

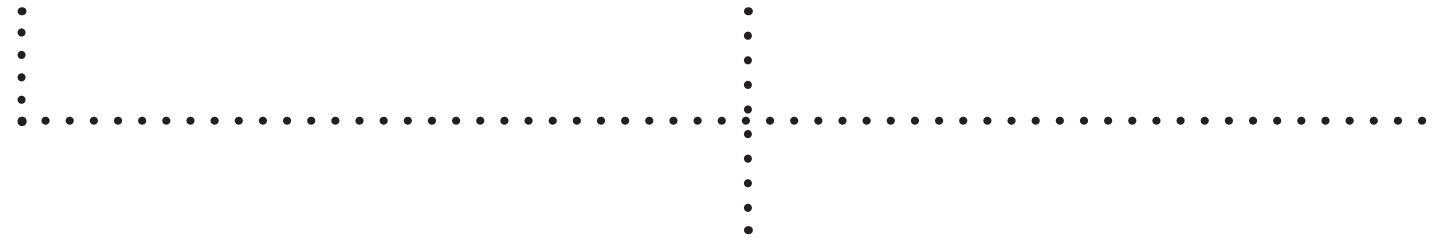
Presentation to the Dudley Burrell community meeting

**526-528 AND 530 DUDLEY STREET, BURRELL STREET
ROXBURY, BOSTON 02119**

U R B A N I C A

company profile

DEVELOPMENT DESIGN CONSTRUCTION



URBANICA

www.urbanicaboston.com

- vertically integrated -
- local -
- public/private partnership -

mission statement



ENVIRONMENT

SOCIALLY CONSCIOUS

DESIGN

**FINANCIAL
FEASIBILITY**

sustainable development

URBANICA



MELNEA HOTEL + RESIDENCES
425-435 MELNEA CASS BLVD,
DUDLEY SQUARE, BOSTON, MA
(Under Construction)



PARCEL U
92 - 171 HYDE PARK AVENUE,
JAMAICA PLAIN, BOSTON, MA
(Multiphase | Phase 1 Completed)



74 HIGHLAND eHOMES
74 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



E+ HIGHLAND STREET
226-232 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



SIX9ONE RESIDENCES
691 MASSACHUSETTS AVENUE, BOSTON, MA
(Completed)



D4 SOUTH END
7 WARREN AVENUE, BOSTON, MA
(Completed)

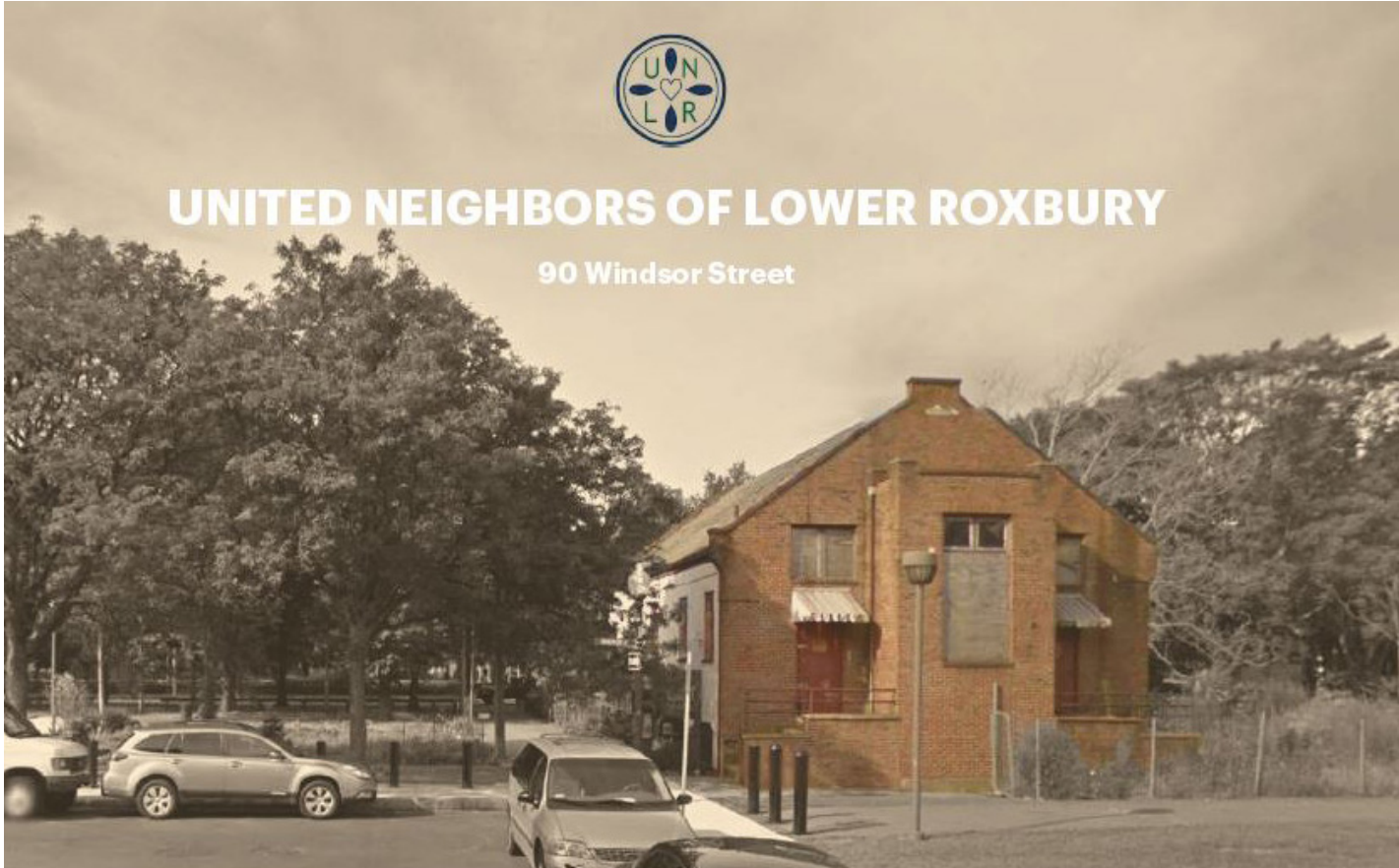


URBANICA 50
50 BOW STREET, SOMERVILLE, MA
(Completed)



U HOMES
90 ANTWERP ST., BRIGHTON, MA
(Pre Construction)

90 Windsor Street



1

development plan

Program

UNIT MIX: 7 units per floor (21 TOTAL)

(3)- 1 BEDROOM: approx. 640-660sf

(3)- 2 BEDROOM: approx. 850-870sf

(1)- 3 BEDROOM: approx. 950sf

2 BEDROOM (9 UNITS, 2 TYPES)
755 SQ. FT.



Affordable Housing Plan

All 21 units are **income-restricted homeownership** units:

10 units @ ≤ 80%AMI

11 units @ ≤ 100%AMI

Income Mix

Unit Type	Target Income	Unit Price*	No.
1 BR	80% AMI	\$186,400	5
	100% AMI	\$248,600	4
2 BR	80% AMI	\$221,900	4
	100% AMI	\$288,700	5
3 BR	80% AMI	\$257,500	1
	100% AMI	\$327,900	2
Total Gross Sales		\$ 5,170,800	

* Per BPDA Guideline 2019

Zoning Analysis

Project Address	526-528 and 530 Dudley St, Burrell St
Parcel ID	0800202000, 0800201000, 0800177000
Zoning District	Roxbury Neighborhood
Zoning Subdistrict	MFR/LS, 3F-4000
Overlays	Neighborhood Design Overlay District, Boulevard Planning

Use Regulation

	3F-4000	MFR/LS	Variance?
Multi-family	Not Allowed	Allowed	Yes

Dimensional Regulation

	3F-4000	MFR/LS	Proposal	Variance?
Maximum Floor Area Ratio	0.8	1	2.23	Yes
Maximum Building Height	35'	45'	45'-6"	Yes
Maximum Number of Stories	3	4	4	Yes
Minimum Lot Size	4,000sf for 1 or 2 units	4,000sf for first 3 units	10,623 sf	Yes
Minimum Lot Area Per Dwelling Unit	2,000sf	1,000sf	N/A	Yes
Minimum Usable Open Space Per Dwelling Unit	650sf	200sf	123 sf	Yes
Minimum Lot Width	45'	40'	81'-6"	No
Minimum Lot Frontage	45'	40'	81'-6"	No
Minimum Front Yard Depth (a)	20' or Conformity	20' or Conformity	Conformity	No
Minimum Side Yard Width	10'	10'	15'	No
Minimum Rear Yard Depth	30'	20'	10'	Yes

Off-Street Parking

	Space per unit	Space per unit	Proposal	Variance?
Affordable Housing	0.7	0.7	0.6	Yes
Other Residential Uses	1	1	0	Yes

2

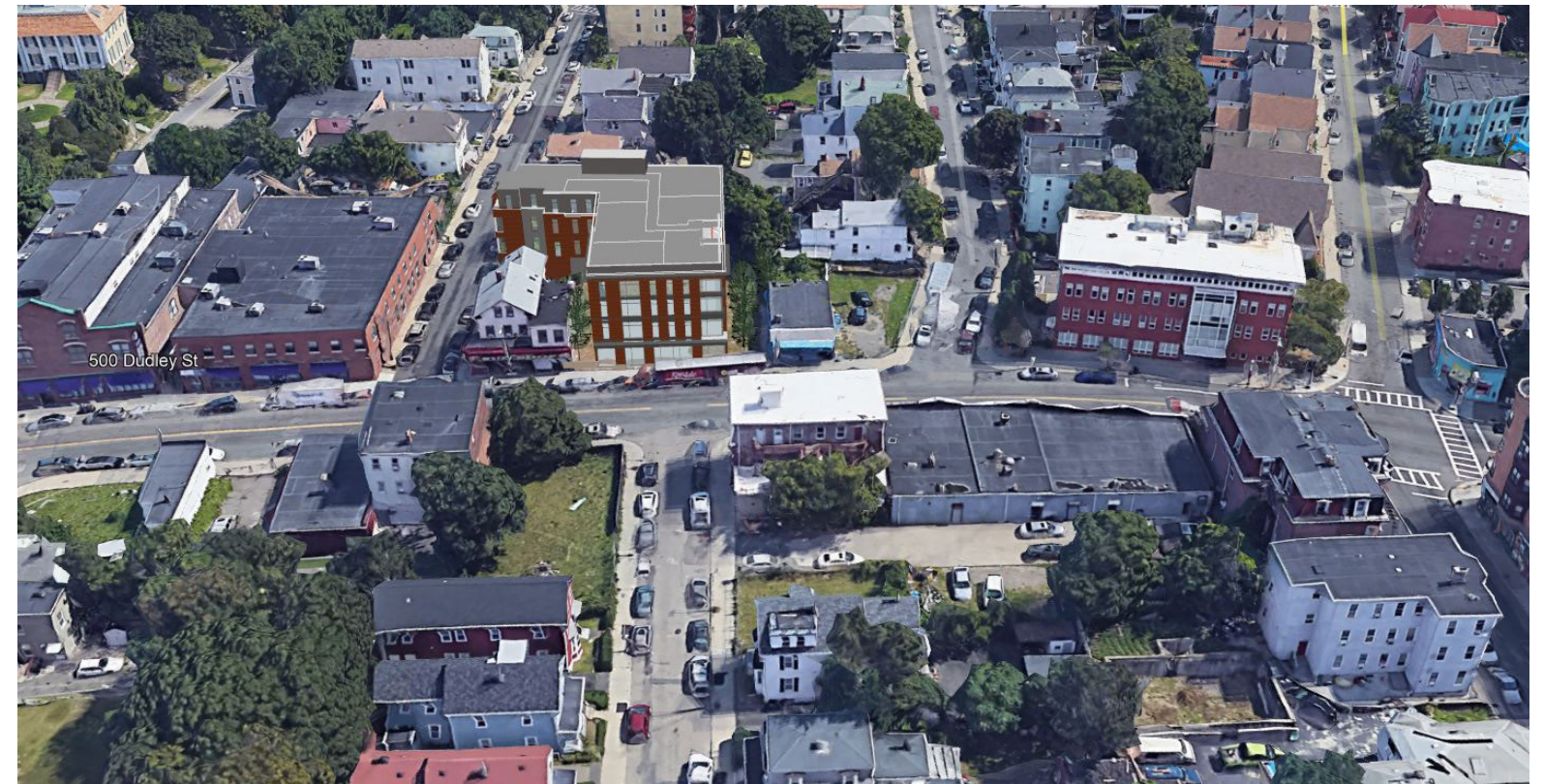
design

Design Narrative

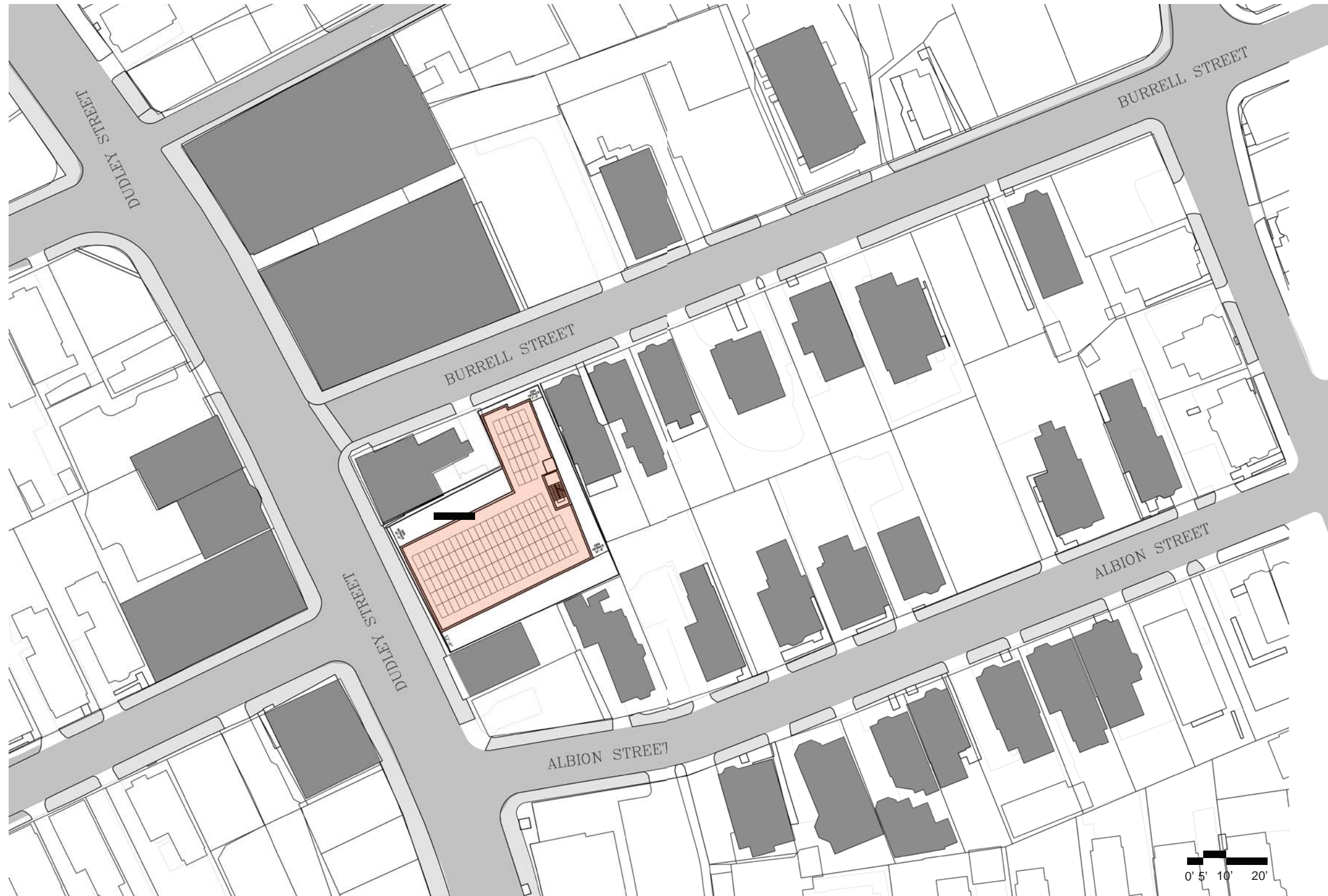
The proposal strives to meet the development objectives of creating affordable housing, advance sustainable construction, energy efficiency, and compliment the historic character of the neighborhood. The buildings will incorporate scale, rhythm, and proportions found on the older, more distinguished buildings in the neighborhood. The proposed building will also incorporate many of the textures, materials and colors into the building exteriors.

The proposed building is a four-story, L-shaped structure with retail and parking on the ground floor and 21 condominium units above. The building design is conceived as a hybrid. On the Dudley Street elevation it finds inspiration in the some of the apartment blocks and brownstones just up the street. On Burrell Avenue, the building appearance reflects the scale and character of triple decker residential architecture.

The proposed building will be set back on all four sides so as not to encroach on immediate abutters. The setbacks will allow for window openings on all sides. The proposed building will have ground floor retail space on Dudley Avenue. The space will be designed so that it may be easily sub-divided into smaller spaces as demand dictates. The residential entry will be located on Burrell Avenue. A new curb cut will allow for cars to drive into a ground floor garage parking area for residents. The main pedestrian entrance and lobby will also be located on the side street.



Neighborhood Plan



SECOND FLOOR PLAN
SCALE: 1/64" = 1'-0"

Floor Plans



RETAIL: 1700sf total (can be subdivided into 4 smaller spaces)

RESIDENTIAL:
LOBBY- 800sf

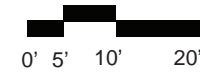
PARKING/GROUND FLOOR PLAN
SCALE: 1/64" = 1'-0"



Floor Plans



SECOND, THIRD, FOURTH FLOOR PLAN
SCALE: 1/64" = 1'-0"



Prospective Views



Looking North on Dudley Street



Looking East on Dudley Street



Looking East on North Avenue



Looking South on Burrell Street

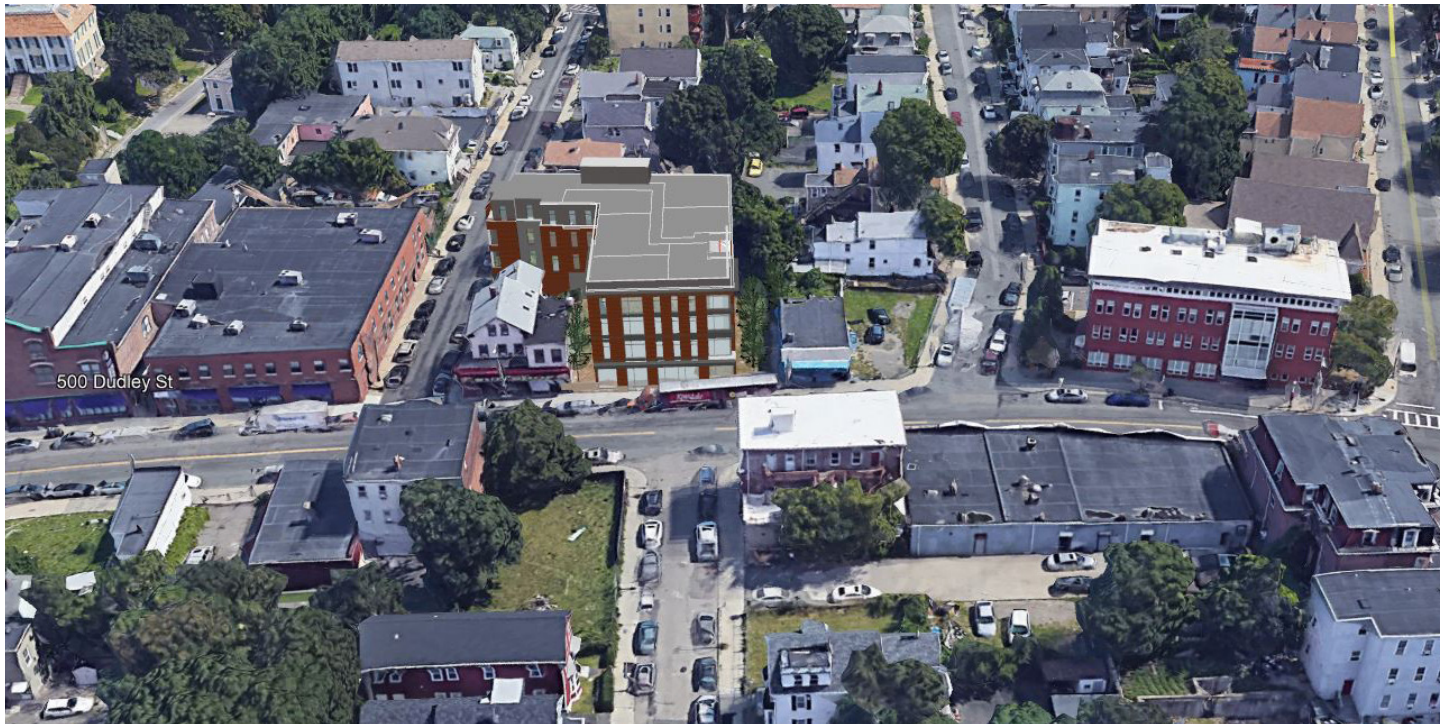
Prospective Views



Looking North on Dudley Street



Looking East on Dudley Street



Looking East on North Avenue



Looking South on Dudley Street

Project Highlights

- The project will transform an underutilized land to a residential building with 21 income-restricted homeownership units. It will add to the City's housing inventory.
- 9 covered parking spaces and 3 uncovered parking spaces, minimizing impact on local traffic
- Create 1,700 sf retail space which can be divided to up to 4 to 5 for-sale smaller units to promote the local businesses
- Contextually designed buildings will improve the streetscape of the neighborhood
- Maximized minority participation pre construction, during construction and post construction with proven track record
- Create minority crowd fund to offer investment opportunities exclusively to minority investors of small scale.



ONE WAY

TERRA BROTHERS

E+ // 226-232 Highland Street



E+ // 226-232 Highland Street

*2014 Boston Society of Architects Housing Design Honor Award
2014 Boston Society of Architects Design Excellence Honor Award
2015 American Institute of Architects COTE Top Ten Award
E+ Green Building Award from BPDA (formerly BRA)*



74 Highland Street/1-13 Dorr Street



74 Highland Street/1-13 Dorr Street



Parcel 9 Melnea Hotel + Residences



Parcel 9 Melnea Hotel + Residences



Parcel U



Parcel U



90 Antwerp Street



90 Antwerp Street



Roxbury Community Construction Job Fair



URBANICA
BEKLEY
BUILDING
COMPANY

CRANSHAW
CONSTRUCTION

Boston Redevelopment Authority Statistical Report

Project: MELNEA HOTEL
Project Date: From: 12/01/2016 To: 12/01/2018
Gen.Cont: CRANSHAW CONSTRUCTION

Project Type: Open Shop

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
Totals for Project:	37,583.50	25,224.50	67.1%	4,525.00	12.0%	20,435.00	54.4%	225	117	18	75
Report is for 17 contractors											
54% Boston Residents, 67% Minority, 12% Female											
& Over 40% M/WBE Companies											

Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report				Boston Redevelopment Authority Statistical Report			
Project: MELNEA HOTEL				Project: MELNEA HOTEL				Project: MELNEA HOTEL				Project: MELNEA HOTEL				Project: MELNEA HOTEL				Project: MELNEA HOTEL				Project: MELNEA HOTEL			
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Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION				Gen.Cont: CRANSHAW CONSTRUCTION			
Total Hours	Minority Hours	Minority Percent		Total Hours	Minority Hours	Minority Percent		Total Hours	Minority Hours	Minority Percent		Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed					
Contractor: CARR, H. & SONS, INC.																											
CARPENTER	72.00	0.00	0.0%																								
LABORER	149.00	24.00	16.1%																								
PLASTERER	55.00	55.00	100.0%																								
10/13/2017 through 12/15/2017																											
Totals for Contractor:	276.00	79.00	28.6%																								
Contractor: EAST COAST INTERIORS CORP.																											
CARPENTER	9,490.50	5,501.00	58.0%																								
09/16/2017 through 01/27/2018																											
Totals for Contractor:	9,490.50	5,501.00	58.0%																								
Contractor: FEDERAL CONCRETE																											
WBE																											
CARPENTER	533.50	258.50	48.5%																								
IRON WORKER	172.00	88.00	51.2%																								
LABORER	526.00	177.50	33.7%																								
04/08/2017 through 10/21/2017																											
Totals for Contractor:	1,231.50	524.00	42.5%																								
Contractor: FRONTLINE INC.																											
WBE																											
LABORER	3,492.50	3,046.00	87.2%																								
04/08/2017 through 03/10/2018																											
Totals for Contractor:	3,492.50	3,046.00	87.2%																								
Contractor: MARGUERITE CONCRETE INC																											
CARPENTER	147.00	0.00	0.0%																								
CARPET LAYERS	222.00	120.50	54.3%																								
EQUIPMENT OPERATOR	194.00	64.50	33.2%																								
LABORER	117.00	50.00	42.7%																								
03/25/2017 through 02/03/2018																											
Totals for Contractor:	680.00	235.00	34.6%																								
Contractor: JRG WILLIAMS PLUMBING																											
PLUMBER	1,196.00	1,141.00	95.4%																								
09/08/2017 through 12/08/2017																											
Totals for Contractor:	1,196.00	1,141.00	95.4%																								
Contractor: HELICAL DRILLING																											
EQUIPMENT OPERATOR	71.50	0.00	0.0%																								
LABORER	149.50	38.25	25.6%																								
03/25/2017 through 04/01/2017																											
Totals for Contractor:	221.00	38.25	17.3%																								
Contractor: INNER CITY FIRE PROTECTION																											
LABORER	127.00	127.00	100.0%																								
SPRINKLER FITTER	941.00	789.00	83.8%																								
11/04/2017 through 02/17/2018																											
Totals for Contractor:	1,068.00	916.00	85.8%																								
Contractor: METRO EQUIPMENT COMPANY																											
WBE																											
CEMENT MASON	578.00	452.00	78.2%																								
EQUIPMENT OPERATOR	264.00	264.00	100.0%																								
LABORER	1,462.00	1,183.00	80.9%																								
03/11/2017 through 12/02/2017																											
Totals for Contractor:	2,304.00	1,899.00	82.4%																								
Contractor: OUTFAST ELECTRICAL																											
MBE																											
ELECTRICIAN	3,672.00	3,672.00	100.0%																								
10/13/2017 through 02/02/2018																											
Totals for Contractor:	3,672.00	3,672.00	100.0%																								
Contractor: PEGASUS & SON MASONRY CONS																											
MBE																											
LABORER	815.00	299.50	36.7%																								
MASON TENDER	1,369.50	874.00	63.8%																								
05/09/2017 through 01/24/2018																											
Totals for Contractor:	2,184.50	1,173.50	53.7%																								
Contractor: SAVE ON WALLS																											
CARPENTER	6,063.50	3,064.50	50.5%																								
LABORER	816.50	728.50	89.2%																								
09/30/2017 through 03/03/2018																											
Totals for Contractor:	6,880.00	3,793.00	55.1%																								
Contractor: STREAMLINE WATERPROOFING & CAULKING																											
WATERPROOFER	857.50	415.00	48.4%	0.00	0.0%	256.50	29.9%	6	2	0	1																
12/23/2017 through 02/24/2018																											
Totals for Contractor:	857.50	415.00	48.4%	0.00	0.0%	256.50	29.9%	6	2	0	1																
Contractor: SUPERIOR PLUMBLING, INC																											
PLUMBER	2,182.50	1,356.25	62.1%	0.00	0.0%	1,347.50	61.7%	31	14	0	9																
01/16/2018 through 02/20/2018																											
Totals for Contractor:	2,182.50	1,356.25	62.1%	0.00	0.0%	1,347.50	61.7%	31	14	0	9																
Contractor: T & T STEEL ERECTORS, INC.																											
MBE																											
IRON WORKER	724.00	440.00	60.8%	96.00	13.3%	216.00	29.8%	9	6	1	2																
08/19/2017 through 09/02/2017																											
Totals for Contractor:	724.00	440.00	60.8%	96.00	13.3%	216.00	29.8%	9	6	1	2																
Contractor: YOUTH BUILD BOSTON																											
CARPENTER	995.50	995.50	100.0%	494.00	49.6%	995.50	100.0%	2	2	1	2																
09/22/2017 through 12/29/2017																											
Totals for Contractor:	995.50	995.50	100.0%	494.00	49.6%	995.50	100.0%	2	2	1	2																
Contractor: ZICHELE STEEL ERECTORS, INC																											
IRON WORKER	128.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	3	0	0	0																
08/19/2017 through 09/02/2017																											
Totals for Contractor:	128.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	3	0	0	0																

Construction Workforce Statistical Report to BPDA