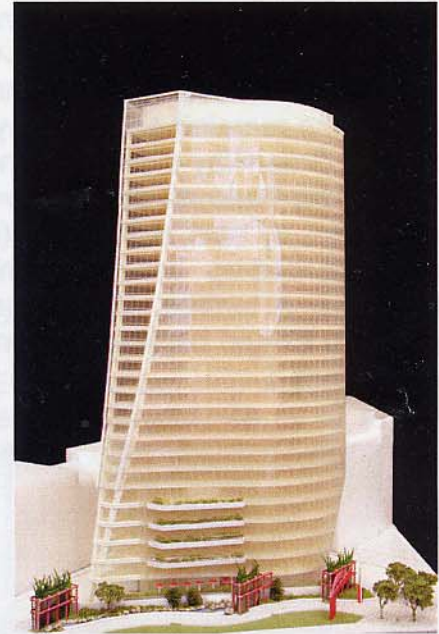


**120 KINGSTON STREET Boston, MA.**  
**AT THE CORNER OF KINGSTON AND ESSEX STREETS**



**Proponent:** Hudson Group North America LLC proposes to redevelop the site occupied by the former Dainty Dot Hosiery (“Auchmuty”) Building at 120 Kingston Street at the northeast corner of the Chinatown neighborhood of Boston. The building is located across the street from One Lincoln, a 500+ feet high building.

**Existing Building and Uses:** The 14,447± s.f. site is presently used for warehousing and storage, two surface parking lots with 36 commercial parking spaces, and attendant booths. The existing six-story building contains approximately 62,150± s.f.

**Site History:** The building was designed by the Boston firm of Winslow & Wetherell for mercantile use. It was built in 1889 by Woodbury & Leighton. In 1988, a petition was filed with the Boston Landmarks Commission requesting landmark status for the building. The building has remained a pending landmark for the past 18 years. In 1990, the building was listed in the National Register of Historic Places as a contributing building in the Textile Historic District.

The original parcel and building were bisected by a 1950’s land taking by the Commonwealth of Massachusetts to create the Central Artery (Interstate 93). The site was reduced from a rectangle to a triangle, and the Auchmuty Building was reduced from eight to five bays on Kingston Street. The Essex Street facade retained its original four bay lengths but the abutting building was demolished. The south and east brick walls of the Auchmuty Building lack trim and have an almost total absence of windows.

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**Project Description:** The Proponent proposes to redevelop the Auchmuty Building to create a new mixed-use development with up to 180 residential units on floors 4 through 29, ground floor lobby and retail (or possibly restaurant) space, and up to 160 enclosed accessory parking spaces (both above and below grade) within the building. More than half of the existing building's facades along Kingston and Essex Streets (five of nine bays), as they exist today, will be preserved. The new building will rise behind the preserved portions of the Auchmuty Building, set back diagonally to a depth of 40 feet behind the remaining corner bays.

On the Greenway side of the new structure, active retail and residential spaces facing Chinatown Park are proposed. The pedestrian environment along this frontage will be enhanced by new storefronts (retail or restaurant) replacing existing solid brick walls, and boarded-up windows which conceal the current manufacturing and loading functions. A terrace, at the base of the Greenway facade, will allow the park's open space to extend beyond the concrete boundary wall and enhance the overall pedestrian experience.



Proposed Kingston Street Elevation

**Project Benefits:** The Proponent will comply with the Mayor's Executive Order relative to the City's Inclusionary Development Policy, as amended on May 16, 2006. To create new affordable housing in the heart of Chinatown, Hudson Group North America LLC, has formed a partnership with the Chinese Economic Development Council for the development of approximately 48 to 52 units of rental housing of varying levels of affordability on Oxford and Ping On Streets. It is proposed that the project would also include ground floor commercial space as well as resident social space.

**Approximate Project Dimensions:** The approximate dimensions are as follows.

Lot Area:	14,447+ SF
Number of Residential Units:	Approximately 180 units
Floor Area Ratio:	18.7
Height to top of Highest Occupied (29 <sup>th</sup> ) Floor:	325 feet
Number of Stories (not including one mechanical level):	29

### **OXFORD STREET, PROPOSED HOUSING DEVELOPMENT**

Hudson Group North America LLC and the Chinese Economic Development Council, Inc., (CEDC), plan to develop a vacant lot and create approximately 48 to 52 rental housing units. This development will have different levels of affordability. The site has approximately 6,400 square feet of land.

The proposed development will be designed by Chia-Ming Sze Architect, Inc. The design program includes 12 studios, 26 one-bedroom apartments, 9 two-bedroom apartments, and 1 three-bedroom apartment. The building will also have first floor retail and a community room.

The cost of this development is expected to be approximately \$15 Million.

All income generated by this development will be dedicated to improvements and upkeep of the property. The CEDC, a not for profit organization, will manage the building upon completion.

Comments on the Project Notification Form should be mailed to Rodney Sinclair, Project Manager, Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201 or email [Rodney.Sinclair.BRA@cityofboston.gov](mailto:Rodney.Sinclair.BRA@cityofboston.gov).

#### **Proponent Contact Information:**

**Ori Ron**

Hudson Group North America LLC  
441 Atlantic Avenue  
Swampscott, MA 01907  
p: 781-581-5618  
f: 781-598-9050  
c: 781-632-7696  
[oskar55@comcast.net](mailto:oskar55@comcast.net)