

PARCEL P-12C

288-298 TREMONT STREET

BCDC Board
01.14.2020



PROJECT PROGRAM

RESIDENTIAL
UP TO 168 UNITS

HOTEL
MAXIMUM 200 KEYS
(likely to be 168)

COMMUNITY SPACE
LIBRARY

ENTRANCE
LIBRARY/COMMUNITY SPACE

LOBBY
HOTEL

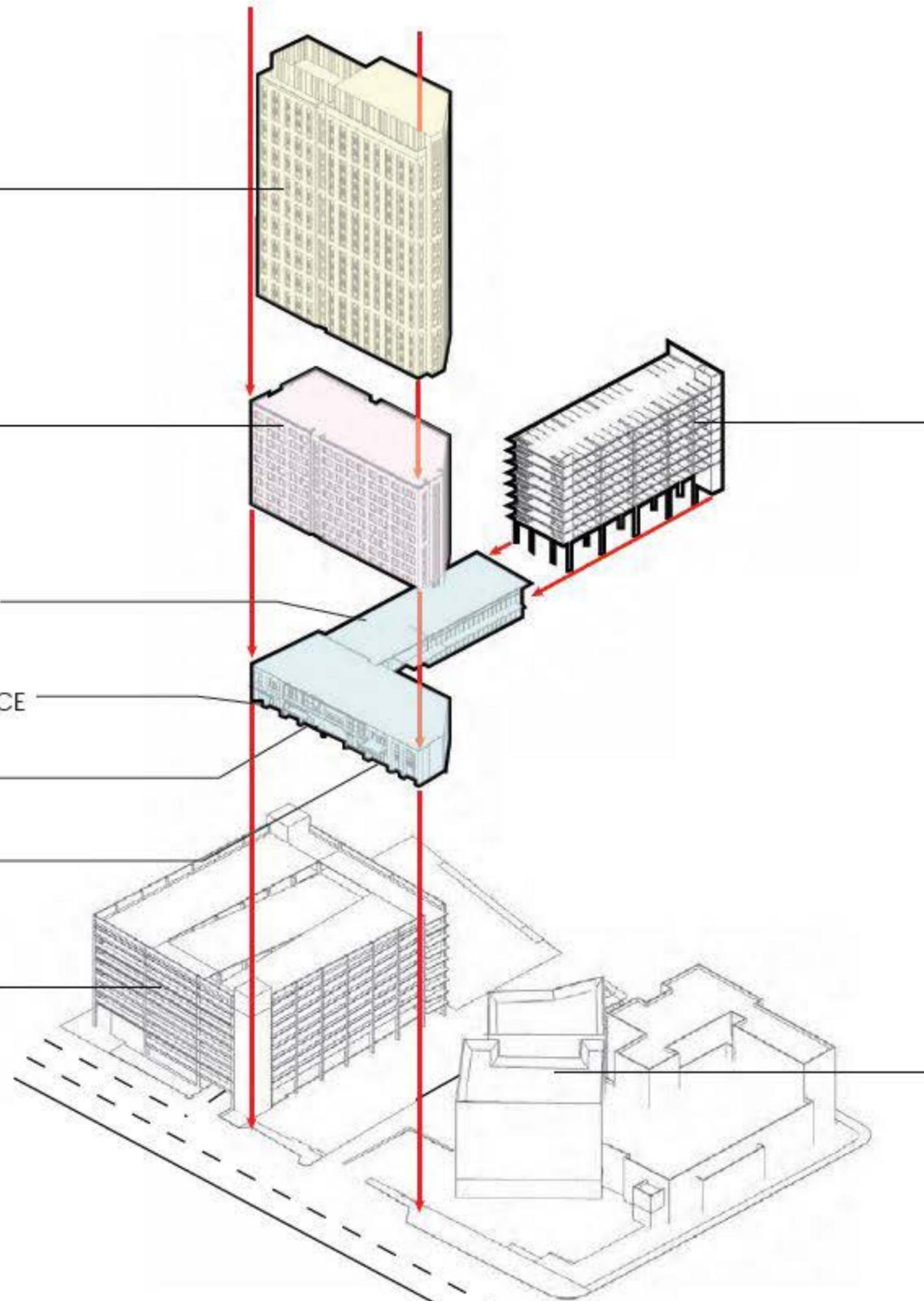
LOBBY
RESIDENTIAL

EXISTING GARAGE

PARKING/GARAGE EXPANSION
270 - 374 SPACES

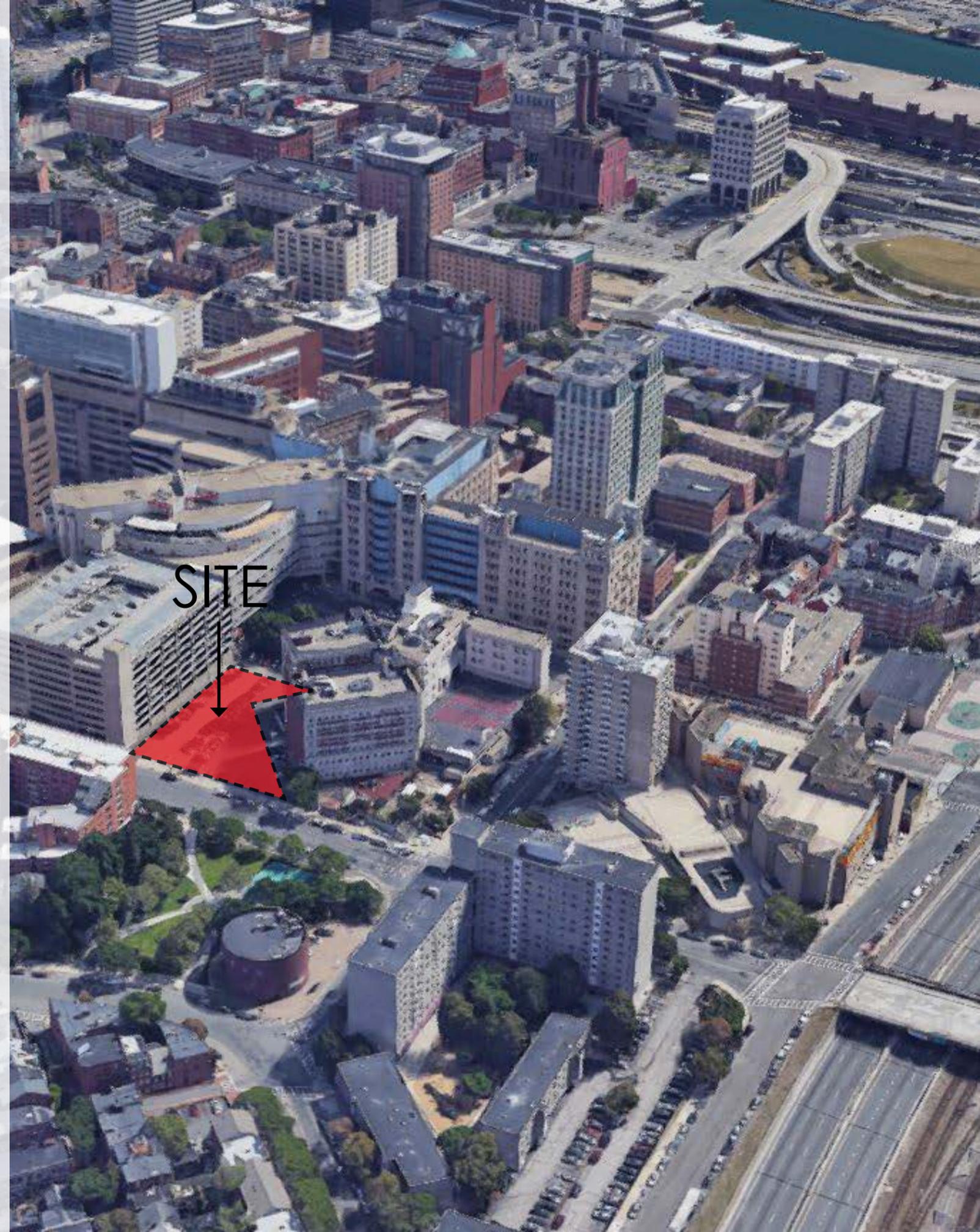
(To Be No More Than 340)

EXISTING HOTEL



BCDC Comments

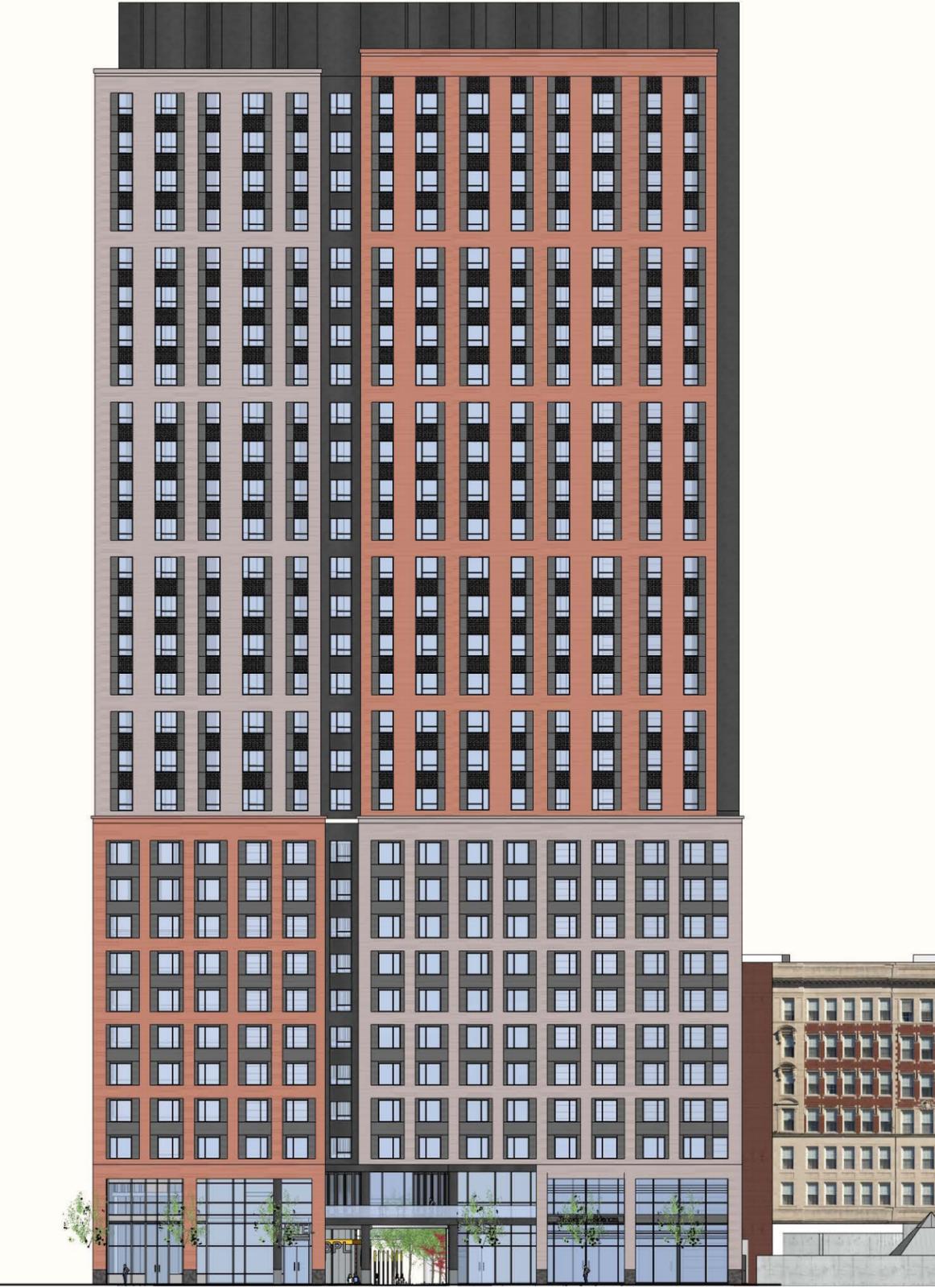
1. Simplify Elevation
2. Study Building Base
3. Improve Courtyard Design
4. Manage Loading Access



PREVIOUS ELEVATION

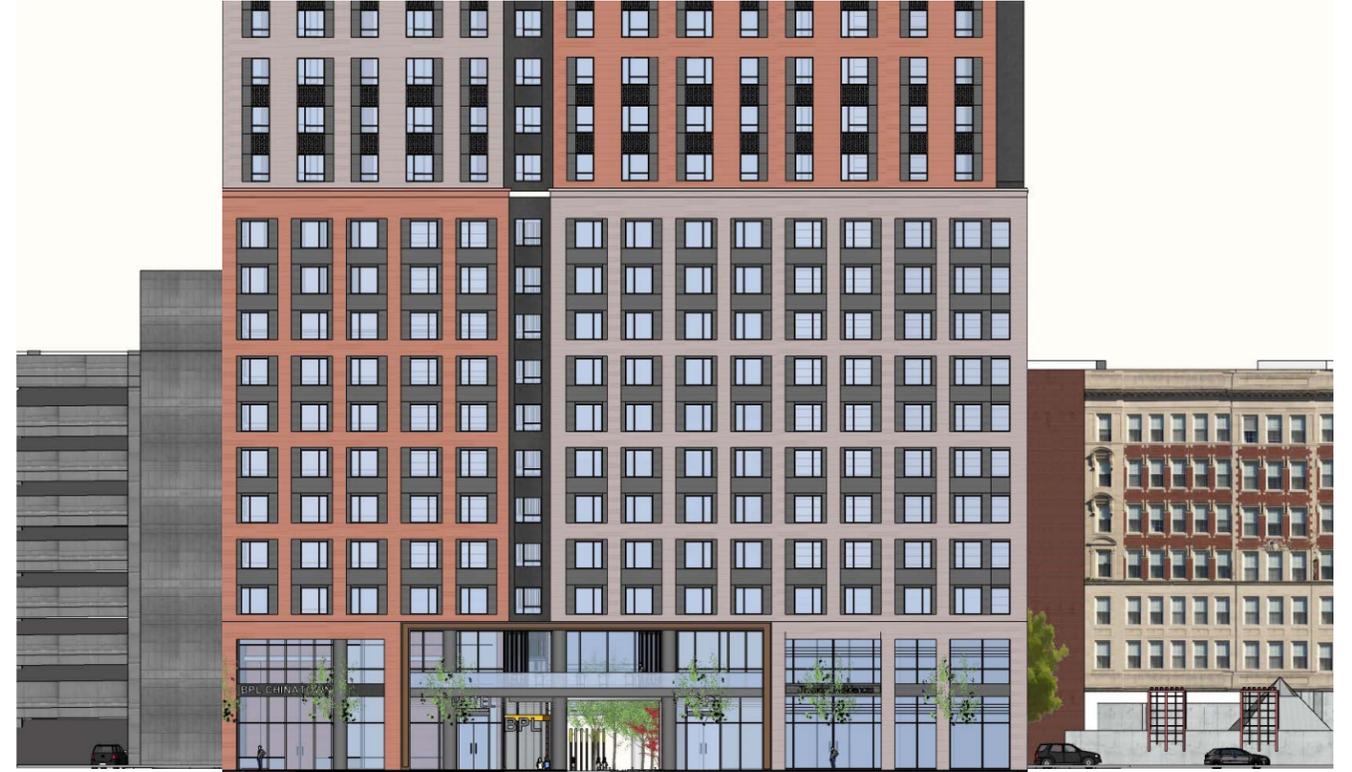


UPDATED ELEVATION



BUILDING BASE

INTEGRATING PORTAL INTO FACADE



BUILDING BASE

PORTAL WIDTH STUDY

WIDTH INCLUDING CAFE



**BRING PRECAST COLUMN
TO GROUND**



EXTERIOR VIEWS



EAST FACADE

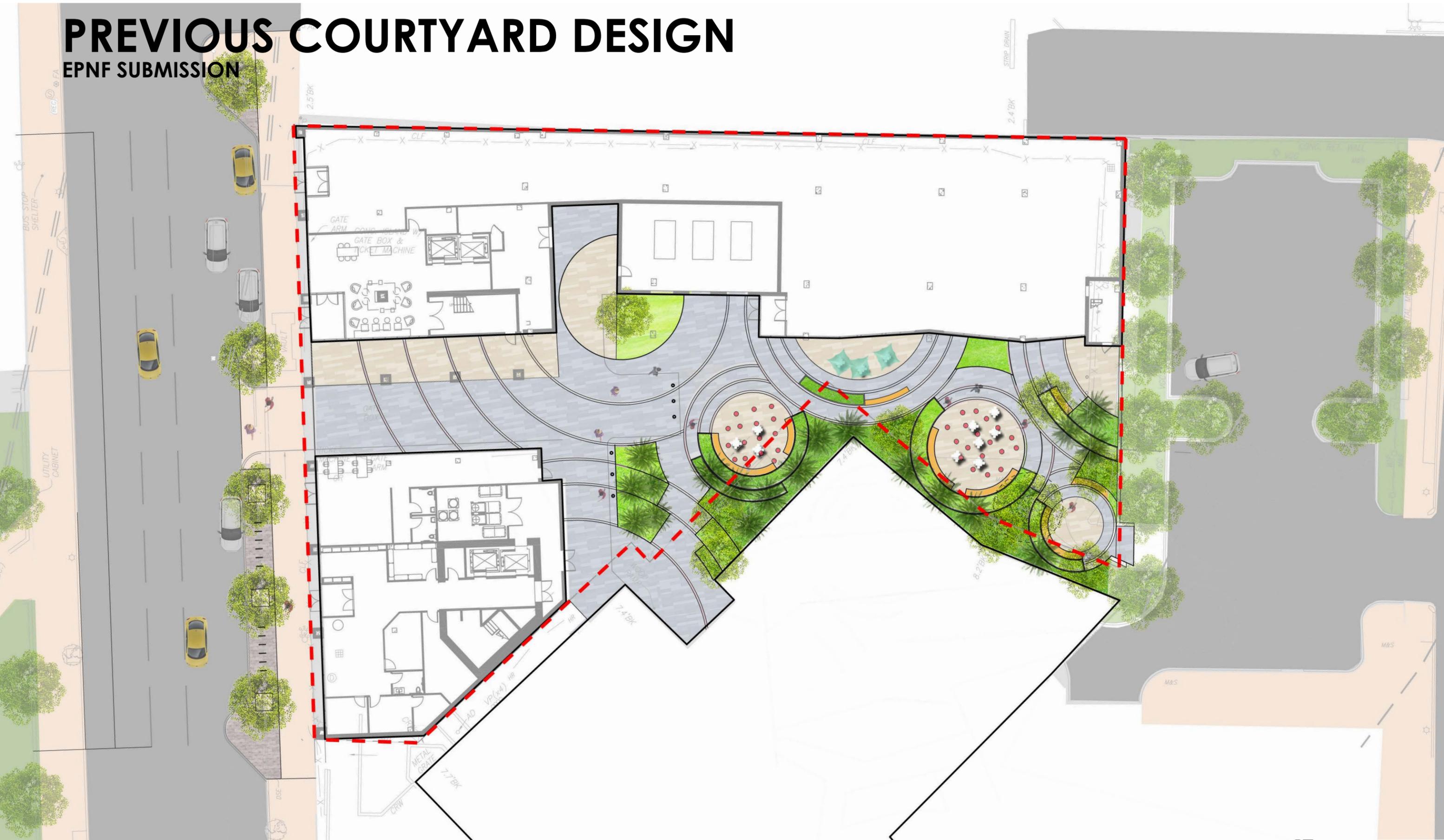


EAST FACADE FUTURE COVERED GARAGE



PREVIOUS COURTYARD DESIGN

EPNF SUBMISSION



PREVIOUS COURTYARD DESIGN

EPNF SUBMISSION



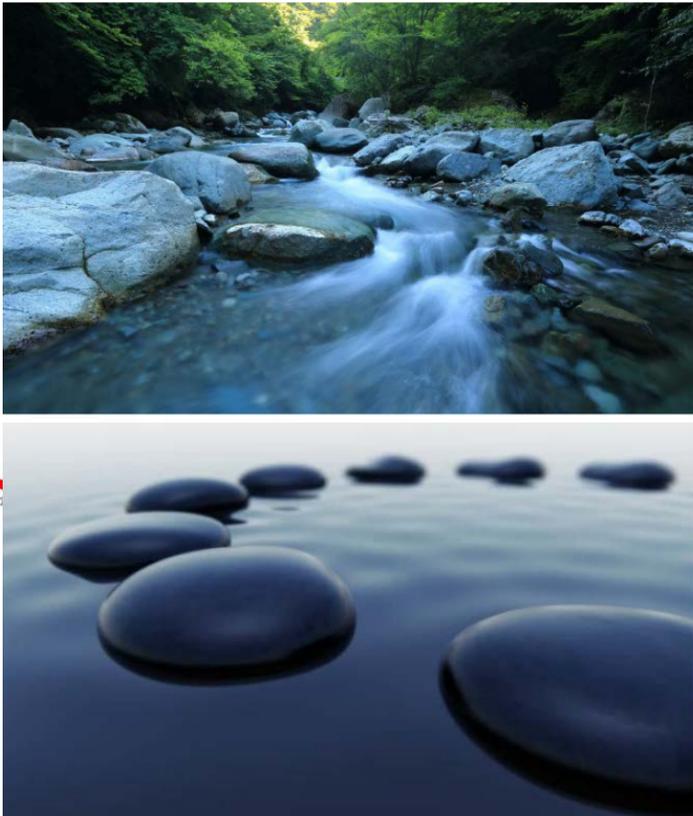
COURTYARD FUNCTIONS

1. Create safe thru-Block Connection open to the public at all time without the appearance of it being privatized
2. Provide welcoming and easily-accessible outdoor programming spaces

BCDC FEEDBACK:

1. BCDC appreciates courtyard being open and having even light levels at night
2. Consider sculptural seating elements
3. Minimize loading impact on pedestrians

UPDATED STUDY - PEBBLES IN OPEN PLAZA



DAY 1 CONDITION

NEW SCHEME - DAY 1



FUTURE CONDITION WITH ADJACENT BUILDING

NEW SCHEME - FUTURE CONDITION









BOSTON
PUBLIC
LIBRARY
CHINATOWN



BOSTON
PUBLIC
LIBRARY
CHINATOWN

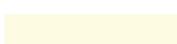


THANK YOU

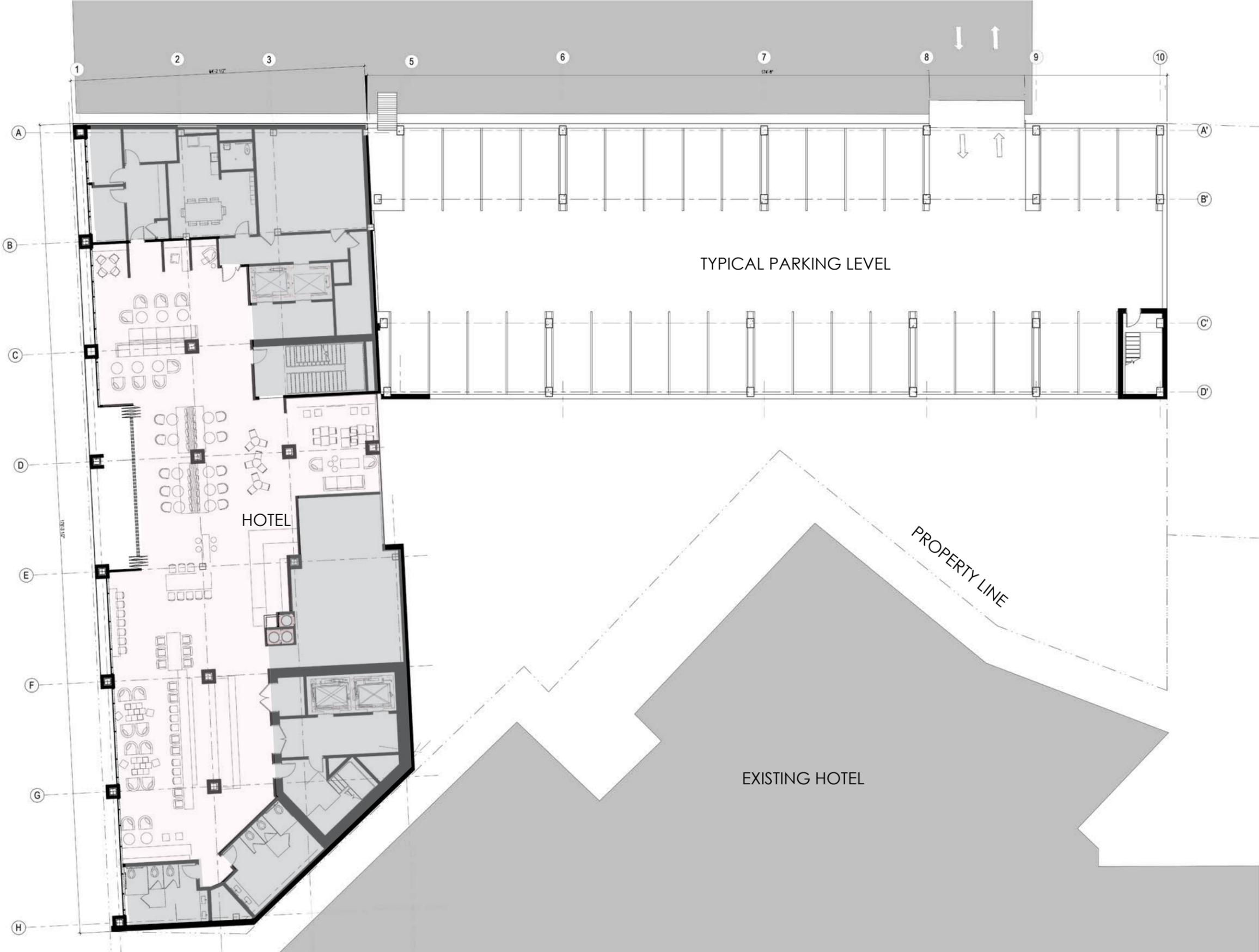


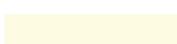
LEVEL 01 FLOOR PLAN



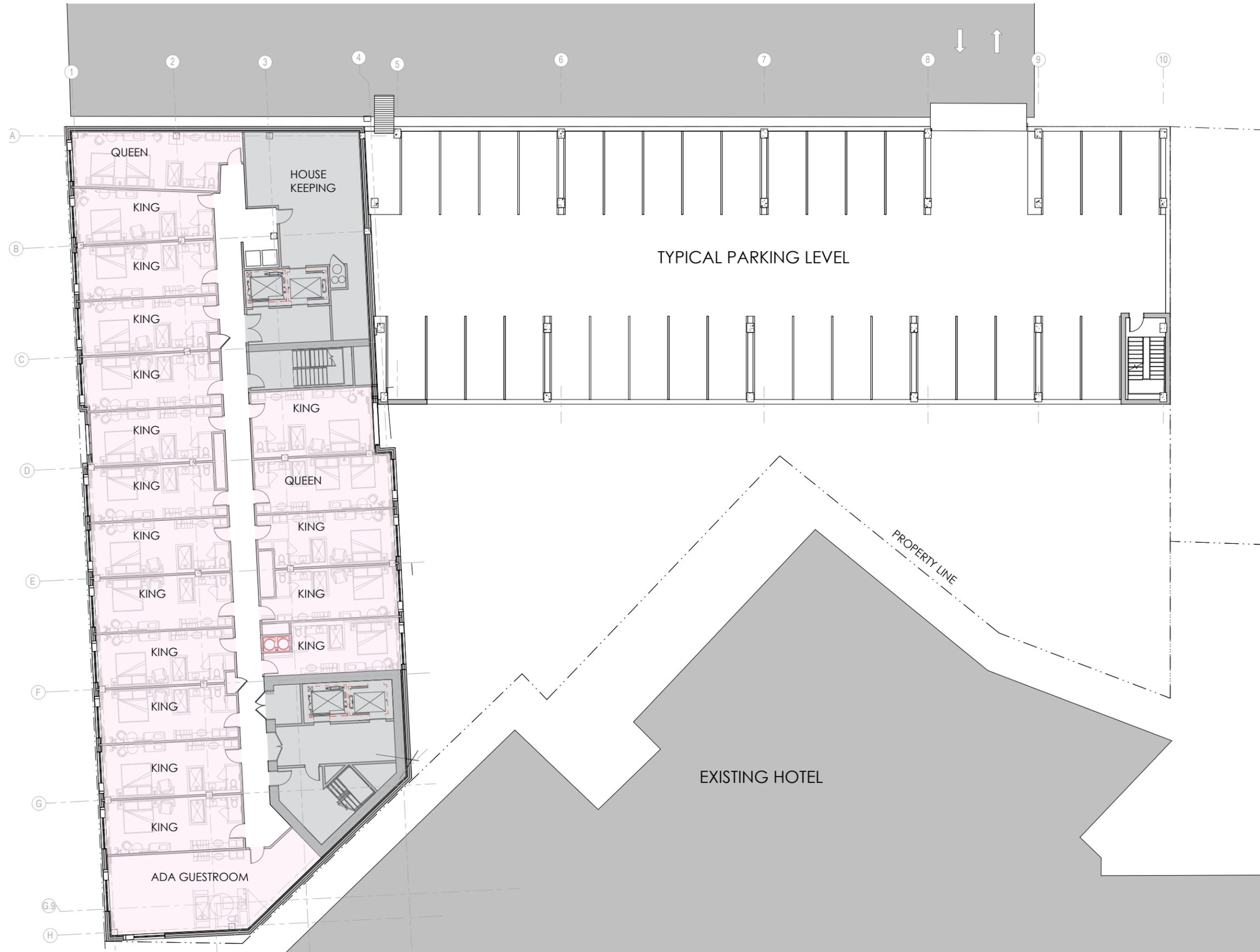
-  HOTEL
-  CAFE
-  RESIDENTIAL
-  LIBRARY

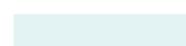
LEVEL 02 FLOOR PLAN



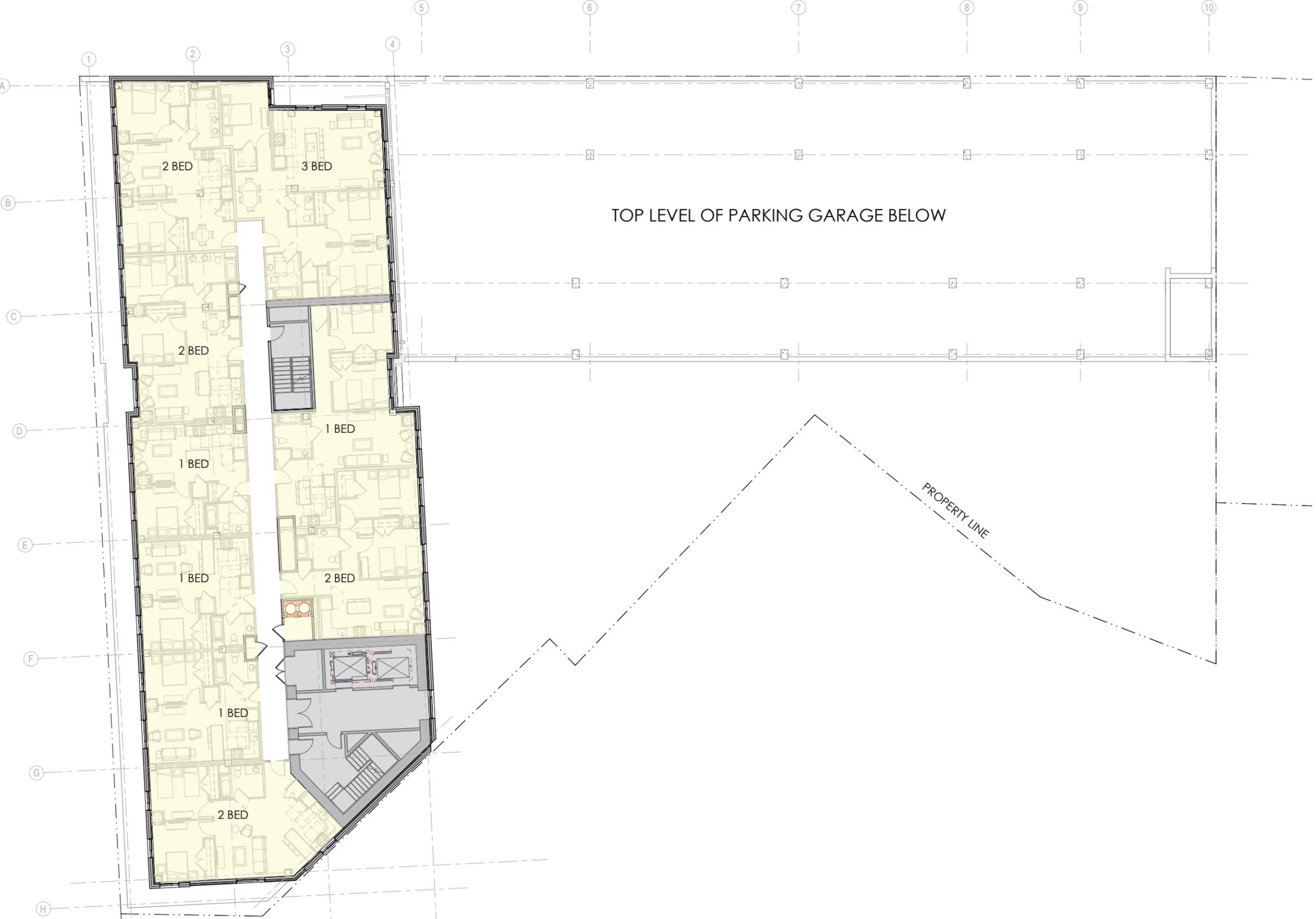
-  HOTEL
-  CAFE
-  RESIDENTIAL
-  LIBRARY

HOTEL FLOOR PLAN



-  HOTEL
-  CAFE
-  RESIDENTIAL
-  LIBRARY

TYPICAL RESIDENTIAL FLOOR PLAN



- HOTEL
- CAFE
- RESIDENTIAL
- LIBRARY