

# Your Neighborhood Your Feedback



## Ashmont Transit Oriented Development Two

## Overview:

1. BRA Opening Remarks
2. Who We Are
3. Community Role & Process
4. Project Design & Program
5. Discussion

**Developer:** Trinity Financial

**Architect:** The Architectural Team

**Property Manager:** Trinity Management, LLC

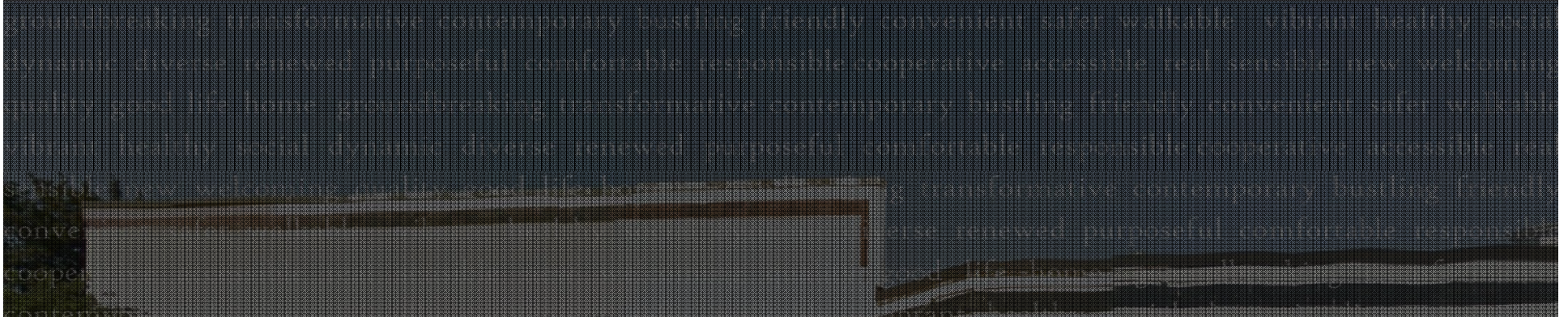
**Permitting Consultant:** Fort Point Associates

**Legal:** WilmerHale

- Developed over \$2 billion of real estate
- Development throughout the Northeast in Massachusetts, Connecticut, Rhode Island, & New York
- Over 7,000 units of multi-family, mixed-income rental, and for-sale
- 500,000 square feet of commercial development
- Award-winning urban infill projects
- Reliable, experienced professionals and consultants



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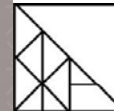
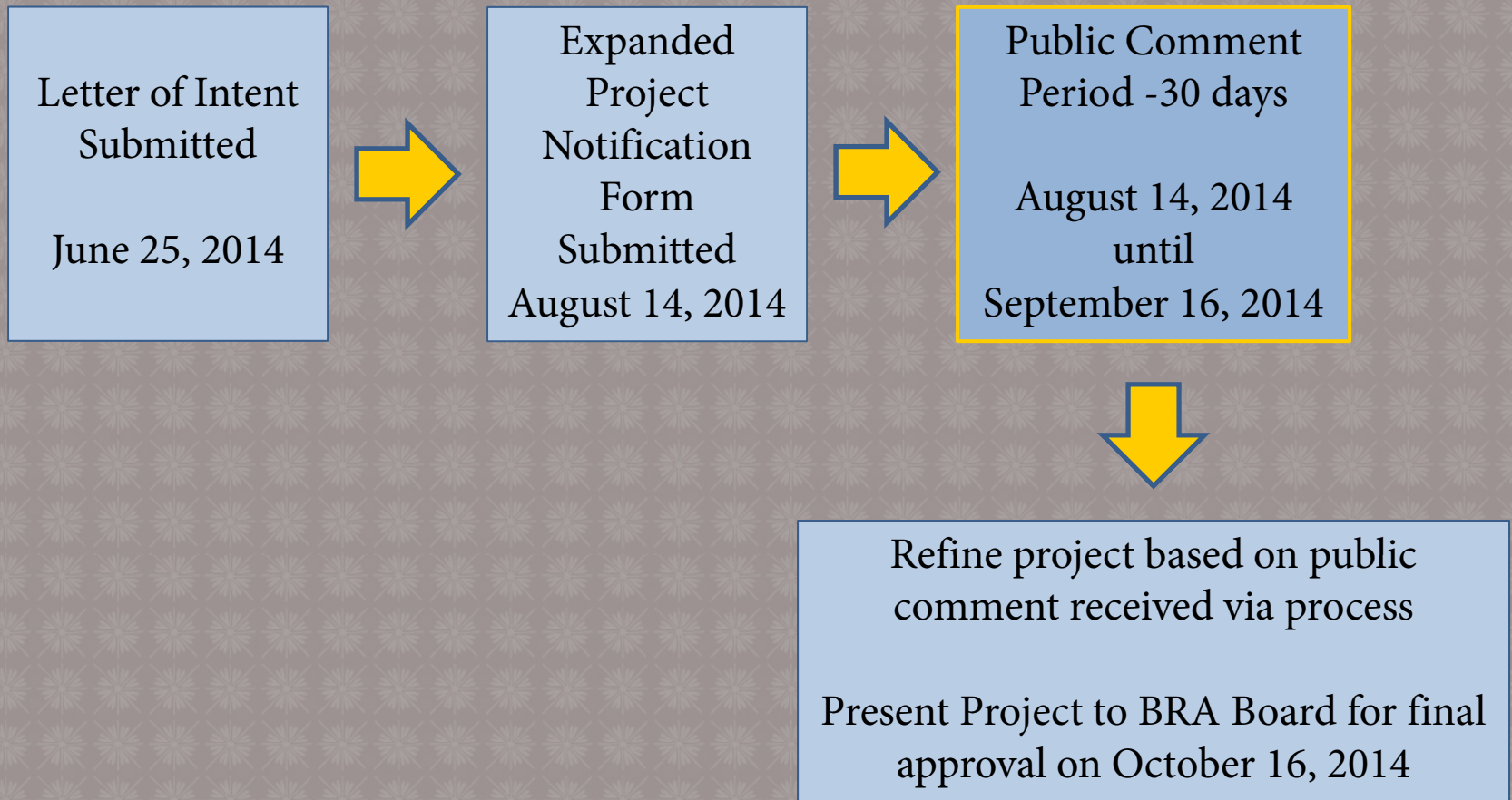


## Community Role & Process



## Ashmont Transit Oriented Development Two





Boston  
Redevelopment  
Authority

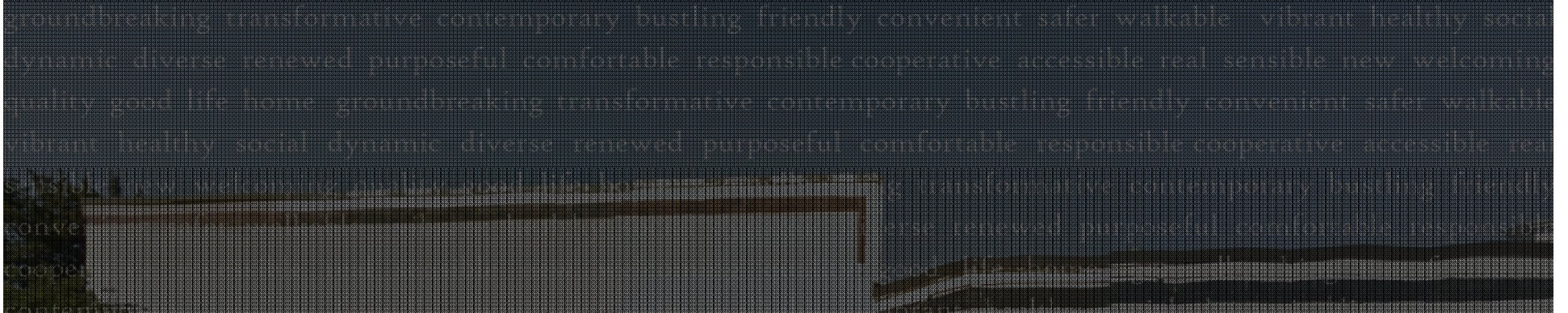
CASEY HINES

ONE CITY HALL SQUARE, 9TH FLOOR  
BOSTON, MA 02201  
Ph: 617-918-4244  
Email: Casey.A.Hines@boston.gov

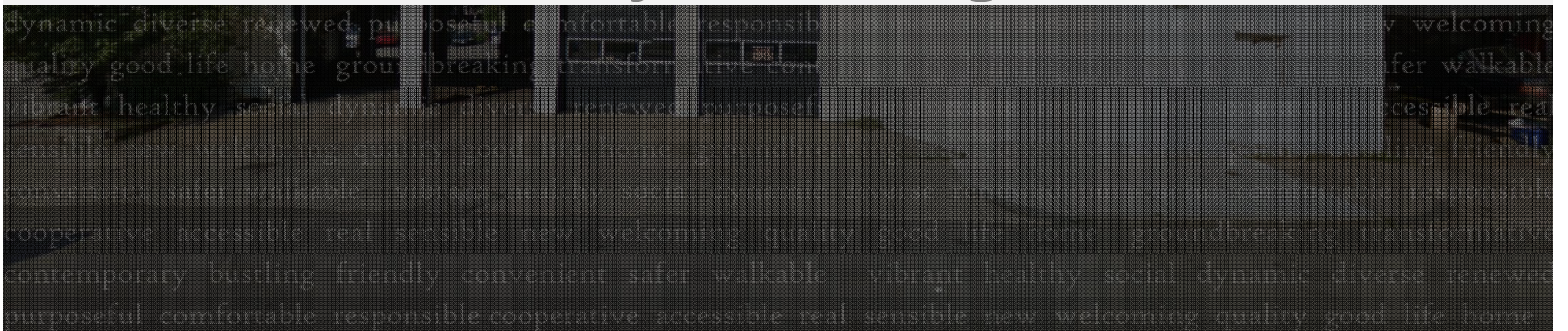
November 2014	Receive BRA & ZBA approvals
December 2014	Close on Ashmont Tire Buildings and Site
December 2014-2015	Execute One Year Lease with Ashmont Tire
December 2014-2015	Raise Capital to Build Project
December 2015	Close on Construction Financing & Begin Construction



# Your Neighborhood Your Feedback



## Project Design



## Ashmont Transit Oriented Development Two

- 0.62-acre or 26,865 square foot site at 1971-1977 Dorchester Ave & 4 Fuller Street







# Ashmont TOD2      Rendering 2 – View Down Dorchester Avenue (South)











# Your Neighborhood Your Feedback



## Building Program



## Ashmont Transit Oriented Development Two

# Ashmont TOD2

## 1st Floor



Size: 3,950 square feet subdivided into up to three retail spaces

Ideal Tenant: Local business committed to supporting the growth and diversification of businesses in the Ashmont neighborhood.

Potential Uses:

- Specialty Foods
- Fitness and Recreation
- Neighborhood Services
- Creative Economy

# Ashmont TOD2

## 1st Floor



# Ashmont TOD2

## 2<sup>nd</sup> Floor



# Ashmont TOD2

3<sup>rd</sup> – 4<sup>th</sup> Floor



## AFFORDABLE HOUSING

# of Units: 44 units

Types of Units: Studio (1), 1 BDR (16), 2BDR (24) & 3BDR (3)

Rental Pricing: \$469 - \$1,395

Floors: Rear of 1<sup>st</sup> Floor, Floors 2 – 4

Target Renter: Families earning up to 60% of Area Median Income

- Family of 1 up to \$44,000
- Family of 6 up to \$66,000

# Ashmont TOD2

5<sup>th</sup> Floor





# Ashmont TOD2

6<sup>th</sup> Floor



6<sup>th</sup> Floor Loft



## MARKET-RATE CONDOMINIUMS

# of Units: 37 for-sale units

Types of Units: Studio (1), 1 BDR (10),  
1 BDR Loft (17), & 2BDR (9)

Est. Avg. Price: \$299,180 per unit | \$403 per square foot

Floors: Floors 5 – 6

Target Buyer: Middle-Income Households (80% - 120% AMI)

- Families earning \$52,000 - \$113,000

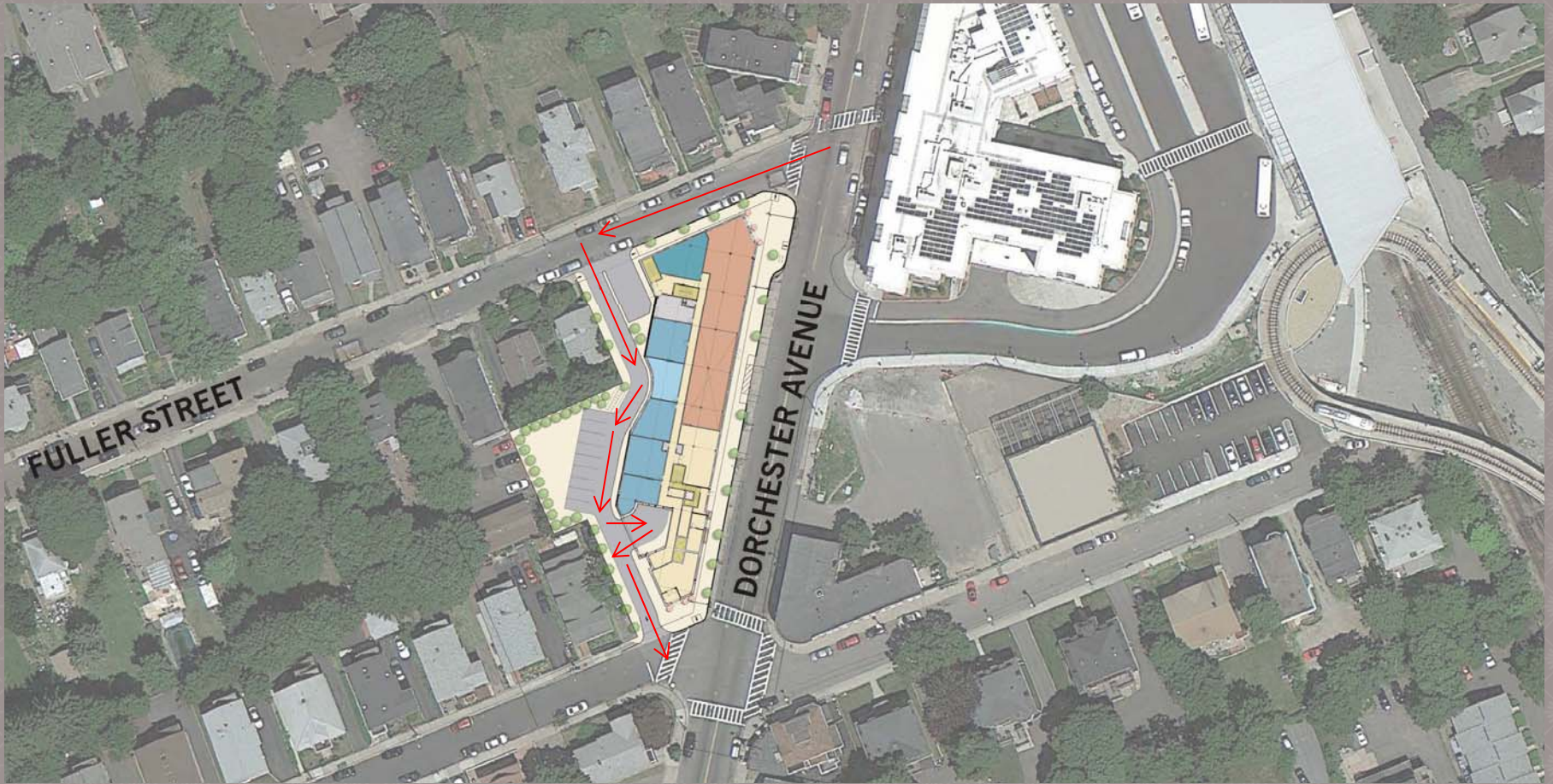
Neighborhood

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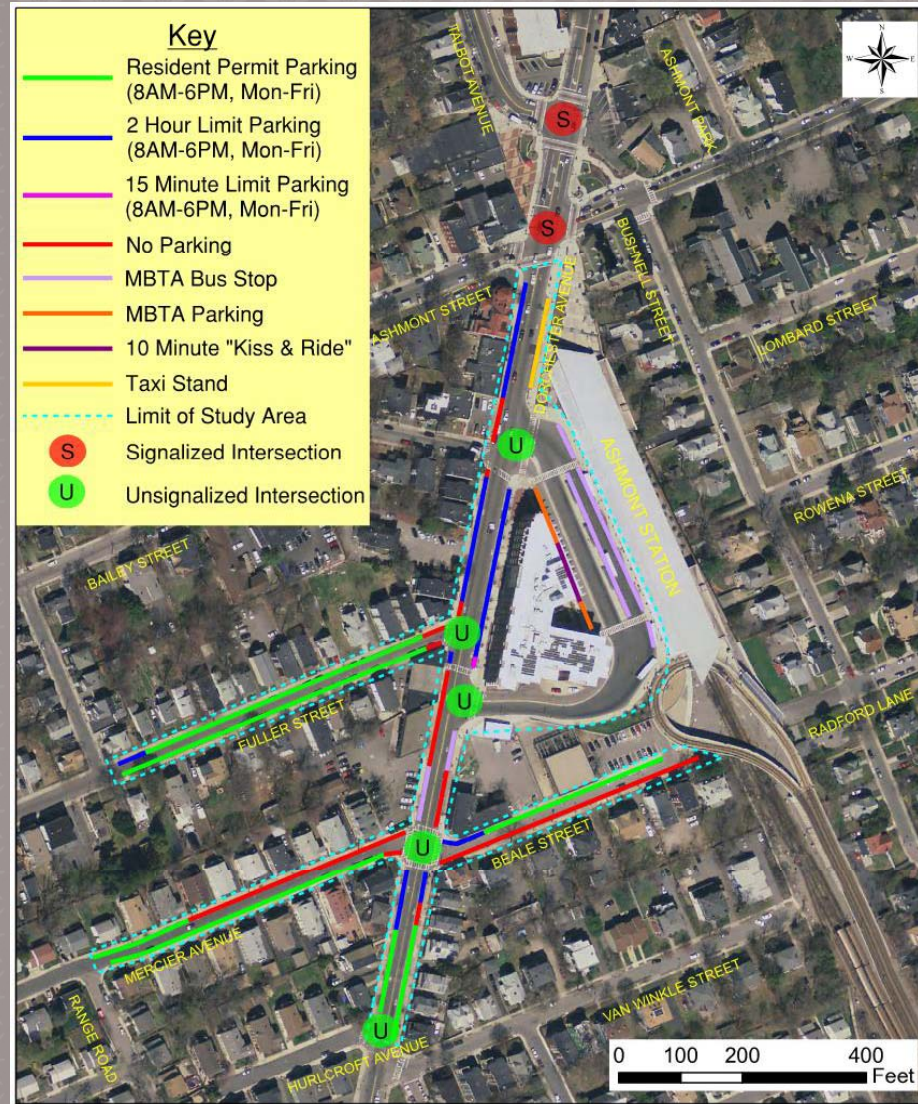
## Traffic and Parking

Ashmont Transit Oriented Development Two





1. 20% reduction in traffic volumes since initial Carruth Traffic Studies in 2004
2. The residential building's overall traffic volumes will offer a reduction in the number of automobile trips currently generated by Ashmont Tire





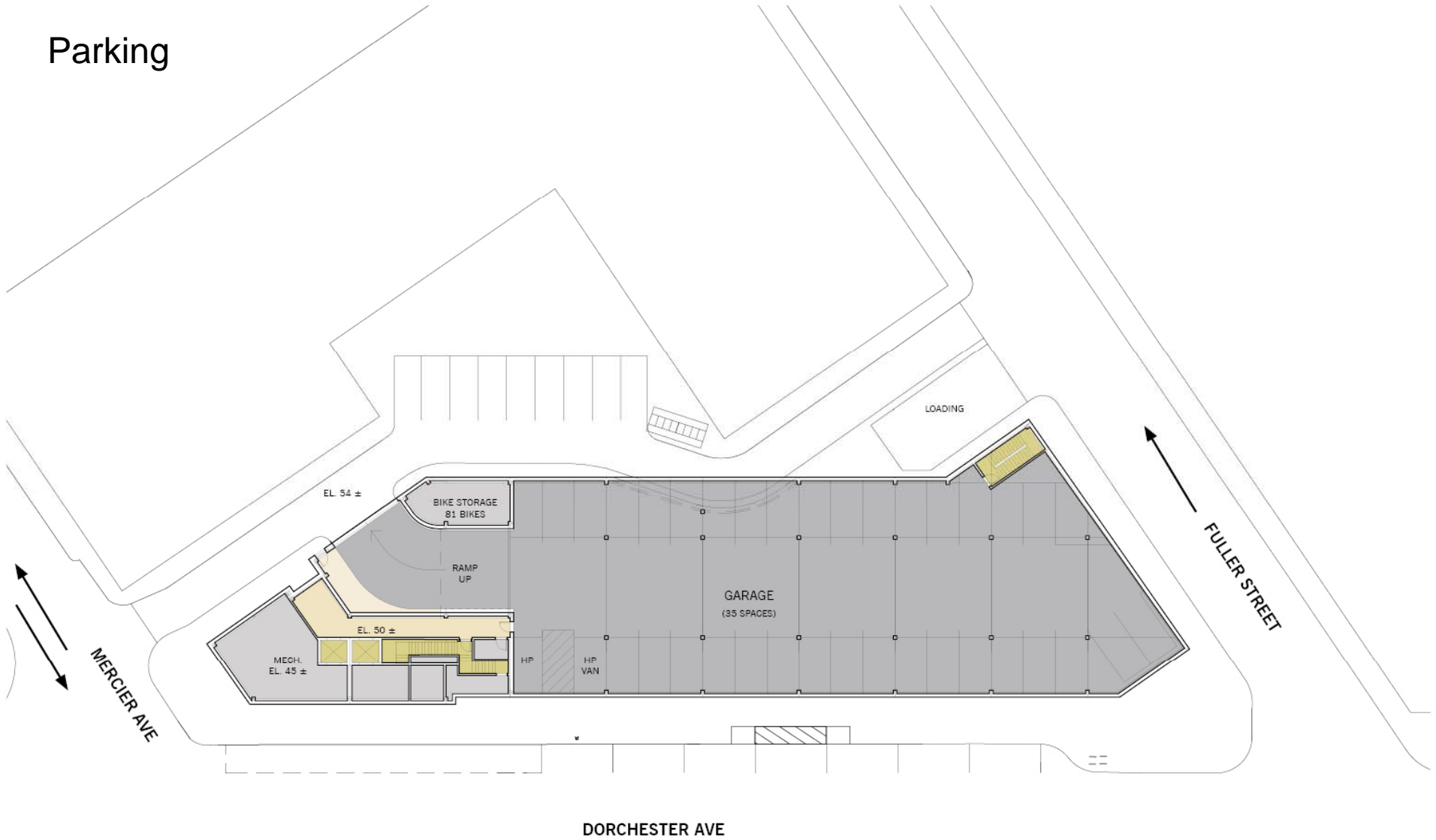
**Table 1 - Resident Permit Parking Utilization & Turnover\***

STUDY AREA**	COUNT TIME	TOTAL # OF PARKING SPACES	# OF SPACES OCCUPIED	UTILIZATION (%)	# OF TURNOVERS	TURNOVER (%)
Dorchester Avenue	8:00 AM	11	5	45%		
	NOON	11	5	45%	1	9%
	4:00 PM	11	6	55%	1	9%
Beale Street	8:00 AM	13	12	92%		
	NOON	13	11	85%	2	15%
	4:00 PM	13	10	77%	0	0%
Fuller Street	8:00 AM	33	15	45%		
	NOON	33	14	42%	3	9%
	4:00 PM	33	9	27%	7	21%
Mercier Avenue	8:00 AM	24	8	33%		
	NOON	24	12	50%	2	8%
	4:00 PM	24	8	33%	5	21%

\*The parking counts were taken on Tuesday, June 24, 2014.

\*\*Refer to Figure 5-3 for the limits of the study area.

Parking



# Your Neighborhood Your Feedback

## Sustainability

### Ashmont Transit Oriented Development Two

## Ashmont TOD2

### **LEED for Homes Midrise - Silver Level**

- Compliant with City of Boston's Article 37 Requirements
- LEED Silver Certifiable

### **Urban Infill Development**

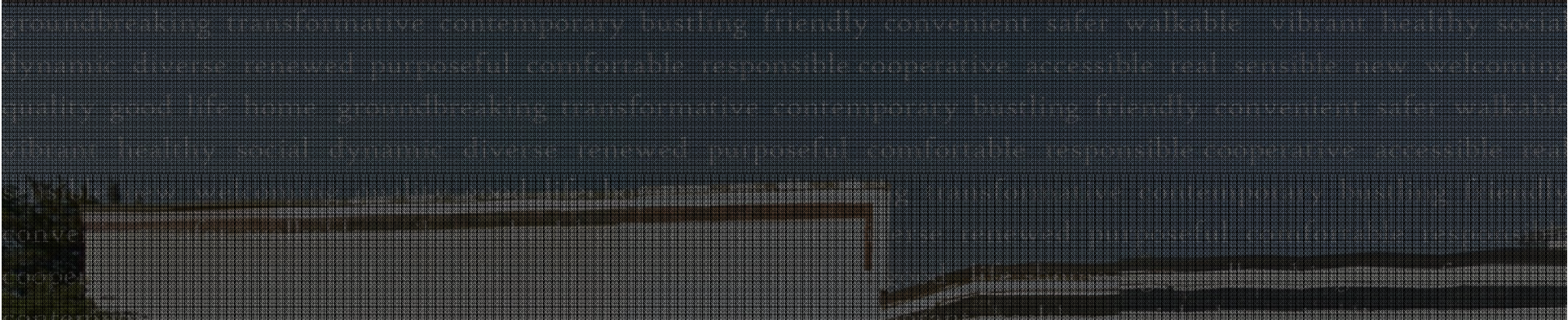
### **Transit, Pedestrian, and Bicycle orientation**

- Walking distance to MBTA station, local shopping on Dorchester Avenue, area public parks
- Improved pedestrian crossings
- Covered bicycle parking

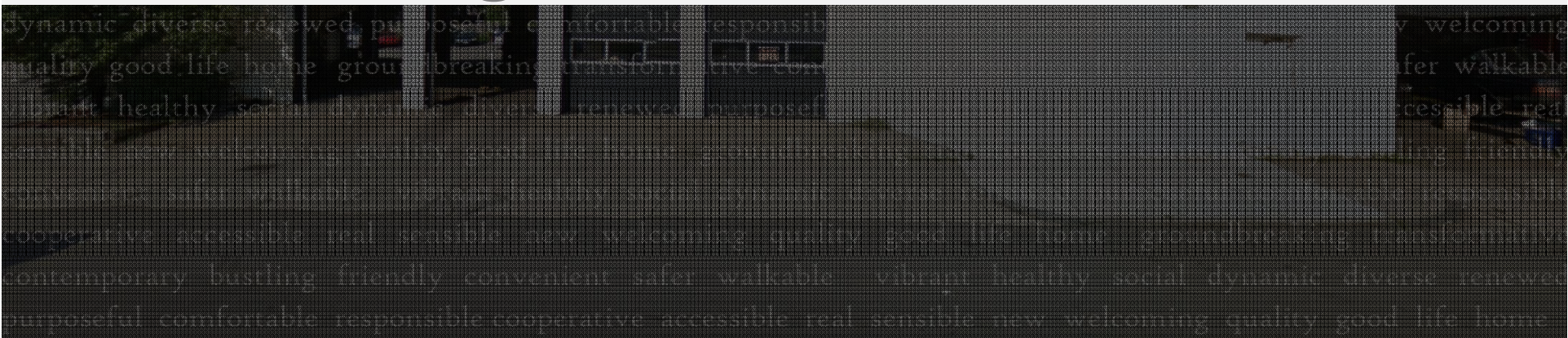
### **20% Energy Conservation from Baseline**



# You. Neighborhood. You. Feedback



## Neighborhood Context



## Ashmont Transit Oriented Development Two

Neighborhood Context – View looking down  
Dorchester Ave (no building)



# Neighborhood Context – View looking down Dorchester Ave (with building)



Neighborhood Context – View looking down  
Dorchester Ave (no building)





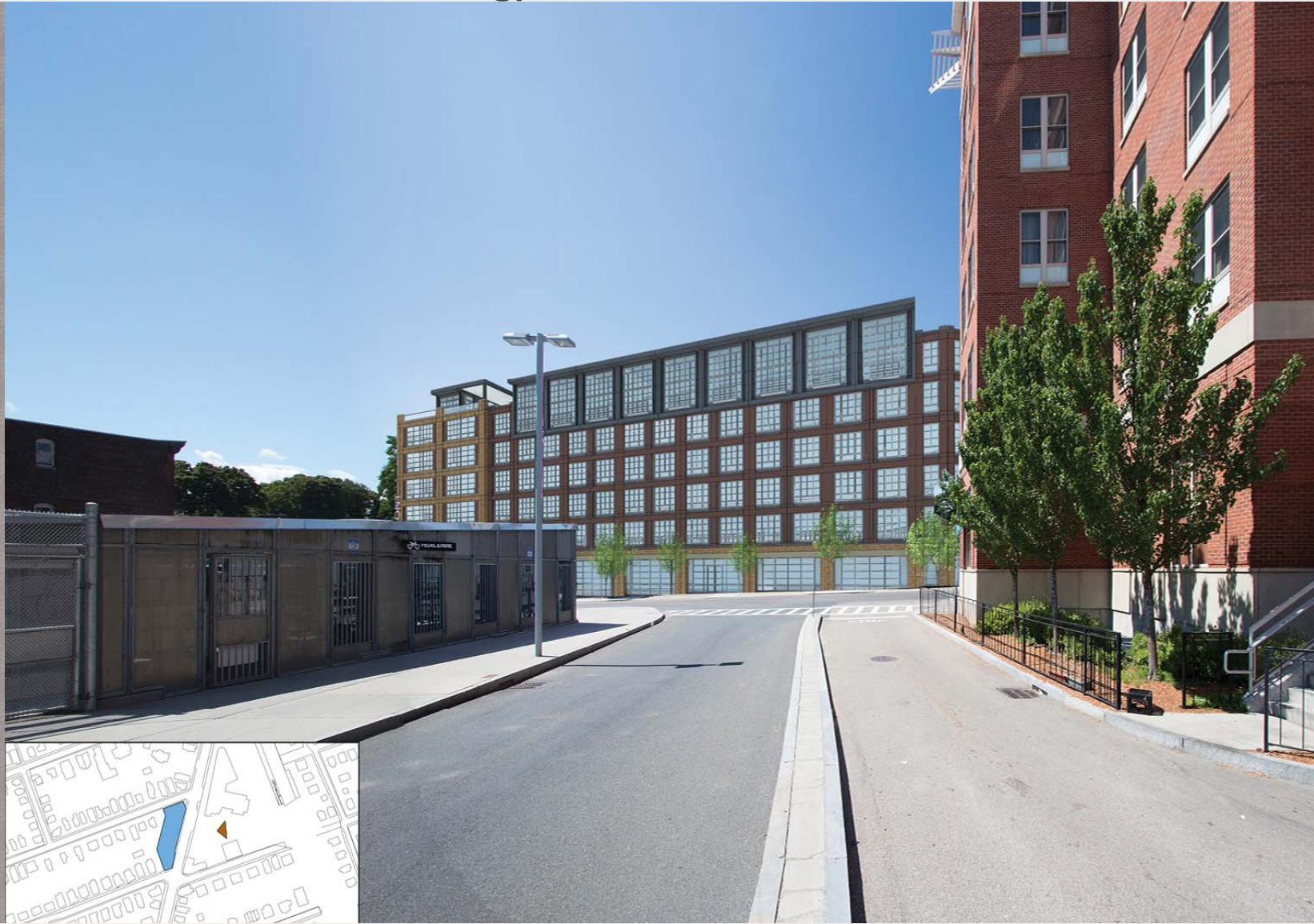
# Neighborhood Context – View looking down Dorchester Ave (with building)





# Ashmont TOD2

## Neighborhood Context – From Bus Way (with building)



Neighborhood Context – View looking up Dorchester Ave (no building)





Neighborhood Context– View from Fuller Street  
Looking East (no building)



Neighborhood Context– View from Fuller Street  
Looking East (with building)



Neighborhood Context– View from Mercier Ave  
Looking East (no building)





Neighborhood Context– View from Mercier Ave  
Looking East (with building)



# Your Neighborhood Your Feedback

## Upcoming Meetings

### Ashmont Transit Oriented Development Two

## **BRA Community Meeting**

- September 8<sup>th</sup>

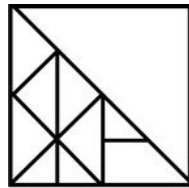
## **BCDC**

- September 16<sup>th</sup> subcommittee
- October 7<sup>th</sup>

## **BRA Board Meeting**

- October 16<sup>th</sup>

**Comment Letters should be directed to:**



Boston  
Redevelopment  
Authority

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# Your Neighborhood Your Feedback



Thank You!

TRINITY  
FINANCIAL

BRA Community Meeting - September 8, 2014