

PLAN DUDLEY- RFP APPLICATION SUMMARY

135 Dudley- Commercial Site

Development Responses:

- 1) Cruz Development
- 2) Nuestra Comunidad and Dakota Partners
- 3) Teachers Place
- 4) Trinity Financial

1) Cruz Development-

TEAM: **Developer-** Cruz Development, GC- JB Cruz Construction, Architect- The Architectural Team, Legal- Tourse & Assoc

- **Plan:** Mixed Use Including Workforce, Affordable and Market Apartments and Condos and Commercial Space
- **Units:** 150 Units in 2 Bldgs.- 1- 6 Story- 50 Unit Rental and 1- 8 Story- 100 unit condo
- **Affordability:** 2/3 affordable- 50 Units at 30%- 50% AMI- Rental ; 50 Units at 70%- 80% AMI- Condo and 50 - Mkt.- Condo
- **M/WBE-** Developer- Cruz Development GC- JB Cruz Construction Arch.- Michael Washington Prop. Mgmt.-Cruz Mgmt. Legal- Tourse & Assoc., McKenzie & Assoc., William Parker Green Consultant- Urban Habitat (WBE)
- **Commercial/Retail-** 8,476 Ground Floor Retail/Office (possible Boston Chapter of the NAACP), flex space-tenant amenities/art space
- **Development Without Displacement-** Development proposes 2/3's affordable units with targeted Roxbury marketing; Cruz Mgmt. has waiting list for rentals to help non-displacement
- **Sustainability-** Will seek LEED certification; all Energy Star and green building elements, sustainable design; will include flat roof Photo Voltaic array
- **Parking-** 270 Spaces- 2 level subsurface / 100 for public
- **Community Benefits-** \$5K annual college scholarship, \$200K contrib. to Youth Build Boston, Free 1,000 SF space for Boston NAACP for 10 Yrs.

TOTAL DEVELOPMENT COST & SUBSIDY

- **\$78.9M-** all Res.- \$526K/unit
- **Subsidy**
 - City - \$ (\$20.6M/\$205K/unit)
 - State - \$ (TBD)

2) Nuestra Comunidad and Dakota Partners, Inc.

TEAM: **Developer-** Nuestra Comunidad and Dakota Partners, Inc. **Architect-** Arrowstreet, Inc. , **GC-** Dakota Partners, Inc. , **Management Agent-** Maloney Properties , **Green Consultant-** Thornton Tomasetti

- **Plan:** Combined plan for 135 Dudley and 40 Warren Street, including mixed use and mixed income rental and condo housing
- **Units:** 150 Units in 2 Bldgs. including 50 Condo and 100 Rental
- **Affordability:** 90% Affordable: Condo- 19- 80% AMI, 19- 100% AMI and 12- Market Rental- 8- 30% AMI, 30- 50% AMI, 34- 60% AMI and 28- 100% AMI
- **M/WBE- Article 80 Consultant-** Bevco Associates, **Electrical/Plumbing-** Pristine Engineers **Structural Engineer-** RSE Associates, **Landscape Arch-** Offshoots, Inc. **Civil Eng.-** Nitsch (WBE)
- **Commercial/Retail-** 11,959 SF commercial/retail space
- **Development Without Displacement-** Affordable deed restriction; NCDC cites history doing foreclosure prevention counseling, 1st time homebuyer classes, TA for start-ups and existing businesses.
- **Sustainability-** LEED Gold Certifiable; design sustainable strategies for possible Passive House certification; climate resiliency checklist.
- **Parking-** 221 - 60 Spaces for Rental and 27 for Ownership and 134 in Proposed Massworks Municipal Garage
- **Community Benefits:** Passive public recreation and arts and cultural open space. "Roxbury Design Center" Maker Space proposed- for tech and construction

TOTAL DEVELOPMENT COST & SUBSIDY

- **Rental-** \$38.72M or \$387/Unit & **Subsidy- City-** \$3M or \$41K/Unit and **State-** \$3.6M or \$50K/Unit
- **Ownership-** \$19.9M or \$399K/unit & **Subsidy- City-** \$3.85M or \$101K/Unit & **State-** \$1.2M or \$31.5K/Unit

3) Teachers Place

TEAM: **Developer-** Teachers Place, Urbanica, The Community Builders , **Architect-** Machado & Silvetti, **GC-** Urbanica/Bilt Rite/Tara/General Air, **Legal-** McKenzie & Assoc, **Green Consultant-** CLEAResult

- **Plan:** Mixed Use Including Mixed Income Apartments and Condos and Educational Center for Teachers
- **Units:** 261 units in 8 Blds. grouped into 3 blocks including 100 Condo and 161 Rental
- **Affordability:** 2/3 affordable- 21- 30% AMI , 32- 50% AMI , 53- 60% AMI , 34- 80% AMI, 62- 100% AMI and 59- Market
- **M/WBE:** **Architect-** Machado & Silvetti , **GC-** Urbanica/Tara/General Air **Legal-** McKenzie & Assoc. , **Green Consultant-** CLEAResult

- **Commercial/Retail**- 15,000 sf Ground Fl. including 4,600 SF Comm. Ed. Center ("Q" Space) for kids/Rox. residents; 100-200SF micro stalls for businesses
- **Development Without Displacement**- Will address by providing mixed-income housing and new economic opportunities
- **Sustainability**- Resilient development, green building features, will be LEED Gold certifiable, will include: on-site water reuse, natural building materials, green roofs, energy efficient elements, windows and doors.
- **Parking**- 210 Spaces
- **Community Benefits**- Worker training, M/WBE invest. opportunities, 25,000 SF Open Space. \$300K Community Fund

TOTAL DEVELOPMENT COST

- **Ownership**- \$34.87M or \$348K/Unit & Subsidy- \$9.9M or \$147K/unit
- **Rental (9%)** - \$26.2M or \$403K/Unit & Subsidy- \$8.5M or \$132K/Unit
- **Rental (4%)**- \$39.3M or \$409/Unit & Subsidy- \$12.7M or \$311K/Unit

4) Trinity Financial

TEAM: Developer- Trinity Financial, **GC**- Suffolk, **Architect**- DHK Architects

Legal- Goulston & Storrs, **Sustainability Consultant**- Steven Winter Assoc.

- **Plan**: Mixed Use and mixed Income housing including low, moderate and market, retail, arts gallery and open space
- **Units**: 125 in 6 story Bldg. including 46 Condo and 79 Rental
- **Affordability**: 2/3 affordable: Condo- 3- 80% and 3- 100% AMI and 40 Market and Rental- 25- 30% AMI, 18- 60% AMI and 36- 80% AMI
- **M/WBE**- Developer- Trinity, Arch.- DHK Architects, Civil Eng.- Bryant Associates
- **Commercial/Retail**- 9,000 SF Commercial Retail & 5,000 SF Arts Gallery
- **Development Without Displacement**- Will provide housing for all incomes; includes a variety of unit sizes appealing to a range of families; will work with DND to determine if "a preference for families at risk of displacement" could be included in resident selection plan;
- **Sustainability**-Will pursue "passive house" measures (infiltration reductions, highly efficient façade, energy recovery ventilation, efficient mechanical systems) and highest levels of sustainability; will pursue LEED Platinum certification and deep green measures.
- **Parking**- 240 spaces- 3 Level Parking that could be enlarged.
- **Community Benefits**- Central public open space plaza, Interim/perm space for specific African American artists facing displacement, \$250K for closing cost assistance, \$250K to support PLAN uses- education, org. support, innovation

TOTAL DEVELOPMENT COST

- **Rental**- 79 Units- \$62.57M or \$791K/unit & Subsidy - City - \$4.4M or \$56K/unit and State- \$5.7M or \$72K/unit
- **Ownership**- \$20M TDC or \$452K/unit & Subsidy- \$0