

# Tremont Crossing

Roxbury, MA

Presentation to:

Boston Zoning  
Commission

Commission Hearing



27 March 2019



**boston planning &  
development agency**



live

**727**

**Units of Housing**

- At least 102 Affordable Units (Range of Affordability);
- Workforce Housing;
- Section 8 Townhomes;
- Transit Rich Location.



work

**1,519**

**Permanent Jobs**

- 650 Office Jobs (108,000 SF);
- 799 Retail Jobs;
  - Destination Retail
  - MBE Opportunities;
- 2,000+ Construction Jobs.



connect

**436,000 SF**

**Cultural/ Retail**

- Expanded National Center of African American Artists;
- Mix of Destination and Neighborhood Retail;
- New Pedestrian Plaza;
- Safe, Amenity Rich Public Space.



# Tremont Crossing Roxbury



*Black cultural traditions are platforms from which to engage and change the world. The mission of the National Center of Afro-American Artists is to shape a universe where human possibilities are limitless, and where communities aspire to greatness, using the arts and culture - in their broadest sense - as vehicles.*

— Edmund Barry Gaither  
Executive Director, NCAAA



*I want a cultural center in Boston which embraces all the relevance of being black in the world today—a place that will enrich the spirit gloriously and contribute mightily to the vitality of our city, the nation and the world.*

— Elma Lewis  
Founder and Artistic Director  
National Center of Afro-American Artists  
Elma Lewis School of Fine Arts

## Community Context

| PROJECT APPROVALS                     |                  |
|---------------------------------------|------------------|
| <u>Benchmark:</u>                     | <u>Date:</u>     |
| Boston Civic Design Commission (BCDC) | January 3, 2017  |
| Project Review Committee              | January 25, 2017 |
| Roxbury Oversight Committee (RSMPOC)  | February 6, 2017 |
| Article 80- BRA Board                 | March 2, 2017    |
| Massachusetts Environmental (MEPA)    | March 3, 2017    |



# Tremont Crossing Roxbury

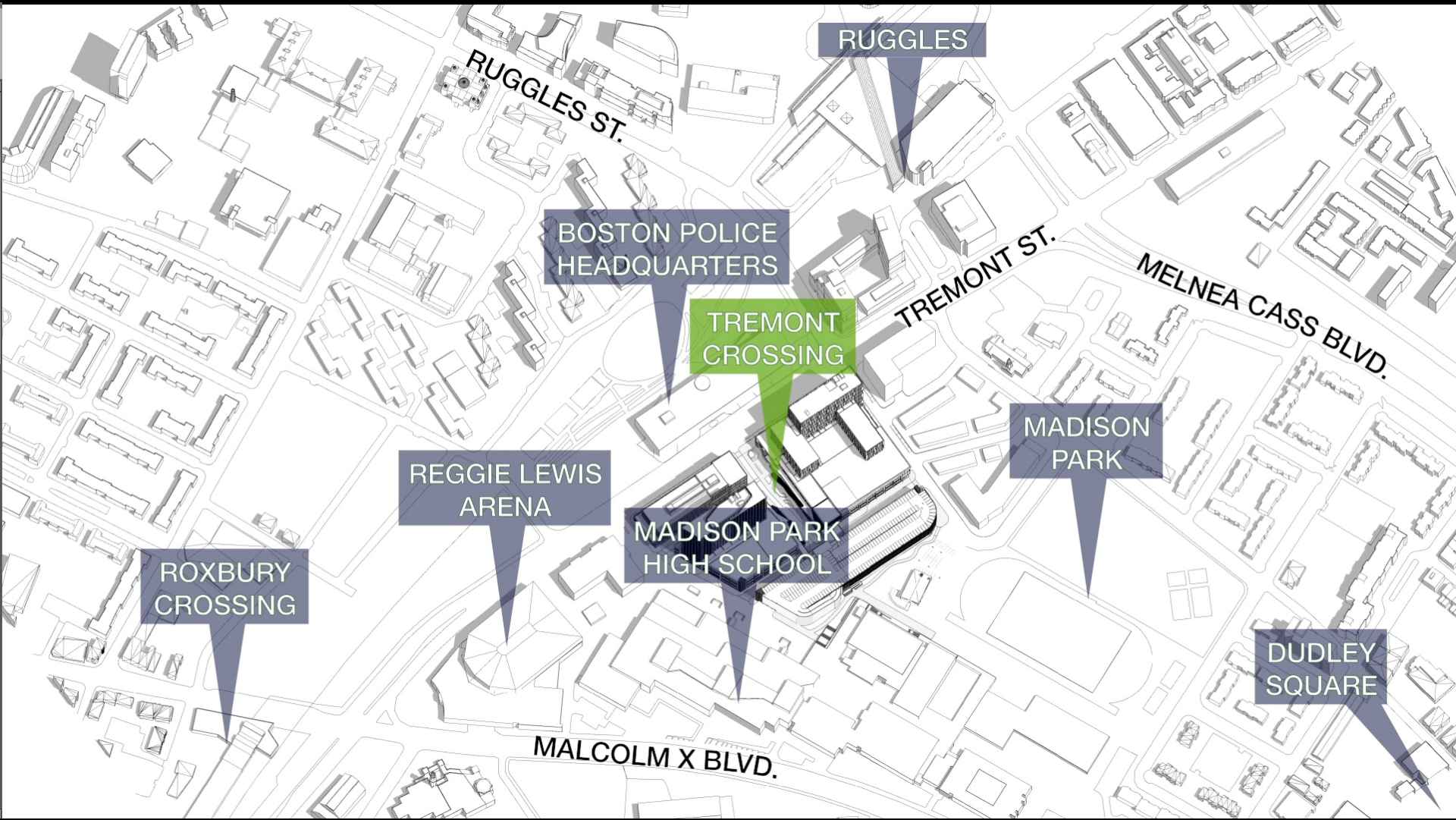


Parcel P-3

Site Location- **Parcel P-3**



# Tremont Crossing Roxbury



RUGGLES

RUGGLES ST.

BOSTON POLICE HEADQUARTERS

TREMONT CROSSING

TREMONT ST.

MELNEA CASS BLVD.

REGGIE LEWIS ARENA

MADISON PARK HIGH SCHOOL

MADISON PARK

ROXBURY CROSSING

DUDLEY SQUARE

MALCOLM X BLVD.



# Tremont Crossing Roxbury

## TREMONT CROSSING PROGRAM

PROJECT SITE **330,939 SF (7.597 ACRES)**

MAX GROSS FLOOR AREA **2,151,104 GSF**

MAX USE SF

|                                |                    |
|--------------------------------|--------------------|
| <b>RESIDENTIAL</b>             | <b>770,000 GSF</b> |
| <b>RETAIL &amp; RESTAURANT</b> | <b>490,000 GSF</b> |
| <b>OFFICE</b>                  | <b>120,000 GSF</b> |
| <b>MUSEUM/CULTURAL</b>         | <b>31,000 GSF</b>  |

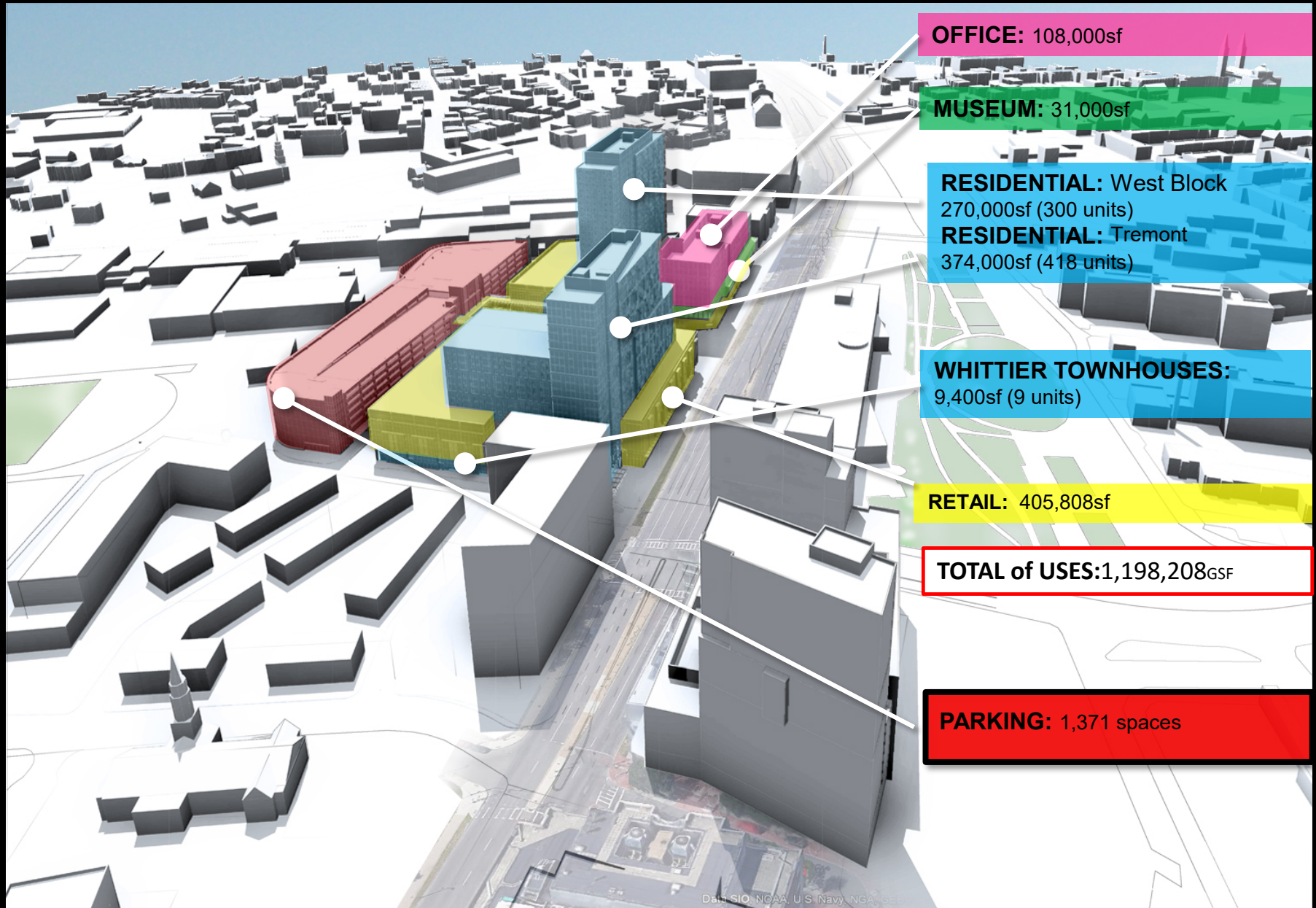
VEHICLE PARKING **1,371 MIXED-USE SPACES**

|                     | Article 50/EDA | PDA    | Proposed    |
|---------------------|----------------|--------|-------------|
| <b>MAX FAR</b>      | 6.5            | 6.5    | 4.26        |
| <b>MAX HEIGHT</b>   | 275 FT         | 275 FT | 275 FT      |
| <b>MIN LOT SIZE</b> | 1 ACRE         | 1 ACRE | 7.597 ACRES |





# Tremont Crossing Roxbury



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

## Tremont Crossing Project- **Development Program**



# Tremont Crossing Roxbury



WEST TOWER RESIDENTIAL

WHITTIER CHOICE HOUSING

EAST TOWER RESIDENTIAL

MUSEUM

TREMONT CROSSING

AURA

**NCAA MUSEUM - Looking East on Tremont Street**



# Tremont Crossing Roxbury



WEST TOWER RESIDENTIAL

OFFICE

GARAGE

RETAIL

NCAA MUSEUM

NCAA MUSEUM ENTRY - Looking South to Market Street



# Tremont Crossing Roxbury



WHITTIER & TREMONT – Detail View



# Tremont Crossing Roxbury



# Market Street Site Plan



# Tremont Crossing Roxbury



**MARKET STREET – Looking South**



# Tremont Crossing Roxbury



— EAST TOWER RESIDENTIAL

NORTHEASTERN U.  
HOUSING

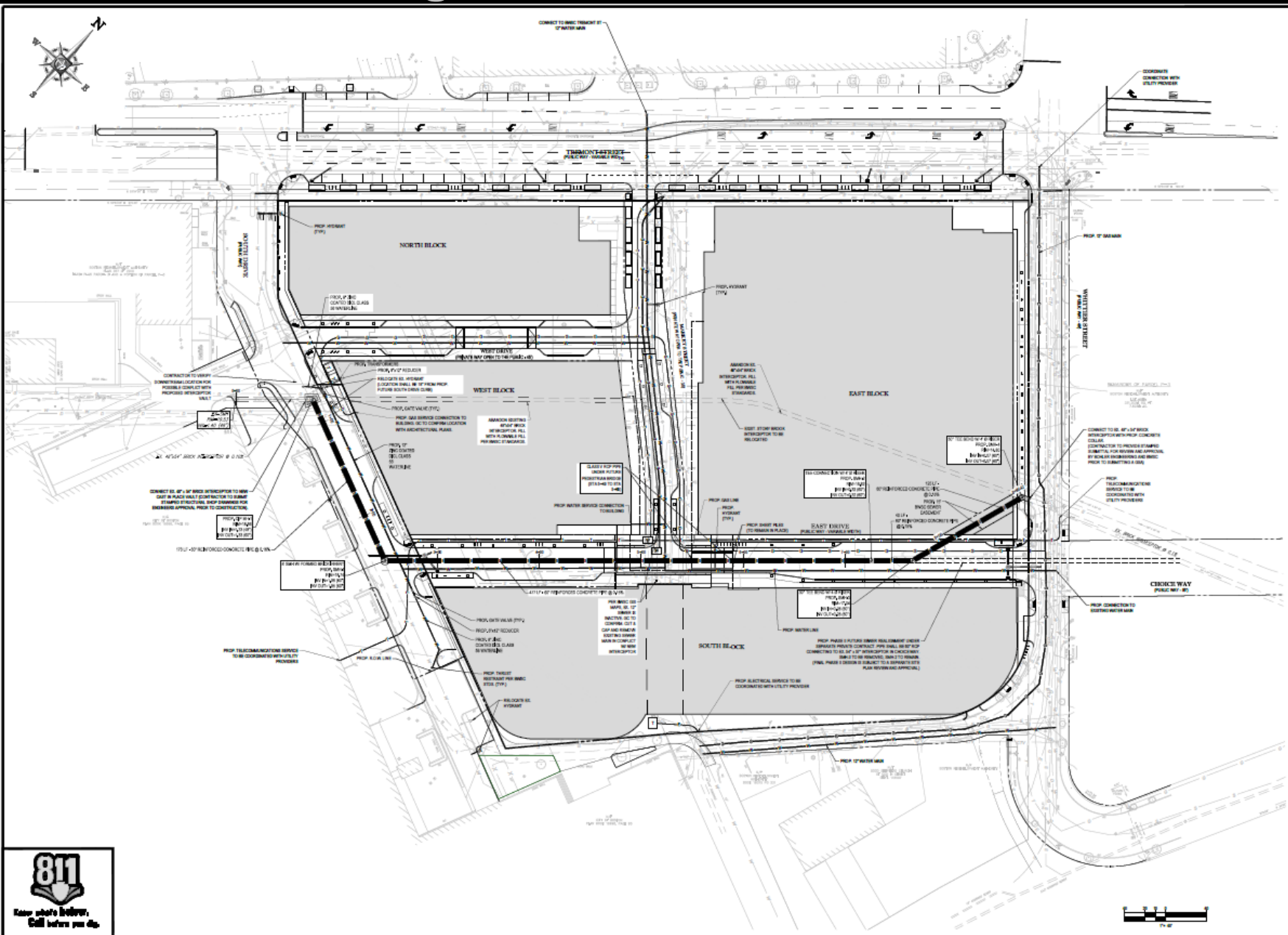
WHITTIER STREET HOUSING - Looking North

## Benchmarks Necessary For Site Confirmation:

- Approval of sewer relocation construction drawings by BWSC => Completed
- Approval by PIC of 25% design plans for the Project's public ROW's => Completed
- Coordination with Boston Public Schools and execution of MOU => Completed
- Coordination with Boston Parks Department on Project's edge adjacent to Madison Park Fields => Coordination Underway



# Tremont Crossing Roxbury



**BOHLER ENGINEERING**  
 5TH FLOOR  
 57 FRANKLIN STREET  
 BOSTON, MA 02110  
 Phone: 617.542.8400  
 www.BohlerEngineering.com

| REVISIONS |            |                  |     |
|-----------|------------|------------------|-----|
| REV#      | DATE       | COMMENT          | BY  |
| 1         | 08/10/2016 | PWR BASIC CENTER | ACH |
| 2         | 11/03/2016 | PWR BASIC CENTER | ACH |
| 3         | 11/03/2016 | PWR BASIC CENTER | ACH |
| 4         | 12/02/2016 | PWR BASIC CENTER | ACH |
| 5         | 12/02/2016 | PWR BASIC CENTER | ACH |
| 6         |            |                  |     |
| 7         |            |                  |     |
| 8         |            |                  |     |
| 9         |            |                  |     |
| 10        |            |                  |     |
| 11        |            |                  |     |
| 12        |            |                  |     |
| 13        |            |                  |     |
| 14        |            |                  |     |
| 15        |            |                  |     |
| 16        |            |                  |     |

**BWSC PERMIT SET**

PROJECT FILE: ACH  
 CHECKED BY: RHM  
 SCALE: AS NOTED

**SITE DEVELOPMENT PLANS**  
 FOR:  
**P-J PARTNERS, LLC**  
 30 WINTHUR STREET - PARCEL P-3  
 CITY OF BOSTON  
 SUFFOLK COUNTY, MA

BWSC SITE PLAN 16.122

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**S.P. MARTORANO**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MASSACHUSETTS  
 LICENSE NO. 11111

PROJECT TITLE:  
**SCHEMATIC FUTURE OVERALL UTILITY PLAN**

SHEET NUMBER:  
**1 OF 5**

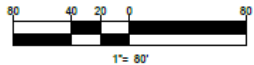
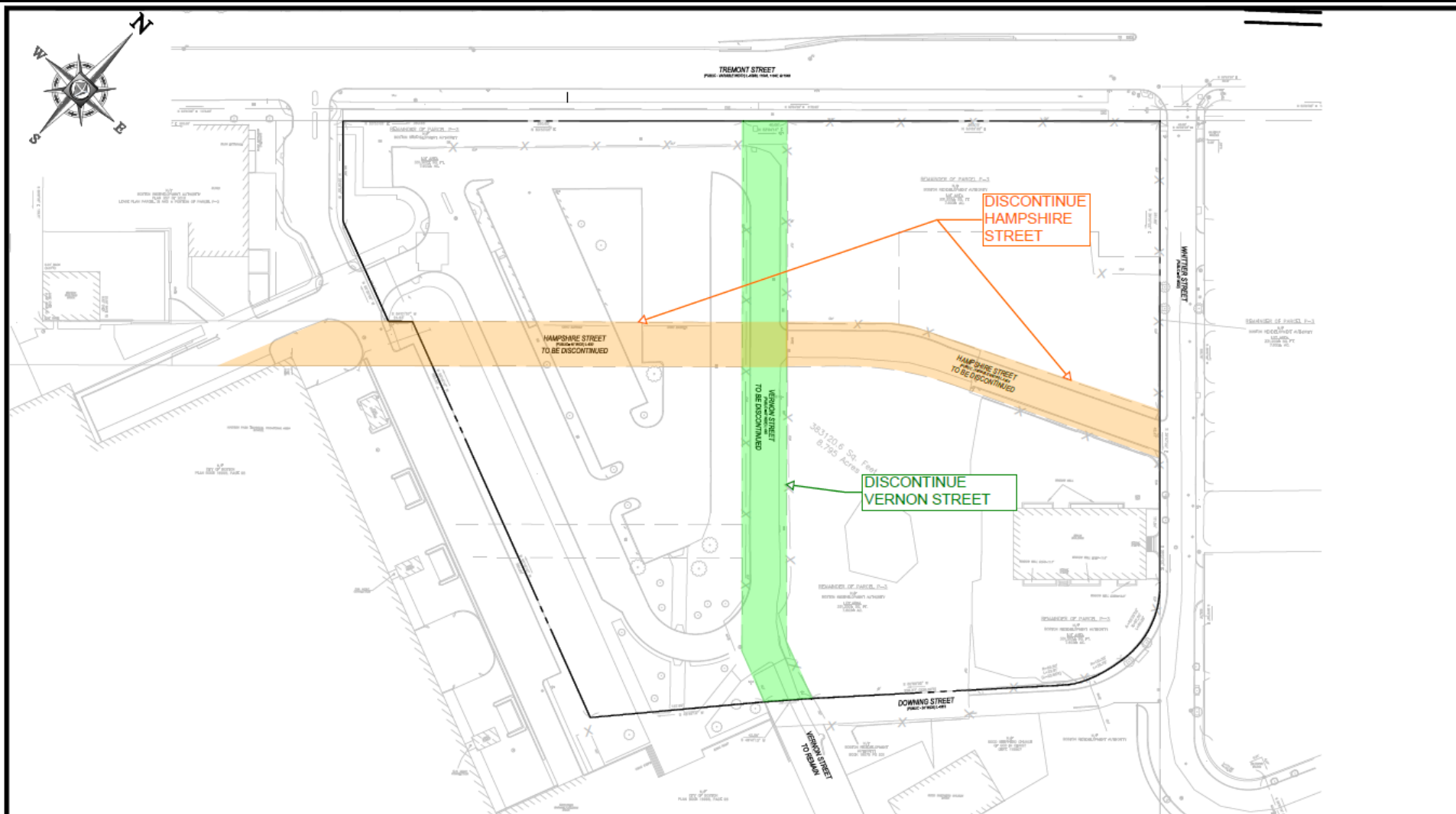
REV. 4: 12/02/2016

**811**  
 Keep what's below.  
 Call before you dig.

## Current Development Initiatives- Site Plan Confirmation



# Tremont Crossing Roxbury



TREMONT CROSSING DEVELOPMENT  
PLANNED DEVELOPMENT AREA EXHIBIT  
BOSTON, MASSACHUSETTS

03/13/19

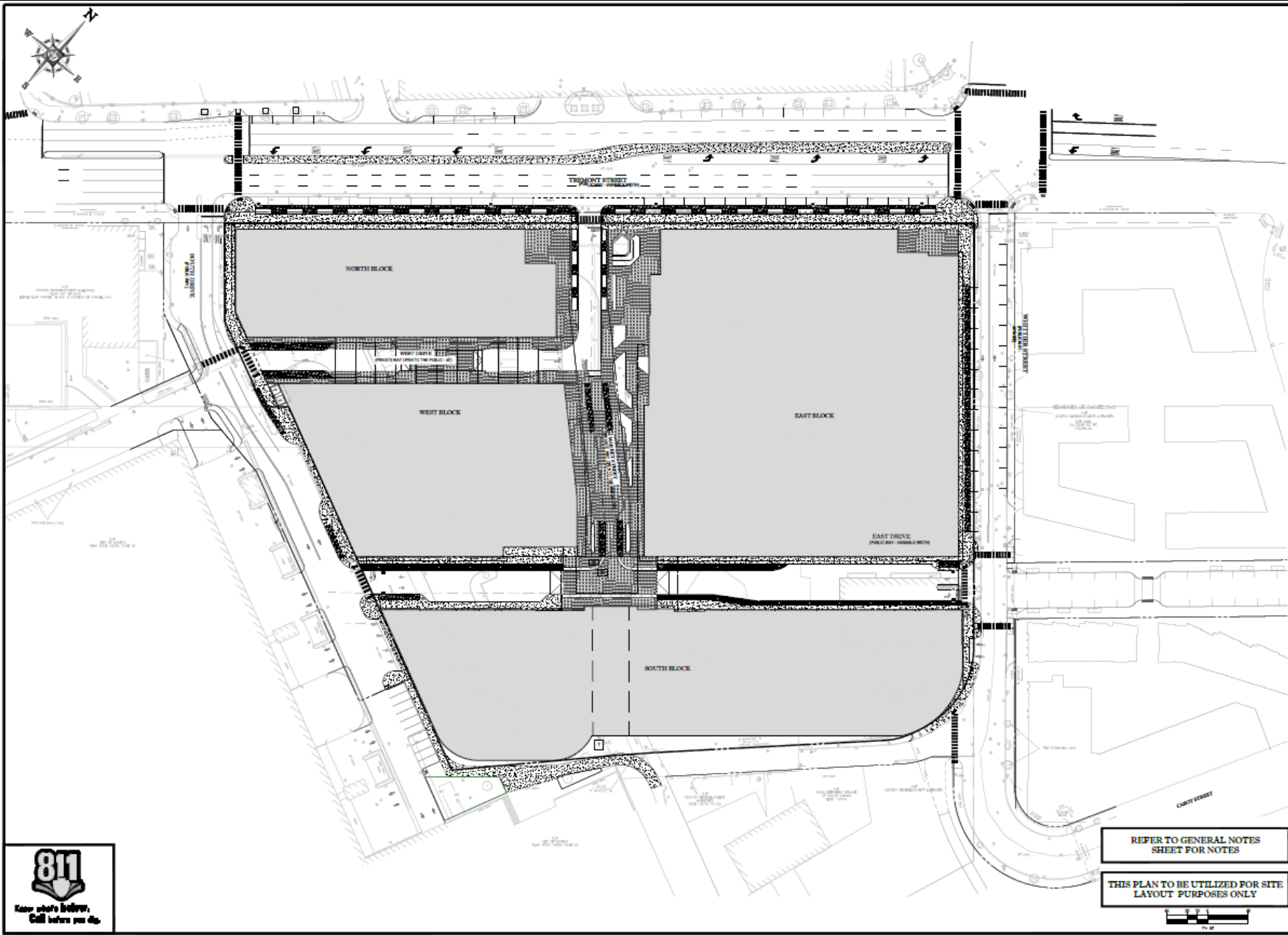








# Tremont Crossing Roxbury



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 100 State Street  
 Boston, MA 02110  
 Phone: 617-582-8000  
 www.BohlerEng.com

| REVISIONS |      |         |
|-----------|------|---------|
| NO.       | DATE | COMMENT |
| 1         |      |         |
| 2         |      |         |
| 3         |      |         |
| 4         |      |         |
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| 16        |      |         |
| 17        |      |         |
| 18        |      |         |

**PRELIMINARY**

PROJECT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_ AS NOTED

**SITE DEVELOPMENT PLANS**  
 FOR  
**P-J PARTNERS, LLC**  
 TREMONT & WHITTIER STREET - PARCEL 3  
 CITY OF BOSTON  
 SUFFOLK COUNTY, MA

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**S.P. MATORANO**  
 PROFESSIONAL ENGINEER

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



**SITE PLAN**

SHEET NUMBER: **4** OF 13



## Current Development Initiatives- Site Plan Confirmation



# Tremont Crossing Roxbury



WEST TOWER RESIDENTIAL

EAST TOWER RESIDENTIAL

WHITTIER CHOICE  
HOUSING

MADISON PARK H.S.

PLAYING FIELD - Looking North

# Tremont Crossing Roxbury

| PROJECT USE                    | # OF JOBS            | % OF TOTAL               |
|--------------------------------|----------------------|--------------------------|
| Office                         | 650                  | 41.96%                   |
| Destination Retail             | 385                  | 24.85%                   |
| Neighborhood Retail            | 231                  | 14.91%                   |
| BJ's Wholesale Club            | 183                  | 11.81%                   |
| Tremont Crossing Project       | 50                   | 3.23%                    |
| Museum                         | 30                   | 1.94%                    |
| Residential                    | <u>20</u>            | <u>1.29%</u>             |
| <b>TOTAL PERMANENT JOBS</b>    | <b><u>1,549</u></b>  | <b><u>100.00%</u></b>    |
|                                |                      |                          |
| <b>TOTAL CONSTRUCTION JOBS</b> | <b><u>2,000+</u></b> | <b><u>30 Months+</u></b> |

Project Related Jobs- **Permanent and Construction Jobs**





# JANEY

- Consigli Construction will be the primary General Contractor for the Project;
- Consigli will collaborate with Janey Construction on the Project as a whole;
- Additionally, Janey will be responsible for specific elements of the Project.

*Consigli Construction and its President, Anthony Consigli, were recently honored with an **Excellence in Community Development** award, presented by the Massachusetts Housing Investment Corporation (MHIC). Consigli was recognized for their “enthusiastic commitment and achievement of minority participation, as well as perseverance in ensuring the broadest possible impact of the resources it brings to construction projects.”*

*As construction manager for the recently completed Lowell Community Health Center, Consigli completed the project on time, under budget and with above-targeted levels of minority participation and employment. Consigli was one of four organizations to receive Excellence in Community Development Awards from the MHIC, a private, nonprofit lender and investor specializing in financing affordable housing and community development throughout New England.*

# Tremont Crossing Roxbury

| COMMUNITY BENEFITS                         |                     |                         |
|--|---------------------|-------------------------|
| <b><u>One Time Contributions:</u></b>      |                     |                         |
| NCAAA Museum                               | \$13,550,000        |                         |
| Good Shepherd Church Rehabilitation        | 500,000             |                         |
| The Peoples' Academy (Job Training)        | 200,000             |                         |
| Other Job Training Initiatives (TBD)       | 160,000             |                         |
| Community Meeting Room                     | <u>250,000</u>      |                         |
| <b>Total One Time Contributions</b>        | <b>\$14,660,000</b> |                         |
|  |                     |                         |
| <b><u>Ongoing Annual Benefits:</u></b>     |                     | <b><u>Duration:</u></b> |
| Alice Taylor Housing                       | \$10,000            | 20 Years                |
| Whittier Apartments                        | 15,000              | 20 Years                |
| Office of Collaborations and Partnerships* | 125,000             | Perpetuity              |
| Rent Contribution for Local Entrepreneurs  | <u>80,000</u>       | 15 Years                |
| <b>Total Annual Benefits</b>               | <b>\$230,000</b>    |                         |

\* Funds to be used for salaries and administrative expenses.



THANK YOU

