

FACT SHEET
DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 112
TREMONT CROSSING DEVELOPMENT

Southwest Corner of Tremont Street and Whittier Street

Roxbury

Proponent P-3 Partners, LLC, a Delaware limited liability company, its successors and assigns.

Project Site The Proposed Project will be located on a portion of the property in Boston's Roxbury neighborhood referred to in the Boston Zoning Code as Parcel P-3, generally bounded by Tremont Street to the northwest, Whittier Street to the northeast, Downing Street to the southeast and the Whittier Street Health Center, the Madison Park Technical Vocational High School and the John D. O'Bryant School of Mathematics and Science to the southwest. The Project Site consists of approximately 353,780 square feet (approximately 8.122 acres) of land and approximately 343,888 square feet (approximately 7.895 acres) of lot area inclusive of certain streets that are anticipated to be discontinued in connection with the Proposed Project. The Project Site is more specifically described on the attached Exhibit A and is depicted on the attached Exhibit B.

Proposed Project The Proposed Project will include the development of the Project Site – currently vacant land and surface parking lots – into a revitalized mixed-use destination comprised of buildings constructed on four (4) distinct “blocks” (labeled North, South, East and West) and related streetscape and other improvements. As currently envisioned, the North Block will contain an approximately 7.5 story building with retail, restaurant and/or other commercial uses on the first two (2) floors, museum and cultural space located on the third (3rd) floor and office uses above; the East Block and West Block will contain an approximately twenty (20) story building and an approximately twenty-two (22) story building, respectively, with residential, retail, restaurant and/or other commercial uses on the first two (2) floors, entertainment uses on the third (3rd) floor and residential uses above; and the South Block will contain an approximately 6.5 to 7-story parking garage with a community room on the ground floor. As currently envisioned, the Project will

contain approximately 670,000 to 770,000 square feet of gross floor area of residential space, approximately 440,000 to 490,000 square feet of gross floor area of retail and restaurant space, approximately 90,000 to 120,000 square feet of gross floor area of office space, approximately 31,000 square feet of gross floor area of museum/cultural center space and a parking garage with parking for up to 1,371 vehicles.

Proposed Density

As more specifically described in the Development Plan, the zoning floor area ratio of the Proposed Project will not exceed 6.5. The maximum gross floor area of the Proposed Project is 2,235,272 square feet.

Height

As more specifically described in the Development Plan, the Proposed Project buildings will have a maximum building height not to exceed 275 feet.

Construction Timetable

It is anticipated that construction of the Proposed Project will commence in in the spring/summer of 2017, with completion and opening of the first building occurring in 2019.

Anticipated Job Creation

It is anticipated that the development of the Proposed Project will generate approximately 2,000 new construction jobs and will create approximately 1,500 permanent jobs, many of which will be newly-created in Roxbury.

Community Benefits

As more specifically described in the Development Plan, the Proposed Project will provide a comprehensive package of community and public benefits, which are anticipated to include approximately \$14,600,000 in one-time benefits – including construction of the new Museum of the National Center of Afro-American Artists and a separate community room – and approximately \$225,000 in annual monetary contributions to City and neighborhood groups.

Zoning

The Project Site is located in the Roxbury Neighborhood District and the Greater Roxbury Economic Development Area Subdistrict under Article 50 of the Code. Due to its location adjacent to Tremont Street, portions of the Project Site are also located within a Boulevard Planning (Overlay) District under Section 50-37 of the Code.

Exhibit A

Legal Description of the Project Site

A CERTAIN PARCEL OF LAND SITUATED IN BOSTON, SUFFOLK COUNTY, MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE FORMER SOUTHEASTERLY LINE OF TREMONT STREET WITH THE SOUTHWESTERLY LINE OF WHITTIER STREET; THENCE

S 36°07'02" E	A DISTANCE OF FIVE HUNDRED TWENTY-FOUR AND 14/100 (524.14) FEET BY SAID SOUTHWESTERLY LINE OF WHITTIER STREET TO A POINT ON THE DISCONTINUED SOUTHEASTERLY LINE OF DOWNING STREET; THENCE
S 53°52'25" W	A DISTANCE OF FORTY-ONE AND 71/100 (41.71) FEET TO A POINT, IN PART BY SAID DISCONTINUED SOUTHEASTERLY LINE OF DOWNING STREET AND IN PART BY THE SOUTHEASTERLY LINE OF DOWNING STREET; THENCE
SOUTHWESTERLY	ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF EIGHTY-EIGHT AND 95/100 (88.95) FEET AND AN ARC LENGTH OF THIRTY-ONE AND 29/100 (31.29) FEET TO A POINT; THENCE
S 50°50'05" W	BY SAID SOUTHEASTERLY LINE OF DOWNING STREET AND IN PART BY ITS EXTENSION A DISTANCE OF TWO HUNDRED SEVENTY-FOUR AND 08/100 (274.08) FEET TO A POINT ON THE SOUTHWESTERLY LINE OF VERNON STREET; THENCE
N 60°14'27" W	BY SAID SOUTHWESTERLY LINE OF VERNON STREET A DISTANCE OF TWENTY-FOUR AND 81/100 (24.81) FEET TO A POINT; THENCE
S 48°45'14" W	BY SAID LAND NOW OR FORMERLY OF CITY OF BOSTON PARCEL P-1 A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND 69/100 (157.69) FEET TO A POINT; THENCE
N 60°18'10" W	A DISTANCE OF THREE HUNDRED FORTY-SEVEN AND 00/100 (347.00) FEET TO A POINT ON THE SOUTHEASTERLY LINE OF HAMPSHIRE STREET BY LAND NOW OR FORMERLY OF CITY OF BOSTON (PARCEL P-1); THENCE
S 54°01'57" W	A DISTANCE OF SIXTY-FIVE AND 97/100 (65.97) FEET BY SAID SOUTHEASTERLY LINE OF HAMPSHIRE STREET TO A POINT; THENCE
N 69°17'27" W	A DISTANCE OF FORTY-SEVEN AND 87/100 (47.87) FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID HAMPSHIRE STREET; THENCE
N 59°22'07" W	A DISTANCE OF SEVENTY-NINE AND 79/100 (79.79) FEET TO A POINT; THENCE
N 86°43'41" W	A DISTANCE OF SIXTEEN AND 95/100 (16.95) FEET TO A POINT; THENCE
N 58°22'11" W	A DISTANCE OF TEN AND 36/100 (10.36) FEET TO A POINT ON THE LEASE LINE OF PARCEL P-3i, THE PREVIOUS THREE (3) COURSES OVER AND

ACROSS OTHER LAND NOW OR FORMERLY BOSTON REDEVELOPMENT
AUTHORITY REMAINDER OF PARCEL P-3; THENCE; THENCE

N 36°06'55" W BY SAID LEASE LINE OF PARCEL P-3i A DISTANCE OF EIGHTY-SIX AND
73/100 (86.73) FEET TO A POINT ON SAID FORMER SOUTHEASTERLY LINE OF
TREMONT STREET; THENCE

N 53°53'05" E A DISTANCE OF FOUR HUNDRED TWENTY AND 65/100 (420.65) FEET BY
SAID FORMER SOUTHEASTERLY LINE OF TREMONT STREET TO A POINT;
THENCE

N 53°54'14" E A DISTANCE OF FORTY AND 00/100 (40.00) FEET ACROSS VERNON STREET
TO A POINT; THENCE

N 53°52'32" E A DISTANCE OF THREE HUNDRED THIRTY-FIVE AND 12/100 (335.12) FEET
BY SAID FORMER SOUTHEASTERLY LINE OF TREMONT STREET TO THE
POINT OF BEGINNING.

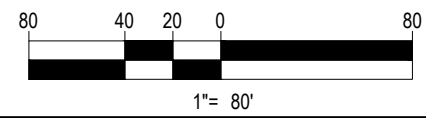
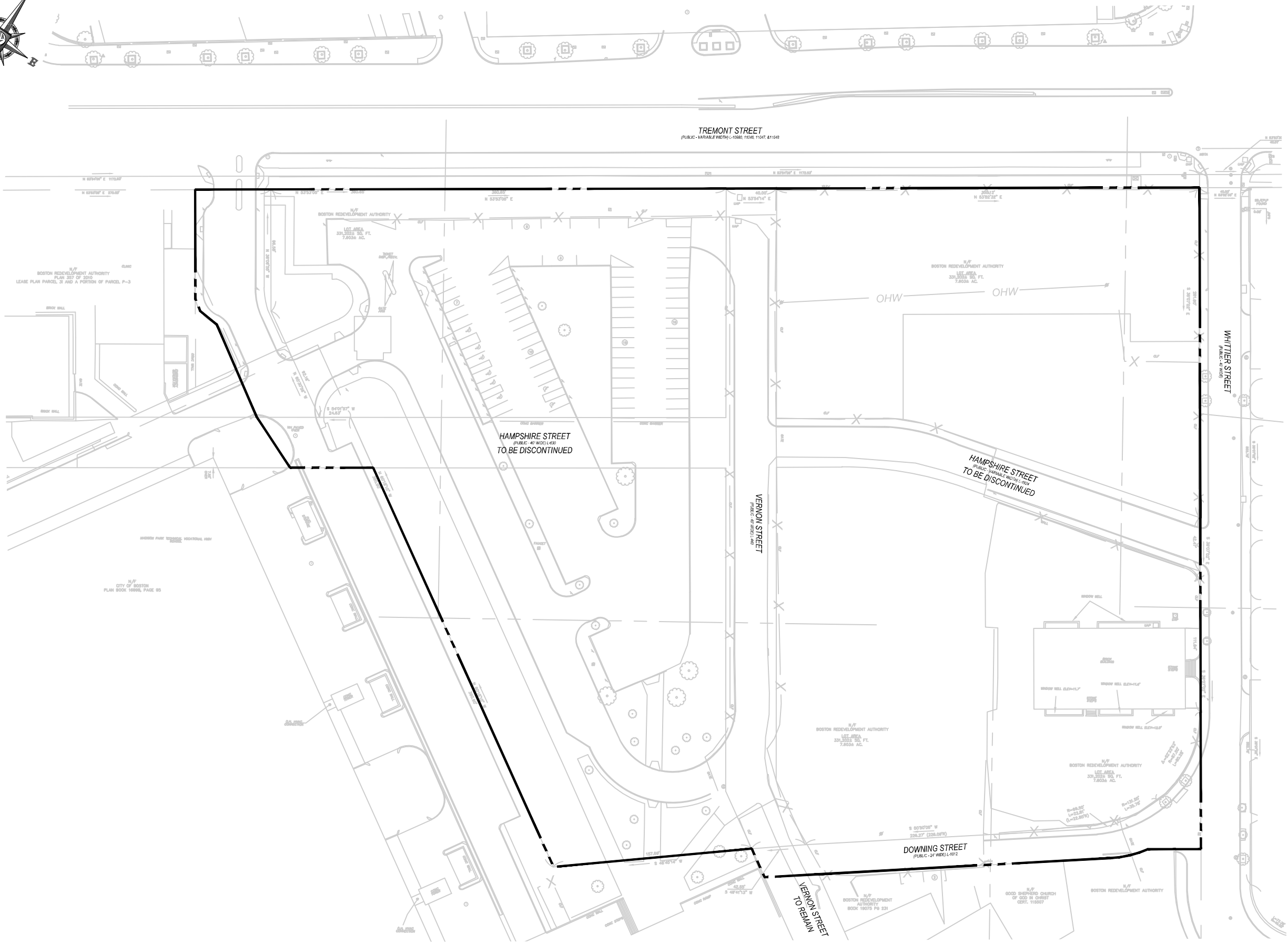
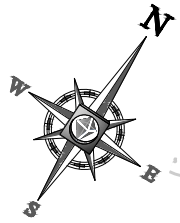
CONTAINING AN AREA OF 353,780 SQUARE FEET OR 8.122 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS COMPRISED OF BLOCKS 87A, 87B, 87C, 88, 89, 90, AND 96B, AND
PORTIONS OF CITY OF BOSTON STREETS - HAMPSHIRE STREET, VERNON STREET, WHITTIER
STREET, AND DOWNING STREET. INCLUDED WITHIN THE ABOVE DESCRIBED PARCEL OF LAND
ARE REGISTERED PARCELS DENOTED AS LAND COURT CASE NUMBERS 2798, 11164, AND 37320A.

Exhibit B

Plan of the Project Site

[See attached]



TREMONT CROSSING DEVELOPMENT
TREMONT STREET & WHITTIER STREET
BOSTON, MASSACHUSETTS

12/19/2016

