

40-50 Warren St.

Our Community, Our Home

Nuestra Comunidad



Our Team



Nuestra Comunidad

DEVELOPER, David Price & Lina Jimenez



MASS Design Group

ARCHITECTURE, Michael Murphy, David Saladik, Jonathan Evans, Jhanea Williams



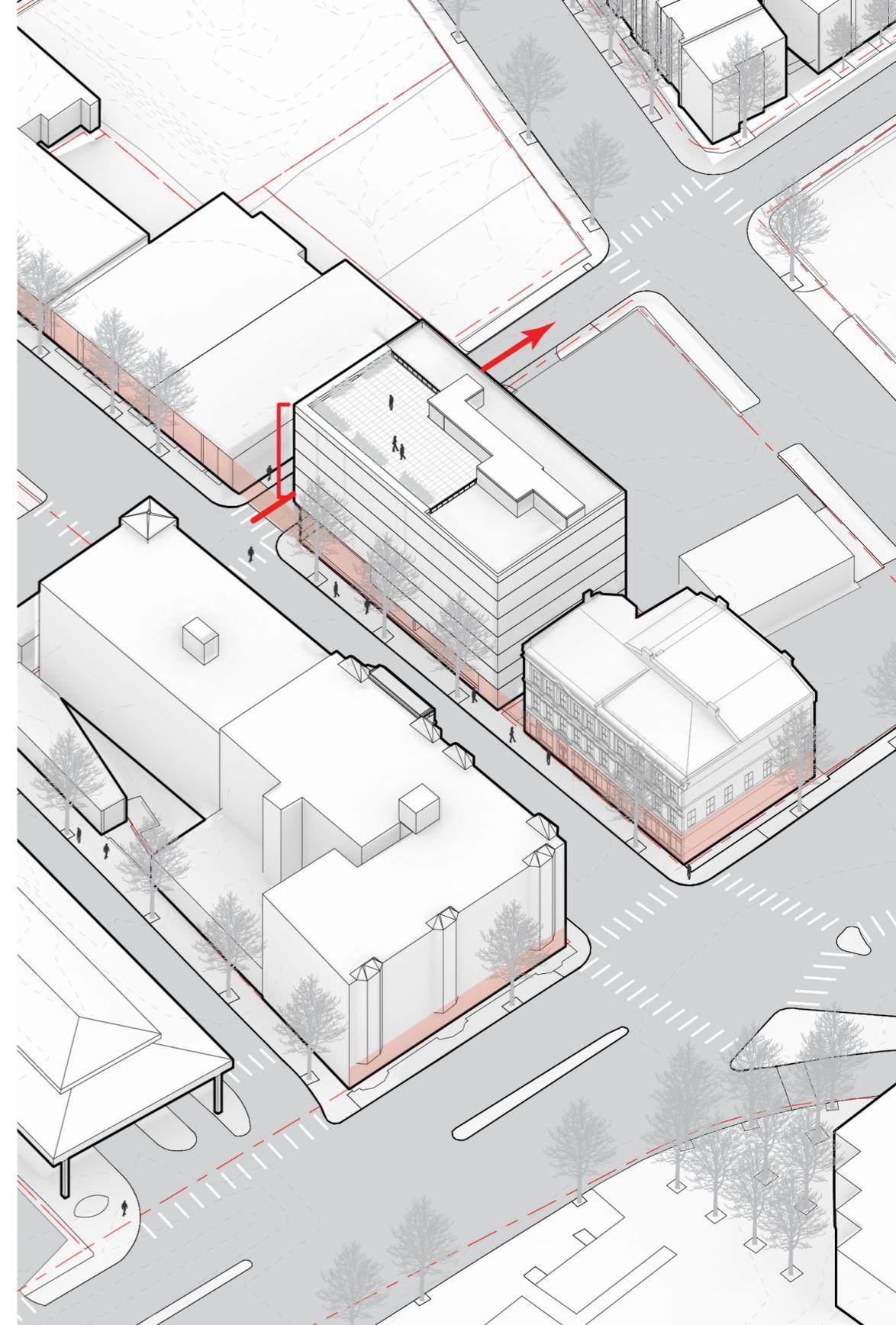
BEVCO Associates

PROJECT MANAGEMENT, Beverly Johnson



The Galvin Group

BROKER, Terrance Moreau



40-50 Warren St.



- **41 new affordable homes**
- **Community oriented commercial space**
- **Builds on the legacy of Dudley Square**
- **Meet new standards for green building**
- **Work with the community and exceed standards for MBE, WBE participation**





Using timeless, high quality materials in a considered, forward thinking manner to convey stability into the future the high quality materiality and craft at 40-50 Warren is about demonstrating the worthiness of the neighborhood; creating a place with dignity and integrity in Dudley Square.



**Family Focused
Development
41 Affordable Units
68% 2BR and 3BR units**

Unit Affordability Mix		
	30% Sec 8	60% AMI
(2) studios	1	1
(11) 1-BR	2	9
(21) 2-BR	4	17
(7) 3-BR	1	6
(41) TOTAL	8	33

CIVIC HALL

Scough & Sons
Home & Community Center

PALLADIO HALL



Community Retail
2,500 SF including potential
incubator spaces.

Activating Warren Street



Prominent corner of the site defined by two-story commercial space.

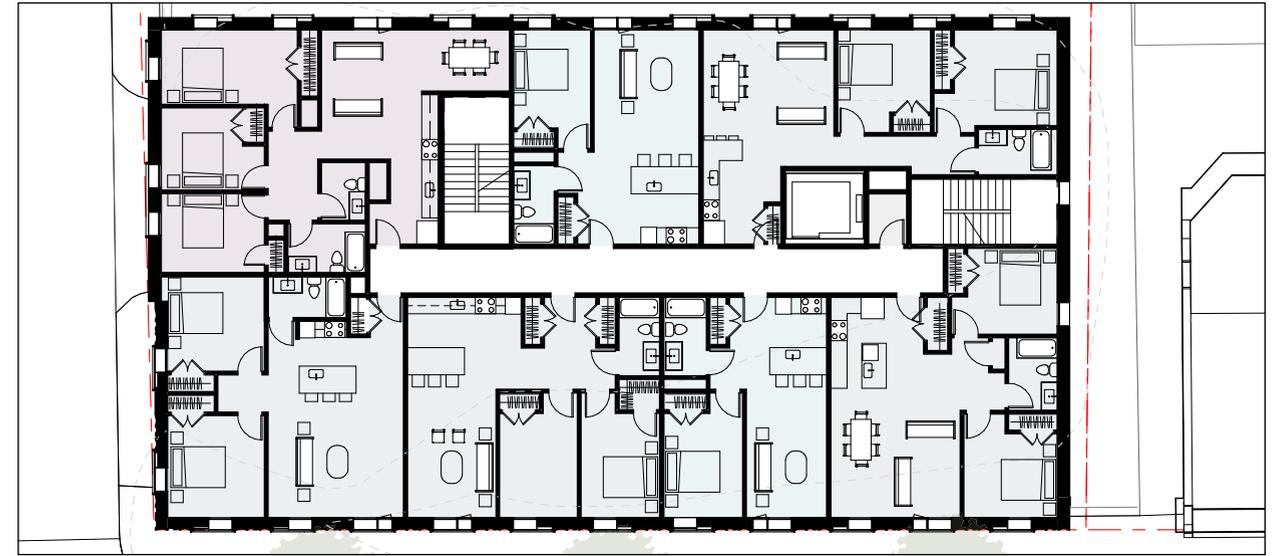


Incubator, "pop-up" spaces provide affordable commercial opportunities

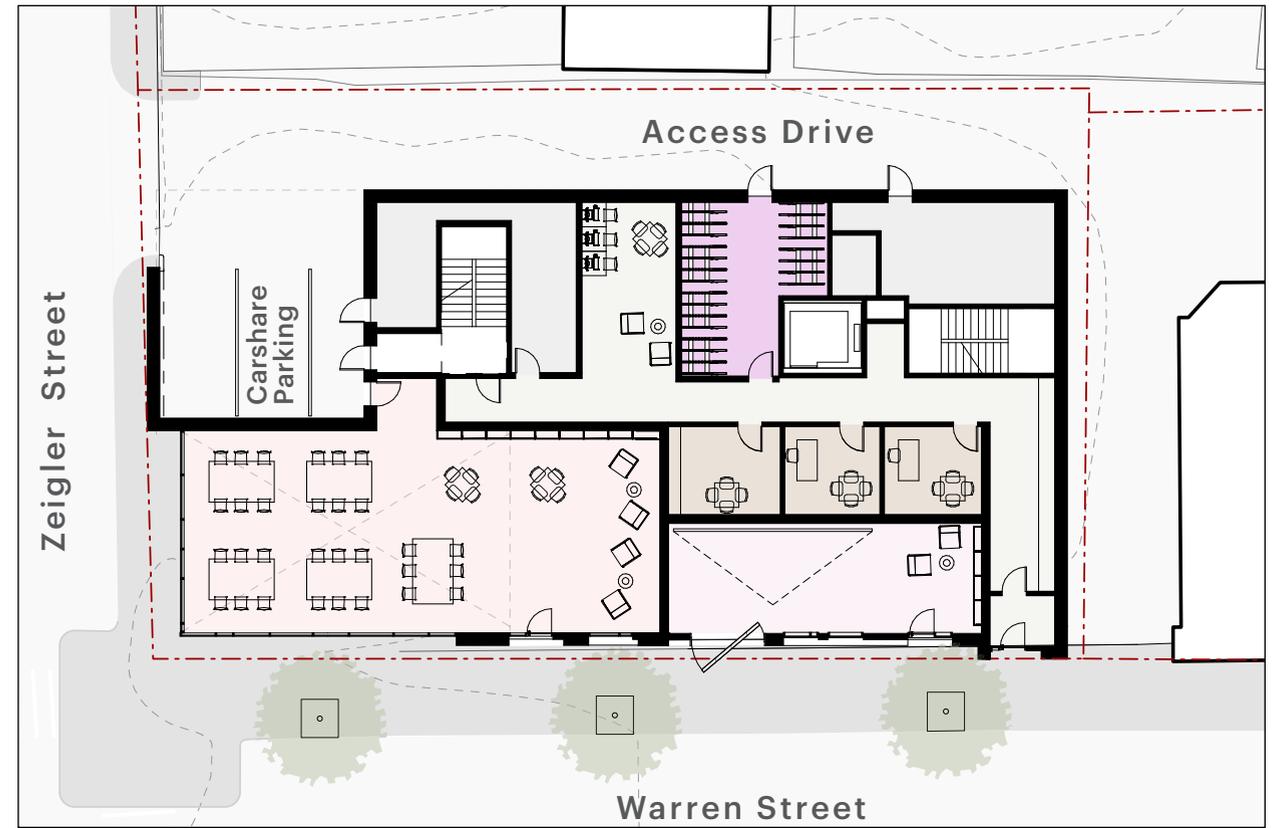
Activating Warren Street



Typical Unit Sizes
Studio: 475 SF
1-BR: 575 SF
2-BR: 835 SF
3-BR: 1,030 SF



Typical Upper Level



Ground Level

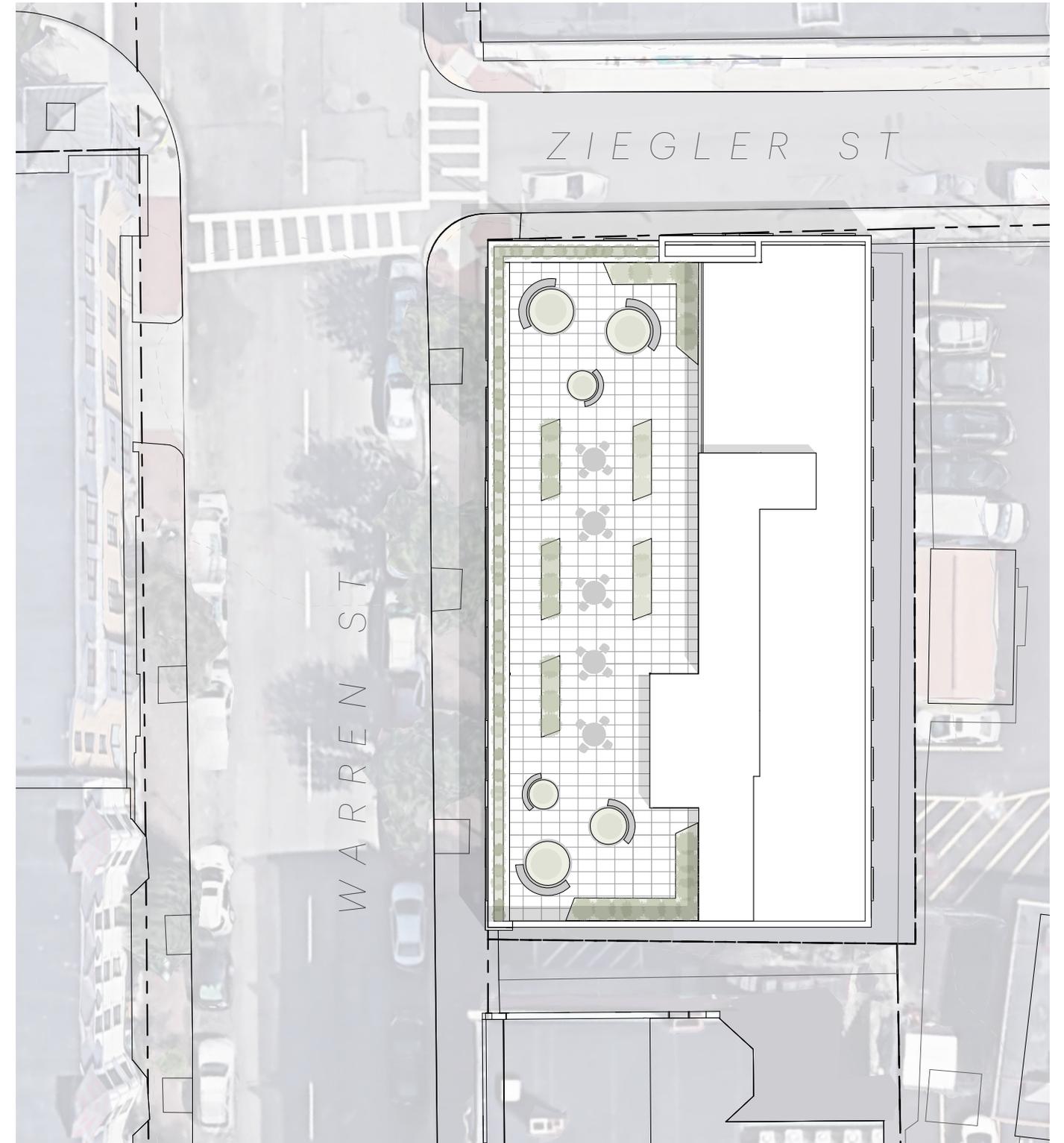
Night Presence



Open Space

Open space amenity for residents provided at roof.

This area to be heavily planted to provide an attractive amenity as well as reduce heat island effects.



Sustainability and Resilience

“Solar Ready” roof for possible future Photovoltaic array, will offset electric heating demand

Comprehensive nature of passive house lends itself to resilient buildings

Healthy building materials will be used throughout to reduce or eliminate the use of the most toxic chemicals to human health.

The combination of air sealing and insulating produces a “thermos” effect which maintains occupant comfort with minimal energy expenditure.

Continuous mechanical ventilation of fresh filtered air enhances indoor air quality.

Minimal Mechanical systems with High Efficiency Energy Recovery Ventilation unit.

Plantings at the roof are an amenity and reduce heat island effects

R-value: 60 at roof.

High-performance windows with 30% Window-to-wall ratio

R-value: 35 at walls

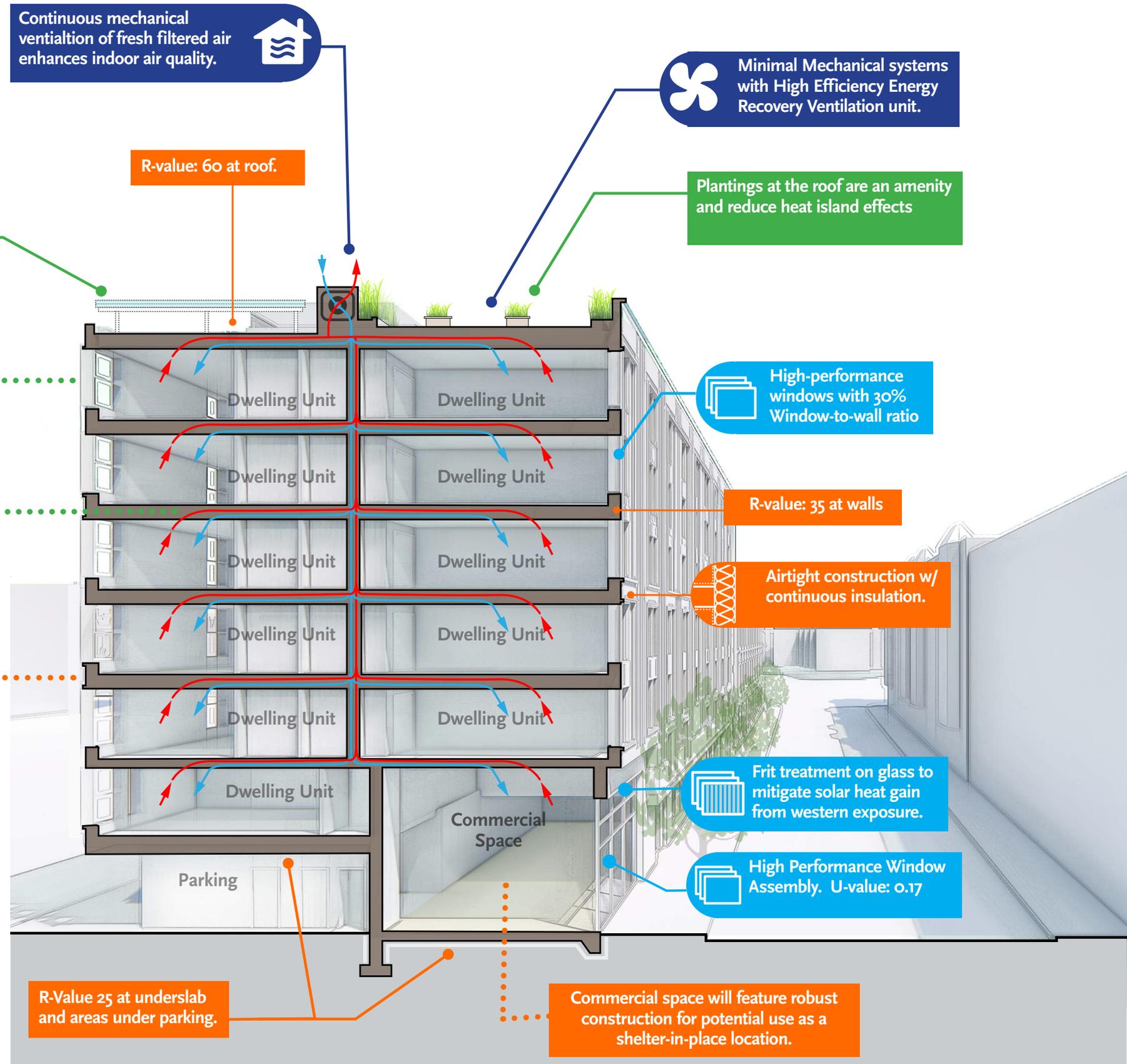
Airtight construction w/ continuous insulation.

Frit treatment on glass to mitigate solar heat gain from western exposure.

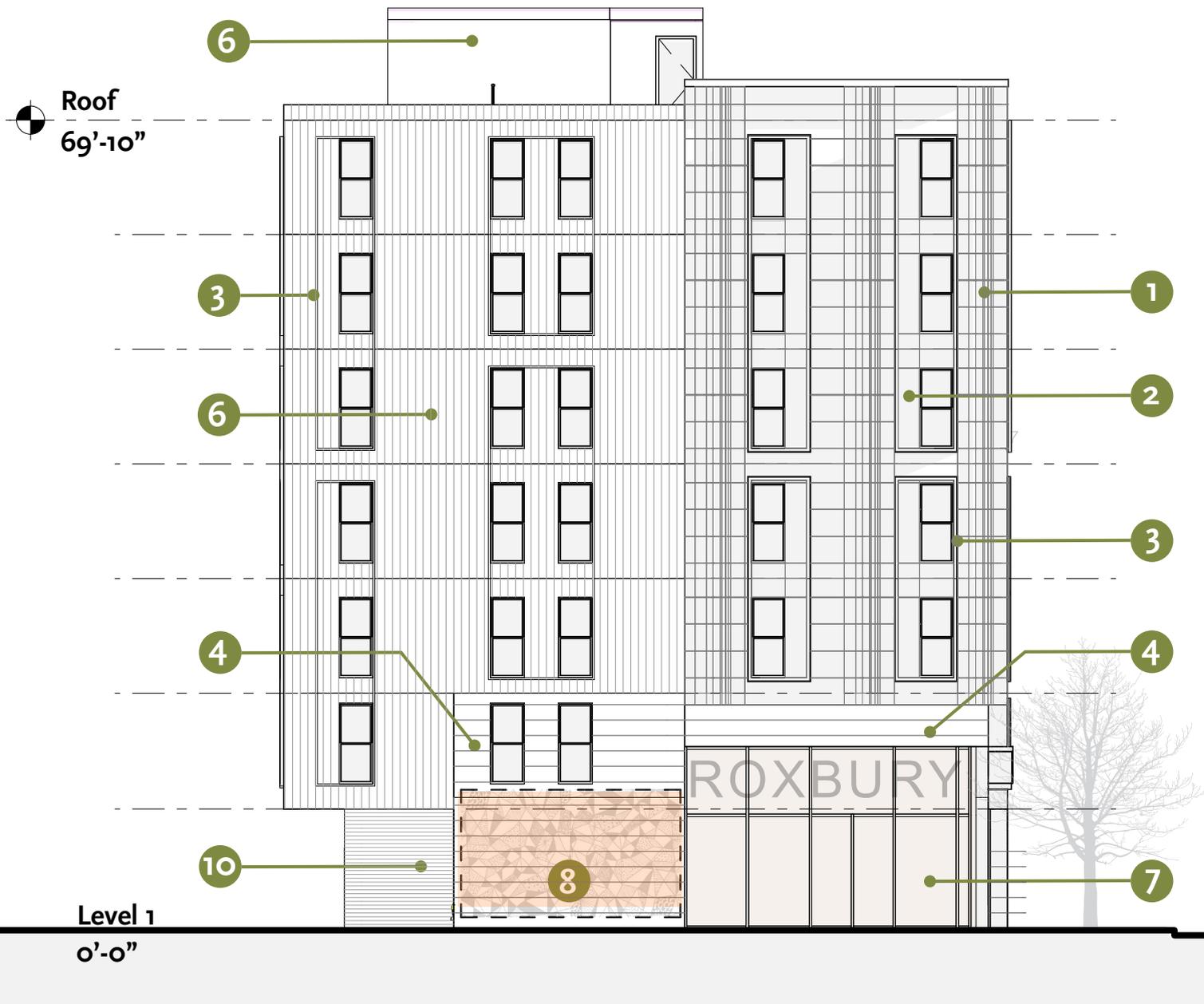
High Performance Window Assembly. U-value: 0.17

R-Value 25 at underslab and areas under parking.

Commercial space will feature robust construction for potential use as a shelter-in-place location.



Art Opportunities



1. Terra-cotta panel - profile 1
2. Terra-cotta panel - profile 2
3. Projecting metal trim
4. Stone veneer
5. Precast concrete panel
6. Cement Panel
7. Alum. storefront/curtainwall
8. Art location
9. High-performance window
10. Groundface CMU veneer
11. Signage



WESTERN UNION

NOW HIRING!
PLS

DUDLEY SQUARE GRILLE
DUDLEY SQUARE

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Diversity and Inclusion

- **Jobs will be 51% Color, Boston**
- **MBE Contracting will be 51%**
- **Exceeds Diversity Goals**



Nuestra Comunidad

20 Alaska

- 93% Workers of Color
- 87% MBE Contracting
- 1% Women Workers
- 4% WBE Contracting

Bartlett Building B

- 65% Workers of Color
- 42% MBE Contracting

Bartlett Building E

- 87% Workers of Color
- 42% MBE Contracting
- 0.6% Women Workers
- 8% WBE Contracting

All projects 1995-2018

- 78% Workers of Color
- 70% MBE Contracting
- 3.5% Women Workers
- 4% WBE Contracting



Good Jobs Strategy



Development without displacement

Our Goal: 100% Affordability

- All units for households earning 60% AMI or below.

Pioneering Affordable Retail Rents in Roxbury with “pop-up” commercial spaces.

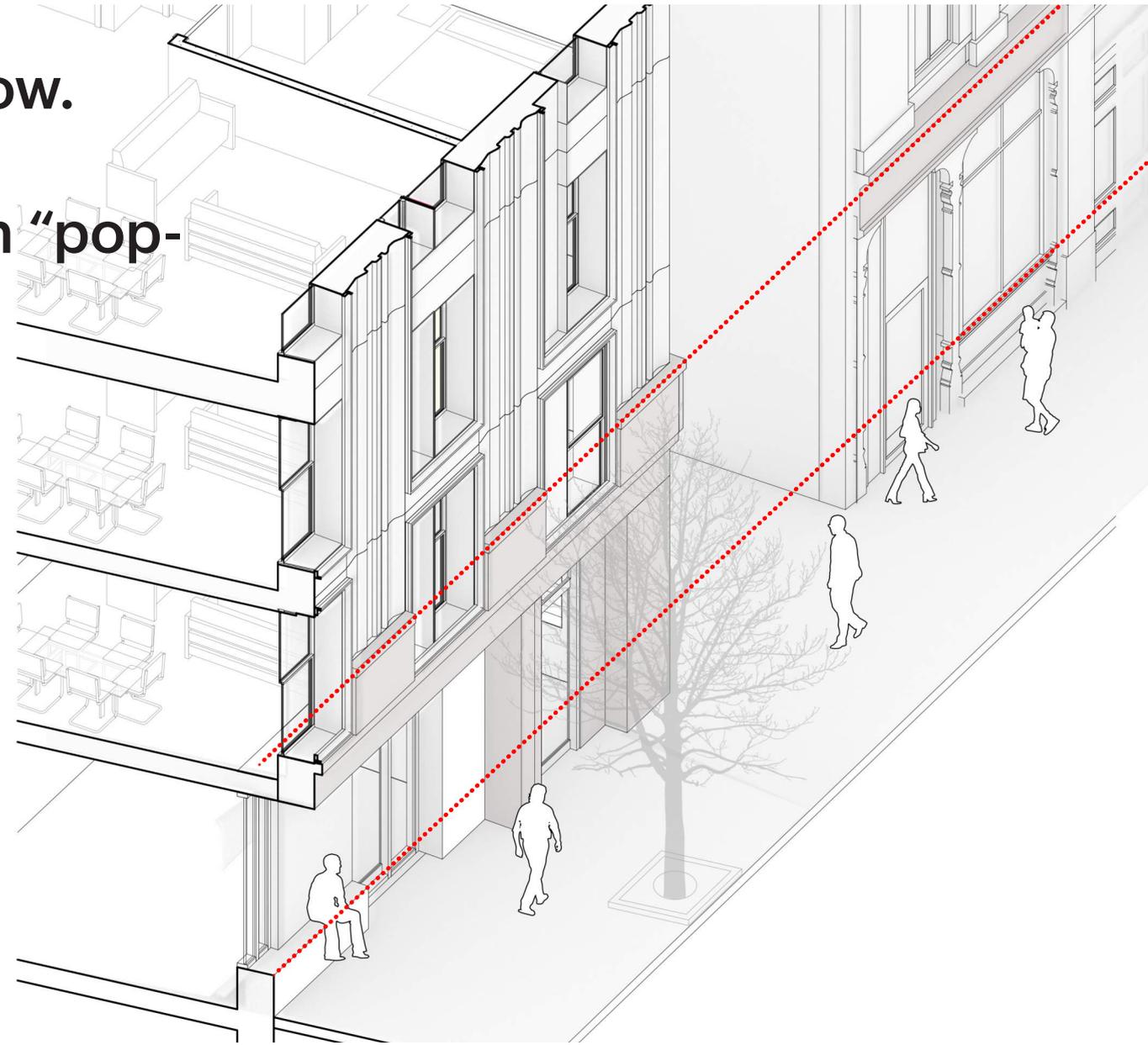
Roxbury Design Center

Providing Career Opportunities in:

- Co-working
- Computer Design
- Business Incubation

Opportunities for Artists

- Affordable Retail
- Housing
- Mural opportunities for Roxbury artists on the building.



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Thank You!

