



MFE AWARDS

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Multifamily Executive

Transit-Oriented Development Respects Boston Neighborhood's Industrial Past

2020 MFE Awards, Mixed-Income, Merit: Treadmark

By [Donna Kimura](#)



Andy Ryan

PROJECT DETAILS

Location: Boston

Developer: Trinity Financial

Architect: The Architectural Team

Builder: Cranshaw Construction

Interior Designer: Taniya Nayak

Opened: January 2019

Number of Units: 83

Unit Mix: Studios; one- and two-bedroom units

Rents: The rent of the 51 affordable units range from \$456 to \$1,227. The average sales price of the 32 for-sale units ranges from \$147,100 to \$497,250.

In Boston's Dorchester neighborhood, a new transit-oriented development pays homage to the area's industrial past while providing new mixed-income housing opportunities. Developed by Trinity Financial, the six-story Treadmark brings together a mix of 32 luxury condominiums and 52 affordable rental homes to provide housing options for longtime neighborhood residents and new arrivals. The local American Provisions shop, touted as committed to creating community through real food, is in the ground floor retail space.

The development gets its name and inspiration from the Ashmont Tire Co., which occupied the location for more than 50 years. The design incorporates subtle nuances of the automotive industry with sculptural headlight sconces, modern wall art made from reclaimed tires, and a chandelier custom designed to mimic the shape of a tire frame, according to The Architectural Team.

Located across the street from an MBTA commuter rail station and within walking distance to popular bars and restaurants, Treadmark aims to extend the urban pedestrian experience in Dorchester.

The building is set close to the street to engage passersby on the sidewalk and encourage them to patronize Treadmark's retail establishments. The use of large ground floor

storefront windows is inspired by garage bay doors, lending an industrial look and a functional nod to the site's industrial roots.

Both the design and marketing of Treadmark targets diverse, young professionals.

Located on an urban infill parcel, the development was conceived as an environmentally friendly site. The project team diverted demolition waste from the former building and utilized panelized construction off-site to minimize framing waste. Additionally, finish materials were chosen for environmental benefits.

The project was financed with a mix of public and private resources. The affordable rental units were supported by low-income housing tax credits, tax-exempt bond construction financing, and other housing resources from the city and the commonwealth.

ABOUT THE AUTHOR



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Donna Kimura is deputy editor of Affordable Housing Finance. She has covered the industry for more than a decade. Before that, she worked at an Internet company and several daily newspapers. Connect with Donna at dkimura@hanleywood.com or follow her [@DKimura_AHF](#).