

August 26, 2019

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Mr. Dana Whiteside, Deputy Director, Community Economic Development

BRA
'19 AUG 27 PM 12:15:59

RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
135 Dudley Street, Roxbury

Dear Director Golden:

The purpose of this letter is to notify the Boston Planning and Development Agency (the "BPDA") of Cruz Development Corporation ("Cruz"), a Massachusetts corporation, (the "Proponent" or "Cruz"), intent to file a Project Notification Form ("PNF") with the BPDA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code").

The Proponent's Proposed Project involves an approximate 201,662 gross square feet of floor area (excluding the parking garage) for a multi-use development at 135 Dudley Street in the Dudley Square and Roxbury neighborhood, including 150 housing units, 10,727 square feet of street level /commercial space, including office space for the Boston Chapter of the NAACP (with the Proponent providing this space rent free for 10-years) and a restaurant flexible space-tenant amenities / art space, and a parking garage for approximately 245 vehicles (the "Proposed Project"). One of the buildings will be a six-story building containing 50 units of affordable rental housing for families at 30% and 50% of AMI, and the other, an eight-story building containing 100 condominium units, providing homeownership opportunities to 50 households at 70% and 80% of AMI, with the remaining 50 units proposed as market-rate. There will be a landscaped plaza between the two buildings, and one to the east of the retail affordable building adjacent to the Dudley BPL Branch Library, opening on Dudley Street. In addition, the Proposed Project will further the objectives of Mayor Martin J. Walsh's Housing Plan, Housing a Changing City: Boston 2030.

In addition to Dudley Street, the approximate 69,835 SF (1.8-acre) project area is bordered by the Boston Police District B-2 Roxbury Station, The Roxbury Municipal Court, and the Dudley Literacy Center (the "Proposed Site"). The project area is vacant with no on-site buildings. Please see **Figure 1: Project Locus**.

The Site is within a highly commercialized area and is in the midst of a very active transportation node that includes major MBTA bus lines and the Dudley Square MBTA station across Dudley Street.

Cruz Cares!

Cruz became the tentative designated developer of the city of Boston owned site on July 17, 2019 because of the proposal's ability to provide a variety of housing types with mixed-income levels serving all members of the community. During the construction phase the project is projected to support full-time employment for 125 construction jobs from a variety of trades. The development plans will also include approximately 100 parking spaces to be made available to the general public, providing both short-term and long-term parking.

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and therefore will require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code.

The Project Site is located in the Dudley Square Economic Development Area ("EDA") of the Roxbury Neighborhood Zoning District, Article 50 (Maps 6A-6C). The site is also within Neighborhood Design Review and Boulevard Planning subdistricts. While the proposed multi-family uses are "conditional" within the EDA subdistrict, the proposed retail uses are generally allowed uses. It is expected that relief will be required from the Boston Zoning Board of Appeal.

In support of the required Article 80 Large Project Review process, the Proponent will continue to conduct extensive community outreach with neighbors and abutters of the Project Site, including meetings and discussions with the Roxbury neighborhood and local elected and appointed officials for the neighborhood. The Proponent and its team will continue to meet with the BPDA and Department of Neighborhood Development project team being coordinated by Dana Whiteside, Deputy Director, Community Economic Development.

Thank you for your time and attention on our Proposed Project. Our team looks forward to working with you towards a successful outcome. We look forward to receiving any questions or comments that you may have regarding our Proposed Project.

Very truly yours,

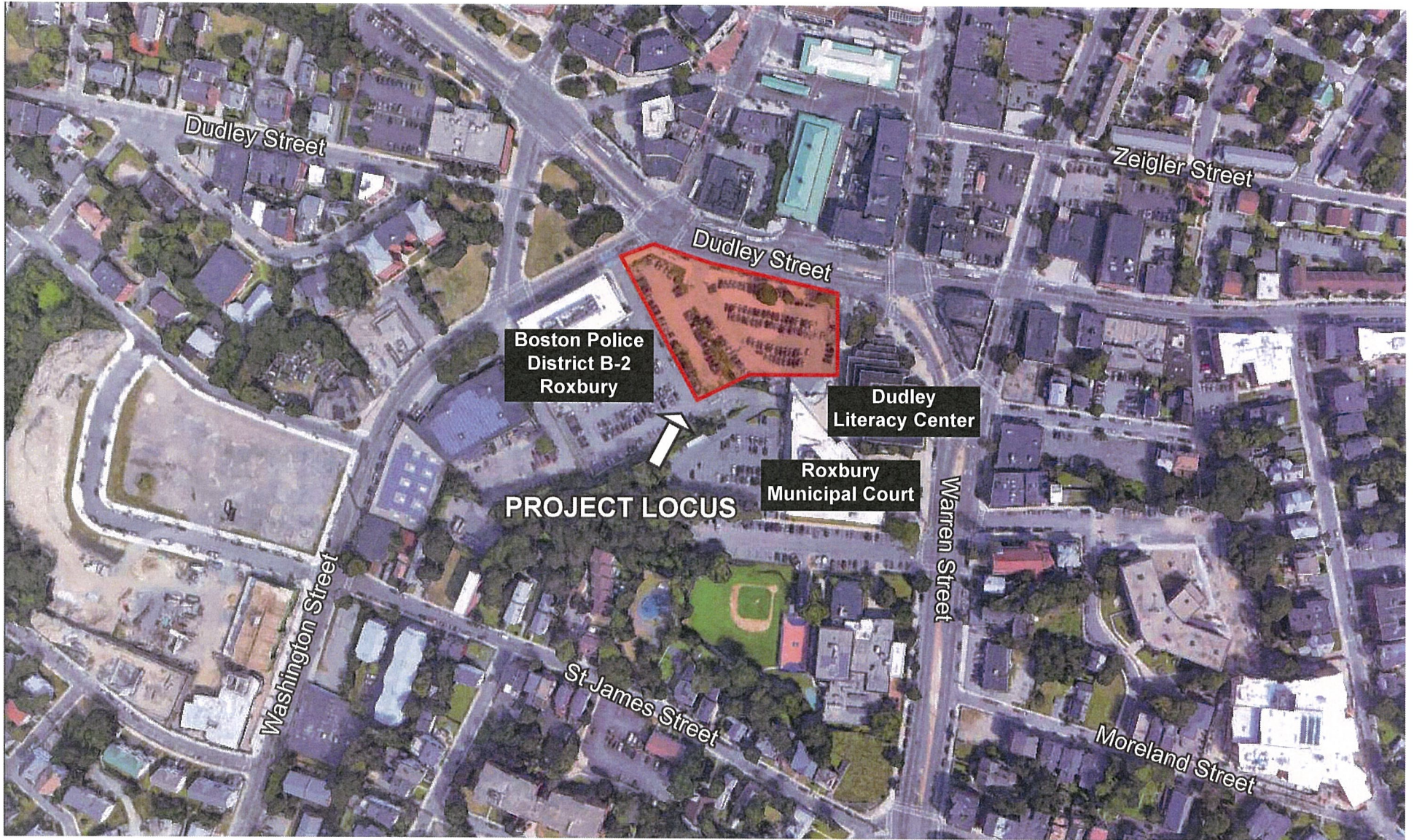
CRUZ DEVELOPMENT CORPORATION



John B. Cruz III, President

Attachment: Figure 1: Project Locus

cc: Jonathan Greeley, BRA, Director of Development Review and Policy
Kim Janey, District 7-City Councilor
Chynah Tyler, State Senator – 7th Suffolk District
Daniel Joseph Ryan, State Representative – 2nd Suffolk District
Jessica Thomas, Mayor's Office of Neighborhood Services, Roxbury
Daniel Cruz, Jr. Cruz Development Corporation



 135 Dudley Street

Figure 1. Project Locus
135 Dudley Street, Roxbury