

# Tremont Crossing

Roxbury, MA

Presentation to:

Impact Advisory  
Group

22 September 2016



# DEVELOPMENT PROGRAM

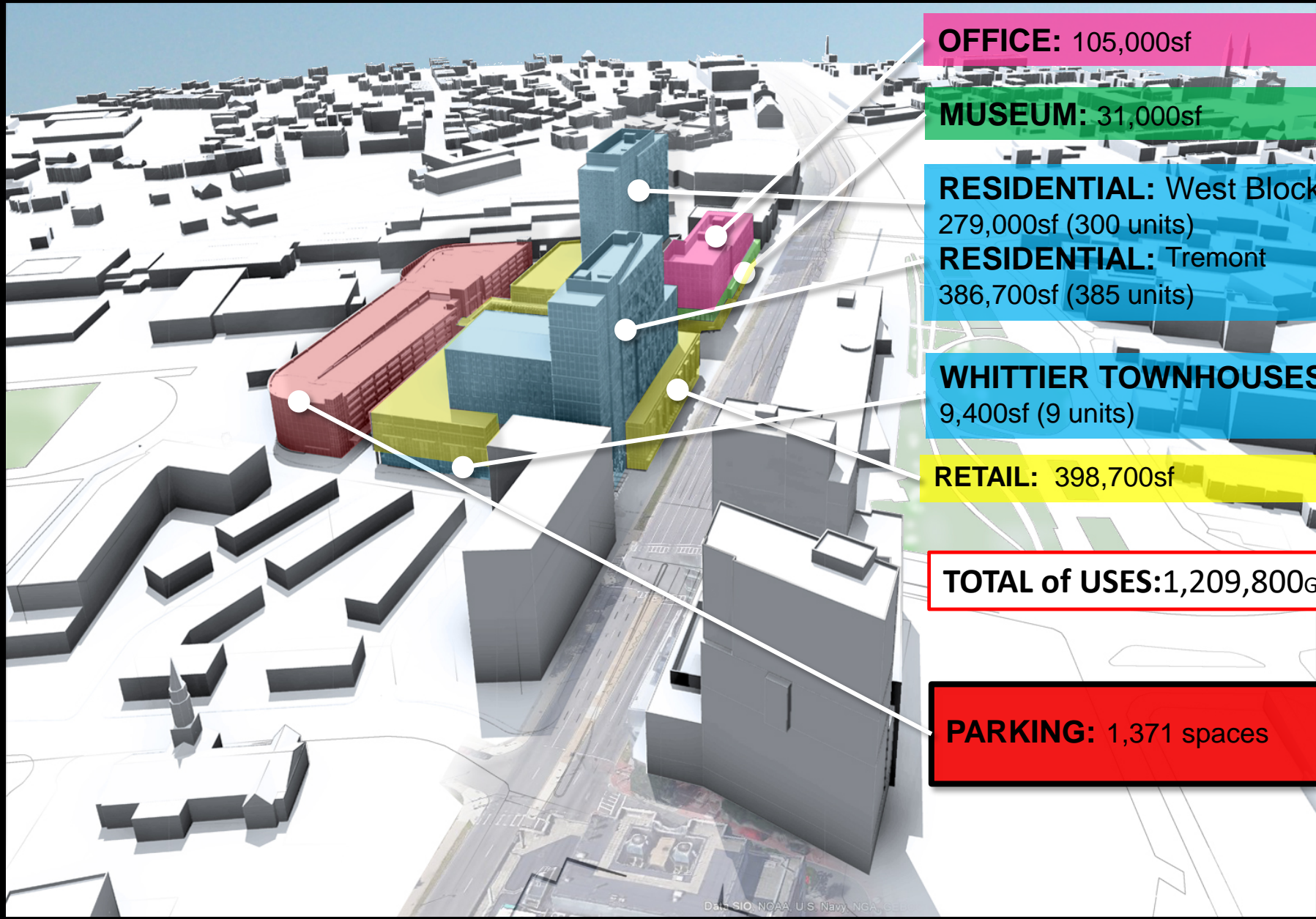


# Tremont Crossing Roxbury



Site plan

# Tremont Crossing Roxbury



**OFFICE:** 105,000sf

**MUSEUM:** 31,000sf

**RESIDENTIAL:** West Block  
279,000sf (300 units)

**RESIDENTIAL:** Tremont  
386,700sf (385 units)

**WHITTIER TOWNHOUSES:**  
9,400sf (9 units)

**RETAIL:** 398,700sf

**TOTAL of USES:** 1,209,800GSF

**PARKING:** 1,371 spaces

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

## Program Massing

# Tremont Crossing Roxbury

- Addition of a new roadway bisecting its western commercial block
- Significant reduction 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

## DPIR FILING

## REVISED DPIR

Retail	402,000 sf	398,700 sf
Hotel	130,600 sf	Removed from project
Office	203,600 sf	105,000 sf
NCAAA Museum	31,000 sf	31,000 sf
Tremont Street Residential	290,700 sf (300 units)	386,700 sf (385 units)
West Block Residential	340,800 sf (400 units)	279,000 sf (300 units)
Whittier Townhouses	N/A	9,400 sf (9 units)
<b>Total Size</b>	<b>1,398,700 sf</b>	<b>1,209,800 sf</b>

**Total Reduction in Size (SF)**

**NA**

**(188,900 sf)**

**Project Parking**

**1,587 spaces**

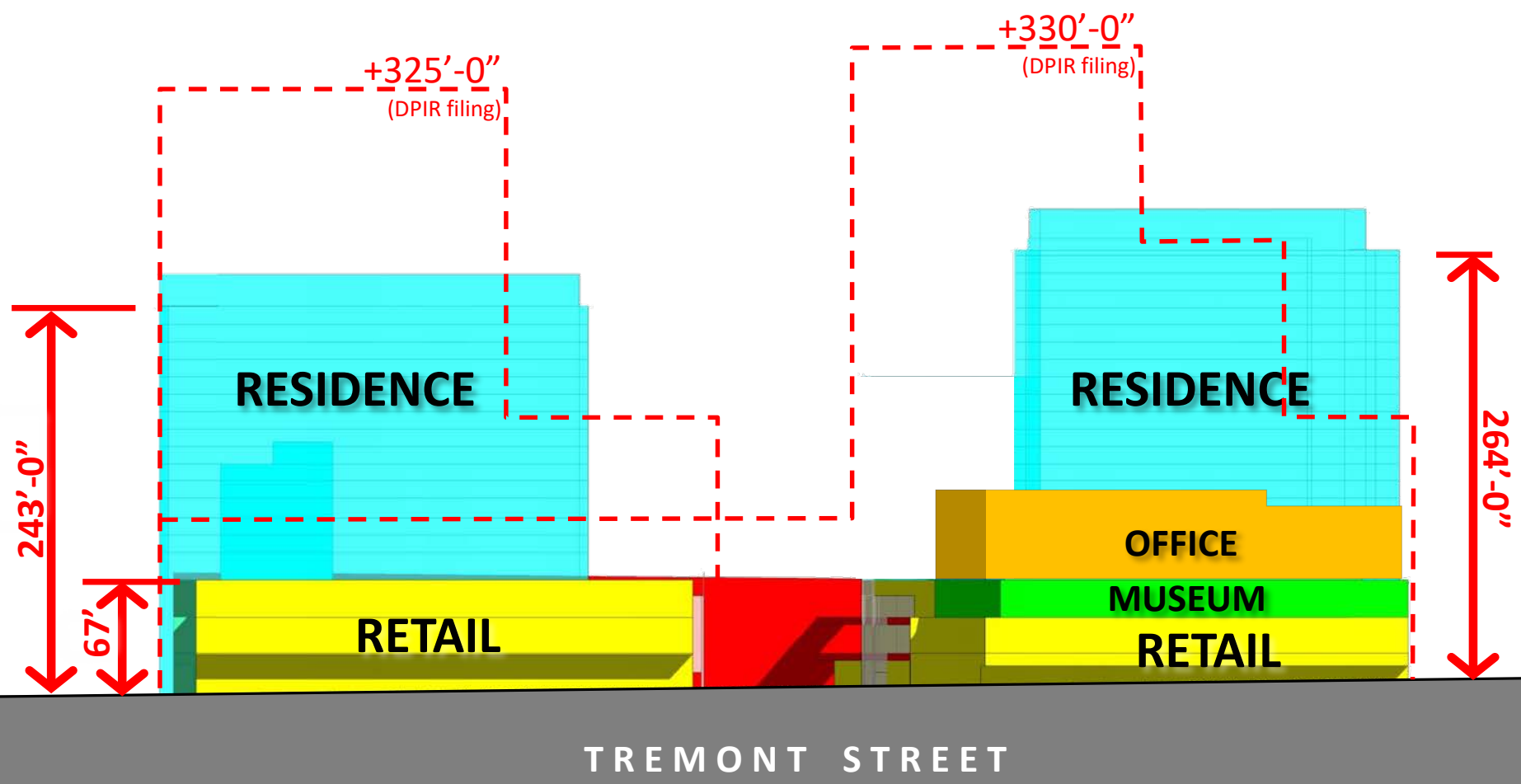
**1,371 spaces**

**Total Reduction in Parking**

**NA**

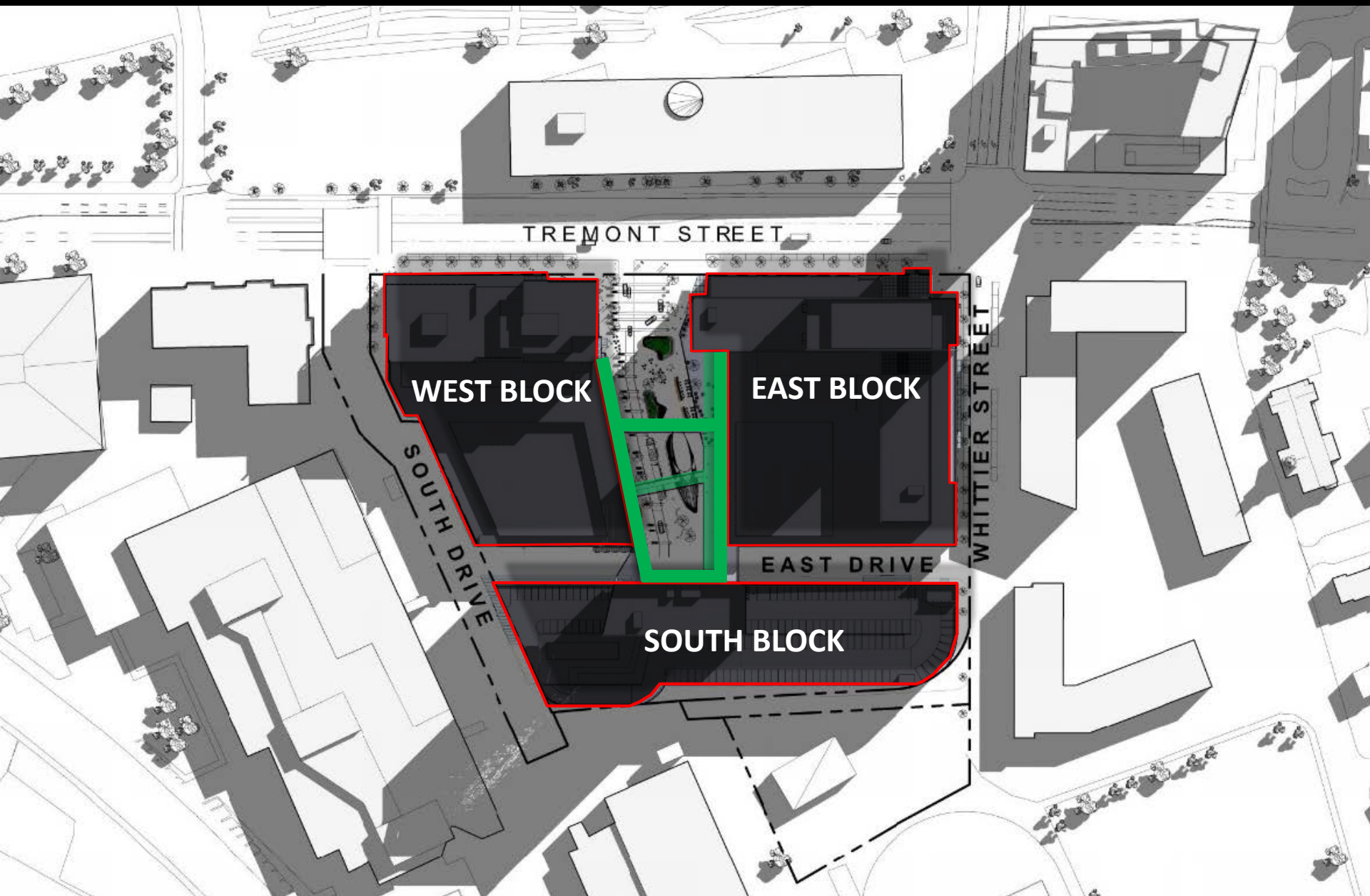
**(216 spaces)**

# Tremont Crossing Roxbury



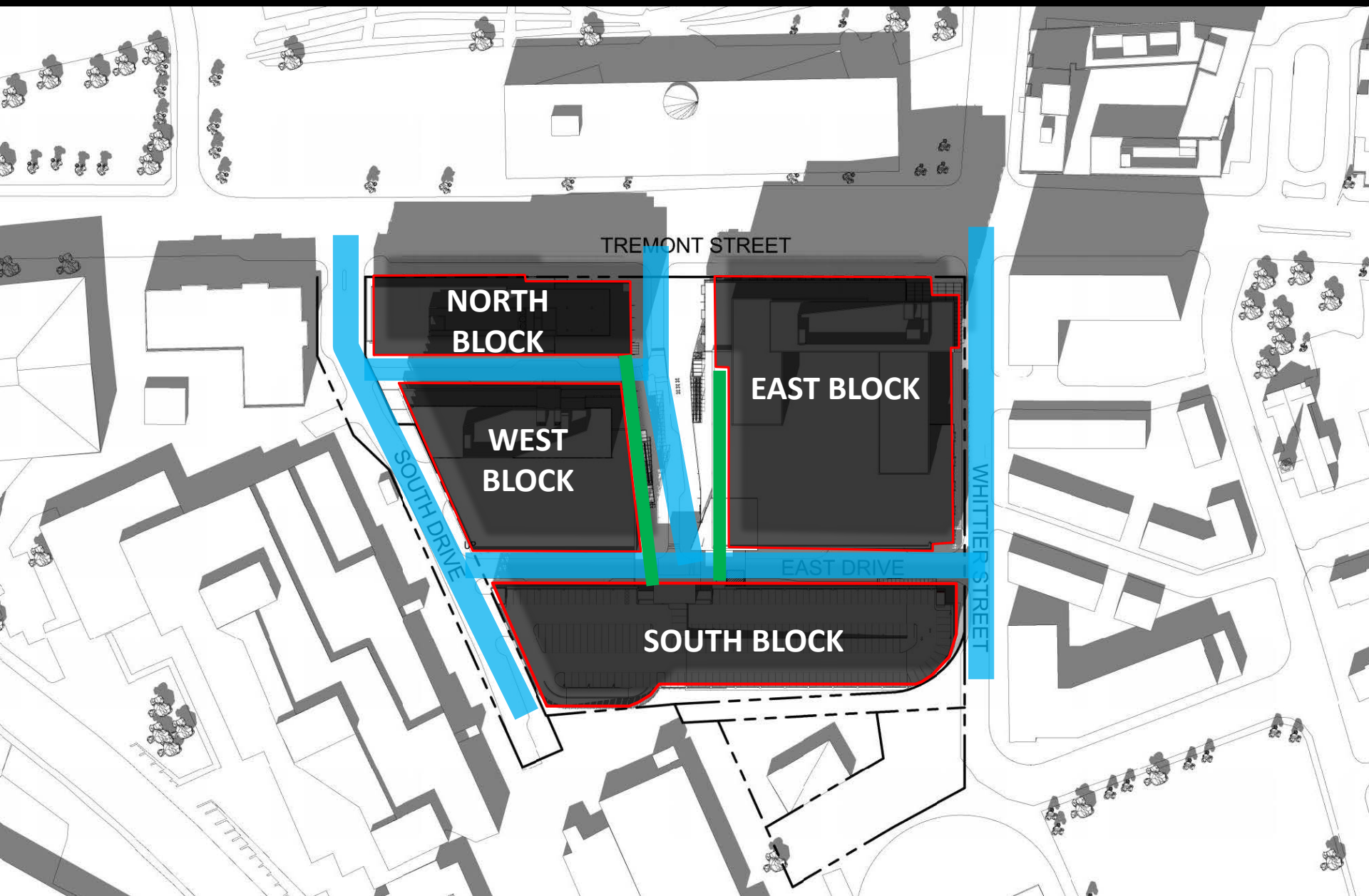
Building Heights – Revised Massing

# Tremont Crossing Roxbury





# Tremont Crossing Roxbury

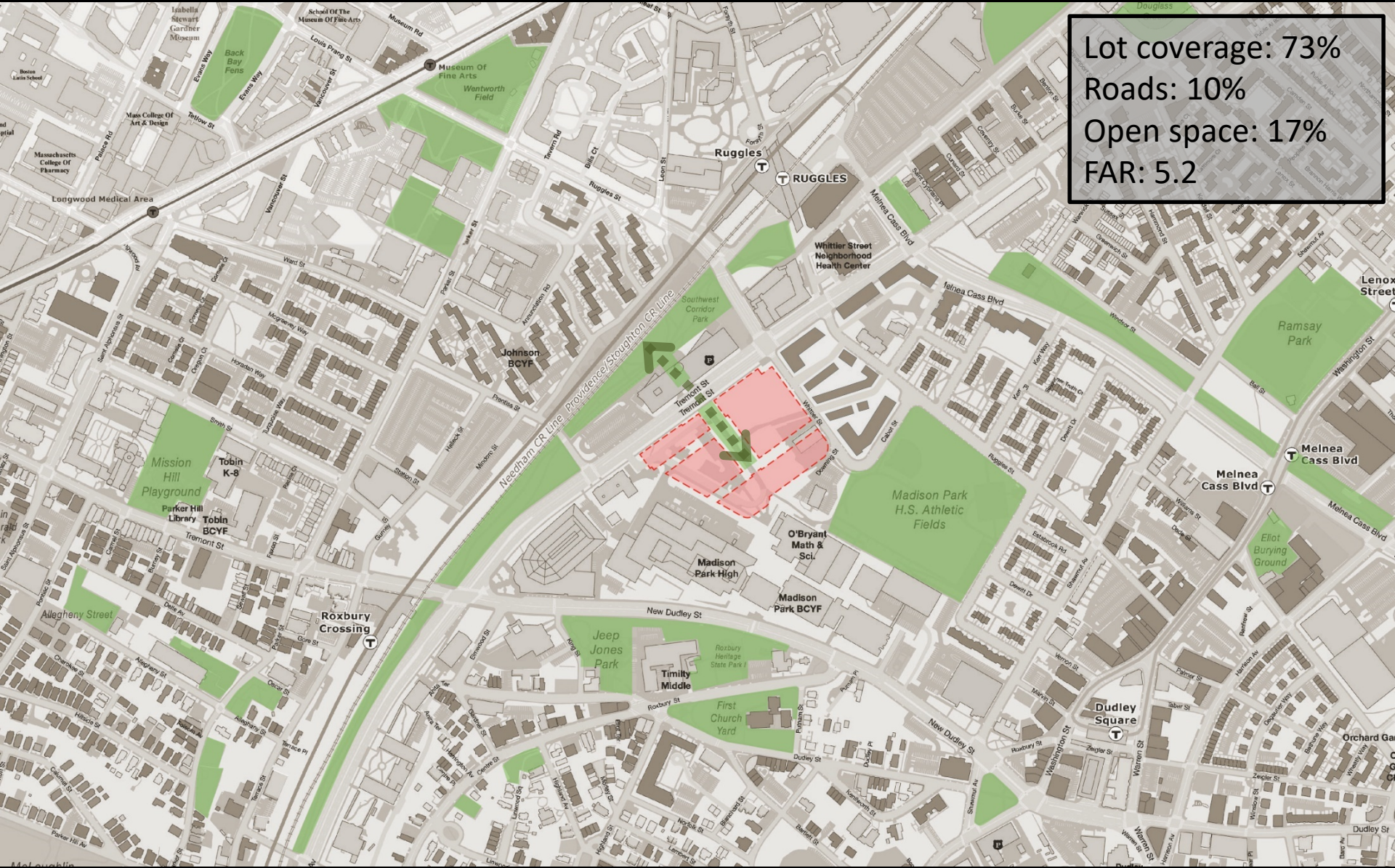


# Tremont Crossing Roxbury



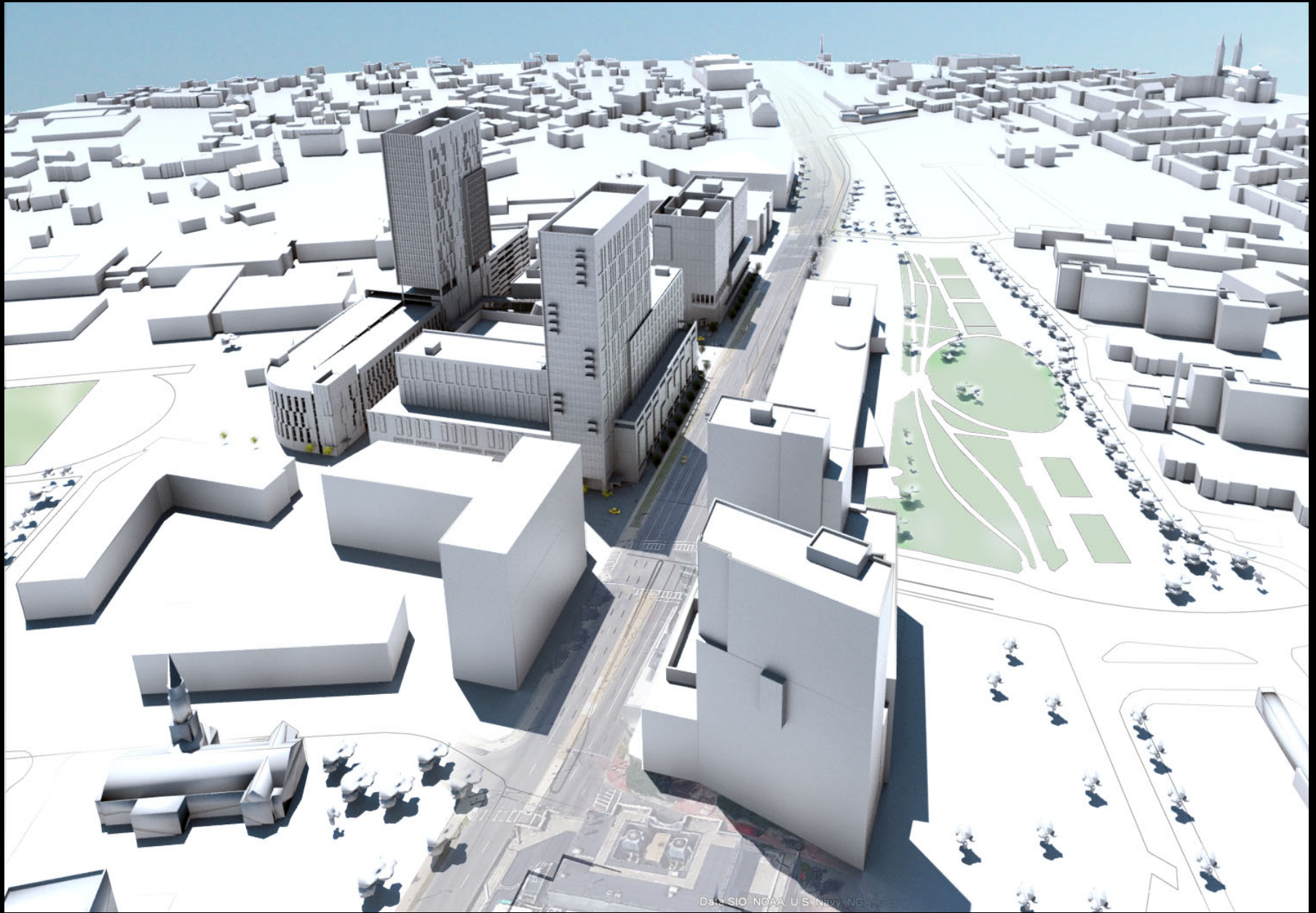
Site Plan - Revised Massing

# Tremont Crossing Roxbury



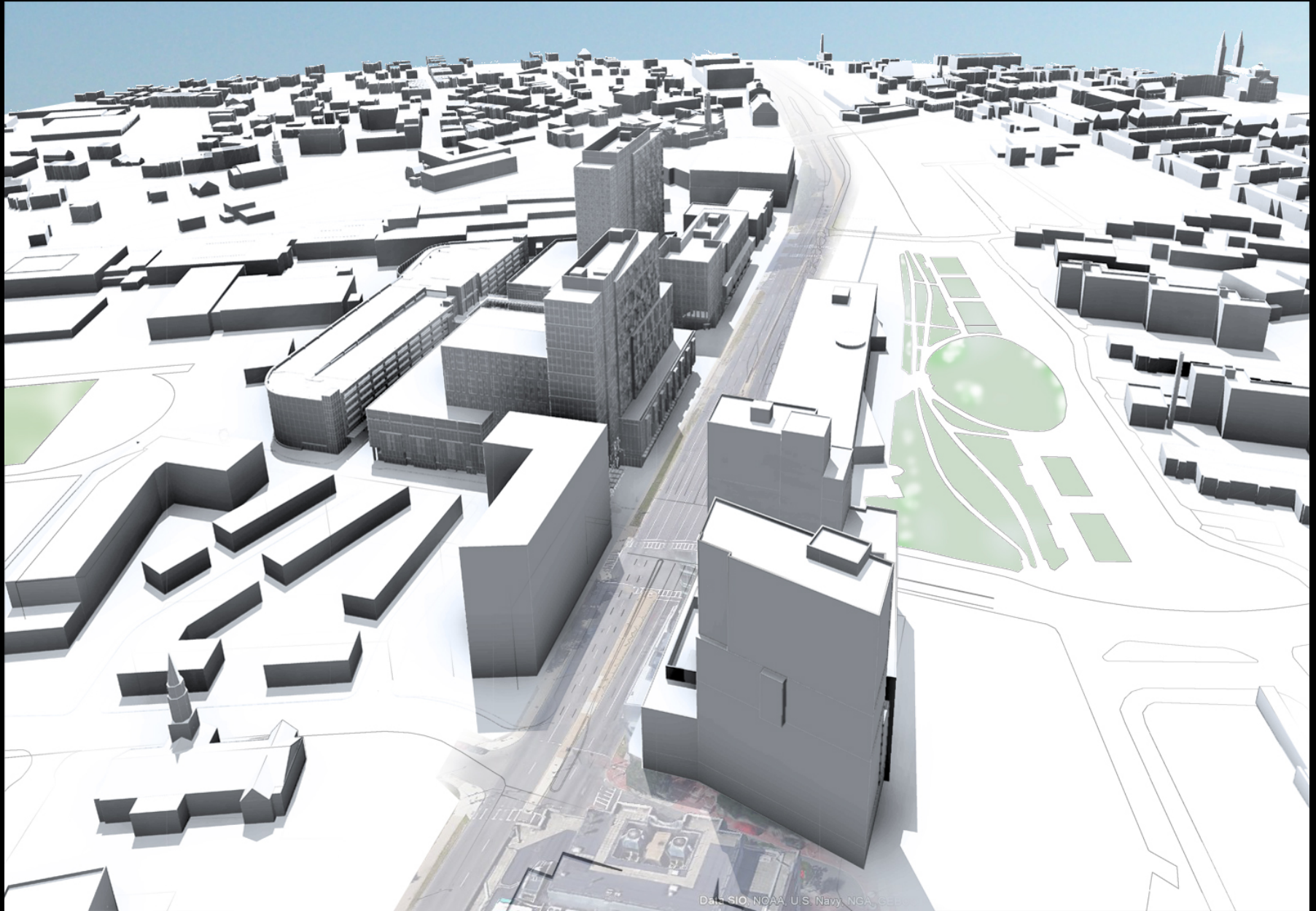
Lot coverage: 73%  
Roads: 10%  
Open space: 17%  
FAR: 5.2

# 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**

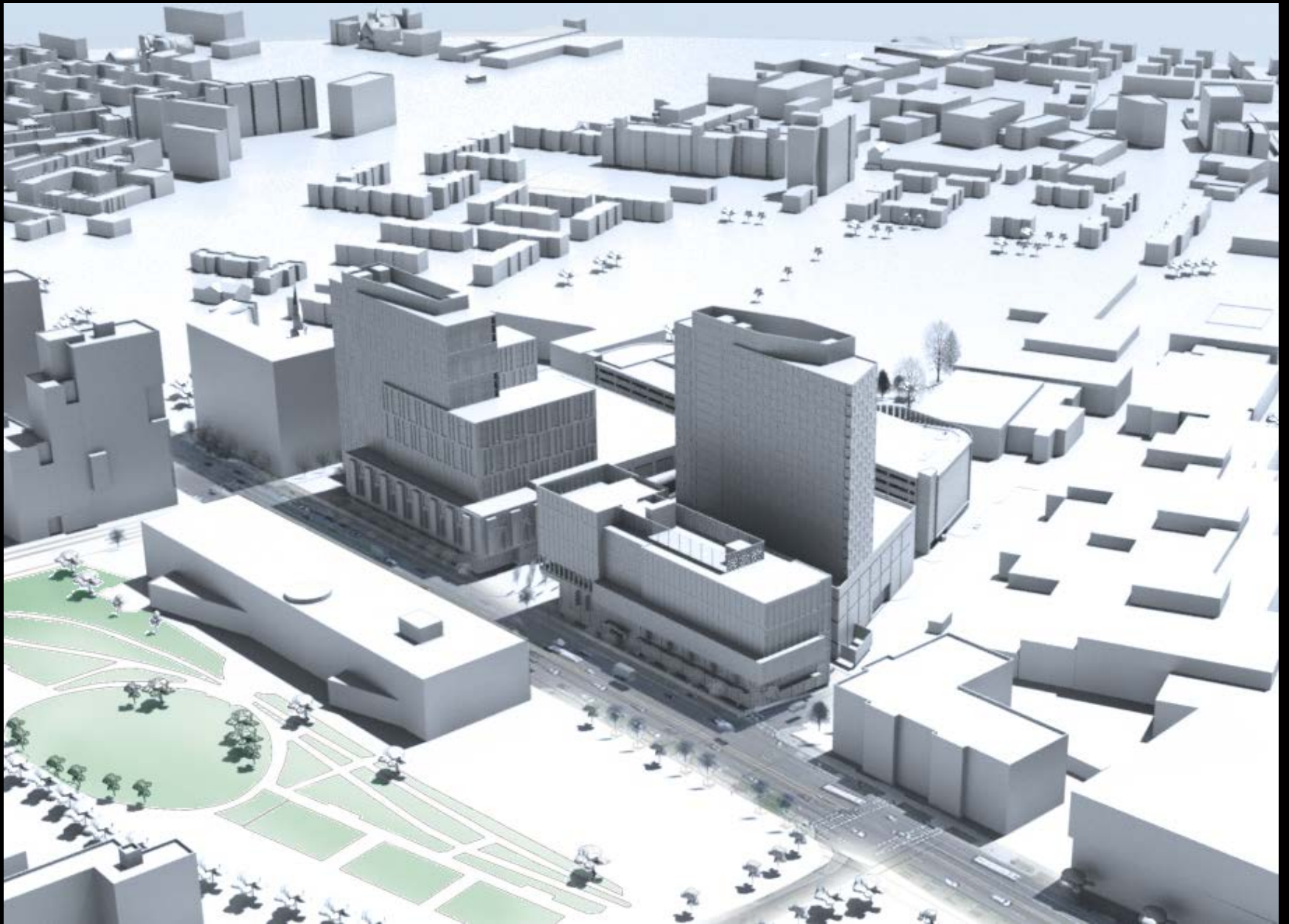
# Tremont Crossing Roxbury



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**

# Tremont Crossing Roxbury



# Tremont Crossing Roxbury



# Tremont Crossing Roxbury



# Tremont Crossing Roxbury



# Tremont Crossing Roxbury





# Tremont Crossing Roxbury

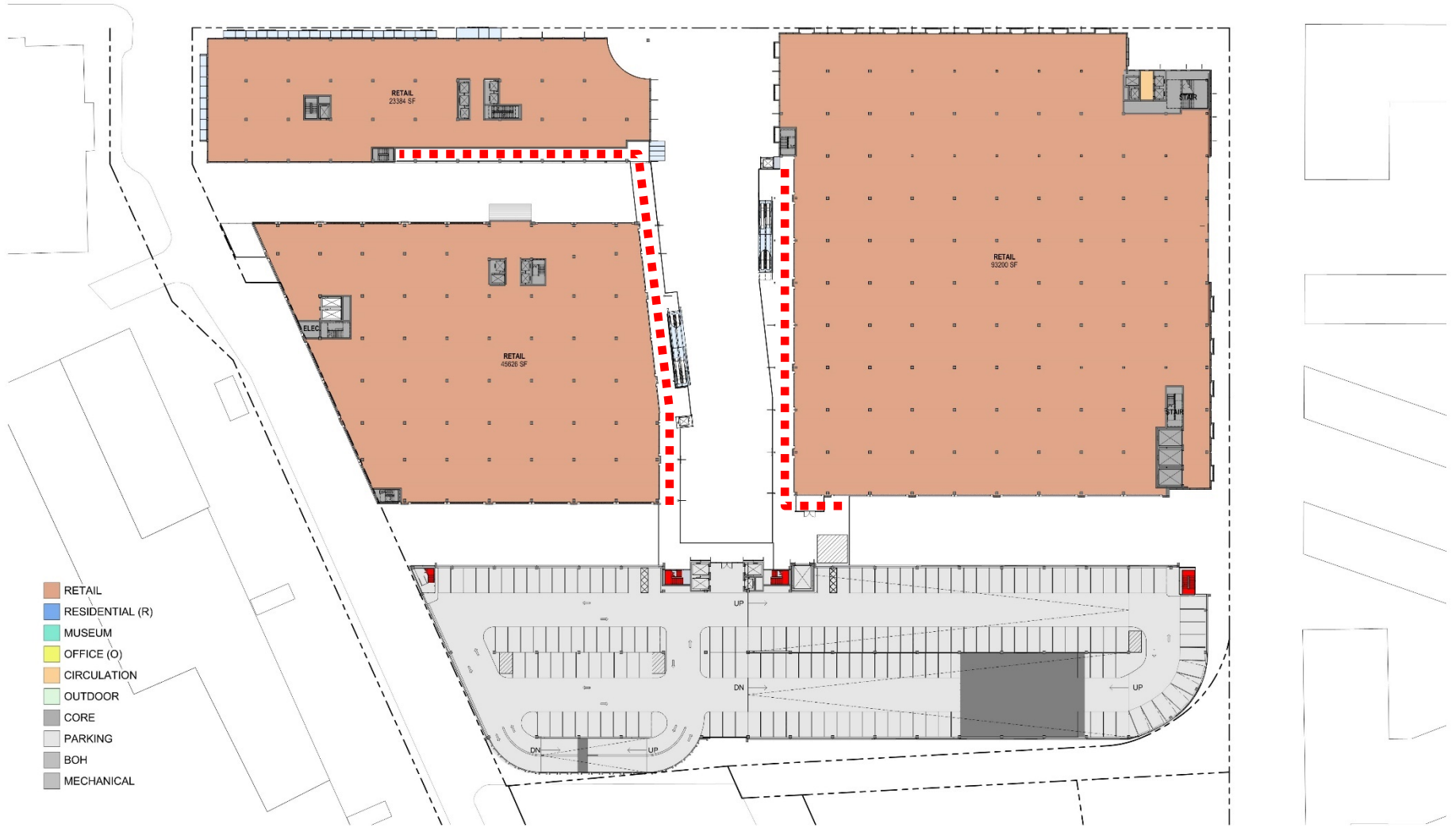


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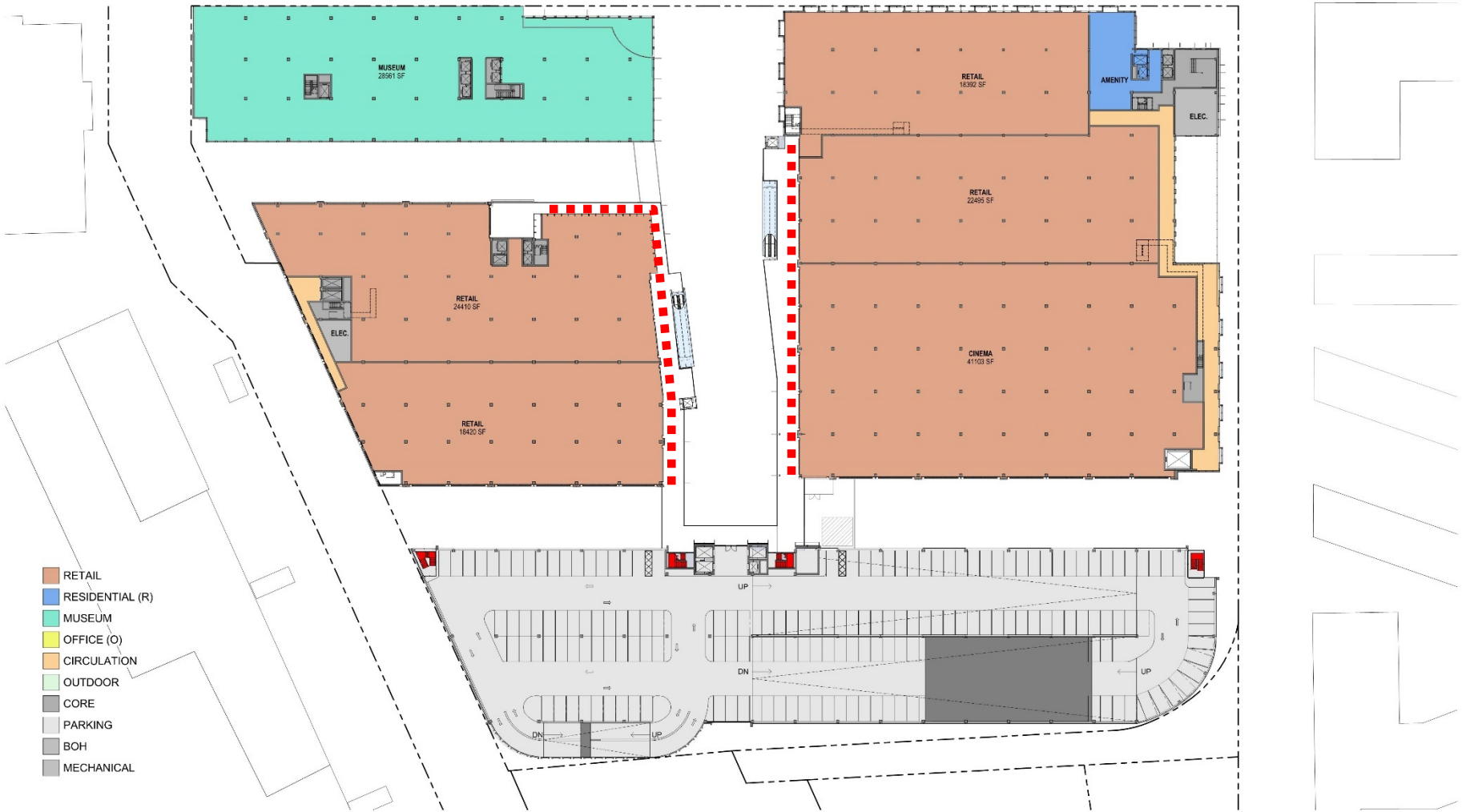




# Tremont Crossing Roxbury



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TREMONT CROSSING

1" = 30'-0"

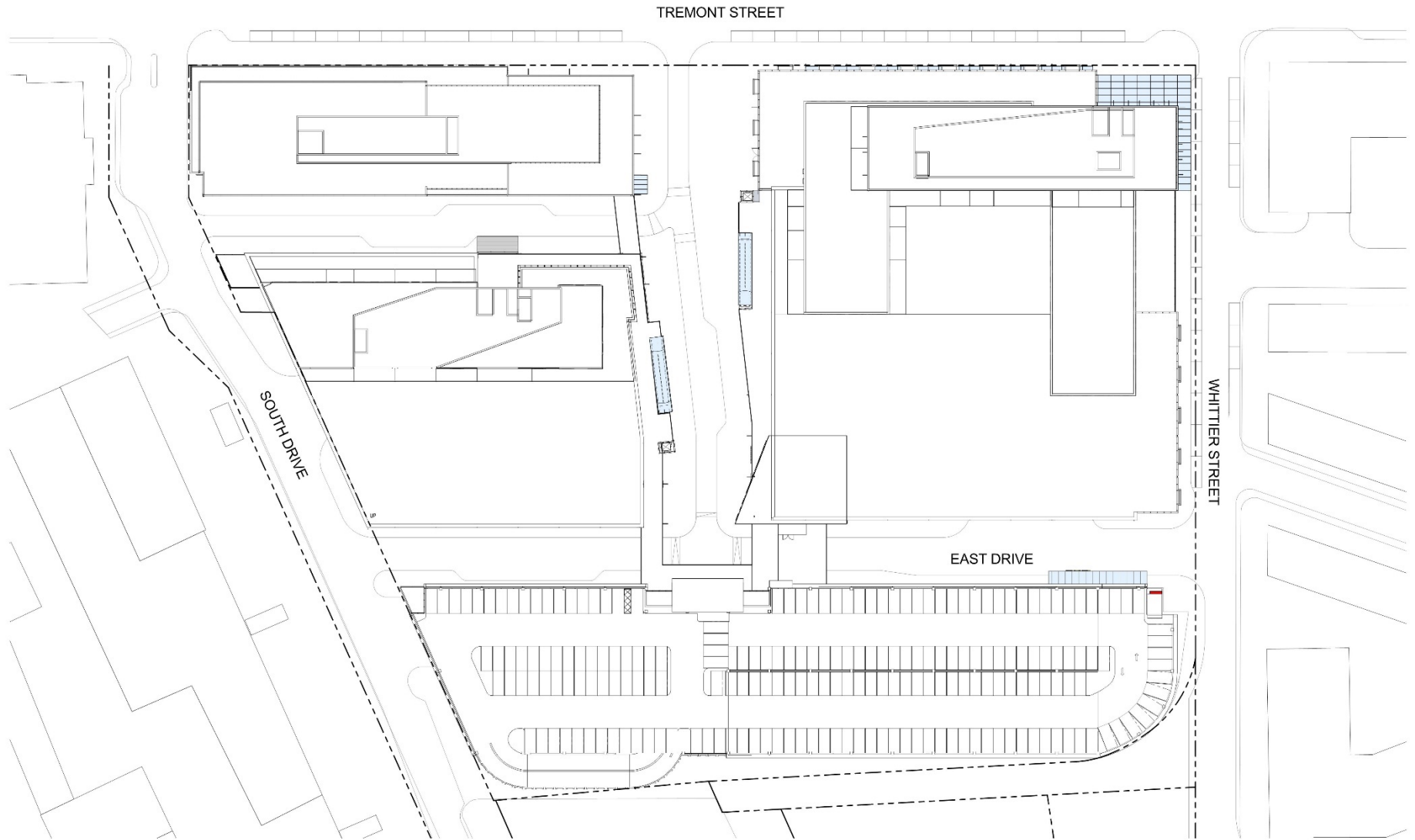
08.23.2016

LEVEL 17 - RESI

## Level 17 (Residential)



# Tremont Crossing Roxbury



TREMONT CROSSING

1" = 30'-0"

08.23. 2016

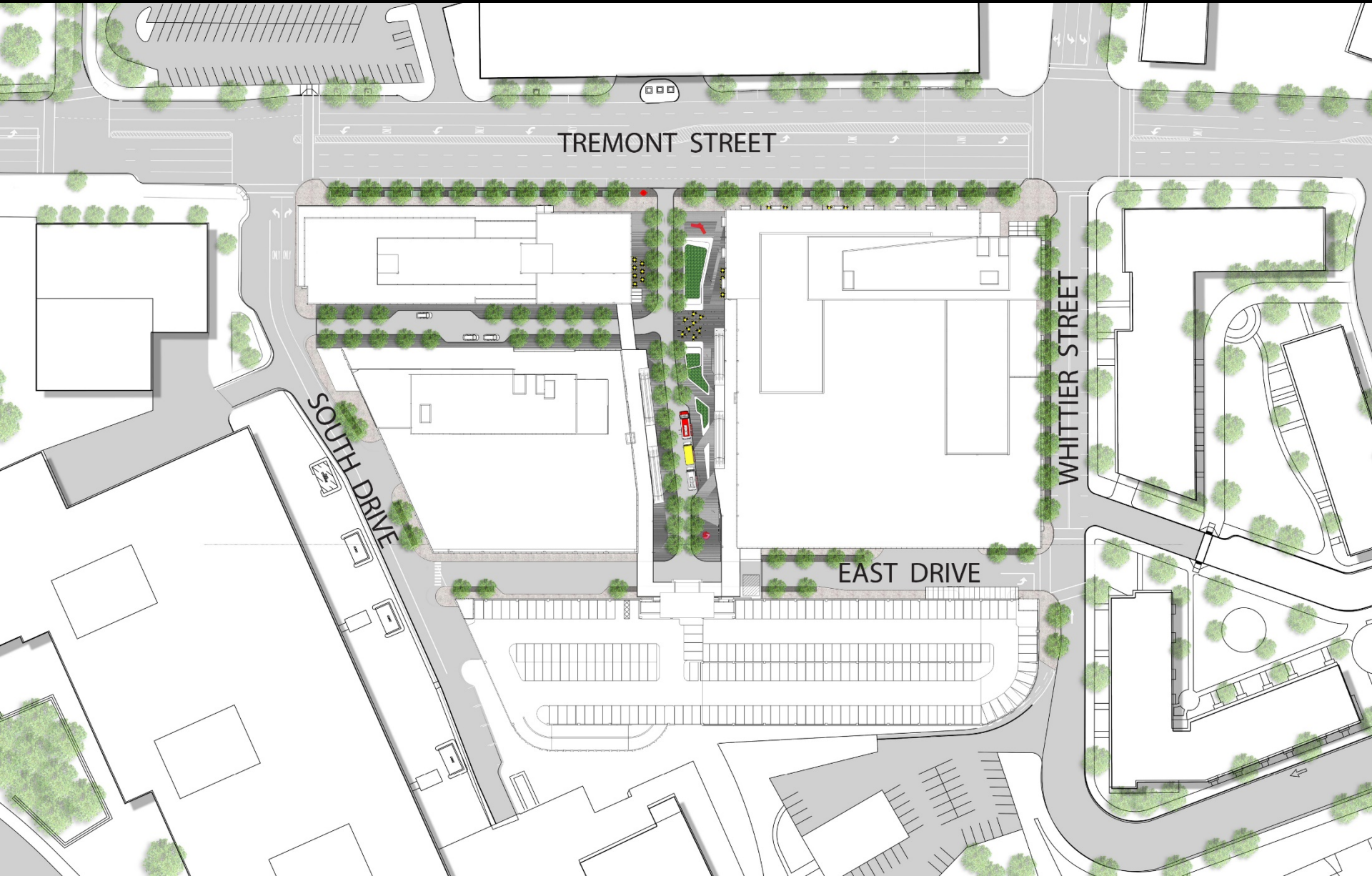
ROOF PLAN

## Roof Plan

# LANDSCAPE AND PUBLIC REALM

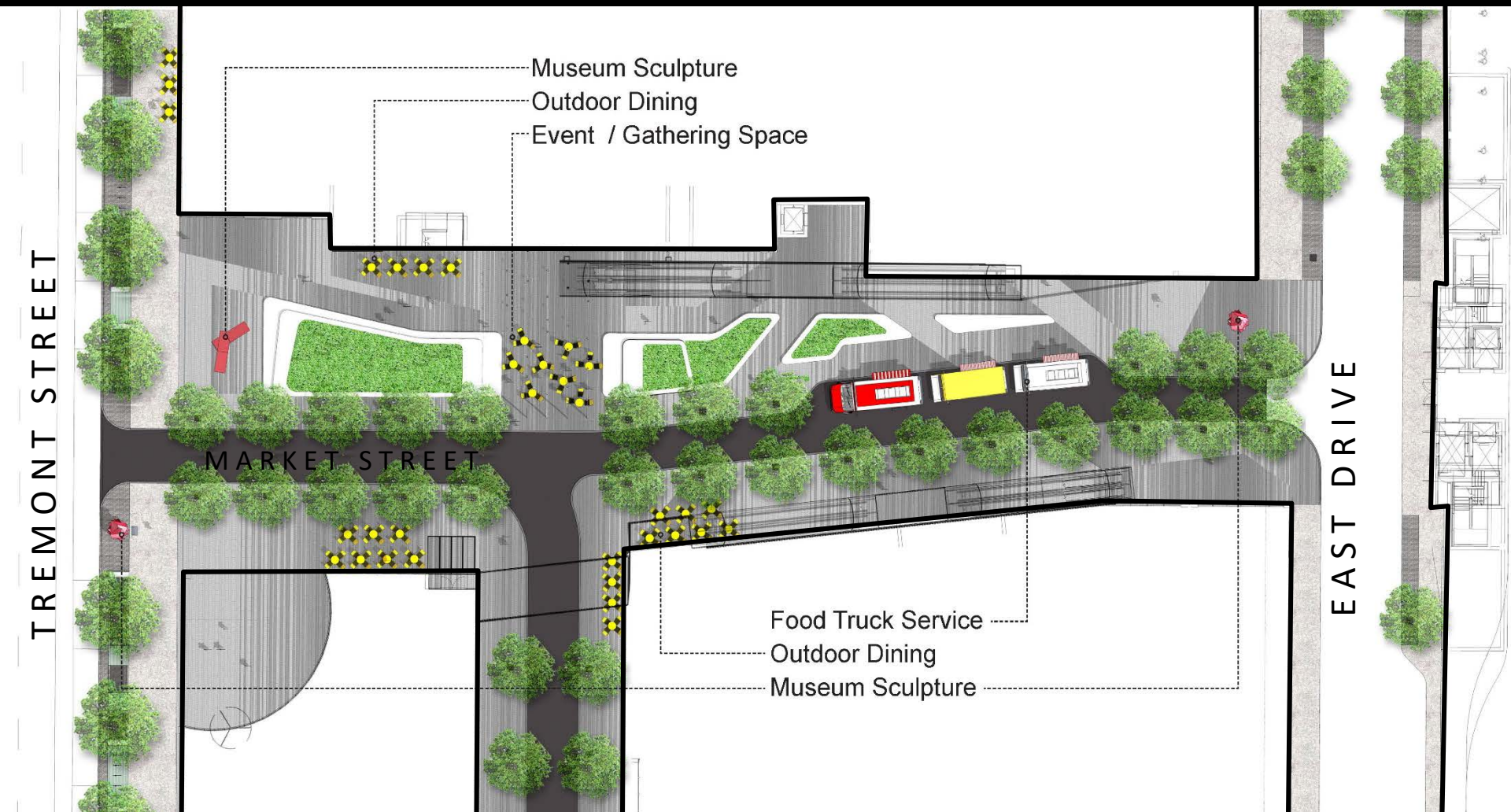


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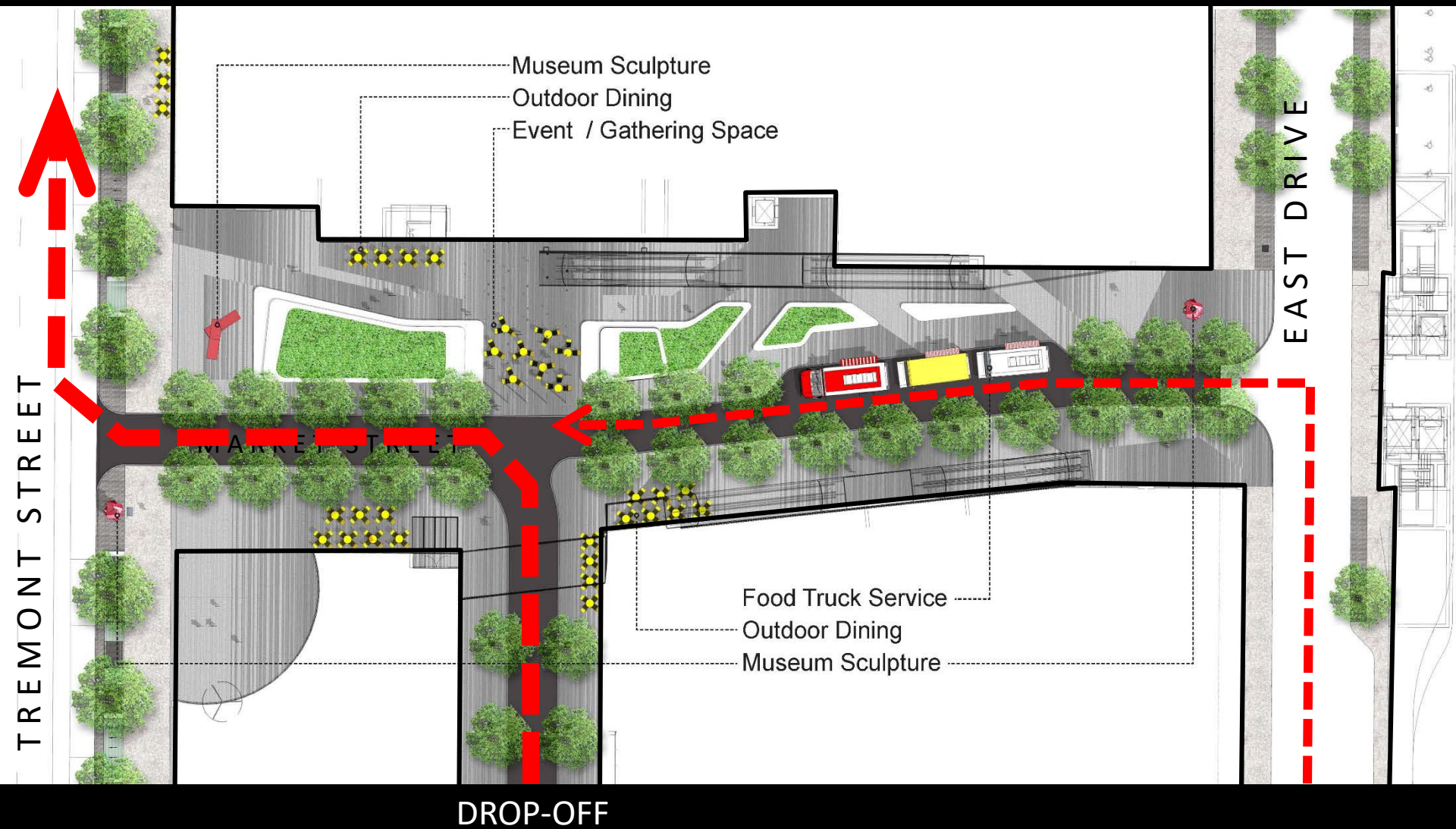


## Landscape and Public Realm

# Tremont Crossing Roxbury



# Tremont Crossing Roxbury



DROP-OFF

# Tremont Crossing Roxbury



## Precedent Images

# Tremont Crossing Roxbury



**PERSPECTIVE: Looking into Market Street**

# Tremont Crossing Roxbury



**PERSPECTIVE: Market Street from Tremont Street**



# Tremont Crossing Roxbury



**PERSPECTIVE: Market Street**

# QUESTIONS AND ANSWERS

