

# 40-50 WARREN STREET

BPDA PRESENTATION

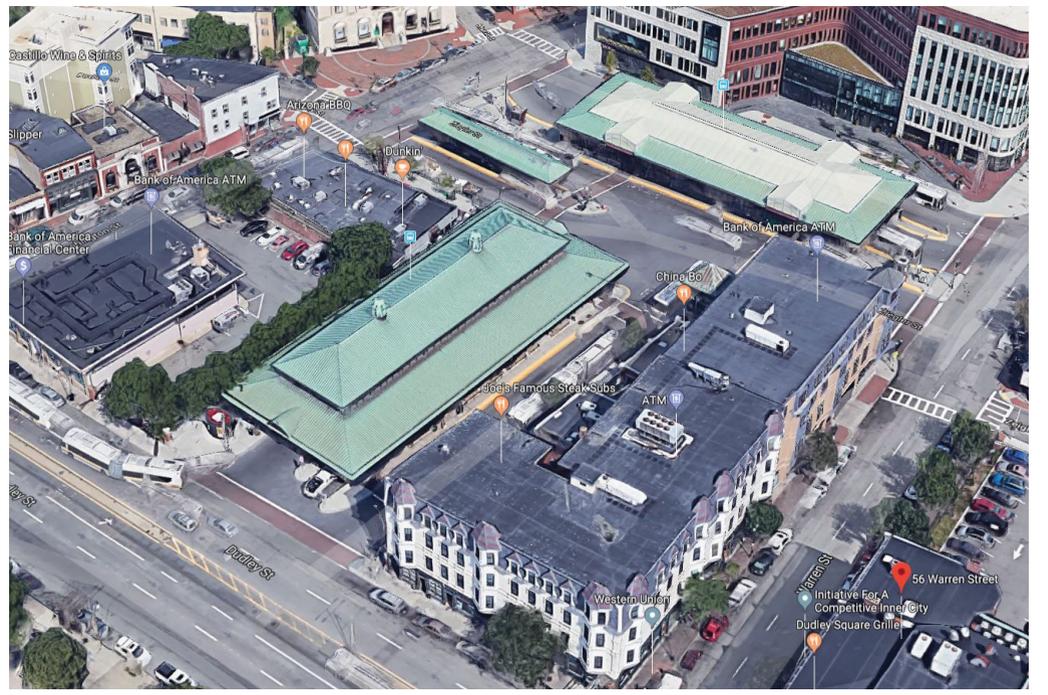


VIEW FROM DUDLEY STATION

# 40-50 WARREN STREET

BPDA PRESENTATION

WARREN STREET ELEVATION



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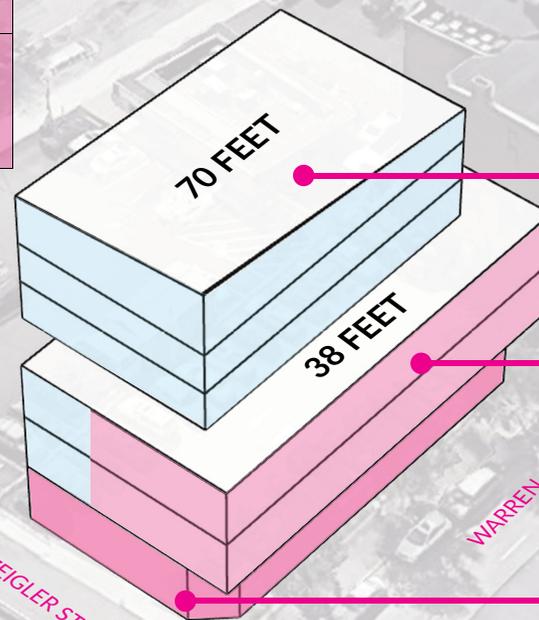
## ZONING ANALYSIS

Dudley Square EDA

	Allowable	Existing	Proposed	Compliance
Min. Lot Size	-	-	-	-
Lot Size / Unit	-	-	-	-
Height	55'	-	70'	No
Stories	-	-	-	-
Lot Width	-	-	-	-
FAR	2.0	-	4.08	No
Useable Open Space	-	-	-	-
Min. Front Yard	-	-	-	-
Min. Side Yard	-	-	-	-
Min. Rear Yard	20'	-	11.2'	No
Parking	.7/DU	-	-	-
- Residential	.15/Seat	-	0	No
- Restaurant	2/100sf	-	-	-
- Retail	1/1000sf	-	-	-
- Office		-	-	-

### Use Regulations:

Bank	Allowed
Retail	Allowed
Restaurant	Allowed
Office	Allowed
Residential	Allowed



RESIDENTIAL UNITS

COWORKING / OFFICE

RETAIL BASE

### 40-50 Warren Street Affordable Unit Breakdown

	30% AMI	# of Units	50% AMI	# of Units	60% AMI	# of Units	80% AMI	# of Units
<b>Studio</b>	\$445	0	\$785	1	\$955	1	\$1,295	1
<b>1 Bedroom</b>	\$525	1	\$922	1	\$1,120	3	\$1,517	1
<b>2 Bedroom</b>	\$586	3	\$1,039	2	\$1,266	8	\$1,719	3

### Income Limits

	30% AMI	50% AMI	60% AMI	80% AMI
<b>1 Person HH</b>	\$23,800	\$39,700	\$47,600	\$63,500
<b>2 Person HH</b>	\$27,200	\$45,350	\$54,400	\$72,550
<b>3 Person HH</b>	\$30,600	\$51,000	\$61,200	\$81,600

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1 SUSTAINABLE RAIN GARDEN      2 PUBLIC ART      3 PROPOSED COLUMNAR STREET TREE, i.e. 'GREEN PILLAR' OAK



4 CATENARY LIGHTS      5 MASONRY WALL WITH MURAL



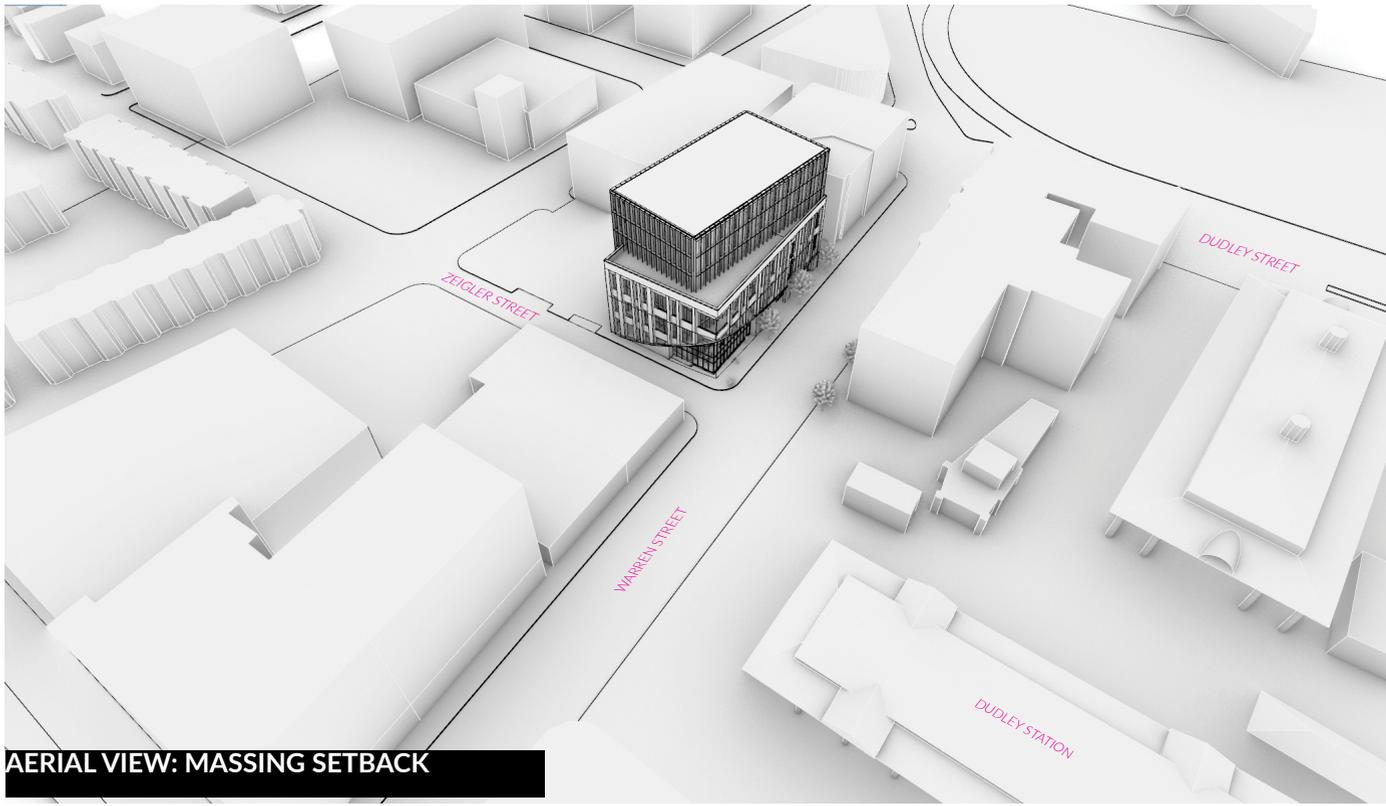
6 CAST IN PLACE CONCRETE SEATING      7 INTERACTIVE LIGHT INSTALLATION



8 ART PROMENADE PAVING

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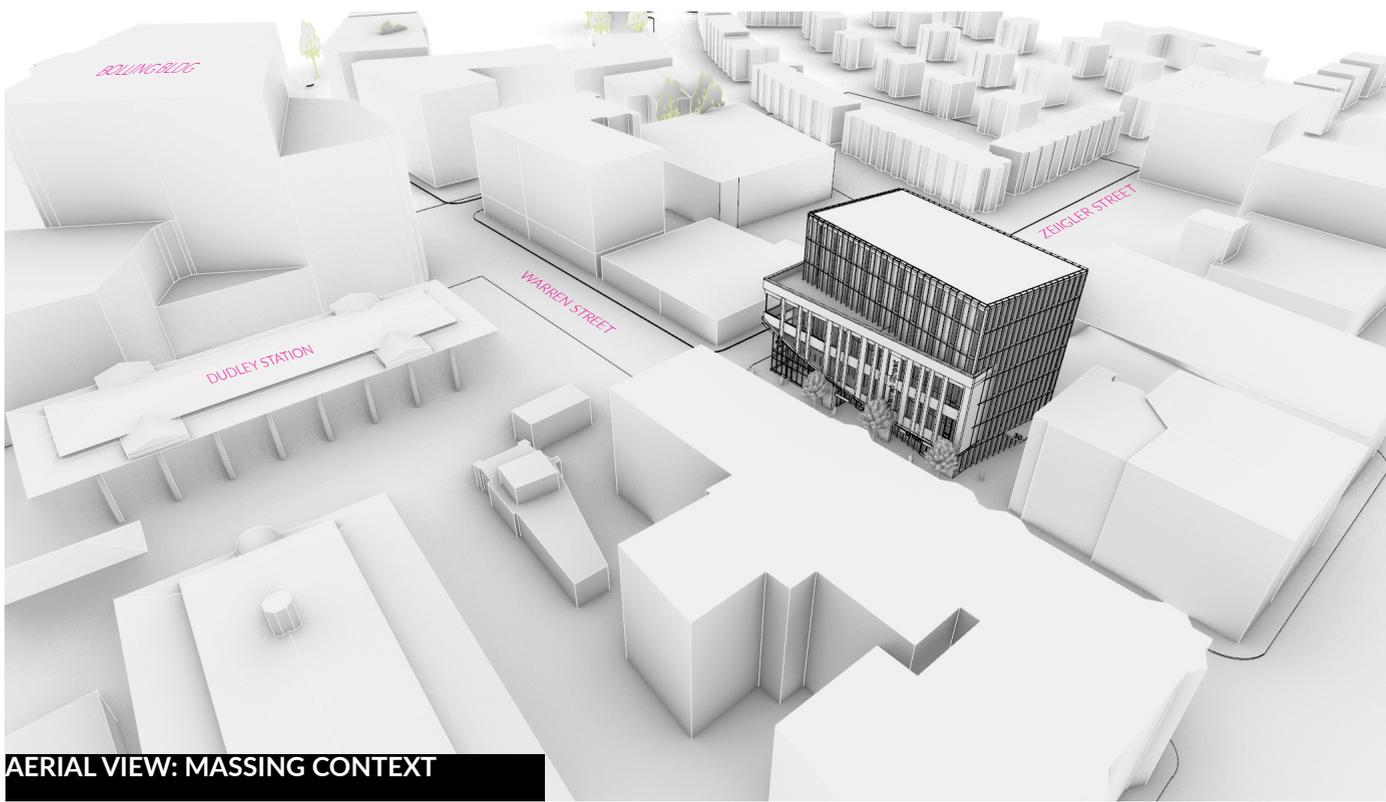
BPDA PRESENTATION



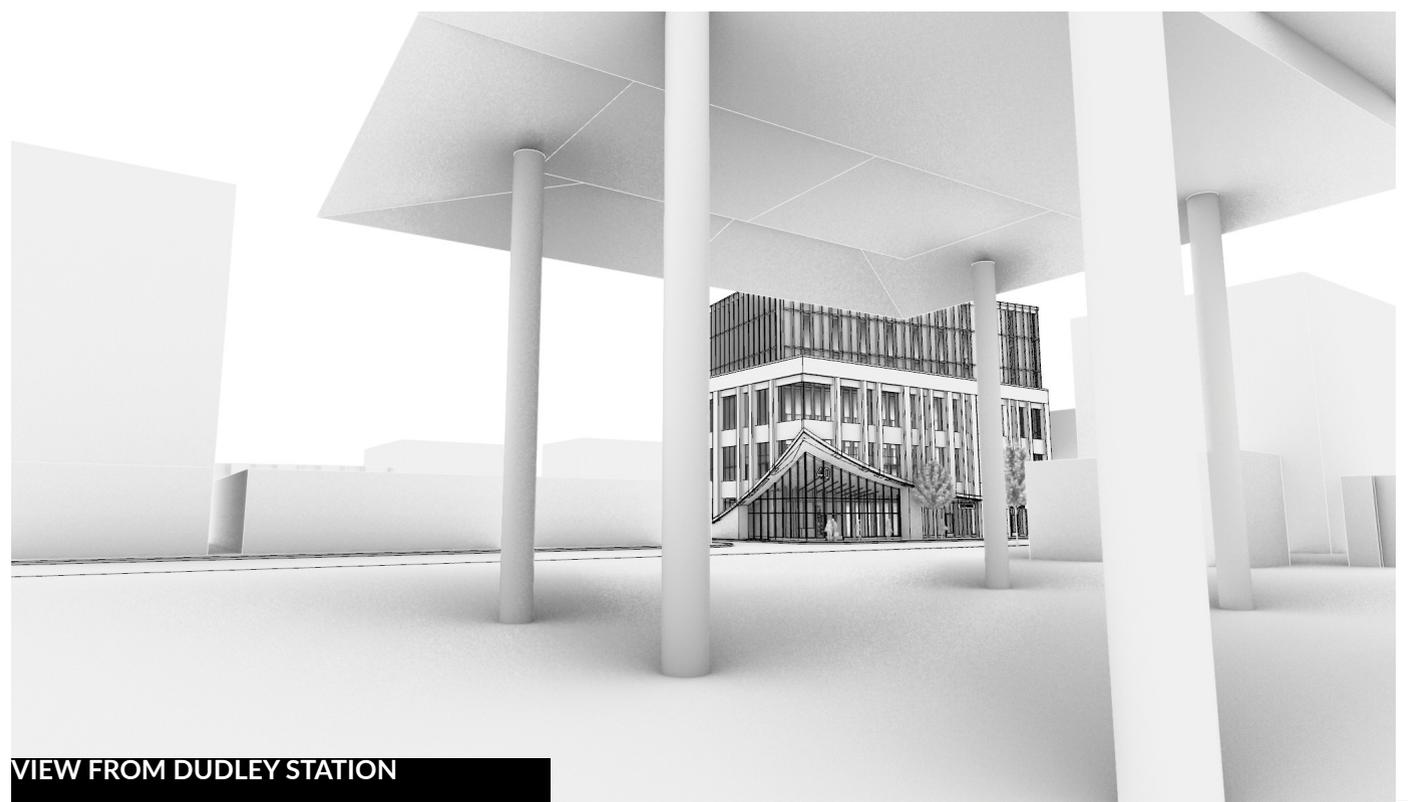
AERIAL VIEW: MASSING SETBACK



VIEW DOWN WARREN FROM DUDLEY ST



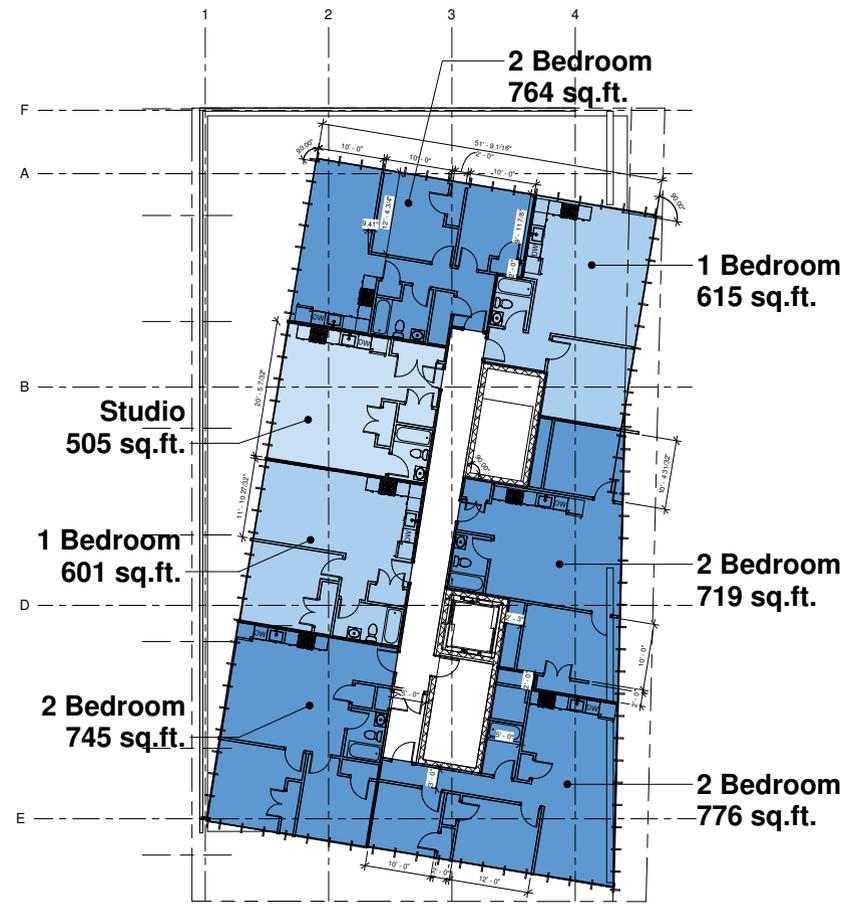
AERIAL VIEW: MASSING CONTEXT



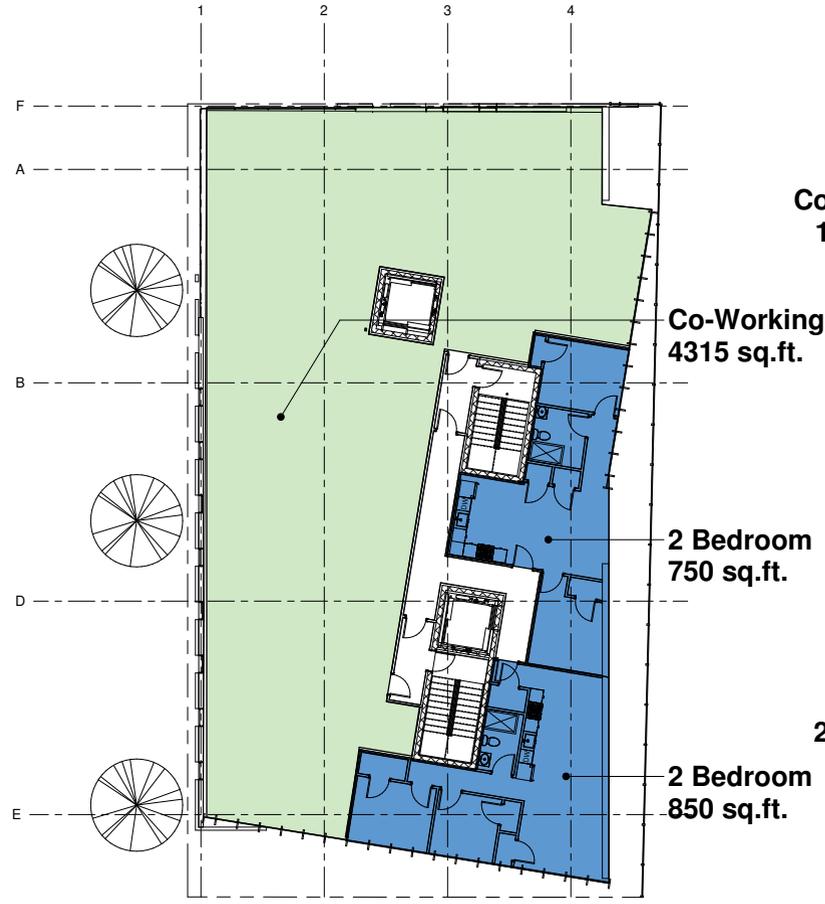
VIEW FROM DUDLEY STATION

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BPDA PRESENTATION



**3** LEVEL 4-6



**2** LEVEL 2-3



**1** LEVEL 1

FLOOR AREA		NET RESIDENTIAL RENTABLE FLOOR AREA						UNIT COUNT					
RESTAURANT	1,354 SF	01: 2 BED	750 SF	07: 1 BED	601 SF	13: STUDIO	505 SF	19: 2 BED	764 SF	25: 1 BED	615 SF	STUDIO	3 UNITS
RETAIL	1,080 SF	02: 2 BED	850 SF	08: 2 BED	745 SF	14: 1 BED	601 SF	20: STUDIO	505 SF			1 BED	6 UNITS
CO-WORK	9,767 SF	03: 2 BED	750 SF	09: 2 BED	776 SF	15: 2 BED	745 SF	21: 1 BED	601 SF			2 BED	16 UNITS
RESIDENTIAL	17,375 SF	04: 2 BED	850 SF	10: 2 BED	719 SF	16: 2 BED	776 SF	22: 2 BED	745 SF				
<b>BUILDING SF</b>	<b>29,576 NSF</b>	05: 2 BED	764 SF	11: 1 BED	615 SF	17: 2 BED	719 SF	23: 2 BED	776 SF				
	<b>36,770 GSF</b>	06: STUDIO	505 SF	12: 2 BED	764 SF	18: 1 BED	615 SF	24: 2 BED	719 SF			<b>TOTAL</b>	<b>25 UNITS</b>

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