

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 (which consists of portions of the property described in the Campus High School Urban Renewal Plan as in effect on the date hereof as Parcel P-3 and Parcel P-3h), 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 330,939 square feet (approximately 7.597 acres) of land 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 Proposed Project will contain approximately 770,000 square feet of gross floor area of residential space, approximately 490,000 square feet of gross floor area of retail and restaurant space, approximately 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 2,151,104 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.

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 \$230,000 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 FOUR HUNDRED FIFTEEN AND 91/100 (415.91) FEET BY SAID SOUTHWESTERLY LINE OF WHITTIER STREET TO A POINT; THENCE
SOUTHERLY	ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF EIGHTY-SEVEN AND 50/100 (87.50) FEET AND AN ARC LENGTH OF EIGHTY AND 28/100 (80.28) FEET TO A POINT; THENCE
SOUTHWESTERLY	ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED THIRTY-ONE AND 55/100 (131.55) FEET AND AN ARC LENGTH OF THIRTY-FIVE AND 78/100 (35.78) FEET TO A POINT; THENCE
SOUTHWESTERLY	ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF SIXTY-NINE AND 50/100 (69.50) FEET AND AN ARC LENGTH OF TWENTY-TWO AND 81/100 (22.81) FEET TO A POINT; THENCE
S 50°50'05" W	A DISTANCE OF TWO HUNDRED TWENTY-SIX AND 27/100 (226.27) FEET TO A POINT ON THE NORTHEASTERLY LINE OF VERNON STREET, PREVIOUS FOUR (4) COURSES BY NORTHWESTERLY LINE OF DOWNING STREET; THENCE
S 49°41'13" W	A DISTANCE OF FORTY-TWO AND 55/100 (42.55) FEET TO A POINT ON SOUTHWESTERLY LINE OF VERNON STREET; 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	IN PART BY LAND NOW OR FORMERLY OF CITY OF BOSTON (PARCEL P-1) AND IN PART OVER AND ACROSS HAMPSHIRE STREET A DISTANCE OF THREE HUNDRED NINETY AND 90/100 (390.90) FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID HAMPSHIRE STREET; THENCE
S 54°01'57" W	A DISTANCE OF TWENTY ONE AND 62/100 (21.62) FEET BY SAID NORTHWESTERLY LINE OF HAMPSHIRE STREET TO A POINT; THENCE
N 60°30'56" W	A DISTANCE OF NINETY NINE AND 44/100 (99.44) FEET TO A POINT; THENCE
N 36°06'55" W	A DISTANCE OF EIGHTY NINE AND 95/100 (89.95) FEET TO A POINT; THENCE
N 53°53'05" E	A DISTANCE OF THREE HUNDRED SIXTY AND 65/100 (360.65) 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

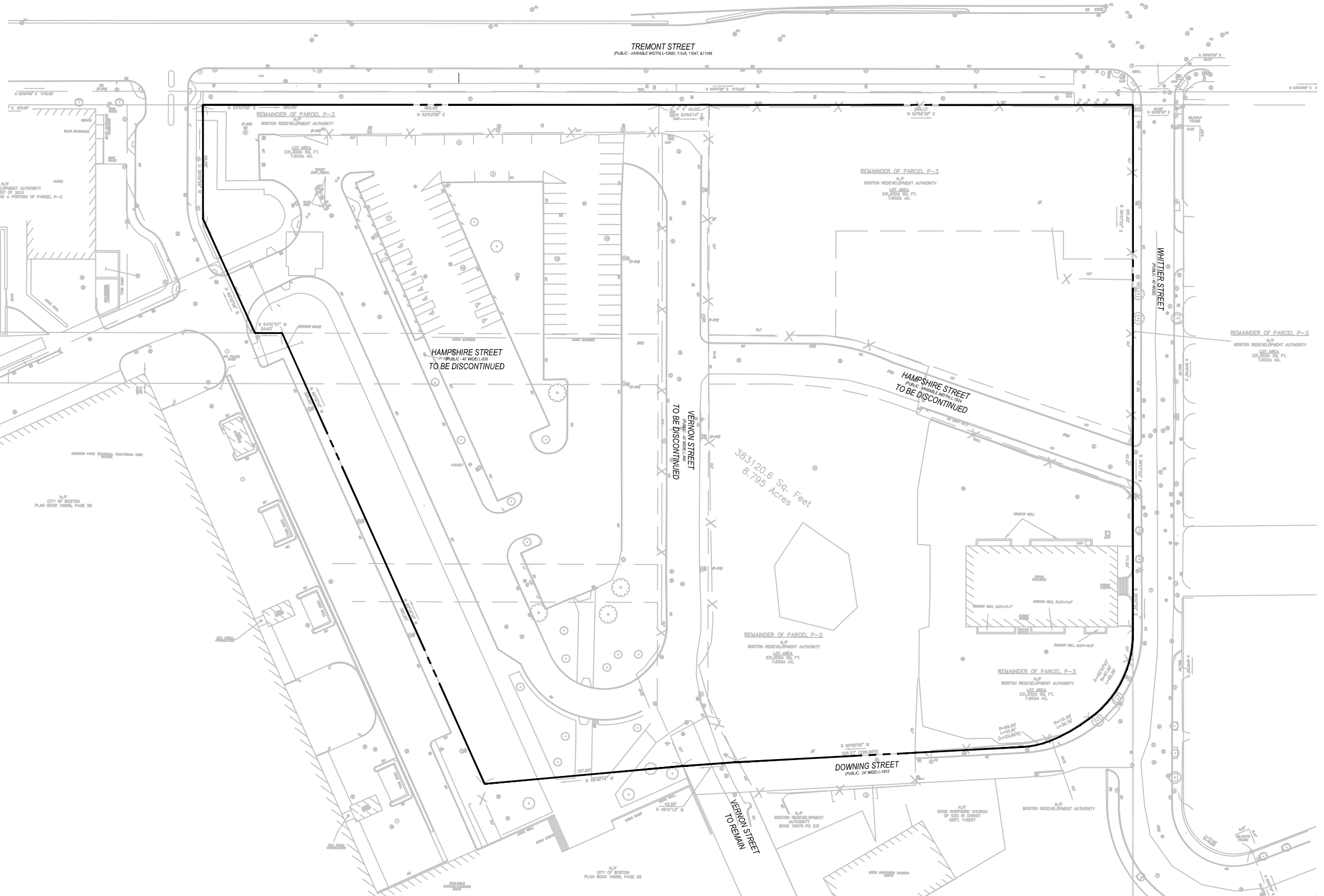
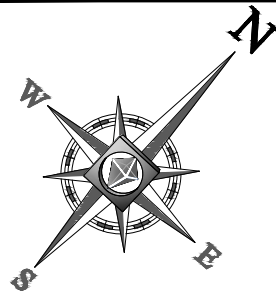
A DISTANCE OF THREE HUNDRED THIRTY-FIVE AND 12/100 (335.12) FEET
BY SAID FORMER SOUTHEASTERLY LINE OF TREMONT STREET TO THE
POINT OF BEGINNING.

CONTAINING AN AREA OF 330,939 SQUARE FEET OR 7.597 ACRES OF LAND, MORE OR LESS.

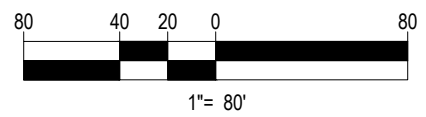
Exhibit B

Plan of the Project Site

[See attached]



TREMONT CROSSING DEVELOPMENT
PLANNED DEVELOPMENT AREA EXHIBIT
BOSTON, MASSACHUSETTS



12/21/18

