



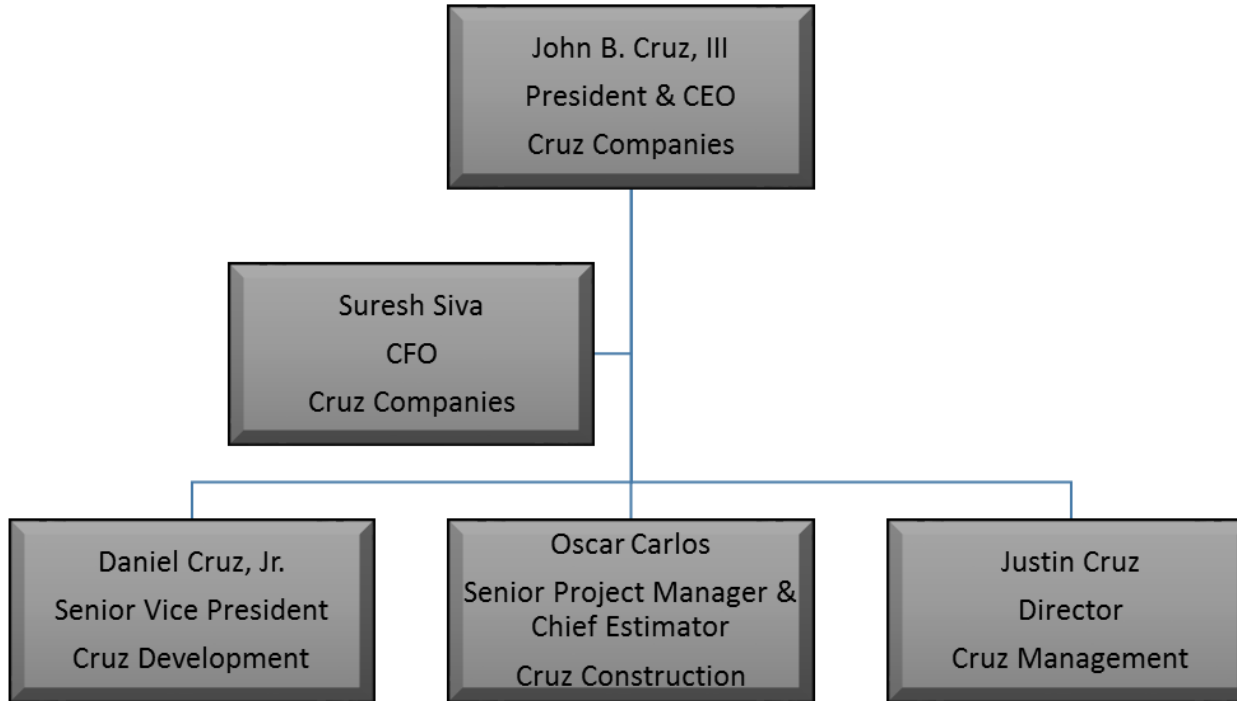
**PRESENTATION
FOR
COMMUNITY MEETING AND UPDATE
135 DUDLEY STREET SITE
REDEVELOPMENT
OCTOBER 22, 2019**

CRUZ
COMPANIES

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 EMPLOYMENT STATISTICS

Year	Minority	Boston			Total Payroll
		Residents	Women	Section 3	
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
				TOTAL	<u><u>\$28,461,087</u></u>

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%
Verdean Gardens	\$14,642,311	77%	N/A	N/A	N/A
Wayne at Schuyler *	\$34,510,740	82%	35,050	86%	95%
Walnut Ave **	N/A	59%	45,063	52%	71%
TOTAL	\$152,924,083				

* In Construction

** Third Party Contract

➤ **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
TOTAL	\$612,878



135 DUDLEY STREET REDEVELOPMENT

➤ 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)
- VERDANT LANDSCAPE ARCHITECTURE - ARCHITECTS (WBE)

➤ DEVELOPMENT TEAM

- BRYANT ASSOCIATES - CIVIL ENGINEERS (MBE)
- GEI CONSULTANTS - ENVIRONMENTAL & GEOTECH
- ODEH ENGINEERS - STRUCTURAL ENGINEERS
- WOSNY / BARBAR ASSOCIATES - MECHANICAL ENGINEERS
- SODEN SUSTAINABILITY CONSULTANTS - GREEN CONSULTANT (WBE)
- COLDWELL BANKER - MARKETING (MINORITY LEAD AGENT)

➤ 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)
- KLEIN HORNIG - TAX ATTORNEYS
- COHNRESNICK - ACCOUNTANTS
- MITCHELL L. FISCHMAN CONSULTING - ARTICLE 80 CONSULTANT

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

- Economic Development
 - New Housing Opportunities
 - 160 Units of Mixed Income Housing
 - 105 Units of Home Ownership Condo's
 - 15,500± sf of Retail
 - New Permanent Employment
 - Continued Revitalization of Dudley Square

- 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 - \$100,000 Contribution Over Five Years

- Affordable / Income Restricted Housing
 - Mixed income rental and for sale residential with retail and office space - 160 units total
 - 55 Units of Affordable Rental (30 % To 60% of AMI)
 - 50 Units of Workforce For Sale (70% To 100% of AMI)
 - 55 Units of Market Rate For Sale
 - On-site parking with 270 spaces

- Affordable Rental
 - 6 Story building
 - Affordable rental unit mix: 18 one bed, 29 two bed & 5 three bedroom units
 - 10% of units will be at 30% or less of AMI
 - 90% of units will be at 50% to 60% less of AMI
 - On-site parking with 34 dedicated spaces

➤ Affordable Rental

Rental Income & Rent Limits

Income HH Size	Annual	Hourly	Annual	Hourly	Annual	Hourly	Monthly Rent			
	30%	30%	50%	50%	60%	60%	BDRMS	30%	50%	60%
1	\$23,800	\$11	\$39,700	\$19	\$47,600	\$23	1	\$606	\$1,011	\$1,333
2	\$27,200	\$13	\$45,350	\$22	\$54,400	\$26	2	\$728	\$1,213	\$1,600
3	\$30,600	\$15	\$51,000	\$25	\$61,200	\$29	3	\$841	\$1,401	\$1,848
4	\$34,000	\$16	\$56,650	\$27	\$68,000	\$33				
5	\$36,750	\$18	\$61,200	\$29	\$73,450	\$35				
6	\$39,450	\$19	\$65,750	\$32	\$78,900	\$38				

➤ Mixed Income For Sale

- 9 Story Building
- 105 For Sale Condominiums
- Unit mix: 16 One Bed, 83 Two Bed & 6 Three Bed
- 50 Units of Workforce For Sale (70% To 100% of AMI)
- 55 Units of Market Rate For Sale
- On-site parking with 116 dedicated spaces

➤ Project Description - For Sale

For Sale Income & Price Limits

Income

HH Size	70%	80%	90%	100%
1	\$55,550	\$63,500	\$71,400	\$79,350
2	\$63,450	\$72,550	\$81,600	\$90,650
3	\$71,400	\$81,600	\$91,800	\$102,000
4	\$79,300	\$90,650	\$101,950	\$113,300
5	\$85,650	\$97,950	\$110,150	\$122,400
6	\$92,000	\$105,200	\$118,300	\$131,450

Sales Price

Bedrooms	70%	80%	90%	100%
1	\$155,200	\$186,400	\$217,400	\$248,600
2	\$186,200	\$221,900	\$257,500	\$288,700
3	\$217,400	\$257,500	\$292,700	\$327,900

- 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 Business People

➤ Community Commitments

- Cruz Consistently Leads in MBE and Minority Hiring
- Cruz Donates to Local Non Profits
- CruzCares is focused on Cruz's 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

➤ 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**





135 Dudley Street

Boston, MA | October 15, 2019 | Cruz Development | Job# 18143 | © The Architectural Team, Inc.

Aerial Facing Southeast

CRUZ *tat*
DEVELOPMENT



135 Dudley Street

Boston, MA | October 15, 2019 | Cruz Development | Job# 18143 | © The Architectural Team, Inc.

View From Dudley Station

CRUZ **tat**
DEVELOPMENT



135 Dudley Street

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View From Malcolm X Blvd

CRUZ *tat*
DEVELOPMENT



135 Dudley Street

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View Down Dudley Street

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DEVELOPMENT



135 Dudley Street

Boston, MA | October 15, 2019 | Cruz Development | Job# 18143 | © The Architectural Team, Inc.

Aerial View Facing Northwest

CRUZ *tat*
DEVELOPMENT



135 Dudley Street

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Aerial View Facing North



North Elevation (Dudley Street)



East Elevation (Boston Public Library)



West Elevation (Boston Police Department)



DUDLEY STREET

RETAIL

RETAIL

Visitor Bike Parking, typ.

Permeable Pavers, by Others
Cycletrack, by Others
Street Trees, by Others

BPL Van Access

Special Paving at Lobby Entry

Granite Bench, by Others

Concrete Sidewalk, Varies 11-14' wide

Overlook LOBBY (below)

NAACP

Outdoor Dining

Private Patio, typ.

Special Paving at Entry to Park

Extensive Greenscreen, typ.

DUDLEY COMMERCIAL PARCEL

Tree Wells and Granite Benches

PARK THRESHOLD

Lounge Area

Access to Condominiums

Private Patio, typ.

Decomposed Granite Paving & Trees

15 Blue Bike Station

BOSTON PUBLIC LIBRARY

Lightweight Planter & Shrubs, typ.
Lightweight Planter & Small Tree, typ.
Outdoor Ping Pong

Shared Gathering Dining Terrace

Access to Apartments

Outdoor Grill Greenscreen with Vines

Greenscreen with Vines & Vitrines with Art on Garage Wall

Evergreen Hedge, both sides

Synthetic Lawn

PICNIC

Flush Transition from Synthetic Lawn to Concrete at Library Access

PROPOSED MIXED USE DEVELOPMENT

Movable Furnishings

Wood Deck

Exposed Elevator

PLAY

SIT

VIEW

Evergreen Backdrop (level with Court house and Library sidewalks)

9' ht. Retaining Wall = Temporary Mural for Local Artists: Doubles as Backdrop for Outdoor Movie Night

COURT HOUSE

2 STY CONCRETE LIBRARY

PARCEL ID 1201
135 DUDLEY
N/F CITY OF BOSTON

SCALE 1" = 30'-0"
0 15 30 45 60 75

ILLUSTRATIVE LANDSCAPE PLAN - PICNIC + PLAY
OCTOBER 28, 2019

VERDANT

L1



OUTDOOR CAFE SEATING



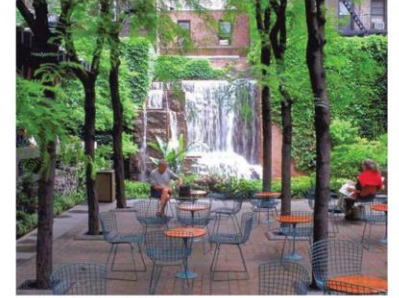
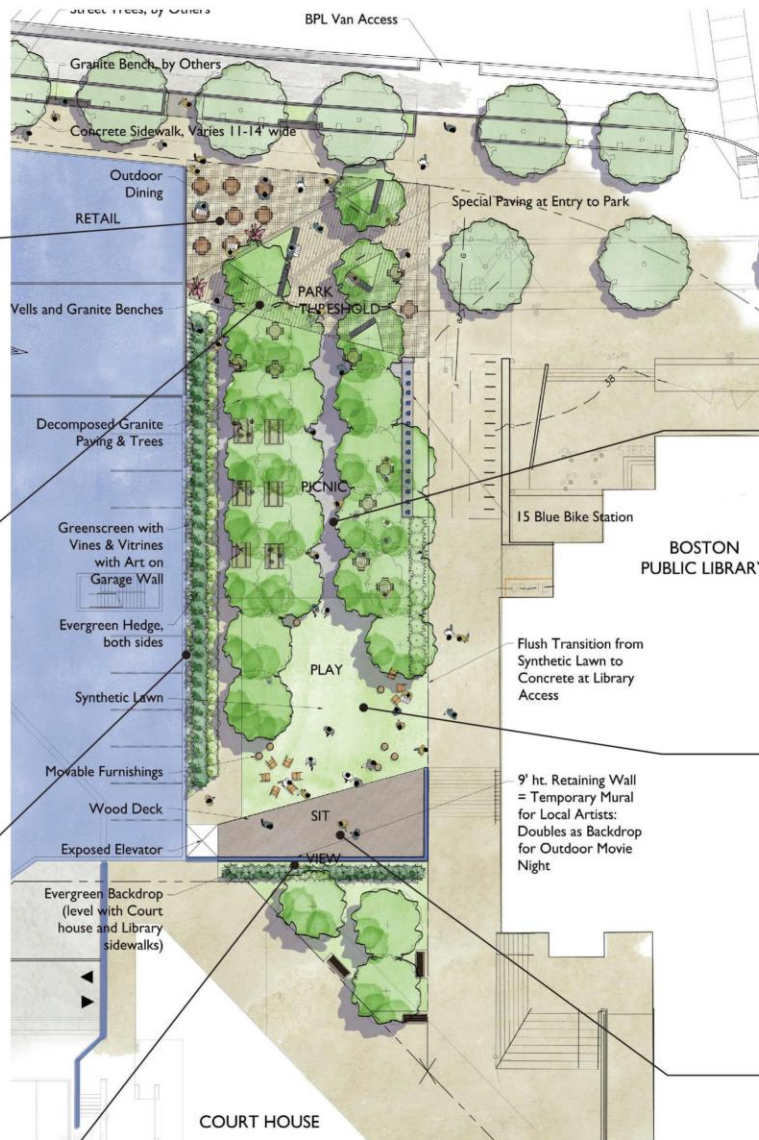
URBAN PLAZA AT ENTRY



GREEN SCREENS ON PARKING GARAGE



TEMPORARY MURAL



PICNIC AREA WITH BACKDROP



PICNIC & PLAY URBAN SPACE



TEMPORARY OUTDOOR MOVIE (USING MURAL WALL)

PARK ACTIVITY SCHEMATIC
OCTOBER 28, 2019

VERDANT

L2



VEGETATION

SIT

PLAY

PICNIC

PARK
THRESHOLD

SIDEWALK

BIKE
PATH

DUDLEY
STREET



BOSTON PUBLIC LIBRARY

PATH AND STAIR

VEGETATION

PICNIC AND PLAY

VEGETATION

PATH TO
ELEVATOR

VEGETATION

ART BOXES

PARKING

HOUSING



135 Dudley Street

Boston, MA | October 15, 2019 | Cruz Development | Job# 18143 | © The Architectural Team, Inc.

View approaching the park

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DEVELOPMENT



135 Dudley Street

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View towards the Stage / Movie Projector

CRUZ **tat**
DEVELOPMENT







Facade Articulation



Horizontal Treatment at first floor



Storefront Proportions









TAT INTERIOR COLOR PALLET

Amenity 2
Grass 1
Residential 1 Bed
Residential 2 Bed
Residential 3 Bed
Parking







