

135 DUDLEY STREET

Our Community, Our Home

Nuestra Comunidad + Dakota Partners



NUESTRA
COMUNIDAD
OUR COMMUNITY
WORKING TOGETHER



DAKOTA
PARTNERS

OUR TEAM



NUESTRA COMUNIDAD

DEVELOPER, DAVID PRICE & LINA MARIA JIMENEZ MEJIA



TERRANCE MOREAU

EXIT REALTY, **BROKER**



ARROWSTREET

ARCHITECTURE

AMY KORTE, DAVID BOIS, VICTORIA WRIGHT, KATHERINE CHIN



DAKOTA PARTNERS

DEVELOPER, ROBERTO ARISTA & SCOTT SHAW



BEVERLEY JOHNSON

PROJECT MANAGEMENT, BEVCO ASSOCIATES



OFFSHOOTS

LANDSCAPE ARCHITECTURE, KATE KENNAN

DEVELOPMENT CONCEPT + DESIGN

What if a project could
**set a new standard for
development without displacement,**
pioneer affordable retail opportunities,
put neighbors to work,
restore our biodiversity,
and improve the health of Roxbury?



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DEVELOPMENT CONCEPT + DESIGN

50 Residences
Homeownership

100 Residences
Rental

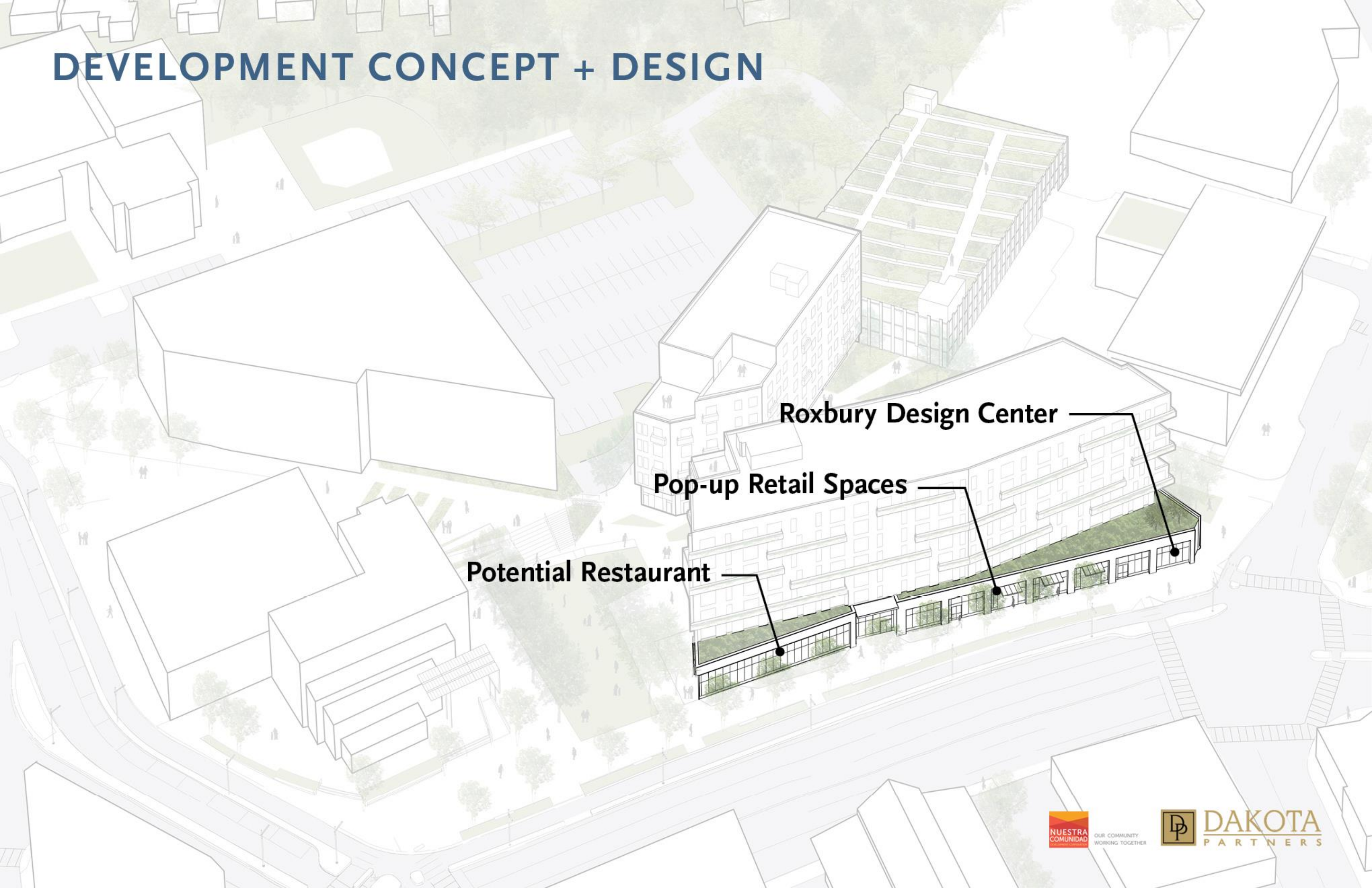


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DEVELOPMENT CONCEPT + DESIGN



Roxbury Design Center

Pop-up Retail Spaces

Potential Restaurant



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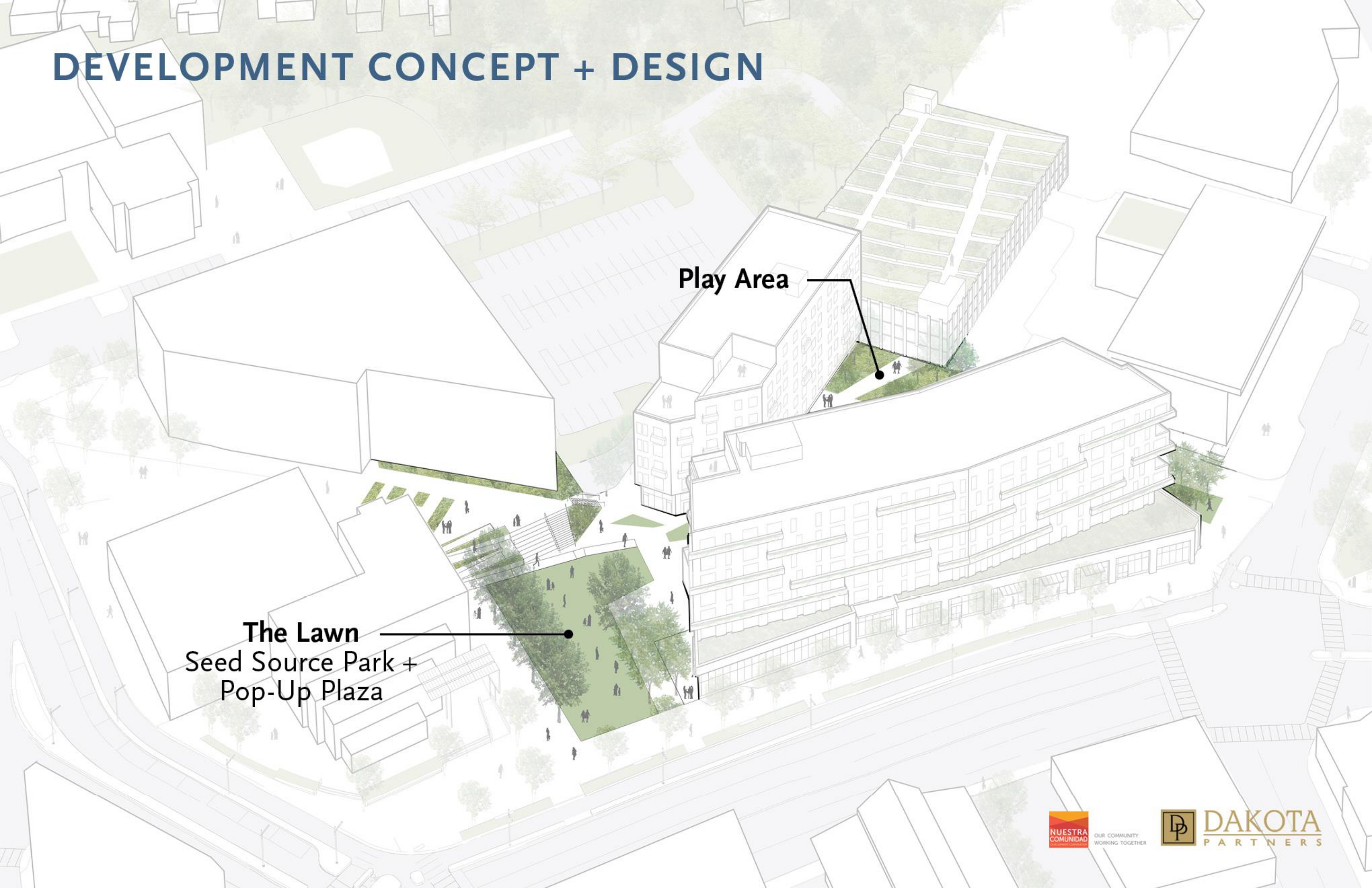


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DEVELOPMENT CONCEPT + DESIGN

Parking
Public + Residential + BPD

DEVELOPMENT CONCEPT + DESIGN



Play Area

The Lawn
Seed Source Park +
Pop-Up Plaza



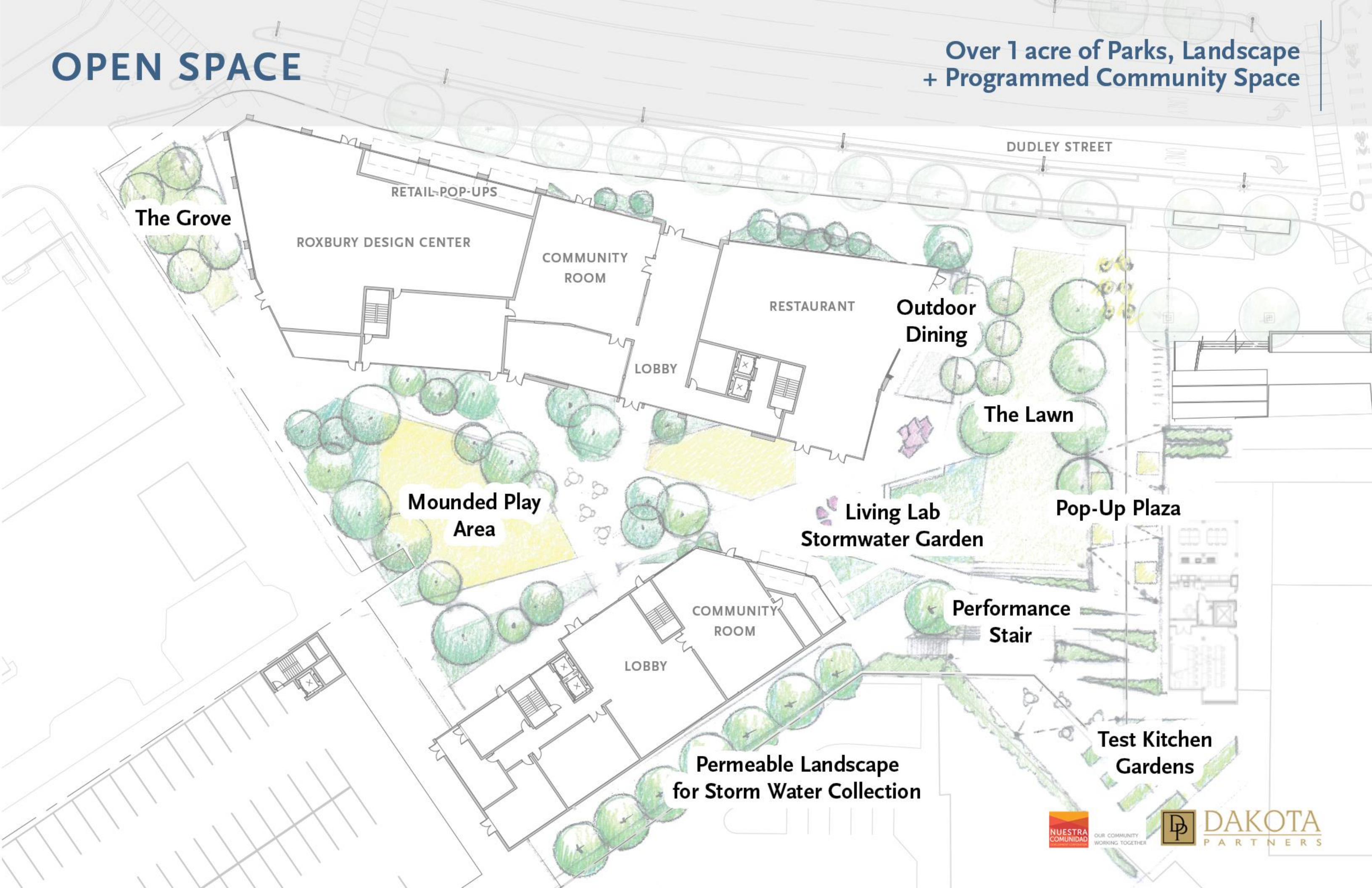
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OPEN SPACE

Over 1 acre of Parks, Landscape
+ Programmed Community Space



The Grove

ROXBURY DESIGN CENTER

COMMUNITY ROOM

RESTAURANT

Outdoor Dining

The Lawn

Mounded Play Area

Living Lab
Stormwater Garden

Pop-Up Plaza

Performance Stair

Test Kitchen Gardens

Permeable Landscape
for Storm Water Collection



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SUSTAINABLE DEVELOPMENT

Designed to meet
LEED Gold
+ Passive House

Utilize healthy
materials to
promote wellness

Green Roof
Helps mitigate events
of high precipitation

**Solar-Ready
Roofs**

**Elevated Gardens
+ Green Space**

Seed Source Park
with Native Tree Groves



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DESIGN CONCEPT



DIVERSITY + INCLUSION

- Jobs will be 51% Color, Boston
- MBE Contracting will be 51%
- Exceeds Diversity Goals



NUESTRA COMUNIDAD

20 Alaska

- 93% Workers of Color
- 87% MBE Contracting
- 1% Women Workers
- 4% WBE Contracting

Bartlett Building B

- 65% Workers of Color
- 42% MBE Contracting

Bartlett Building E

- 87% Workers of Color
- 42% MBE Contracting
- 6% Women Workers
- 8% WBE Contracting

All projects 1995-2018

- 78% Workers of Color
- 70% MBE Contracting
- 3.5% Women Workers
- 4% WBE Contracting



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Yarmouth Commons

- 21.36% WBE Contracting
- 9.15% MBE Contracting

Brook Hill Village Phase I

- 40.21% SBE Contracting
- 7.81% WBE Contracting
- 18.87% MBE Contracting

Brook Hill Village Phase II (Under Construction)

- 7.22% WBE Contracting
- 17.46% MBE Contracting

Columbus Commons (Under Construction)

- 36% SBE Contracting
- 5.14% WBE Contracting
- 6.48% MBE Contracting

Average for Past 4 Developments (Completed or Under Construction)

- 19.05% SBE
- 10.38% WBE
- 12.99% MBE



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GOOD JOBS STRATEGY



DEVELOPMENT WITHOUT DISPLACEMENT

Our Goal: 90% Affordability

- 50 condominiums providing wealth creation and protection from displacement

Housing for a range of incomes

- 1/4 of housing: \$0 - \$50,000 income
- 2/3 of housing: \$50,000 - \$100,000 income
- Sale prices from \$133,000 - \$305,000

Pioneering Affordable Retail Rents in Roxbury.

Roxbury Design Center

Providing Career Opportunities in:

- Computer Design
- Carpentry
- Business Incubation

Opportunities for Artists

- Affordable Retail
- Housing
- Marketing on the Plaza

DEVELOPMENT WITHOUT DISPLACEMENT

	RENTAL		CONDOS	
	QTY	%	QTY	%
RENTAL – LOW INCOME: UP TO 30% AMI	8	8%		
RENTAL – LOW INCOME: 31% UP TO 50% AMI	30	30%		
RENTAL – MIDDLE-INCOME: 51% TO 80% AMI	34	34%		
RENTAL – MIDDLE-INCOME: 81% TO 120% AMI	28	28%		
HOMEOWNERSHIP – MIDDLE-INCOME: 80% TO 100% AMI			38	76%
HOMEOWNERSHIP – MARKET RATE			12	24%
TOTALS	100		50	

AFFORDABLE RETAIL OPPORTUNITIES



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Questions + Answers

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