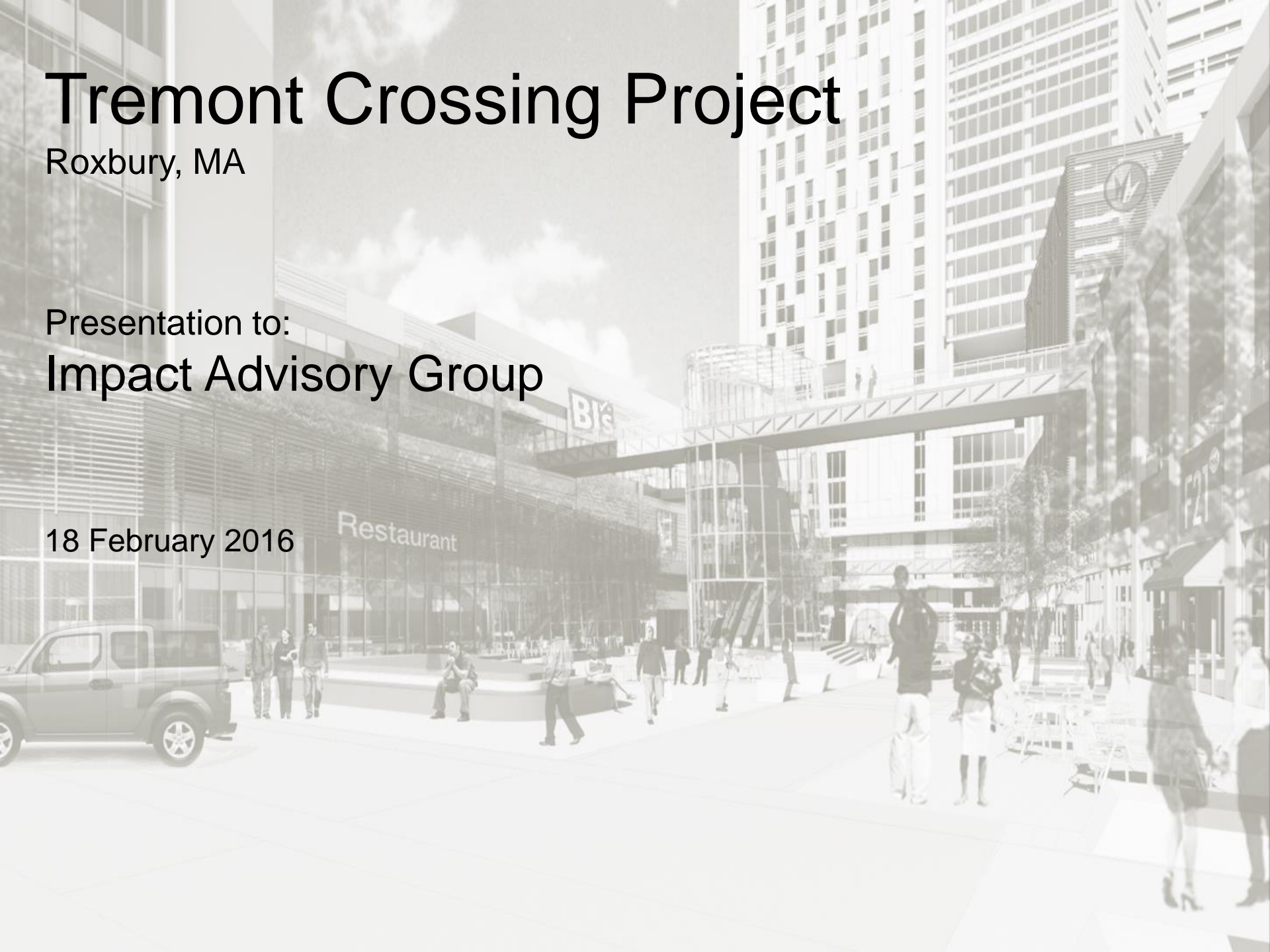


Tremont Crossing Project

Roxbury, MA

Presentation to:
Impact Advisory Group

18 February 2016



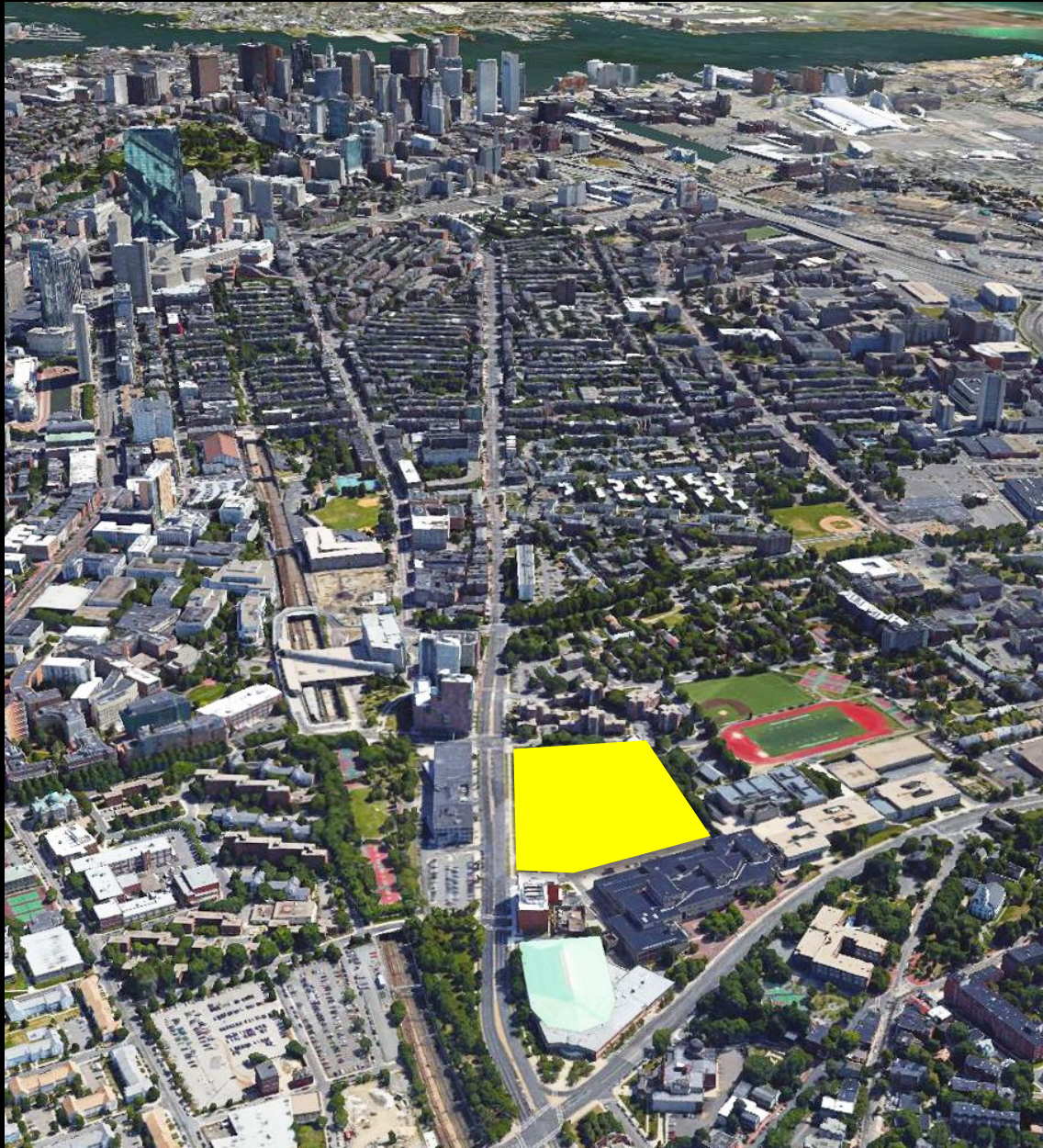
Tremont Crossing Boston

Project Response to PRC Meeting and BRA Request for Information

| Project at January 21 PRC Meeting | DPIR Filing (February 11, 2016) | Impact |
|--|--|--|
| Student housing- 850 beds | Eliminated student housing | <ol style="list-style-type: none">1. NO housing for students at the Project;2. Replaced with 400 multifamily housing units. |
| Central plaza design | Central Market Street public Space | <ol style="list-style-type: none">1. Addition of a new roadway through the Project;2. Three distinct blocks;3. Connects to neighborhood street grid;4. Neighborhood Commercial block scale;5. Comparable to Fenway district. |
| Total Project Size: 2.1 million SF | Total Project Size: 1.9 million SF | <ol style="list-style-type: none">1. Reduced Project size by 177,000 SF or 10% |
| Parking garage: 10 stories / 580,000 SF | Parking garage: 7 - 9 stories / 548,700 SF | <ol style="list-style-type: none">1. Reduced height of garage adjacent to Whittier Street by 3 levels;2. Reduced size of garage by 31,300 SF. |
| No alignment of streets with Whittier Choice Neighborhoods | Proposed Alternative Alignment of streets with Whittier Choice Neighborhoods | <ol style="list-style-type: none">1. Creates neighborhood "penetration" into Project;2. Furthers Choice Neighborhood's goal of safe walkable streets;3. Does not interfere with design of approved Choice Neighborhoods project. |

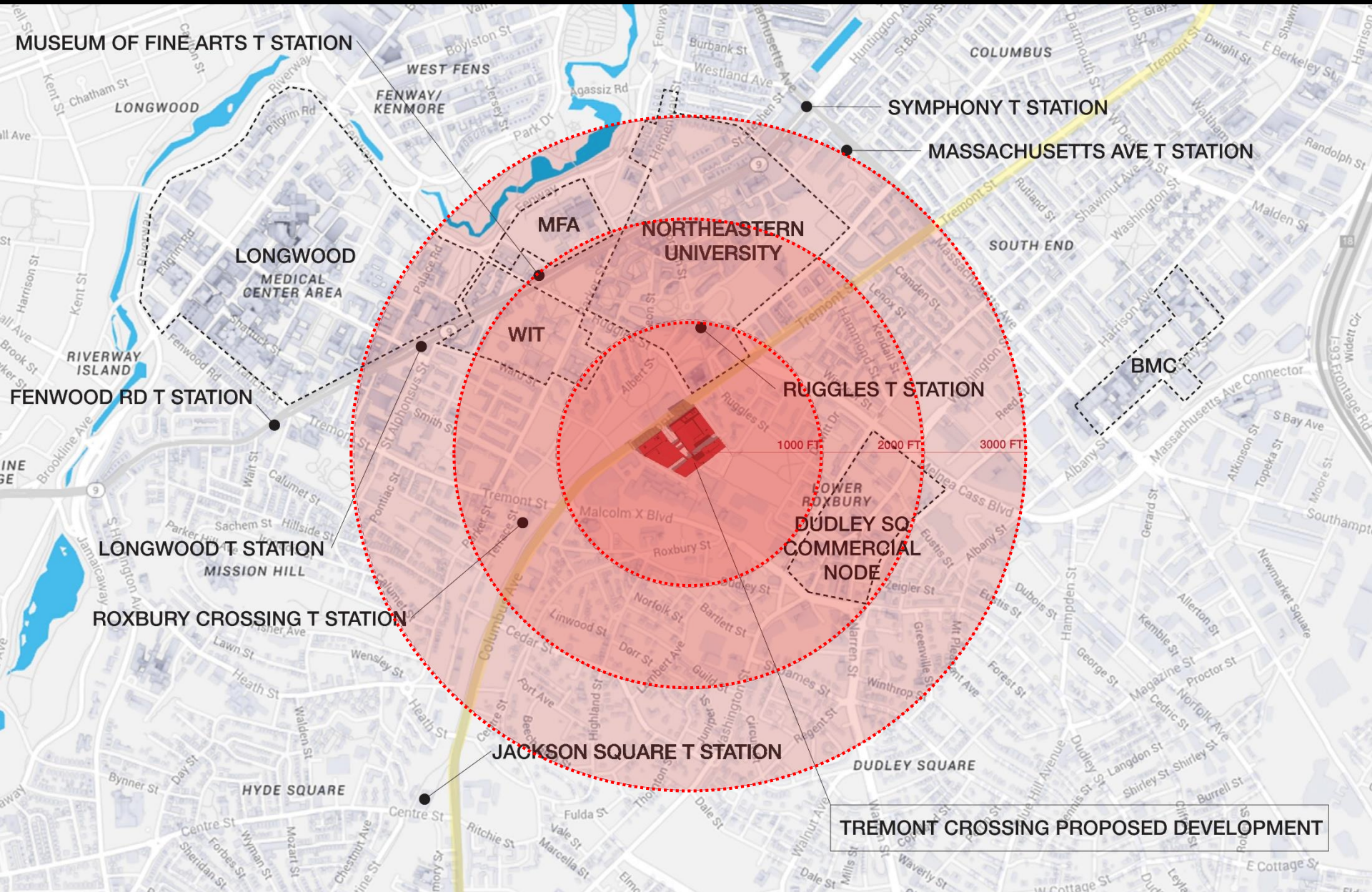
Project Response

Tremont Crossing Boston



PROJECT LOCUS







TREMONT STREET

TREMONT
CROSSING
PARCEL

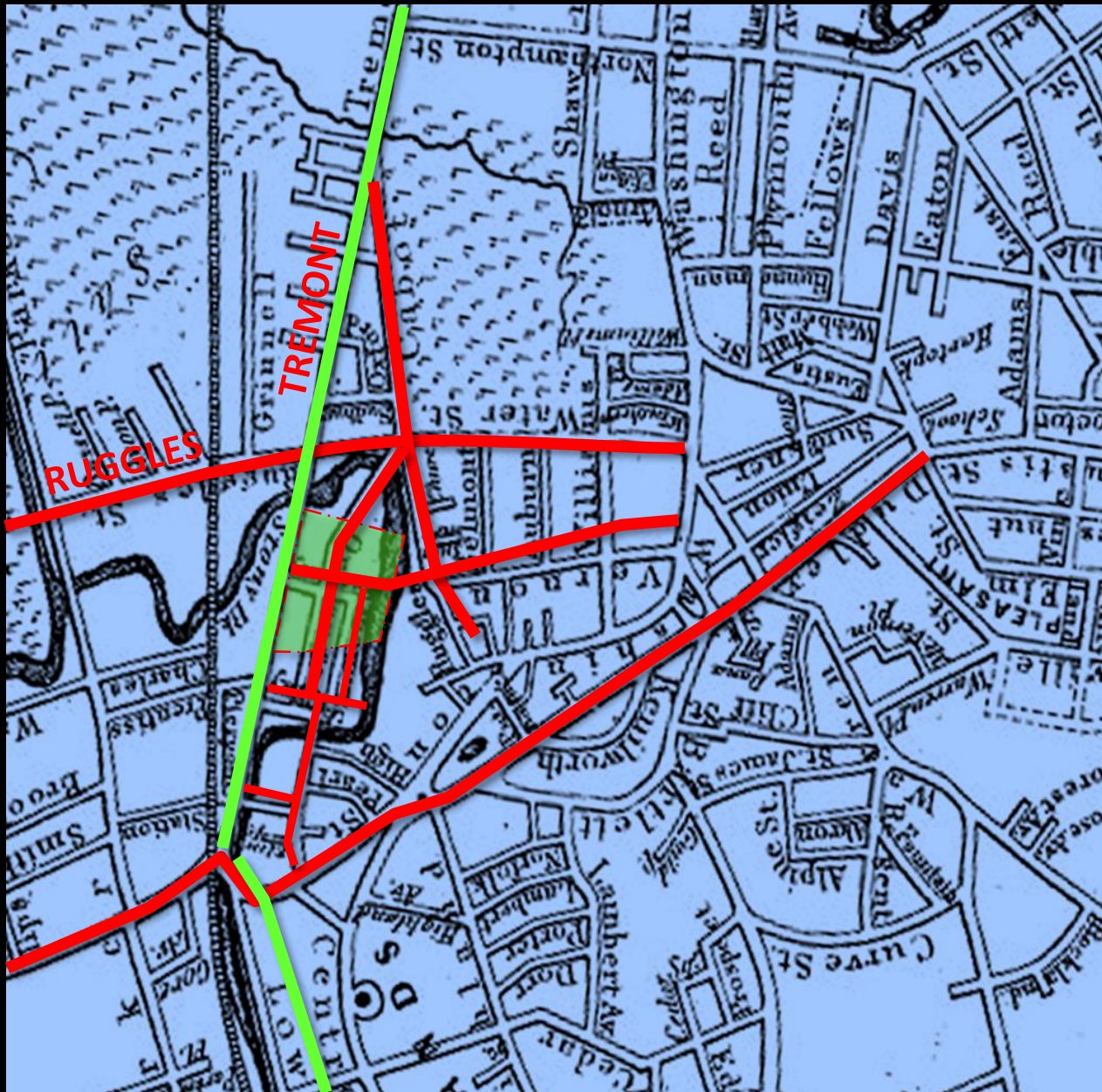
WHITTIER ST

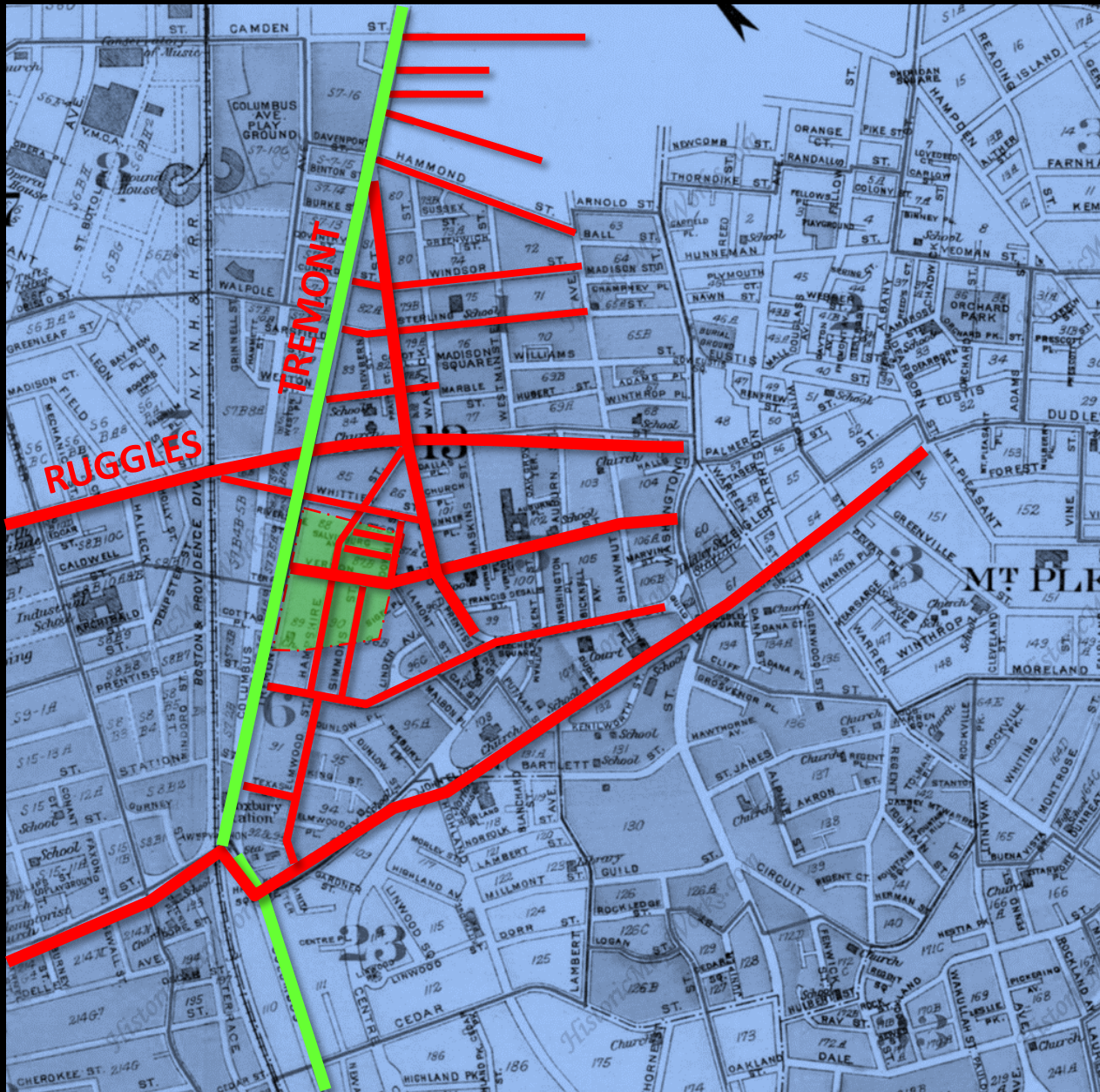
WHITTIER
CHOICE DEV

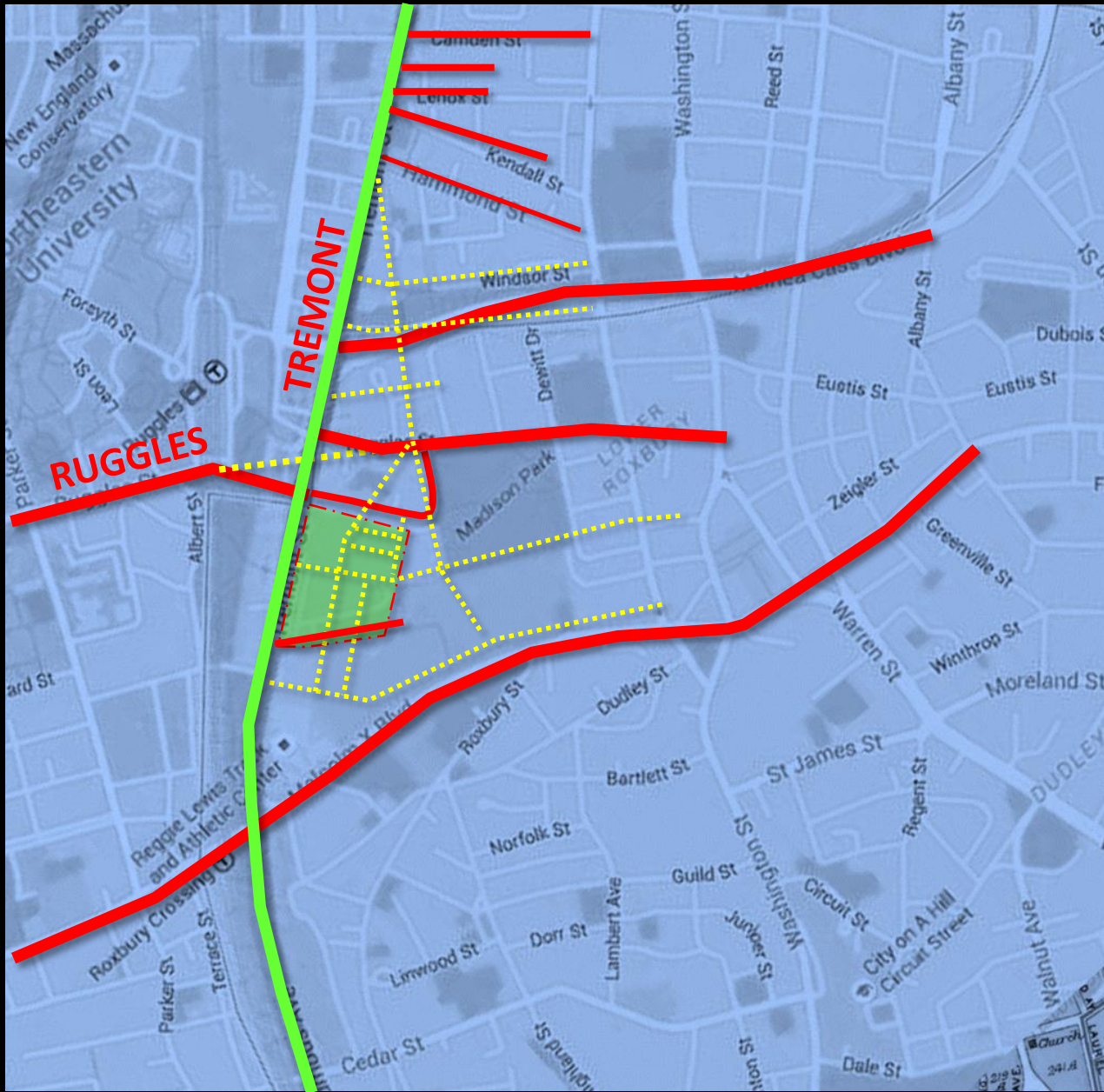
MALCOLM X BLVD

RUGGLES ST

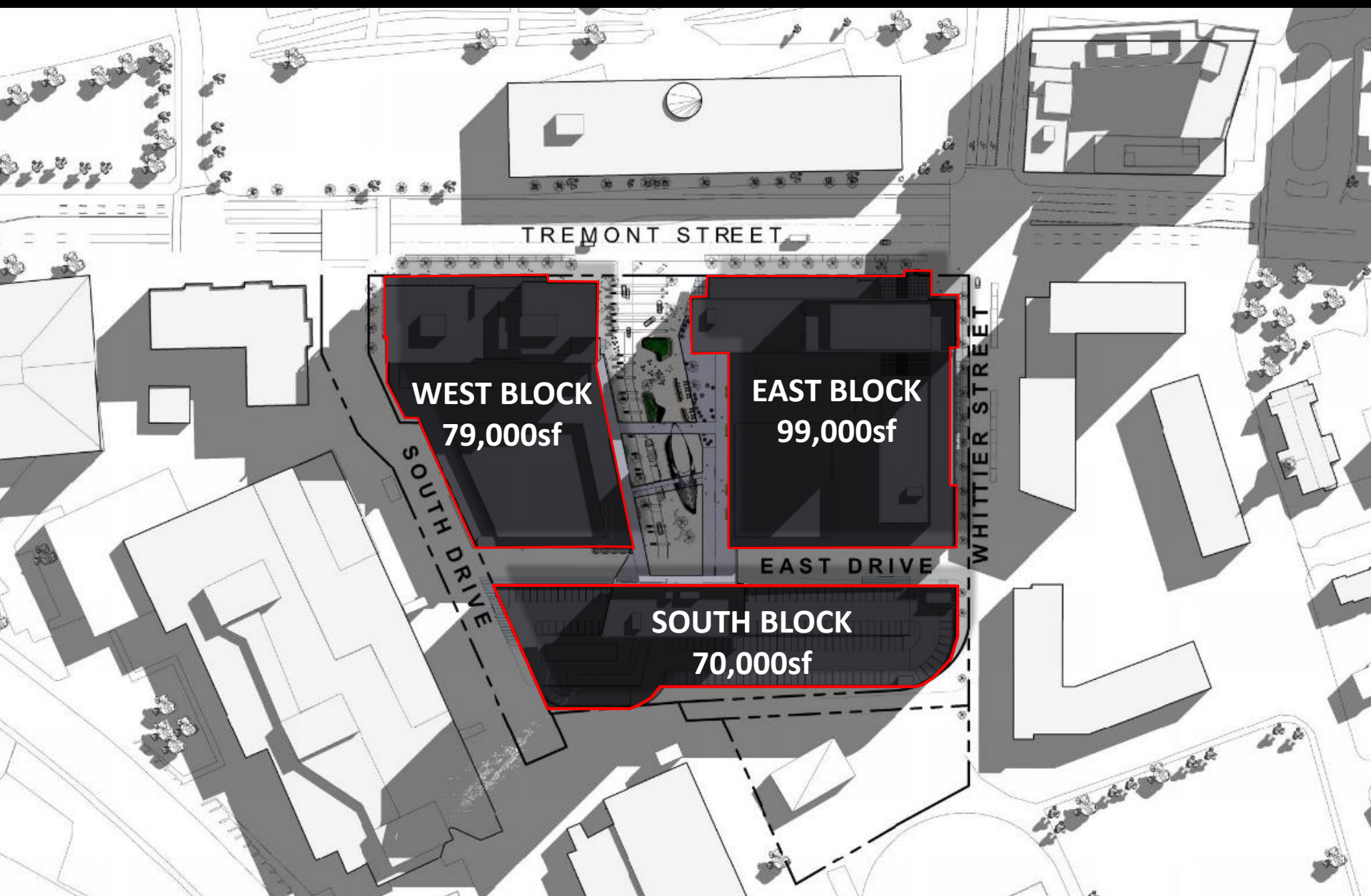
MELNEA CASS BLVD

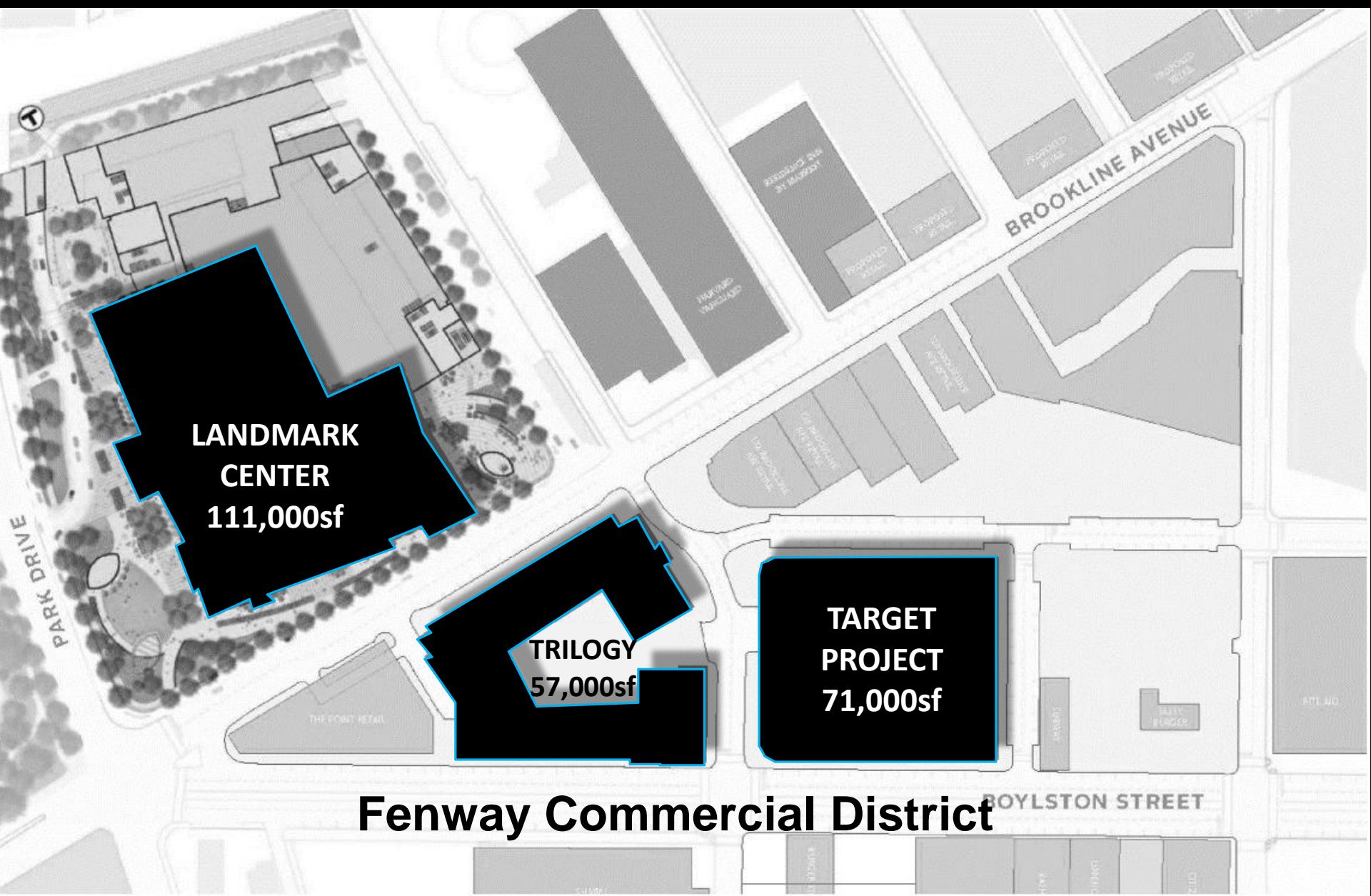












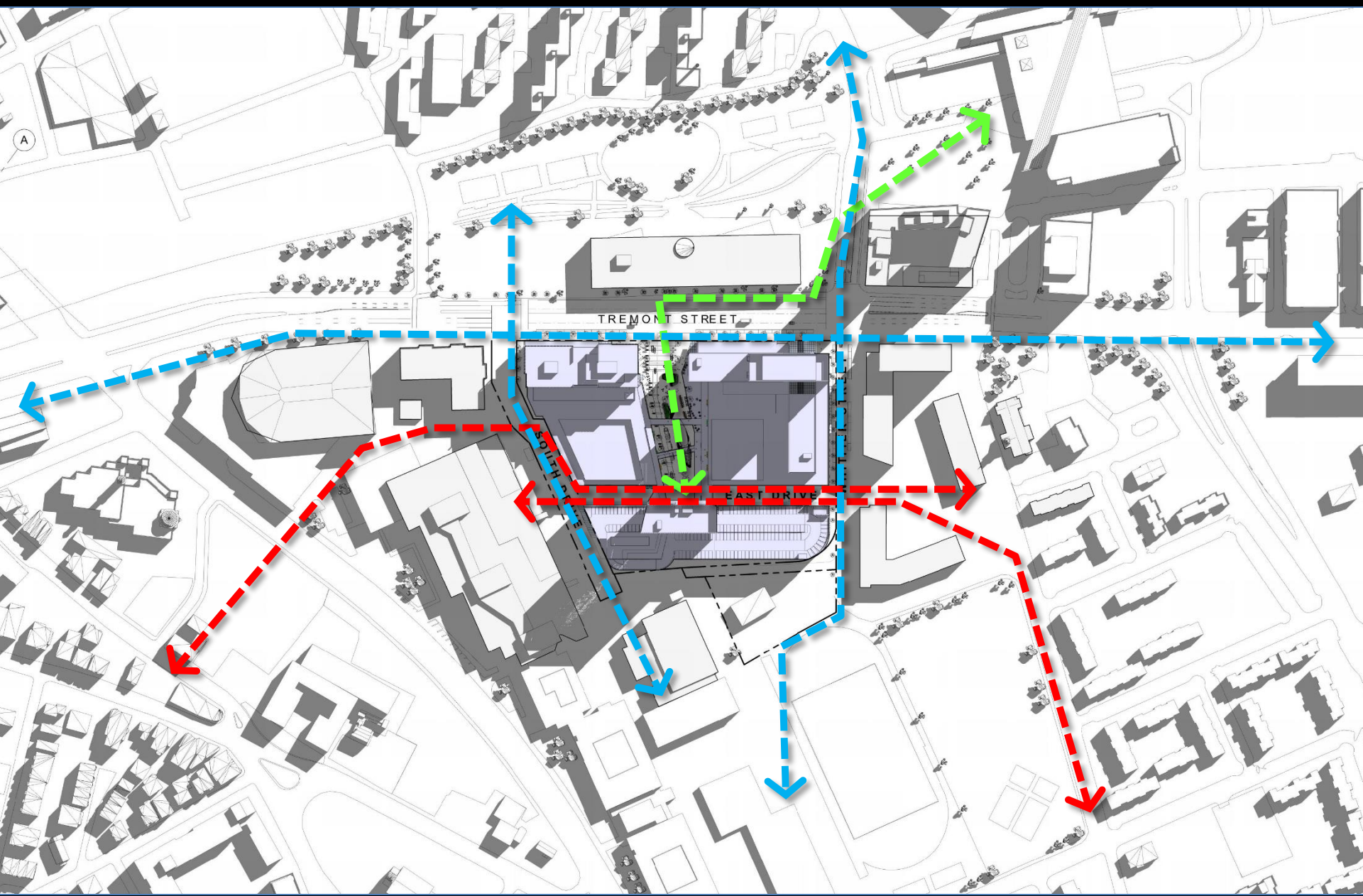
**LANDMARK
CENTER
111,000sf**

**TRILOGY
57,000sf**

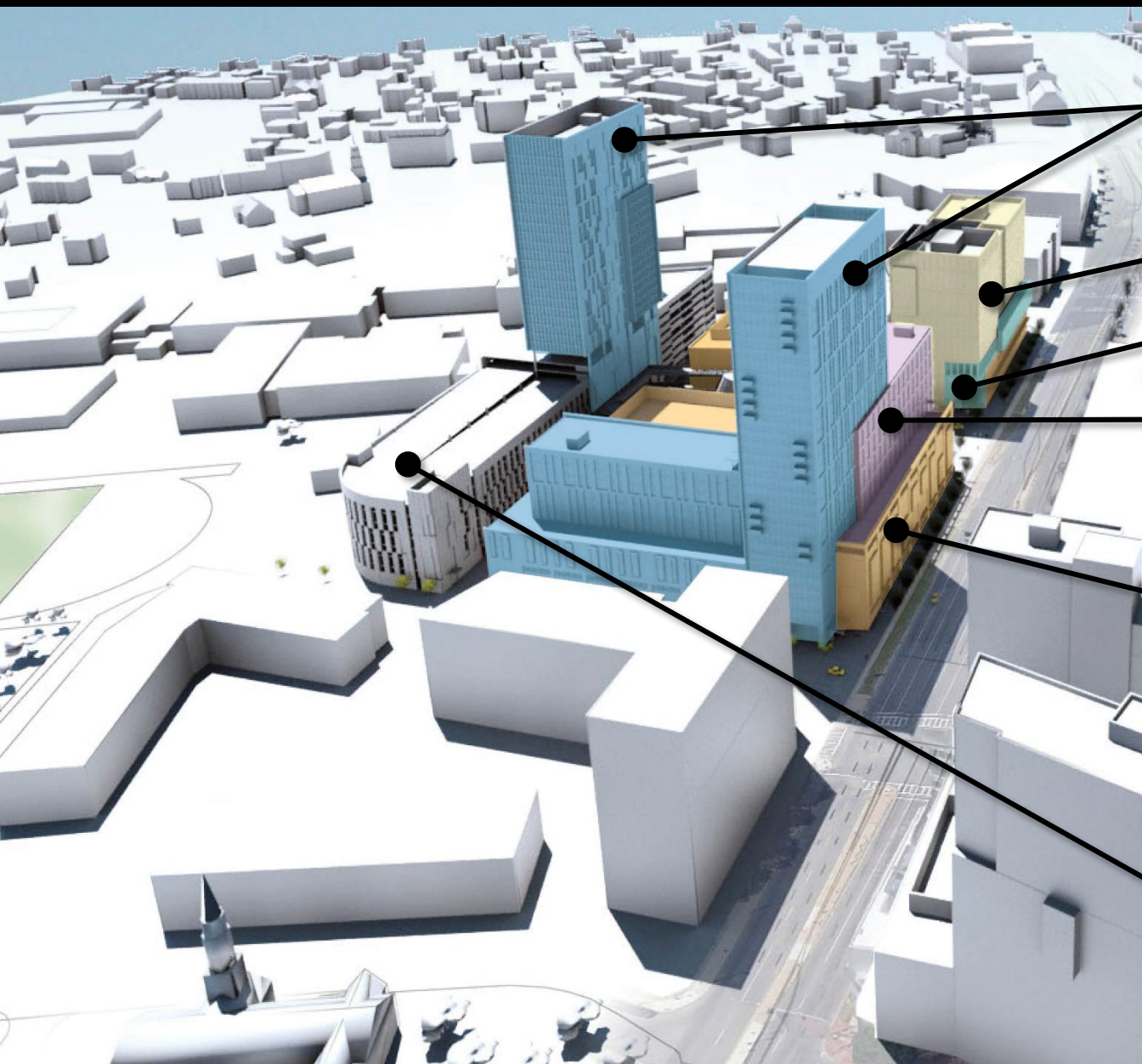
**TARGET
PROJECT
71,000sf**

Fenway Commercial District

Tremont Crossing Boston



PEDESTRIAN CONNECTION



RESIDENTIAL: Tremont
290,700sf (300 units)
RESIDENTIAL: East Drive
340,800sf (400 units)

OFFICE: 203,000sf

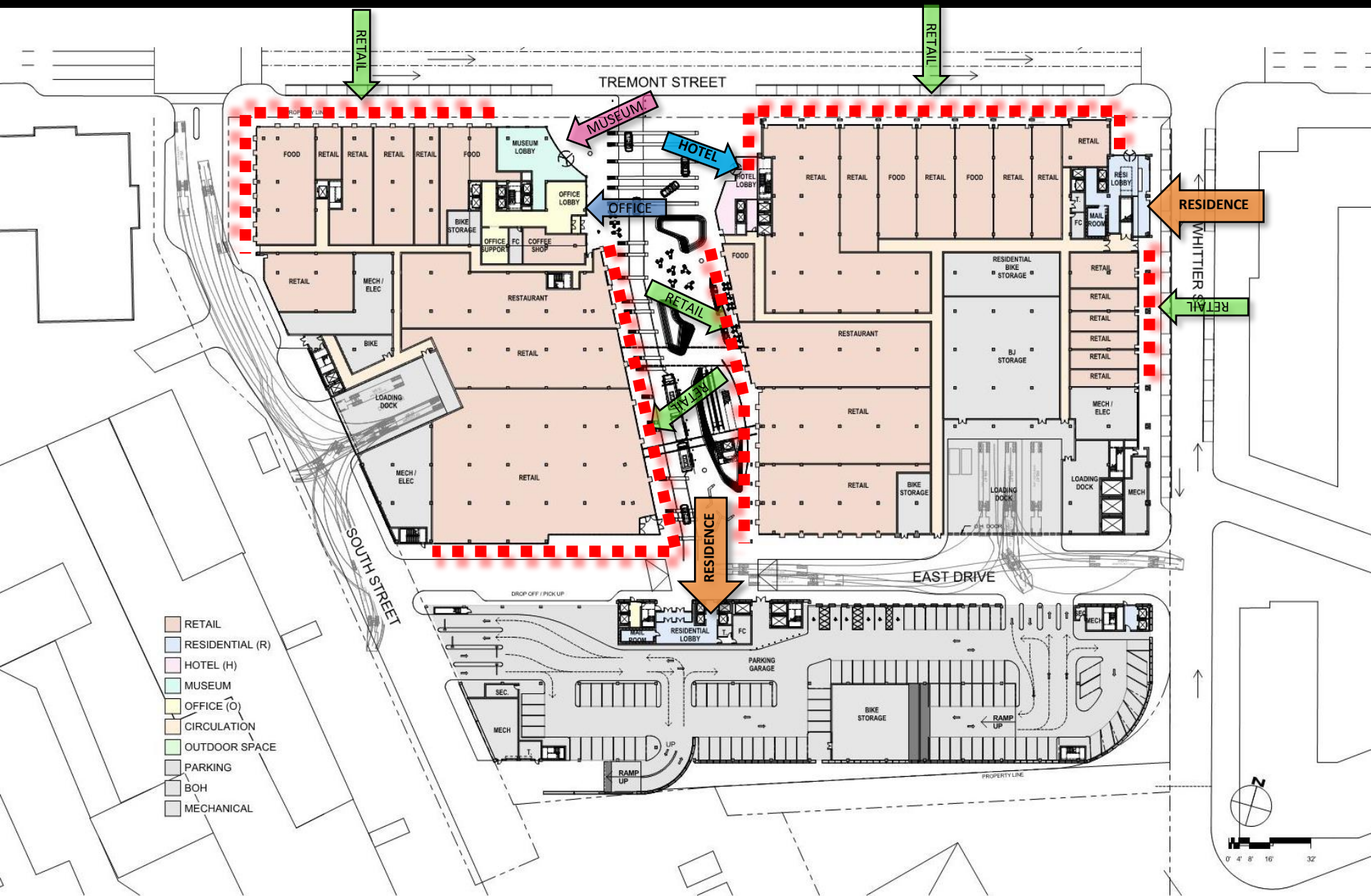
MUSEUM: 31,000sf

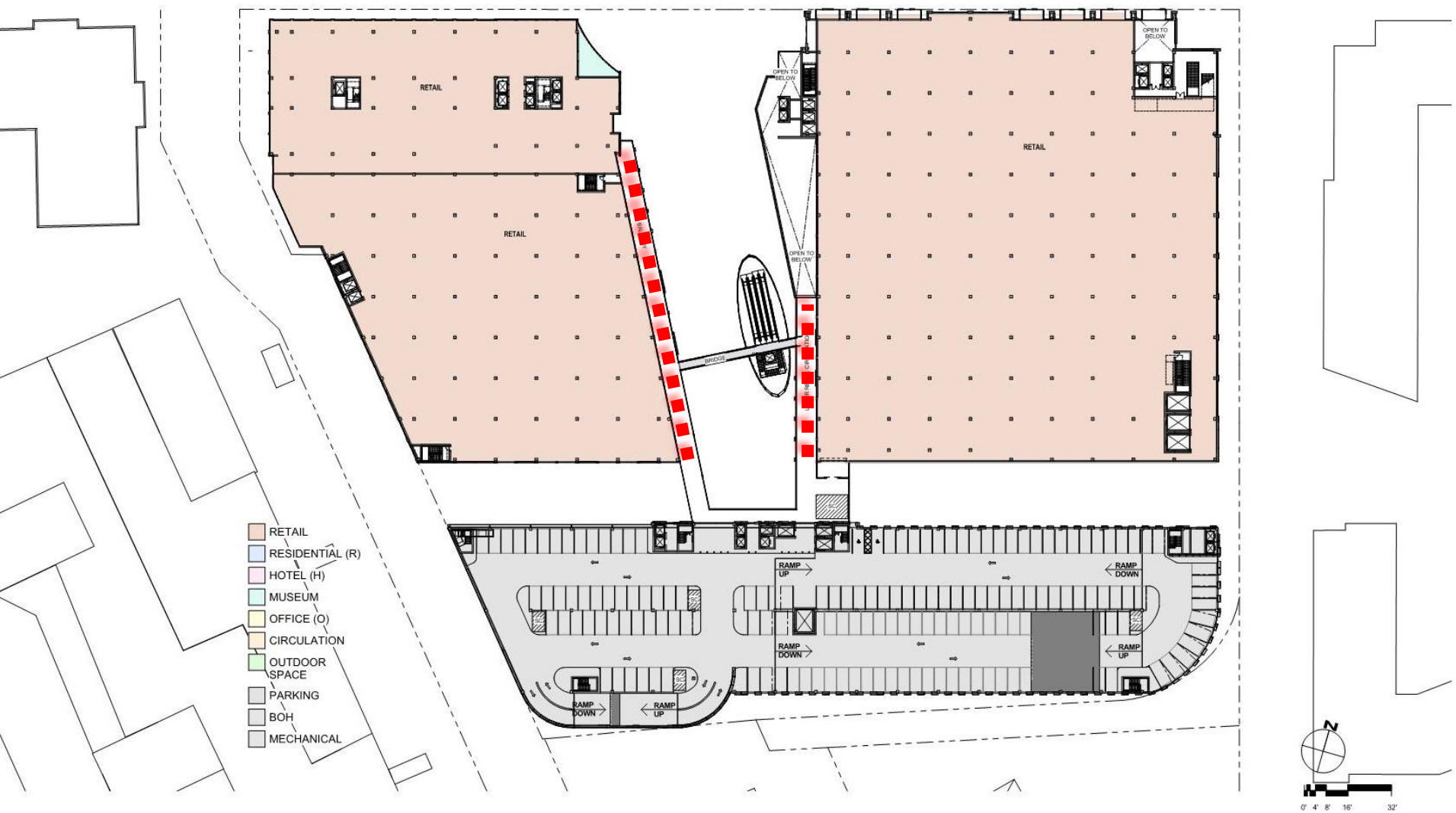
HOTEL: 130,000sf
(200 Rooms)

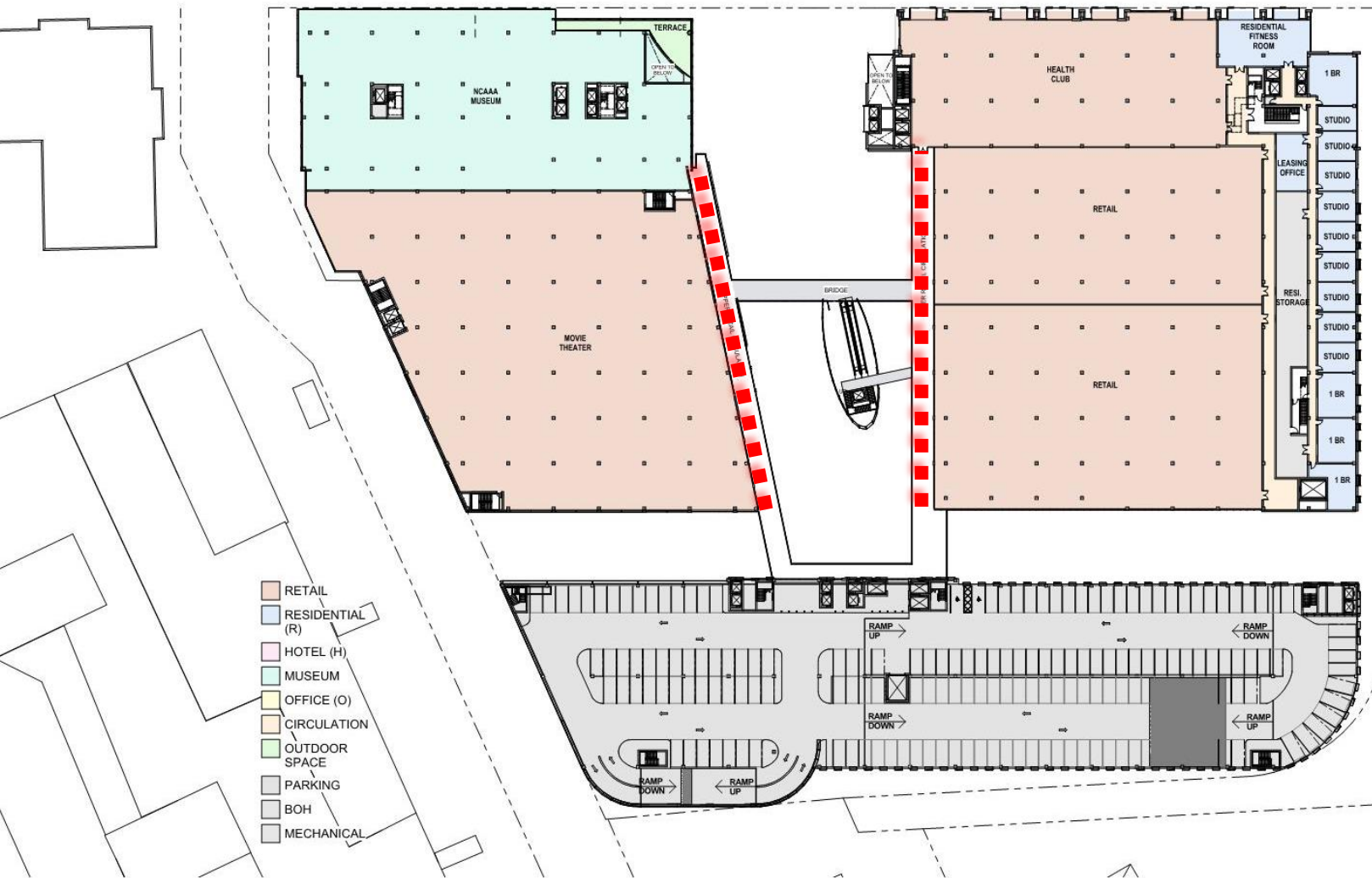
NEIGHBORHOOD RETAIL:
116,500sf
DESTINATION RETAIL:
285,500sf

TOTAL of USES:
1,398,700_GSF

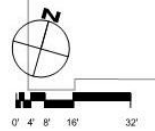
PARKING: 548,700sf
TOTAL WITH PARKING:
1,947,400_GSF

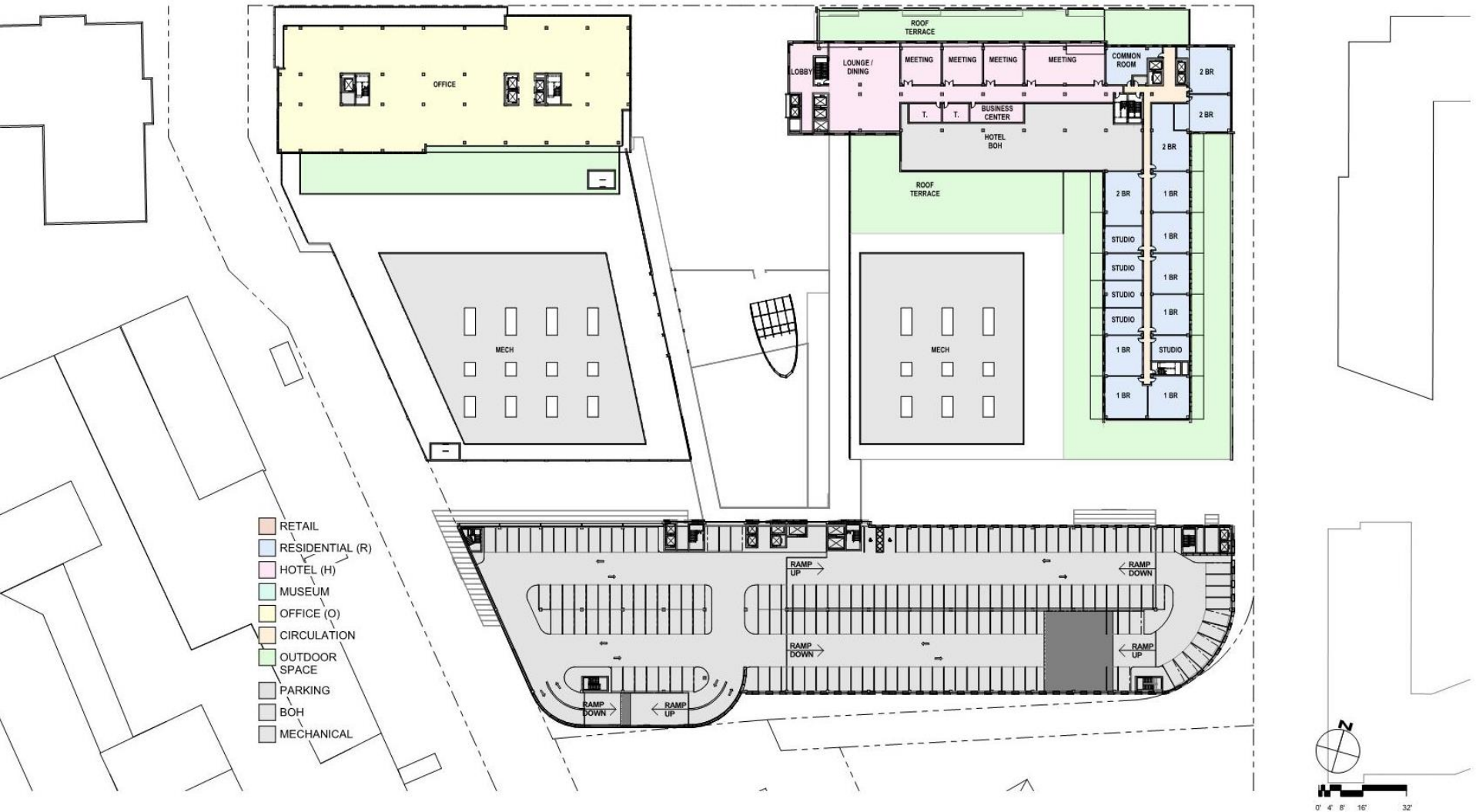


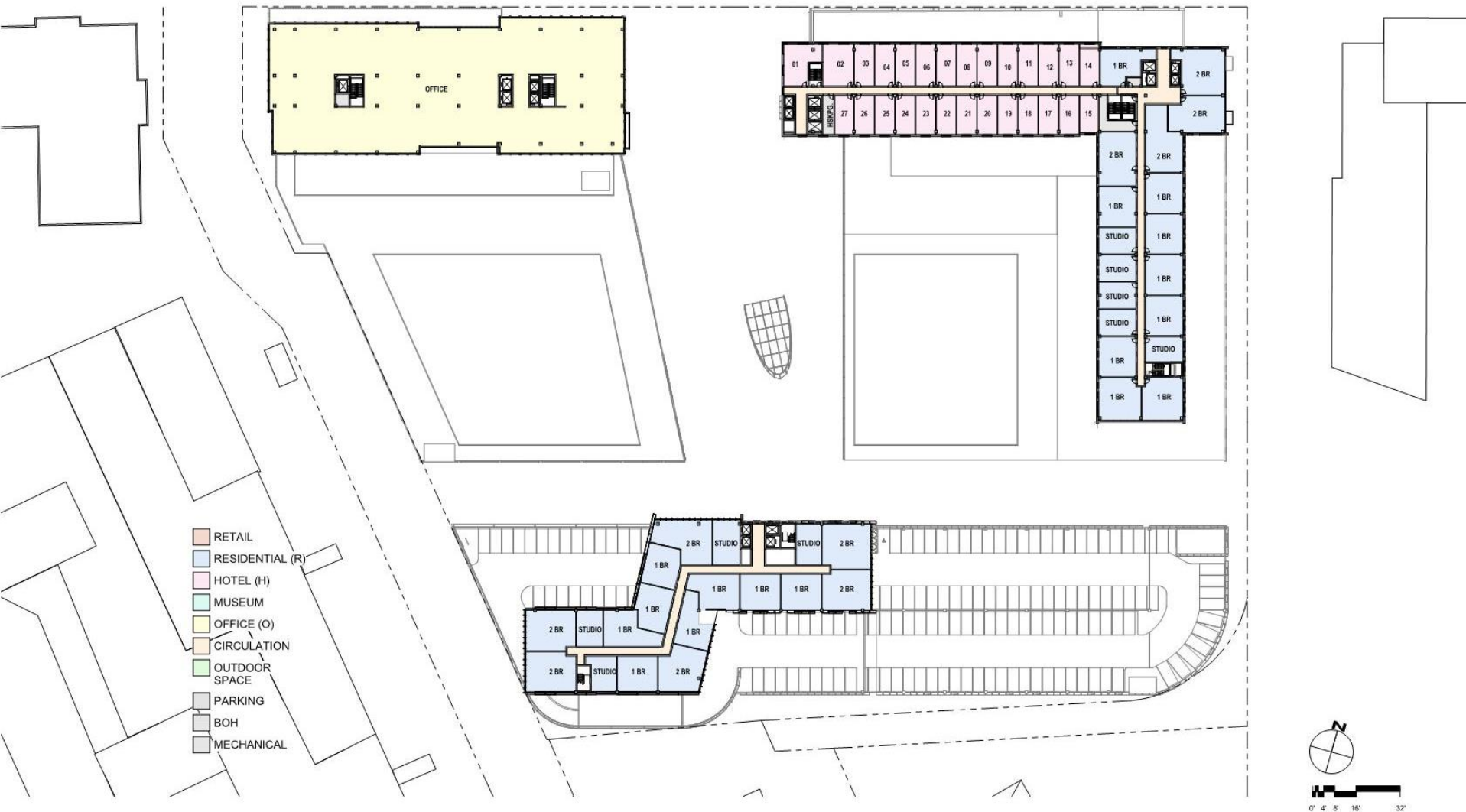




- RETAIL
- RESIDENTIAL (R)
- HOTEL (H)
- MUSEUM
- OFFICE (O)
- CIRCULATION
- OUTDOOR SPACE
- PARKING
- BOH
- MECHANICAL







TYPICAL UPPER FLOOR PLAN



TREMONT STREET

Tremont Crossing Boston



VIEW FROM PLAYING FIELDS

Tremont Crossing Boston



MARKET STREET LOOKING EAST

Tremont Crossing Boston



MARKET STREET LOOKING WEST

Tremont Crossing Boston



WHITTIER STREET LOOKING WEST



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





[Report a privacy concern with this image](#)







with this image

VIEW FROM TREMONT ST. – looking east



VIEW FROM TREMONT ST. – looking east





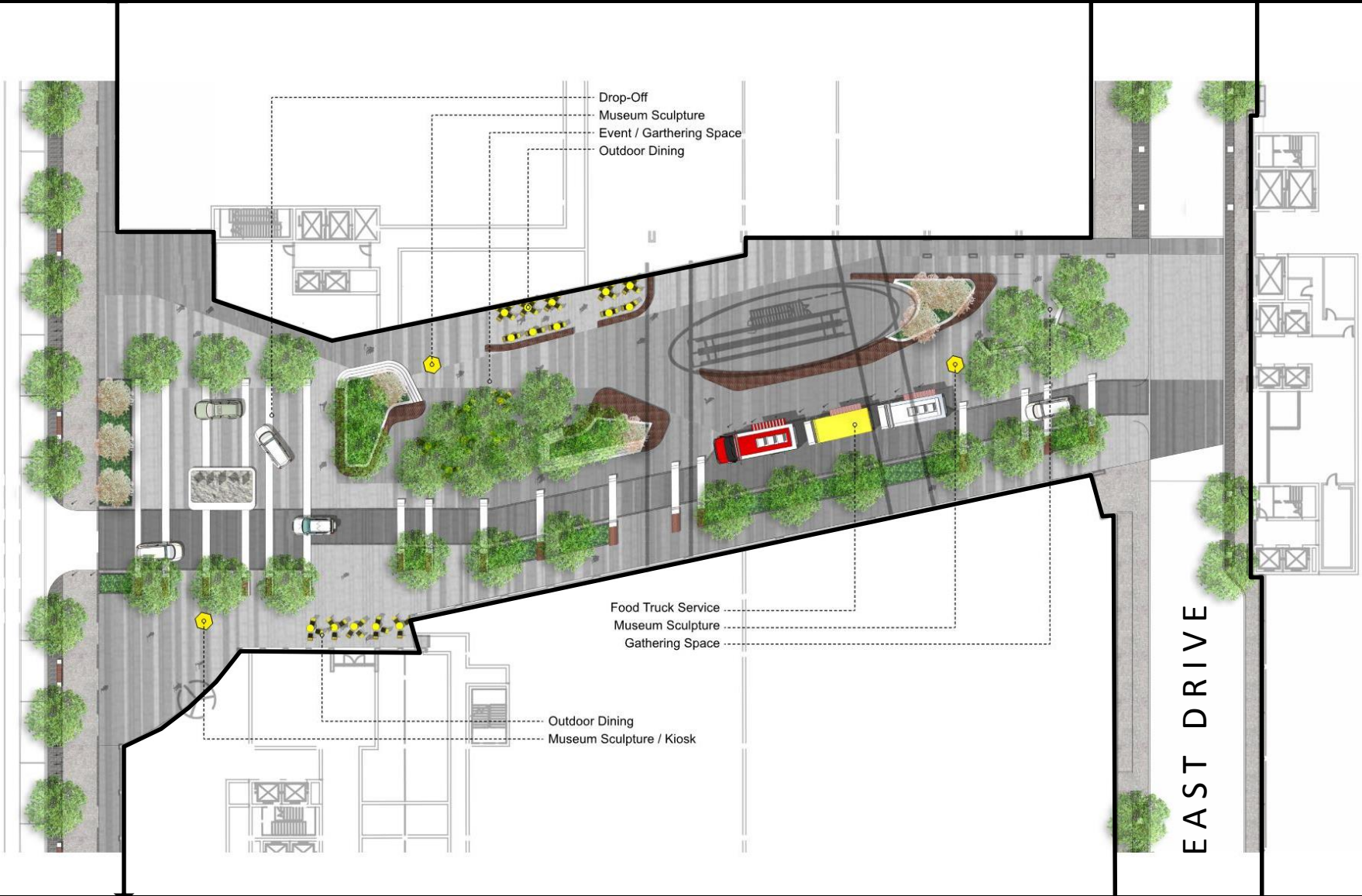
Tremont Crossing Boston



Overall Site Plan

Tremont Crossing Boston

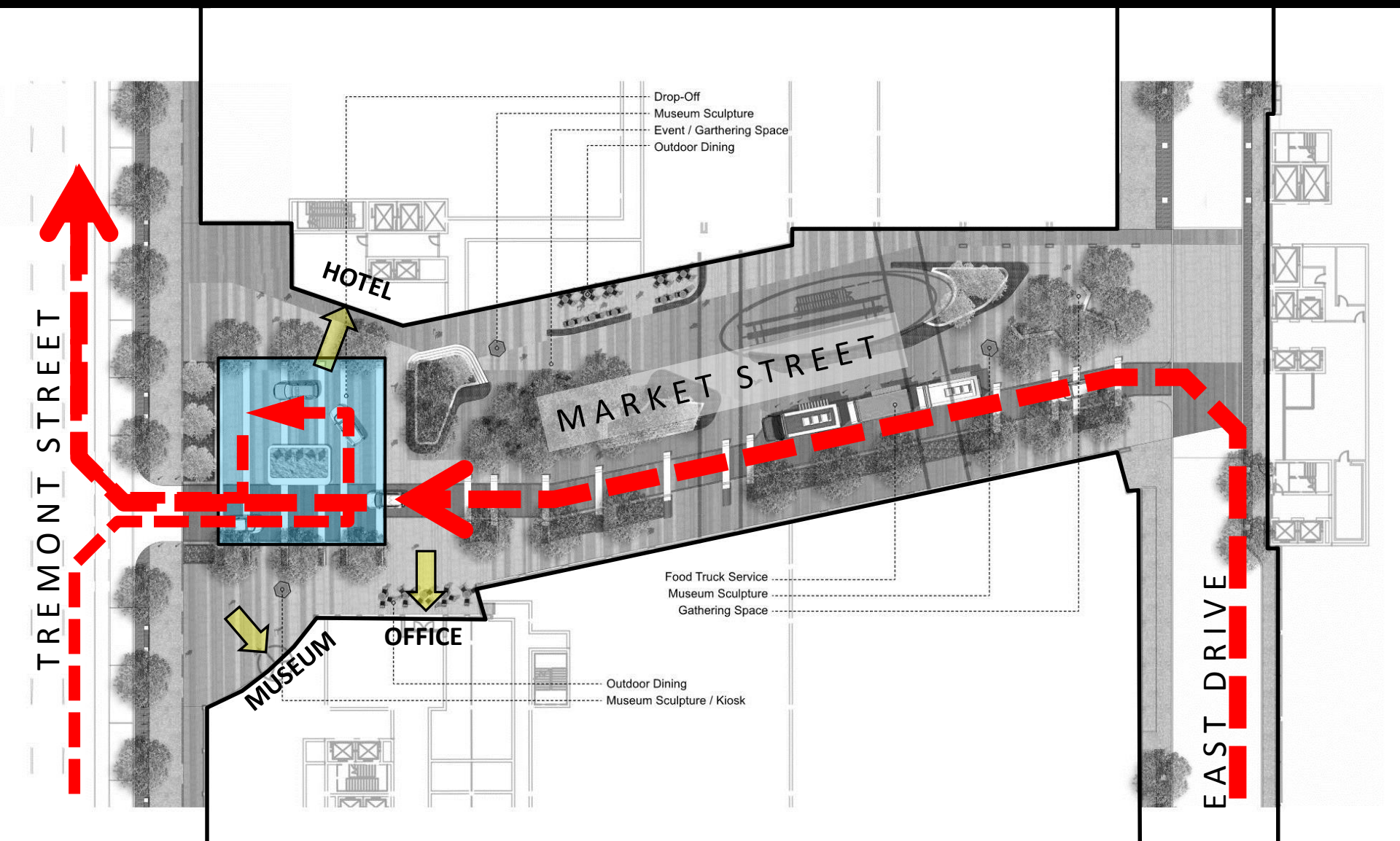
TREMONT STREET



EAST DRIVE

Market Street Plan

Tremont Crossing Boston



Market Street Plan

Tremont Crossing Boston



PERSPECTIVE: Looking into Market Street

Tremont Crossing Boston



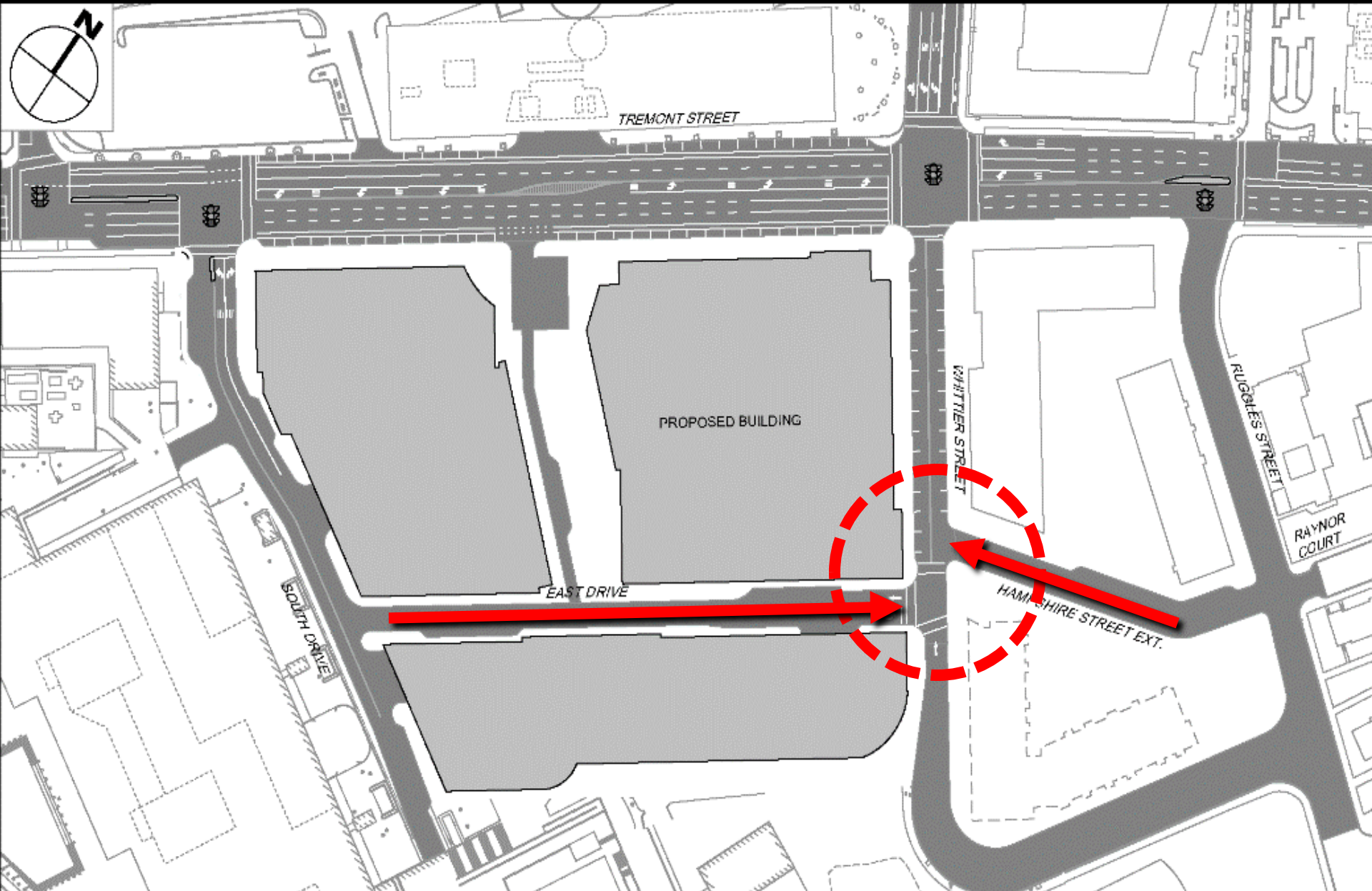
PERSPECTIVE: Market Street Looking North

Tremont Crossing Boston



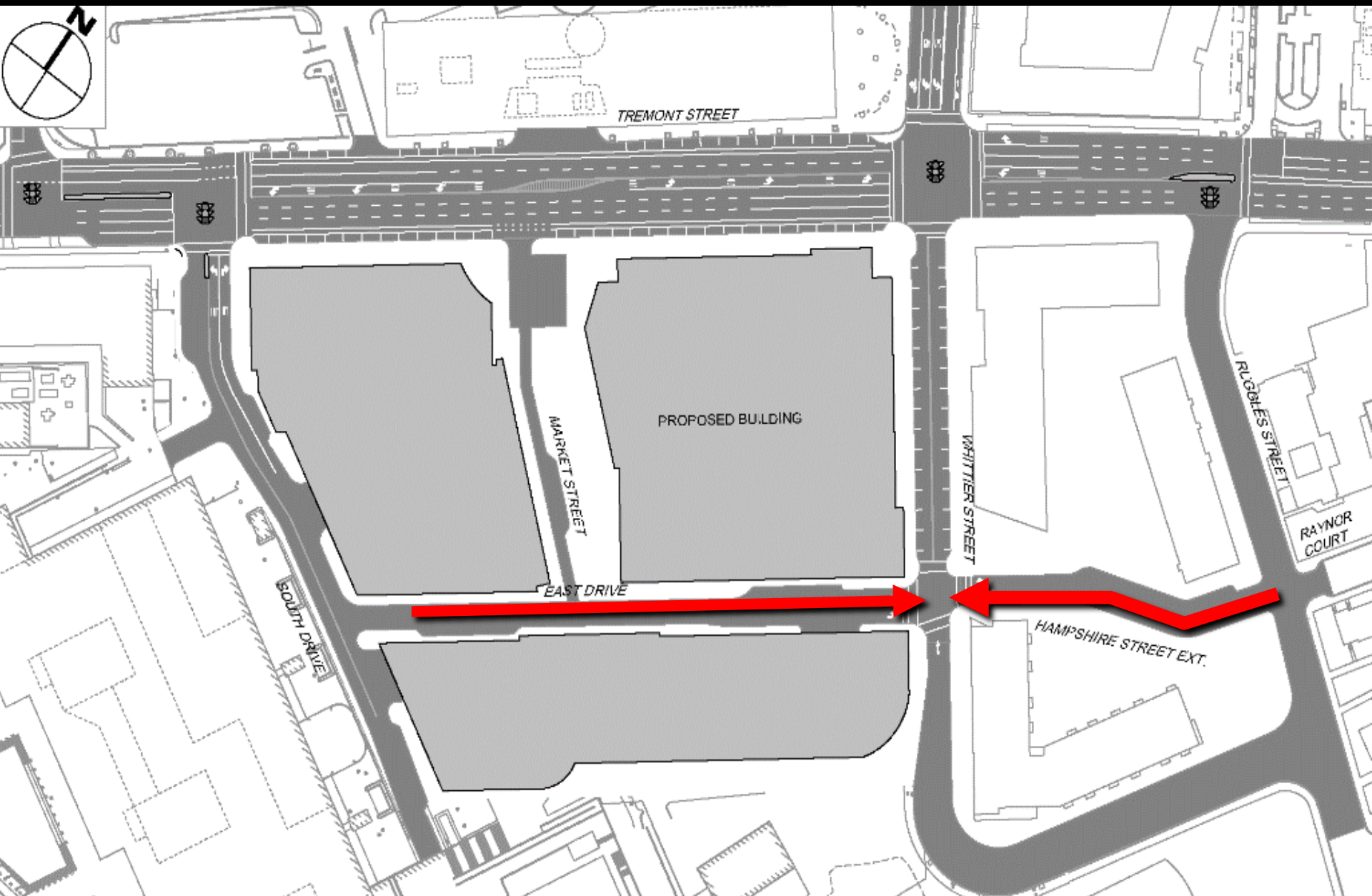
PERSPECTIVE: Market Street Looking South

Tremont Crossing Boston

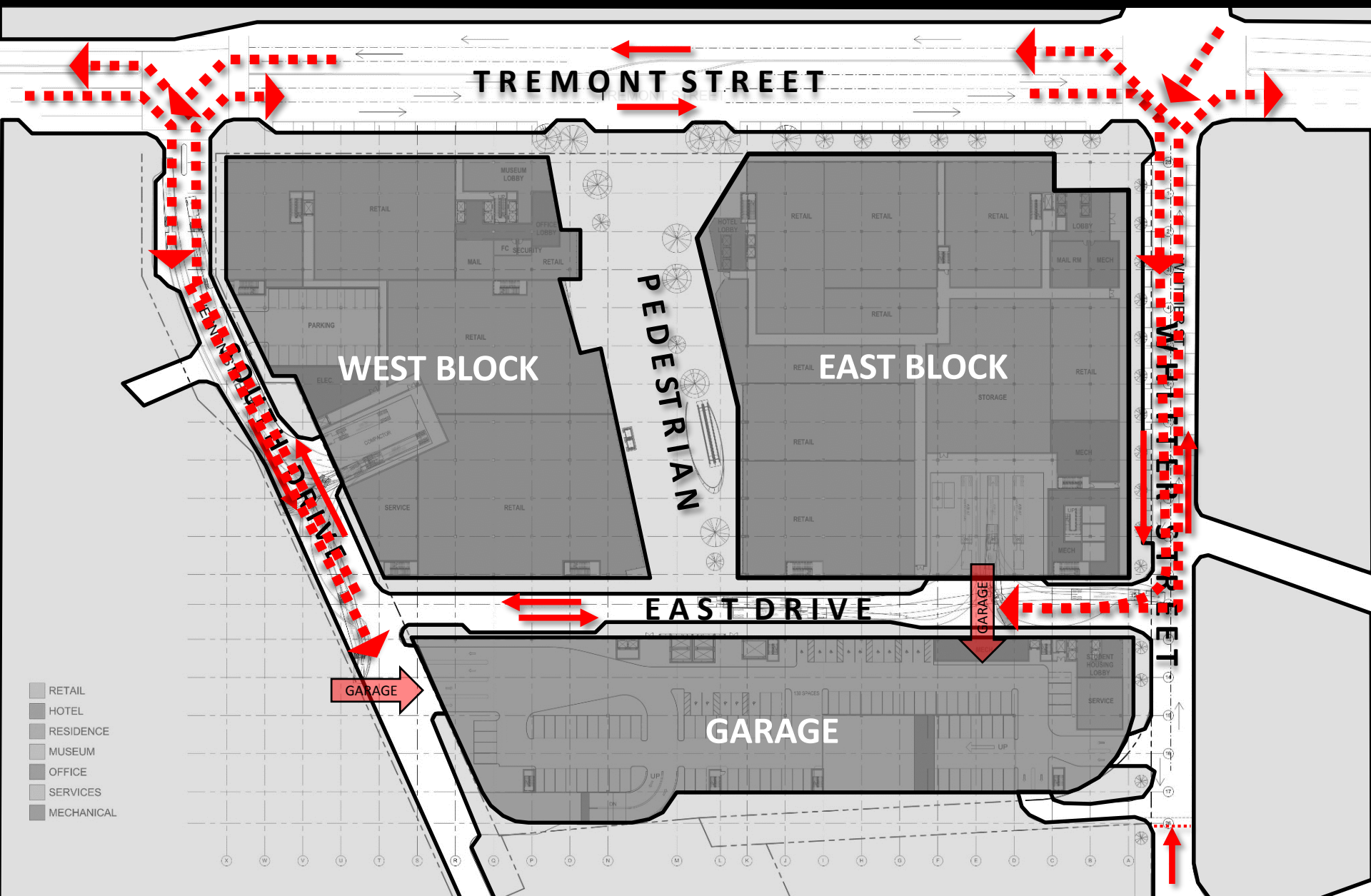


Current Alignment of Street: Whittier Choice Neighborhoods

Tremont Crossing Boston



PROPOSED ALTERNATIVE ALIGNMENT OF STREETS



TREMONT STREET

WEST BLOCK

PEDESTRIAN

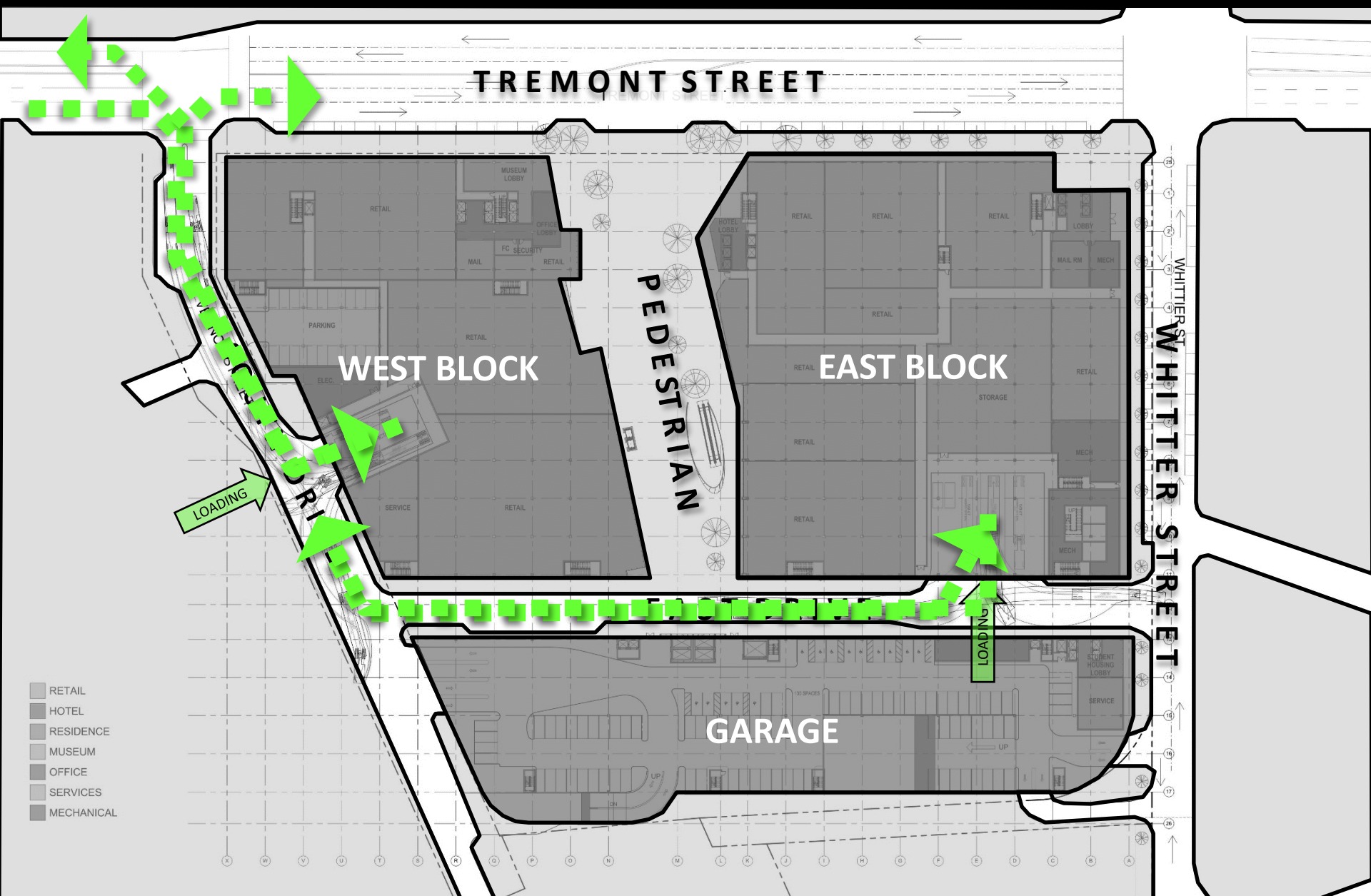
EAST BLOCK

EAST DRIVE

GARAGE

WATER STREET

- RETAIL
- HOTEL
- RESIDENCE
- MUSEUM
- OFFICE
- SERVICES
- MECHANICAL



- RETAIL
- HOTEL
- RESIDENCE
- MUSEUM
- OFFICE
- SERVICES
- MECHANICAL

Tremont Crossing Boston

NEXT STEPS