



526-530 Dudley Street

- 16 AFFORDABLE RESIDENTIAL UNITS
- 6 – 10 CO-WORKING COMMERCIAL SUITES
- PERMANENT OFFICE SPACE FOR ESCAZU DEVELOPMENT

SPONSOR: ESCAZU DEVELOPMENT

ARCHITECT: PEOPLE ARCHITECTS

CONTRACTOR: NICOYA CONSTRUCTION

Vision: Provide Affordable Residential Units and Commercial Space through Thoughtful Design

Program:

Basement Floor : Permanent Office Space for Escazu Development and related trade services:

- 3,000 sf to 4,000 sf office suites and meeting rooms
- General Contractor office, architect office, office for entrepreneurs, storage area
- Restroom facilities

First Floor: Co-Working Office Suites, Common Meeting Room and Lounge, and Common Kitchen

- Private office suites ranging from 200 sf to 500 sf
- Individual desks
- Amenities: copy center location, meeting rooms, modern facility with WI-FI

Second, Third, Fourth Floors: 16 units deed restricted Affordable Housing Units.

Residential Floors: 2nd to 4th Floors

(2) One Bedroom units @ 30% AMI

(2) One Bedroom units @ 60% AMI

(9) Two Bedroom units @ 60% AMI

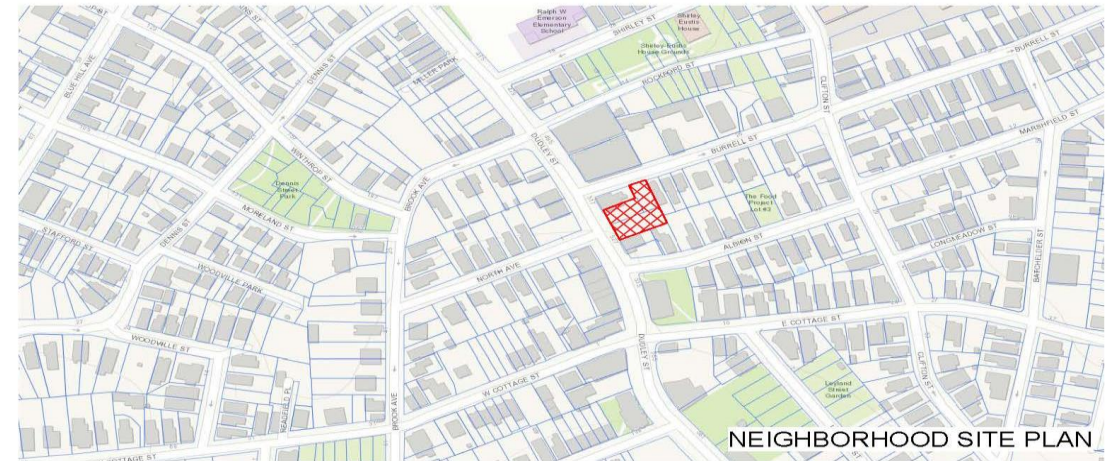
(3) Three Bedroom units @ 60% AMI

16 Affordable Units

ZONING ANALYSIS: NEW 16 UNIT MIXED-USE CONSTRUCTION
526-530 DUDLEY ST. / BURRELL ST. BOSTON, MA 02119
ZONING DISTRICT: ROXBURY NEIGHBORHOOD MFR/LS

ARTICLE 50 TABLE F:

ZONING ITEM	REQUIRED	PROPOSED	RELIEF REQUIRED
LOT AREA	4,000 SF FOR FIRST 3 UNITS	10,623 SF	NO
LOT AREA FOR ADDITIONAL UNITS	13 @ 1,000 SF	10,623 - 4,000 = 6,623 SF	<u>YES</u>
LOT WIDTH MINIMUM	40 FEET	37.8 + 45.58 = 83.38 FEET	NO
LOT FRONTAGE MINIMUM	40 FEET	83.38 FEET	NO
FLOOR-AREA RATIO	1	1.88	<u>YES</u>
BUILDING HEIGHT MAXIMUM (FEET)	45 FEET	45 FEET	NO
BUILDING HEIGHT MAXIMUM (STORIES)	4	4	NO
USEABLE OPEN SPACE PER DWELLING UNIT	200 SF PER D.U. (16) = 3200 SF	2,244 SF + ROOF DECKS	NO
FRONT YARD MIN. DEPTH ^(D)	20 FEET	MODAL	NO
SIDE YARD MIN. DEPTH	10 FEET	10 FEET	NO
REAR YARD MIN. DEPTH	20 FEET	20 FEET	NO
REAR YARD MAX OCCUPANCY BUILDING	25 PERCENT	N/A	NO



(D) See Section 50-44.2 (Conformity with Existing Building Alignment). A bay window may protrude into a front yard.

PEOPLE ARCHITECTS
 128 Lincoln St, Unit 110,
 Boston, MA 02111

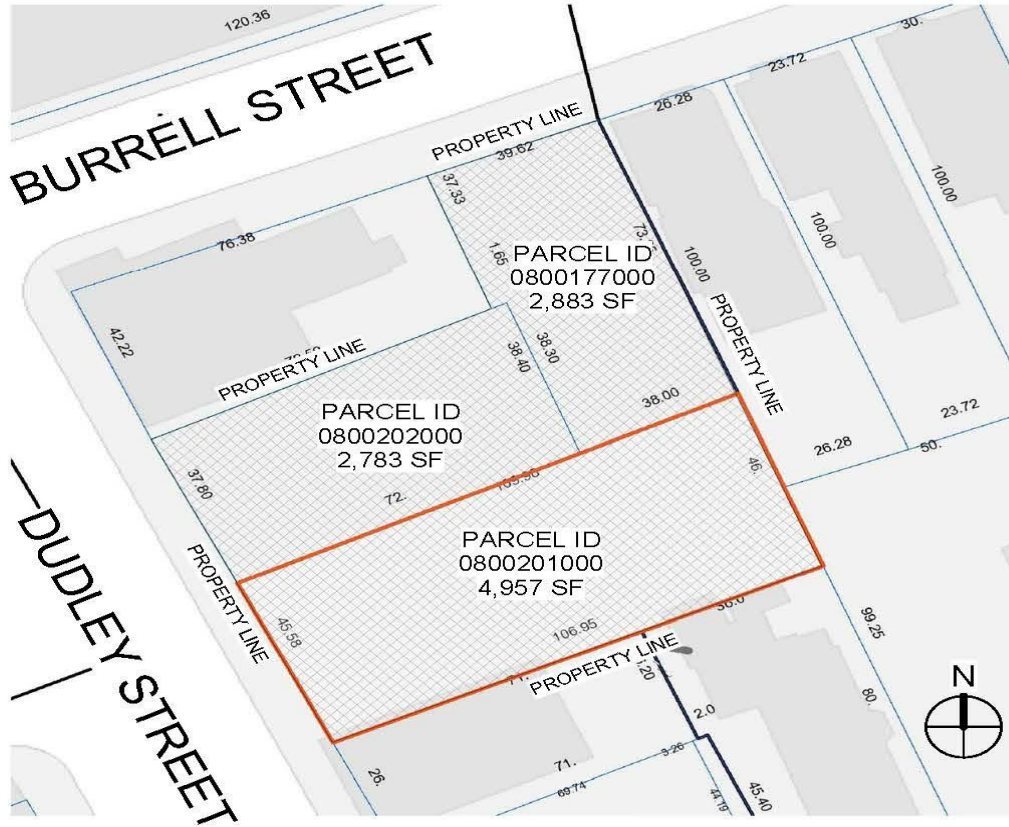
526 - 530 DUDLEY STREET
 BOSTON, MA 02119

ZONING ANALYSIS

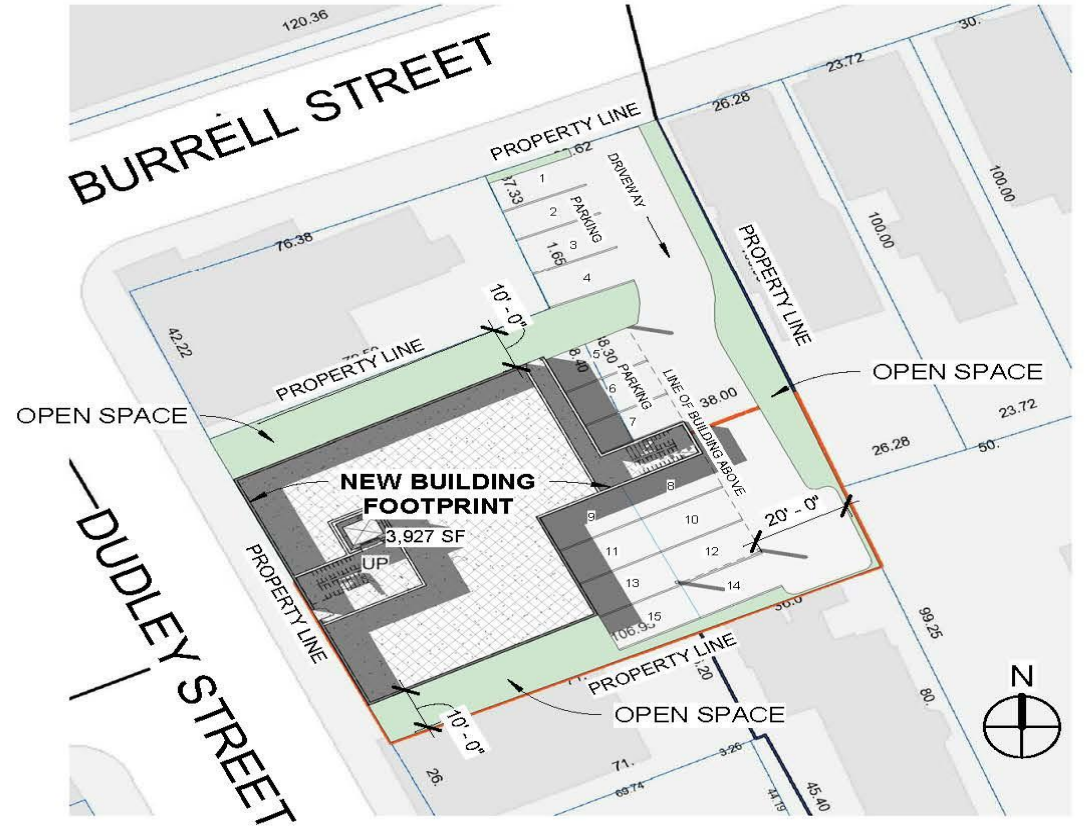
Project number 19001
 Date January 9, 2019
 Drawn by JMB
 Checked by JMB

A01

Scale As indicated



① SITE PLAN EXISTING
1" = 30'-0"



③ SITE PLAN PROPOSED
1" = 30'-0"

COMBINED LOT AREA = 10,623 SF

PARKING REQUIREMENTS

OFFICE: 1.0 PER 1,000 SF OF GROSS FLOOR AREA
RESIDENTIAL: 1.0 PER DWELLING UNIT

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526 - 530 DUDLEY STREET

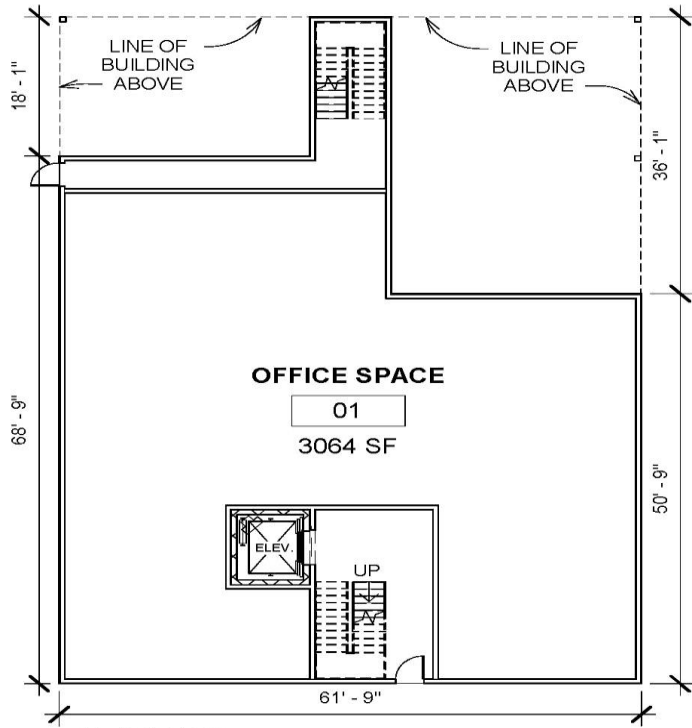
BOSTON, MA 02119

SITE PLANS

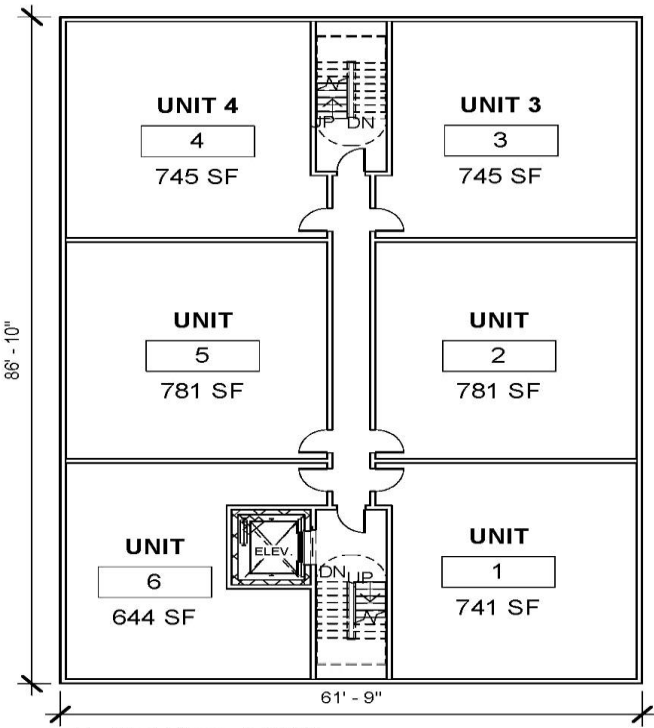
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Date January 9, 2019
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A02

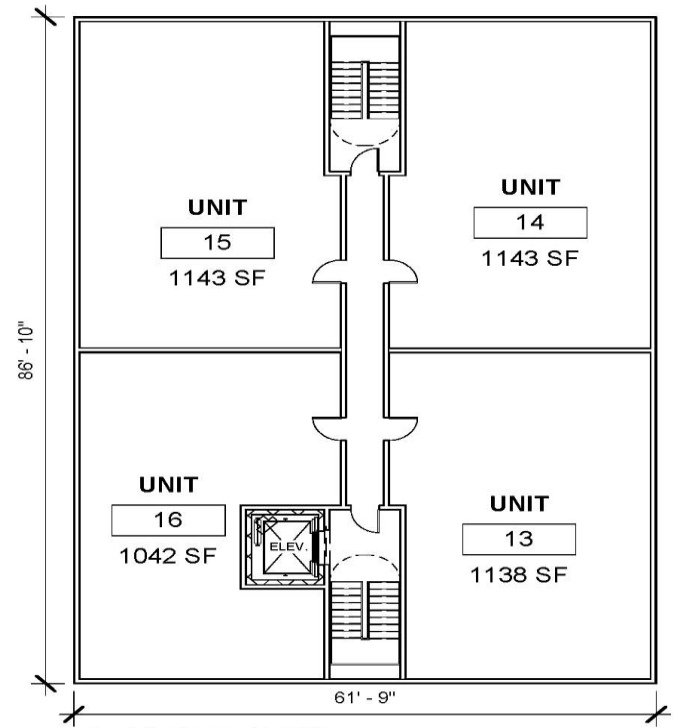
Scale 1" = 30'-0"



① 1st Floor
1/16" = 1'-0"



② 2nd Floor - 6 UNITS
1/16" = 1'-0" 2ND & 3RD FLOOR ARE IDENTICAL



③ 4th Floor - 4 UNITS
1/16" = 1'-0"

Area Schedule (Gross Building)	
Name	Area

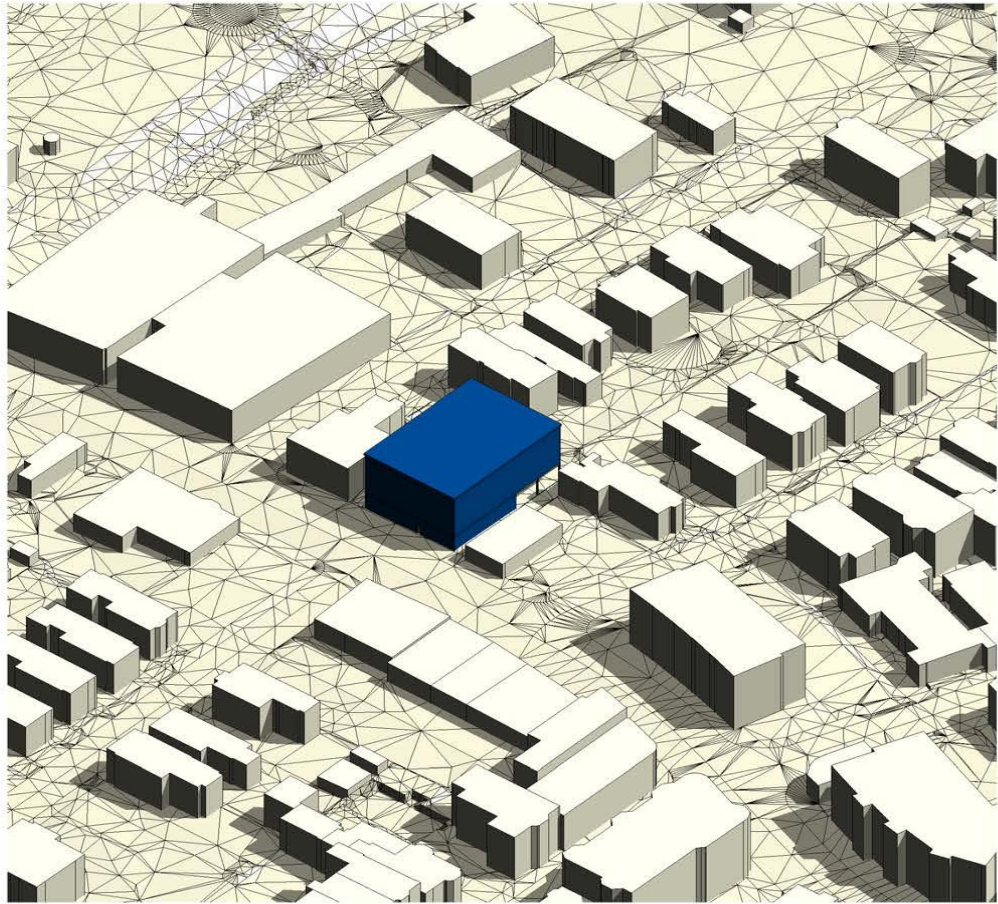
1ST FLOOR GROSS	3927 SF
2ND FLOOR GROSS	5363 SF
3RD FLOOR GROSS	5363 SF
4TH FLOOR GROSS	5363 SF
Grand total	20017 SF

FLOOR AREA RATIO
20,017 / 10,623 = **1.88 FAR**

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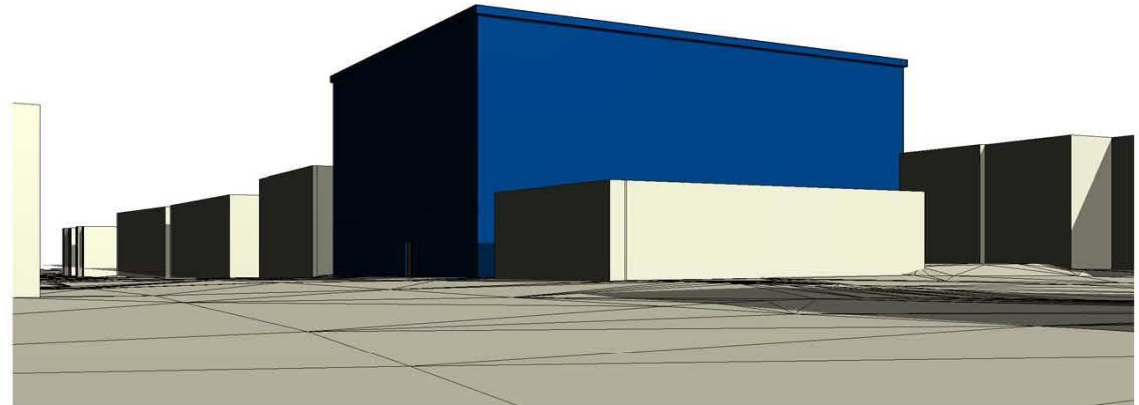
FLOOR PLANS		
Project number	19001	A03 Scale 1/16" = 1'-0"
Date	January 9, 2019	
Drawn by	JMB	
Checked by	JMB	



① MASSING MODEL



② VIEW LOOKING SOUTH



③ VIEW LOOKING NORTH

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526 - 530 DUDLEY STREET

BOSTON, MA 02119

MASSING

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A04

Scale

RFP Design Guidelines

- Parcels to be held in community land trust
- 1/3 low, moderate, middle income housing mixed—Open to increase middle income units
- Affordable Co-Working Space for Entrepreneurs
- Bedroom Mix—1-BR, 2-BR, 3-BR
- Massing and Height is within Neighborhood Standards
- LEED Certifiable Building
- Commitment to local, minority, women hiring

Escazu Development Highlights

On site presence—Construction, Owner and Management

Currently in the Neighborhood:

Office @ NewMarket Space

Developments on Forest Street, Mt Pleasant Ave, Indigo Block Development

Strong Experience in Affordable Housing

Small Firm on Growth Path