

URBAN LEAGUE OF EASTERN MASSACHUSETTS



MADISON PARK DEVELOPMENT CORPORATION





Approximate Configuration

- Approx. 7,500 SF** New Office Space (ULEM)
- Approx. 43** Residential (Mixed-Income/Income-Restricted) Rental Apartments
30% to 80% AMI
- Approx. 22** Homeownership Condominium Units
80% to 110% AMI
- Approx. 24** Total Parking Spaces



NORTHBOUND ON WARREN ST.



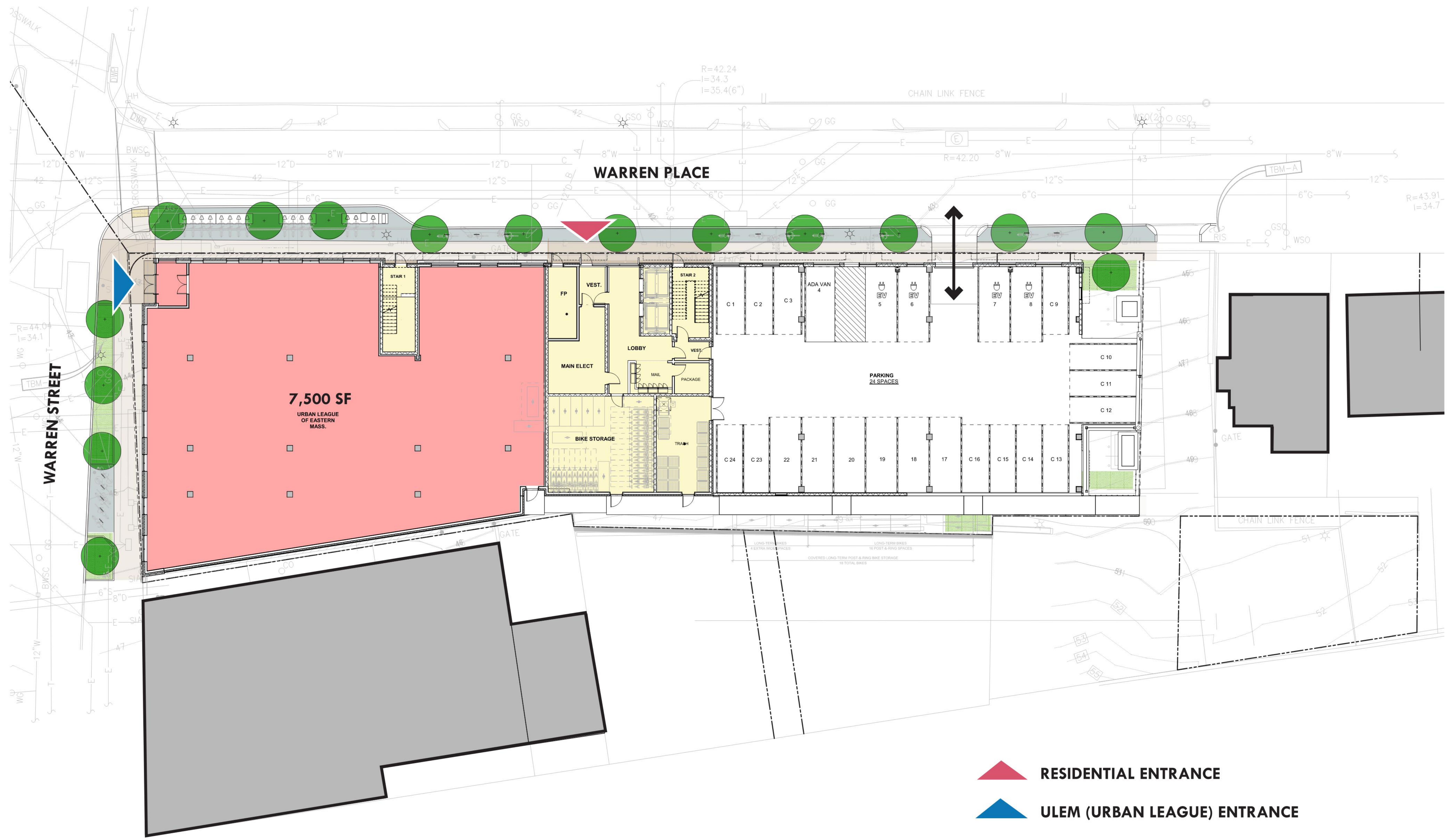
WARREN ST. & WARREN PLACE



ALONG WARREN PLACE



ALONG WARREN PLACE



-  RESIDENTIAL ENTRANCE
-  ULEM (URBAN LEAGUE) ENTRANCE



3 TYPICAL LEVELS 3-4 FLOOR PLAN
1/16" = 1'-0"



5 FLOOR PLAN LEVEL 6
1/16" = 1'-0"



2 FLOOR PLAN LEVEL 2
1/16" = 1'-0"



4 FLOOR PLAN LEVEL 5
1/16" = 1'-0"









WARREN STREET ELEVATION



WARREN PLACE ELEVATION

Dimensional Element	3F-4000 Subdistrict Requirements	MFR/LS Subdistrict Requirements	Proposed Project (1)	Zoning Relief
Minimum Lot Size	4,000 SF for first 1-2 units	4,000 SF for first 3 units	20,193 SF	No
Additional Lot Area per D/U	2,000 SF per each additional d/u	1,000 SF per each additional d/u	20,193 SF	Yes (both)
Max. FAR	0.8	1.0	4.14	Yes (both)
Max. Building Height	3 Stories/35 feet	4 Stories/45 feet	6 stories/70 feet	Yes (both)
Useable Open Space	650 SF per D/U	200 SF per D/U	298 SF total	Yes (both)
Minimum Lot Width	45 feet	40 feet	60 feet	No
Minimum Lot Frontage	45 feet	40 feet	88 feet	No
Minimum Front Yard	20 feet (3)	20 feet (3)	0 feet (3)	Yes (both)
Minimum Side Yard	10 feet (4)	10 feet	1.5 feet	Yes (both)
Minimum Rear Yard	30 feet	20 feet	14.75 feet	Yes (both)
Minimum Number of Parking Spaces	(2)	(2)	24 spaces	(2)

1. The dimensions described in this above table may change as the Proposed Project undergoes BPDA design review.
2. Required off-street parking and loading spaces shall be determined through BRA's Large Project Review in accordance with Article 80 of the Code.
3. See Section 50-44.2 (Conformity with Existing Building Alignment). A bay window may protrude into a front yard.
4. (e) On each side, the side yard shall be at least five (5) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, and the aggregate side yard width shall be not less than fifteen (15) feet.