

# Tremont Crossing

Roxbury, MA

Presentation to:

Boston  
Redevelopment  
Authority - BCDC

30 August 2016



A black and white photograph of a city street scene. In the foreground, a person is walking on a sidewalk. The street is lined with tall buildings, including a prominent one with a grid-like window pattern. The background shows more buildings and a clear sky.

**1. DEVELOPMENT OF PROJECT SINCE LAST DPIR FILING**

**2. DIAGRAMS**

**3. LANDSCAPE**

**4. ARCHITECTURE**

A blurred black and white photograph of a city street. In the foreground, a person is walking on a sidewalk. The background features several tall buildings, including a prominent one with a grid-like window pattern. The overall scene is out of focus, emphasizing the text overlaid on the image.

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# Tremont Crossing Roxbury



TREMONT CROSSING PROPOSED DEVELOPMENT

## Project Locus



# Tremont Crossing Roxbury



**TREMONT  
CROSSING  
331,577 sf**

**WHITTIER  
CHOICE DEV**



# Tremont Crossing Roxbury

- Addition of a new roadway bisecting its western commercial block
- Reduction of 250,000sf of the overall density of the project by eliminating the hotel and the reduction of 100,000sf of office space
- reducing the height of massing by 90ft
- reducing the number of parking spaces by 216 in the garage. whereby the height of the garage has been reduced by approximately 25% (two levels)
- adding townhouse style residential units along the Project's Whittier Street edge in order to more harmoniously transition from the adjacent residential neighborhood
- eliminating the overhead walk-bridges from the central plaza to enhance the ground level pedestrian quality of the Project's public space.

**Change since DPIR submission**



# Tremont Crossing Roxbury

## PROGRAM

Retail  
Hotel  
Office  
NCAAA Museum  
Tremont Street Residential  
West Block Residential  
Whittier Townhouses

## DPIR FILING

402,000 sf  
130,600 sf  
203,600 sf  
31,000 sf  
290,700 sf (300 units)  
340,800 sf (400 units)  
N/A

## REVISED DPIR

398,721 sf  
**Removed from project**  
105,000 sf  
31,000 sf  
386,700 sf (385 units)  
279,000 sf (300 units)  
9,400 sf (9 units)

## Total Size

**1,398,700 sf**

**1,148,700 sf**

## Total Reduction in Size (SF)

**NA**

**(250,000 sf)**

## Project Parking

1,587 spaces

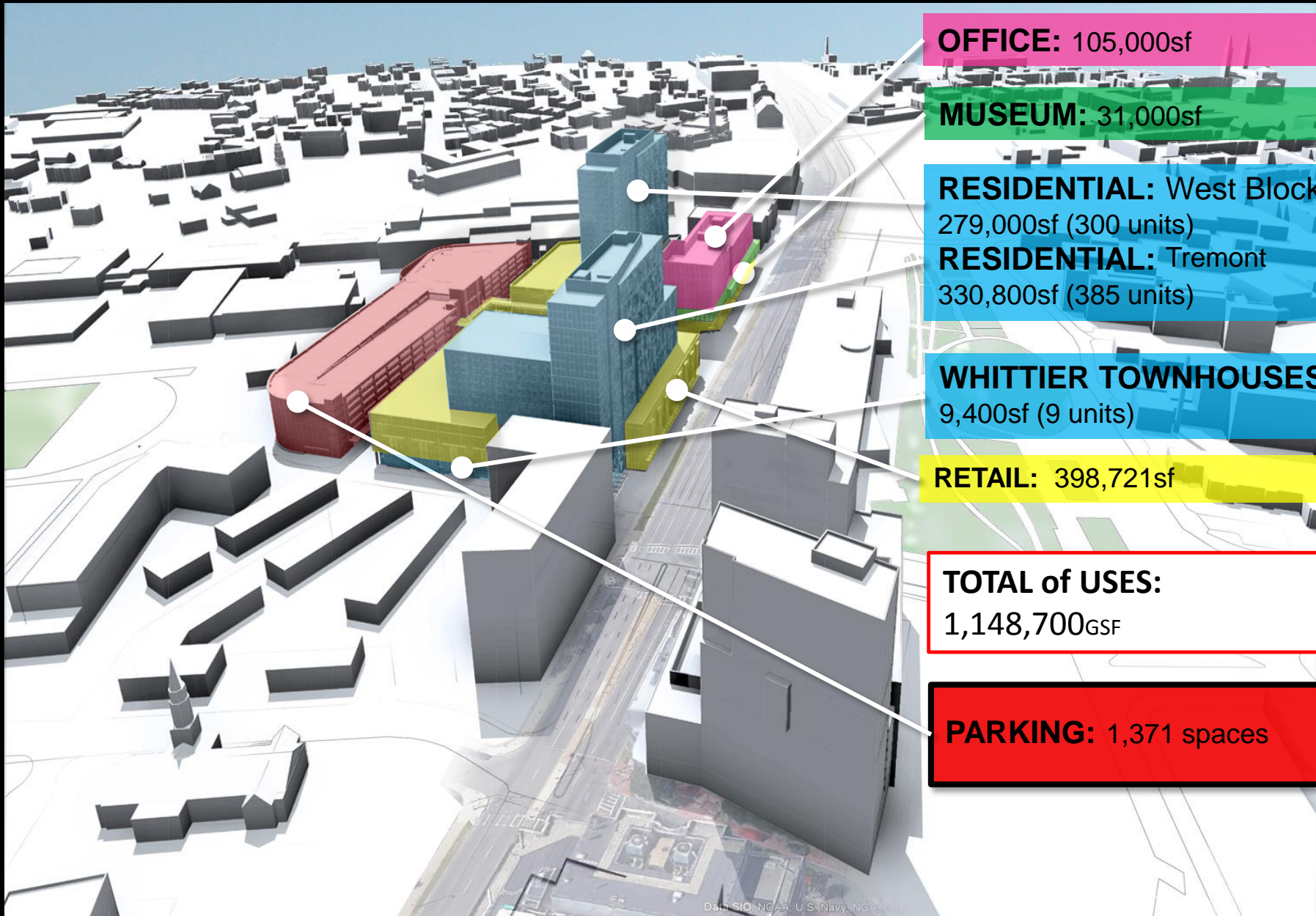
1,371 spaces

## Total Reduction in Parking

**NA**

**(216 spaces)**

# Tremont Crossing Roxbury

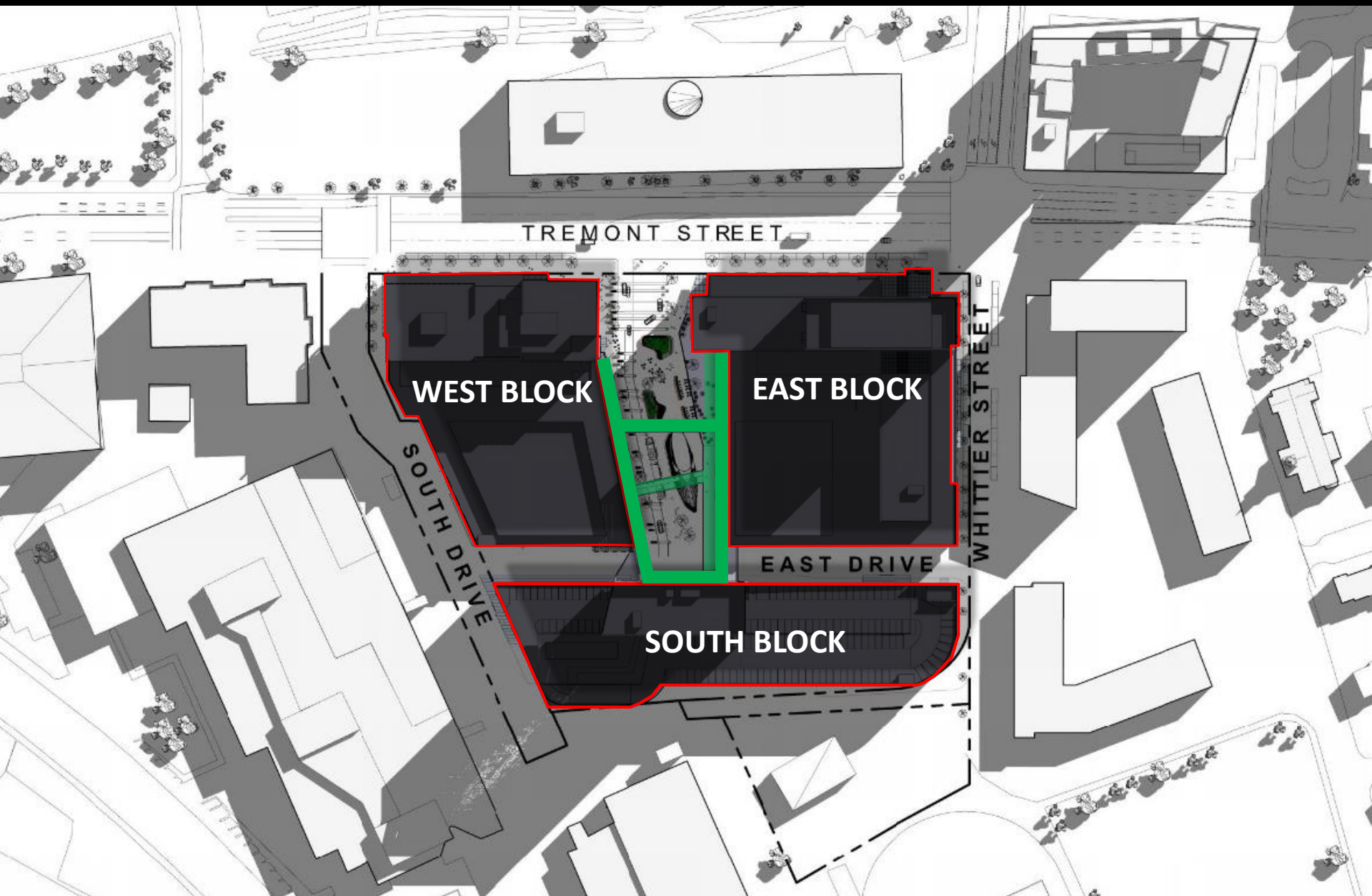


DATA: SIO, NOAA, U.S. Navy, NGA, GEBCO

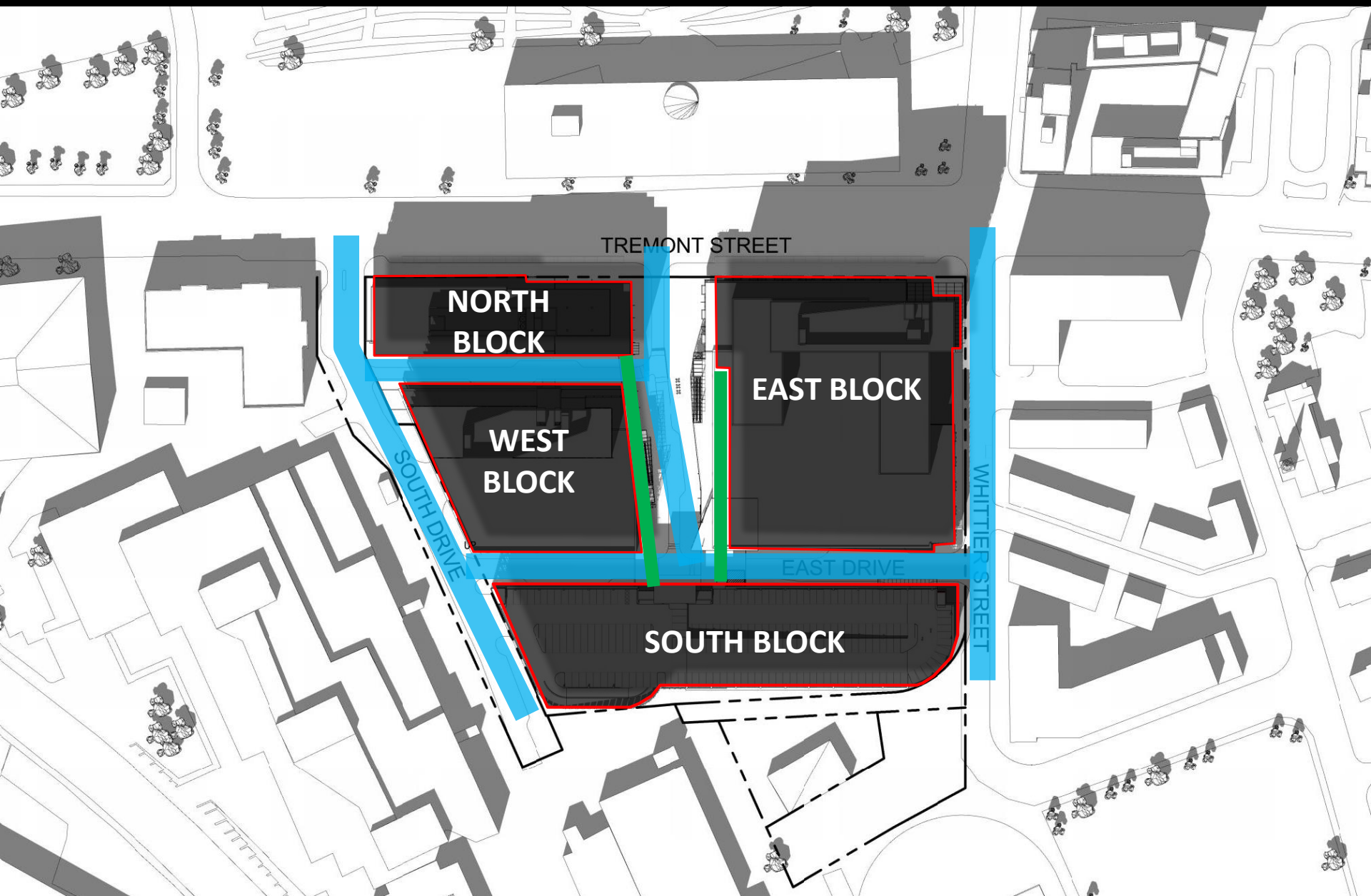
## Program Massing



# Tremont Crossing Roxbury

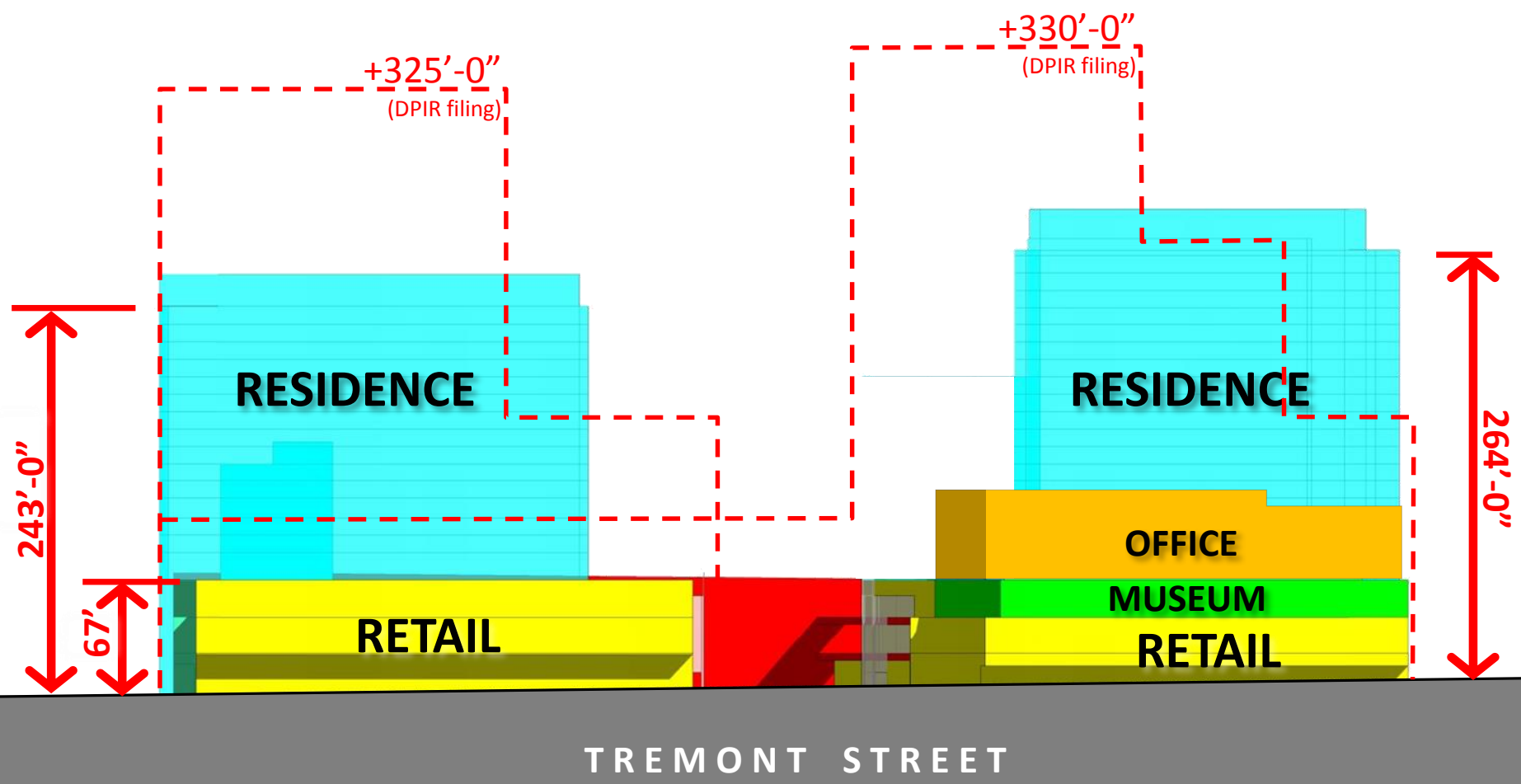


# Tremont Crossing Roxbury





# Tremont Crossing Roxbury



Building Heights – Revised Massing

# Tremont Crossing Roxbury



Site Plan - Revised Massing

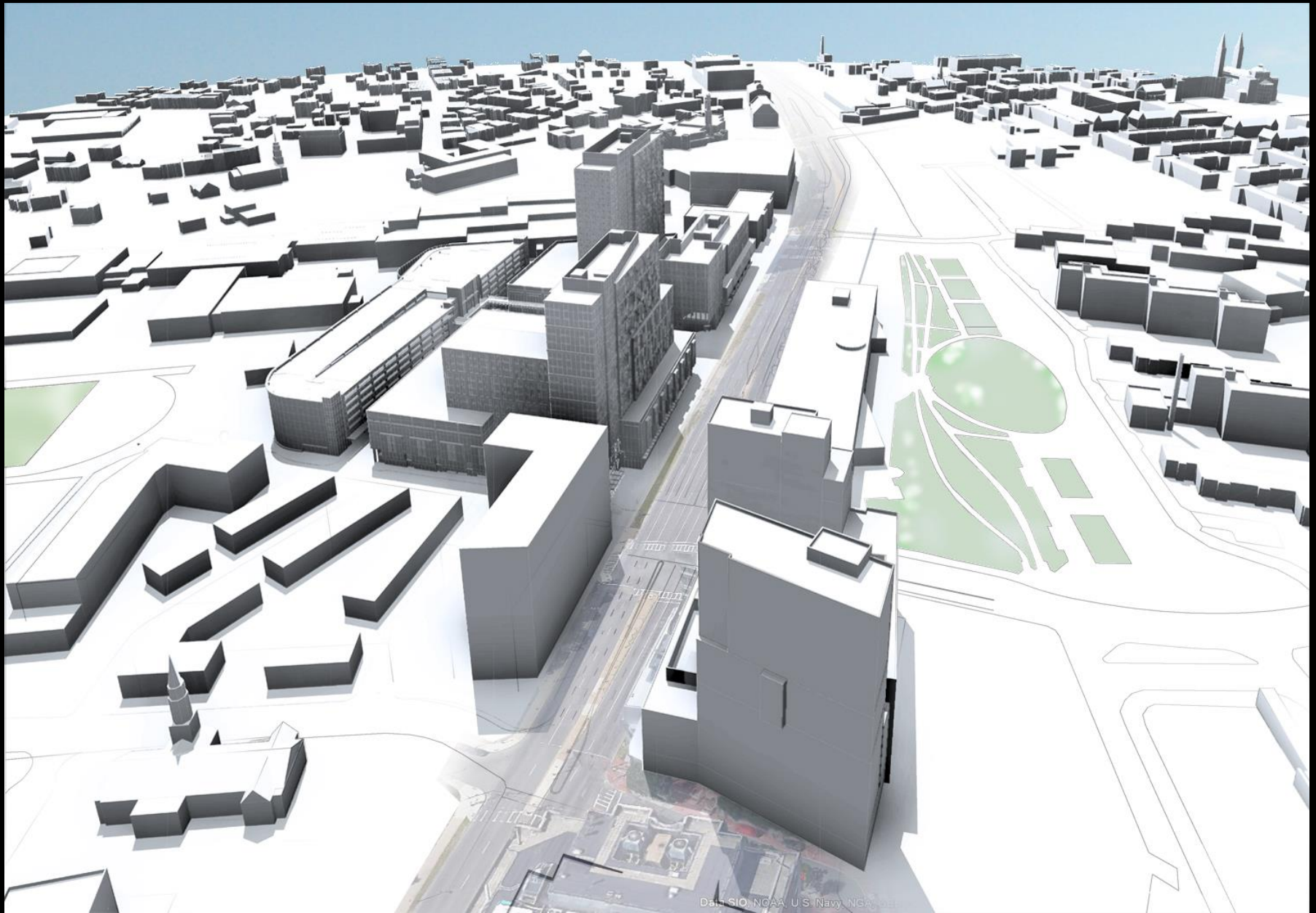


# Tremont Crossing Roxbury



Aerial View West - DPIR

# Tremont Crossing Roxbury



Data: SIO, NOAA, U.S. Navy, NGA, GEBCO

Aerial View West - **Revised Massing**



# Tremont Crossing Roxbury



Aerial View East - **DPIR**

# Tremont Crossing Roxbury



Aerial View East - **Revised Massing**



# Tremont Crossing Roxbury



Aerial View East - **DPIR**

# Tremont Crossing Roxbury



Aerial View East - **Revised Massing**



# Tremont Crossing Roxbury



Aerial View South - **DPIR**



# Tremont Crossing Roxbury



Aerial View South - **Revised Massing**



A blurred black and white photograph of a city street. In the foreground, a person is walking on a sidewalk. The background features several tall buildings, including a prominent one with a grid-like window pattern. The overall scene is out of focus, emphasizing the text overlaid on the image.

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# Tremont Crossing Roxbury





# Tremont Crossing Roxbury

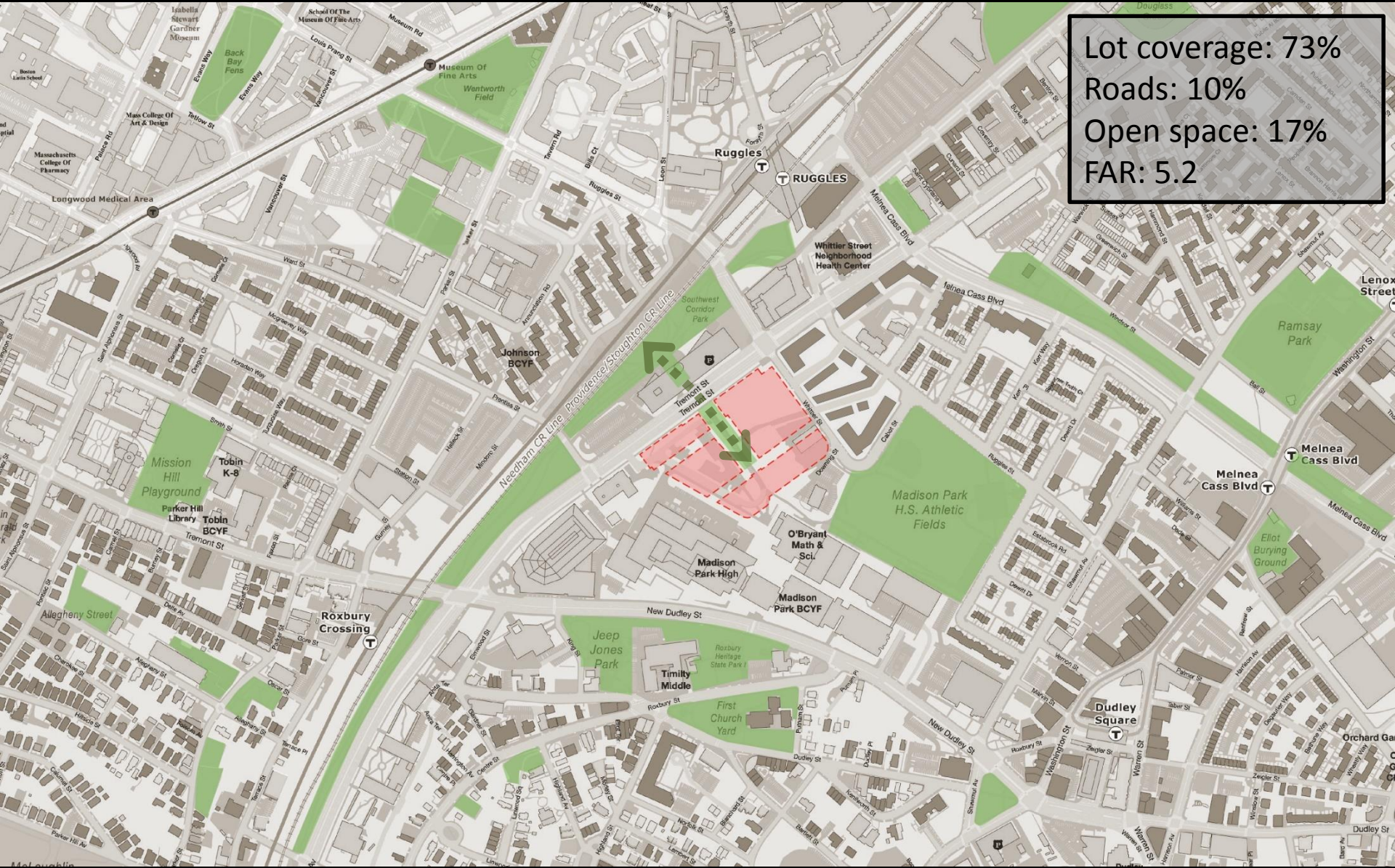


## Land Use



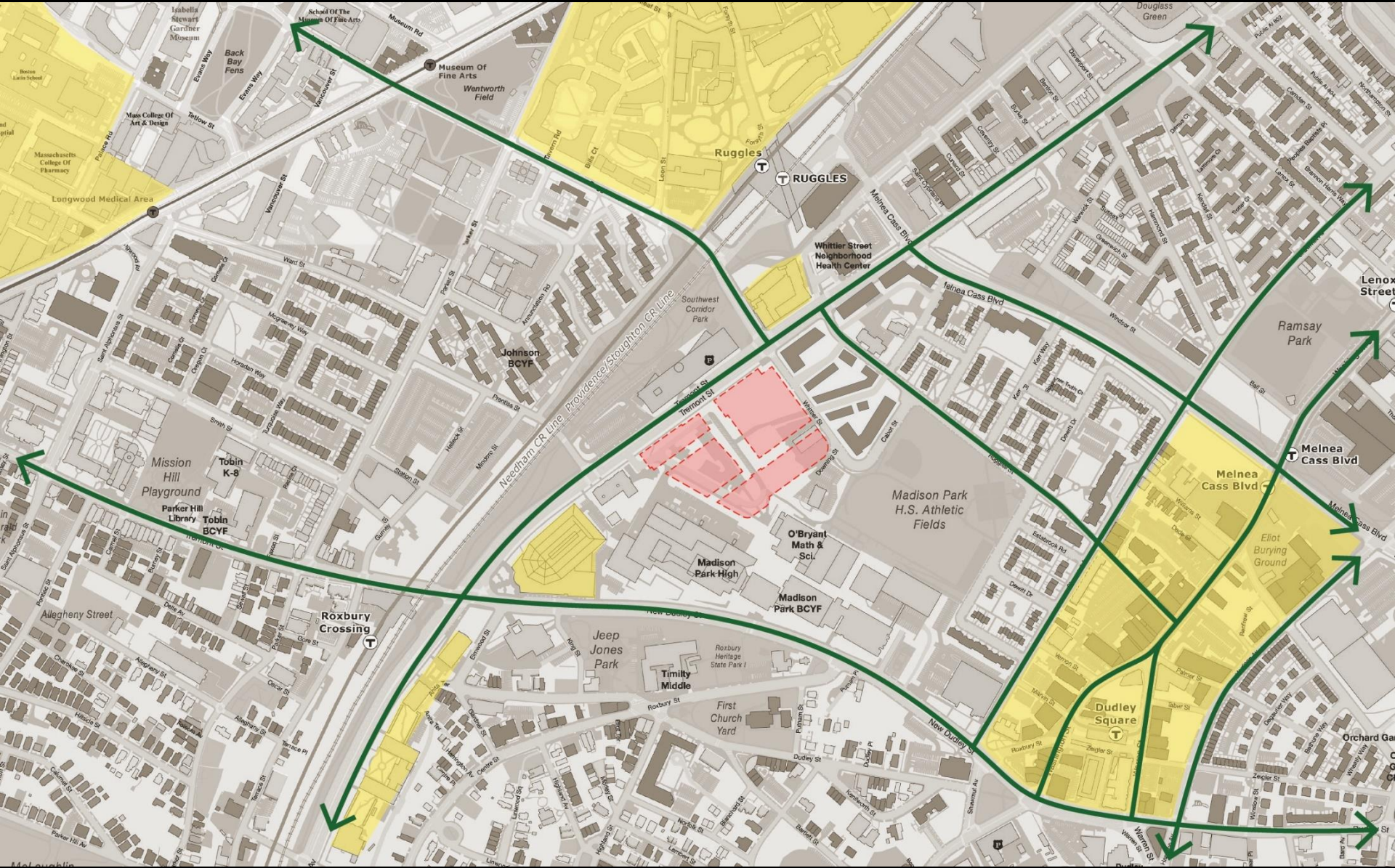
# Tremont Crossing Roxbury

Lot coverage: 73%  
Roads: 10%  
Open space: 17%  
FAR: 5.2





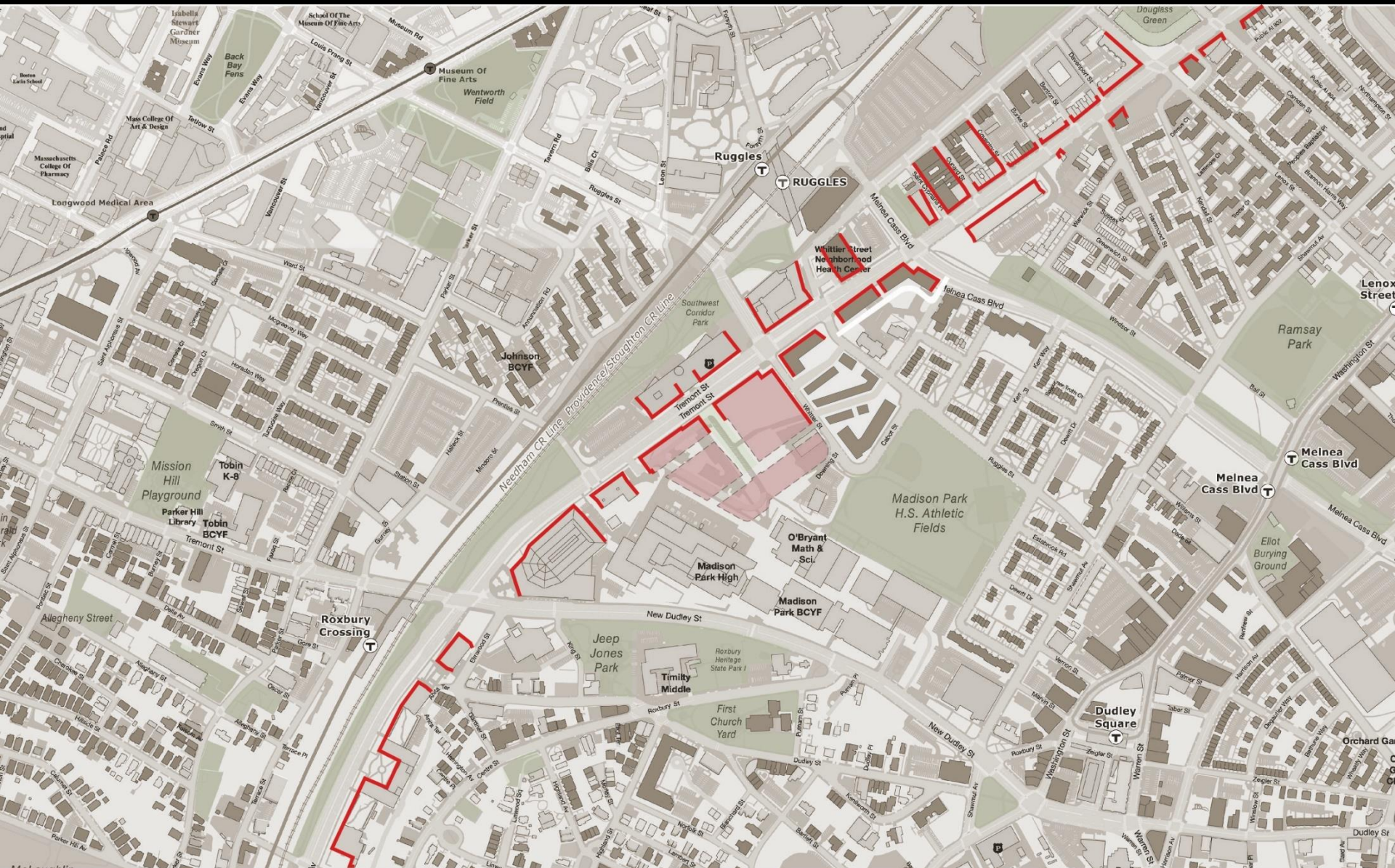
# Tremont Crossing Roxbury



## Urban Anchors



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## Street Walls



# Tremont Crossing Roxbury



## Barriers Plan



# Tremont Crossing Roxbury



Barrier at School



# Tremont Crossing Roxbury



Barrier



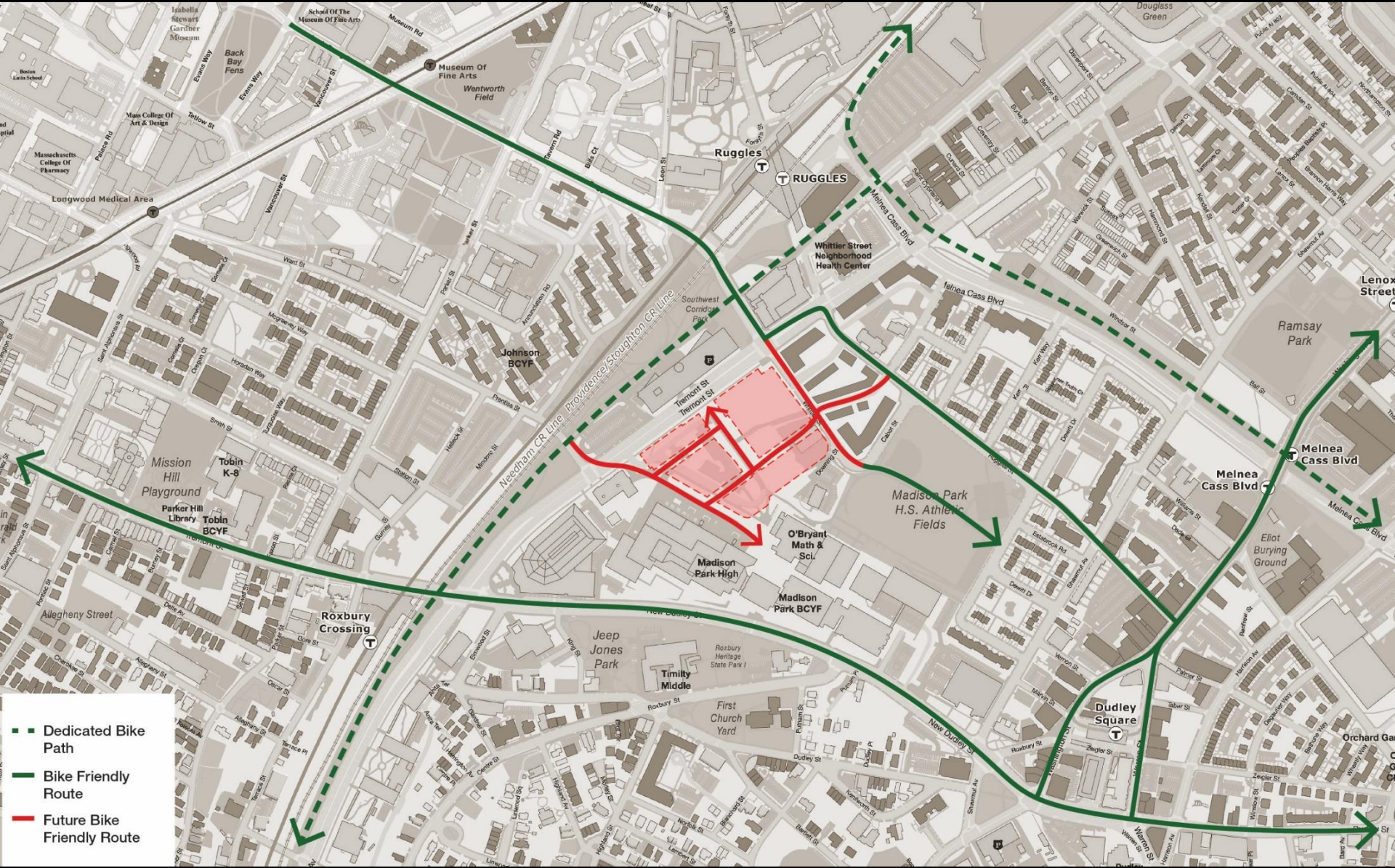
# Tremont Crossing Roxbury



School Edge



# Tremont Crossing Roxbury



## Bicycle Routes



# Tremont Crossing Roxbury



## Pedestrian Movement



# Tremont Crossing Roxbury



Pedestrian Path to Reggie Lewis Arena



# Tremont Crossing Roxbury



**Bicycle and Pedestrian Path**



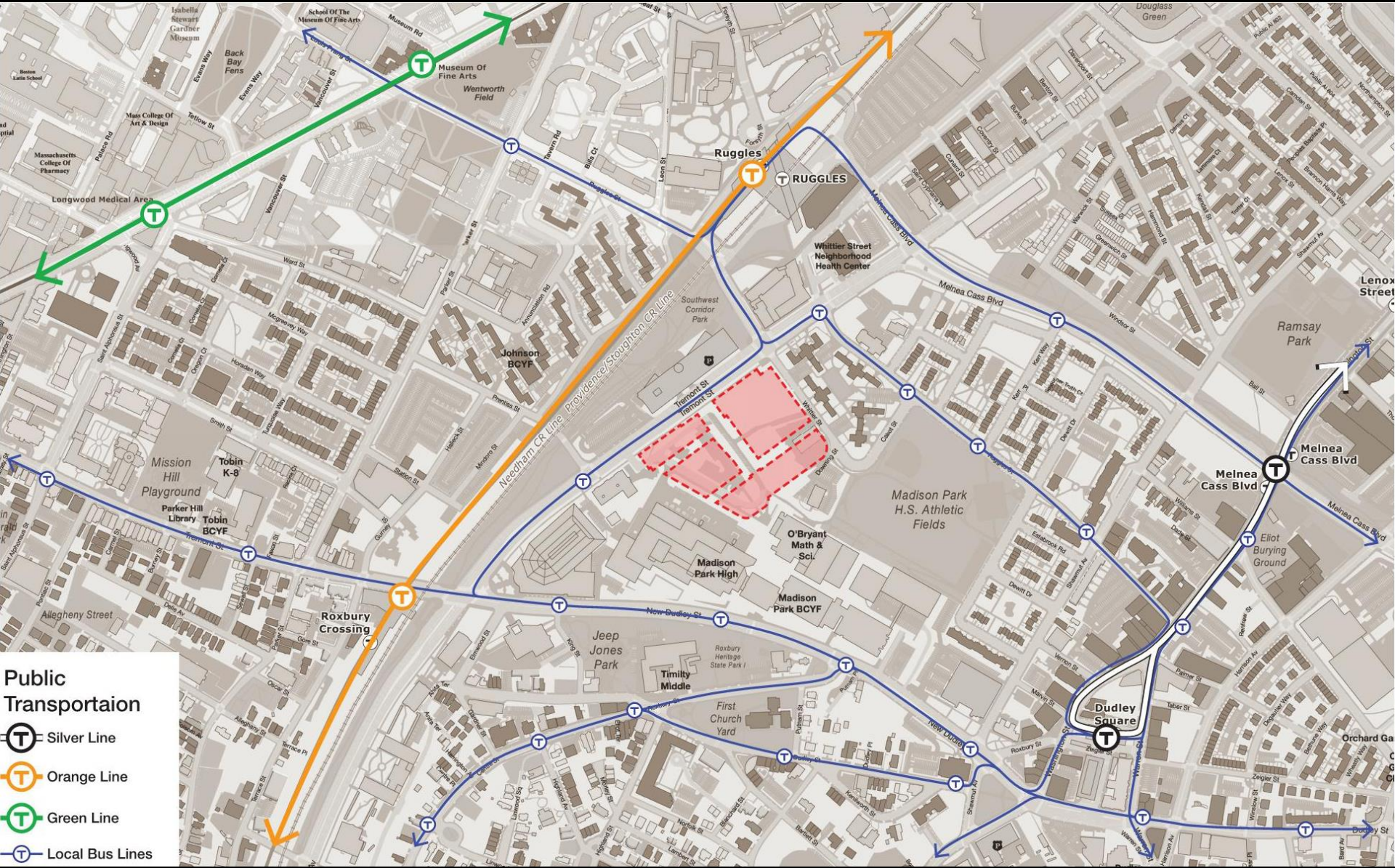
# Tremont Crossing Roxbury



Path from School



# Tremont Crossing Roxbury

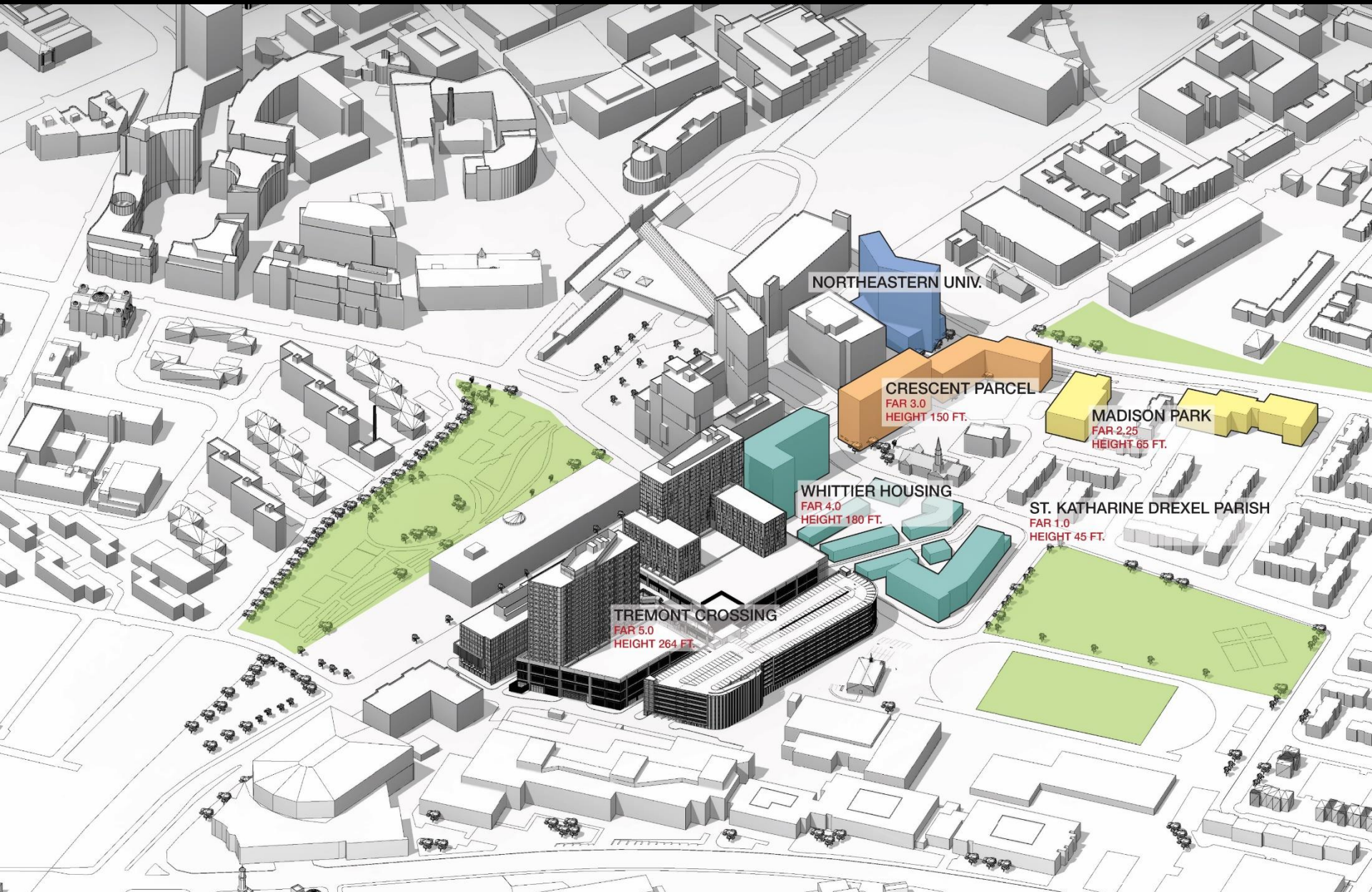


- Public Transportation**
- Silver Line
  - Orange Line
  - Green Line
  - Local Bus Lines

## Public Transportation



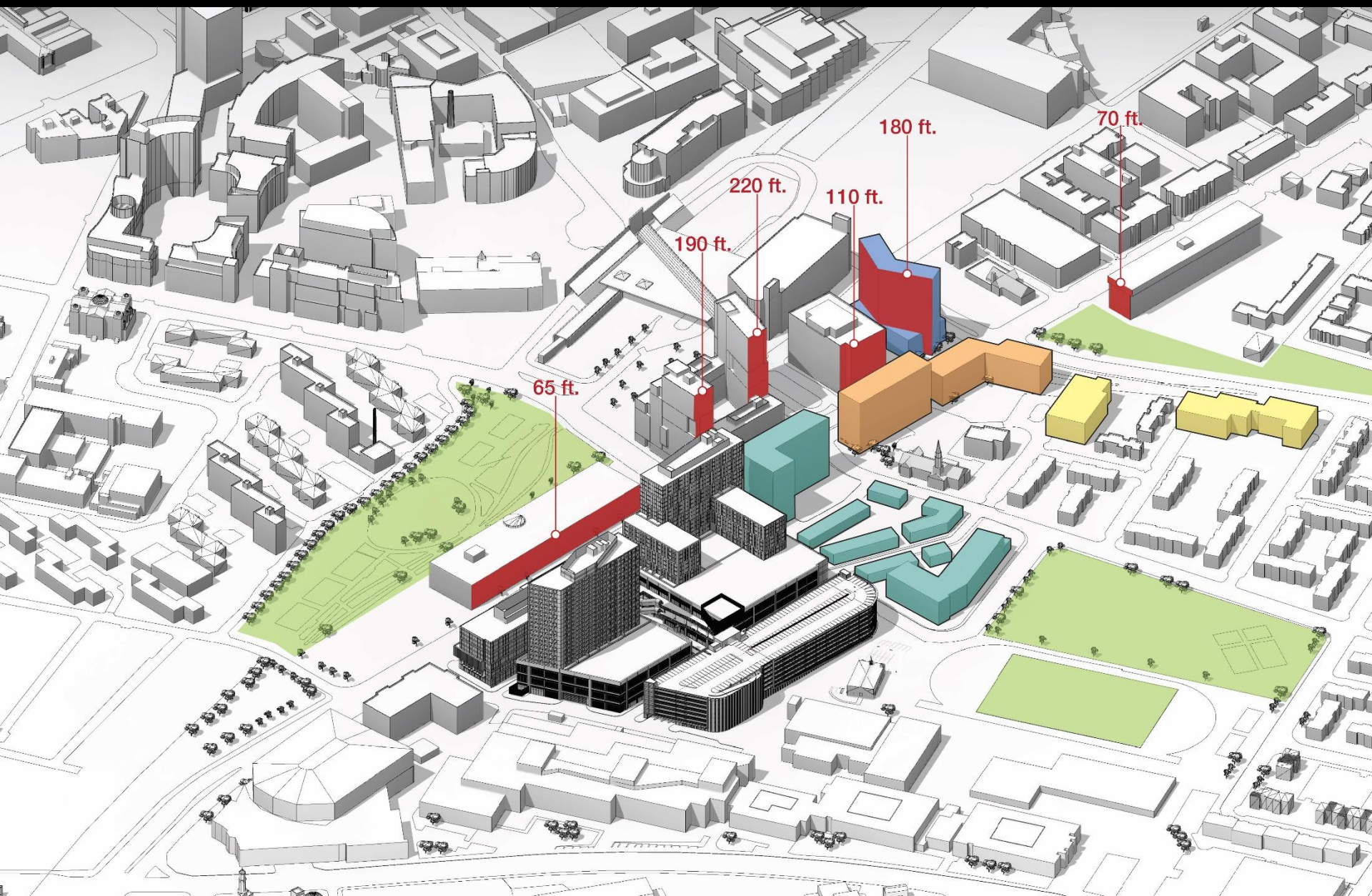
# Tremont Crossing Roxbury



## Future Developments



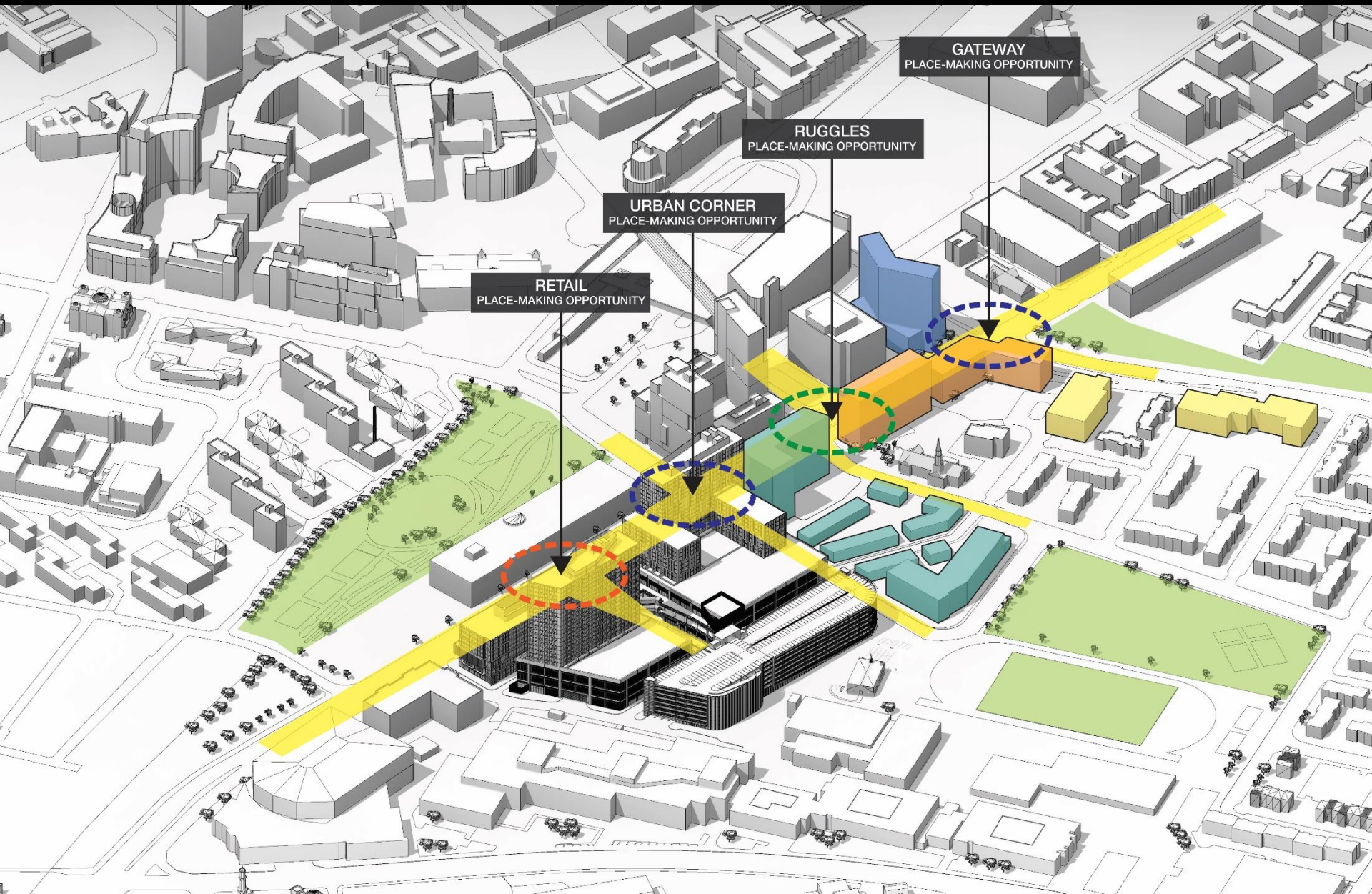
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## Building Heights



# Tremont Crossing Roxbury



Place Making Opportunities



# Tremont Crossing Roxbury

## SOUTH BAY TOWN CENTER

1,035,600 GFA / 9.9 ACRES LOT

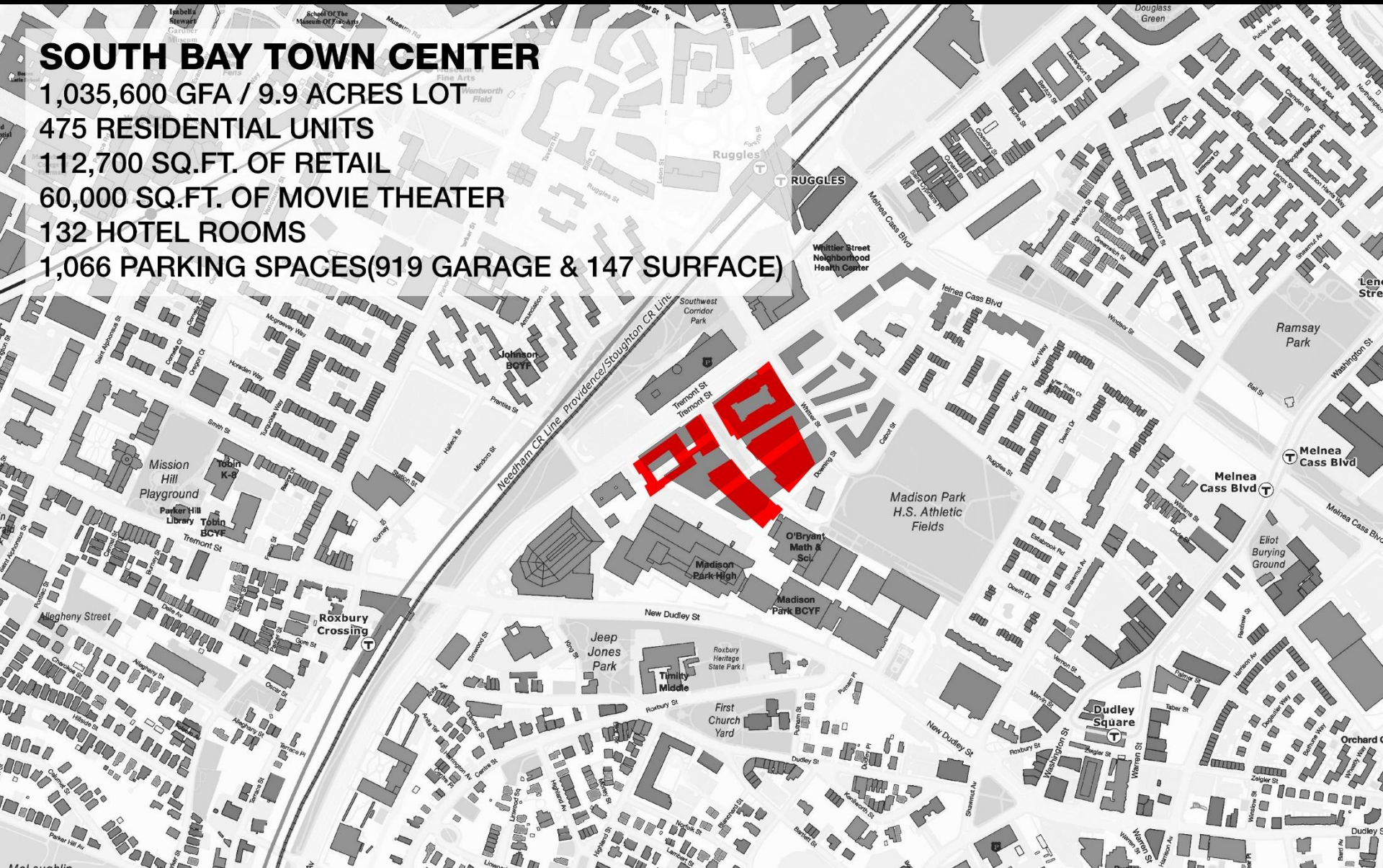
475 RESIDENTIAL UNITS

112,700 SQ.FT. OF RETAIL

60,000 SQ.FT. OF MOVIE THEATER

132 HOTEL ROOMS

1,066 PARKING SPACES(919 GARAGE & 147 SURFACE)





# Tremont Crossing Roxbury

## LANDMARK CENTER

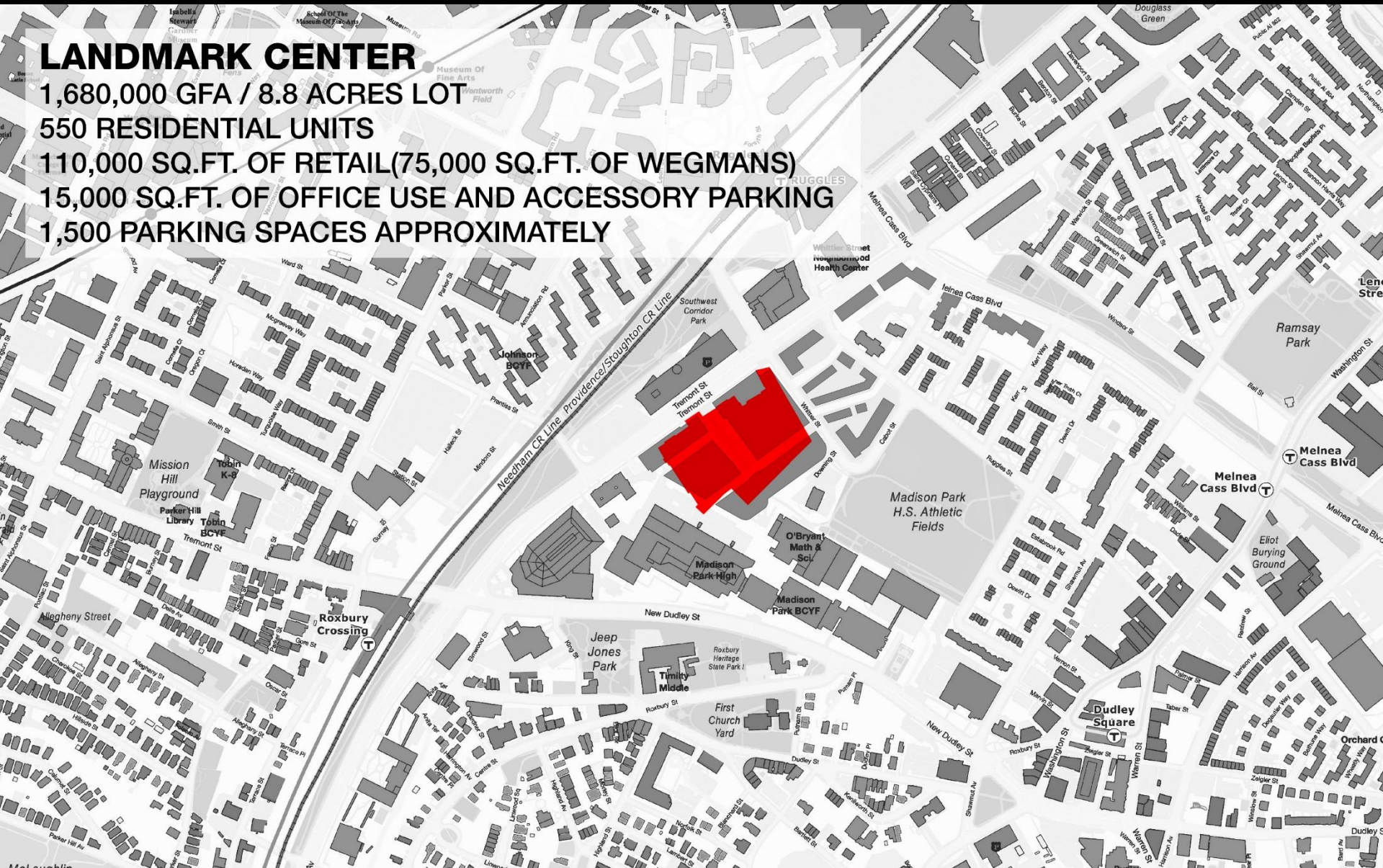
1,680,000 GFA / 8.8 ACRES LOT

550 RESIDENTIAL UNITS

110,000 SQ.FT. OF RETAIL (75,000 SQ.FT. OF WEGMANS)

15,000 SQ.FT. OF OFFICE USE AND ACCESSORY PARKING

1,500 PARKING SPACES APPROXIMATELY





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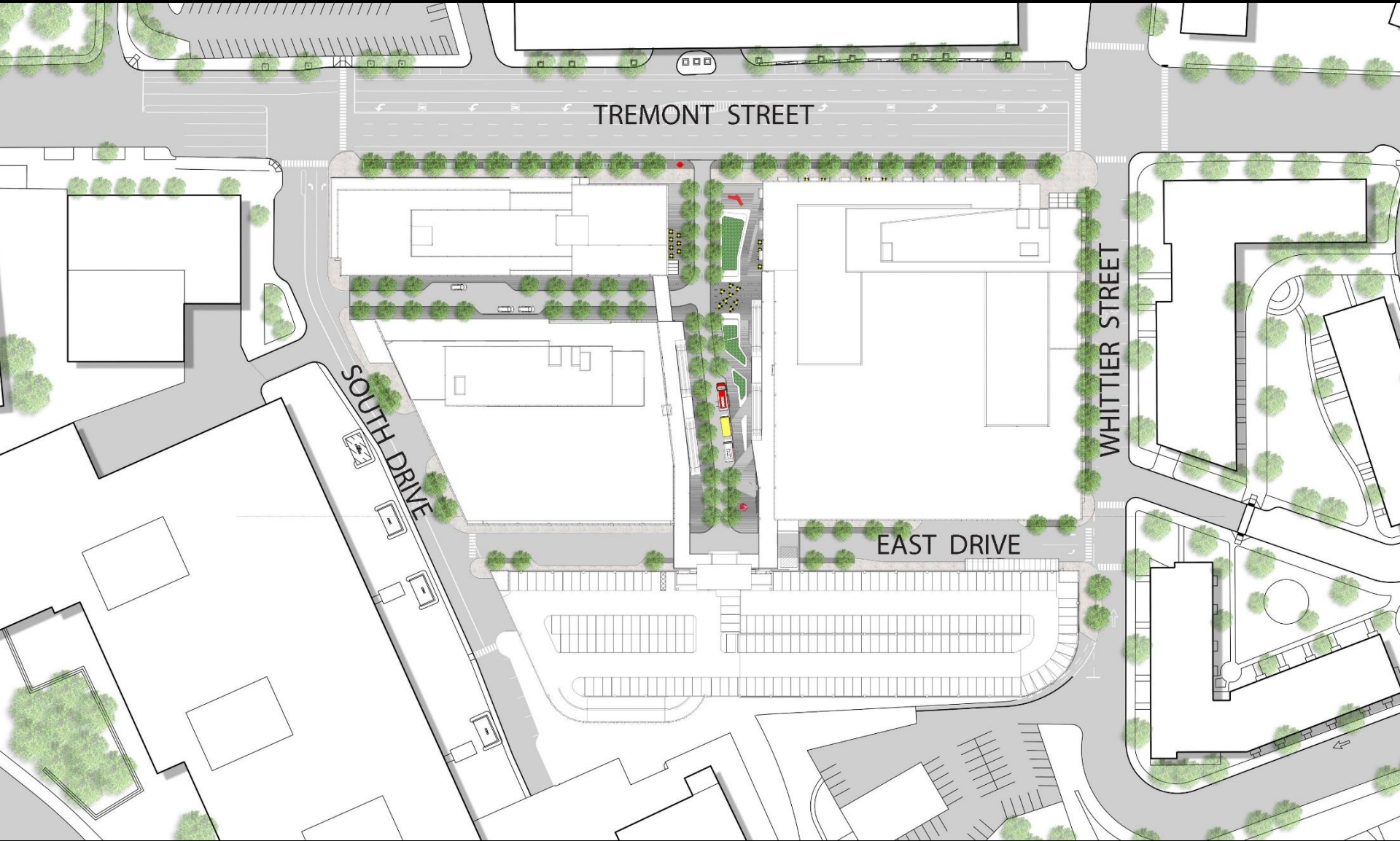
**2. DIAGRAMS**

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# Tremont Crossing Roxbury



Overall Site Plan

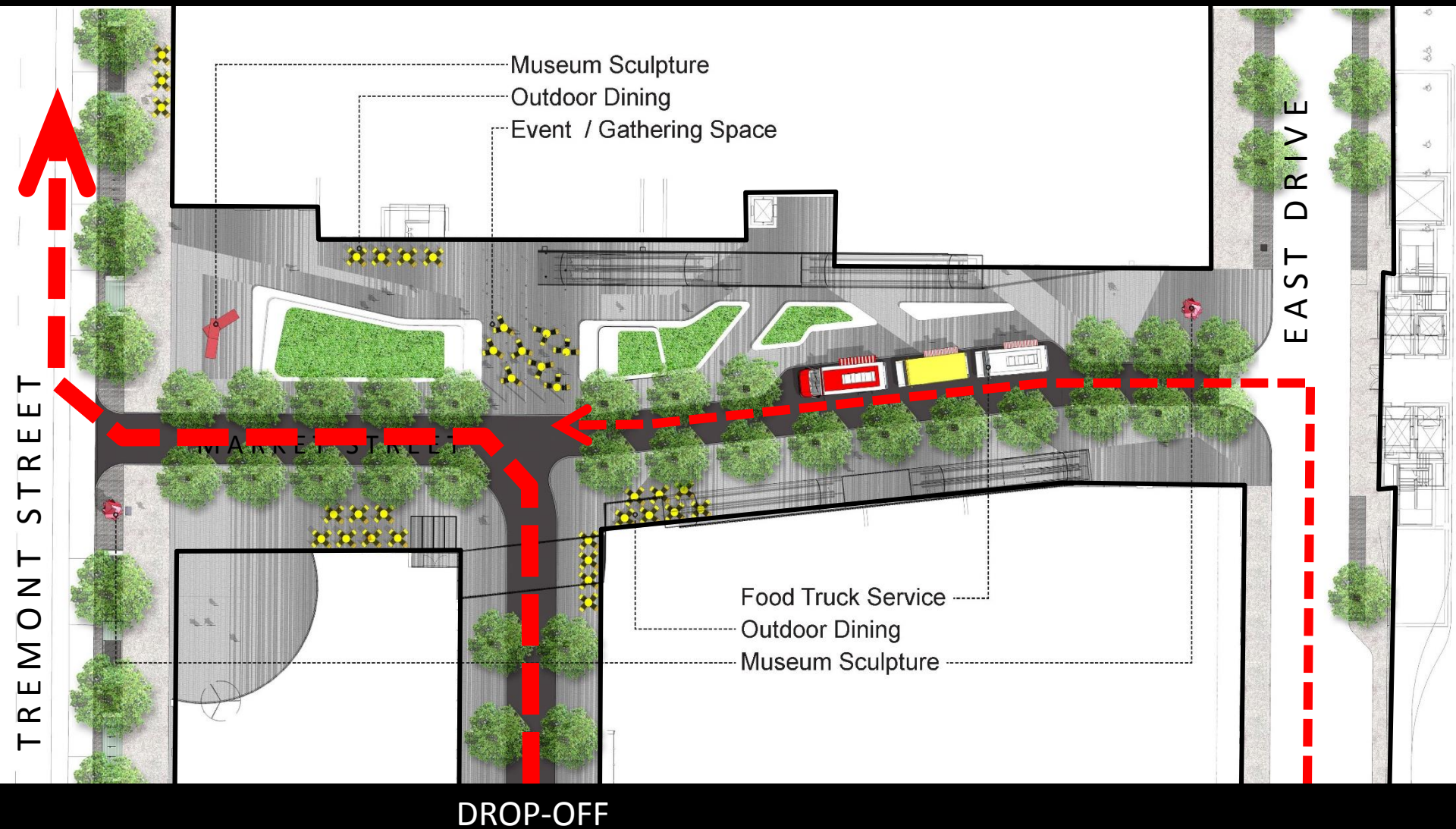


# Tremont Crossing Roxbury





# Tremont Crossing Roxbury





# Tremont Crossing Roxbury





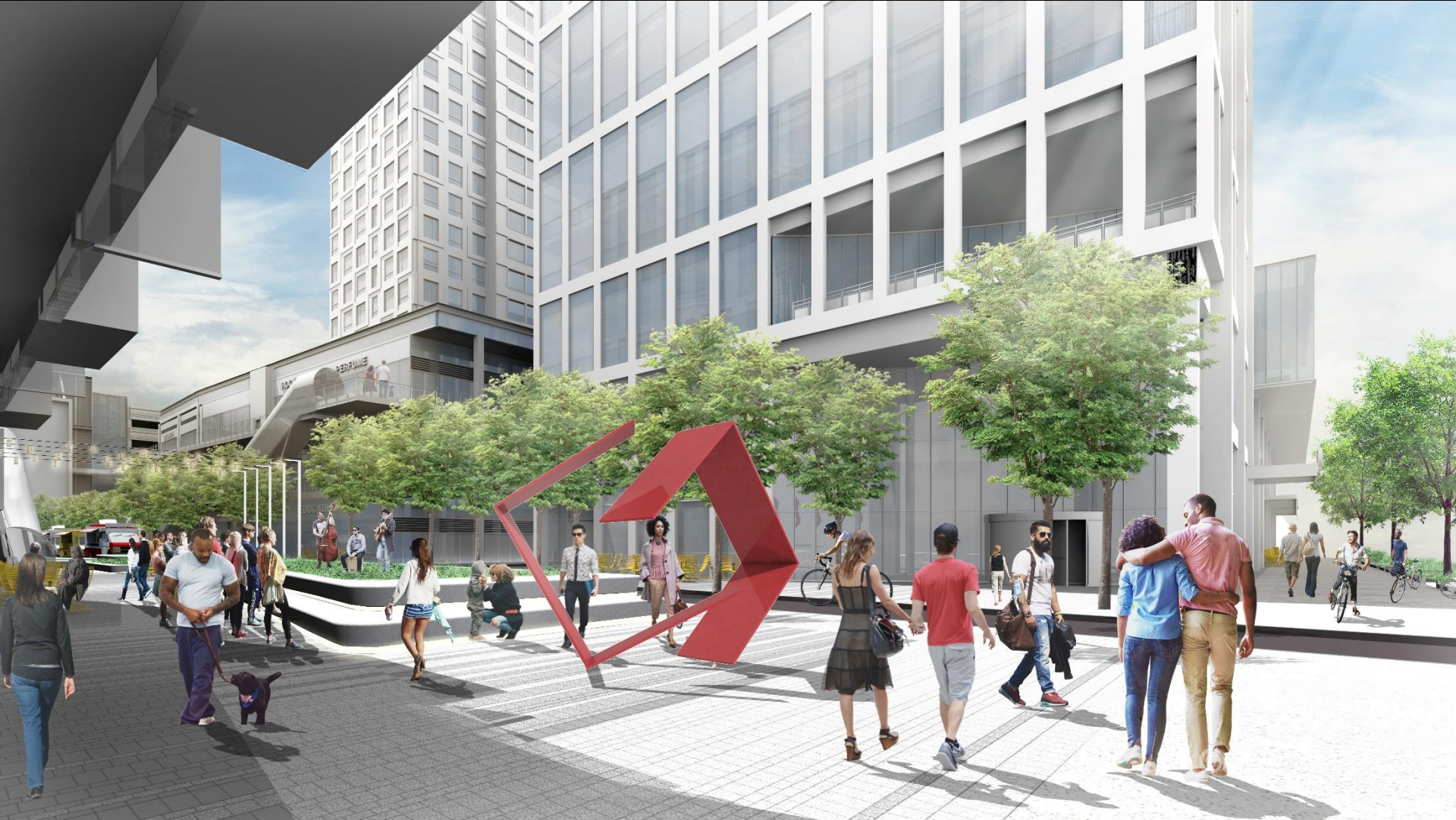
# Tremont Crossing Roxbury



**PERSPECTIVE: Looking into Market Street**



# Tremont Crossing Roxbury



**PERSPECTIVE: Market Street from Tremont Street**



# Tremont Crossing Roxbury



**PERSPECTIVE: Market Street**



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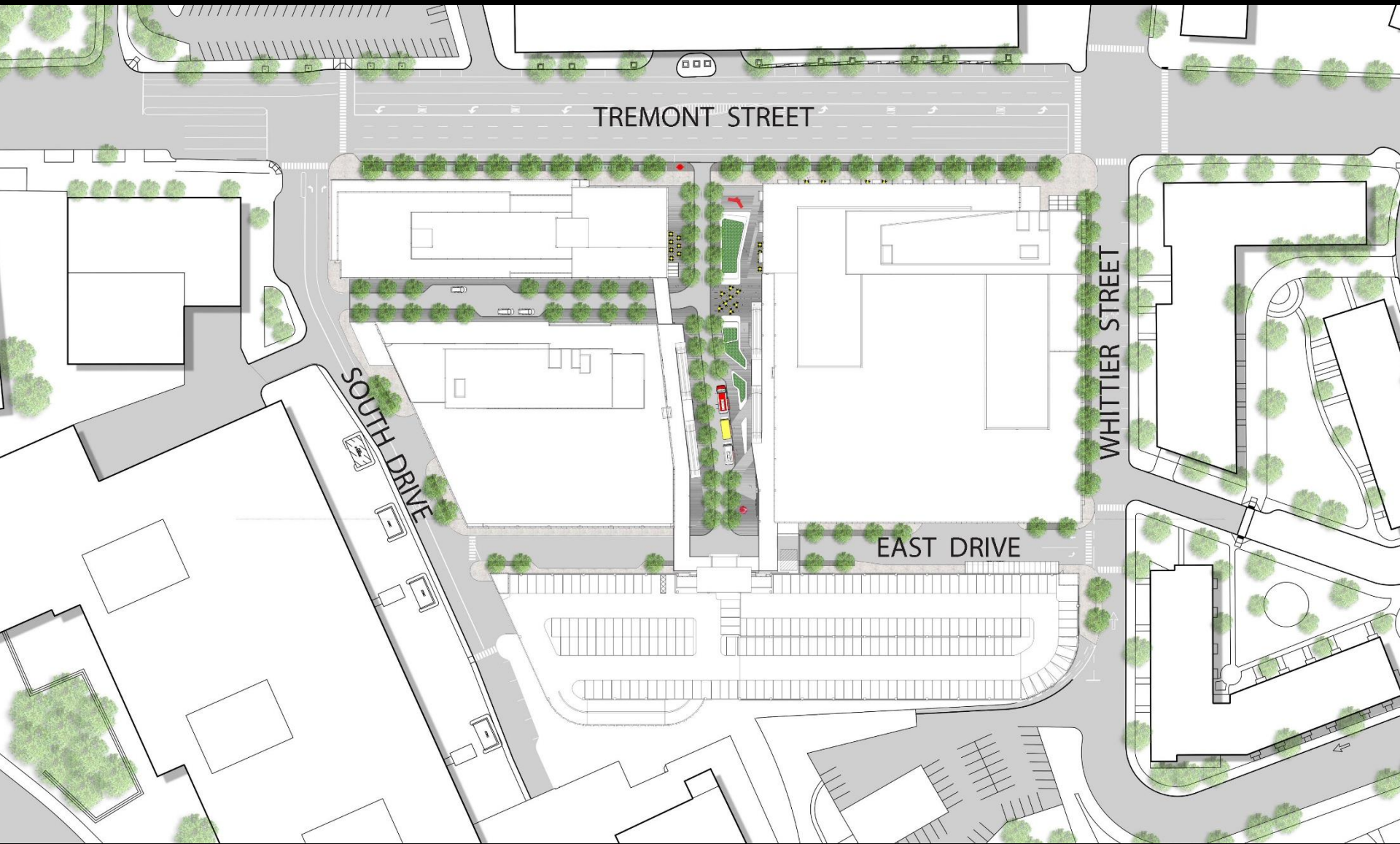
2. DIAGRAMS

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# Tremont Crossing Roxbury



Site Plan



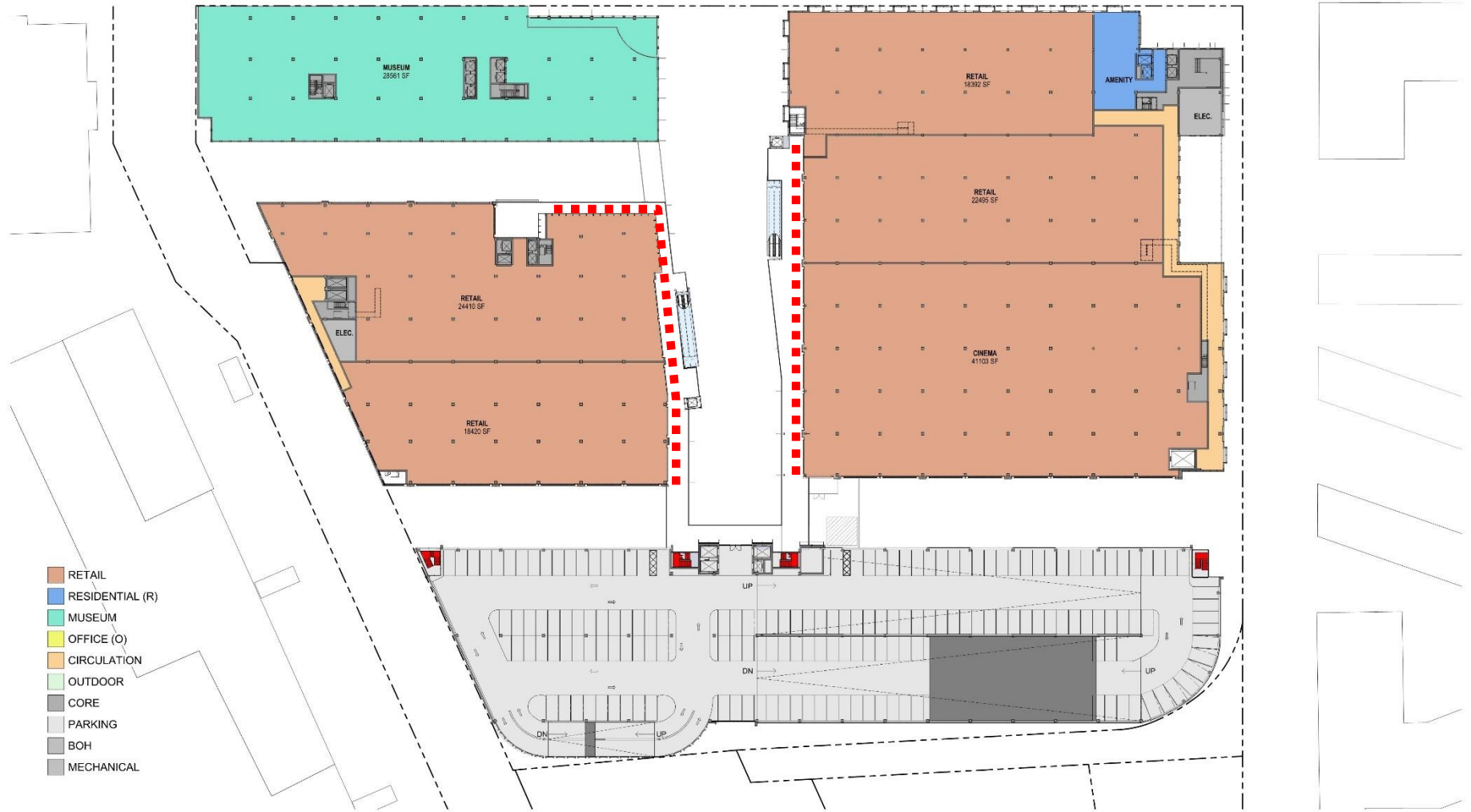








# Tremont Crossing Roxbury





# Tremont Crossing Roxbury





# Tremont Crossing Roxbury





# Tremont Crossing Roxbury



TREMONT CROSSING

1" = 30'-0"

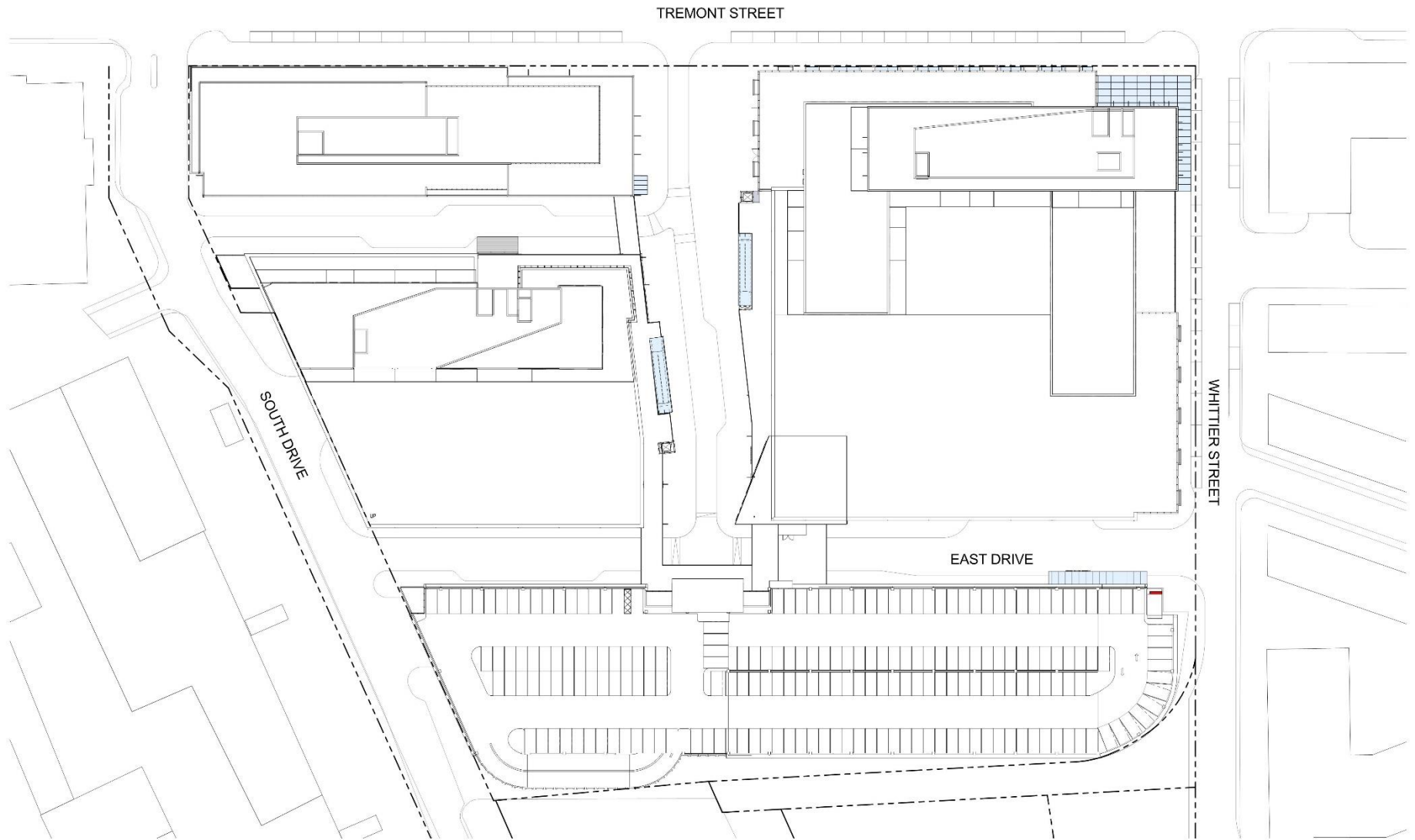
08.23.2016

LEVEL 17 - RESI

## Level 17 (Residential)



# Tremont Crossing Roxbury



TREMONT CROSSING

1" = 30'-0"

08.23. 2016

ROOF PLAN

## Roof Plan



# Tremont Crossing Roxbury





# Tremont Crossing Roxbury





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# Tremont Crossing Roxbury





# Tremont Crossing Roxbury

- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3 - Retail
- LEVEL 2 - Retail
- LEVEL PLAZA GRADE



- LEVEL 5 - Parking
- LEVEL 4 - Parking
- LEVEL 3B - Parking
- LEVEL 3A - Parking
- LEVEL 2B - Parking
- LEVEL 2A - Parking
- LEVEL 1B - Parking
- LEVEL 1A - Parking



# Tremont Crossing Roxbury



- LEVEL 23
- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3B - Parking
- LEVEL 3 - Retail
- LEVEL 2B - Parking
- LEVEL 2A - Parking
- LEVEL 1B - Parking
- LEVEL 1A - Parking

- LEVEL PH - Office
- LEVEL 7 - Office
- LEVEL 6 - Office
- LEVEL 5 - Office
- LEVEL 4 - Office
- LEVEL 3 - Museum
- LEVEL 2 - Retail
- LEVEL PLAZA GRADE



# Tremont Crossing Roxbury



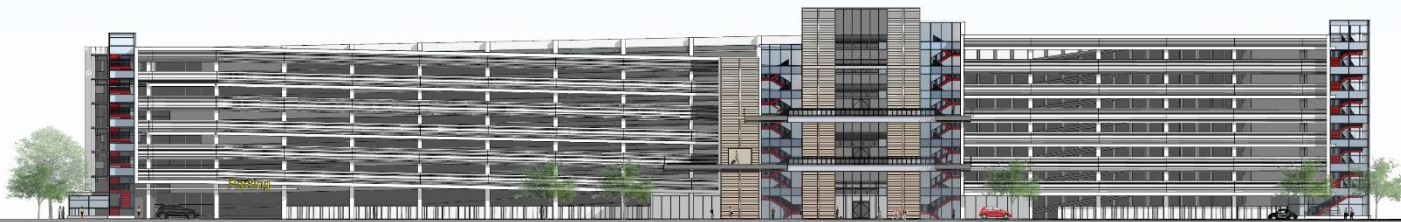
- LEVEL 5 - Parking
- LEVEL 4 - Parking
- LEVEL 3B - Parking
- LEVEL 3A - Parking
- LEVEL 2B - Parking
- LEVEL 2A - Parking
- LEVEL 1B - Parking
- LEVEL 1A - Parking

- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3 - Retail
- LEVEL 2 - Retail

East Elevation – Whittier St.



# Tremont Crossing Roxbury



- LEVEL 6 - Parking
- LEVEL 5 - 107' - 6"
- LEVEL 4 - Parking
- LEVEL 3B - Parking
- LEVEL 3A - Parking
- LEVEL 2B - Parking
- LEVEL 2A - Parking
- LEVEL 1B - Parking
- LEVEL 1A - Parking

## North Elevation - Garage



- LEVEL 5 - Parking
- LEVEL 4 - Parking
- LEVEL 3B - Parking
- LEVEL 3A - Parking
- LEVEL 2B - Parking
- LEVEL 2A - Parking
- LEVEL 1B - Parking
- LEVEL 1A - Parking

## South Elevation - Garage

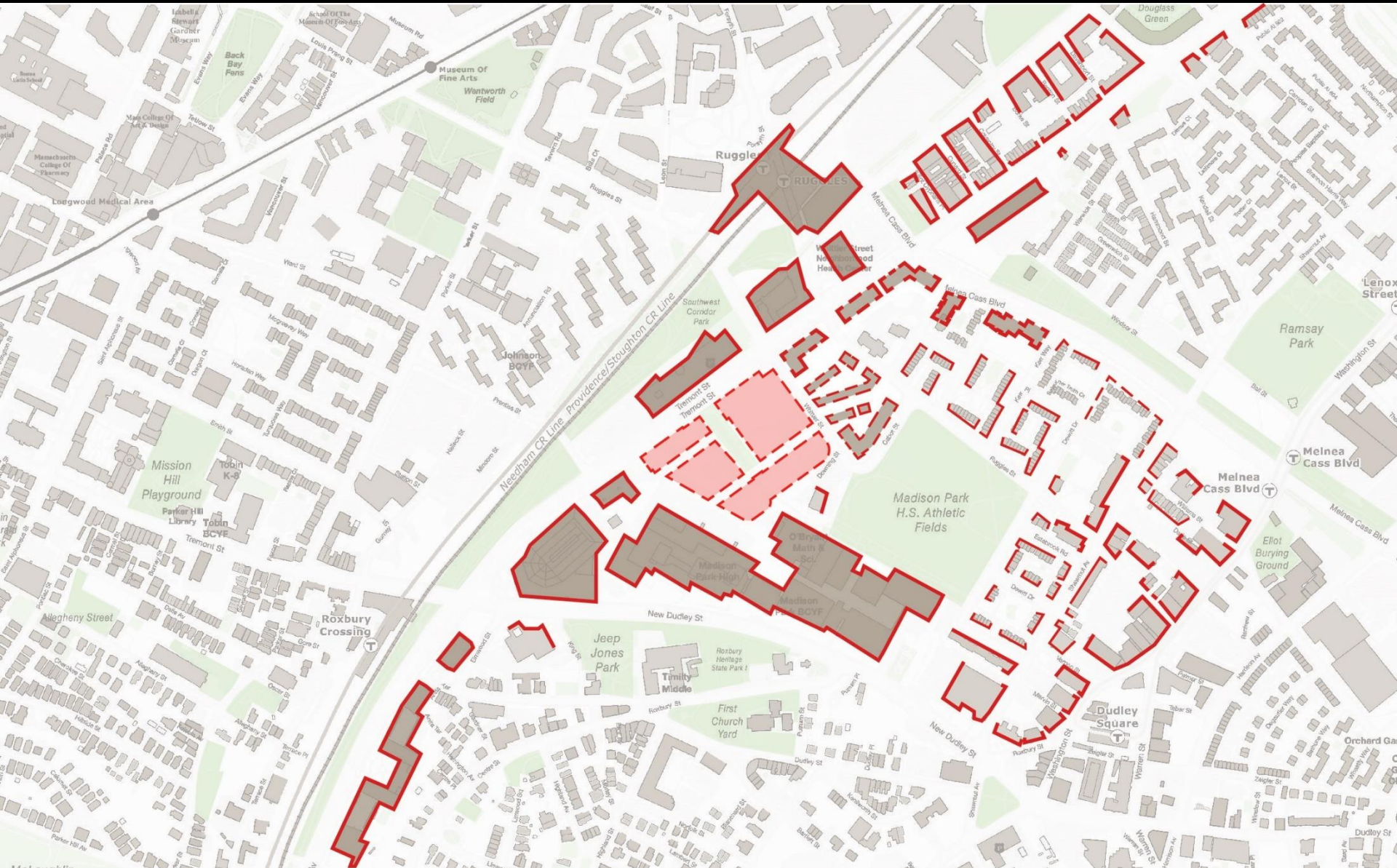
# Tremont Crossing Roxbury





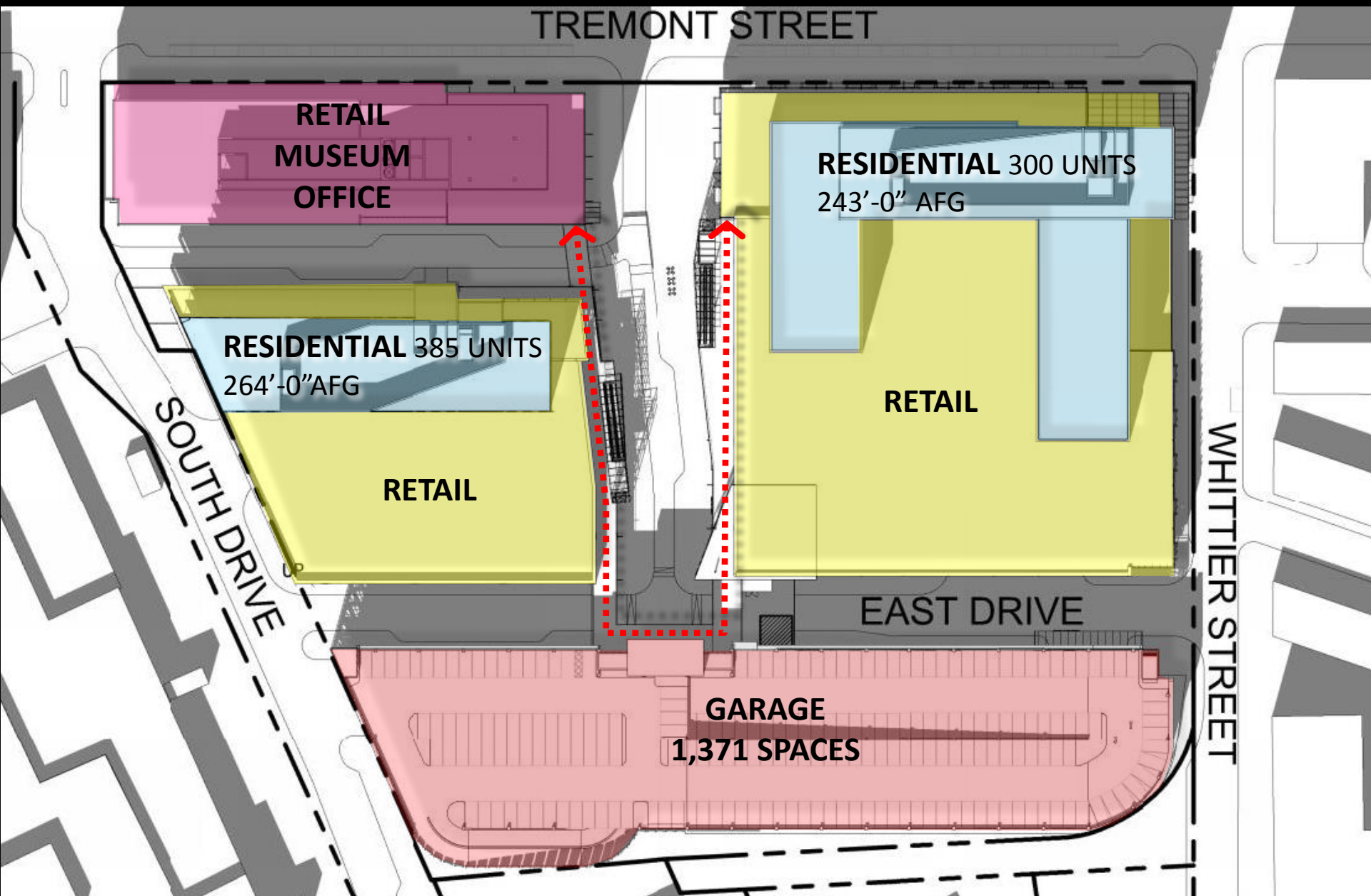
# Tremont Crossing Roxbury

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# Tremont Crossing Roxbury



Site Plan

# Tremont Crossing Roxbury

## INK BLOCK

806,000 GFA / 6.8 ACRES LOT

468 RESIDENTIAL UNITS

85,000 SQ.FT. OF RETAIL(50,000 SQ.FT. OF WHOLE FOODS)

200 HOTEL ROOMS

496 PARKING SPACES

