

# Tremont Crossing

Roxbury, MA

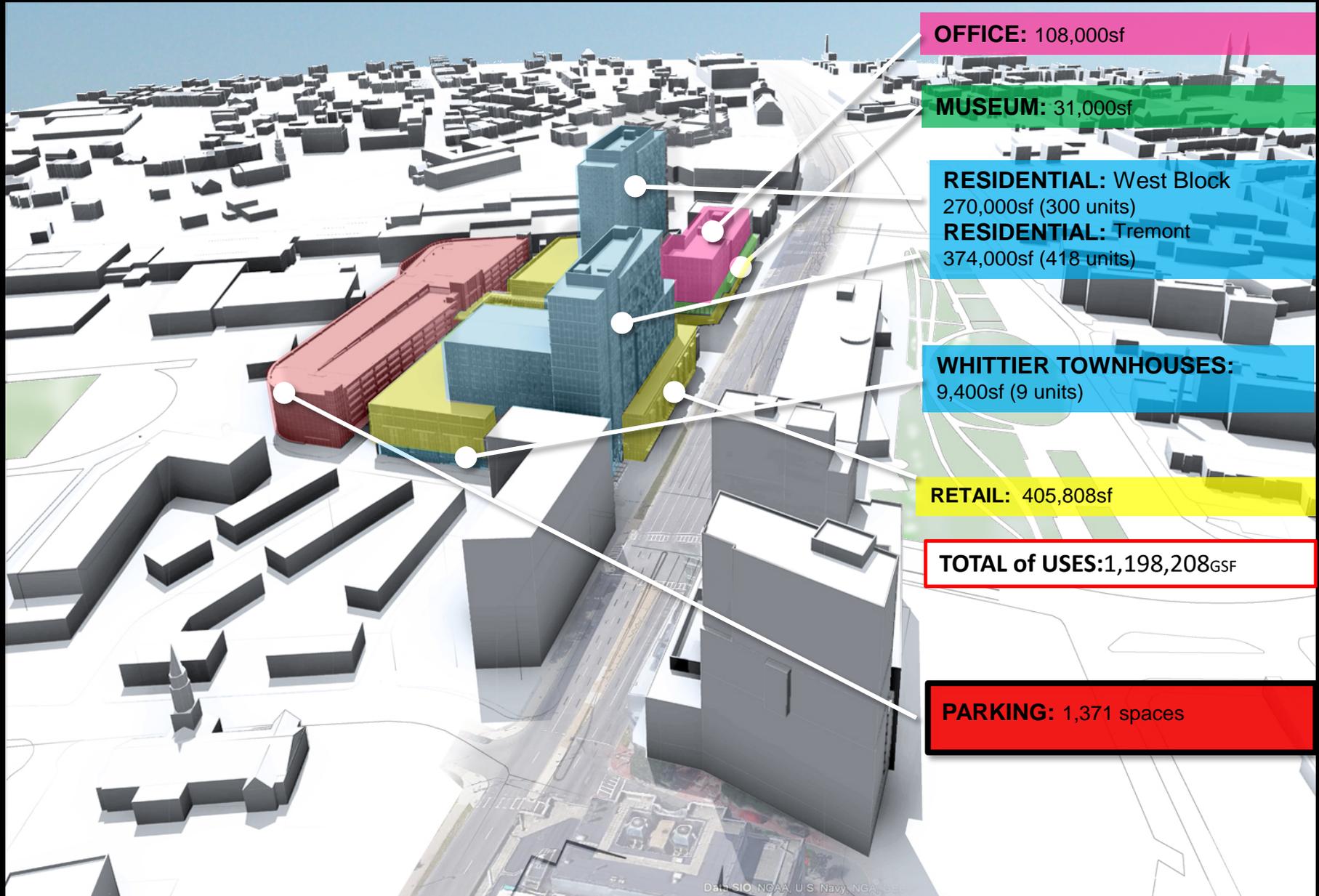
Presentation to:

Project Review Committee  
/ Impact Advisory Group

September 27, 2018



# Tremont Crossing Roxbury



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

## Benchmarks Necessary For Site Control / Ground Breaking:

- Stamped approval of sewer relocation construction drawings by BWSC;
- Approval by PIC of 25% design plans for the Project's public ROW's;
- Coordination with Boston Public Schools and execution of MOU;
- Coordination with Boston Parks Department on Project's edge adjacent to Madison Park Fields;
- Other Initiatives:
  - Good Shepherd Church upgrade;
  - Whittier Choice Neighborhoods Initiative



# Tremont Crossing Roxbury

## PUBLIC IMPROVEMENT COMMISSION PLANS 25% SUBMISSION

REVISED: AUGUST 31, 2018

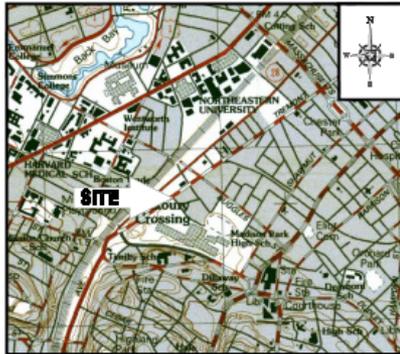
FOR:

TREMONT CROSSING

P-3 PARTNERS, LLC

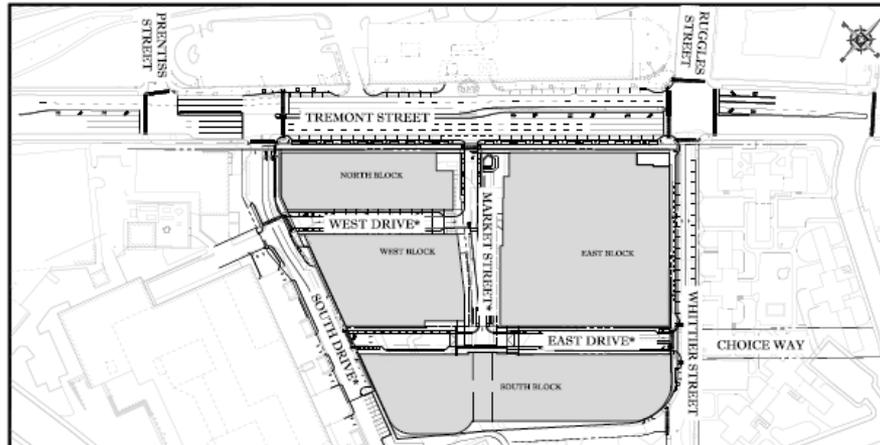
LOCATION OF SITE:

TREMONT & WHITTIER STREET - PARCEL 3  
CITY OF BOSTON  
SUFFOLK COUNTY, MA



LOCATION MAP

SCALE: 1"=100'  
PLAN REFERENCE: SOUTH SOUTHWEST QUADRANGLE



AREA PLAN

SCALE: 1"=100'

\*NEW ROADWAY NAMES TO BE PROVIDED PRIOR TO  
NEW BUSINESS HEARING

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 1
LANDSCAPE PLAN	L1.0
SPECIFIC REPAIRS PLAN - TREMONT STREET	1 OF 8
SPECIFIC REPAIRS PLAN - TREMONT STREET	2 OF 8
SPECIFIC REPAIRS PLAN - WHITTIER STREET	3 OF 8
SPECIFIC REPAIRS PLAN - WHITTIER STREET	4 OF 8
SPECIFIC REPAIRS PLAN - CONSTRUCTION DETAILS	5 OF 8
SPECIFIC REPAIRS PLAN - CONSTRUCTION DETAILS	6 OF 8
SPECIFIC REPAIRS PLAN - LANDSCAPE DETAILS	7 OF 8
SPECIFIC REPAIRS PLAN - LANDSCAPE DETAILS	8 OF 8
LINE & GRADE PLAN - EAST DRIVE	1 OF 4
LINE & GRADE PLAN - EAST DRIVE	2 OF 4
LINE & GRADE PLAN - EAST DRIVE	3 OF 4
LINE & GRADE PLAN - EAST DRIVE	4 OF 4
LINE & GRADE PLAN - SOUTH DRIVE	1 OF 4
LINE & GRADE PLAN - SOUTH DRIVE	2 OF 4
LINE & GRADE PLAN - SOUTH DRIVE	3 OF 4
LINE & GRADE PLAN - SOUTH DRIVE	4 OF 4
LAYOUT PLAN - WEST DRIVE	1 OF 1
LAYOUT PLAN - MARKET STREET	1 OF 1

SHEET INDEX

SHEET 1 OF 1

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PROJECT NO.: 1810222  
DRAWN BY: JRM  
CHECKED BY: BMM  
CAD FILE: 18110222\_PC  
DATE: AUGUST 31, 2018

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## Collaboration with Boston Public Schools

- High levels of coordination on site plan design and safety for students;
- Agreement parking space replacement and parking program (98 parking spaces);
- Opportunities and programs for students both during and after construction, including:
  - BPS will have access to community room on two mutually agreeable days of the week;
  - Coordinate with Project's contractors to add value to vocational classes at Madison;
  - Educational opportunities during construction, including tours and in-class presentations;
  - Work study programs with emphasis on STEM pathways (with contractor);
  - Coordinate opportunities for full-time employment for Madison and O'Bryant students;
  - Business tours / internships with Project's tenants.

## Other Important Project Edges and Abutter Collaborations:

- Coordination with Boston Parks Department on Project's edge adjacent to Madison Park Fields:
  - Scheduled collaboration meeting with Parks Department design team and Project's design team to confirm high standard of design and safety;
- Good Shepherd Church:
  - \$500,000 upgrade and rehabilitation contribution;
- Whittier Choice Neighborhoods Initiative:
  - Coordination on site plan and alignment of the two project's circulation;
  - Whittier Townhomes at Tremont Crossing (Section 8);
  - Collaboration on "local entrepreneur" incentive programs

# 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.

**Community Benefits Package- One Time and Ongoing Benefits**

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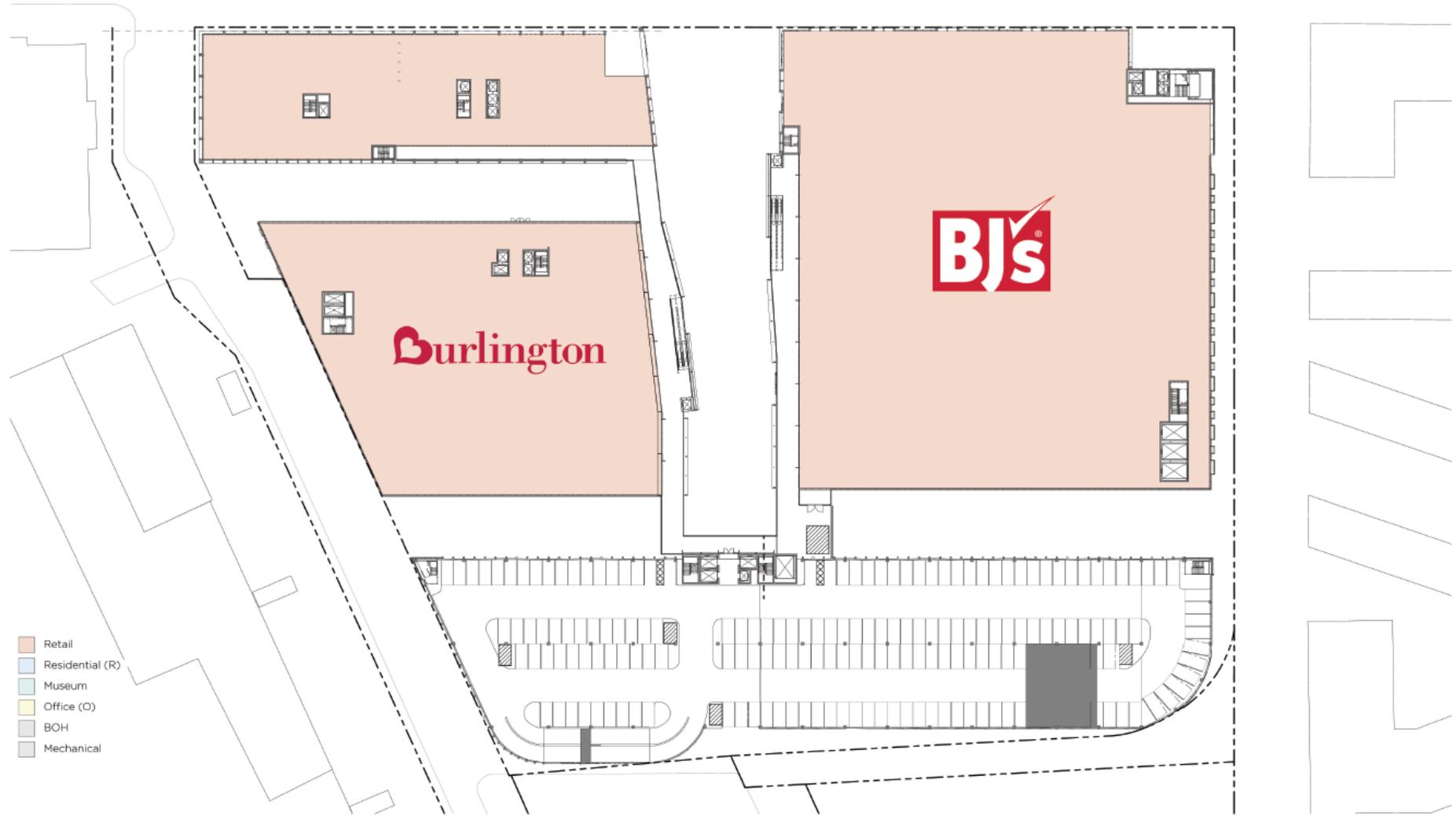
PROJECT USE	# OF JOBS	% OF TOTAL
Office	650	41.43%
Destination Retail	385	24.52%
Neighborhood Retail	231	14.72%
BJ's Wholesale Club	183	11.66%
Tremont Crossing Project*	100	6.37%
Residential	10	0.64%
Museum	<u>10</u>	<u>0.64%</u>
<b>TOTAL PERMANENT JOBS</b>	<b><u>1,569</u></b>	<b><u>100.00%</u></b>
<b>TOTAL CONSTRUCTION JOBS</b>	<b><u>2,000+</u></b>	<b><u>30 Months</u></b>

\*The Tremont Crossing Project has committed to the minimum "living wage" standard of \$15.00 per hour for employees hired directly by the Project and for employees of contractors which are hired by the Project.

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

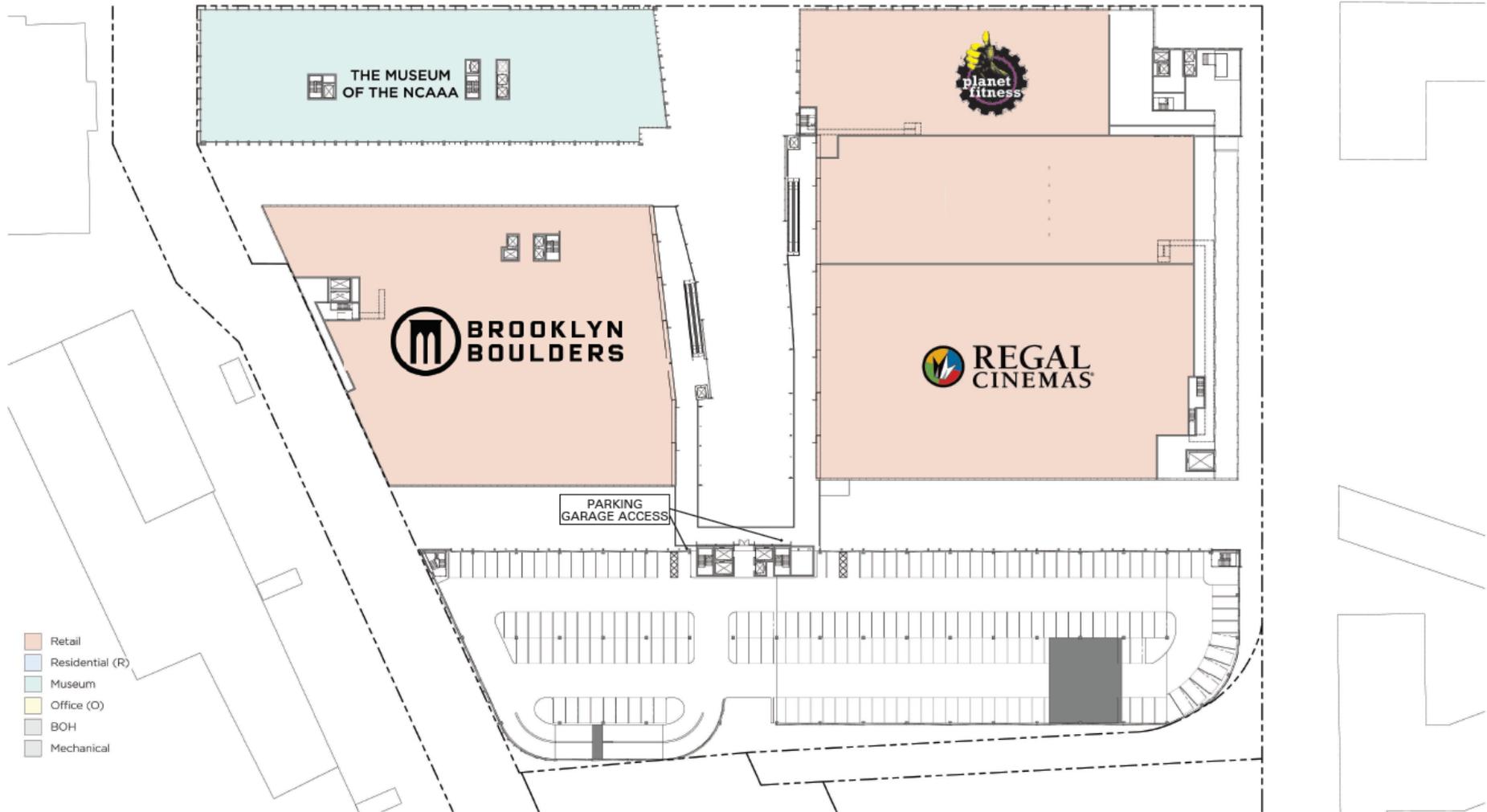


# Tremont Crossing Roxbury



## Second Floor Retail

# Tremont Crossing Roxbury



## Third Floor Retail



- 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



WEST TOWER RESIDENTIAL

OFFICE

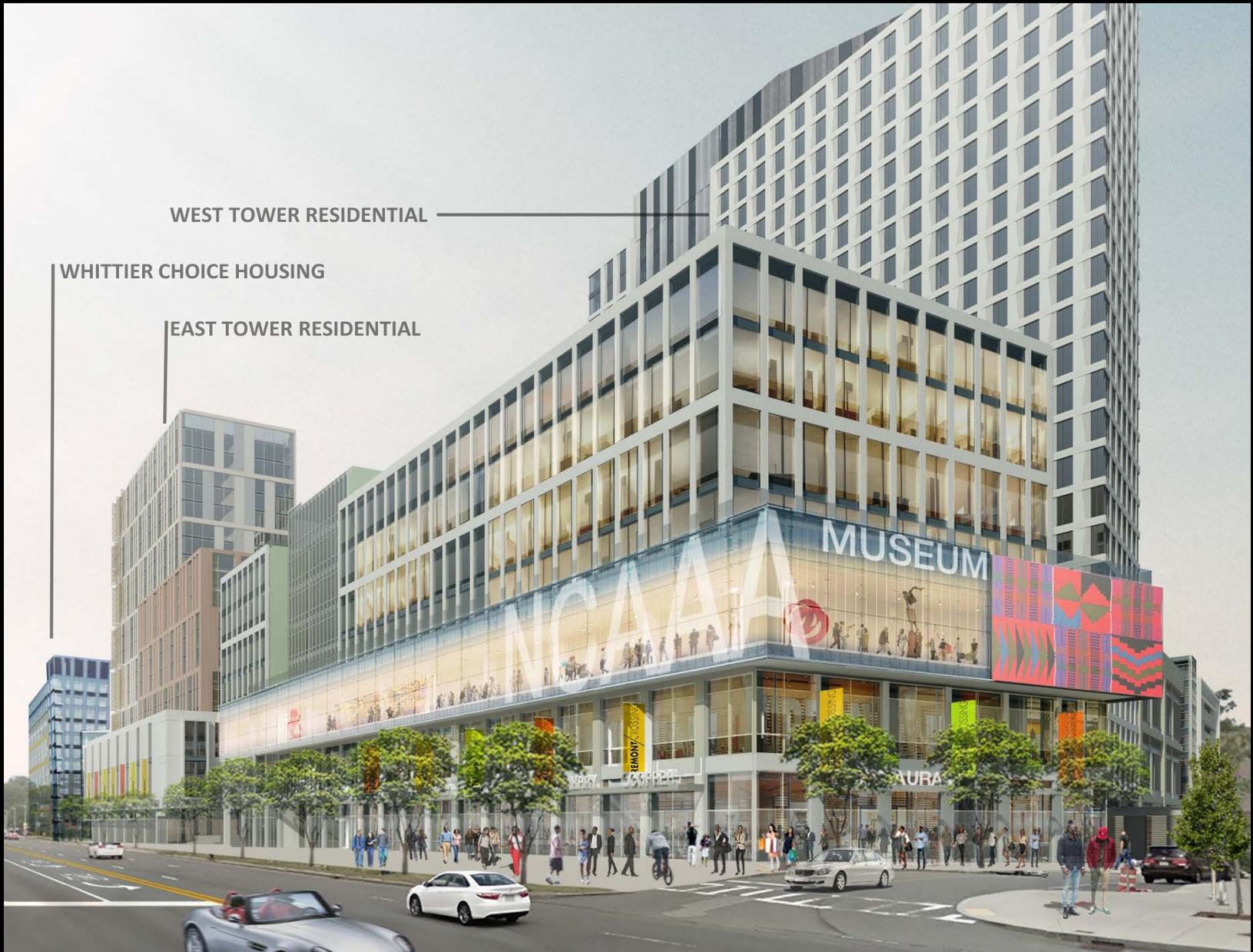
GARAGE

RETAIL

NCAA MUSEUM

NCAA MUSEUM ENTRY - Looking South to Plaza

# Tremont Crossing Roxbury



WEST TOWER RESIDENTIAL

WHITTIER CHOICE HOUSING

EAST TOWER RESIDENTIAL

MUSEUM



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

# Tremont Crossing Roxbury



WHITTIER & TREMONT – Detail View

# Tremont Crossing Roxbury



MARKET STREET – Looking South