



10-16 Everett, East Boston

Submitted Pursuant to Article 80B of the Boston Zoning Code

Submitted By:

K & K Development, Inc.
187 Green Street
Jamaica Plain, MA 02130

May 11, 2017

Submitted To:

Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Prepared By:

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1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This Package is being submitted on behalf of K & K Development, Inc. (the "Proponent") for a new approximately 22,544 gross square foot residential development including nineteen residential units, twenty-one associated parking spaces, and interior bike racks at 10-16 Everett Street in the East Boston neighborhood. (Please see **Figure 1.1. Project Locus.**)

The Project Site comprises approximately 9,000 square feet of underutilized commercial land. The Proposed Project includes a redevelopment of the Project Site, by replacing the existing auto repair/service center with a new residential development with accompanying integrated site, landscape, vehicular and pedestrian access measures, and improvements. The current estimated cost of this Project, based upon the most recent plans, is approximately \$6,450,000.

The goal of the Project is to revitalize the neighborhood by replacing the existing commercial use with a residential building that will add new housing units to the increasingly popular East Boston community. As part of the community benefits related to the Proposed Project, the existing and unsightly commercial building will be demolished.

The Proposed Project will exceed the 20,000-square foot total build-out requirement for a project in a Boston neighborhood, and therefore will require the preparation of filing(s) under the Small Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. The Proponent will also seek zoning dimensional relief from the Code from the Boston Zoning Board of Appeal related to the size and change of use for the Proposed Project.

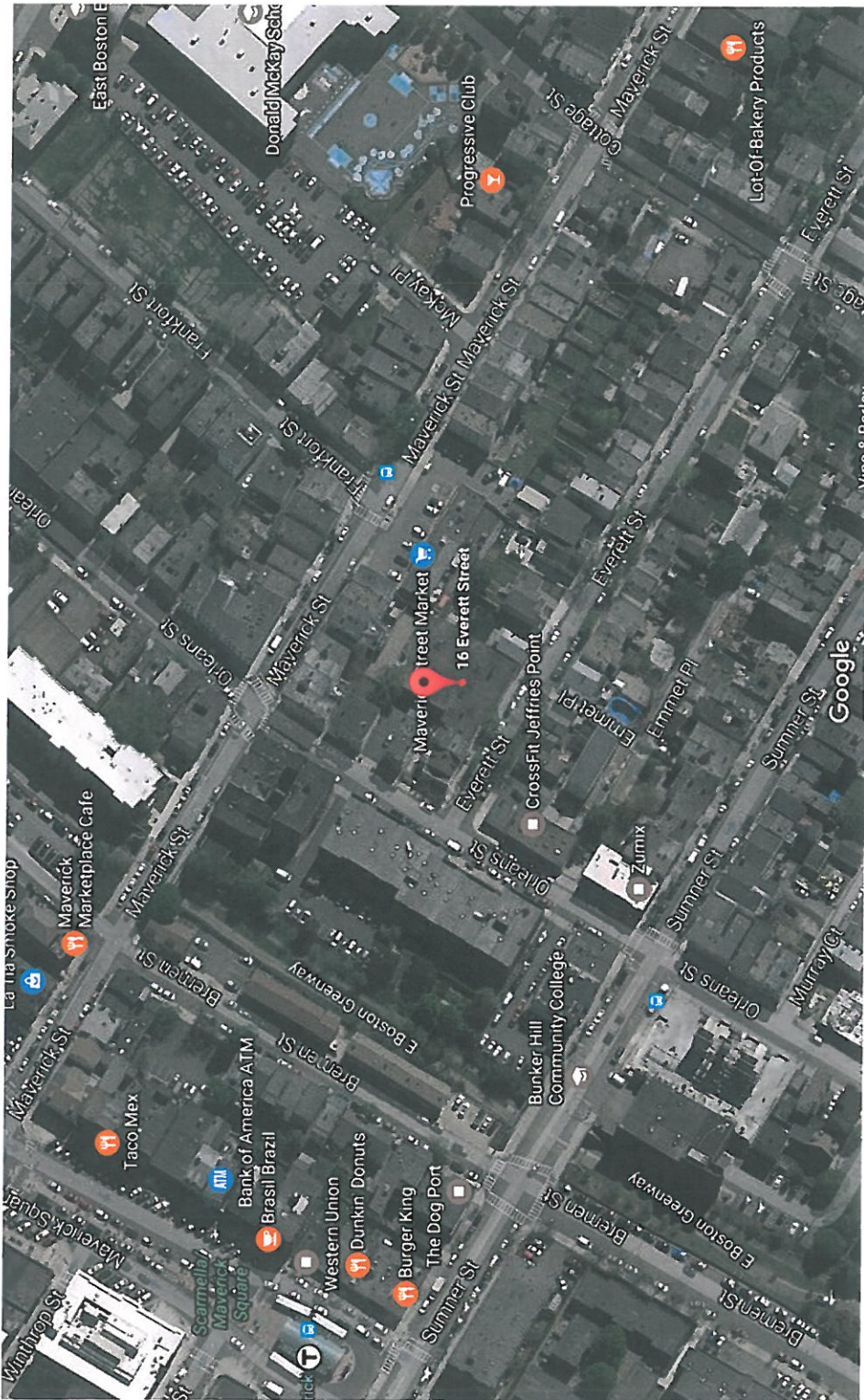


Figure 1-1
Project Locus

1.2 Detailed Project Description

The Proposed Project sits on approximately 9,000 square feet of underutilized land along Everett Street, which lies within a Three-Family Subdistrict (3F-2000). The site borders existing residential structures on each side and to the rear. The rear abutting buildings are located on Maverick Street. The current site has been used as an auto repair/service center. As part of the community benefits related to this Project, the old commercial building will be demolished and new market rate housing units will be developed. The Project Site's location within a Three-Family Subdistrict makes residential units an appropriate use, and the vast size of the property supports the proposed unit count.

The Proposed Project will be constructed as a four-story residential market rate development with ground floor parking. The Proposed Project is ideally situated within close proximity to the Maverick Square MBTA station and the Sumner, Callahan, and Ted Williams Tunnels', making it convenient for future resident commuters. The Proposed Project will be in close proximity to East Boston Greenway, which will give residents plenty of open space and green space to utilize. The Project is also walking distance to Maverick Square, offering many neighborhood shops and restaurants to service the new residents of the development. The Developers are proposing a project that would include residential units that will revitalize an otherwise underutilized site, and will take advantage of its ideal location.

The Developers are proposing a residential project that will include nineteen residential units. The Project will also include the creation of a lobby and office on the ground level. The units will have a mixture of different sizes, which will accommodate East Boston's diverse and growing population. The units will be comprised of six one-bedroom units and thirteen two-bedroom units. The majority of the units will have exterior decks, which will provide residents with usable outdoor space. The Developers understand that parking is always a concern to the neighborhood residents, and are proposing a ground level interior parking facility that will house twenty-one parking spaces and approximately twenty-five bike racks. The Proposed Project's proximity to the Maverick MBTA station and numerous bus lines will minimize community impact from resident/patron parking from the Proposed Project.

The Proposed Project is subject to Small Project Review under Article 80B of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.

Table 1-1. Approximate Project Dimensions of 10-16 Everett Street

Lot Area:	9,000
Gross Building Footprint Area:	6,929
Gross Square Feet:	22,544
FAR:	2.5
Floors:	4
Height:	39'3"

2.0 GENERAL INFORMATION

2.1 Project Schedule

Project Schedule: 10-16 Everett Street Project	
Construction Commencement:	Fall 2017
Construction Completion:	Spring 2019
Status of Project Design:	Schematic

2.2 Project Proponent

K&K Development, Inc. is the development entity for Alex and Boris Kuritnik. Alex and Boris, have been successfully buying, selling, managing, and developing real estate in the Greater Boston area for over twenty-five years. They also are the owners of Greenville Real Estate Group, Inc. Greenville Real Estate employs eleven people, and is responsible for the property management and construction of mostly multi-family residential and some mixed use commercial properties. Currently they manage 400+ MF units primarily located in Boston neighborhoods along with other mixed use, commercial and Single Room Occupancy properties.

2.3 Public Benefits

The Proposed Project will provide substantial benefits to the City of Boston and the East Boston community. The Proposed Project will generate both direct and indirect economic and social benefits to the East Boston neighborhood. The Proposed Project provides for:

- Creating much needed market rate residential housing in the East Boston Neighborhood.
- Creating on-site affordable condominium units, which will meet the Boston Planning & Development Agency's affordable housing standards.
- Revitalizing an industrial parcel and replacing the current automotive repair uses with housing units.
- Constructing a building that will incorporate open space in the form of decking and terraces.
- Constructing a ground level parking facility that will accommodate parking spaces for the unit owners.

- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the MBTA at Maverick station; and the high number of bicycle stations on the ground floor.
- Creating bike racks within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.
- Replacing industrial/commercial automotive uses, that cause both pollution and traffic congestion, with residential use.
- Adding revenue in the form of property taxes to the City of Boston.
- Creating temporary construction and labor jobs.

2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Three-Family Subdistrict (3F-2000) of the East Boston Neighborhood District, Article 53 of the Boston Zoning Code (the "Code"). (See **Table 2-1. 10-16 Everett Street – Zoning Compliance**).

The Site consists of 9,000 square feet of land. Multi-family dwellings are not an allowed use under Article 53, Table A, and therefore a use variance will be necessary.

The Proposed Project seeks relief from several other requirements of the existing zoning outlined in Article 53. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). It also exceeds the height limitations for the district and will require relief from the Zoning Board of Appeal. Other likely zoning violations include, insufficient parking, insufficient additional lot area per additional dwelling unit, insufficient open space, and insufficient front yard setback.

The Site is located in an area that contains primarily residential uses. The structures abutting the Project Site are a variety of single family dwellings, two-family dwelling, three-family dwellings, and apartment buildings. Although some of the single-family structures in the neighborhood are smaller than the Proposed Project, the Victory Gardens Apartment Building at the corner of Everett and Orleans Street far exceeds the Proposed Project in size and scope. Overall, the design team feels that given this location and the immense size of the lot, and the structures influencing the design, that the proposed building's height, mass and scale are appropriate for this location.

Table 2.1. 10-16 Everett Street - Zoning Compliance

Categories	Three-Family Subdistrict	Proposed Project
Minimum Lot Area (Square Feet)	2,000 for 1 or 2 units	9,000 S.F.
Lot Area for Each Additional Dwelling Unit	1,000 per DU (17,000)	7,000 S.F.
Floor Area Ratio	1.0	2.5
Minimum Lot Width	20 Feet	90 Feet
Minimum Lot Frontage	20 Feet	90 Feet
Minimum Front Yard	5 Feet	2 Feet
Minimum Side Yard	2 Feet, 6 Inches	2 Feet, 6 Inches/2 Feet, 6 Inches
Minimum Rear Yard	30 Feet	12 Feet, 1 Inch
Maximum Building Height	3 Stories/35 Feet	39 Feet, 3 Inches
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	300 S.F. / Unit	23 S.F. / Unit
Off-Street Parking Spaces	2 Space per Dwelling Unit (38 Spaces)	21 Spaces

2.5 Public Review Process and Agency Coordination

The 10-16 Everett Street development team has provided extensive community outreach efforts for the Proposed Project including community meetings in the East Boston neighborhood, and presentations before the elected officials. As part of the process, the development team has held an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The Proponent received feedback from the neighbors, and has made design changes accordingly. The development team also appeared three times before the Gove Street Association.

As part of the required community outreach process, the Boston Planning & Development Agency will also hold its own Article 80 required public meeting during which the development team will make a presentation and public comments will be received.

Finally, the development team has met individually with all of East Boston's elected officials and their staff members, including: Representative Adrian Madaro, City Councilor Salvatore LaMattina, and Mayor's Office of Neighborhood Services Liaison for East Boston, Claudia Correa. East Boston's elected officials have had input during the community outreach process, and have had staff presence at all community meetings.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning & Development Agency ("BPDA") prior to filing this Briefing Package in order to identify issues/concerns as well as design requirements related to the Proposed Project. Meetings have been held with the BPDA's planners and urban design staff, and the Project design has changed based upon the feedback received.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.

3.0 URBAN DESIGN AND SUSTAINABILITY

3.1 Site and Surroundings

The Project Site is located in East Boston and is bounded by Everett Street, a three-family dwelling to the left, a single-family dwelling to the right and an apartment building to the rear. The Proposed Site sits on approximately 9,000 square feet of underutilized space along Everett Street. The current site has been used as an auto repair/service center. As part of the proposal this unsightly commercial building will be demolished. Additionally, the wide existing curb cut will be filled and replaced by a more appropriate curb cut, which will be used to access the ground floor parking facility. This process will also allow for the creation of additional on-street parking spaces. The change of use from auto repair/service center to residential will greatly reduce the vehicular traffic on and around Everett Street, and will also eliminate overflow parking from this commercial business. The Project Site is primarily abutted in the rear by a large four-story apartment building and three-family residential buildings. The remainder of the abutting buildings are comprised of a variety of residential structures, including the large Victory Gardens Apartments at the corner of Everett and Orleans Street. For existing site pictures see **Appendix B**.

3.2 Shadow Study

As indicated on sheet (**SS-P – Proposed Shadow Study**) the proposed four-story building is located in a dense urban environment. The existing garage building is roughly 20'-0" in height and covers the entire property. The proposed project is roughly 19'-0" taller and is held back from the rear lot line by 12'-0". The shadow study provided takes a look at the site during three times of the day; Morning 9-10am / Noon 12-1pm / Afternoon 3-4pm. This provides a full day's worth of sun cycles that show how this building will truly effect its neighbors. The study also demonstrates the shadow differences throughout the course of the year.

The proposed building will cast shadows on the rear of the lot throughout most of the year. This area is currently comprised of a parking lot for the property located on Maverick Street. The direct abutters to the left of the proposed building, located at 8 Everett Street, has very few windows on the wall directly facing the proposed project. Our opinion is that this building will not be drastically effected in terms of sunlight. The direct abutter located at 22 Everett Street, is in support of this project, despite the fact that this property will be the most effected sunlight wise by the proposed building. The neighbor located at 24 Everett Street will not be negatively affected by shadows now that the project has been reduced from five stories to four stories. The only time of year where shadows from this building will hit 24 Everett's property is during the late afternoon in the Winter, when the sun is very low to begin with and shadows will be cast by all buildings.

We feel this shadow study establishes that this project will have a limited effect on its abutters. See **Appendix D** for the complete Shadow Study.

3.3 Urban Design Concept

The proposed project is located in a dense urban environment. Although there are many single-family homes that are located across the street from the parcel, the majority of buildings behind and adjacent to the project are three to four stories in height. We feel that the proposed four story building fits well into the neighborhood and is not out of place with the direction East Boston is heading. The proposed project aims to blend into the existing East Boston aesthetic through the use of native materials, such as brick traditional double hung windows. The rhythm of the building also echoes that of some of its neighbors with window bays and a heavy decorative cornice. As evident in the renderings and street elevation, the height and scale of the building is appropriate with its neighbor being four stories, its rear abutters being four stories and the Victory Gardens complex within view that is five stories in height.

3.4 Materials and Finishes

The building is predominantly comprised of real brick and cementitious panels. This was done in order to aesthetically fit into the existing neighborhood and stand the test of time as a classic shape and form with recognizable materials that residents are familiar with. Previous iterations of the project leaned more towards a contemporary look and after meeting with the neighborhood as well as the BPDA it was determined that this more traditional aesthetic was more appropriate for the area.

3.5 Urban Design Drawings

The Proposed Project's urban design drawings and perspectives are contained in **Appendix A** and include:

- A-000 Cover Sheet
- C-1 Existing Site Plan
- A-020 Architectural Site Plan
- A-021 Area Plans
- A-100 Garage Floor Plan
- A-101 2nd Floor Plan
- A-102 3rd Floor Plan
- A-103 4th Floor Plan
- A-104 Roof Level Plan
- A-300 Building Elevations
- AV-1 3-D Perspectives

4.0 ADDITIONAL PROJECT INFORMATION

6.1 Preliminary List of Permits or Other Approvals Which May Be Sought

Agency Name	Permit or Action*
Local Agencies	
Boston Planning & Development Agency	Article 80 Review and Execution of Related Agreements; Section 80B-6 Certificate of Compliance
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works, Public Improvement Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Other
Boston Zoning Board of Appeals	Possible Variances and Dimensional Relief from Existing Zoning Code Requirements
Boston Public Safety Commission, Committee on Licenses	Permit for Storage of Fuel in (Emergency Storage) Tanks; Garage Licenses
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer	Approval for Sewer and Water Connections; Construction Site Dewatering; and Storm Drainage
Boston Parks Department	Approval for Site Location in Relation to Nearby Parks
Boston Department of Inspection Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits

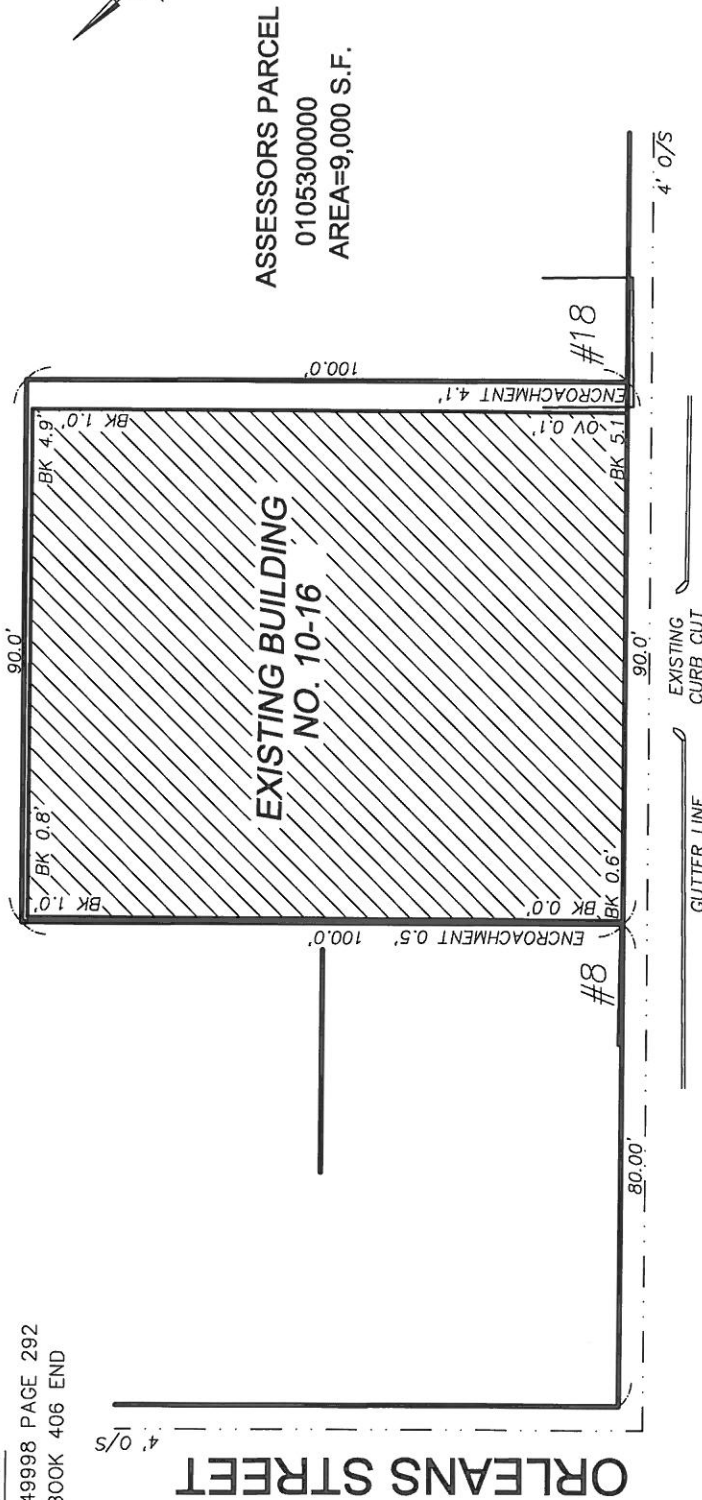
* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.2 Project Team

Project Name: 10-16 Everett Street	Project Team Information
Property Owner / Developer	<p>K&K Development, Inc. 187 Green Street Jamaica Plain, MA 02130</p> <p>Boris Kuritnik, bkuritnik@gmail.com</p>
Article 80 Permitting Consultant / Legal Counsel / Outreach	<p>Drago & Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109</p> <p>Jeffrey Drago, Esq., Jdrago@dtlawllp.com Matthew Eckel, Esq., Matt@dtlawllp.com</p>
Architect	<p>Khalsa Design, INC. 17 Ivaloo Street Somerville, MA 02143</p> <p>Jai Singh Khalsa, jkhalsa@tkgeast.com William Chalfant, wchalfant@tkgeast.com</p>
Community Outreach	<p>CK Strategies, LLC 15 Broad Street, Suite 610 Boston, MA 02109</p>

REFERENCE:

BOOK 49998 PAGE 292
PLAN BOOK 406 END



ORLEANS STREET

ASSESSORS PARCEL
0105300000
AREA=9,000 S.F.

EXISTING BUILDING
NO. 10-16

EVERETT STREET

PLOT PLAN
AT
10-16 EVERETT STREET
IN
EAST BOSTON, MASS.

NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02269
TEL. 617-472-4867

PROFESSIONAL LAND SURVEYOR

DATE:



DATE:

SEPTEMBER 30, 2015

SCALE:

1"=20'

PROJECT NAME
16 Everett Street Residences

PROJECT ADDRESS
 10-16 Everett Street East
 Boston, MA

CLIENT
K&K Development Inc.

ARCHITECT

KHALSA

17 MALDEN STREET SUITE 400
 57 MERVILLE, MA 02143
 TELEPHONE 617.562.9887 FAX 617.562.9888

CONSULTANTS:

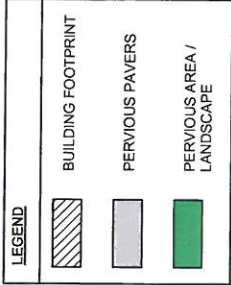
COMPLIANCE WITH THE MASS LAND AND DEVELOPMENT REGULATORY BOARD (LDRB) AND MASS DEPARTMENT OF CONSUMER AFFAIRS (DCA) IS REQUIRED FOR ALL THREE PLANS. ANY CHANGES TO THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT SHALL BE AT THE CLIENT'S RISK. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES.

REGISTRATION


Project Number: 15000
 Date: 10/18/2016
 Checked By: WSK
 Scale: As Indicated

No.	Description	Date
1		

Architectural Site Plan
A-020
 16 Everett Street Residences



BUILDING STATISTICS:

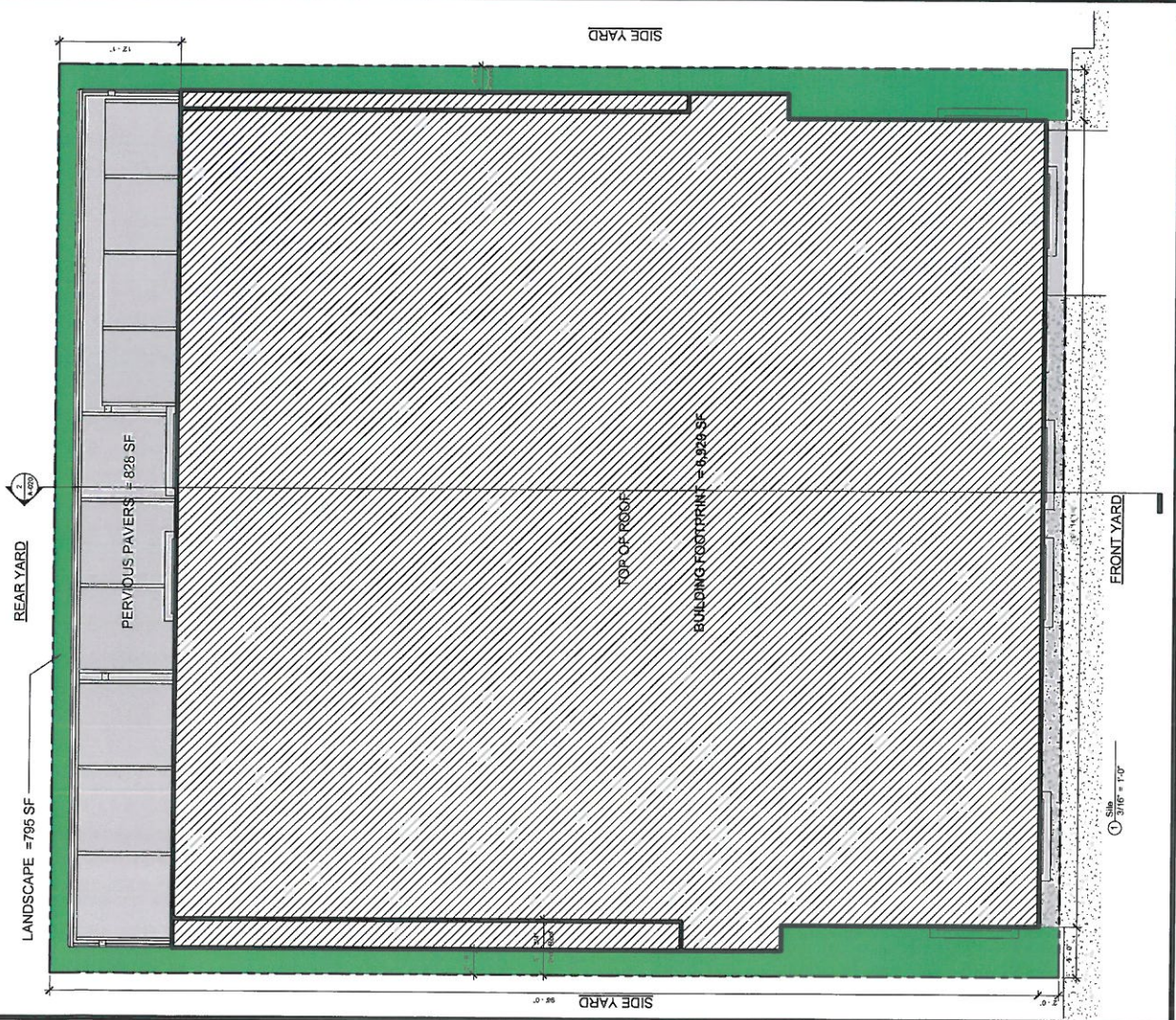
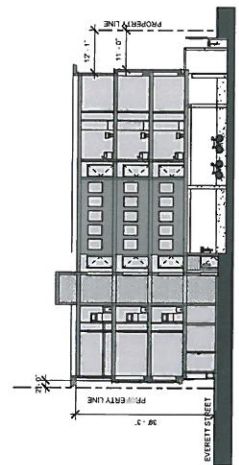
TOTAL SQUARE FOOTAGE OF BUILDING (EXCLUDING GARAGE) = 20,111 SF
 TOTAL SQUARE FOOTAGE OF BUILDING INCLUDING PORTION OF OPEN AIR GARAGE UNDERNEATH BUILDING = 22,544 SF

19 UNITS IN TOTAL
 (13) 2 BEDROOM UNITS
 (6) 1 BEDROOM UNITS

12 FULL SIZE PARKING SPOTS & 9 COMPACT PARKING SPOTS PROVIDED = 21 TOTAL
 4 STORIES TALL - 39'-3" HIGH

ZONING DIMENSIONAL TABLE:

ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	VARIES	GARAGE	19 UNIT RESIDENTIAL	SP REQUIRED
MIN LOT SIZE	N/A	9,000 SF	9,000 SF	COMPLIES
MIN LOT PER DWELLING	2,000 SF (1 OR 2 DU)	N/A	1,162 (19 UNITS)	SP REQUIRED
MAX GROUND COVERAGE	80%	85%	85.2%	COMPLIES
USABLE OPEN SPACE MIN SF PER DU	300 SF / DU	N/A	23 SF / DU	SP REQUIRED
MAX FLOOR AREA RATIO (FAR)	1.0	.95	2.3	SP REQUIRED
MAX BUILDING HEIGHT	3 STORIES / 35'-0" FEET	20'-0"	39'-3"	SP REQUIRED
MIN YARD FRONT	5'-0"	1'-0"	2'-0"	SP REQUIRED
MIN YARD REAR	5'-0"	8'-0"	2'-6" (L) 2'-6" (R)	SP REQUIRED
MIN FRONTAGE	20'-0"	30'-0"	90'-0"	COMPLIES
PERVIOUS AREA, MIN % OF LOT	NONE	0%	26.2%	SP REQUIRED
PARKING REQUIREMENTS	2 SPACES / DU	UNKNOWN	21 SPACES (4 COMPACT) (1 BARRIER FREE)	COMPLIES
BICYCLE PARKING		UNKNOWN	25 BIKE RACKS	COMPLIES



① Zoning Building Section
 1/16" = 1'-0"

① Site
 3/16" = 1'-0"

PROJECT NAME
**16 Everett Street
 Residences**

PROJECT ADDRESS
 10-16 Everett Street East
 Boston, MA

CLIENT
**K&K Development
 Inc.**

ARCHITECT



KHALSA

17 WALDO STREET, SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 817-58-4887 FAX 817-51-2886

CONSULTANTS:

CONTRACTOR: SEE BIDDING
 THESE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY DESIGNING OR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE SAULT IN THE FULL EXTENT OF PROSECUTION UNDER LAW.

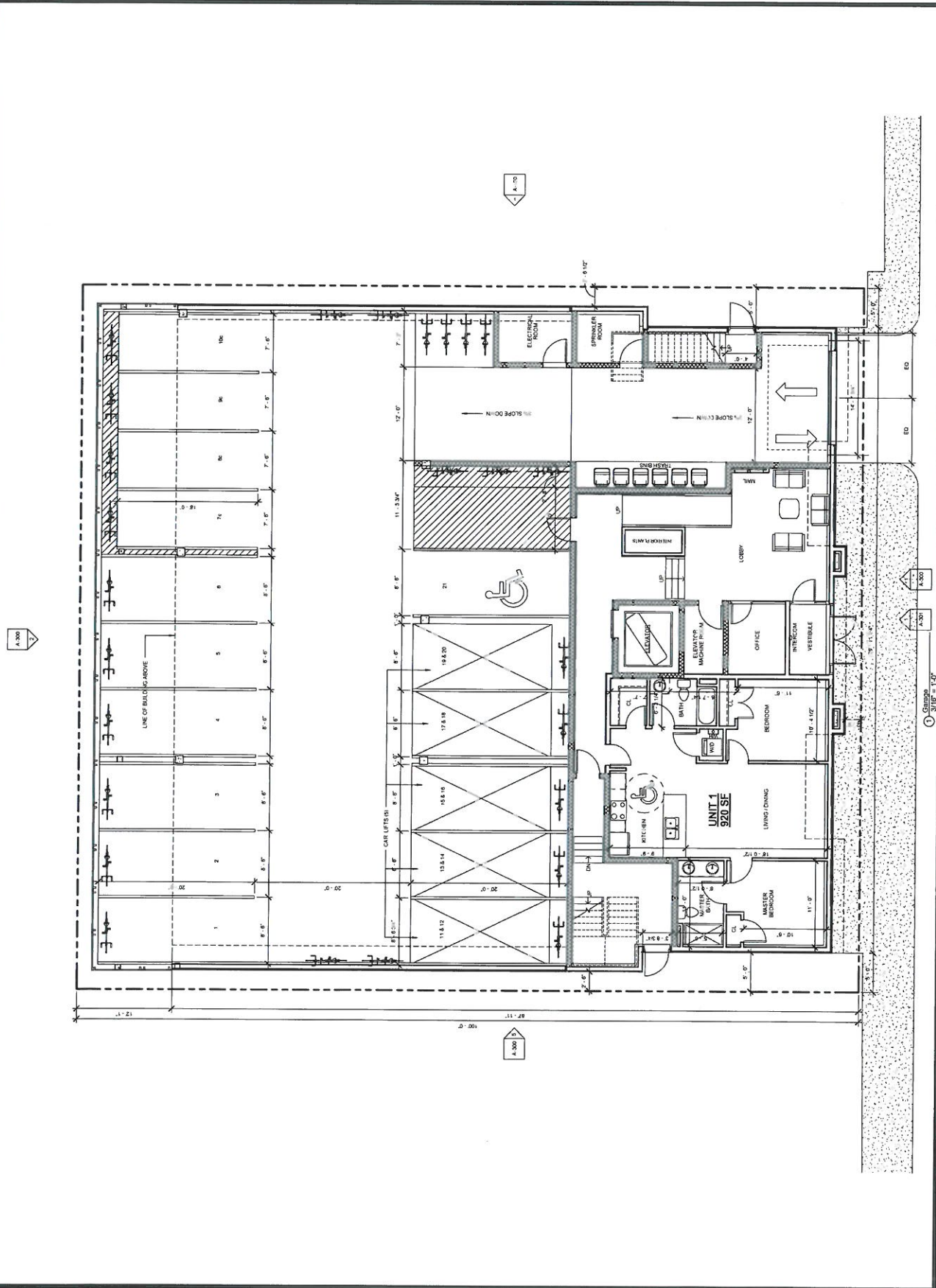
REGISTRATION



Project Number	150010
Date	10/18/2018
Drawn By	W. J. B. / J. B.
Checked By	J. B.
Scale	1/8" = 1'-0"

REVISIONS	
No.	Description

Garage Floor Plan
A-100
 16 Everett Street Residences



10-16 Everett Street



10-16 Everett Street



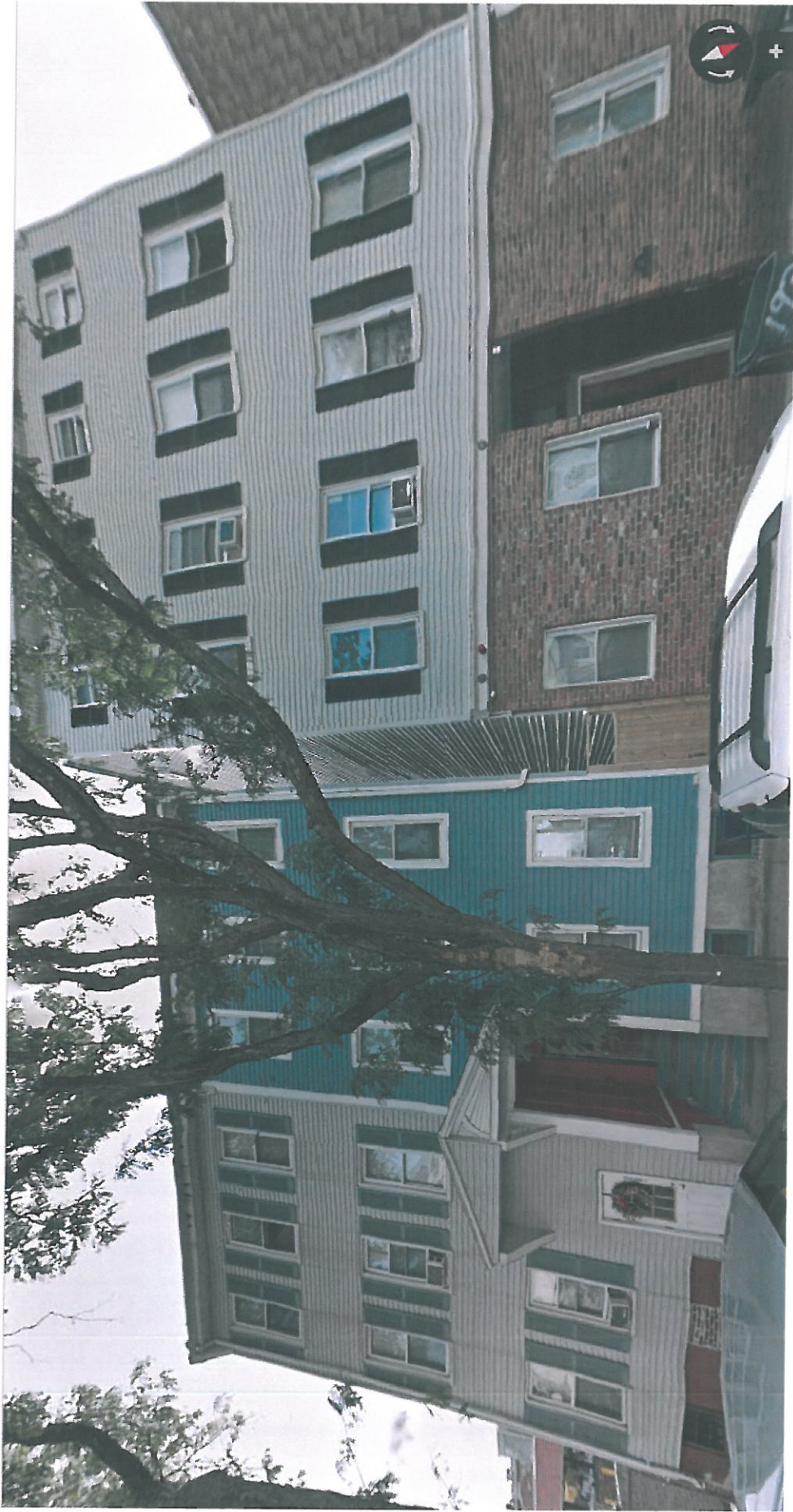
6 & 8 Everett Street



54 Orleans Street



189, 191 & 195 Maverick Street



Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
 - a. http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
 - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
 - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
 - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
 - a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
 - a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations
 - a. http://www.mbta.com/about_the_mbta/accessibility/

Project Information

Project Name:	Everett Street Residences
Project Address Primary:	10-16 Everett Street East Boston MA
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Boris Kuritnik The Greenville Group - K&K Development Inc. 187 Green Street Jamaica Plain, MA 02130 617-756-0657

Team Description

Owner / Developer:	K&K Development Inc
Architect:	Khalsa Design, Inc (KDI)
Engineer (building systems):	TBD
Sustainability / LEED:	TBD
Permitting:	Drago + Toscano, LLP
Construction Management:	TBD

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

<u>√ PNF / Expanded PNF Submitted</u>	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	<u>Residential - Multi-unit, Four +</u>	Institutional	Education
Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)			

What is the Construction Type – select most appropriate type?

<u>Wood Frame</u>	Masonry	Steel Frame	Concrete
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Describe the building?

Site Area:	9,000 SF	Building Area:	22,544 SF
Building Height:	39'-3" Ft.	Number of Stories:	4 Flrs.
First Floor Elevation:	0'-0" Elev.	Are there below grade spaces:	Yes / No

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

The proposed Everett Street Residences infill housing is located in the Gove Street area of East Boston, which is an area that is a blend of socio-economic, cultural diversity, housing, university facilities, and commerce/ mercantile endeavors. The site is bounded by Everett Street, Orleans Street and Maverick Street on its rear.

The existing sidewalk on Everett Street is in good condition and will be repaired or replaced as part of construction. Everett Street has existing street trees along most of it. As part of this development new street trees will be installed along the

Article 80 | ACCESSIBILTY CHECKLIST

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

	frontage of the proposed project.
	The MBTA Blue Line is located approximately 0.2 miles away. An MBTA bus line is located on Orleans Street which is within 500 ft of the proposed project.
	<p><u>Affordable Public Housing</u> – Lewis Mall</p> <p><u>Hospitals</u> – Boston Neighborhood Healthy Center</p> <p><u>Elderly Housing</u> – Victory Gardens</p> <p><u>Education</u> – Donald McKay School</p>
	Site is located (0.2 miles) from the Maverick MBTA station that is a hub for urban rail and bus transportation. The site is located on a transportation Hub that links the site to major Boston public facilities.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

Is the development site within a historic district? **If yes**, please

	Yes
	Everett Street has existing sidewalks with ADA curb cuts at intersections. The existing site is an autobody business. Curb cut will be replaced with an ADA compliant one.
	Yes the existing sidewalks are to remain. The development team has not gone to the site to verify their compliance. The city did recently re-do these sidewalks so it is assumed they were constructed compliantly.
	The project site is not located within an historic district.

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identify.

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Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

	Yes
	This is a Neighborhood Residential street type.
	5'-0" clear along most of street. 8'-0" clear along proposed project 90'-0" frontage
	More than likely it will be a combination of the two.
	No
	No

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If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

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Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

	21 spaces total
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What is the total number of accessible spaces provided at the development site?

	1
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Will any on street accessible parking spaces be required? **If yes**, has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

	No. Existing HP space does exist on street but is assumed it is earmarked for a specific resident.
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Where is accessible visitor parking located?

	N/A
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Has a drop-off area been identified? **If yes**, will it be accessible?

	No drop off area provided. All building circulation occurs within the property.
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Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

	See A-100
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Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.	See Floor Plans
Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.	Flush condition for ground floor unit. Elevator provided for all upper floor units. Two stairwells are also provided.
Are the accessible entrance and the standard entrance integrated?	Yes
If no above , what is the reason?	N/A
Will there be a roof deck or outdoor courtyard space? If yes , include diagram of the accessible route.	No
Has an accessible routes way-finding and signage package been developed? If yes , please describe.	No not yet

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?	19 units
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How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

All units will be for sale
2 will be affordable and 17 will be market rate

How many accessible units are being proposed?

All units will be designed as Group 1. We will provide 1 Group 2 unit.

Please provide plan and diagram of the accessible units.

Not available at this time

How many accessible units will also be affordable? If none, please describe reason.

1 unit

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes,** please provide reason.

No

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

Not known

Did the Advisory Board vote to support this project? **If no,** what recommendations did the Advisory Board give to make this project more accessible?

Not known

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities