



HPACDC Final Review for 75 – 81 Dudley Street



October 24, 2024

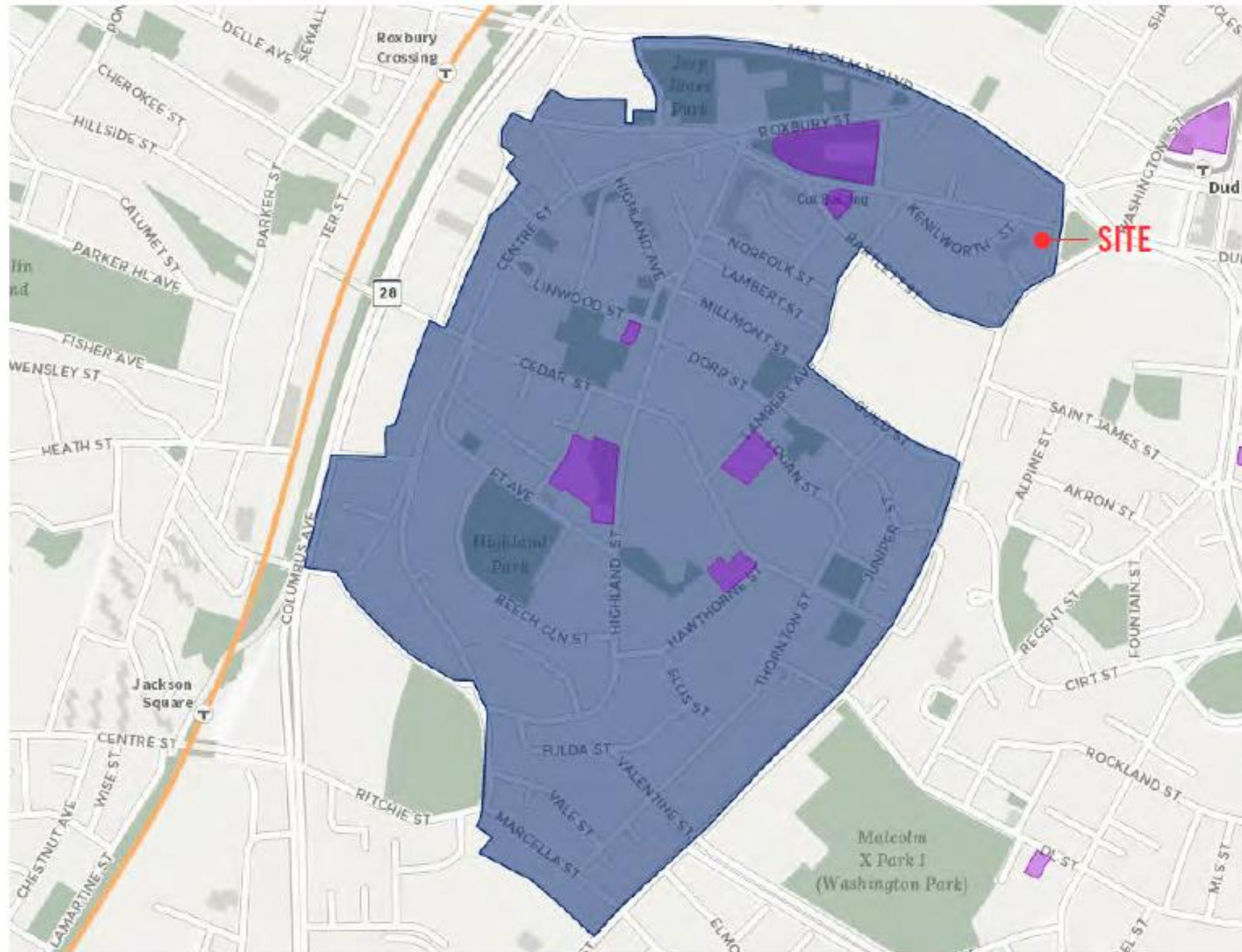




ABOUT MPDC

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.

Site Location

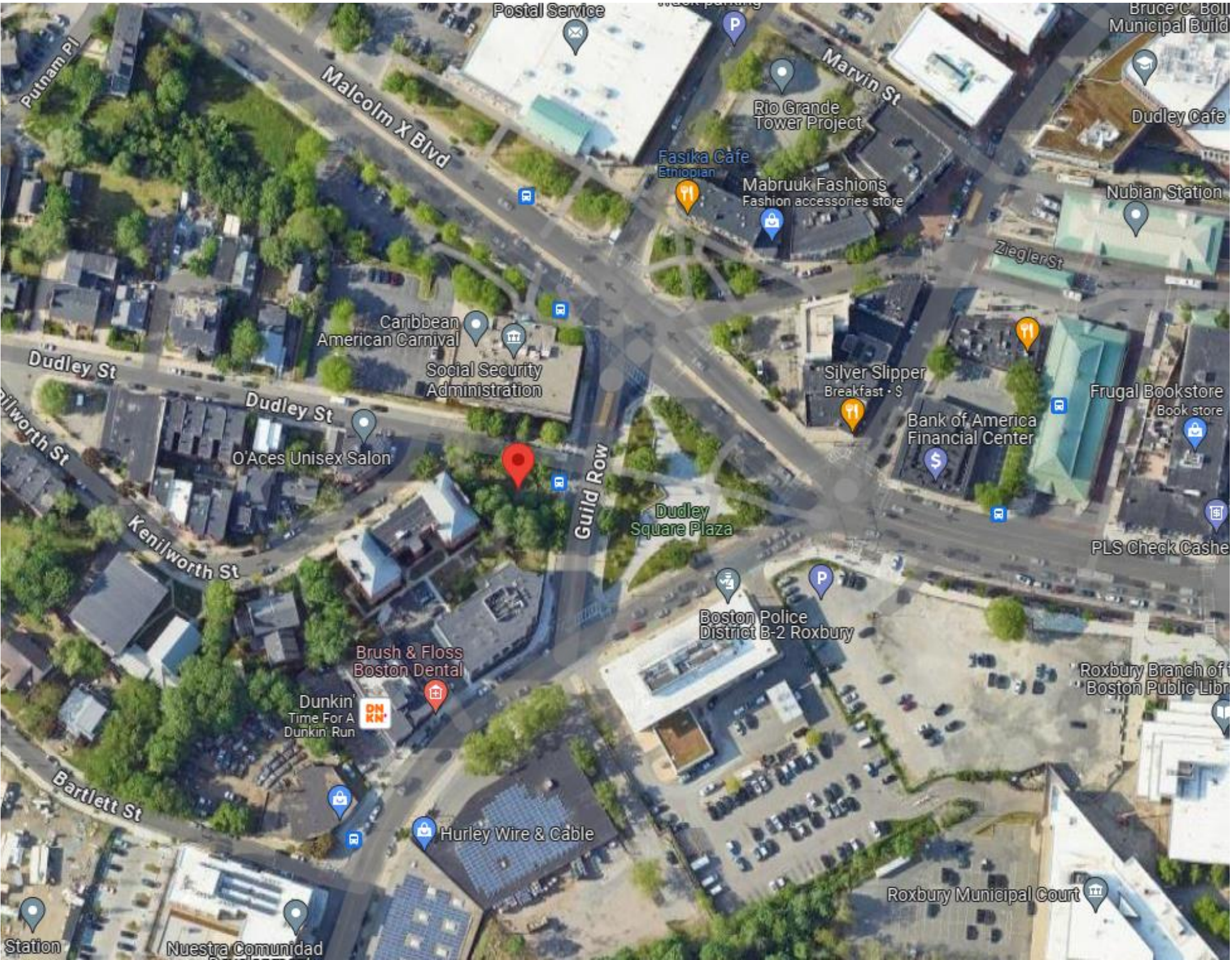


Source: City of Boston Landmarks GIS, February 2022



*Note: the façade has been updated

Site Context







Project Timeline



| | |
|---|--|
| Community Feedback and RFP Opened | Spring and Summer 2018 |
| MPDC Designated as Developer by PRC, approved by RSMPOC | June 3, 2019 (RSMPOC monthly reporting as of today) |
| BPDA Article 80 Approval | January 16, 2020 |
| Tree Protection and Elevator Addition | 2020 – 2023 |
| Outreach: Dudley Street Neighborhood Initiative, Dudley Square Neighborhood Assn, Roxbury Neighborhood Council, and John Eliot Square Neighborhood Assn | October 2022 and March 2023 |
| MOH Developer Designation and City Funding Award | Renewed July 2023 |
| RSMPOC Presentations: | October 5, 2020, July 12, 2021, June 6, 2022, January 9, 2023, May 1, 2023, October 2, 2023, and March 4, 2024 |
| RSMPOC Co-Chair Design Review | December 14, 2023 |
| BPDA Public Meeting | January 10, 2024 |
| HPACDC Advisory Review | January 25, 2024 |
| Highland Park PRC Review & Approval | February 20, 2024 |
| SD Set Approved by MOH | February 28, 2024 |
| Zoning Extension Granted | March 12, 2024 |
| BPDA Article 80 Approval | March 14, 2024 |
| Zoning Appeal Granted | May 21, 2024 |
| Designation Renewed | June 26, 2024 |
| DD Set Approved by MOH | September 9, 2024 |

***we are currently in Construction Documents and expect to submit to MOH on November 22, 2024**

Updates From Advisory Review



Trees

- Chart identifying all existing site trees as well as their size, species, and status, page L1-01
- Tree protection plan attached, page L0-01
- Added deciduous tree in rear of building

Plantings

- Replaced grass with native shrubs, perennials, and groundcover
- Chart identifying native plants and planting schedule, page L1-01

Historic

- Relocated existing granite blocks to mark entries, create seatwalls
- Remaining granite will be used to shore up retaining wall

Transformer

- Added concrete pad under transformer and aluminum fence
- Evergreen hedge on Kenilworth property to screen utility and flanked by plantings at safe distance (4 ft)

Site Improvements

- Added an ornamental fence to building rear to assist retaining wall and make clear yard delineation
- Realigning curb to City's proposed curb line, improving accessibility
 - Will be decided during the PIC process

Façade

- Moved forward with HPACDC's favored façade design
- Siding to emphasize the corner and pair cohesively with surrounding brick architecture
- Will be using a new-to-market product, Vicwest, for the metal siding

Proposed Building Design



Former Façade Designs

Shown at Advisory Review



Planned design



Alternate



Façade Design

Before and After



Former façade



Façade after VE and with HPACDC input

Updated Façade Design



View from Corner of Dudley Street and Guild Row



View from Guild Row

Materials



STUDIO LUZ

ARCHITECTS

STUDIO LUZ ARCHITECTS, LTD
67 POPULAR STREET
BOSTON, MA 02131
T: 617.423.2724
www.studioluz.net

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATIONS PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING THEIR WORK IN A SAFE MANNER, AND OF COORDINATING HIS/HER WORK WITH THAT OF ALL OTHER TRADES.

| Date | Name |
|---------|----------------------------|
| 4/19/24 | MCH DD Drawing Set |
| 5/31/24 | Revised MCH DD Drawing Set |
| 7/21/24 | Revised MCH DD Drawing Set |
| | |
| | |
| | |
| | |
| | |
| | |

75 DUDLEY

75-81 Dudley St.
Boston, MA 02119

Registration

| | |
|----------------|--------------|
| Project number | 23021 |
| Date | 11/22/24 |
| Drawn by | EZ/JLL/LI |
| Checked by | HBB |
| Scale | 3/8" = 1'-0" |

Drawing Title
ENLARGED ELEVATIONS

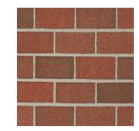
Sheet Number

A2-03

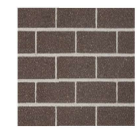
- T.O. PARAPET
48'-0"
- ROOF
45'-6"
- LEVEL 4
34'-6"
- LEVEL 3
24'-0"
- LEVEL 2
13'-6"
- LEVEL 1 QUILD
0'-0"



① ENLARGED TYPICAL ELEVATION
3/8" = 1'-0"



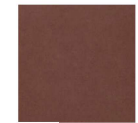
BRICK
BELDEN BRICK
JEWEL BLEND SANDED



BRICK
BELDEN BRICK
ANCHOR GRAY



FIBER CEMENT PANELS
SWISSPEARL
TERRA AMBER 753



FIBER CEMENT PANELS
SWISSPEARL
TERRA AMBER 754



FIBER CEMENT PANELS
SWISSPEARL
NOBILIS GRANITE 624



FIBER CEMENT PANELS
SWISSPEARL
NOBILIS GRANITE 624



CORRUGATED METAL
VICWEST
GRAY METAL



WINDOWS
AMBERLINE
GRAPHITE BLACK ULTRAMAT



METAL CANOPY
BENJAMIN MOORE PAINT
COTTAGE RED



PRECAST CONCRETE BASE
PREFERRED PRECAST
BLUESTONE

Elevations



2 SOUTH ELEVATION - GUILD ROW
3/16" = 1'-0"

*building entrance on Guild Row

Elevations



*side entrances on Dudley Street

Elevations



Elevations



② WEST ELEVATION
 3/16" = 1'-0"

Landscape Plan



Existing Conditions and Tree Inventory

Notes from Landscape Architect Rebecca Bachand, RLA, LEED AP®, ASLA

- Existing tree species issues include prohibited invasive Norway Maples (*Acer platanoides*), borer prone Ashes (*Fraxinus spp.*), overplanted and discouraged Honeylocusts (*Gleditsia*), and a dead tree
- Trees 13, 14, and 15 suffer from limited branch growth due to proximity to 6 Kenilworth
- The roots of trees 8 – 12 are likely entwined with the existing brick wall which is considered structurally unstable. Removing the wall will likely damage the roots and leave trees prone to windthrow.
- OSHA does not allow building framing to be done from within the tree canopy, an upper story issue.
- Insurers will not allow tree branches within 6 ft of building due to pest and damage concerns.
- Propose adding native plantings and understory tree, *Ostrya virginiana*, to rear yard.



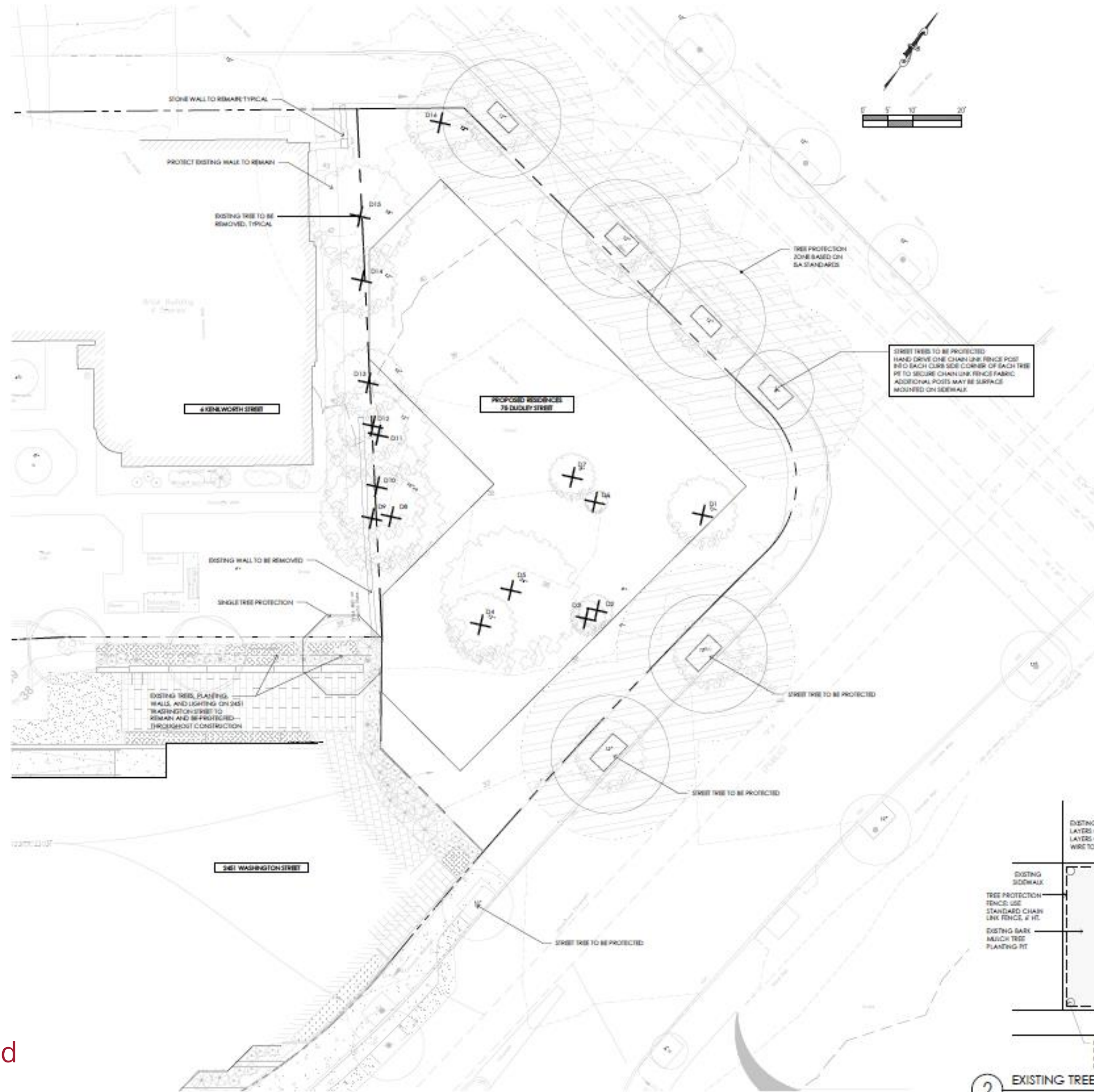
| EXISTING TREE INVENTORY | | | |
|-----------------------------|-------------------------|---------|-------|
| ACTION | SPECIES* | SIZE | LABEL |
| Street Tree to be Protected | <i>Tilia</i> | 12" DBH | 12" |
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| Street Tree to be Protected | <i>Tilia</i> | 12" DBH | 12" |
| Street Tree to be Protected | <i>Tilia</i> | 8" DBH | 12" |
| Street Tree to be Protected | <i>Tilia</i> | 12" DBH | 8" |
| Street Tree to be Protected | <i>Tilia</i> | 12" DBH | 12" |
| On-Site Tree to be Removed | <i>Celtis</i> | 12" DBH | D1 |
| On-Site Tree to be Removed | <i>Fraxinus</i> | 6" DBH | D2 |
| On-Site Tree to be Removed | <i>Carya</i> | 6" DBH | D3 |
| On-Site Tree to be Removed | <i>Celtis</i> | 12" DBH | D4 |
| On-Site Tree to be Removed | <i>Acer platanoides</i> | 24" DBH | D5 |
| On-Site Tree to be Removed | <i>Prunus</i> | 4" DBH | D6 |
| On-Site Tree to be Removed | <i>Celtis</i> | 8" DBH | D7 |
| On-Site Tree to be Removed | <i>Acer platanoides</i> | 18" DBH | D8 |
| On-Site Tree to be Removed | <i>Fraxinus</i> | 18" DBH | D9 |
| On-Site Tree to be Removed | DEAD | 18" DBH | D10 |
| On-Site Tree to be Removed | <i>Acer platanoides</i> | 18" DBH | D11 |
| On-Site Tree to be Removed | <i>Acer platanoides</i> | 12" DBH | D12 |
| On-Site Tree to be Removed | <i>Gleditsia</i> | 12" DBH | D13 |
| On-Site Tree to be Removed | <i>Aesculus</i> | 12" DBH | D14 |
| On-Site Tree to be Removed | <i>Fraxinus</i> | 18" DBH | D15 |
| On-Site Tree to be Removed | <i>Ulmus pumila</i> | 12" DBH | D16 |

Refer to L0-01

*As identified by RBLA Design LLC.

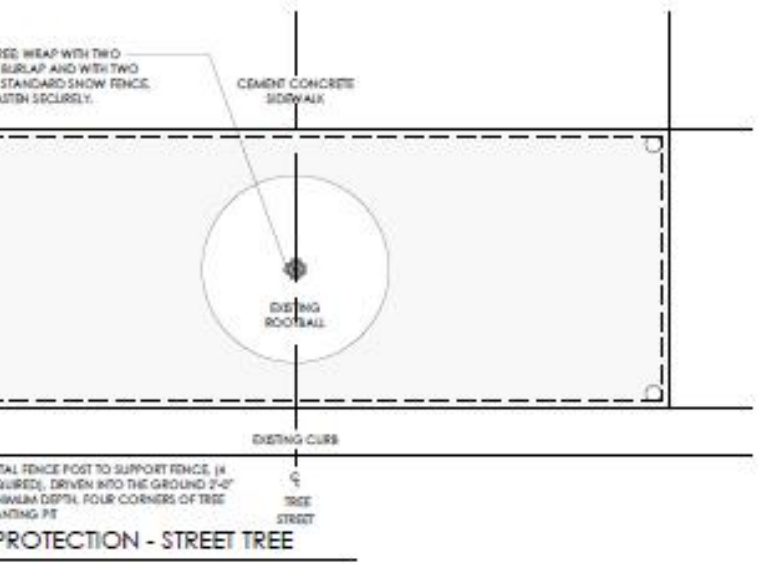
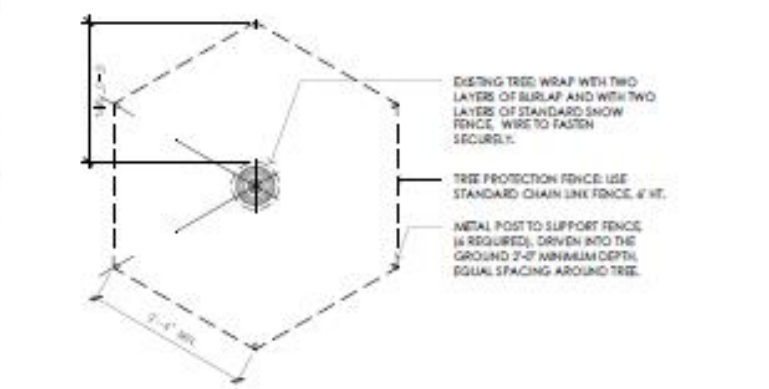
Existing Trees

Tree Protection Plan



TREE PROTECTION NOTES

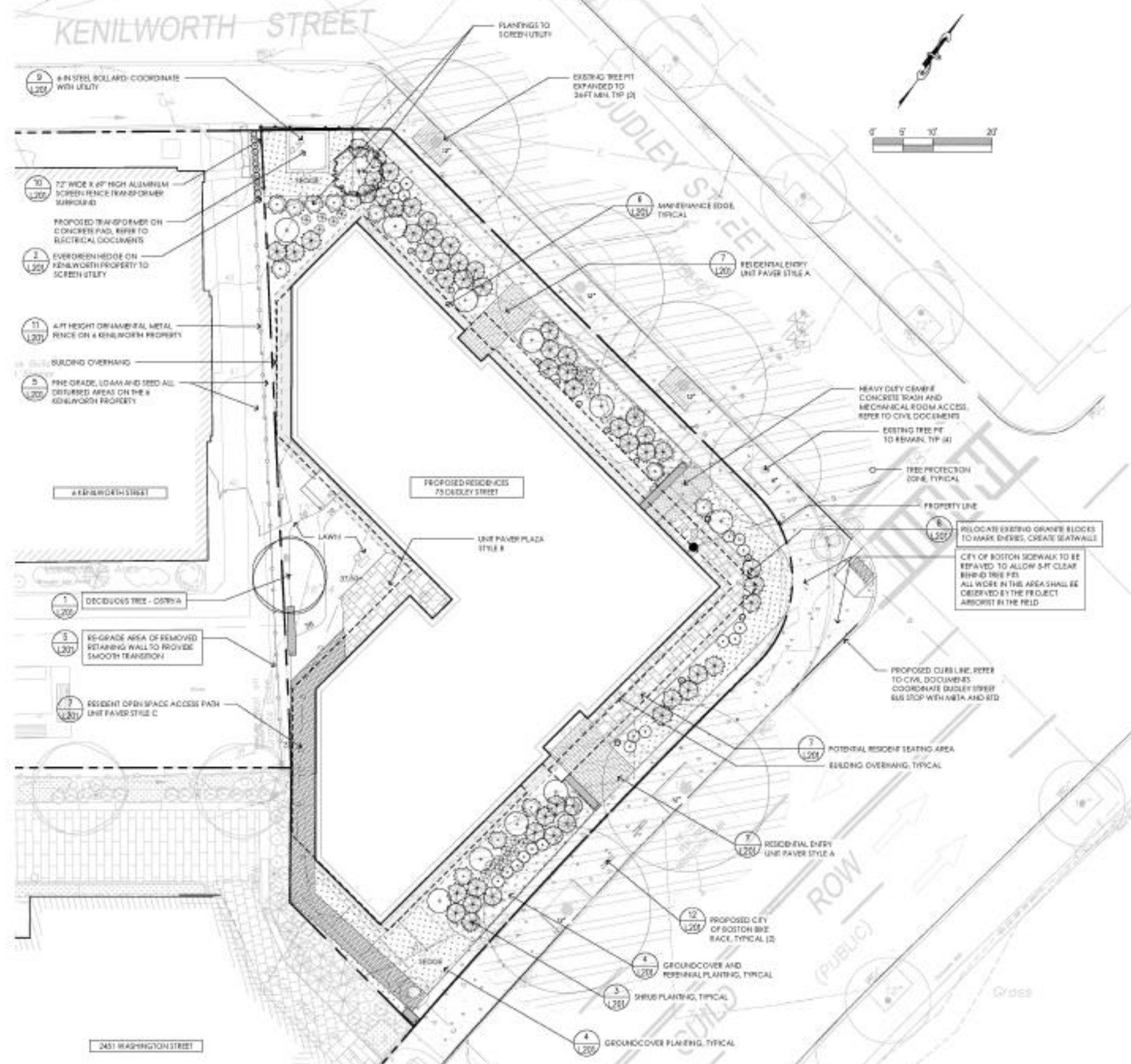
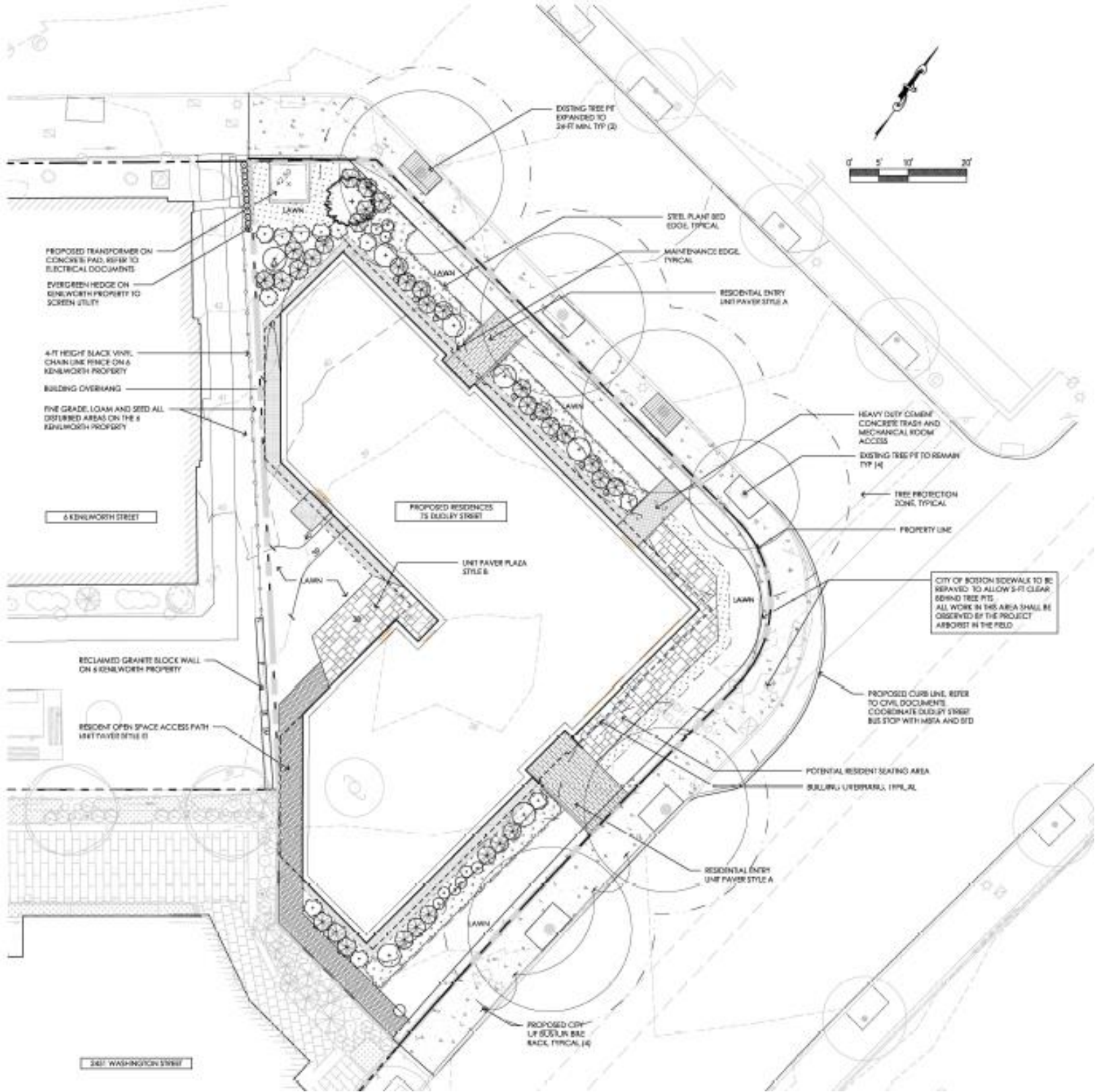
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE HINGED UPON BY PROPOSED BUILDING AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- EXISTING CONDITIONS INFORMATION SHOWN IS REPRODUCED FROM DRAWINGS PROVIDED BY SAMOITS CONSULTANTS, INC. OF FRAMINGHAM, MA.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CONSERVATION COMMISSION NOTICE OF INTENT, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- REFER TO SHEET L201 FOR LANDSCAPE INSTALLATION DETAILS.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPAL HIGHWAY DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS STANDARDS.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGGATE AND BE PROVIDED WITH A DIGGATE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH PROJECT ARBORIST AND OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION START.
- NO WORK SHALL OCCUR AND NO MATERIALS SHALL BE STOCKPILED WITHIN THE ZONES PROTECTING THE CITY OF BOSTON STREET TREES WITHOUT ON SITE OBSERVATION BY THE PROJECT ARBORIST.
- PROJECT ARBORIST CONTACT INFORMATION: SKYLINE LANDSCAPES, BRENDAN MCCARTHY, 978.394.3483, BRENDAN@SKYLINE.BOSTON



*six street trees will be protected

Landscape Plan

Before and After HPACDC Input



BEFORE

AFTER

Questions?



CONTACT

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- Anna Clemens, Assistant Project Manager
 - aclemens@madison-park.org



**STAY
CONNECTED
TO MPDC**

