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Nearly 800 residential units approved in Boston's South End

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The Boston Planning and Development Agency has approved two projects that will bring a combined 786 residences to the edge of the city's South End neighborhood, just across Interstate 90 from Chinatown.

The BPDA on Thursday evening approved the Shawmut/Washington Street development, a three-building, 536-unit apartment and condominium project planned off Herald Street immediately across from the Shawmut Avenue and Washington Street bridges leading into Chinatown. The BPDA also approved a 14-story, 250-unit tower at 217 Albany St.

The Shawmut/Washington Street project is planned by Boston-based real estate development firm The Davis Cos. in partnership with the Chinese Consolidated Benevolent Association of New England, or CCBA, and the Boston Chinese Evangelical Church.

Some 26 percent of the 536 housing units will be defined affordable, and 27 percent of the project site will be dedicated to open space.

"This unique partnership will provide much-needed affordable housing for the community, as well as three new public open spaces for residents and neighbors alike," said Brian Fallon, president of Davis Cos. subsidiary TDC Development Group. "Our nonprofit partners in this innovative three-property (planned development area) have been stewards of the community for many years, and this development will ensure that they will be able to serve the community for years to come, in addition to collectively bringing new housing and jobs to our city."

The housing units will be split among three buildings:

A 13-story, 139-unit condominium tower at 112 Shawmut Ave. that The Davis Cos. will develop

An expanded Boston Chinese Evangelical Church at 120 Shawmut Ave., which will house church worship space, community programs and 84 housing units

An up to 313-unit residential building at 50 Herald St., a site owned by the CCBA

"This project will allow us to create a new, larger church to better serve God and our community," said Steven Chin, senior pastor of the Boston Chinese Evangelical Church, in a statement. "It will provide



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expanded social programs such as ESL and citizenship classes, after-school programs for middle school students, (and) summer day camp. Our ministries, from children to elderly, are open to all.”

“The CCBA is a nearly 100-year old Chinatown institution with an accomplished track record owning affordable housing projects in the neighborhood, including Tai Tung Village and Waterford Place,” said Paul Chan, president of the CCBA. “We will continue our legacy by providing at least 26 percent affordable housing on this site, leveraging linkage payments which will flow from the Davis building to CCBA.”

The Shawmut/Washington project is designed by The Architectural Team Inc. of Chelsea.

The BPDA also approved National Development’s seventh building in its mixed-use Ink Block neighborhood, an “innovative residential co-living” tower at 217 Albany St. The 14-story, 250-unit tower will include 327 individually leased “co-living” spaces and does not include parking.

In its initial filing proposing the project, National Development described co-living spaces as “attainably priced, cleverly designed apartments with efficient layouts,” featuring move-in-ready apartments with furniture, Wi-Fi and television connections. The apartments will feature private kitchens, bathrooms and living areas, while the balance of the property will have common kitchens and lounges, co-working and meeting spaces, fitness facilities and rooftop spaces.

A live-in community manager will organize social events for residents, the filing said, and the tower will also be staffed with housekeeping services.

“Micro-units are a new residential typology, reflecting the evolving desires of a new generation of residents who desire a sustainable lifestyle with small personal living areas and access to common amenity spaces and the vibrant urban neighborhoods around them,” National Development wrote in its project notification form for the 217 Albany St. project. The 217 Albany St. project was designed by Boston-based Elkus Manfredi Architects.

Beyond the two South End projects, the BPDA also approved housing projects in South and East Boston. In Southie, the agency approved a 49-unit project at 200-204 Old Colony Ave. The project will replace the Notre Dame Education Center, an adult education center on the site. And in East Boston, the BPDA approved a plan to reduce the total amount of new housing planned at the Orient Heights state public housing development. The new proposal increases the total amount of open space from 87,985 square feet to 161,275 square feet.

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