



**PRESENTATION
TO
SELECTION COMMITTEE
CITY OF BOSTON**

REDEVELOPMENT OF THE 135 DUDLEY STREET SITE

FEBRUARY 23, 2019

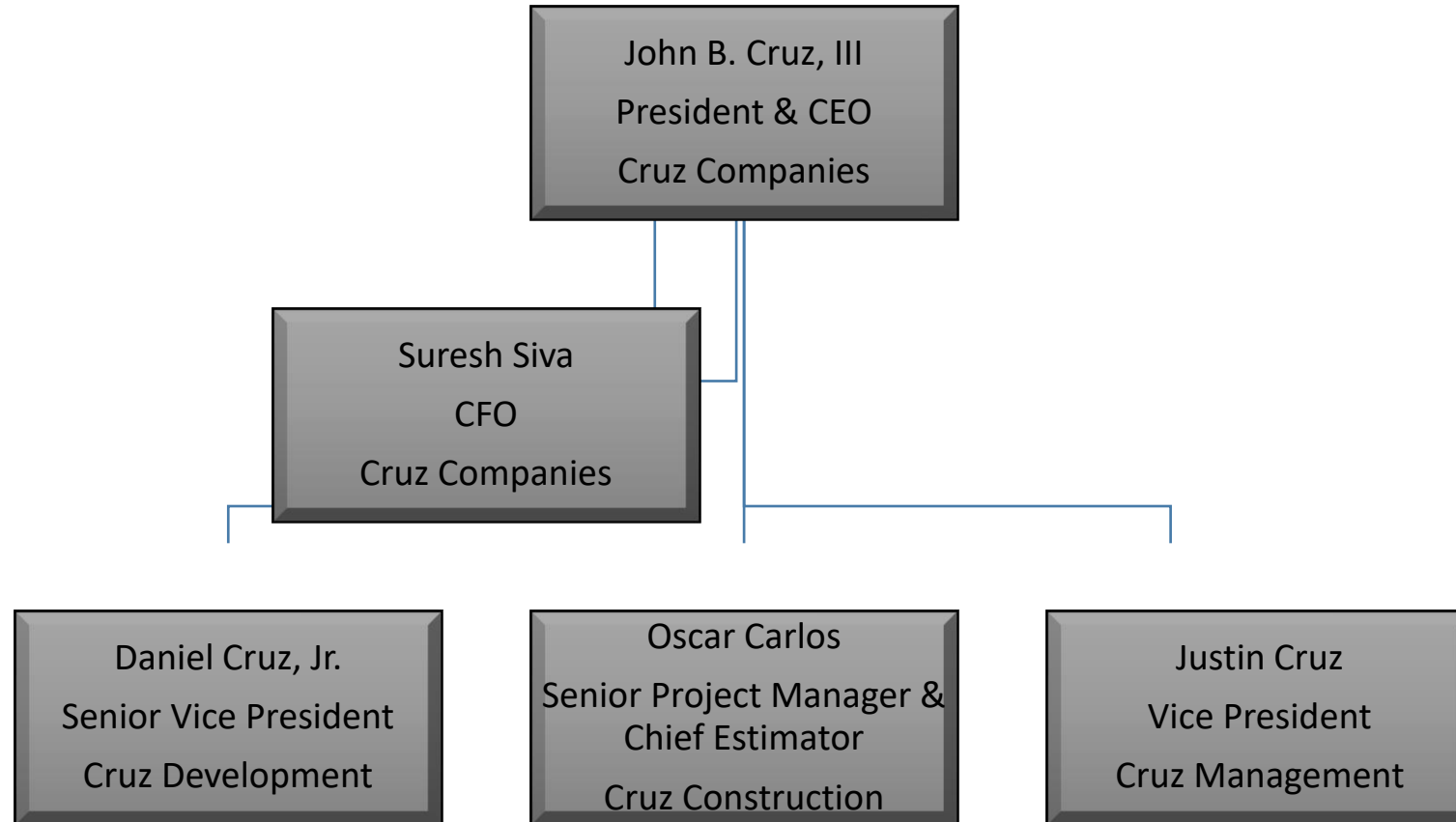


135 DUDLEY STREET REDEVELOPMENT

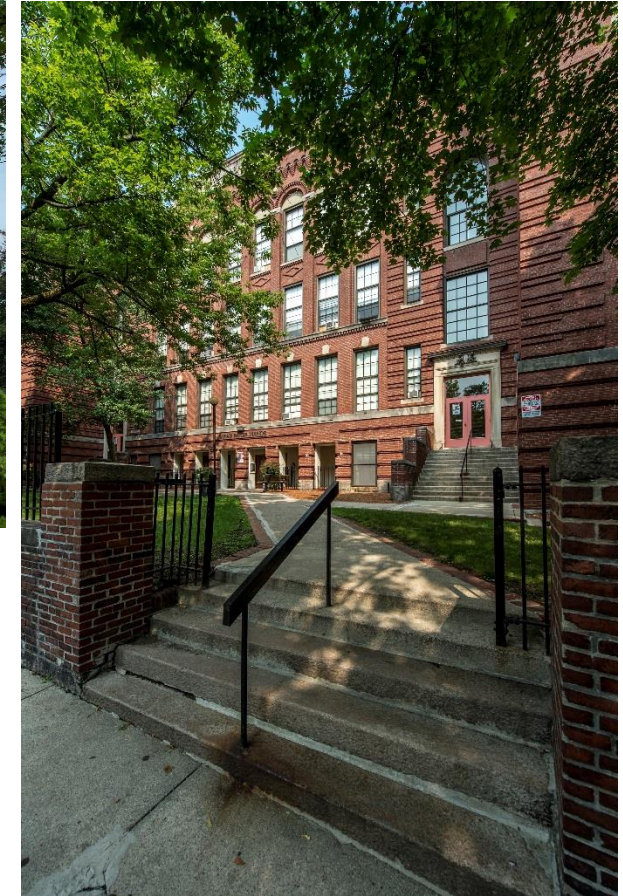
CRUZ COMPANIES

- A VERTICALLY INTEGRATED ENTERPRISE BASED IN ROXBURY
 - JOHN B. CRUZ CONSTRUCTION COMPANY, INC.(F. 1948)
 - CRUZ DEVELOPMENT CORPORATION (F. 1973)
 - CRUZ MANAGEMENT COMPANY, INC. (F. 1982)
 - CRUZ RELOCATION SERVICES, LLC. (F. 1989)
 - CRUZ CARES OUTREACH PROJECT, INC. (F. 1999)

CRUZ COMPANIES



CRUZ COMPANIES PROJECTS



CRUZ COMPANIES PROJECTS



CRUZ COMPANIES PROJECTS



CRUZ COMPANIES PROJECTS



MICHAEL E. HAYNES ARMS

CRUZ COMPANIES PROJECTS



BRANCHVILLE CROSSING

CRUZ COMPANIES COMMITMENTS

➤ Community Commitments

- Cruz Consistently Leads in MBE and Minority Hiring
- Cruz Donates to Local Non Profits
- CruzCares is focused on Cruz Property Residents and Local Non Profits
- Cruz Supports Other Local Causes as They Arise
- NAACP Will Have a Ten Year Lease + \$5,000 Annual Scholarship
- YouthBuild Will Benefit from a 5 Year Contribution Commitment

CRUZ COMPANIES EMPLOYMENT STATISTICS

Year	Minority	Boston Residents	Women	Section 3	Total Payroll
2012	82%	63%	18%	32%	\$2,616,116
2013	77%	62%	19%	33%	\$3,410,052
2014	75%	60%	19%	34%	\$3,522,036
2015	82%	65%	23%	35%	\$4,310,105
2016	92%	69%	24%	23%	\$5,011,535
2017	93%	68%	24%	21%	\$4,950,000
2018	89%	65%	23%	22%	\$4,641,243

CRUZ COMPANIES UTILIZATION STATISTICS

DEVELOPMENT	TOTAL DEVELOPMENT COST	MBE	TOTAL WORK HOURS	BOSTON RESIDENT HOURS	MINORITY HOURS
Wayne at Franklin	\$20,104,553	85%	51,093	55%	78%
Wayne at Blue Hill	\$13,418,594	70%	28,525	57%	65%
Wayne at Columbia	\$34,805,119	74%	71,254	65%	85%
Wayne at Bicknell	\$35,442,766	77%	85,442	65%	84%
Wayne at Schuyler *	\$34,510,740	82%	35,050	86%	95%
Walnut Ave **	N/A	59%	45,063	52%	71%

* In Construction

** Third Party Contract

CRUZ CARES

➤ **CRUZ CARES:** *Community Arts, Recreational and Educational Services*

- Our nonprofit “CRUZ CARES” Program provides day trips, activities, and social services for youth and residents of all Cruz Properties CruzCares Donates to Local Non Profits Focused on Roxbury

CRUZ CARES SPONSORED TRIPS



CRUZ CARES SPONSORED TRIPS



CRUZ CHARITABLE CONTRIBUTIONS

- NAACP,
- YouthBuild Boston,
- Children's Services of Roxbury,
- Roxbury Homecoming Committee,
- American Cancer Society,
- Urban League of Eastern MA,
- Make a Wish Foundation,
- TRI-AD Veterans League, Inc.,
- Big Brother Big Sister of Massachusetts, and
- More.

CRUZ GIVING	
Year	Amount
2012	\$31,000
2013	\$32,547
2014	\$61,123
2015	\$89,937
2016	\$192,450
2017	\$93,453
2018	\$112,368



135 DUDLEY STREET REDEVELOPMENT

CRUZ DEVELOPMENT PRINCIPAL TEAM

➤ DEVELOPMENT TEAM

- CRUZ DEVELOPMENT – DEVELOPER (MBE)
- CRUZ CONSTRUCTION – CONSTRUCTION COMPANY (MBE)
- CRUZ MANAGEMENT – MANAGEMENT COMPANY (MBE)
- THE ARCHITECTURAL TEAM, - ARCHITECTS
- MICHEAL WASHINGTON ARCHITECTS – ARCHITECTS (MBE)
- MARKETING – COLDWELL BANKER (MINORITY LEAD AGENT)

CRUZ DEVELOPMENT PRINCIPAL TEAM

➤ DEVELOPMENT TEAM

- TOURSE & ASSOCIATES – LEAD COUNSEL (MBE)
- MCKENZIE & ASSOICATES – ZONING & PERMITTING (MBE)
- LAW OFFICE OF WILLIAM F. PARKER – ENVIRONMENTAL (MBE)
- LAWSON & WEITZEN – REAL ESTATE TITLE (MINORITY ATTORNEY)
- URBAN HABITAT INITIATIVES – GREEN CONSULTANT (WBE)
- COHNRESNICK - ACCOUNTANTS

135 DUDLEY STREET REDEVELOPMENT

- Development Goals
 - Economic Development
 - Affordable / Income Restricted Housing
 - Development Without Displacement
 - Community Benefits

135 DUDLEY STREET REDEVELOPMENT

- Economic Development
 - New Housing Opportunities
 - 150 Units of Mixed Income Housing
 - 100 Units of Home Ownership Condo's
 - 8,500± sf of Retail
 - New Permanent Employment
 - Continued Revitalization of Dudley Square

135 DUDLEY STREET REDEVELOPMENT

➤ Economic Development

- At Least 60% MBE Utilization
- Hire at Least 60% Local Boston Residents
- Hire at least 60% Minority and 15% Women Workers
- Estimated New Real Estate Taxes of \$700,000
- NAACP Tenants of 1,000s/f at No Cost
- YouthBuild - \$200,000 Contribution Over Five Years

135 DUDLEY STREET REDEVELOPMENT

- Affordable / Income Restricted Housing
 - Mixed income rental and for sale residential with retail and office space – 150 units total
 - 50 Units of Affordable Rental (30 % & 50% of AMI)
 - 50 Units of Workforce For Sale (70% & 80% of AMI)
 - 50 Units of Market Rate For Sale
 - On-site parking with 270 spaces

135 DUDLEY STREET REDEVELOPMENT

➤ Affordable Rental

- 6 Story building
- Affordable rental unit mix: 14 one bed, 28 two bed & 8 three bedroom units
- 10% of units will be at 30% or less of AMI
- 90% of units will be at 50% or less of AMI
- On-site parking with 50 dedicated spaces

135 DUDLEY STREET REDEVELOPMENT

➤ Affordable Rental

Rental Income & Rent Limits

Income			Monthly Rent		
HH Size	30%	50%	Bedrooms	30%	50%
1	\$22,650	\$37,750	1	\$606	\$1,011
2	\$25,900	\$43,150	2	\$728	\$1,213
3	\$29,150	\$48,550	3	\$841	\$1,401
4	\$32,350	\$53,900			
5	\$34,950	\$58,250			
6	\$37,550	\$62,550			

135 DUDLEY STREET REDEVELOPMENT

➤ Mixed Income For Sale

- 8 Story Building
- 100 For Sale Condominiums
- Unit mix: 14 One Bed, 80 Two Bed & 6 Three Bed
- 50 Units of Workforce For Sale (70% & 80% of AMI)
- 50 Units of Market Rate For Sale
- On-site parking with 100 dedicated spaces

135 DUDLEY STREET REDEVELOPMENT

➤ Project Description – For Sale

For Sale Income & Price Limits

Income			Sales Price		
HH Size	70%	80%	Bedrooms	70%	80%
1	\$52,850	\$60,400	1	\$151,500	\$182,100
2	\$60,400	\$69,000	2	\$182,100	\$217,000
3	\$67,950	\$77,650	3	\$212,800	\$250,900
4	\$75,450	\$86,250			
5	\$81,500	\$93,150			
6	\$87,550	\$100,050			

135 DUDLEY DEVELOPMENT SCHEDULE

135 Development Schedule

	Start	Completion
Proposal Submission	November-18	November-18
Selection Process	November-18	April-19
Developer Designation	June-19	June-19
Architectural & Engineering	June-19	December-19
Financing Applications Submission	August-19	December-19
Article 80 Approval	January-20	July-20
Permitting Process	January-20	August-20
Financing Secured	December-19	December-20
LIHTC Award	September-20	May-21
Garage Contruction	September-20	June-21
Condo Building Construction	June-21	January-23
LIHTC Building Construction	December-21	June-23

135 DUDLEY STREET REDEVELOPMENT

- Development Without Displacement
 - Affordable Rental Available by Lottery & Waitlist
 - Affordable For Sale Available by Lottery
 - Targeted Advertising for Available Units
 - Marketing Targeted to Local Residents
 - Retail Targeted to Local Businesses

135 DUDLEY STREET REDEVELOPMENT

➤ Community Benefits

- New Permanent and Construction Jobs
- A Rejuvenated Central Property in Dudley Square
- New Affordable Apartments and Condos
- New Structures That Maintain the Scale of the Area



135 DUDLEY STREET *DESIGN*

TAT

The Architectural Team, Inc.



CLIPPERSHIP WHARF

Designed to achieve LEED Gold Certification the masterplan and design include four buildings, with a combined 478 units, retail space and above-ground parking.



THE KENSINGTON

A sculpted modern addition to the Boston skyline, The Kensington tower is highly contextual in the massing and materials of its podium



40 TRINITY

The building exterior is sculpturally distinctive, explicitly designed to distinguish itself from the adjacent buildings. Shadow and wind impacts were carefully considered, and the building massing, with its gently molded curves, were crafted to minimize both.



MODERA NEEDHAM

TAT's design offers a compelling mix of building types, including two- and three- bedroom townhomes and apartments featuring articulating facades and roof lines to provide a rich and unique character.



AVALON QUINCY

Situated just outside Boston, this new 395 unit multifamily community development brings many urban-market amenities to a suburban atmosphere, over five multi-story buildings.

Outdoor living is at the heart of this complex, with an expansive rooftop deck atop building three.



YARN WORKS

The 100+-year-old Nockege River Mill Building, formerly home to the Fitchburg

Yarn Company, is situated on 7.4-acres on the bank of the Nashua River.

Spanning 182,500 square feet across three floors, the thoughtful restoration and adaptive reuse of the historic structure features 57 oversized, modern market-rate loft units.

RESIDENCES AT MILL 10

The design team's work included a complete restoration of the structure and facade, as well as artfully adapting the building's 108,000 square feet to 75 modern apartments for seniors with amenities including a fitness center, resident lounge, reading book nook, and computer lounge.



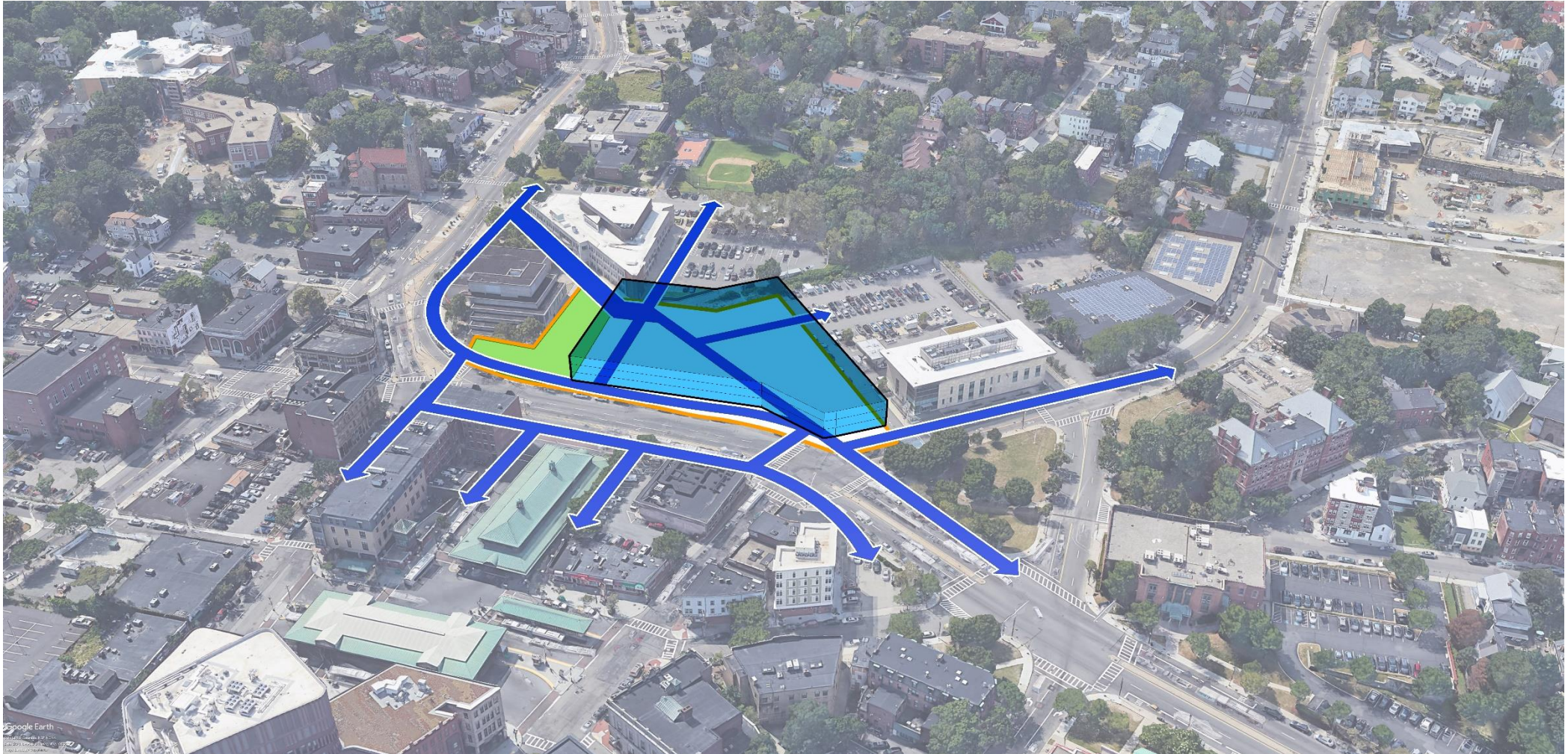
EXISTING SITE



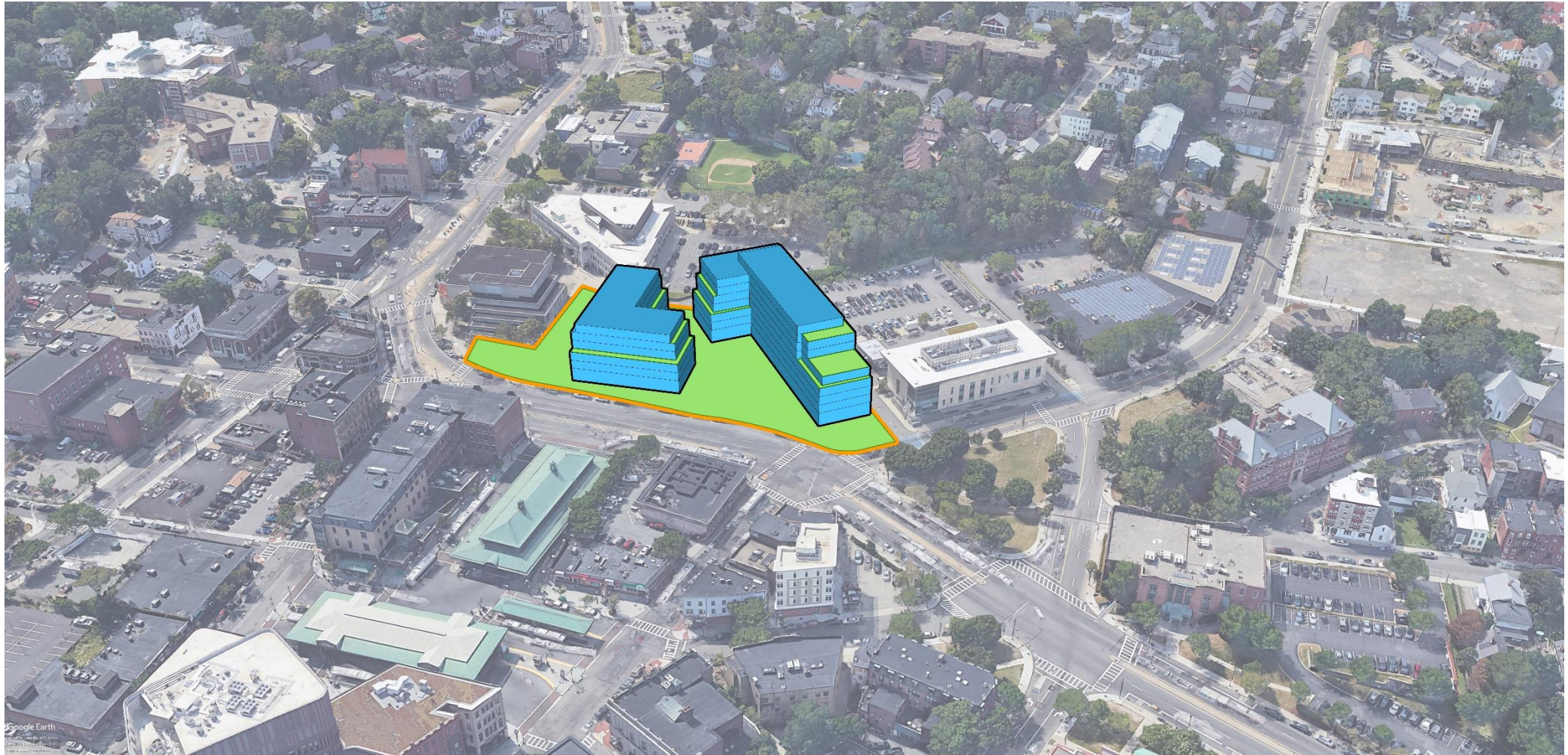
STREET WALL



CIRCULATION



MASSING & SETBACK



MATERIAL



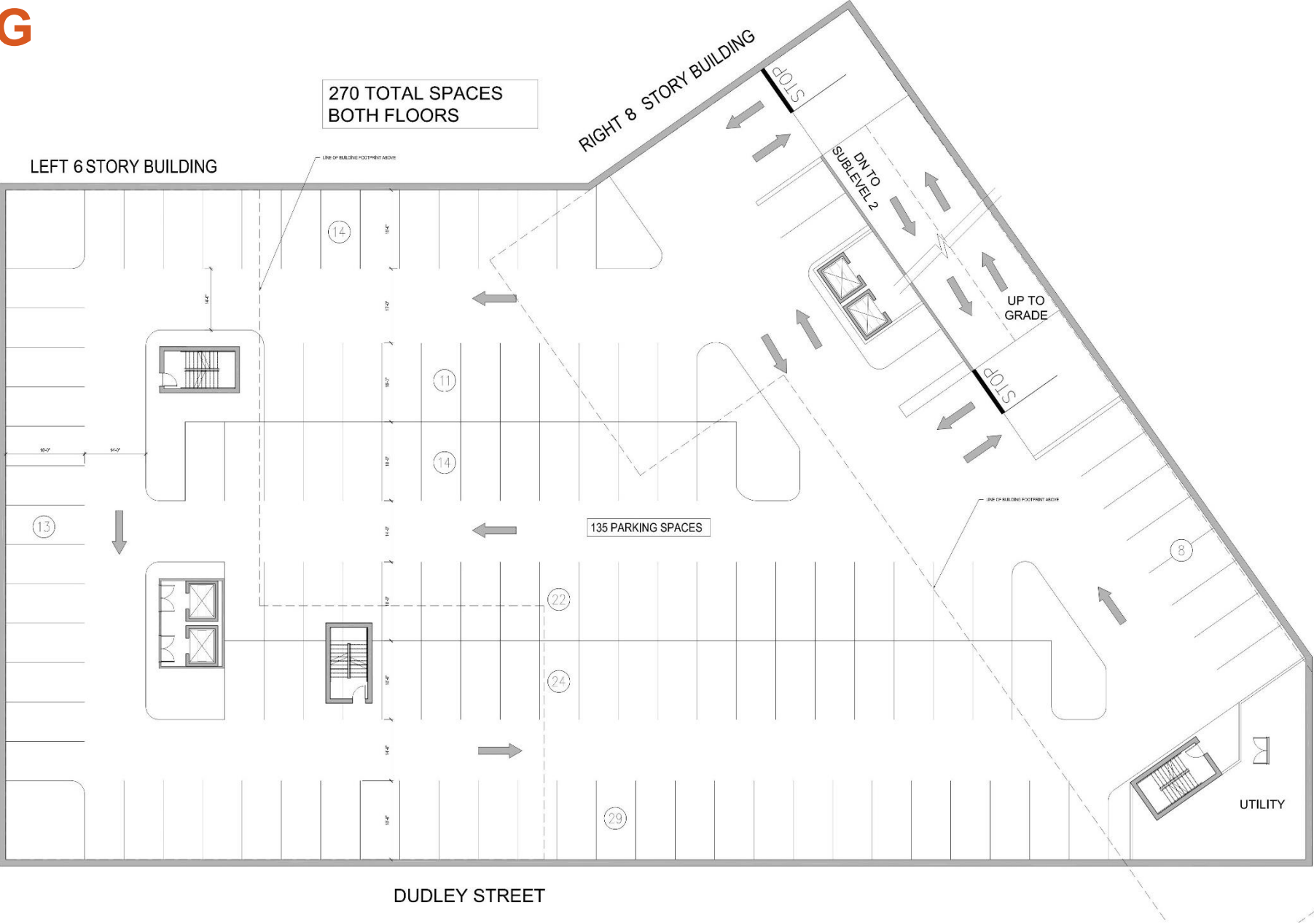
GROUND FLOOR



FIRST FLOOR



PARKING



DUDLEY STATION



View from Dudley Street Looking South from Dudley Station

MALCOM X BLVD.



View from Malcom X Boulevard Looking Southeast

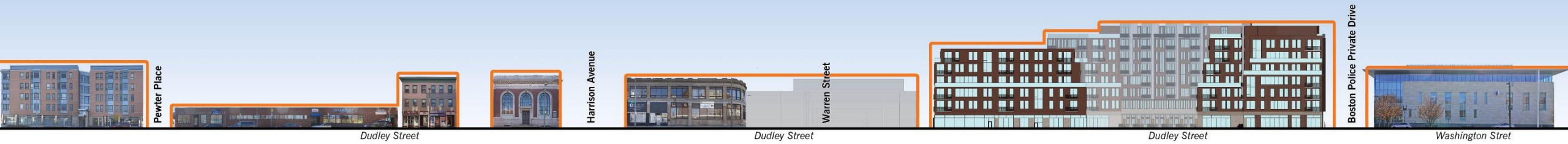
DUDLEY ST.



View from Dudley Street Looking West

SITE SECTION

Street Elevation Along Dudley Street | Washington Street





135 DUDLEY STREET REDEVELOPMENT