
WASHINGTON CROSSING PARTNERS

A PARTNER IN YOUR VISION

Washington Crossing Partners Experience

- Bauer Properties
- Bevco Associates
- Citybuilding Enterprises



625 St Charles, New Orleans, LA



Crosstown Center, Boston MA



Channel Center, Boston, MA

Development Team

Essential Capital

Investment Bankers

CBT

Architects and Planners

Nitsch Engineering

Civil Engineers

The Construction Institute

Training Center

GZA

Geo Environmental Engineers

Epsilon Associates

Environmental & Permitting

Catala & Associates

Attorneys

Rubin and Rudman LLP

Attorneys

Nolan, Sheehan, Patten

Attorneys

MacRostie Historic Advisors

Historic Preservation

Tax Incentives Consultants

Finance

Karl F. Seidman Consulting

Economic Development

Carmone Estimating Group

Construction Estimating and Cost Control

Main Street Consulting

Retail Consultant

Site Plan



- A** OFFICE / RETAIL
2-3 STORY
- B** EXISTING BLDG.
4 STORY
- C** RESIDENTIAL
4-6 STORY
- D** OFFICE / RETAIL
6 STORY
- E** RESIDENTIAL
5-6 STORY
- F** RESIDENTIAL
4 STORY
2 LEVEL PARKING
- T** TROPICAL FOODS
(FIRST FLOOR)

Development Program

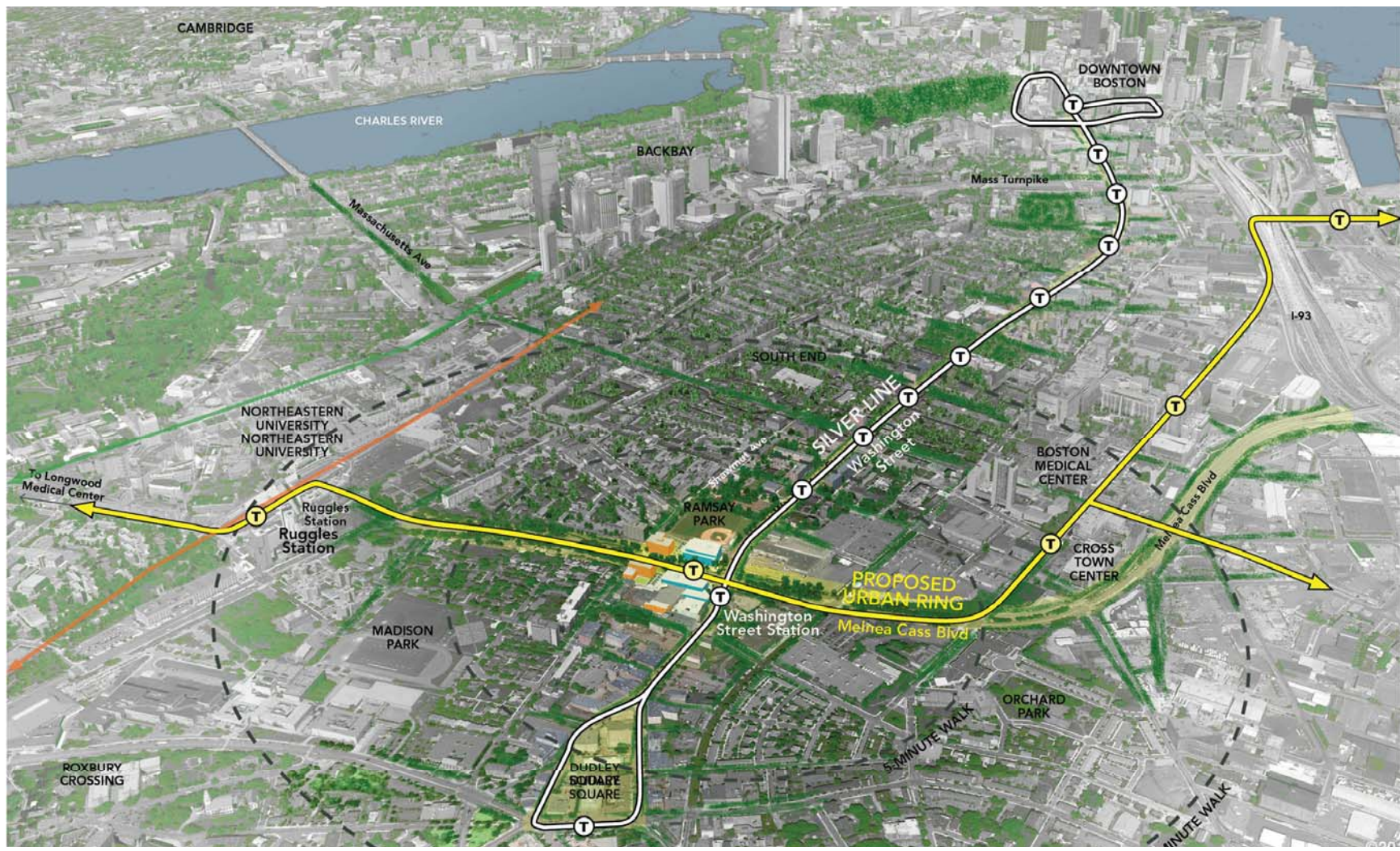
Building	Office	Retail	Housing
A New Tropical Foods & Office	43,200 GSF	26,000 GSF	–
B Rehab Existing Tropical Foods	33,900 GSF	8,700 GSF	–
C Workforce Housing (Parcel 10)	–	5,000 GSF	58 Units
D Research / Office Bldg (Parcel 9)	95,000 GSF	10,300 GSF	–
E Workforce Housing (Parcel 9)	–	5,000 GSF	69 Units
F Williams Street Rowhouses	–	–	14 Units
Total Building Program	172,100 GSF	55,000 GSF	141 Units

Total Parking: 230 Spaces

Five-Year Project Completion Plan

CALENDAR YEAR	2011:	Tentative Designation
CALENDAR YEAR	2012:	Final Designation, Permitting & Financing
CALENDAR YEAR	2013:	Building A/Tropical Foods & Building E
CALENDAR YEAR	2014:	Townhouses & One - Level Parking Deck
CALENDAR YEAR	2015:	Building B, C + D

Leverage Regional Context



Build on Great Neighborhood Assets



Tropical Foods



Washington Street Retail and Dudley Square



Surrounding Streets



Melnea Cass Boulevard

Porous, Inviting, Fine-Grained, Contextually Scaled, and Strategic Development



Building a Destination



Melnea Cass Boulevard: Sharing the Vision



Prospective Retail and Office Uses

Retail

- Sit-down restaurant
- Food Court & Gallery featuring local entrepreneurs
- Sandwich Shop/Bakery
- Healthy Fast Food
- Ice Cream Shop
- Clothing Boutique
- Pharmacy/Health/Beauty
- Eye care/retail eye wear
- Specialty shoe
- Cosmetic Dentistry
- Video Gaming Store
- Electronics

Office

- Institutional “Dry” Research and/or Administrative Offices
- Corporate “Satellite/Branch” Offices
- Corporate Executive Suites
- Local Business Expansion Space
- Local Banks
- Business Services, i.e., UPS

Achieving Roxbury Strategic Master Plan Economic Goals

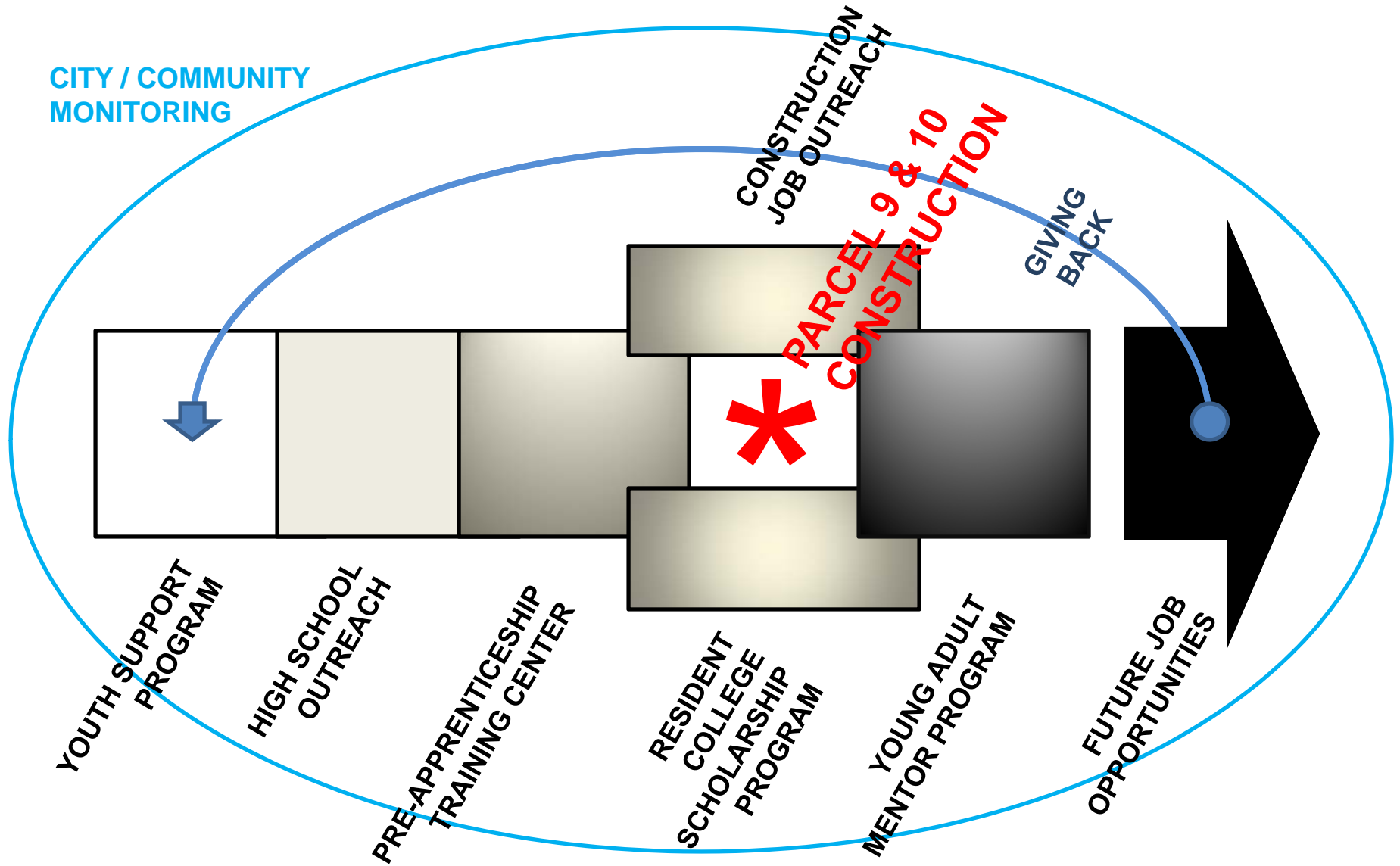
- Pre-Apprenticeship Trades Training
- Construction Jobs
- Local subcontractor & Vendor Opportunities
- Permanent Jobs
- Local Business Expansion Opportunities
- Community Benefits
- Wealth-Creation Investment Plan

Community Benefits

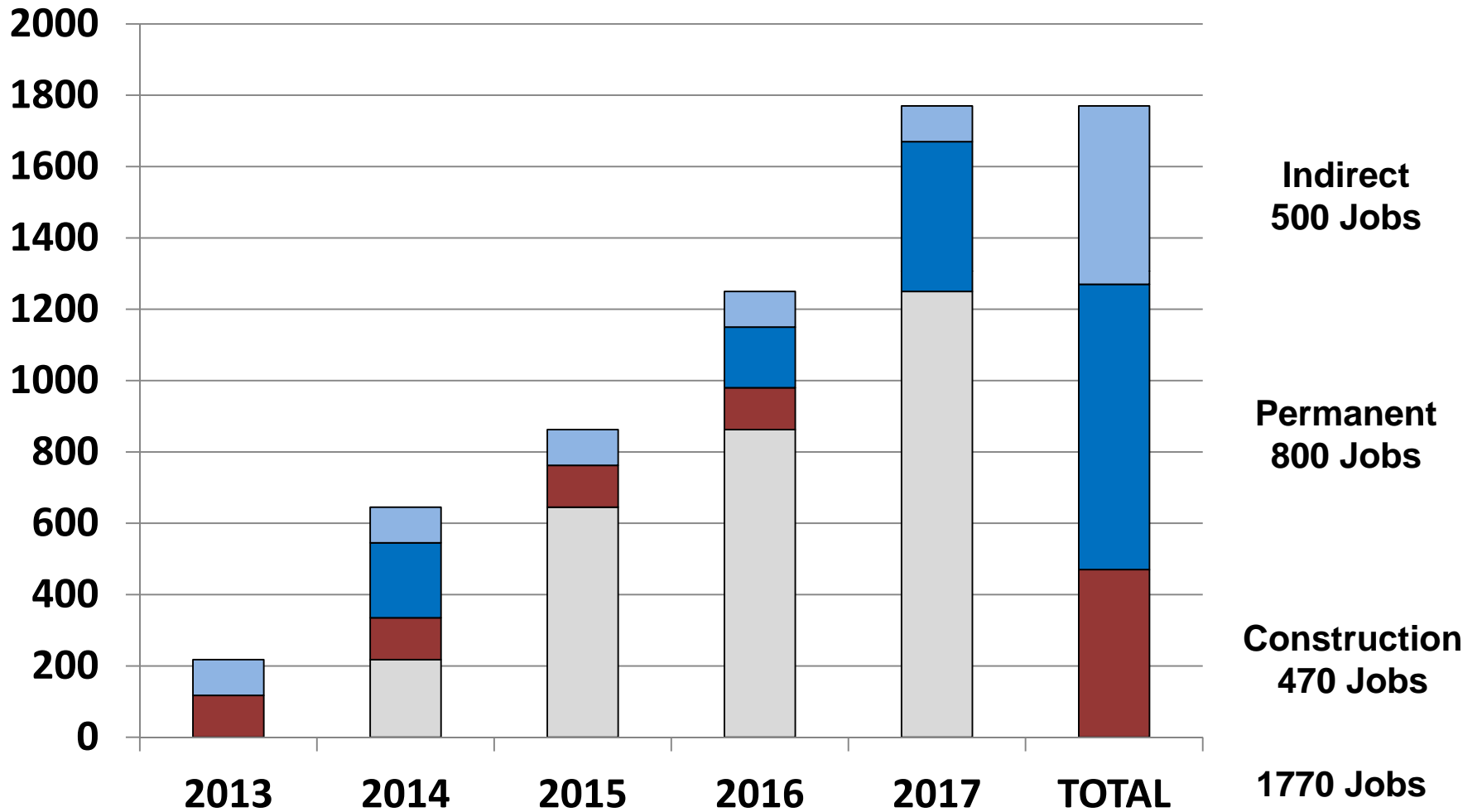


- Contribution to Dudley Main Streets
- Contribution to Roxbury Trust
- Academic Scholarships

Construction Jobs Continuum of Support



Jobs Projections



Wealth Creation



- Minority Business Equity Participation
- Local Business Expansion Opportunities
- Construction and Permanent Jobs

Wealth Creation

Wealth Creation

New Permanent Jobs

- 800+ Direct and permanent jobs
- 500 (First-Tier) Induced permanent jobs

Investment and equity opportunity for **All**

Increased money velocity

Compliments **Existing** stores

Existing home and property appreciation

Workforce housing

Measurable Impact

- **Livable** wage jobs
- Creation of disposable income
- Reduces reliance on State and Federal aid

- Equity (Bev Johnson)
- Special Fund - Accredited & non-accredited investors

- More money stays in the community

- Local Business Expansion
- More shopping activity
- More revenue for existing stores

- **Local residents** will benefit from Market Growth

- **You** can work and live in **Your** Community

Finance Strategy

- Parcel 9 and 10 **will** be financed
- Essential Capital and Team will raise capital through various sources:
 - **Equity** (Tom Bauer, EB5, CDEs)
 - **Debt** (Local and National Banks)
 - Private Equity and Venture Capital
 - Various state/local grants/loans/tax credits
 - Creation of a Special Community Equity Fund
- Discussion and LOIs are already underway
- Essential Capital team has combined finance experience of more than 60 yrs, and has raised more than **\$500M** in capital

The goal is to create the **optimal** finance structure to ensure completion.

Why We are the Best Choice

- Commitment to Jobs, Community Benefits, and Wealth-Creation
- Parcels 9 and 10 will be financed
- Synergistic impact on physical and economic revitalization of Dudley Square
- Create a local/regional destination



Partners In Your Vision / Building a Legacy

- Roxbury Strategic Master Plan Oversight Committee
- Project Review Committee

OPTIMAL DEVELOPMENT of both PARCELS 9 + 10

- Washington Crossing Partners with or without City & State

