



Parcel P-12C: Proposal Presentation Public Meeting

August 21, 2023

Interpretation and Translation

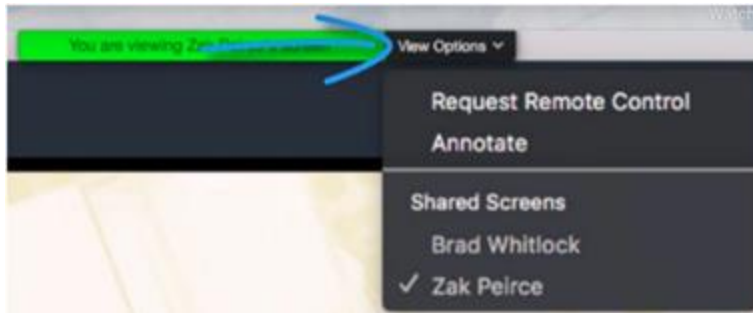
Interpretation: How to Listen in Mandarin or Cantonese

- “Mandarin” for Mandarin interpretation provided by Haoran
- “Cantonese” for Cantonese interpretation provided by Joan



Translation: How to View the Slides in Simplified or Traditional Chinese

- Click “View Options” at the top of your screen and select your preferred language



Zoom Meeting Info + Tips

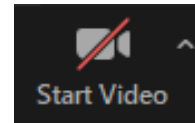
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off

For all meeting content:
www.bostonplans.org/p12c

Objective & Agenda

Objective

Asian Community Development Corporation and The Community Builders will present their proposal for the redevelopment of Parcel P-12C and will answer questions from the community.

Agenda

1. Parcel P-12C Overview
2. Developer Presentation
3. Questions & Answers

If you have a follow-up item, please contact Emma Bird at emma.bird@boston.gov

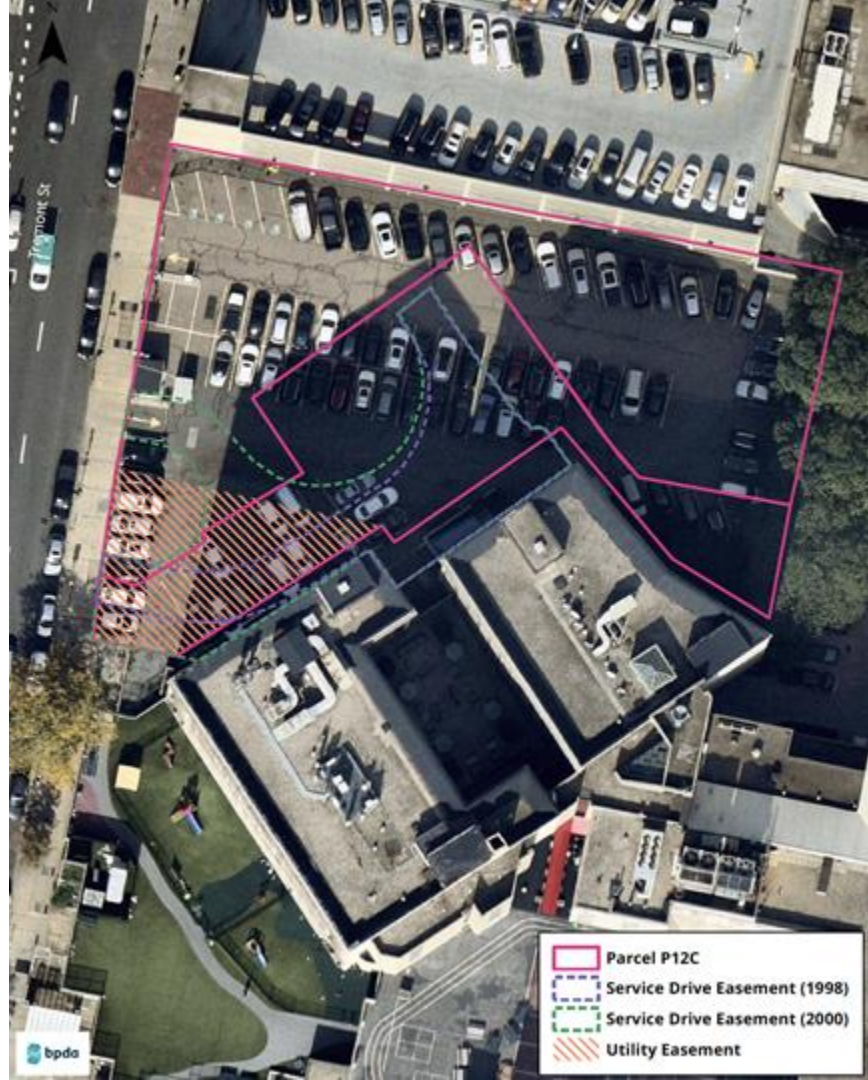
Parcel P-12C Overview

Site Area Context

- ~29,153 SF
- Parcel Numbers 0305599030 and 0305599010



Site Constraints



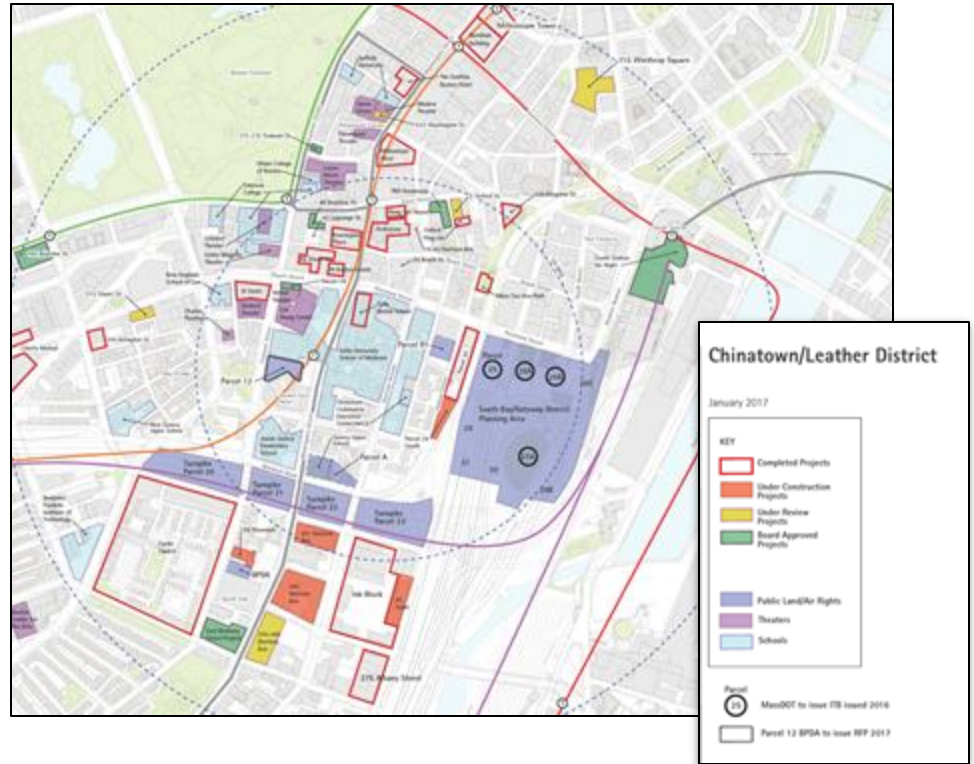
Zoning

Zoning District: Article 38 Midtown Cultural District

- Height as-of-right 250'
- Floor Area Ratio (FAR): 12.0
- FAA allows approximately 360'

Overlay Districts

- Housing Priority Area
- Urban Renewal
- Groundwater Conservation Overlay District
- Restricted Parking



Parcel P-12C Community Presentation

08.21.2023



THE COMMUNITY
BUILDERS



Developer Partners



Parcel R-1



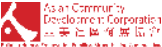
One Greenway



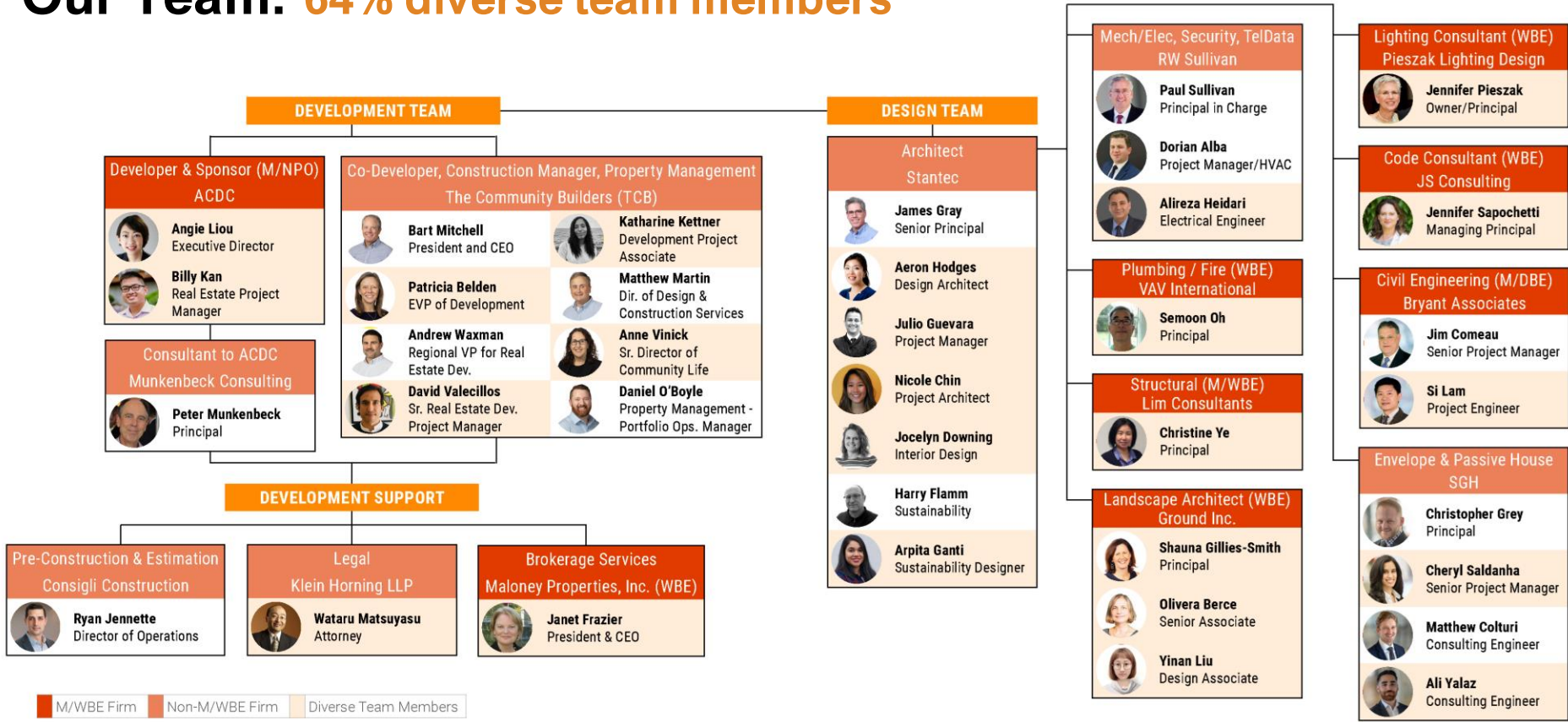
Charlesview Residences



Chauncy House



Our Team: 64% diverse team members



M/WBE Firm Non-M/WBE Firm Diverse Team Members

Planning Context

Site Planning History:

- Parcel P-12C has been identified in multiple planning studies since 1988 as a site that would be best utilized for affordable housing
- Luxury development in Chinatown has displaced longtime residents; 32% of Asian households in Chinatown have income below the poverty line
- Chinatown residents rely primarily on walking and public transportation

Addressing Planning Goals:

- Affordable rental and ownership units
- Family-sized units
- Public Realm and Ground Floor Activation
- Climate Resilience



A neighborhood planning event



The history of various planning efforts in the neighborhood



Common Street and Hall's Street used to cut through our site, and the 1895 map shows a dense urban fabric back in the days. Urban renewal has devastated this neighborhood and displaced many long-term residents. Our proposal is re-knitting a historically dense urban fabric, bringing back housing, and re-creating pedestrian activities the site used to have historically.

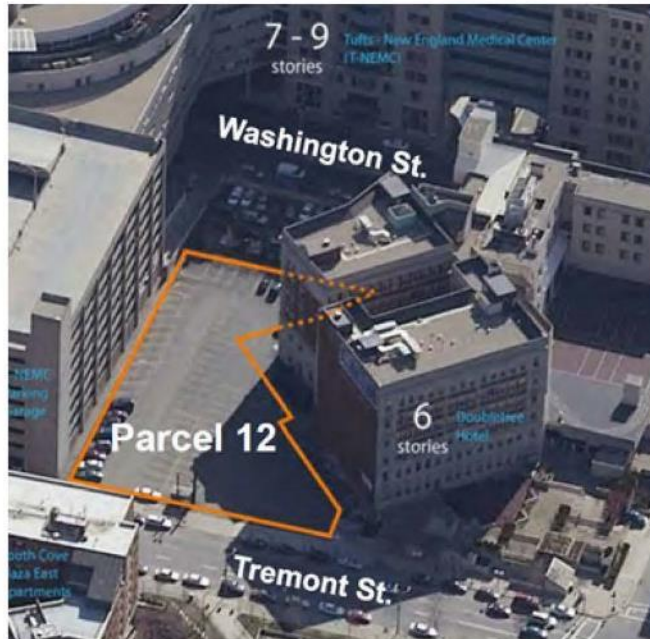
Site Context



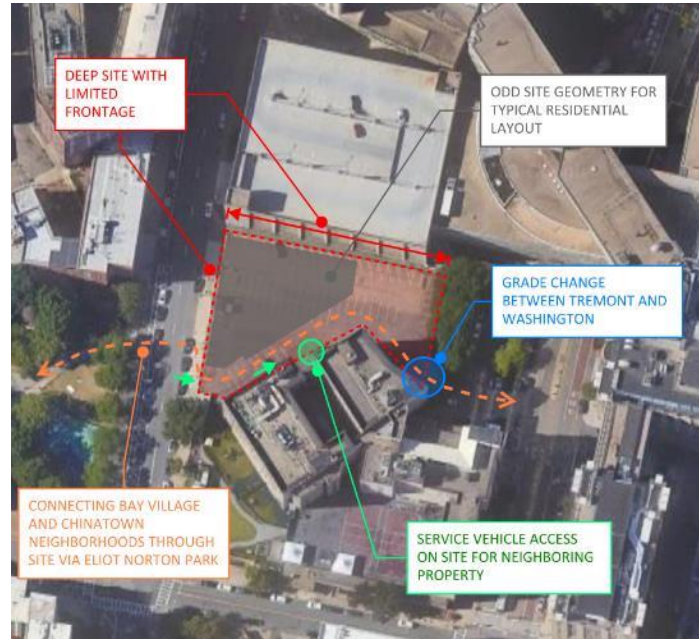
- | | | |
|---------------------------------|---|------------------------------------|
| 1. Jia Ho Supermarket | 5. Tufts Medical Center | 9. Josiah Quincy Upper School |
| 2. Sun Wing Grocery | 6. South Cove Community Center | 10. Boston Adult Technical Academy |
| 3. Lun Fan Produce Retail Store | 7. Boston Healthcare for Homeless Program | 11. One Greenway Park |
| 4. Eliot Norton Park | 8. Josiah Quincy Elementary School | |

Zoning & Massing

11 Floors
4.6 FAR approx.



PROJECT HEIGHT CONTEXT



SITE CONSTRAINTS

ZONING DISTRICT: MIDTOWN CULTURAL

SUBDISTRICT: GENEARL AREA

ZONING OVERLAYS

1. Ground Water Conservation
2. Housing Priority Area
3. Restricted Parking
4. Urban Renewal Area

ZONING REQUIREMENT

Max FAR: 20 Max Building Height: 360'

PROJECT DIMENSIONS

FAR: 4.6 Building Height: 118' + Roof MEP

Project Concept

Going Up the Hill

Du Mu (AD 803-852)

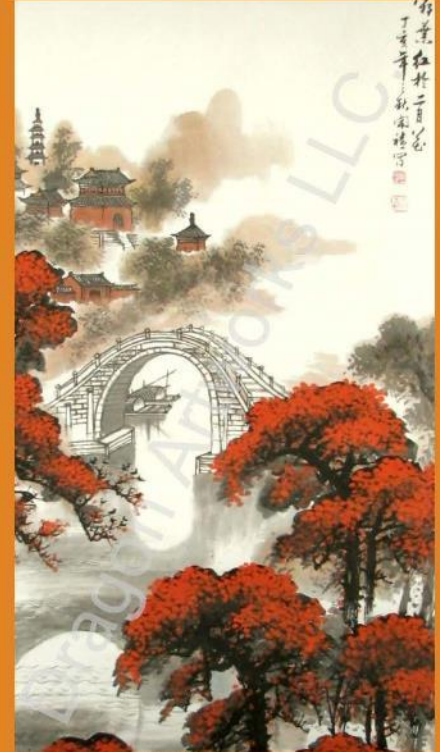
*A slanting stony path leads far to the cold hill;
Where fleecy clouds are born, there appear cots and bowers.
I stop my cab at maple woods to gaze my fill;
Frost-bitten leaves look redder than early spring flowers*



MAPLE GROVES AT TIAN PING MOUNTAIN IN SUZHOU, CHINA



AN AUTUMN SCENE AT AI WAN PAVILLION IN HU NAN, CHINA.
Set within a beautiful maple grove, the pavilion is erected in honor of Du Mu's poem



A CHINESE PAINTING DEPICTING THE POEM.

Project Concept



West elevation facing
Eliot Norton park

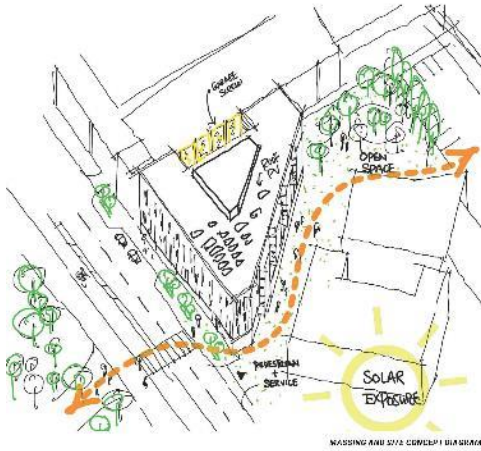


Bold colors of a maple forest are introduced as a gradient upward the building façade, mimicking a hill with blossoming shades of red and orange



Brick façade examples, with color metal panel details

Urban Design Goals



Building as a colorful backdrop in the urban context.

- Facilitate a strong site connection
- Prioritize pedestrians and bikes
- Focus on health and wellbeing of building occupants
- Promote social connectivity
- Prepare for rising sea level and climate change



VIEW FROM ELIOT NORTON PARK AT THE SOUTHEAST CORNER OF THE PROJECT

Ground Floor



GROUND FLOOR PLAN

Tremont St View

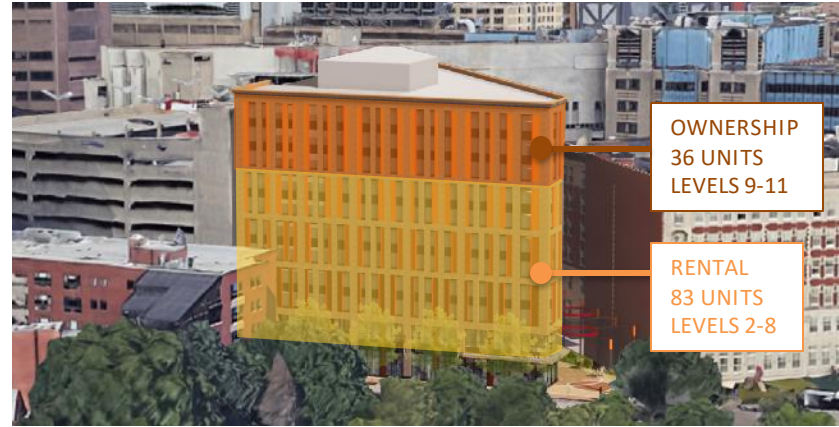


Open Space View



Residential Program

	Rental		Ownership	
Total Units	83		36	
Residential GSF	94,025		36,225	
Commercial GSF	4,315		-	
Total GSF	98,340		36,225	
Unit Mix	#	%	#	%
30% AMI	17	20.5%	-	-
50% AMI	16	19.3%	-	-
60% AMI	21	25.3%	-	-
80% AMI	29	34.9%	19	52.8%
100% AMI	-	-	17	47.2%
	83		36	
Unit Type	#	%	#	%
1BR	21	25.3%	9	25.0%
2BR	47	56.6%	21	58.3%
3BR	15	18.1%	6	16.7%
	83		36	



LEVEL 2 PLAN



LEVEL 3-11 PLAN



THANK YOU

A slanting stony path leads far to the cold hill;

Where fleecy clouds are born, there appear cots and bowers.

I stop my cab at maple woods to gaze my fill;

Frost-bitten leaves look redder than early spring flowers