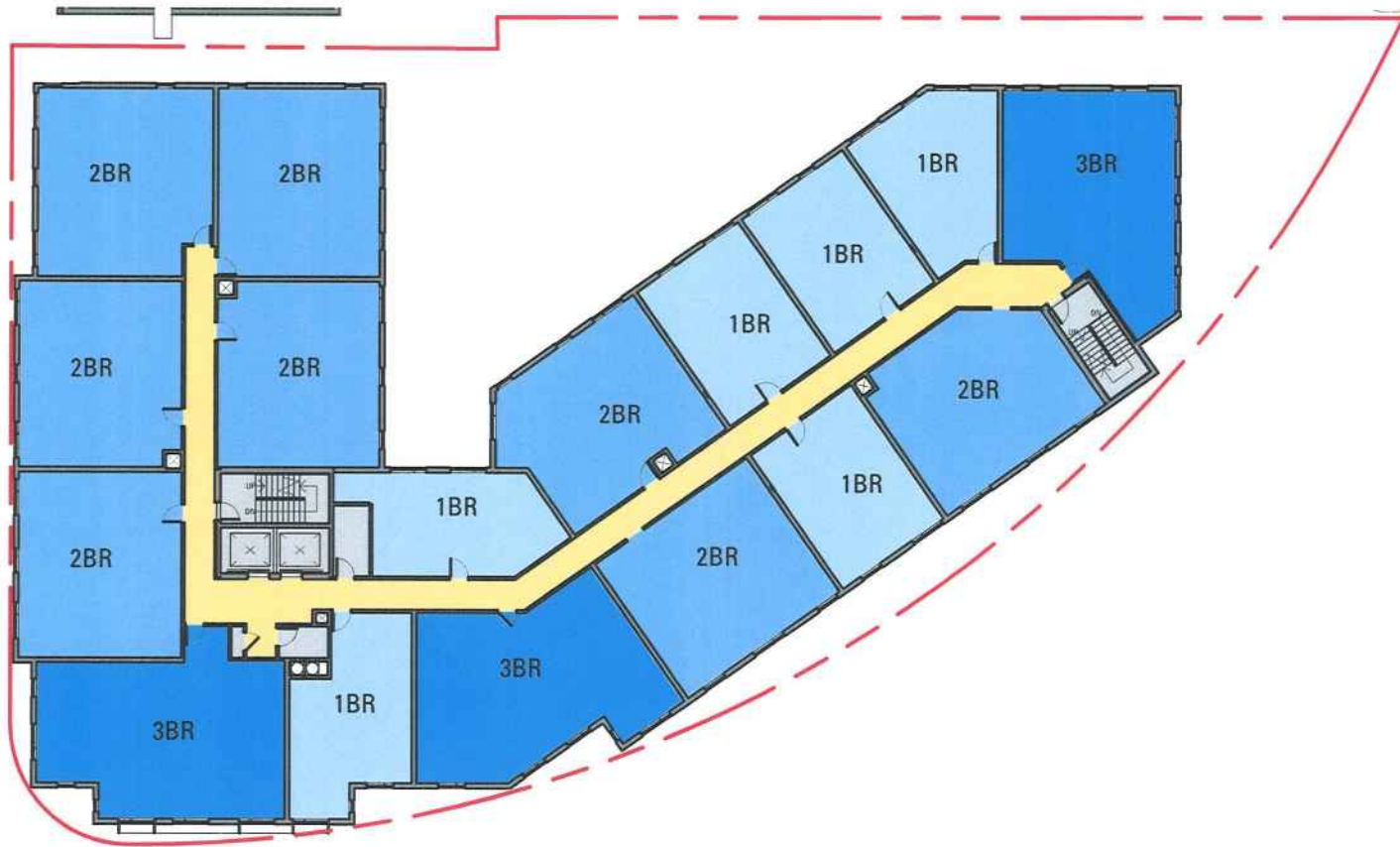
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**PROGRAM TYPE**

- 1BR
- 2BR
- 3BR
- BUILDING BACK OF HOUSE
- CORRIDOR

UNIT COUNT (TYPICAL FLOOR)	
UNITY TYPE	UNITY COUNT
1BR	6
2BR	8
3BR	3
Total: 17	

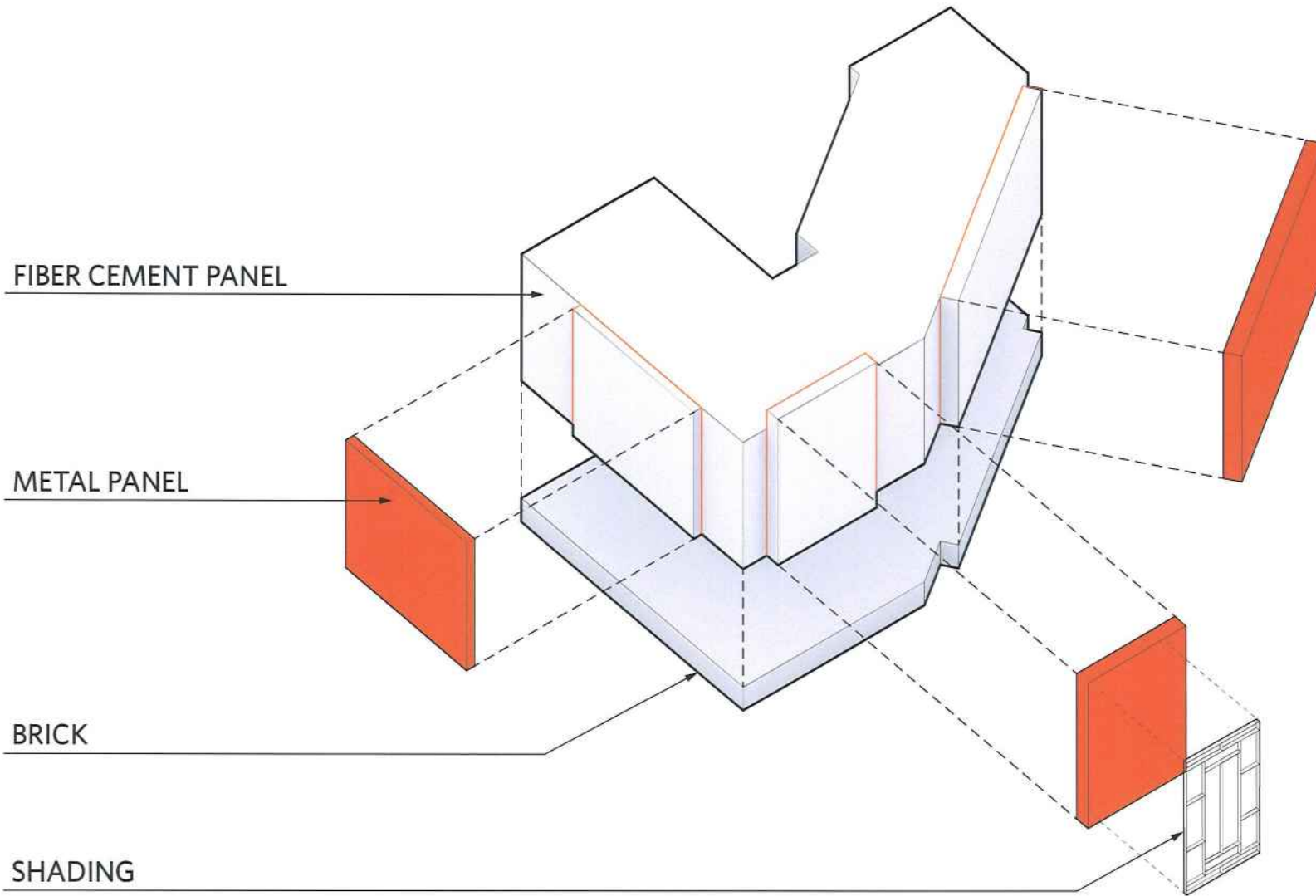
TOTAL UNIT COUNT	
UNITY TYPE	UNITY COUNT
1BR	30
2BR	40
3BR	15
Total: 85	

TYPICAL FLOOR PLAN

SCALE: 1" = 20'-0"







MATERIAL DIAGRAM

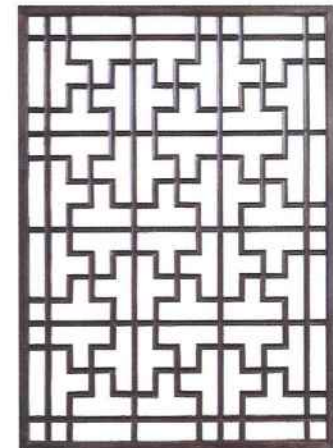


COLOR PALETTE



MATERIALS PALETTE

- BRICK
- FIBER CEMENT PANEL
- TEXTURED & FLAT METAL PANEL



SUN SHADING PALETTE

- PERFORATED METAL
- ABSTRACTION OF TRADITIONAL CHINESE SCREEN

PRECEDENT IMAGES

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WEST ELEVATION

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



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FLAT METAL PANEL



RIBBED PANEL



FIBER CEMENT PANEL



FLAT METAL PANEL



TEXTURED METAL PANEL



BRICK



WEST ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"



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SOUTH ELEVATION

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



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RIBBED PANEL



TEXTURED METAL PANEL



FIBER CEMENT PANEL



PERFORATED SUN SHADING



TEXTURED METAL PANEL



BRICK



SOUTH ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"



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SOUTH EAST ELEVATION

SCALE: 1/16" = 1'-0" 0 10 20

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SITE SECTION - HUDSON STREET

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



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3D PERSPECTIVE

JUNCTION OF HARRISON AVE & HERALD ST - LOOKING NORTH-EAST

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3D PERSPECTIVE

HARRISON AVE - LOOKING SOUTH

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3D PERSPECTIVE

HUDSON STREET - LOOKING SOUTH-EAST

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3D PERSPECTIVE

EXISTING WALKWAY - LOOKING SOUTH-WEST

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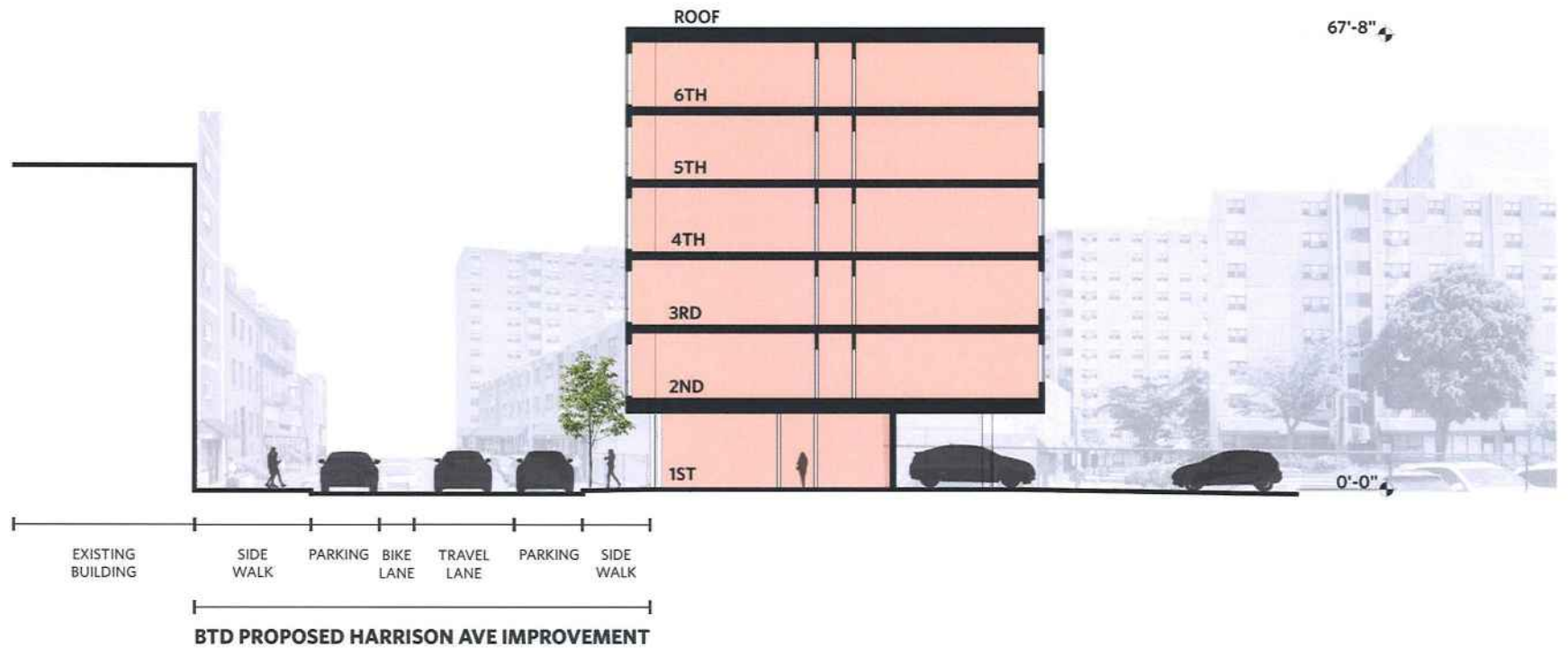
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SITE SECTION - HARRISON AVENUE

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



**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.
- TAI TUNG VILLAGE WAS BUILT IN 1971-73 AND CCBA TAI TUNG MANAGEMENT, INC., A NON-PROFIT AFFILIATE OF CCBA, ACQUIRED THE DEVELOPMENT IN 1994.
- TO ENABLE THE CREATION OF THE 288 HARRISON RESIDENCES, THE EXISTING TAI TUNG VILLAGE PROPERTY WILL BE SUBDIVIDED INTO TWO PARCELS: TAI TUNG VILLAGE AND THE PROJECT SITE (I.E., THE FORMER SOUTH PARKING LOT).
- MINOR MODIFICATIONS TO THE SOUTH COVE URBAN RENEWAL PLAN ARE NEEDED TO REFLECT THAT THE FORMER TAI TUNG VILLAGE PROPERTY WILL COMPRISE 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.







3D PERSPECTIVE

JUNCTION OF HARRISON AVE & HERALD ST - LOOKING NORTH-EAST

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