

3-15009  
Parcel P-3 Tremont  
Roxbury

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# 1M square-foot 'Tremont Crossing' proposed for Roxbury

**Boston Business Journal by Thomas Grillo, Real Estate Editor**

Date: Friday, April 20, 2012, 2:27pm EDT - Last Modified: Friday, April 20, 2012, 3:29pm EDT



Thomas Grillo  
Real Estate Editor- *Boston Business Journal*  
Email

Elma Lewis Partners and Feldco Development have proposed "Tremont Crossing," a 1-million-square-foot, mixed-use development in Boston's Roxbury neighborhood.

If approved by the city, the \$300 million project would include 500,000 square feet of retail with smaller shops and boutiques along Tremont Street, 200,000 square feet of office space, an 11-story apartment building with 240 units, and a new museum for the National Center for Afro-American Artists. The development will also include a large public plaza and a multi-level parking garage with 1,700 spaces.

Located on an 8-acre parcel bounded by Tremont, Whittier and Downing streets, the project seeks to integrate its mix of uses in a "highly-functional, urban context creating a vibrant, pedestrian-friendly environment that is conducive to the success of its commercial and cultural tenants, as well as

enhancing the quality of life in the neighborhood of which it will become a part," according to the filing with the [Boston Redevelopment Authority](#).

The museum and cultural space will be at the center of the development with a public plaza to include sculptures and outdoor seating. The office tower will rise above the museum, but will maintain its pedestrian access on Tremont Street and offer unobstructed views of downtown Boston.

Tremont Crossing designed by the Gund Partnership and Stull and Lee Inc.

*Correction: An earlier version of this story misstated the total square footage of the Tremont Crossing development. It is a 1-million-square-foot, mixed-use development, which will include 500,000 square feet of retail space.*

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## Deering, Paegan (DEP)

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**From:** Deering, Paegan (DEP)  
**Sent:** Friday, October 15, 2010 12:03 PM  
**To:** 'Bhunia, Prasanta'  
**Subject:** RE:

Thank you, Paegan

**From:** Bhunia, Prasanta [<mailto:bhuniap@wseinc.com>]  
**Sent:** Friday, October 15, 2010 12:00 PM  
**To:** Paegan Deering - DEP  
**Cc:** Kathleen Pedersen - BRA  
**Subject:** FW:

Hi, Paegan,

Please find attached some information regarding Parcel P-3. As discussed during our recent conversation, the City of Boston received a notice of non-compliance (NON-NE-07-3A146) for RTN 3-15009. We wanted to talk to you about the NON, but you indicated that you need to review site specific information before discussing the NON. Please call us after you have an opportunity to review the information.

Thank you.

Prasanta

Prasanta K. Bhunia, Ph.D., LSP  
Vice President  
Weston & Sampson  
5 Centennial Drive  
Peabody, Massachusetts 01960-7985  
Tel: (978) 532-1900  
Fax: (978) 977-0100

---

**From:** Pedersen, Kathleen [<mailto:Kathleen.Pedersen.bra@cityofboston.gov>]  
**Sent:** Thursday, October 14, 2010 6:02 PM  
**To:** Bhunia, Prasanta  
**Subject:**

**\*The Elma Lewis Partners, LLC and the Whitter Street Health Center** have been designated as the redevelopers of Parcel P-3 and a portion of P-3H.

\*On June 21, 2007, the Boston Redevelopment Authority granted tentative designation to the Elma Lewis Partners, LLC as the redeveloper of Parcels P-3 and a Portion of P-3H for 360 days for the construction of the "Ruggles Place Project" (containing 1,398,889 gross square feet of cultural, residential, office, retail, medical, and art educational uses, and 1,044 space parking garage, including the renovation of 34,000 square feet in the existing and former Whittier Street Health Center building, in four building blocks whose heights range from 4 to 20 stories).

road trip?

**Deering, Paegan (DEP)**

---

**From:** prvs=18661e1837=hugues.monestime.bra@cityofboston.gov on behalf of Monestime, Hugues [Hugues.Monestime.bra@cityofboston.gov]  
**Sent:** Tuesday, September 14, 2010 1:30 PM  
**To:** paegan.deering@state.ma.us  
**Subject:** Notice of Noncompliant  
**Attachments:** Kevin Morrison.vcf; Pedersen Kathleen.vcf

**Kevin Morrison**

BRA  
General Counsel BRA  
LGL

(617) 918-4277 Work  
Kevin.Morrison.bra@cityofboston.gov  
One City Hall Square  
Boston MA 02201

**Pedersen, Kathleen**

BRA  
Senior Project Manager  
ECD

(617) 722-4300 Work  
Kathleen.Pedersen.bra@cityofboston...

Ms. Deering,

I received your voice mail regarding the Notice of Noncompliance for parcels abutting the Roxxe Home in Roxbury. I have attached contact information for our legal and environmental staff who will better assist you. If you need further assistance, please feel free to contact me.

Thank you,

*Hugues Monestime*

Senior Planner for Community Planning  
One City Hall Square  
Boston MA 02201-1007  
Tel 617.918.4320  
Fax 617.367.6087  
Email: [hugues.monestime.bra@cityofboston.gov](mailto:hugues.monestime.bra@cityofboston.gov)

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**The substance of this message, including any attachments, may be confidential, legally privileged and/or exempt from disclosure pursuant to Massachusetts law. It is intended solely for the addressee. If you received this in error, please contact the sender and delete the material from any computer.**



COMMONWEALTH OF MASSACHUSETTS  
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DEPARTMENT OF ENVIRONMENTAL PROTECTION  
NORTHEAST REGIONAL OFFICE

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Secretary

LAURIE BURT  
Commissioner

October 22, 2007  
Certified Mail # 7007 0220 0002 1500 5436

Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201

RE: Roxbury  
Parcel P-3, Tremont and Whittier  
RTN 3-15009

Attention: Noah Luskin

**NOTICE OF NONCOMPLIANCE WITH THE MCP**  
**NON-NE-07-3A146**

**THIS IS AN IMPORTANT NOTICE. FAILURE TO TAKE ADEQUATE ACTION IN RESPONSE TO THIS NOTICE COULD RESULT IN SERIOUS LEGAL CONSEQUENCES.**

The Department of Environmental Protection's (MassDEP's) records indicate that the Boston Redevelopment Authority (hereinafter referred to as "you" or "your") is a Potentially Responsible Party (PRP) for the site referenced above which is classified Tier II pursuant to 310 CMR 40.0501(3). As you are aware, the Tier II Classification authorizes you to undertake response actions at the subject site in order to address a release of oil and/or hazardous material. This Notice of Noncompliance (NON) informs you that you are not in compliance with the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. An Administrative Penalty may be assessed for every day from now on that you remain in noncompliance.

As of the date of this NON, you are not in compliance with each regulation checked below:

- Violation 2:** You have failed to submit to MassDEP a Phase IV Remedy Implementation Plan. A Phase IV Plan, if applicable, was due within three years of the effective date of your initial Tier II Classification as is required by 310 CMR 40.0560(2)(c);
- Violation 3:** You have failed to submit to MassDEP a Response Action Outcome (RAO) Statement pursuant to 310 CMR 40.1000. An RAO was due within five years of the effective date of your initial Tier II Classification as is required by 310 CMR 40.0560(1) and 40.0560(2)(d).

NIAL

**Boston Redevelopment Authority Parcel P-3 Public Involvement  
Weston & Sampson Project No. 205294.A**

February 1, 2006

PIP Mailing List

Re: Parcel P-3 Tremont Whittier ST  
Final Public Involvement Plan (PIP)  
Boston Redevelopment Authority (BRA) Parcel P-3  
Roxbury, Massachusetts  
Release Tracking Number 3-15009

Dear Sir or Madam:

As discussed at the public meeting on September 12, 2005, Weston & Sampson Engineers, Inc., on behalf of the Boston Redevelopment Authority (BRA), prepared a Public Involvement Plan (PIP) for the above-referenced site. The draft PIP was presented publicly at the September 12 meeting and was made available at public repositories. Comments on the draft PIP were accepted through October 27, 2005. The PIP was then finalized, incorporating both comments made at the September 12 meeting and written comments submitted during the public comment period. The final PIP was submitted to the Department of Environmental Protection in Wilmington, and to the following repositories established for the site, where it is available for public review:

- Dudley Branch Library, 65 Warren Street, Roxbury, 617-442-6186
- South End Branch Library, 685 Tremont Street, Boston, 617-536-8241
- Uphams Corner Branch Library, 500 Columbia Road, Dorchester, 617-265-0139
- Egleston Square Branch Library, 2044 Columbia Avenue, Roxbury, 617-445-4340
- Grove Hall Branch Library, 5 Crawford Street, Roxbury, 617-427-3337
- Whittier Street Housing Management Office, 1158 Tremont Street, Roxbury, 617-988-5059

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

*George D. Naslas*

George D. Naslas, P.G., LSP  
Associate

cc: John Walser, BRA  
File

O:\BRA MA\P-3 PIP 205294\PIP\Final PIP avail ltr 020106.doc

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FEB 03 2006

DEP  
NORTHEAST REGIONAL OFFICE

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**Weston & Sampson**  
ENGINEERS, INC.

Weston & Sampson Engineers, Inc. KC  
Five Centennial Drive  
Peabody, MA 01960-7985  
www.westonandsampson.com  
Tel: 978-532-1900 Fax: 978-977-0100

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**Boston Redevelopment Authority Parcel P-3 Public Involvement  
Weston & Sampson Project No. 205294.A**

October 13, 2005

PIP Mailing List

Re: Public Comments on Draft Public Involvement Plan (PIP)  
Boston Redevelopment Authority (BRA) Parcel P-3 Tremont + Whittier st  
Roxbury, Massachusetts  
Release Tracking Number 05-15009

Dear Sir or Madam:

As requested by residents at the public meeting on September 12, 2005, the Boston Redevelopment Authority (BRA), has extended the public comment period on the draft Public Involvement Plan (PIP) to 45 days, which places the close of the comment period on October 27, 2005. Copies of the draft PIP are available for review at the following public repositories:

- Dudley Branch Library, 65 Warren Street, Roxbury, 617-442-6186
- South End Branch Library, 685 Tremont Street, Boston, 617-536-8241
- Uphams Corner Branch Library, 500 Columbia Road, Dorchester, 617-265-0139
- Egleston Square Branch Library, 2044 Columbia Avenue, Roxbury, 617-445-4340

Written comments on the draft PIP should be mailed to Ms. Sandy Metcalf, Weston & Sampson Engineers, Inc., 5 Centennial Drive, Peabody MA 01960, or e-mailed to [metcalfs@wseinc.com](mailto:metcalfs@wseinc.com). Any questions regarding the comment period may also be directed to Ms. Metcalf at (978) 532-1900, x2261.

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

*Sandra J. Metcalf for con*  
George D. Naslas, P.G., LSP  
Associate

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OCT 17 2005  
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O:\BRA MA\P-3 PIP 205294\PIP\End of comment period ltr.doc

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**Boston Redevelopment Authority Parcel P-3 Public Involvement  
Weston & Sampson Project No. 205294.A**

September 7, 2005

PIP Mailing List

Re: Public Meeting to Review Draft Public Involvement Plan (PIP)  
Boston Redevelopment Authority (BRA) Parcel P-3 Tremont Whittier ST  
Roxbury, Massachusetts  
Release Tracking Number 3-15009

Dear Sir or Madam:

Weston & Sampson Engineers, Inc., on behalf of our client, the Boston Redevelopment Authority (BRA), is hereby notifying you of a public meeting to be held from 6:00 to 7:45 pm on Monday, September 12, 2005, at the Dudley Branch Library at 65 Warren Street in Roxbury, Massachusetts, to present the draft Public Involvement Plan (PIP) for the above-referenced site. Additional information is included in the attached notice, which was published in the *Bay State Banner*, *South End News*, *Jamaica Plain Gazette*, *Mission Hill Gazette*, and *La Semana* on or about August 25, 2005. This notification is provided in accordance with the public involvement requirements of the Massachusetts Contingency Plan (MCP).

Should you have any questions regarding the meeting, please refer to the contact information on the attached notice.

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

*George D. Naslas*

George D. Naslas, P.G., LSP  
Associate

Encl.

OABRA MAIP-3 PIP 205294\PIP\Init PIP mtg cvr ltr.doc

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**NOTICE OF A PUBLIC INVOLVEMENT PLAN MEETING**

**PARCEL P-3  
WHITTIER AND TREMONT STREETS  
ROXBURY, MASSACHUSETTS  
RTN 3-15009**

The Boston Redevelopment Authority (BRA) received a petition from residents in Roxbury, Massachusetts requesting this location be designated as a Public Involvement Plan site, in accordance with MGL c.21E 14(a). This law requires that, upon receiving such a petition, a plan for involving the public in decisions regarding remedial response actions must be prepared and a public meeting to present the proposed plan held.

BRA designated this site as a Public Involvement Plan (PIP) site on July 12, 2005. A public meeting will be held at The Dudley Branch Library at 65 Warren Street in Roxbury, Massachusetts, on Monday, September 12, 2005, at 6.00 p.m. to present the draft Public Involvement Plan which will include the process for public comment. Copies of the draft Public Involvement Plan will be made available prior to the meeting at the Dudley Branch Library and during the public comment period after the meeting, or through the contact information below.

Any questions regarding this meeting or the Public Involvement Plan should be directed to Mr. John Walser, Senior Project Manager, Boston Redevelopment Authority, 9<sup>th</sup> Floor City Hall, One City Hall Square, Boston Massachusetts, 02201 at telephone (617) 918 4319, or Ms. Sandra Metcalf, Technical Project Coordinator, Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, Massachusetts 01960 at telephone (978) 532-1900.

# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Mark Maloney, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

KC

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JUL 13 2005

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July 12, 2005

key  
pet.

(Anne S. Rogers, Esquire  
Alternatives for Community & Environment  
2181 Washington Street, Suite 301  
Roxbury, MA 02119)

Subject: Designation of Public Involvement Plan Site *Roxbury*  
Parcel P-3, Tremont and Whittier Streets, Boston, RTN 3-15009

Dear Ms. Rogers,

On (June 23, 2005) the Boston Redevelopment Authority (received a petition) signed by 11 residents to request that the above reference site be designated as a Public Involvement Plan Site. In accordance with the Massachusetts Contingency Plan at 310 CMR 40.1404(4), this letter has been prepared to formally notify you that the site has been designated as a Public Involvement Plan site.

As required by 310 CMR 40.1405, a draft site-specific Public Involvement Plan (the "Plan") will be prepared and presented at a public meeting within 60 days of the date of this letter. We will provide you with information regarding the date and time of that meeting at least 14 days in advance. We will also be interviewing key community officials and the key petitioner (assumed to be you unless we are notified otherwise) during the next month regarding local concerns that will be addressed in developing the draft Plan.

If you have any questions, please feel free to call myself, or Ms. Maria Faria (Assistant Director of Housing -- Boston Redevelopment Authority) at 617-918-4319 and 617-918-4366, respectively.

Sincerely,



John Walser  
Senior Project Manager/Environmental Review Specialist  
Boston Redevelopment Authority

# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Mark Maloney, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
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Ms. Anne S. Rogers  
July 12, 2005  
Page 2

Cc: Stephanie Ward  
Ramona Johnson  
Thelma McCastill  
Margaret Ward  
Harriet White  
Ella Callis  
Mrs. Krause  
Mirelle Ancion  
Paul Williams  
Dolly Battle  
Maurice Sequeira  
Rebecca Lee, Chief of Staff, BRA  
Maria Faria, Assistant Director of Housing, BRA  
Karen Stromberg, MA Department of Environmental Protection  
Prasanta Bhunia, LSP, Weston & Sampson