

Madison Park Community Development Corporation 75 Dudley Street Homeownership Project



75 Dudley Street, Roxbury Article 80 Small Project Review Application (SPRA)

Submitted By:
Madison Park Development Corporation
184 Dudley St.
Roxbury, MA 02119

Submitted To:
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02210

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I. Introduction and Overview

This Small Project Review Application (“SPRA”) is being submitted by 75 Dudley LLC (the “Proponent”) in accordance with Article 80, Section 80E, of the Boston Zoning Code (“the Code”). The Proponent is excited to propose 75 Dudley Street Homeownership project – a new 20 unit affordable home ownership project (the “Project”) that combines the city-owned lot at 75-81 Dudley street with two small parcels of adjacent land owned by MPDC affiliates (the “Site”). The Project will provide affordable ownership opportunities for neighborhood residents and other residents of Boston Roxbury neighborhood, and it will complete the streetscape along Guild Row and Dudley Street as envisioned by the City and the Plan Dudley process. MPDC staff and other supporters have met with key neighborhood groups and individuals to review the Project. The review forums were the first part of the Plan Dudley RFP and developer selection process and the Project Review Committee review process.

The 75 Dudley Street Homeownership project is a 20-unit, new construction, four-story affordable condominium development with ground floor commercial space, and a bike storage room that sits at the highly visible corner of Dudley and Gill Row with no designated parking on site. The gross floor plate at 75 Dudley St. will be 23,940 square feet, with 610 net square feet of utility rooms, parking space and storage areas. The first level will include a lounge space, bike room, trash room, space for electrical and mechanical equipment, and a mailbox area. Floors two to four will have 5,873 square feet respectively, with a mix of one, two and three bedroom floor plans ranging between 640 SF and 1085 SF. The lot is 7,794 SF.

The 75 Dudley Site includes two parcels of land to total 7,795 SF. The larger piece 75-81 Dudley Street is approximately 6,600 SF and is currently owned by the City of Boston. MPDC was designated the developer by the City of Boston’s Public Facilities Commission on July 17th, 2019. The second parcel of land is approximately 1,804 SF and is owned by 2451 Washington LLC (itself controlled by Madison Park Development Corp.)

II. Project Team

A. Developer Profile

Madison Park Development Corporation (MPDC) is developing the 75 Dudley Street Homeownership project through a subsidiary named, 75 Dudley LLC, a Massachusetts limited liability company in c/o Madison Park Development Corporation, 184 Dudley Street, Suite 102, Roxbury, Massachusetts 02119.

MPDC is one of the nation's first community-based non-profit organizations to independently develop affordable housing for low and moderate-income residents. Founded in 1966, our mission today remains true to the organization's history - to develop and preserve quality, mixed-income housing in Roxbury, and to promote the renaissance of Dudley Square as a thriving neighborhood business district, recognized as a center of commerce and culture that anchors the economic revitalization of Roxbury.

For over 53 years, MPDC has been at the forefront of the physical redevelopment of Roxbury. MPDC has a strong track record of producing affordable and high quality housing for low and moderate-income families. MPDC's commitment and impact can be seen in the development of 1,318 rental apartments, and 125 units of student housing, and 129 homeownership units. As a result, more than 3,000 people choose to live in MPDC-owned housing in the Roxbury, South End, and Mattapan neighborhoods of Boston.

In addition to the housing it has developed, MPDC also redeveloped over 76,000 square feet of retail and office space in Dudley Square. This commercial space houses several businesses and not-for-profit organizations that employ over 250 people. MPDC has completed extensive rehabilitation of historic buildings. Projects such as Hibernian Hall represent the preservation of important historic sites that contribute to the character and vitality of Roxbury. MPDC values partnership and recognizes the benefit of working collaboratively with other organizations. Over the last several years, MPDC partnered with Trinity Financial, Haley House, and Peabody Properties on its development projects. MPDC also works with Winn Residential, Trinity Management, Maloney Properties, and Peabody Properties to insure the successful management of all of MPDC's residential and commercial properties.

MPDC most recent accomplishments include the Dewitt Center a 21,374 square foot building that serves as a community resource located at 122 Dewitt Drive in the center of Madison Park Village and the newly completed Madison Melnea Cass Apartments. The renovation of an existing 4-story, 16-unit building and the new construction of a 5-story, 60-unit building, offering units that range from deeply affordable to market rate.

MPDC has two projects in construction. Haynes House at 735 Shawmut Ave, which is the preservation of 131 affordable family units in the heart of the village and 2451 Washington Street Condominiums, a 16 unit mixed income development adjacent to 75 Dudley Street and approximately 60% complete.

B. Development Team

MPDC has assembled much of the project team for 75 Dudley St. that is now building 2451 Washington Street. The challenges to implement this project are very similar to those faced by 2451 Washington Street, and this experienced team is well prepared. MPDC is the project developer, bringing its extensive experience with for-sale and rental development in Roxbury including the necessary financial and staffing resources. Dream Collaborative, the architect for 2451 Washington Street is the designer for 75 Dudley Street, ensuring a coordinated design and a consistent construction process for the two projects. Toney & Associates is the Owner's Representative, Klein Hornig LLP is providing legal services along with Joseph Feaster of McKenzie Associates for zoning matters, and United Housing Management LLC will provide property management services to the condominium association. MPDC staff will manage the outreach and sales process for the affordable condominiums. Steven Bloom, Esq. will prepare condominium documents and close all unit sales. Boston Private Bank provided construction financing for 2451 Washington St. and has proposed a similar financing for 75 Dudley Street.

MPDC will select a General Contractor at a later date in the development process through procurement acceptable to public funders. (Initial cost estimating has been performed by Landmark Structures.)

<p>Owner, Developer</p>	<p>Madison Park Development Corporation (Sponsor Developer)</p> <p>75 Dudley Street Homeownership (Ownership Entity)</p> <p>184 Dudley Street Roxbury, MA Direct: 617-849-6245 Cell: 781-424-0596 www.madison-park.org</p> <p>Leslie Reid, Vice Presidents of Programs and Acting of Director Real Estate 617-541-3900 lreid@madison-park.org</p>
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Owner's Representative	Toney & Associates, Inc. 57 Hillwood Avenue, Suite 2 Stoughton, MA 02072 (o): 781-318-5380 (c): 774-223-7944 Alicia Toney, President Atoney@toneyassociatesinc.org

II. Project Description

A. Project Summary

The 75 Dudley Street Homeownership project is a 20-unit, new construction, four-story affordable condominium development with ground floor commercial space that sits at the highly visible corner of Dudley St. and Gill Row. Located in the heart of Dudley Square, it is less than a quarter mile from the Dudley Square Plaza and the Bus Terminal station and only a half-mile to the Roxbury Crossing train station on the Orange Line. Madison Park Development Corporation has assembled this site using two pieces of adjacent land that they own or control in combination with the city-owned parcel at 75-81 Dudley Street. Ten units at 75 Dudley Street will be affordable to households at 80% of median income or below, five will be affordable to household's earning 100% of the area median income or below, and five units will be affordable to households at 120% of the area median income or below. Additionally MPDC's fully expects households earning at or below 60% of area median income to be able to purchase these homeownerships units with down payment assistance from the City of Boston through the Whittier Street CNI program, and other community programs.

The 75 Dudley homeownership program reflects MPDC's core mission and values. It is part of MPDC's aggressive anti-displacement plan to prioritize prospective homebuyers who are from Roxbury and other neighborhoods where residents are at risk of displacement from gentrification pressures. Like its companion project next door, we expect the building to qualify for neighborhood preference for half of its units. Thereby, the 75 Dudley Street Homeownership project will provide affordable ownership opportunities for neighborhood residents and other residents of Boston. The coordinated design and development of these two adjacent properties results in 36 condominiums, of which 27 will be affordable to low and moderate income homebuyers and nine are unrestricted at market prices. Together there are ample one, two and three bedroom units at a range of prices.

The development will also reflect MPDC's ongoing commitment to workforce diversity, inclusion, and local opportunity initiatives. MPDC has invested in staff, training, and partnerships with local organizations and businesses to ensure their development projects meet or exceed the Boston Resident Jobs Policy and Good Jobs Strategy requirements. In addition, MPDC will make the commercial space at 75 Dudley available to a local entrepreneur that supports the goals and objectives of the Roxbury Cultural District. The commercial tenant for 75 Dudley Street will benefit from a long-term stable lease agreement and below market rent, funded through a portion of MPDC's development fee. We will eventually make this commercial condominium available for purchase at a reasonable cost.

75 Dudley Street project will complete the streetscape along Guild Row and Dudley Street as envisioned by DND and the Plan Dudley process. It represents the second phase in the planning and development of this formerly vacant corner of Dudley Square and will be similar in scale and design to the adjacent building at 2451 Washington Street now under construction by MPDC. The completed street presence includes residential entries, a commercial space, improved sidewalks, landscaping, and universal accessibility designed entrances and pedestrian walkways.

Madison Park Development Corporation and Dream Collaborative have designed 75 Dudley Street to maximize energy and water efficiency, integrate smart green initiatives, and practice best efforts to create a low/zero emissions design.

B. The Unit size and Affordability Mix:

Unit description	Below 80% AMI	Below 100% AMI	Below 120% AMI	Total Units
1 BR	3	1	1	5
2 BR	6	3	3	12
3 BR	1	1	1	3
Total	10	5	5	20

MPDC expects that many units at 75 Dudley Street will be affordable to qualifying households well under 80% of median income and as low as the 60% AMI level. This wider affordability range is due to the City’s generous down payment assistance program offered to low and moderate-income first time homebuyers in this location. Neighborhood residents and any other buyers at 75 Dudley St. are eligible for the City’s Whittier Street Down Payment Assistance program. Under these programs, purchasers are eligible for up to \$70,000 in down payment assistance, resulting in an even deeper affordability level. With this assistance, many units within the 100% and 80% median income tiers at 75 Dudley Street will actually be affordable to households far under 80% of median income.

Sales prices in our budgets are based on current Boston Planning Development Agency maximums for the 80% and 100% tiers, trended to 2021, with the 120% tier discounted 8% to widen the affordability window.

C. Summary of Key Project Benefits

The 75 Dudley program design reflects MPDC’s core mission and values including:

- Affordable Homeownership: As part of MPDC’s aggressive anti-displacement plan to prioritize prospective homebuyers who are from Roxbury and other neighborhoods where residents are at risk of displacement from gentrification pressures, 75 Dudley Street will provide affordable home ownership opportunities to local residents with low and moderate incomes.
- Jobs and Training Opportunities: The development of 75 Dudley Street will be an important addition to MPDC’s ongoing commitment to workforce diversity, inclusion, and local opportunity initiatives. MPDC on going invested in staff, training, and partnerships with local organizations and businesses to ensure their development projects meet or exceed the Boston Resident Jobs Policy and Good Jobs Strategy requirements will be implemented at 75 Dudley Street.
- Below Market Commercial Space: Madison Park Development will own the retail commercial space on the ground level at 75 Dudley as a business condominium. They will rent to a local entrepreneur that supports the goals and objectives of the Roxbury Cultural District. The commercial tenant of this 720 square foot commercial space in the heart of Dudley Square, will benefit from a long-term stable lease agreement and below market rent, funded through a portion of MPDC’s development fee.

D. Project Location and Neighborhood

75-81 Dudley St. Roxbury, MA 02119

Directions

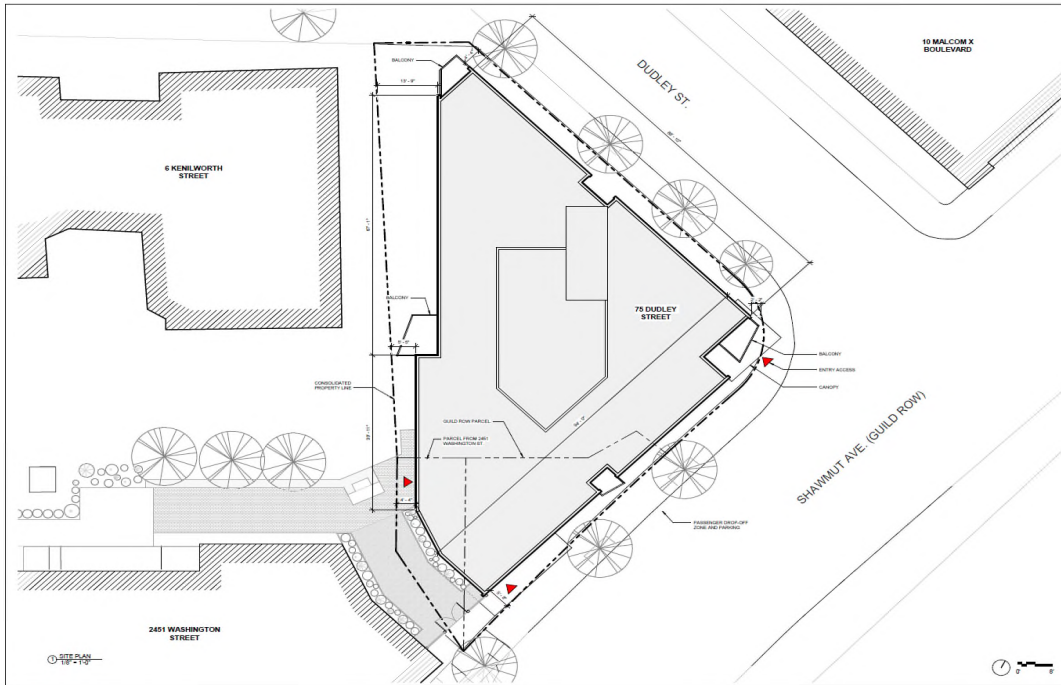
From Downtown Via Tremont Street: Drive along Tremont Street. Take Kendall Street to Shawmut Avenue. Continue on Shawmut Avenue to Roxbury Street. Drive to Dudley St.

From Blue Hill Avenue: Continue on Blue Hill Avenue to Walnut Avenue. Take Washington Street to Dudley Street.

Approximate Project Location is the blue dot below:



Map 1: Street Scape view



Map 2: Satellite Aerial view



III. Acquisitions and Site Area

The 75 Dudley site plan includes two parcels of land to total 7,795 SF. The larger piece 75-81 Dudley Street is approximately 6,600 SF and is currently owned by the City of Boston. MPDC was designated the developer by the City of Boston's Public Facilities Commission on July 17th, 2019. The second parcel of land is approximately 1,804 SF and is owned by 2451 Washington LLC (itself controlled by Madison Park Development Corp.)



IV. Development Program

The 75 Dudley Street Homeownership project is a 20-unit, new construction, four-story affordable condominium development with ground floor commercial space, and a bike storage room that sits at the highly visible corner of Dudley and Gill Row.

The gross floor plate at 75 Dudley St. will be 23,940 square feet, with 610 net square feet of utility rooms, parking space and storage areas. The first level will include a lounge space, bike room, trash room, space for electrical and mechanical equipment, and a mailbox area. Floors two to four will have 5,873 square feet respectively, with a mix of one, two and three bedroom floor plans ranging between 640 SF and 1085 SF. The lot is 7,794 square feet.

No off-street parking is provided in the building plan. This is in part a cost saving measure as it is extremely difficult and costly to provide parking and multifamily housing on an 8,000 SF lot. The plan is also a response to the reasonable availability of street parking in the immediate vicinity on Dudley Street and Kenilworth Street. To mitigate the added demand on parking, however, Madison Park will make off-street parking in two adjacent properties available for the Owners at 75 Dudley Street. The adjacent condominium building at 2451 Washington

Street (which has 16 off-street spaces) has a provision to allow rental of surplus spaces to Owners at 75 Dudley Street. MPDC also owns the adjacent Kenilworth Apartments, which has a 12-space lot currently under reconstruction. Our expectation is that a significant number of these off-street spaces will be available for reasonable rental by 75 Dudley residents. The covered bicycle storage will be provided with availability of one bicycle per unit.

V. Public Benefits

A. Job Creation

MPDC anticipates that the project will generate approximately 25 to 50 full time construction jobs during the 14 to 18 month construction schedule. The project construction will comply with the Boston Residents Jobs Policy, as well as, MPDC's own commitment to use local and MBE owned construction businesses whenever possible.

B. Homeownership and Neighborhood Stability

Roxbury and the Highland Ave, Fort Hill areas are located within ½ mile of the proposed project. These areas have experienced a rapid rise in home sales. The average condo sales price in Roxbury was \$162,134 in 2010. In 2015, the average sale price was \$413,302, a 154 percent sales hike between 2010 and 2015. The rising sales prices have been accompanied by the arrival of new residents in the area. By offering new homeownership opportunities, MPDC's project will encourage community stability.

C. Housing Opportunity

The project encourages homeownership opportunities that counter resident displacement and preserve the sense of community, identity, and strong ties to place.

D. Transit Oriented Development

The project location is in close proximity to eight bus lines connecting the property to Downtown Boston, Logan Airport, Cambridge, and Waltham, and two Orange line MBTA subway stations, Ruggles and Roxbury Crossing, traveling from Roxbury through Downtown Boston, Somerville, and Malden. Secure bicycle storage will be provided in the lower-level of the building to encourage an alternate means of transportation, and the owner is considering a transit pass program.

VI. Zoning, Entitlements and Permits/Licenses

The 75 Dudley Street Homeownership project is not a large project for Dudley Square or the City of Boston and is classified as a "Small Project" for Article 80 review purposes. Zoning relief is required.

The Property is situated within the 3F-4000 zoning sub-district of the Roxbury Neighborhood District, and therefore is principally governed by the provisions of Article 50 of the Boston Zoning Code. The Property is also located within a Boulevard Planning District and Neighborhood Design Overlay District. Buildings in Neighborhood Design Overlay Districts are subject to design review under Article 80E of the Zoning Code. Within Boulevard Planning Districts, special design review requirements and design guidelines apply as set forth in Subsection 50-38.1, Section 50-39, and Section 50-40. Screening and buffering requirements apply as set forth in Section 50-41.

Beyond the Article 80 process and related zoning relief, most required permits and approvals such as a building permit and utility connections, are routine and will be obtained in due course. At this time, we do not believe a permit from the Public Improvement Commission will be required but we do anticipate that the project will be subject to design approval from the Parks Commission for new construction within 100 feet of a park. We anticipate no difficulty or delay in obtaining this approval. Please see chart below of permits that may be required.

Preliminary List of Permits or Other Approvals (which may be sought):

Agency Name	Permit or Action*
Local Agencies	
Boston Planning and Development Agency	Article 80 Small Project Application Review
Boston Parks Commission	Project within 100 feet of Land Subject to Parks Commission Review
Boston Transportation Department	Construction Management Plan
Boston Department of Public Works Public Improvements Commission	We do not anticipate at this time - Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer Commission	Approval for Sewer and Water and Connections; Construction Site Dewatering; and Storm Drainage
Boston Board of Appeal	Variances, Zoning Review requested submitted to ISD 9-25-19
Boston Department of Inspectional Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits; Demolition Permit

*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed

The 75 Dudley Street lot combines the city-owned lot with two small parcels of adjacent land owned by MPDC affiliates. Those parcels are located within the Dudley Square Economic Development Area (EDA) sub-district, which is less restrictive than the 3F-4000 sub-district. Accordingly, use and dimensional requirements for both the 3F-4000 and Dudley Square EDA sub-districts apply to portions of the project’s combined site.

As shown in the Zoning table below, the proposed project deviates from many of the use and dimensional requirements applicable in the 3F-4000 sub-districts. The Property is located at the outer edge of the 3F-4000 sub-districts and abuts the Dudley Square EDA sub-district. To the south, the Property abuts 2451 Washington Street which has a 16-unit residential condominium under construction. To the west are the Kenilworth School Apartments and 69-71 Dudley Street, which are a large apartment building and a mixed commercial multifamily building, respectively. To the north across Dudley Street is the Fairfield Center, a larger commercial building. To the east, across Shawmut Avenue, is Louis Gourdin Park. Except for the park, the Property is bounded on all sides by buildings much larger than what is permitted in the 3F-4000 sub-district. The 3F-4000 designation for the Property is an anomaly: an “as of right” building on the site would be out of place.

MPDC has submitted a request to ISD for zoning variances relief on September 26, 2019, as detailed in the attached table and plan zoning relief plan.

A. Zoning Tables and Variance Requirements

75-81 Dudley Street (Guild Row & 2451 Washington St Sub Parcel) - Preliminary Zoning Analysis

Project Address: Guild Row Street, Boston, MA 02119
 Zoning District: Article 50 - Roxbury Neighborhood
 Zoning Map: 6A-6C Roxbury Neighborhood District
 Zoning Subdistrict: 3F-4000; Dudley Square EDA
 Additional Overlays: Neighborhood Design Review, Neighborhood Design, Boulevard Planning, Parks Design Review
 Ward: 9
 Parcel ID: 09-03161010

Dudley Square EDA Table A - Use Regulations:

	Use Regulations	Proposed	Variance
Local Retail Business	Allowed	Streetfront local retail (+/- 720 SF)	No
Multifamily Residential	Allowed	20 units of multi-family residential	No

Dudley Square EDA Table C - Dimensional Regulations:

	Dimensional Regulations	Proposed	Variance
Minimum Lot Size (SF)	none	1,739 sf (8,399 sf Assembled)	No
Minimum Lot Width (FT)	none		No
Minimum Lot Frontage (FT)	none		No
Maximum Floor Area Ratio	2.0	14.1 (2.92 Assembled)	Yes
Maximum Building Height stories	3		Yes
Maximum Building Height (FT)	55	47'	No
Minimum Usable Open Space (SF per Dwelling Unit)	none		No
Minimum Front Yard (FT)	none		No
Minimum Side Yard (FT)	none		No
Minimum Rear Yard (FT)	20	3'	Yes

75-81 Dudley Street - Preliminary Zoning Analysis

Project Address: 75-81 Dudley Street, Boston, MA 02119
 Zoning District: Article 50 - Roxbury Neighborhood
 Zoning Map: 6A-6C Roxbury Neighborhood District
 Zoning Subdistrict: 3F-4000*
 Additional Overlays: Neighborhood Design Overlay District, Boulevard Planning District, Neighborhood Design Review
 Parcel ID: 09-03215010

* The overall project site consists of assembled parcels that fall within two different Zoning subdistricts. This zoning analysis uses the most restrictive zoning criteria.

Three-Family Residential - Use Regulations:

	Use Regulations	Proposed	Variance
Local Retail Business	Forbidden	Streetfront local retail (+/- 720 SF)	Yes
Multifamily Residential	Forbidden*	20 units of multi-family residential	Yes

* In a 3F subdistrict, the maximum number of dwelling units allowed in a single building shall be three (3); a greater number up to four (4) shall be conditional. In a 3F subdistrict the maximum number of Row House Buildings or Town House Buildings attached in a row shall be three (3); a greater number up to four (4) shall be conditional.

Three-Family Residential Table F - Dimensional Regulations:

	Dimensional Regulations	Proposed	Variance
Minimum Lot Size (SF)	4,000 sf for 1-2 units; 2,000sf for each additional	6,660 sf (8,399 sf Assembled)	Yes
Minimum Lot Width (FT)	45	110'	No
Minimum Lot Frontage (FT)	45	116'	No
Maximum Floor Area Ratio*	0.8	3.71 (2.92 Assembled)	Yes
Maximum Building Height stories	3	4	Yes
Maximum Building Height (FT)	35	47'-0"	Yes
Minimum Usable Open Space (SF per Dwelling Unit)	650 sf per Unit	2500 sf (125 per unit)	Yes
Minimum Front Yard (FT)	20	2'	Yes
Minimum Side Yard (FT)	10	N/A (front only)	N/A
Minimum Rear Yard (FT)	30	3'	Yes

*As per Boston Zoning Code, square footage calculated for FAR does not include: parking spaces within the building footprint that are required by zoning, mechanical plumbing and utility equipment rooms, storage facilities, and open porches/balconies

Three-Family Residential Table H - Off-Street Parking Regulations:

Parking Requirements for Proposed Building	Ratio	Proposed	Variance
Local Retail Business	2 spaces/1,000 sf of GSF	None; Streetfront local retail (+/- 720 SF)	Yes
Affordable Housing	.7 space per Unit	None; 20 affordable units	Yes

VII. Legal Information

The 2451 Washington LLC parcels consist of two parcels of land:

1. A triangular parcel immediately adjacent to 75-81 Dudley Street, consisting of 1,244 square feet (referred to as “the triangle parcel”). This parcel was conveyed by the Commonwealth of Massachusetts to 2451 Washington LLC, October, 2008 for the sum of \$30,000.00. Please note that the conveyance was subject to a condition, which prescribes at least 15 affordable housing units and a set of income restrictions that are consistent with this proposal. We have previously discussed releasing this restriction with MassDOT to avoid complications on

subsequent transactions, and we expect the Agency will be amenable to such a release or would otherwise acknowledge this plan as fully satisfying such conditions.

2. 2451 Washington LLC will also subdivide and transfer a small sub-parcel off the adjacent property, roughly 560 square feet and now part of the 2451 Washington Street project, to be consolidated with the 75-81 Dudley Street parcel. This allows us to accommodate some of the proposed building but also to rationalize the lot lines in this peculiar confluence of several small parcels. This lot change to 2451 Washington Street was anticipated as part of its planning and can be done at any time prior to final registering of the Condominium Deed for the project.

The Proponent has met with various neighborhood groups and other stakeholders about the Project. The Roxbury community has expressed great interest in the Project and potential homeownership opportunities. Their feedback has helped to develop the proposed program and preliminary design. The Proponent’s development team will continue to reach out to and attend meetings with the City, neighborhood, and community and business leaders regarding the Project during the Article 80 review process.

VIII. Project Schedule

Madison Park is actively engaged in the development activities for 75 Dudley Street and expects to close on the financing in September of 2020 and start construction immediately thereafter.

Proposed Project Schedule		9-25-19	
75 Dudley Homeownership	Status	Completion Date	
Schematic Design Approvals (DND)	TBD	Dec-2019	
BPDA Board Approval Article 80	Submitted Sept 2019	Jan-2020	
Zoning Board Approval	Submitted Sept 2019	Feb-2020	
Design Development	TBD	Mar-2020	
Secure Preliminary Financing: DND, MassHousing, Boston Private Bank	Ongoing	Feb-2020	
90% Construction Documents		May-2020	
Solicit GC Bids		May-2020	
Secure Final Financing Commitments		May-2020	
Apply for Building Permit		Jun-2020	
Finalize GC Contract and Sum		Jun-2020	
Building Permit Issued		Jun-2020	
Close on Financing		Aug-2020	
Construction Start		Aug-2020	
Construction Completion	21 months	10/2/20	
Construction Completion	14 months	Nov-2021	
Complete outreach and Sales	4 months	Mar-2022	

IX. Site Access and Circulation

There is no parking or vehicle access on the 75 Dudley Street site. MPDC will work with the neighborhood and City officials to develop a short-term parking location, possibly on Guild Row, that can accommodate handicapped accessible short-term parking needs. Pedestrian access is suitably provided on Guild Row and Dudley Street.

X. Design Narrative

A. Design Context

Our proposed design for 75 Dudley Street is informed by past planning and visioning efforts and addresses the current needs of the Roxbury community, in particular providing quality affordable housing and homeownership opportunities, contributing to a vibrant and continuous public realm, and offering space for small businesses or educational, arts or cultural uses that contribute to the neighborhood.

The design of the building will be of a modern aesthetic that complements the architectural character of the neighborhood, contributes to the identity of Dudley Square, and considers the historical and social context of John Eliot Square. The base of the building will continue the brick materiality of the adjacent streetscape walking along Kenilworth. Meanwhile, the massing of the façade is broken into vertical proportions to reflect the smaller scale of the row-house bays further down Dudley Street.

The design of 75 Dudley is well integrated and connected to the existing building fabric, including its sister project, 2451 Washington Street, which shares the same development and design team. 75 Dudley completes the infill of the site and serves as a portal to the John Eliot Square neighborhood. Massing is well articulated to differentiate ground floor commercial space and residential uses and reinforces a historically significant streetscape. Similar to 2451 Washington Street, 75 Dudley adopts the same brick or masonry base as its sister project, and also applies the use of fiber cement panels. To add warmth to these materials, copper colored metal panels are applied to the entry points and balconies. The primary residential building entrance will be located on Shawmut Avenue, with the retail entrance located at the corner of Shawmut Avenue and Dudley Street.

B. Building Design

The proposed program includes 20 residential units located on four floors, all of which will be affordable. The housing program provides affordable first-time home ownership opportunities and accommodates a range of family income and size. The mix of one-, and two-, and three-bedroom units will range in size from 662 sf to 1,076 sf. The unit and room sizes are comfortable and functional, and exceed the minimum sizes preferred by the Dept. of Neighborhood Development.

A proposed commercial or retail space of about 740 square feet is located on the ground floor at the corner of Dudley Street and Shawmut Avenue. The space has the potential to add activity and interest at the sidewalk facing Justice Edward O. Gourdin Veterans' Memorial Park with views toward Dudley Square. The space will be prioritized for a local business but could also be used for a community arts or education program. Also included in our plan on the ground floor is a generous common space at the entrance lobby.

75 Dudley Street creates an inviting public realm of sidewalks and landscaping through three to four foot setbacks and large sidewalks that creates a continuous street level experience. The building is designed with night safety in mind with clear sight lines, and exterior lighting design that creates peace of mind with well-lit public spaces and streetscapes.

No off-street parking is provided in the building plan. This is in part a cost saving measure, as it is extremely difficult and costly to provide parking and multifamily housing on an 8,000 square foot lot. The plan is also a response to the reasonable availability of street parking in the immediate vicinity on Dudley Street and Kenilworth Street. To mitigate the added demand on parking, however, Madison Park will make off-street parking in two adjacent properties available for the Owners at 75 Dudley Street. The adjacent condominium building at 2451

Washington Street (which has 16 off-street spaces) has a provision to allow rental of surplus spaces to Owners at 75 Dudley Street. MPDC also owns the adjacent Kenilworth Apartments, which has a 12-space lot currently under reconstruction. Our expectation is that a significant number of these off-street spaces will be available for reasonable rental by 75 Dudley residents. Covered bicycle storage will be provided, pursuant to the city's bicycle guidelines, with availability of one bicycle per unit as well as outdoor placement.

Pedestrian Circulation

The Project's design has taken special care in locating the tenant's 20-bicycle rack storage area. This area will be located adjacent to the residential lobby, providing direct access to secure bicycle parking.

Open Space and Landscape Areas

A centrally located 1,500 sf outdoor space flanked by both 75 Dudley and 2451 Washington will provide a connected and landscaped open space for residents of both buildings to enjoy. This is envisioned as a pleasant outdoor area for residents to use in private or as a group, connected directly to the indoor community space, and attractively landscaped for outdoor viewing and small-scale activities. We envision an attractive metal gate or ornamental fencing as an opportunity for a modest public art installation.

C. Green LEED Design

Resilient Development, Zero Emissions, and Green Building Design Guidelines

The design for 75-81 Dudley Street will achieve at a minimum the USGBC's requirements for LEED Silver eligibility. The following are proposed strategies that the team is evaluating to meet the resiliency, energy efficiency, sustainability, and LEED goals of the project. We are basing the criteria on that noted in BPDA's "Climate Resiliency Checklist" and "Climate Action Plan," the City of Boston's Zero Carbon Emission Goals, and the USGBC's LEED v4 for Building Design and Construction: Multi-Family Midrise.

Our strategies for excellence in resilient development and "green" buildings start at the macro levels of urban design and master planning and are refined to the micro level of plumbing fixture selection. We will do this through a robust building envelope utilizing high-performance glazing and mechanical services that allow for responses to changing climate and weather conditions. The thermal properties of roofs, exterior walls, and floor assemblies have been engineered to protect against thermal bridging, heat loss/gain, and air leakage to ensure a healthy indoor-air quality and minimize demand on mechanical systems. Double glazed, low-E, operable casement windows allow residents to access fresh air during temperate months, further lessening the necessity for year-round-operation of forced air systems.

While the location of this project is described by FEMA as an "area of minimal flood hazard", the team will review locating critical infrastructure systems to withstand potential inland flooding, incorporating redundant electric systems with minimal back-up power and, on a more detailed level, specifying wet-floodproofing materials that can be easily cleaned, restoring the building to use quickly after inundation. Heating and cooling systems will be located above the first floor.

Connectivity

The project location is in close proximity to eight bus lines connecting the property to Downtown Boston, Logan Airport, Cambridge, and Waltham, and two Orange line MBTA subway stations, Ruggles and Roxbury Crossing, traveling from Roxbury through Downtown Boston, Somerville, and Malden. Secure bicycle storage will be provided in the lower-level of the building to encourage an alternate means of transportation, and the team will propose providing a transit pass program to the Owner. There will be at least one bicycle parking space per Unit. The public courtyard and passageways between buildings are examples of small-scale urban open space, providing opportunities for sustainable landscaping and seating, as well as public viewing areas and access to the public viewing areas.

Water Efficiency

The use of Water meters or sub-meters for each unit or the entire building will be investigated. All units and non-unit spaces will use WaterSense labeled lavatory faucets or faucet aerators, showerheads and toilet fixtures. The faucets will have an average rated flow volume of 1 gallon per minute or less, the showerhead fixtures will have an average rated flow volume of 1.5 gallons per minute or less, and the toilet fixtures will have an average rated flow volume of 1.1 gallons per flush or less. All clothes washers and kitchen appliances will be ENERGY STAR qualified. Efficient landscaping practices, such as limited use of turf grass and using native and adapted plants, will be used to reduce the need for irrigation.

Energy Efficiency

We will pursue all Massachusetts CFC and State office requirements for energy efficiency. The project will use Energy Star-qualified appliances and Energy Star-qualified lighting fixtures. The building is designed to provide at least the following R-values: roof (R49), exterior walls (R22+), interior ceilings, foundation walls (R15), Windows Double Glazed, Floors R30. The installed roofing is designed to be a high albedo PVC material that will reduce the heat island effect. Where feasible the building will be designed to target higher R-value components as delineated in the updated "Carbon Free Boston" goals.

The project utilizes variable refrigerant flow air-source heat pumps which permit heating or cooling at all times, to all zones. Individual unit control promotes ability for comfort seeking specific to each resident in order to reduce offsetting higher heat outputs via open windows in colder months. Ventilation is achieved with a central energy recovery ventilation unit with heat pump and distributed to each unit. Lighting in corridors, common spaces, and stair cores may be controlled by automatic on/off occupancy sensors to reduce duration of light usage over the lifetime of the project.

Renewable, Clean Energy Sources and Storage

The project will reserve reasonably available roof area for the use of renewables at the building. The team will evaluate both Photovoltaic and Solar Thermal strategies, depending on availability of funding.

Energy Efficiency Incentives

The team will seek to participate in the Mass Save Program, which promotes the construction of energy efficient residential multifamily buildings in Massachusetts. Detailed project information outlining all qualifying energy efficiency equipment and measures being installed as well as plans, specifications, and approved submittals will be furnished in order to qualify.

Indoor Environmental Quality

We will meet all of the ventilation and combustion venting requirements of the ASHRAE Standards. No unvented combustion appliances or fireplaces will be installed. Carbon monoxide monitors will be installed on each floor of each unit. The project will aim to achieve the EPA Indoor air PLUS label.

Materials Selection

All wood in the building will be non-tropical, reused or reclaimed, or certified by the Forest Stewardship Council, or USGBC-approved equivalent. The exterior façade will be mostly comprised of Nichiha rain screen systems. All the applicable indoor moisture control measures will be installed to promote durability of materials. A durability verification team will inspect and verify each measure listed in the ENERGY STAR for Homes water management system builder checklist. All the paints, primers, adhesives and sealants will be no-VOC. The total construction waste will be reduced or diverted from landfills and incinerators at least 30% below the baseline of the waste generated from new construction. The building will have a trash area with designated recycling containers for the residents. An operations maintenance manual and other educational materials for building systems will be available for residents, owners, and property management once the building is occupied.

XI. Accessibility

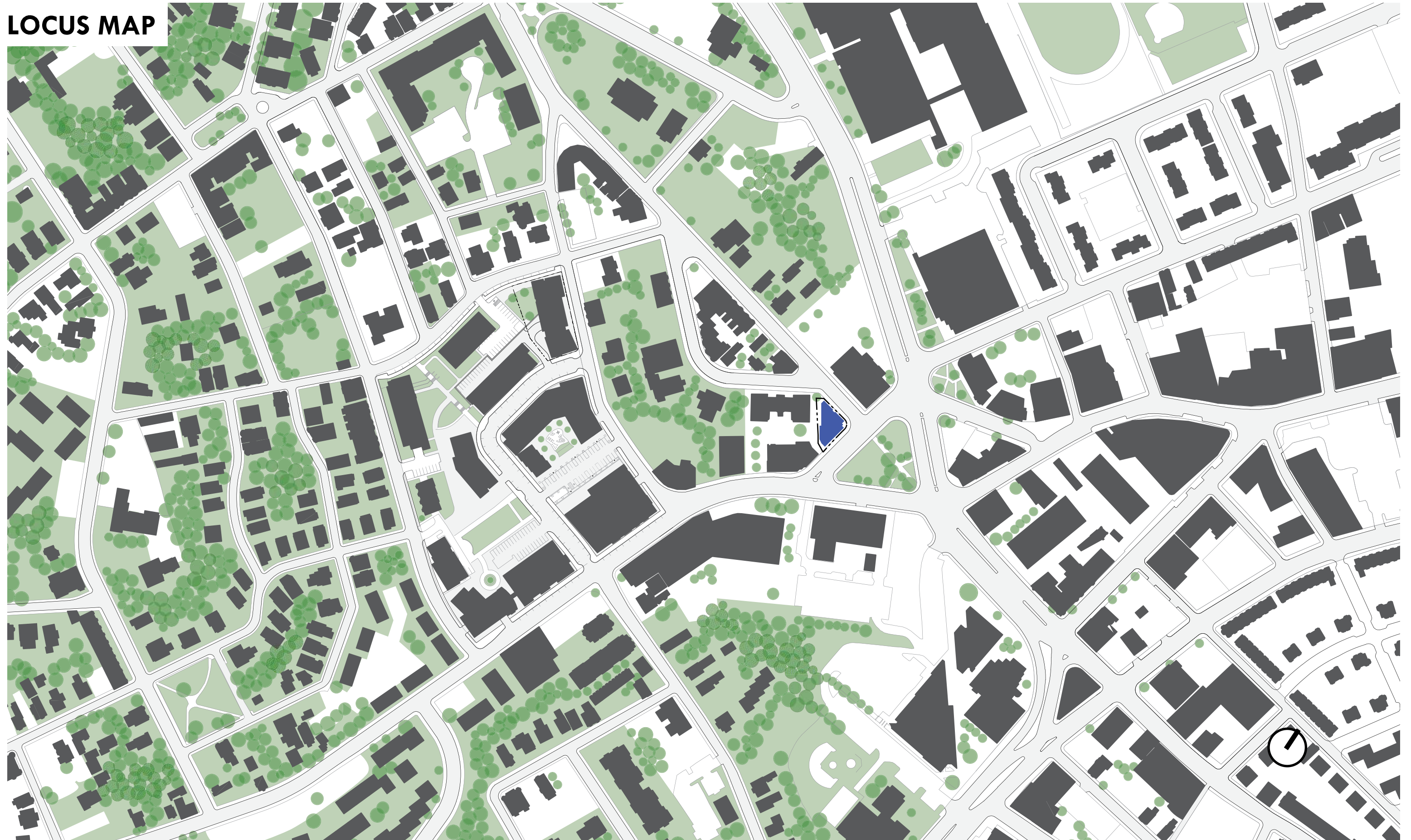
All building entrances are accessible and flush with the sidewalk. All spaces open to the public, residents, and/or visitors will be accessible in accordance with 521 CMR. The first floor amenity spaces will include an accessible mail area, indoor seating, and Tv's. In addition, all units will be designed as Group 1 units per 521 CMR 9.3. No accessible Group 2 units are proposed, as units for sale (i.e. condominiums) are exempt from Group 2 requirements per 521 CMR 9.4. The building design will incorporate "universal design principles" and enhance accessibility across all project dwelling units. In example, blocking will be provided in bathroom locations to allow for future installation of grab bars and shower seats. Wide interior doors (3'0" minimum), more easily operational hardware, appropriately sized signage, non-slip flooring, kitchen task lighting for increased visibility, and other design features will be incorporated. One elevator is provided that will allow for access to each floor within the building.

To enhance the access of accessible units in the neighborhood, all units at 75 Dudley will be designed using the universal design principles as detailed above. Eligible buyers will be able to adapt their condominium to meet their individual needs at the time of purchase or in the future as may be required. MPDC will adapt a unit for a buyer provided the family is committed to purchase the unit at least one month before construction completion (or some other method to allow timely adaptation of any unit in the building). This would allow, for example, visually impaired adaptations, or fully HC adaptations for wheelchair access.

No dedicated parking spaces will be provided for residents or visitors on the immediate property premises. As such, accessibility-parking requirements (521 CMR 10.3) are not applicable. Parking may be made available to residents for sale or rent from residents in neighboring properties (including 2541 and School House on Kenilworth Street). MPDC will work with the neighborhood and City officials to develop a short-term parking location, possibly on Guild Row, that can accommodate handicapped accessible short-term parking needs.

75 DUDLEY ST.

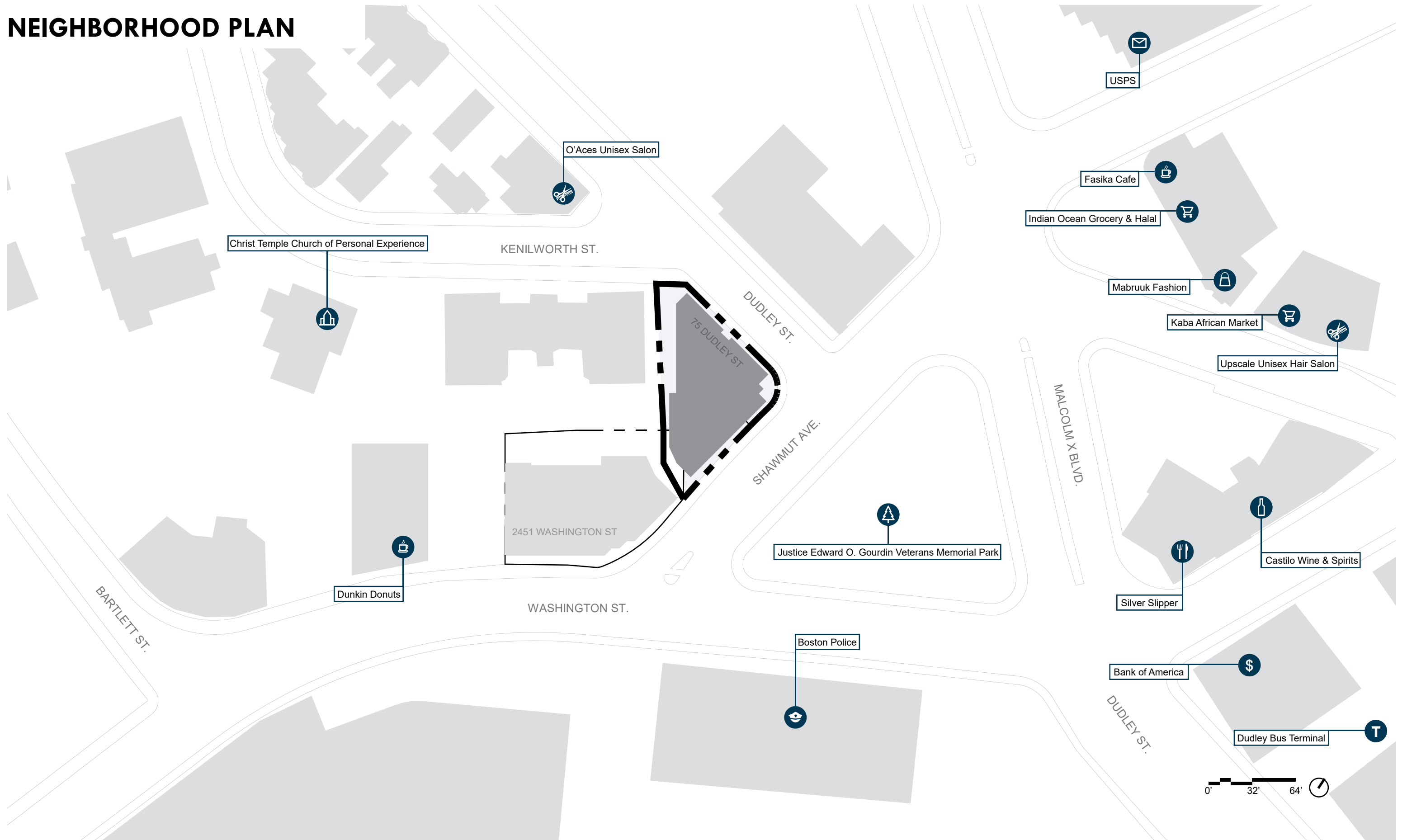
LOCUS MAP



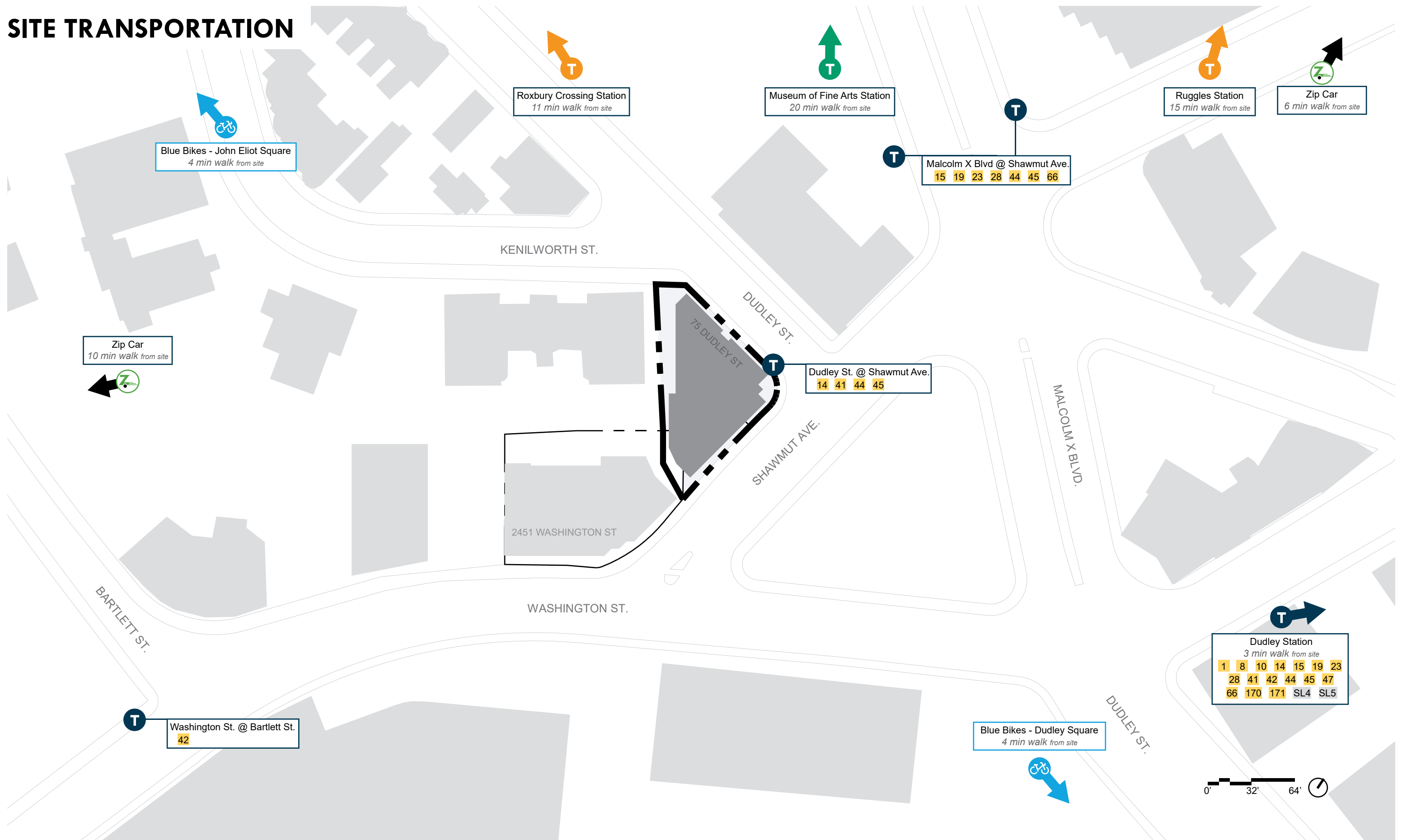
AERIAL SITE MAP



NEIGHBORHOOD PLAN



SITE TRANSPORTATION



EXISTING CONDITIONS PHOTOS



1 GUILD ROW FROM VETERANS MEMORIAL PARK



2 GUILD ROW AND DUDLEY ST.



3 CORNER OF GUILD ROW AND DUDLEY ST.



4 DUDLEY ST. AND KENILWORTH ST.



EXISTING CONDITIONS PHOTOS



1 NEIGHBORING COMMERCIAL OFF WASHINGTON ST.



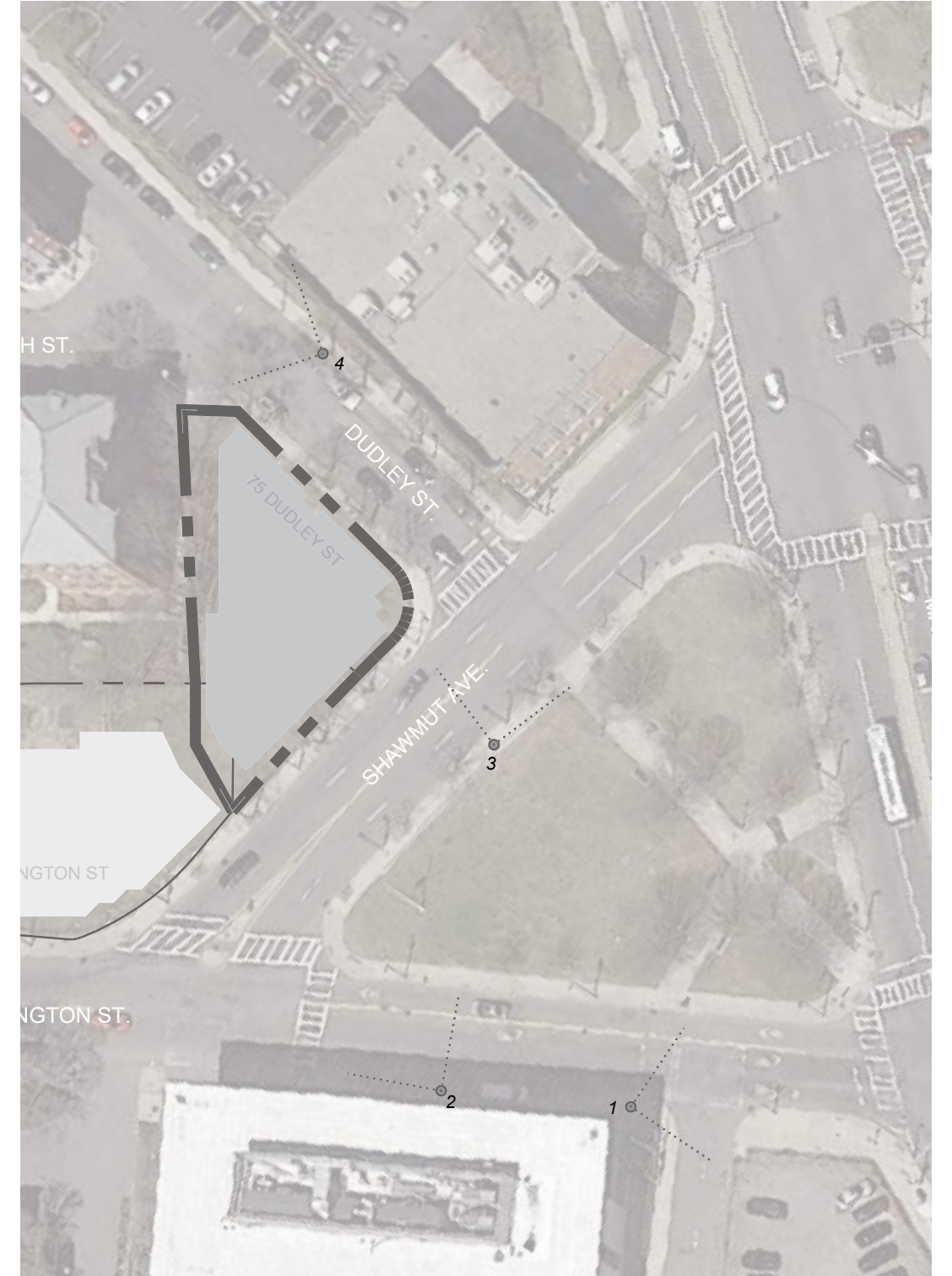
2 ADJACENT BUILDING - 2451 WASHINGTON ST.



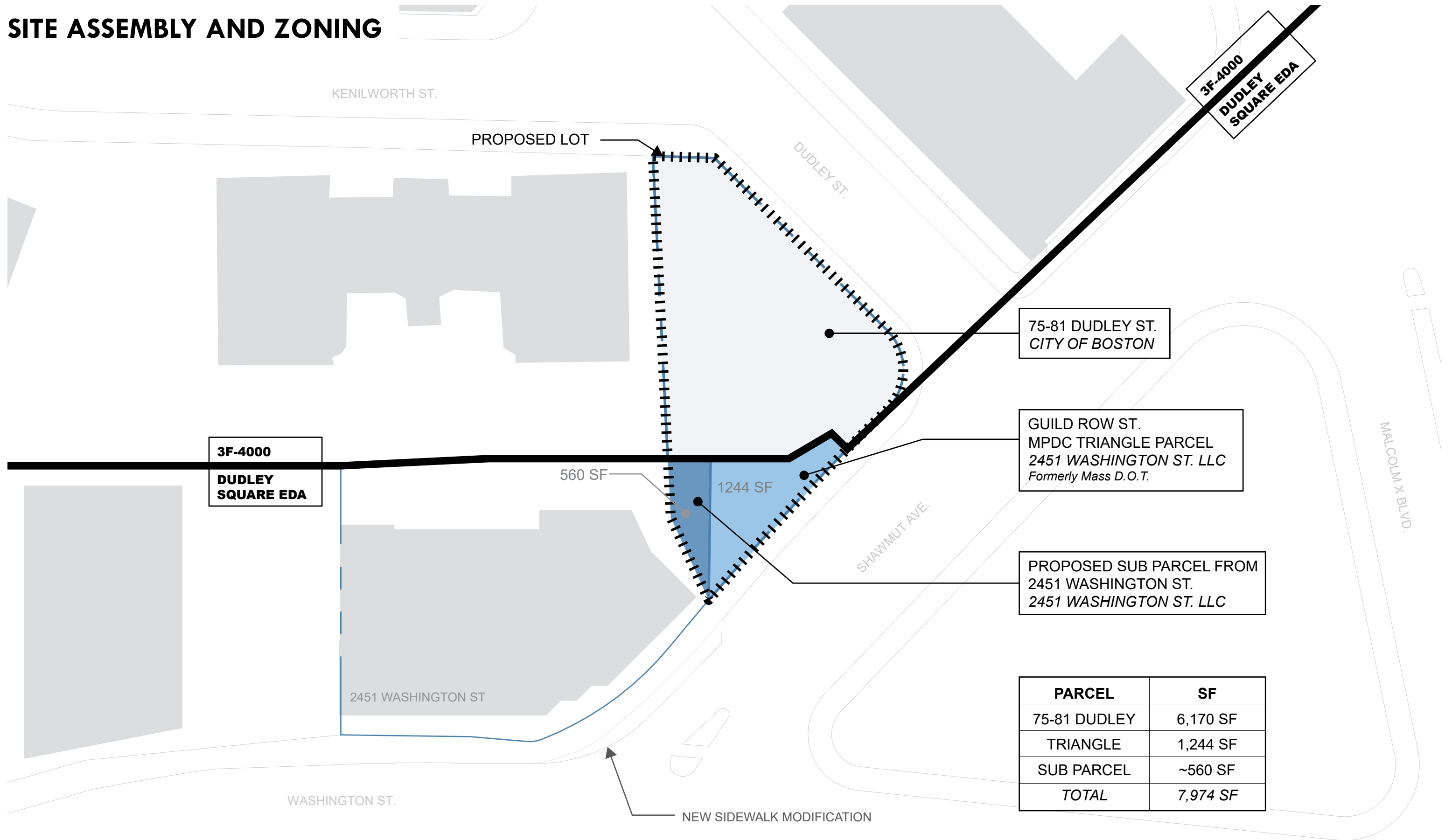
3 ADJACENT NEIGHBOR - 10 MALCOLM X



4 NEIGHBORING RESIDENTIAL AND COMMERCIAL ON DUDLEY AND KENILWORTH



SITE ASSEMBLY AND ZONING



ZONING ANALYSIS

75-81 Dudley Street - Preliminary Zoning Analysis

Project Address: 75-81 Dudley Street, Boston, MA 02119
 Zoning District: Article 50 - Roxbury Neighborhood
 Zoning Map: 6A-6C Roxbury Neighborhood District
 Zoning Subdistrict: 3F-4000*
 Additional Overlays: Neighborhood Design Overlay District, Boulevard Planning District, Neighborhood Design Review
 Parcel ID: 09-03215010

* The overall project site consists of assembled parcels that fall within two different Zoning subdistricts. This zoning analysis uses the most restrictive zoning criteria.

Three-Family Residential - Use Regulations:

	Use Regulations	Proposed	Variance
Local Retail Business	Forbidden	Streetfront local retail (+/- 720 SF)	Yes
Multifamily Residential	Forbidden*	20 units of multi-family residential	Yes

* In a 3F subdistrict, the maximum number of dwelling units allowed in a single building shall be three (3); a greater number up to four (4) shall be conditional. In a 3F subdistrict the maximum number of Row House Buildings or Town House Buildings attached in a row shall be three (3); a greater number up to four (4) shall be conditional.

Three-Family Residential Table F - Dimensional Regulations:

	Dimensional Regulations	Proposed	Variance
Minimum Lot Size (SF)	4,000 sf for 1-2 units; 2,000sf for each additional	6,660 sf (8,399 sf Assembled)	Yes
Minimum Lot Width (FT)	45	110'	No
Minimum Lot Frontage (FT)	45	116'	No
Maximum Floor Area Ratio*	0.8	3.71 (2.92 Assembled)	Yes
Maximum Building Height stories	3	4	Yes
Maximum Building Height (FT)	35	47'-0"	Yes
Minimum Usable Open Space (SF per Dwelling Unit)	650 sf per Unit	2500 sf (125 per unit)	Yes
Minimum Front Yard (FT)	20	2'	Yes
Minimum Side Yard (FT)	10	N/A (front only)	N/A
Minimum Rear Yard (FT)	30	3'	Yes

*As per Boston Zoning Code, square footage calculated for FAR does not include: parking spaces within the building footprint that are required by zoning, mechanical plumbing and utility equipment rooms, storage facilities, and open porches/balconies

Three-Family Residential Table H - Off-Street Parking Regulations:

Parking Requirements for Proposed Building	Ratio	Proposed	Variance
Local Retail Business	2 spaces/1,000 sf of GSF	None; Streetfront local retail (+/- 720 SF)	Yes
Affordable Housing	.7 space per Unit	None; 20 affordable units	Yes



ZONING ANALYSIS

75-81 Dudley Street (Guild Row & 2451 Washington St Sub Parcel) - Preliminary Zoning Analysis

Project Address: Guild Row Street, Boston, MA 02119
 Zoning District: Article 50 - Roxbury Neighborhood
 Zoning Map: 6A-6C Roxbury Neighborhood District
 Zoning Subdistrict: 3F-4000; Dudley Square EDA
 Additional Overlays: Neighborhood Design Review, Neighborhood Design, Boulevard Planning, Parks Design Review
 Ward: 9
 Parcel ID: 09-03161010

Dudley Square EDA Table A - Use Regulations:

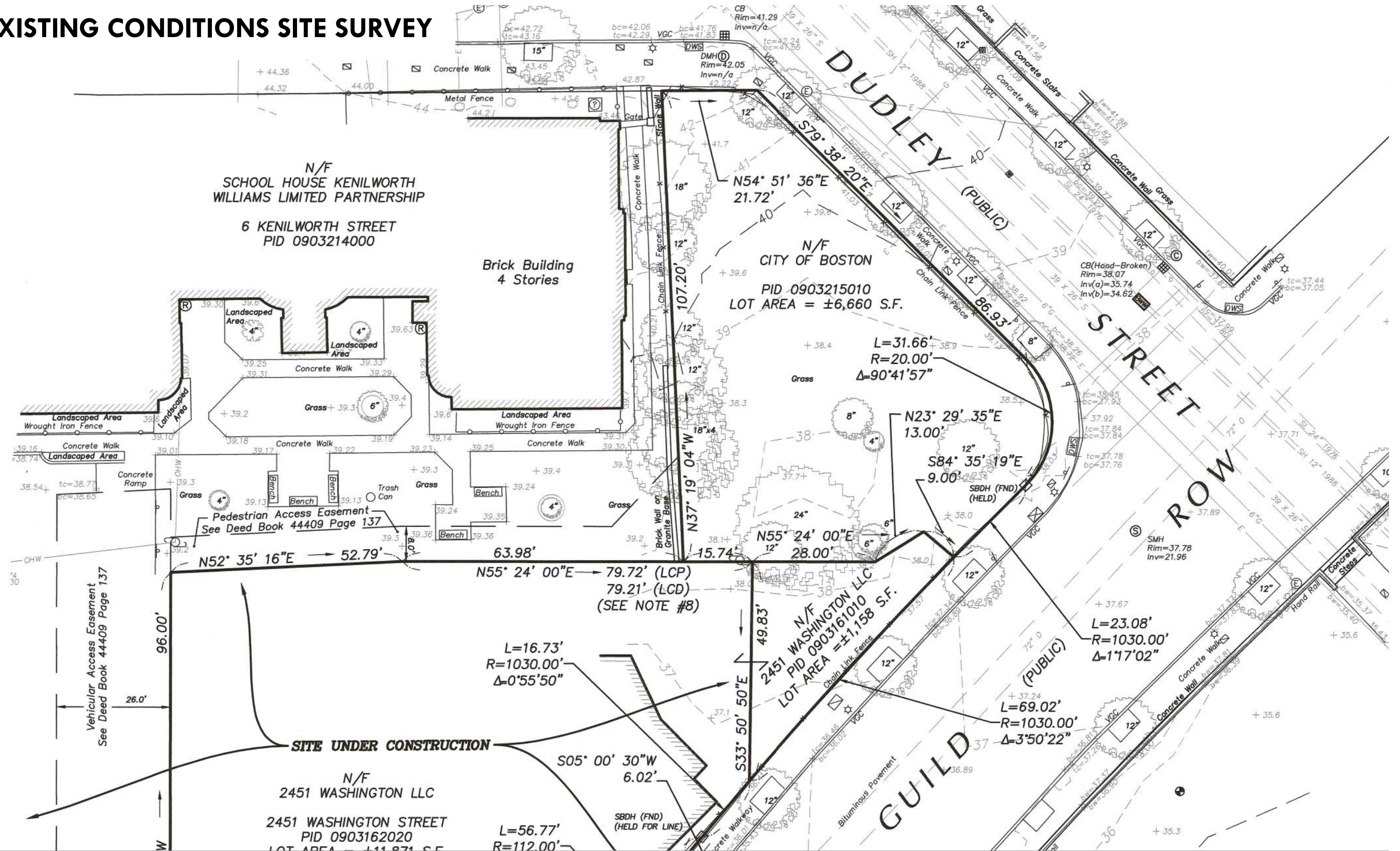
	Use Regulations	Proposed	Variance
Local Retail Business	Allowed	Streetfront local retail (+/- 720 SF)	No
Multifamily Residential	Allowed	20 units of multi-family residential	No

Dudley Square EDA Table C - Dimensional Regulations:

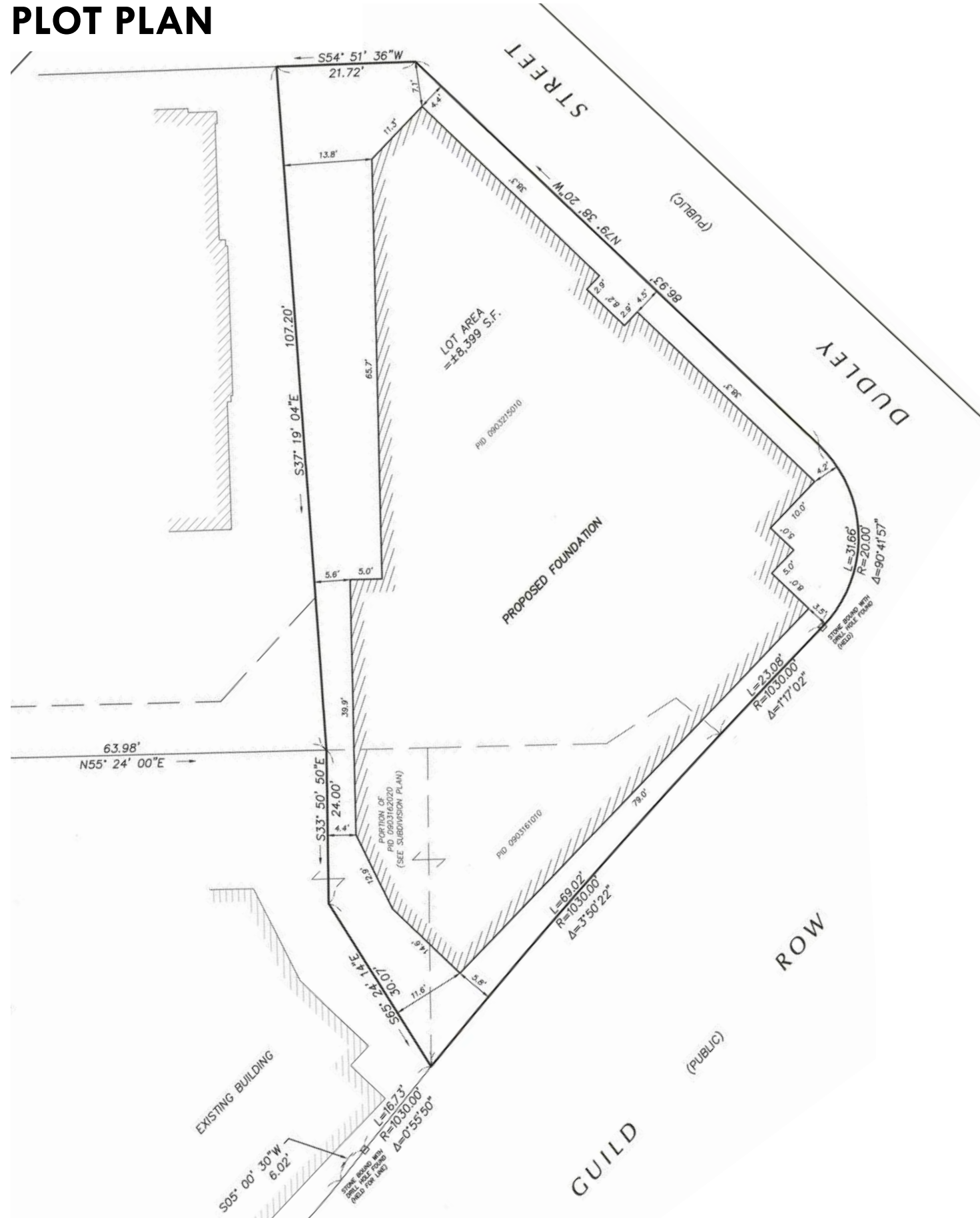
	Dimensional Regulations	Proposed	Variance
Minimum Lot Size (SF)	none	1,739 sf (8,399 sf Assembled)	No
Minimum Lot Width (FT)	none		No
Minimum Lot Frontage (FT)	none		No
Maximum Floor Area Ratio	2.0	14.1 (2.92 Assembled)	Yes
Maximum Building Height stories	3		Yes
Maximum Building Height (FT)	55	47'	No
Minimum Usable Open Space (SF per Dwelling Unit)	none		No
Minimum Front Yard (FT)	none		No
Minimum Side Yard (FT)	none		No
Minimum Rear Yard (FT)	20	3'	Yes



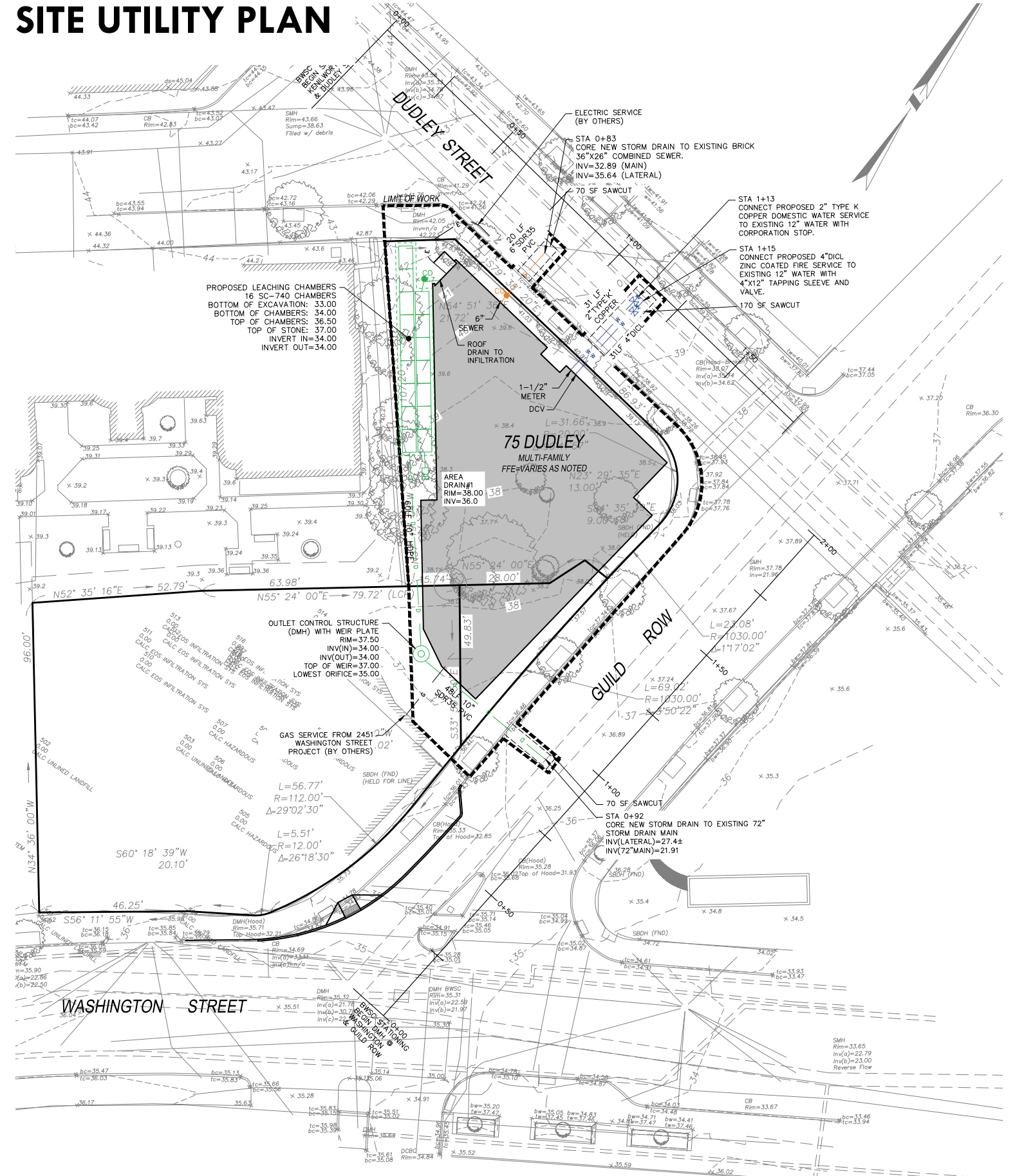
EXISTING CONDITIONS SITE SURVEY



PLOT PLAN



SITE UTILITY PLAN

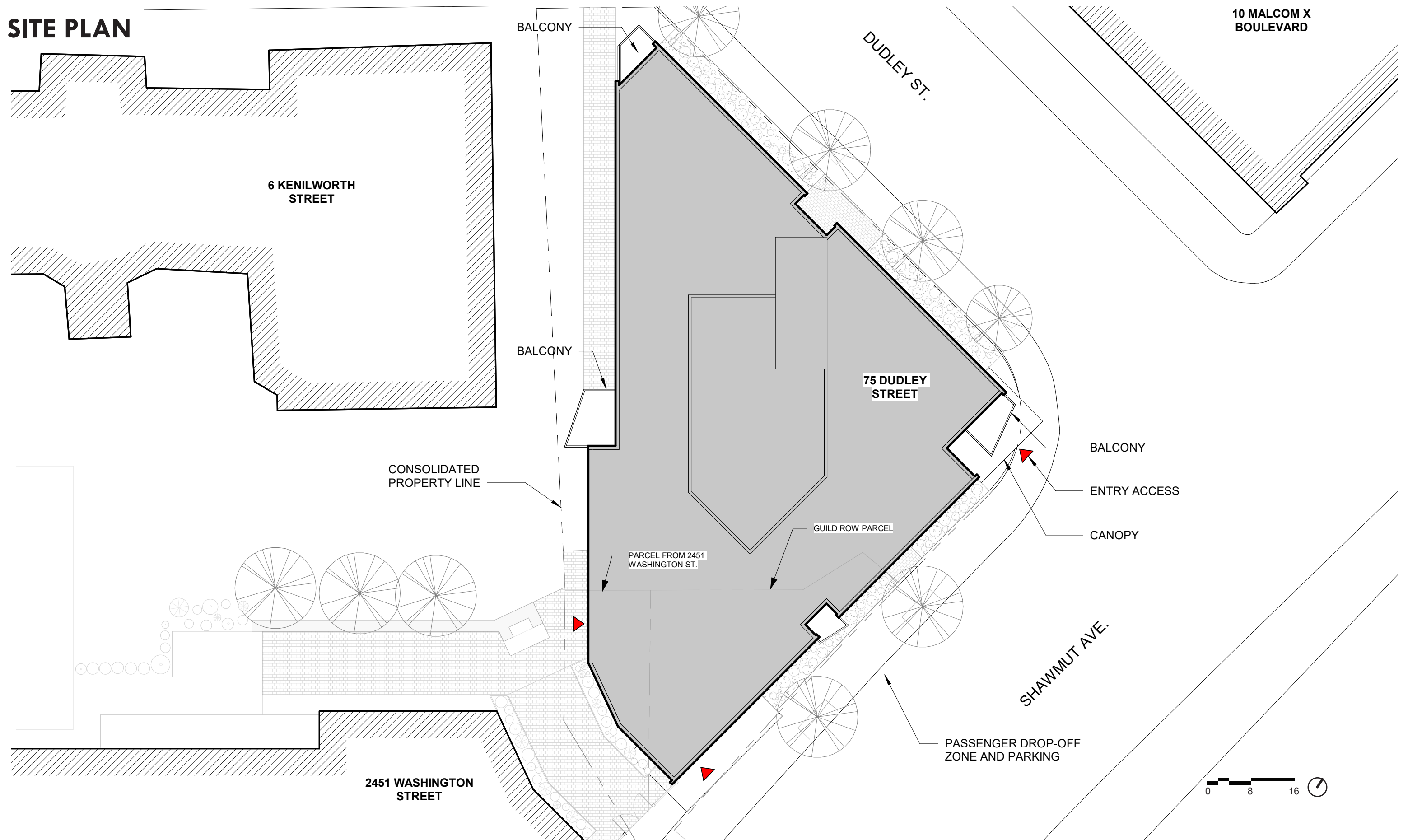


BUILDING METRICS

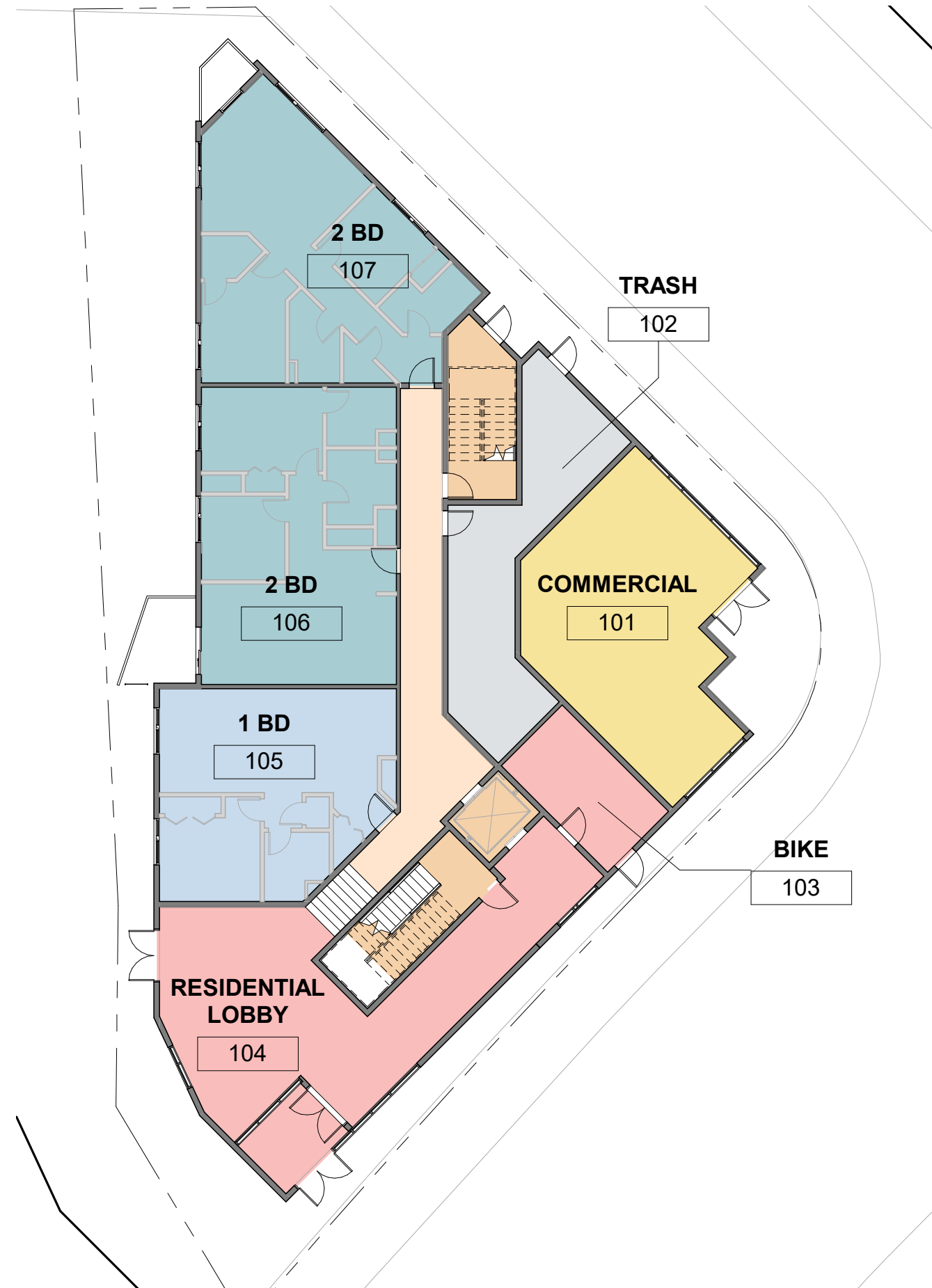
PROGRAM GROSS		BUILDING TOTAL			LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4	
TOTAL GROSS AREA		23,940			5,811		6,043		6,043		6,043	
TOTAL NET AREA		21,283			5,284		5,335		5,332		5,332	
TOTAL FAR*		22,820			5,201		5,873		5,873		5,873	
UNITS NET		UNITS	Unit (%)	SF	UNITS	SF	UNITS	SF	UNITS	SF	UNITS	SF
1 Bedroom		5	25%	3,324	1	656	0	0	2	1,334	2	1,334
2 Bedrooms		12	60%	9,871	2	1,652	2	1,529	4	3,345	4	3,345
3 Bedrooms		3	15%	3,171	0	0	3	3,171	0	0	0	0
	Total:	20		16,366	3		5		6		6	
PROGRAM NET				SF		SF		SF		SF		SF
Lobby				922		922		0		0		0
Bike Storage				185		185		0		0		0
BOH/Trash Room				425		425		0		0		0
Commercial				720		720		0		0		0
Corridor				1,423		382		335		353		353
Vertical Circulation				1,242		342		300		300		300
Balconies				510		0		170		170		170
	Total:			5,427								

*As per Boston Zoning Code, square footage calculated for FAR does not include: parking spaces within the building footprint that are required by zoning, mechanical, plumbing and utility equipment rooms, storage facilities, and open porches/balconies.

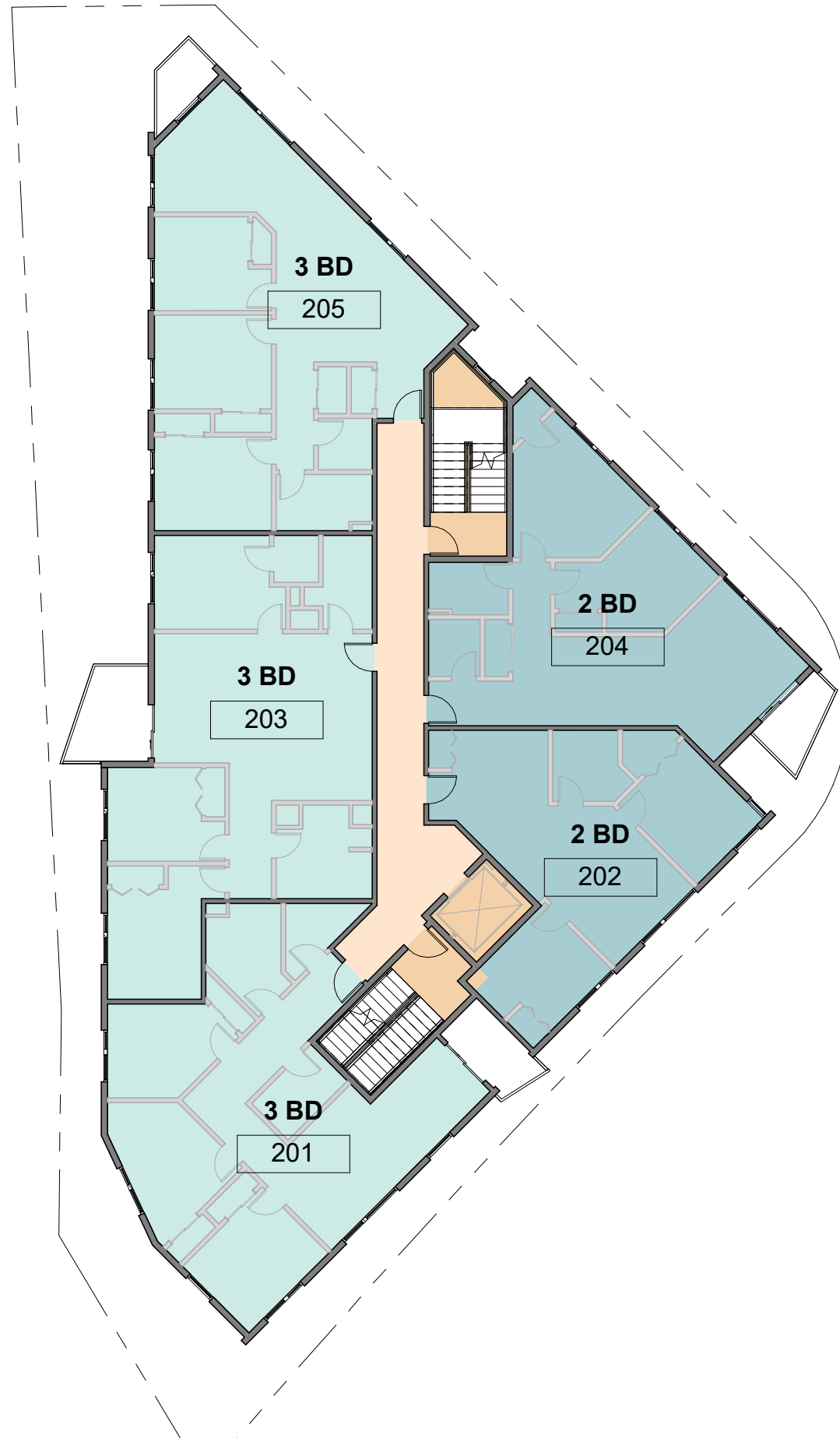
SITE PLAN



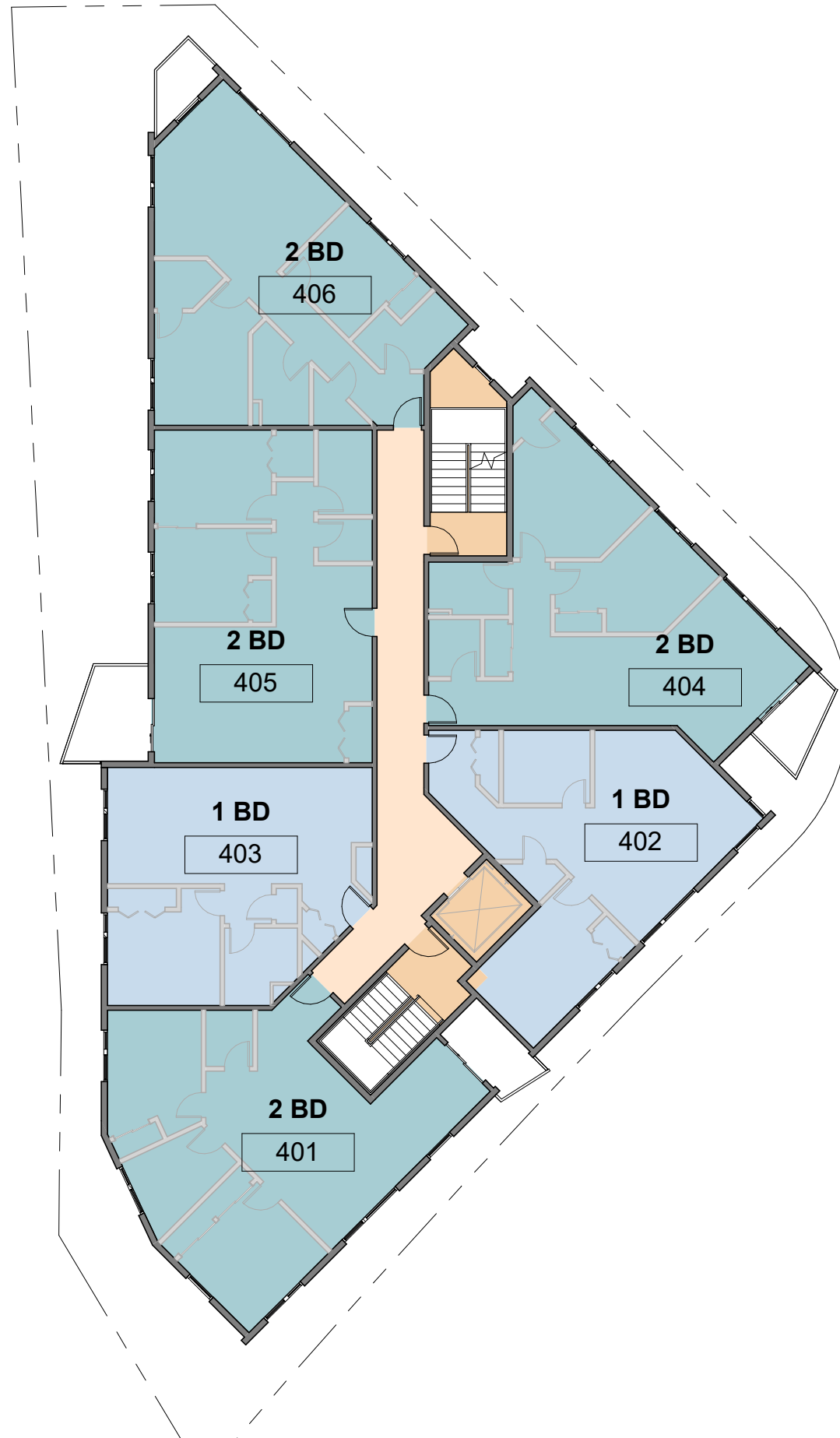
LEVEL 1 PLAN



LEVEL 2 PLAN



LEVELS 3-4 TYPICAL PLAN



ELEVATION - SHAWMUT



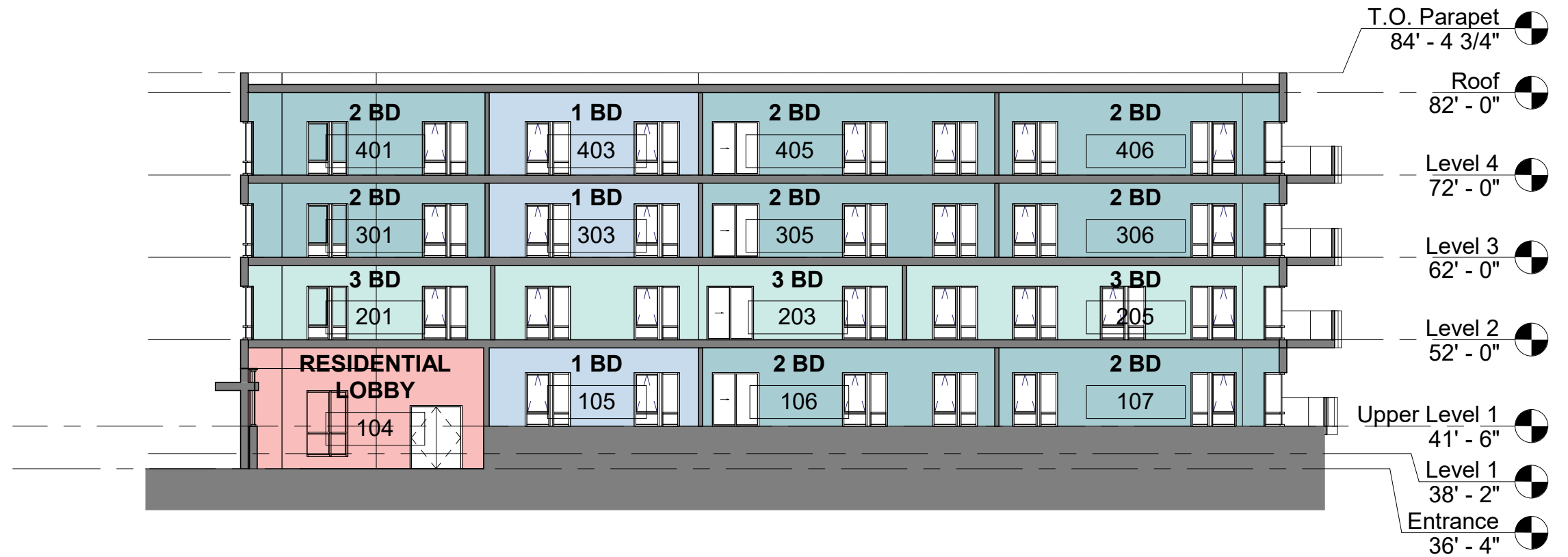
ELEVATION - KENILWORTH



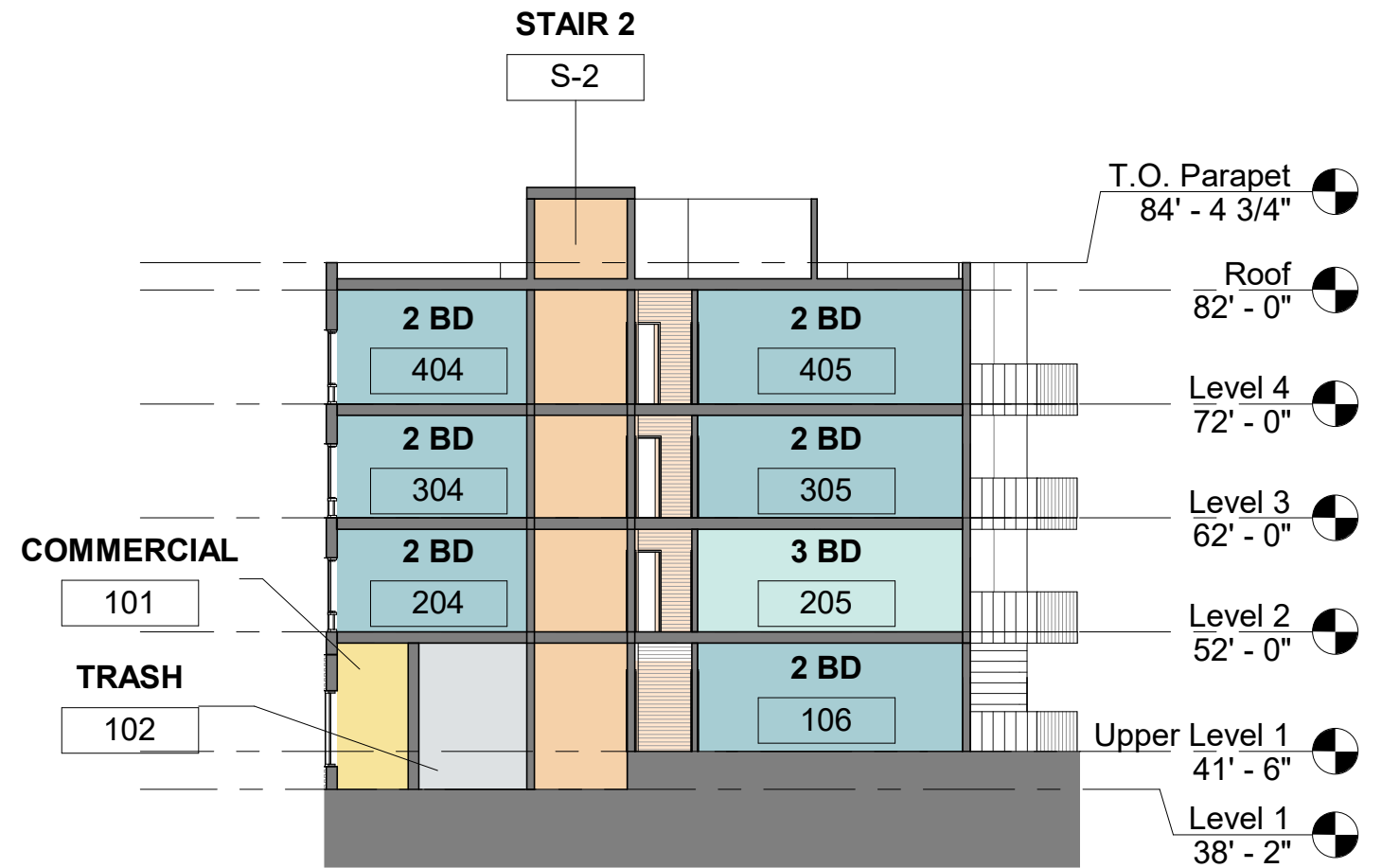
ELEVATION - WEST



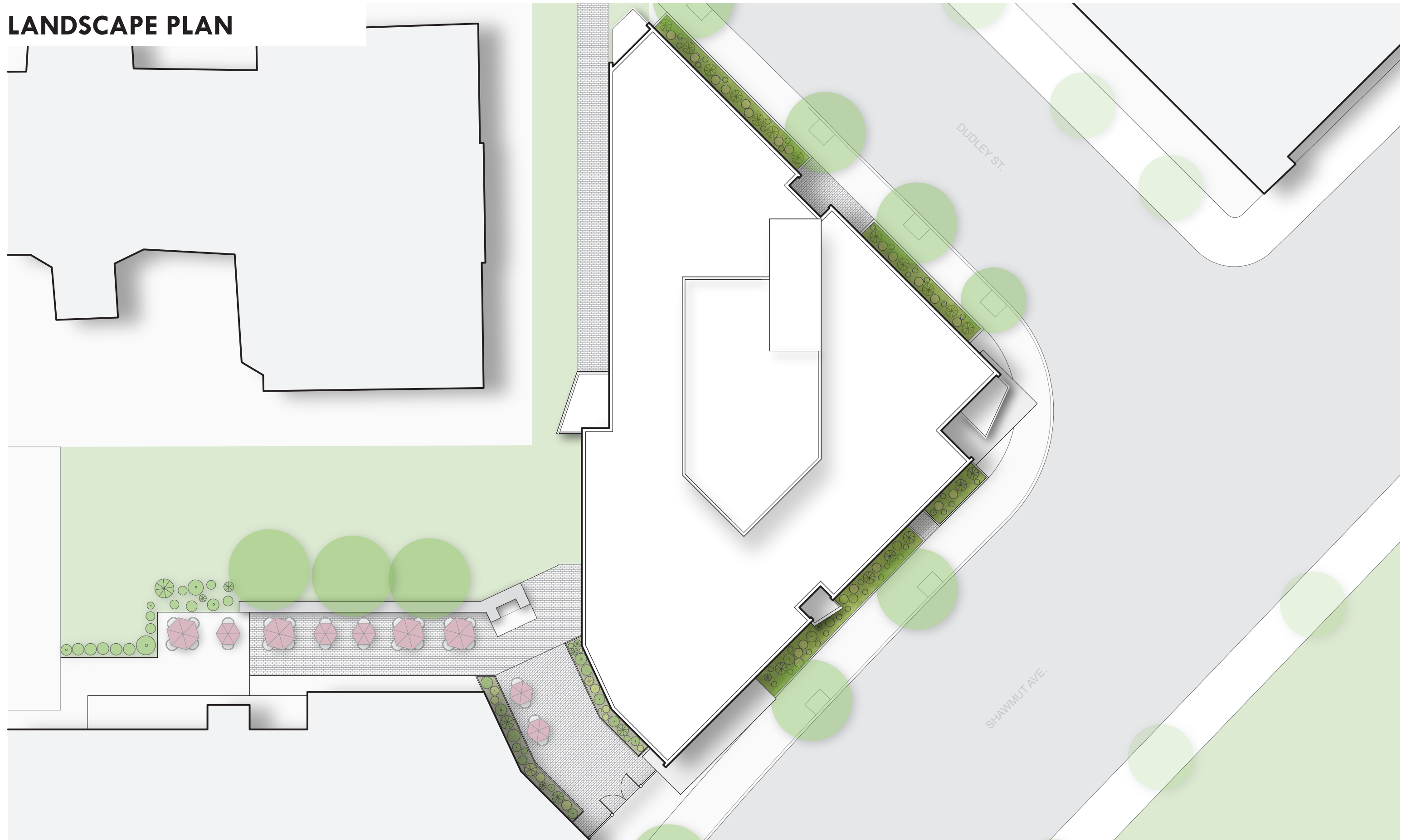
BUILDING SECTION (LONGITUDINAL)



BUILDING SECTION (TRAVERSE)



LANDSCAPE PLAN



AERIAL PERSPECTIVE



BUILDING PERSPECTIVE



75 DUDLEY ST. ARTICLE 80 | SEPTEMBER 2019

ENTRANCE PERSPECTIVE





LEED v4 for Building Design and Construction: Multifamily Midrise
Project Checklist

Project Name: **75-81 Dudley Street**
Date: **9/25/2019**

Y ? N

2			Credit	Integrative Process	2
13	0	2	Location and Transportation		15
Y			Prereq	Floodplain Avoidance	Required
PERFORMANCE PATH					
			Credit	LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH					
8			Credit	Site Selection	8
1		2	Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2
6	1	0	Sustainable Sites		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1	1		Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2
6	4	0	Water Efficiency		12
Y			Prereq	Water Metering	Required
PERFORMANCE PATH					
			Credit	Total Water Use	12
PRESCRIPTIVE PATH					
4	2		Credit	Indoor Water Use	6
2	2		Credit	Outdoor Water Use	4
20	10	7	Energy and Atmosphere		37
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
20	5	5	Credit	Annual Energy Use	30
	5		Credit	Efficient Hot Water Distribution	5
		2	Credit	Advanced Utility Tracking	2
2	5	2	Materials and Resources		9
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
	3	2	Credit	Environmentally Preferable Products	5
1	2		Credit	Construction Waste Management	3

6	9	3	Indoor Environmental Quality		18
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
	1	2	Credit	Enhanced Ventilation	3
	1	1	Credit	Contaminant Control	2
	1	2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
	2		Credit	Enhanced Combustion Venting	2
	1		Credit	Enhanced Garage Pollutant Protection	1
	1	2	Credit	Low Emitting Products	3
	1		Credit	No Environmental Tobacco Smoke	1

1	0	5	Innovation		6
Y			Prereq	Preliminary Rating	Required
		5	Credit	Innovation	5
	1		Credit	LEED AP Midrise	1

3	0	1	Regional Priority		4
	1		Credit	Regional Priority: Achieve 15 points in Annual Energy Use	1
	1		Credit	Regional Priority: Achieve 1 point in Community Resources	1
	1		Credit	Regional Priority: Achieve 2 points in Rainwater Management	1
		1	Credit	Regional Priority: Achieve 3 points in Outdoor Water Use	1

59 **29** **20** **TOTALS** Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110