



MADISON PARK DEVELOPMENT CORPORATION



75 DUDLEY HPACDC ADVISORY REVIEW





ABOUT MPDC

The mission of Madison Park Development Corporation (MPDC) is to foster a vibrant, healthy Roxbury neighborhood that supports the well-being and advancement of the community. MPDC was founded in 1966 by Black community activists fighting for just, equitable access to housing and community control over development, and that legacy informs MPDC's work to this day. MPDC is the first Community Development Corporation (CDC) in MA.



MPDC: BUILDING HEALTHY HOMES

We develop affordable and high-quality housing for low and moderate-income families in and around the Roxbury neighborhood. We house over 3,000 residents in 1,318 low and moderate-income rental homes.

We have developed about 300 units of homeownership, including next door to 75 Dudley at 2451 Washington.

CONTACT

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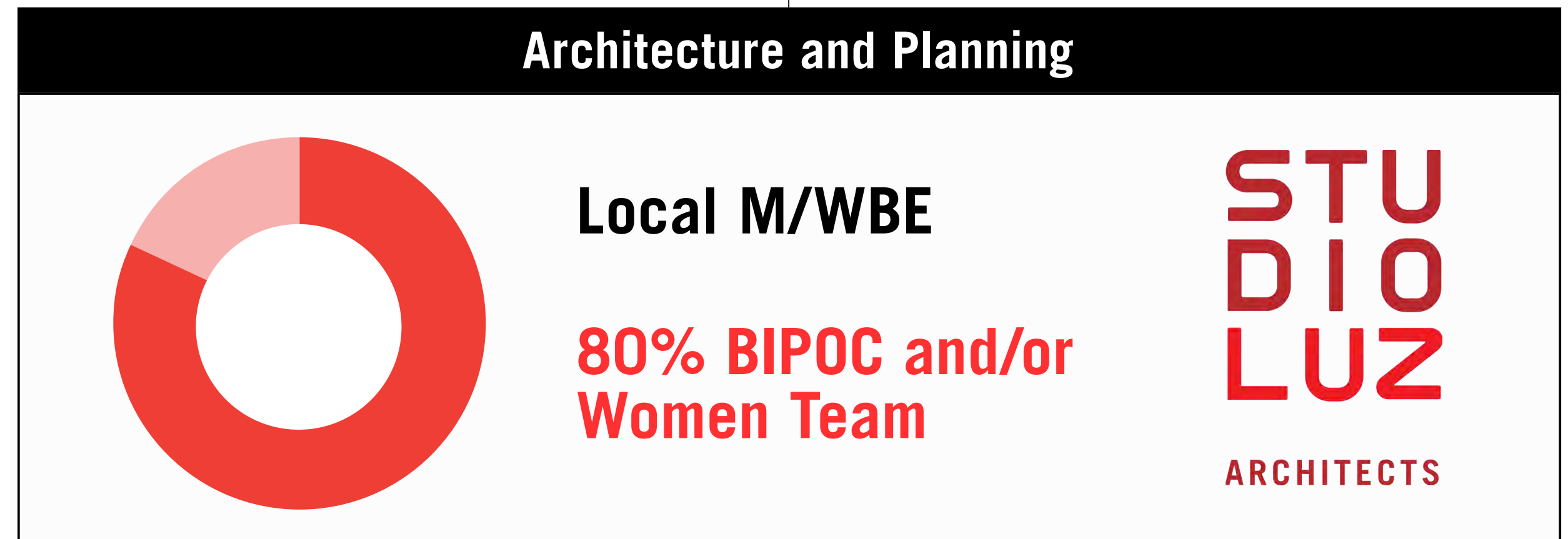


**STAY
CONNECTED
TO MPDC**



Introduction

Together we are a team centered on shared values, complementary expertise and ongoing collaboration.



Project Overview

75-81 DUDLEY STREET

ROXBURY NEIGHBORHOOD

ZONING DISTRICT:

Roxbury Neighborhood District

ZONING SUBDISTRICT:

3F-4000 Three-Family Residential Subdistrict

Dudley Square Economic Development Area

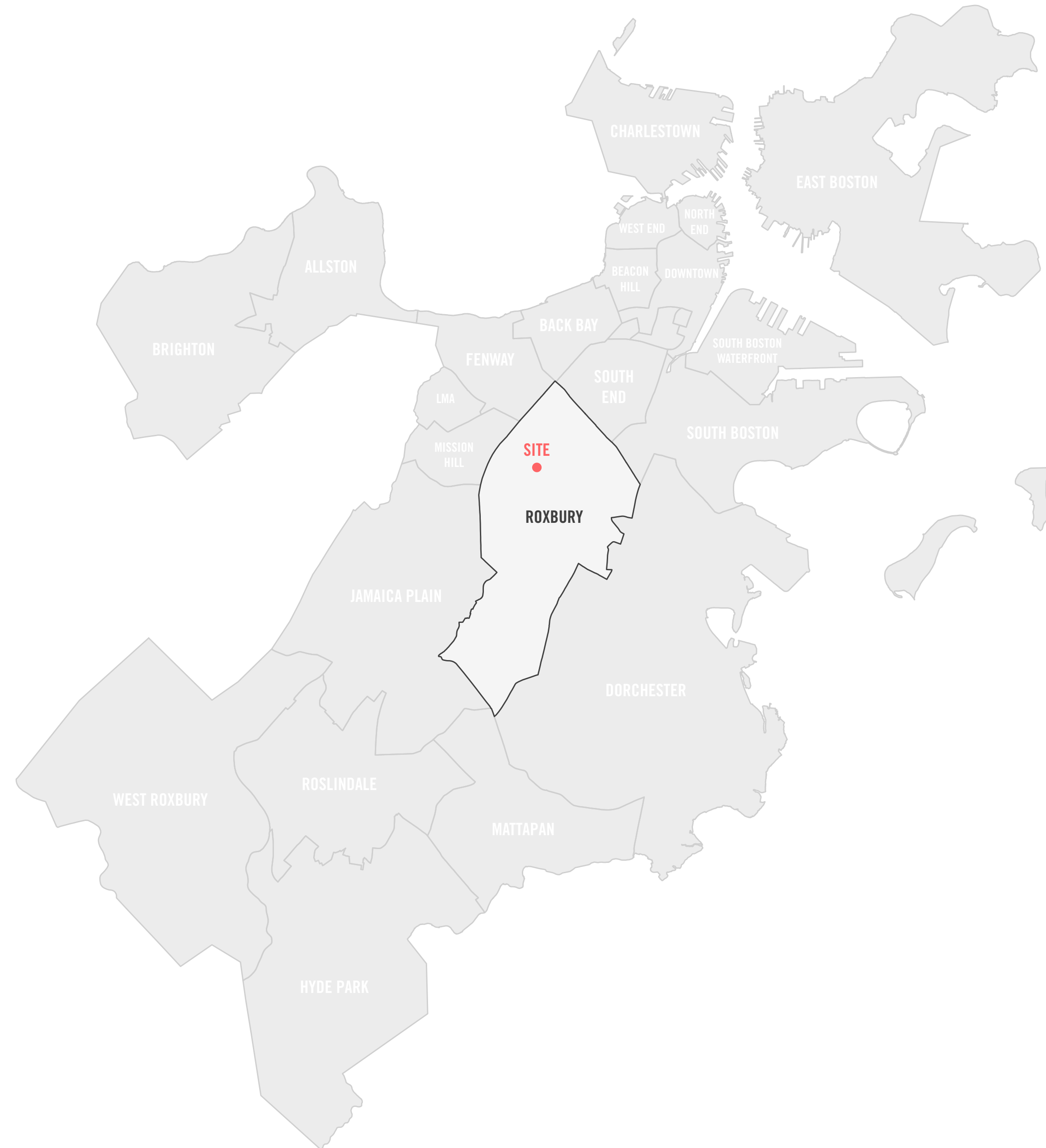
ZONING OVERLAYS:

Boulevard Planning District

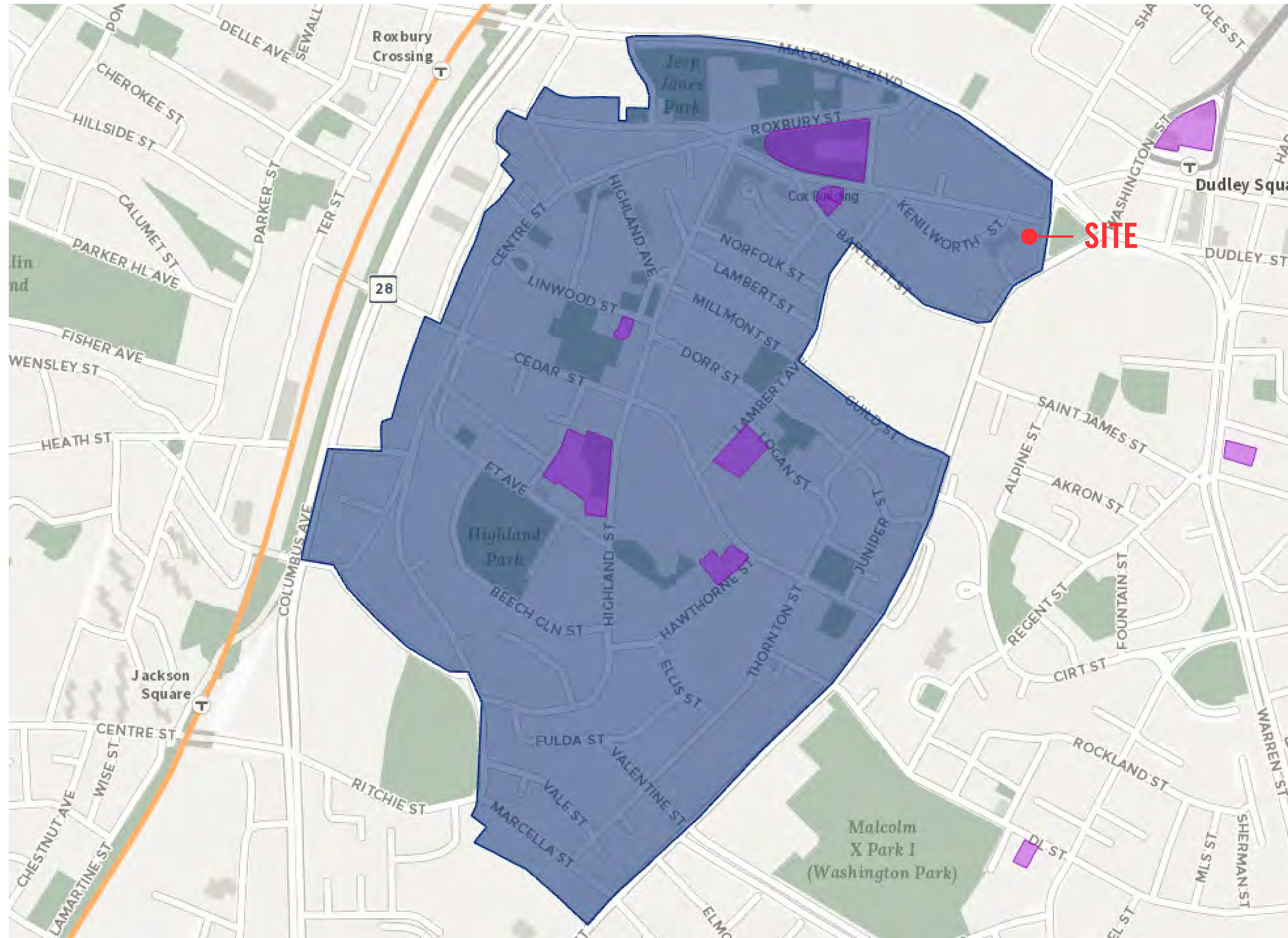
Neighborhood Design Overlay District

HISTORIC DISTRICT:

Highland Park Architectural Conservation District



Highland Park Architectural Conservation District



Source: City of Boston Landmarks GIS, February 2022



Project Overview

Current Project Phase: Schematic Design

Proposed Project Highlights:

Land = ~8,265 sq. ft.

Building Size = **4 Stories**

Gross Floor Area = 18,039 sf

Open Space = 4,072 sq. ft

New Construction

Development Entities: 75 Dudley LLC

15 Affordable Homeownership Units Including:

(2 ACCESSIBLE UNITS, 1 SENSORY UNIT)

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		TOTAL UNITS:15

Working within Highland Park Architectural Conservation District

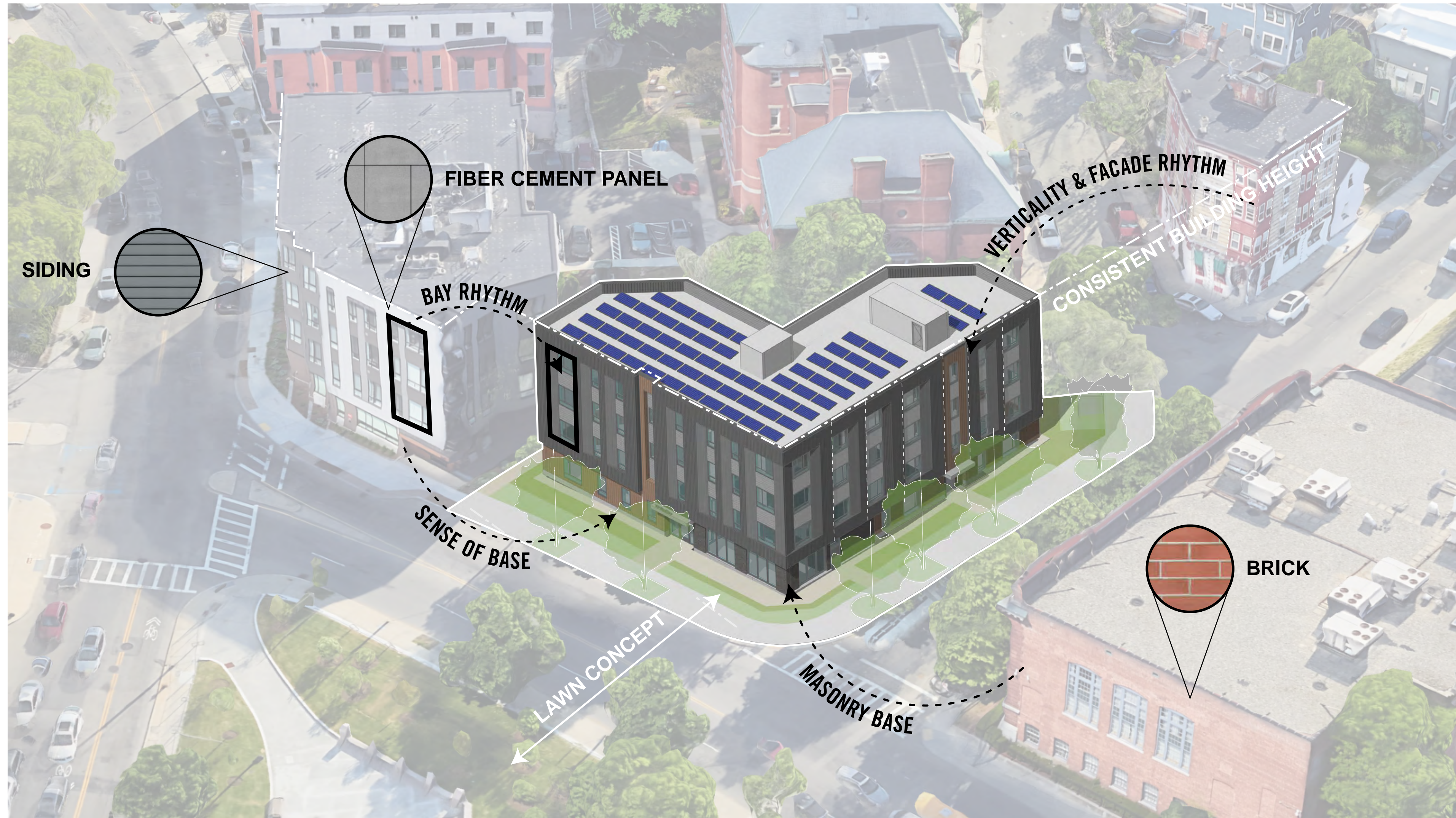


Context Overview



Context Overview

CONTEXTUAL RELATIONSHIPS



2451 WASHINGTON ST



10 MALCOLM X BLVD



6 KENILWORTH ST



71 DUDLEY ST



Project Overview

SITE PLAN

Proposed Project Highlights:

Land = ~8,265 sq. ft.

Gross Floor Area = 18,039 sf

Open Space = 4,072 sq. ft.

New Construction

Development Entities: 75 Dudley LLC

15 Affordable Homeownership Units Including:

(2 ACCESSIBLE UNITS, 1 SENSORY UNIT)



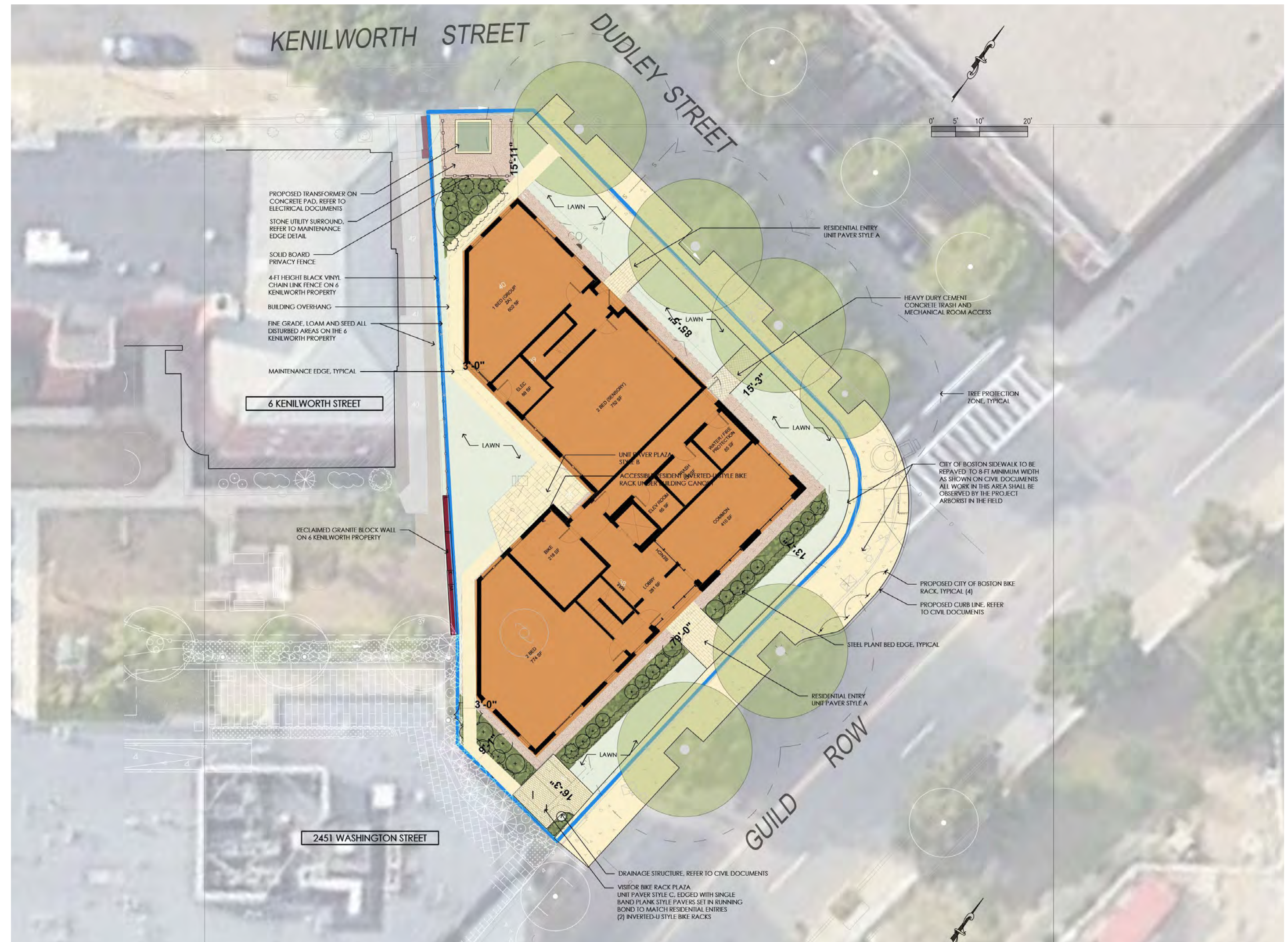
Project Overview

SITE PLAN

Preserve Existing Trees

Relate To Dudley Square Plaza

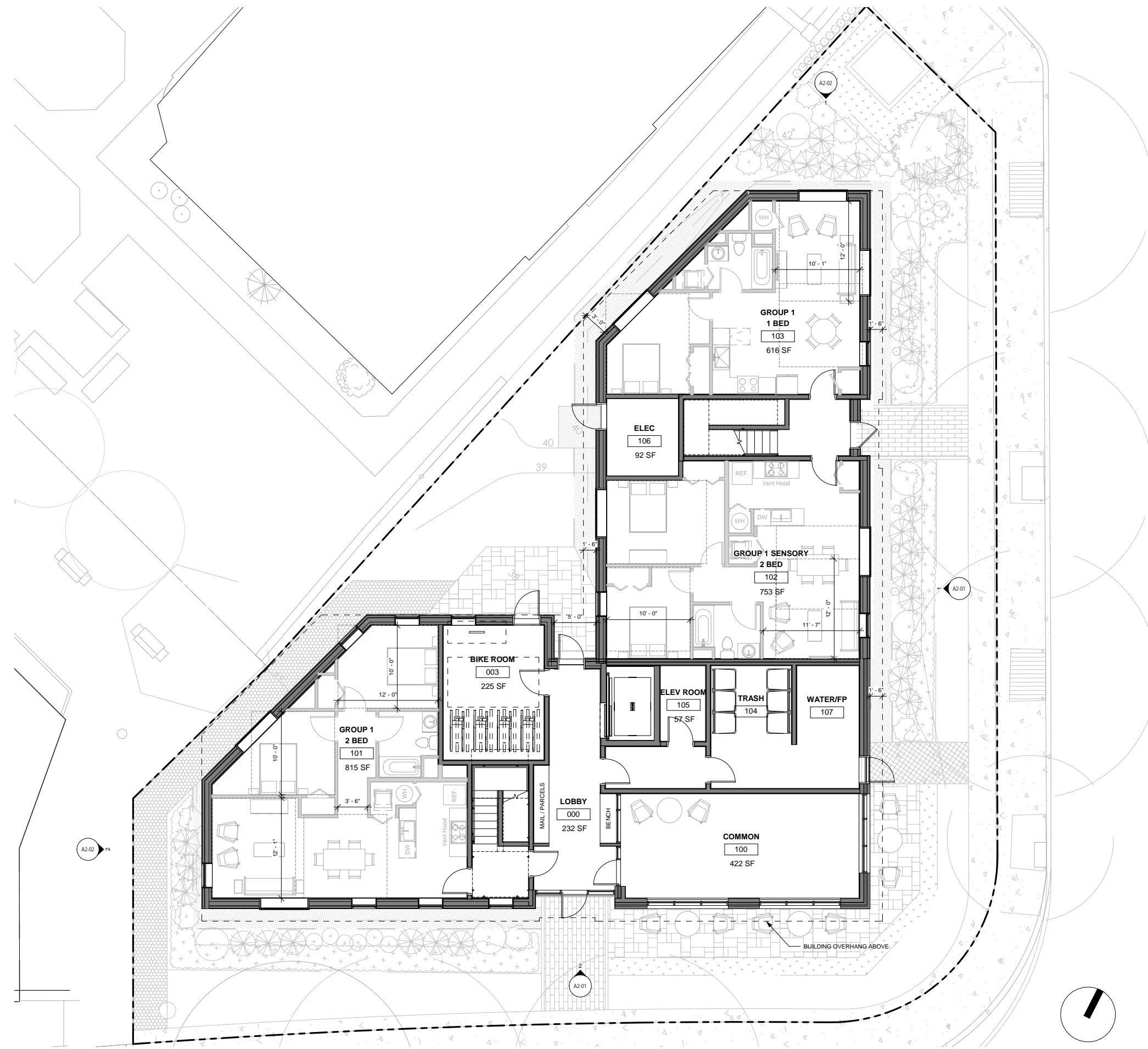
Define Public vs. Private Zones



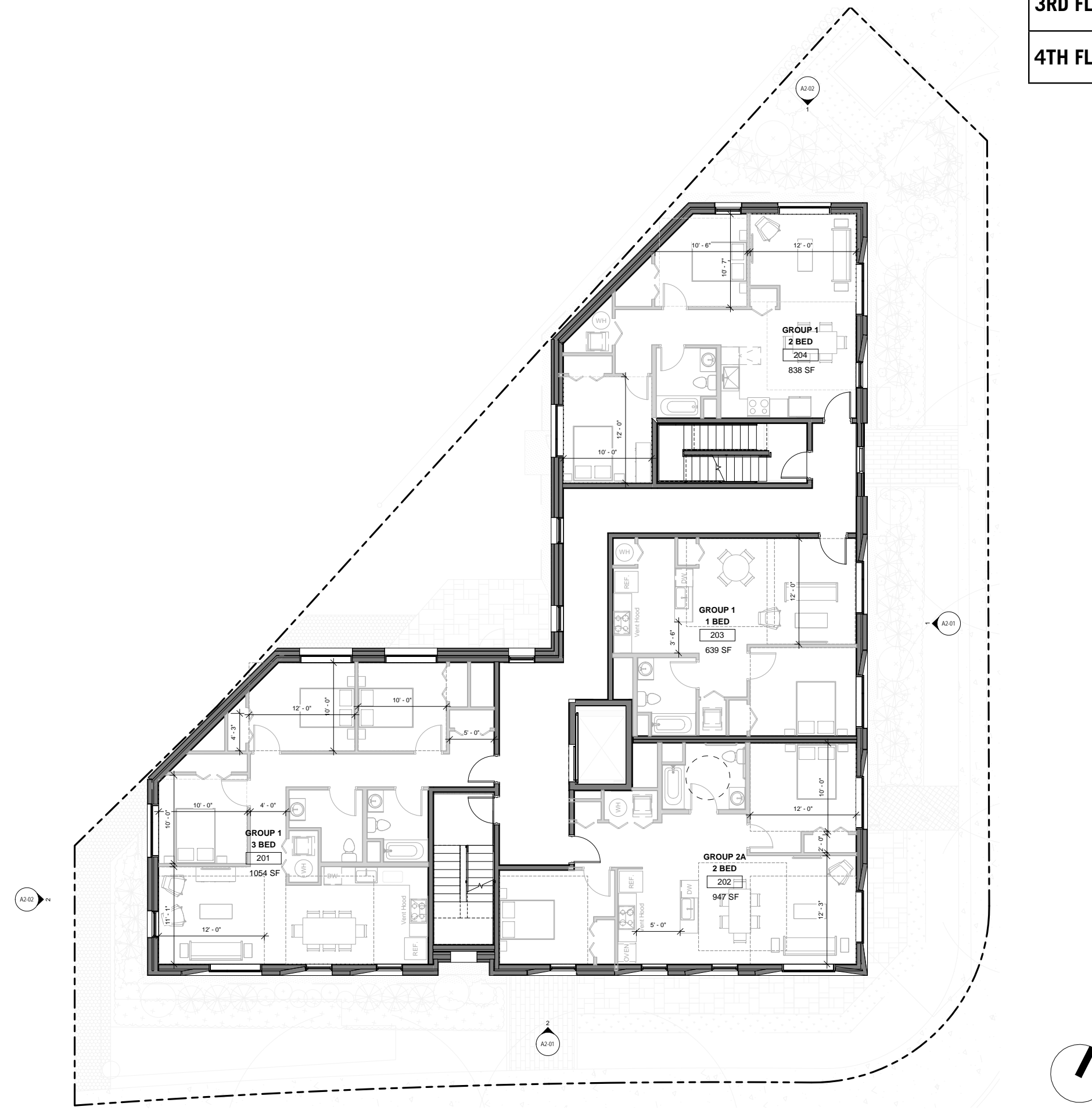
STUDIO
LUZ

ARCHITECTS

Project Overview



GROUND FLOOR PLAN



UPPER FLOORS 2,3,4

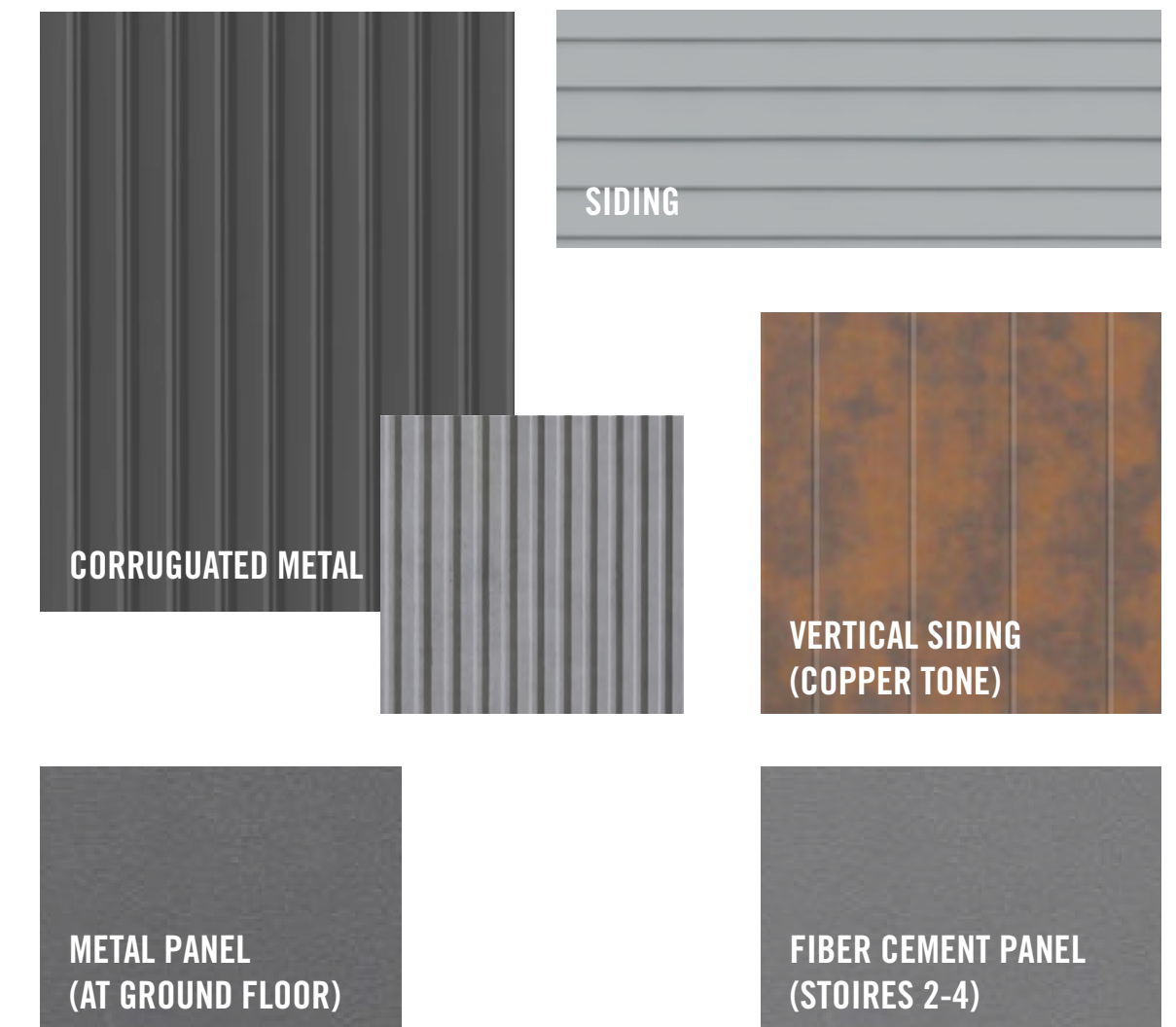
	1 BED	2 BED	3 BED
1ST FLR	1	2	0
2ND FLR	1	2	1
3RD FLR	1	2	1
4TH FLR	1	2	1
TOTAL UNIT COUNT: 15			



Project Overview



GUILD ROW ELEVATION



MATERIAL PALETTE



ARCHITECTS

Project Overview



VIEW FROM CORNER OF GUILD ROW & DUDLEY ST



Project Overview

ALTERNATE



VIEW FROM CORNER OF GUILD ROW & DUDLEY ST



Project Overview

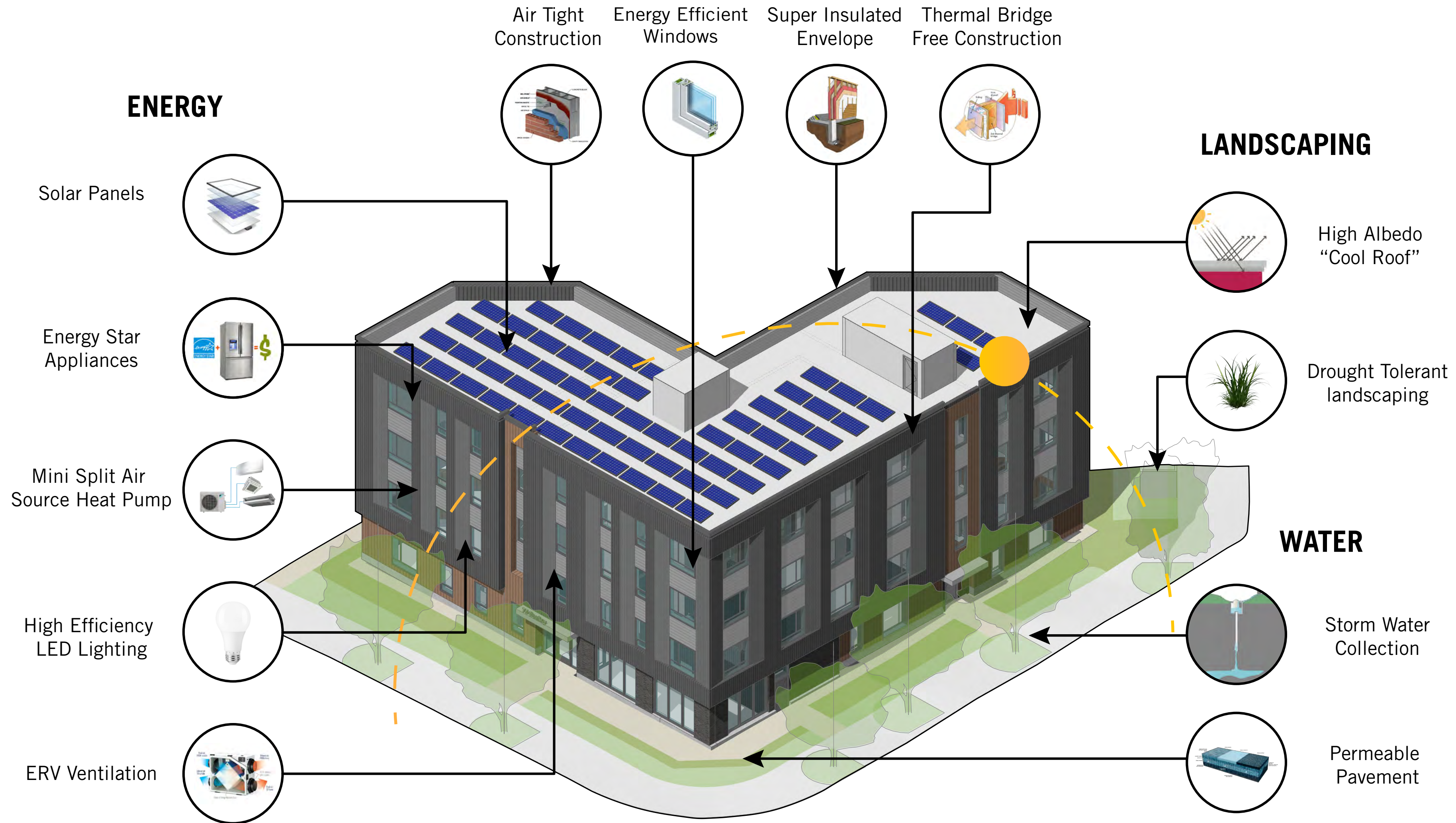


VIEW FROM CORNER OF GUILD ROW & DUDLEY ST



Project Overview

ENVELOPE: LEED CERTIFIABLE & PASSIVE HOUSE CERTIFIED



ARCHITECTS

Project Regulatory Milestones & Timeline

All Units Sold	August 2026
Construction Completion	May 2026
50% Construction Completion	October 2025
Construction Start	January 2025
Completed Financing	January 2025
State Subsidy Awards	N/A
City Subsidy Awards	Renewed July 2023
Public Improvement Commission Approval	February 2024
Zoning Board of Appeal Board (ZBA) *BFA	TBD
Article 80 Board Meeting	January 18 th 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Renewed July 2023

