



2451 Washington Street Condominiums
Article 80 Small Project Review Application

Developer
Madison Park Development Corporation
184 Dudley Street
Roxbury, MA 02119

Project Architect
DREAM Collaborative LLC
236 Huntington Ave. #303
Boston MA, 02115

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



MPDC: 2451 Washington Street Homes
BPDA Article 80 Small Project Review

March 15, 2017

Brian P. Golden, Director
Boston Planning & Development Agency
Boston City Hall 9th Floor
Boston MA, 02201
Attn: Gary Uter

RE: Article 80 Small Project Review Application, 2451 Washington Street, Roxbury MA

Dear Director Golden,

Madison Park Development Corporation (MPDC) is pleased to submit this application for Article 80 Small Project Review to support our proposed new construction homeownership project in Roxbury. The project is located on a vacant parcel owned by MPDC at 2451 Washington Street, Roxbury, MA 02119.

The proposed building at 2451 Washington Street is a four story building and includes 16 condominium units. The gross floor area of the proposed project is 22,630 SF on an 11,871 SF lot. It is a four story building and includes 14 sheltered parking spaces at surface level, plus two uncovered surface spaces, a loading space and a three story wood frame construction above the first floor.

The property is located within the Dudley Square Economic Development Area (EDA) sub-district and complies fully with the dimensional and use requirements of the EDA. The location is very suitable for housing and also very appropriate for homeownership housing. MPDC has met with two neighborhood organizations near the site and we hope to have continued support for the development plan. MPDC is committed to providing opportunities for first time homebuyers, moderate income families and this project will be a valuable addition to homeownership housing in the Dudley Square community.

Please contact Wendy Carter, Associate Director of Real Estate at (617-849-6242), wcarter@madison-park.org with any questions or comments. We are thankful to you and the BPDA staff for their time and advice on the project design so far.

Sincerely,

Wendy Carter,
Associate Director of Real Estate
Madison Park Development Corporation

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Project Team

Developer Profile

Madison Park Development Corporation (MPDC) has a proven track record of developing affordable housing and contributing to the active renewal and culture of Roxbury. In 2016, MPDC celebrated its 50 year anniversary. Since its founding in 1966, MPDC has been a conscious developer ensuring that physical development is meets a purpose to improve the quality of life of our residents and build a positive engaging community. MPDC’s commitment to affordable and mixed income housing can be seen in its development of: 331 units at Orchard Park; 546 units at Madison Park Village; 125 units of student housing; commercial properties at 2201 Washington Street, Hibernian Hall, 40 Raynor and the ongoing construction of 30 mixed income units and commercial spaces at 2101 Washington Street; formerly the Tropical Foods building. Madison Park has developed 113 units of ownership housing over the last 17 years, including: Highland Homes 18 units; Shawmut Ave Estates, 15 units; Davenport Commons, 60 units, and LUMA on Eustis Street 20 units. Altogether, MPDC has dedicated its work to preserving the legacy and multiculturalism of Roxbury while cultivating its future growth.

Development Team

Owner, Developer	Madison Park Development Corporation (Developer) 2451 Washington LLC (owner) Wendy Carter, Associate Director of Real Estate 617-849-6242 wcarter@madison-park.org Ricky Ochilo, Project Manager 617-849-6325 rochilo@madison-park.org
Architect	DREAM Collaborative 236 Huntington Ave. Suite 303 Boston MA 02115 Greg Minott (principal) LEED A.P 617-606-7029 gminott@dreamcollaborative.com

Legal Counsel	Klein Hornig 101 Arch Street Suite, 1101 Boston MA 02110 John Achatz 617-224-0608 JAchatz@kleinhornig.com
Civil Engineer	Samiotes Consultants, Inc. 20A Street Framingham MA 01701 Todd Chapman, Director of Land Survey 508-877-6688 Tchapman@Samiotes.com Alicja Zukowski, Senior Associate 508-877-6688 Azukowski@Samiotes.com
Structural Engineer	Vietas and Vietas 639 Granite Street Braintree MA, 02184 Rimas Vietas, principal 781-843-2863 rimas@vietas.com
MEP Engineer	Wozny/Barber & Associates Inc. 1090 Washington Street Hanover MA 02339 Zbigniew Wozny, P.P LEED A.P. 781-826-4144 zwozny@wbaengineers.com
Environmental 21E Engineer	McPhail Associates LLC 2269 Massachusetts Ave. Cambridge MA 02140 Ambrose J Donovan, L.S.P., P.E. 617-868-1420 AJD@mcphailgeo.com

Surveyor	Samiotes Consultants, Inc. 20A Street Framingham MA 01701 Todd Chapman, Director of Land Survey 508-877-6688 Tchapman@Samiotes.com
Geotech Engineer	McPhail Associates LLC 2269 Massachusetts Ave. Cambridge MA 02140 Harry J. Berlis, Civil Engineer 617-868-1420 HJB@mcphailgeo.com

MPDC: 2451 Washington Street Homes
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Applicant Project/Component: 2451 Washington Street Homes
Developer: Madison Park Development Corporation
Contact: Ricky Ochilo, Project Manager
Mailing Address: 184 Dudley Street, Roxbury MA, 02119
Phone: 617-849-6325
Email: rochilo@madison-park.org

Brief Project Description: MPDC seeks to develop 16 condominium homeownership units at the heart of Dudley Square.

Project Description

Overview

Madison Park Development Corporation (MPDC) is proposing to construct a four story building with 16 units, 14 off-street sheltered parking spaces, two off-street open parking spaces and a loading space to provide homeownership opportunities in the Dudley Square area. The building will occupy frontage at the corner of Washington St. and Shawmut Ave. It is across from the Area B2B police station on Washington Street.

2451 Washington Key Project Benefits

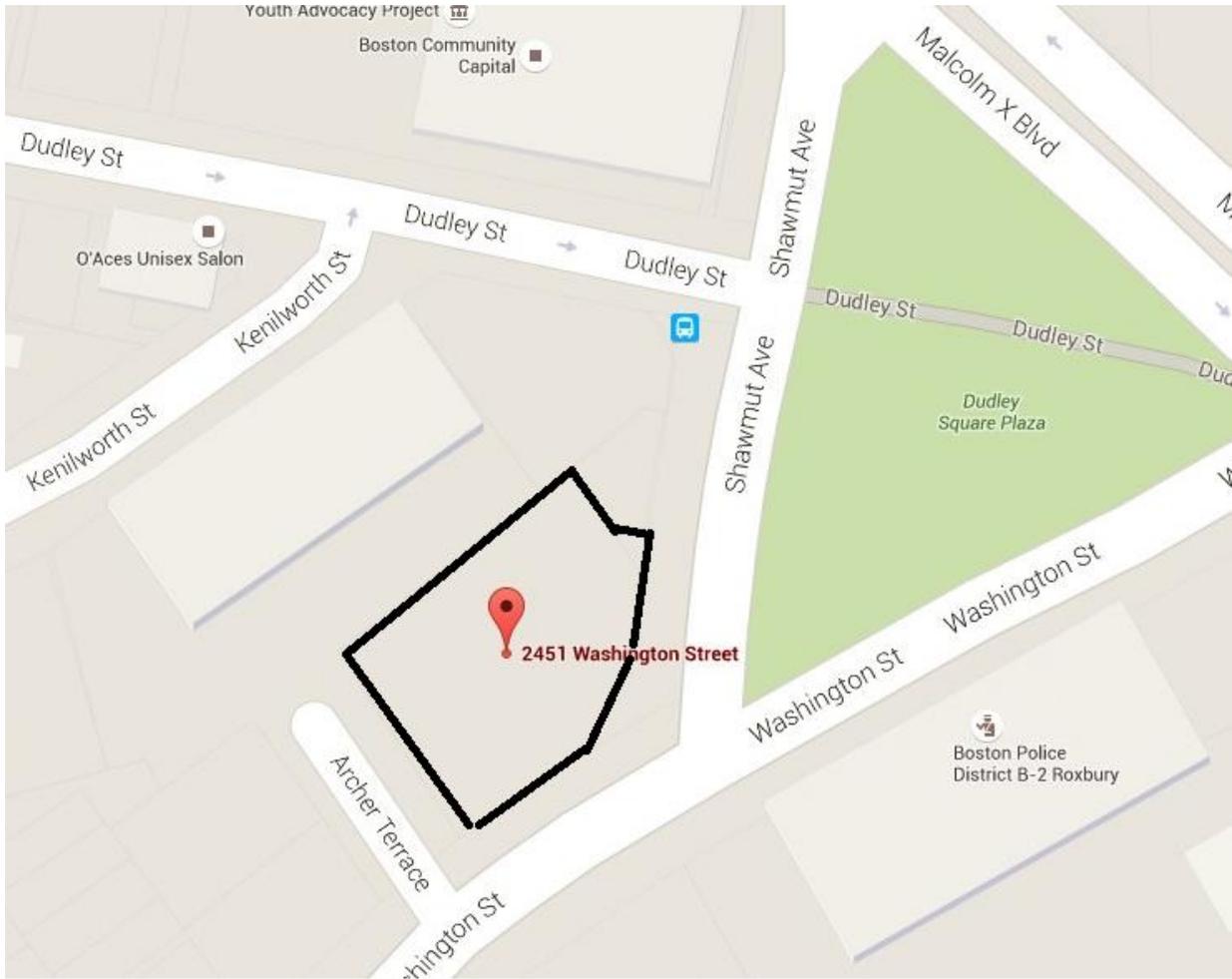
- Provides quality homeownership opportunities to the Roxbury community across a diverse demographic.
- Places a prominent vacant lot into productive, active residential use with presence on the street.
- Promotes Transit Oriented Development including car-free transit options for residents: The project is within a ¼ mile of the Dudley Station Bus Terminal and 0.6 miles from the Orange line station.
- Quality urban design at a prominent location: The architectural design is intended to complement the surrounding developments and adds an attractive streetscape to this edge of Dudley Square and the beginning of the John Elliott Square neighborhood.

Project Location and Neighborhood

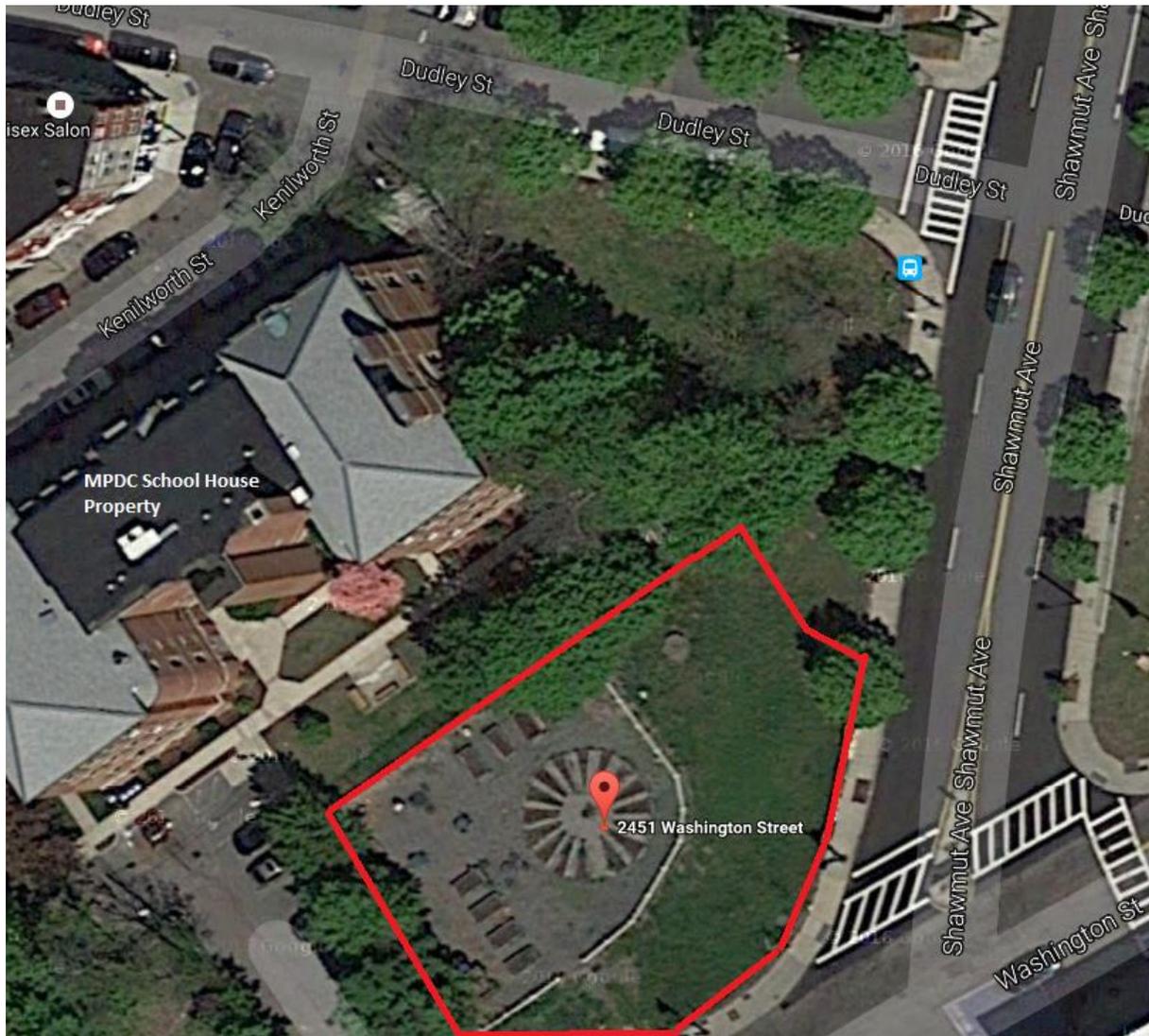
The project is situated in an Economic Development Area (EDA) planning district. It contains approximately 11,871 square feet of land. It sits at the intersection of Washington Street and Shawmut Avenue. It abuts MPDC's Schoolhouse Property, formerly the Dillaway School, which now serves as a four story subsidized multifamily housing that MPDC co-owns. The surrounding area to the west is mostly residential. Homes in the area are a combination of one to four family residences made up of row houses and apartment style buildings. South of the site contains commercial, industrial and transportation use areas. To the northeast lies the epicenter of commercial activity in close proximity to the Dudley Station bus terminal. *See Maps 1 and 2 below showing the streetscape and aerial site views.*

MPDC: 2451 Washington Street Homes
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Map 1: 2451 Washington street scape view



Map 2: 2451 Washington satellite aerial view



Site Area

The condominium projects will be developed on a parcels of land totaling 11,871 square feet. See table below for description of site details.

Property Address	Parcel No.	Square Footage
2451 Washington Street	093162020	11,871
Total Area		11,871

Potential Subdivision of Lot 09-03162-020

MPDC is evaluating the possibility of subdividing the lot to remove 465 square feet of land, as shown in the drawing on page 25 of the *Design Package*. This subdivision would result in a lot of 11,406 SF for the proposed development. As the zoning chart on page 24 of the *Design*

Package shows, the proposal would still comply with zoning regulations at this reduced size. The 465 SF parcel can later be combined with the adjacent MPDC-owned lot (09-03161-010) as part of a land assembly strategy to create a buildable lot for a complementary residential development.

Acquisition

MPDC purchased the 11,871 SF parcel in July 2006. The abutting parcel 09-03161-010 is also owned by MPDC, but is not part of the proposed development.

Development Program

The proposed project will be a four story building with 16 units. The gross floor area is 22,630 square feet for purposes of the Boston Zoning Code. The first level will include parking, a lobby, a maintenance office, an electrical and mechanical room, a mail box area and a community room. Floors two to four will have a mix of one, two and three bedroom floor plans ranging between 730 SF and 1289 SF. The proposed plan is a “by right” plan, within the zoning regulations for use, setback, height and FAR requirements.

Public Benefits

Job Creation—MPDC anticipates that the project will generate approximately 25 to 50 full time construction jobs during the 12 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.

Homeownership and Neighborhood Stability—Roxbury and the Highland Ave, Fort Hill area 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 2015.¹ 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.

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

Transit Oriented Development—Dudley Station Bus Terminal is within a ¼ mile walking distance of the site. The proposed 1 to 1 parking ratio takes into account the walkability of the neighborhood and availability of public transportation as an option for commuting.

Zoning and Related Use Conditions

The project is situated in the Roxbury Neighborhood Zoning District. The site is in the Dudley Square Economic Development Area (EDA) sub district

The proposed plan meets all dimensional zoning requirements of the zoning code indicated below, including lot area, setbacks, frontage, floor to area ratio (FAR) and building height as identified in *Article 50 of the Roxbury Neighborhood Zoning Code*. The plan has an FAR of 1.9 which is within the maximum allowed FAR of 2.0. It has a building height of 45 feet within the maximum building height of 55 feet.

¹ The Mandrell Company: Changes in Inventory within Boston, 2005-2015. NAACP, Perspectives in Real Estate Presentation June 2016.

The property has no significant grade changes to address. It slopes modestly and has an elevation difference of seven feet on the highest point at the Dudley Street sidewalk compared to Washington Street.²

Zoning Table and Variances

Dudley Square EDA	Zoning Condition	Proposed
Minimum Lot Area	None	
Minimum Lot Width	None	
Minimum Lot Frontage	None	
Floor Area Ratio	2.0	1.9
Maximum Building Height	55 Feet	45'
Minimum Front Yard	None	
Minimum Side Yard	None	
Minimum Rear Yard	20 Feet	20'
Minimum Open Space	None	

Legal Information

Both the owner and developer know of no restrictions or judgments that affect the project. They know of no tax or lien encumbrances on the parcels, owner and developer.

Schedule

Construction at the site is scheduled to start in the late fall of 2017. It should be completed in 14 to 18 months.

Site Access and Circulation

The vehicular access to the site will be off of Washington Street on the former Archer Terrace which is now part of the adjacent Schoolhouse property. MPDC has an existing vehicular and pedestrian easement over the Schoolhouse property, which provides the best point of entry and egress for the project location.

The project also includes a network of proposed sidewalks, as shown on pages 9 & 10 of the *Design Package*. The developer is exploring alternative sidewalk configurations to modify what is currently depicted on the plans. The plans show a connection between the rear of the proposed condominium building and the Schoolhouse apartments. The developer is committed to maintaining an appropriate pedestrian connection from Washington Street to the Schoolhouse apartments.

A full description and professional assessment of the parking and circulation proposal is included as attachment 2, *Parking and Circulation Narrative by McMahon Associates*.

² Achatz, John (2007). Zoning Board of Appeal 25 Guild Row, Ward 9 BZC-2781. Klein Hornig LLP June 29, 2007.

Design Narrative

Context

The project site was once the center of bustling commercial activity. One remnant of commercial activity is the existing Cadillac garage, about 300 feet from the site, which still houses collector vehicles. Today, the immediate block area is mostly residential. Housing in the area consists of one to four family residences, apartments and row houses. Across the site facing Dudley Street is the Fairfield Center office building. To the west is the Archer Bonell site, a proposed development with 12-apartments and ground floor commercial space. Slightly north east of the site is a commercial hub that is close to the Dudley Square bus depot. 2451 Washington Street falls in the boundaries of the historic John Elliot Square Neighborhood Association (JESNA). JESNA includes Dudley, Bartlett, Centre, Roxbury and Highland Street.

Building Design

The building design will incorporate green building elements, and will utilize LEED silver standards as a general guide. Building and construction techniques to achieve this are likely to include all or some of the following: Indoor moisture control sensors will be utilized to enhance the longevity and durability of building materials. Ventilation and combustion requirements will be set to meet the ASHRAE quality standards. Wood used for construction will be non-tropical, certified by the Forest Stewardship Council or USGB approved.

Paint, adhesives, primers and sealants will be low- or no-VOC. Water sense lavatory faucets, aerators, showerheads and fixtures will be installed. Faucets, showerhead and toilet fixtures will have average rate flows of 1.5, 1.75 and 1.1 gallons per minute or less respectively. Appliances will be energy star qualified. The proposed roof design includes the use of high albedo material to reflect heat and reduce heat island effects. Windows will be low-E argon energy star qualifying.

Green LEED Design

In addition to the building design sustainable features, the construction and design characteristics will conform to LEED Silver and the City of Boston green standards. *Page 23 of the Design Package* shows the current approach to building within LEED Silver standards. The primary goals of the green design elements are to achieve high quality construction, energy and water efficiency, and healthy living environments for future home owners.

Design Exhibits

The developer has contracted with DREAM Collaborative Architects to provide architectural and engineering services for the project. They have put together the schematic design plans, elevations, preliminary site engineering, renderings and site context photographs to showcase the project scope in relation to its location in Dudley Square. *See Attachment 1, Design Package*