

The Architectural Team Partners With Trinity Financial to Bring More TOD to Dorchester

The Treadmark combines residential and commuter rail with a grocery store.



Image by Andy Ryan, courtesy TAT Treadmark in Dorchester, Mass.

The Architectural Team (TAT) and Boston-based Trinity Financial teamed up to design and develop the new six-story, 99,000-square-foot Treadmark in the Dorchester neighborhood, just south of downtown Boston.

The development includes 83 residential units and 5,000 square feet of ground-floor commercial space, including a popular grocery store. The residences are divided into a mix of 32 for-sale condominiums and 51 affordable apartments for households earning 60% of the area median income.

The building, which is in close proximity to the Ashmont/Peabody Square commuter rail station, takes its name from the Ashmont Tire Co., which had occupied the location for over 50 years. The front façade of the building is composed of a variety of industrial-leaning materials, including dark gray brick and vertical aluminum panels, combined with setbacks along Dorchester Avenue to break down the scale. The large ground-floor storefront windows are inspired by the garage bay doors of the old tire store and were added as a nod to the site's automotive roots. The building's interiors were designed by celebrity designer Taniya Nayak.



Image by Andy Ryan, courtesy TAT Boston artisanal grocery store American Provisions is located on the ground floor of the Treadmark building in Dorchester, Mass.

In addition to the easy rail access, the lively location is close to bus and trolley lines. Having the artisanal American Provisions grocery store on the ground floor is a key selling point. "Treadmark offers Dorchester residents a true community hub, with new housing opportunities, space for local businesses, and access to Boston's key transit networks," says Phil Renzi, senior project manager at TAT. "The project shows our team's commitment to improving the region's urban fabric, and it embodies the type of thoughtful, high-density development that leads to positive community impact. This is exactly the kind of project our city needs."

TAT, based in Chelsea, Mass., also collaborated with Trinity on The Carruth, another building with a mix of apartments and condos located nearby in Dorchester.