

# 10 TABER STREET

Dudley Square, Boston, Massachusetts

## Small Project Review Application

Submitted Pursuant to Article 80 of the Boston Zoning Code

*Submitted to:*

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

*Submitted by:*

*Proponent:*

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9 November 2018

*Developer:*

10 Taber Street LLC



**TABLE OF CONTENTS**

**Table of Contents** ..... **2**

**1.0 Executive Summary** ..... **4**

    1.1 Introduction ..... 4

1.2 Proposed Project ..... 4

    1.2.1 Project Site and Area Context ..... 4

    1.2.2 Project Description ..... 14

    1.2.3 Project Data / Approximate Dimensions ..... 14

1.3 Summary of Project Impacts and Proposed Mitigation ..... 16

    1.3.1 Design Component ..... 16

    1.3.2 Historic Resources ..... 16

    1.3.3 Wind Impacts ..... 16

    1.3.4 Shadow Impacts ..... 16

    1.3.5 Air Quality Impacts ..... 16

    1.3.6 Noise Impacts ..... 16

    1.3.7 Flood Hazard Zone / Wetlands ..... 16

    1.3.8 Stormwater Management and Water Quality ..... 16

    1.3.9 Geotechnical and Groundwater Impacts ..... 16

    1.3.10 Solid and Hazardous Materials ..... 16

    1.3.11 Construction Impact Analysis ..... 17

    1.3.12 Transportation, Parking, and Vehicular / Pedestrian Access ..... 17

    1.3.13 Infrastructure ..... 17

**2.0 General Information** ..... **18**

2.1 Proponent Information ..... 18

    2.1.1 Project Proponent ..... 18

    2.1.2 Development Team ..... 18

2.2 Public Benefits ..... 19

2.3 Regulatory Controls and Permits ..... 20

    2.3.1 Zoning District ..... 20

    2.3.2 Anticipated Permits and Approvals ..... 21

2.4 Legal Information ..... 22

    2.4.1 Legal Judgments or Actions Pending Concerning the Proposed Project ..... 22

    2.4.2 History of Tax Arrears of Property Owned in Boston by the Applicant ..... 22

    2.4.3 Evidence of Site Control Over the Project Area ..... 22

    2.4.4 Nature and Extent of Any and All Public Easements ..... 22

2.5 Public Review Process ..... 22

2.6 Zoning Refusal Letter ..... 23

**3.0 Design Component** ..... **24**

3.1 Introduction ..... 24

3.2 Site Context ..... 24

3.3 Building Program ..... 24

3.4 Design Concept ..... 24

3.5 Height and Massing ..... 24

3.6 Facade Design, Fenestration, and Building Materials ..... 24

3.7 Exterior Signage and Lightning ..... 25

3.8 Site Design ..... 25

3.8.1	Open Space and Landscaped Areas .....	25
3.8.2	Pedestrian Circulation .....	25
3.8.3	Parking and Vehicular Circulation .....	25
3.9	Sustainable Design .....	25
3.10	Key Project Benefits .....	25
3.11	Design Submission and Project Drawings .....	26
<b>4.0</b>	<b>Environmental Protection .....</b>	<b>27</b>
4.1	Geotechnical / Groundwater Impacts .....	27
4-2	Rodent Control .....	27
<b>5.0</b>	<b>Transportation, Parking and Vehicular/Pedestrian Access .....</b>	<b>28</b>
5.1	Introduction .....	28
5.2	Site Access and Circulation .....	28
5.3	Transit .....	28
5.4	Parking .....	28
5.5	Shared Cars .....	28
<b>6.0</b>	<b>Infrastructure Systems Component .....</b>	<b>29</b>
6.1	Introduction .....	29
6.2	Sewage System .....	29
6.3	Stormwater .....	29
6.4	Anticipated Energy Requirements .....	29
6.4.1	Electrical Requirements .....	29
6.4.2	Natural Gas Requirements .....	29
6.4.3	Steam .....	29
6.4.4	Telephone Systems .....	29
6.4.5	Cable Television .....	29
<b>7.0</b>	<b>Coordination with Government Agencies .....</b>	<b>30</b>
7.1	Architectural Access Board Requirements .....	30
7.2	Massachusetts Environmental Policy Act .....	30
7.3	Boston Civic Design Commission .....	30
<b>8.0</b>	<b>Accessibility Checklist .....</b>	<b>31</b>

#### List of Figures:

Figure 1.2.1(1)	Project Locus (USGS Map) .....	6
Figure 1.2.1(2)	Project Site Aerial .....	7
Figure 1.2.1(3)	Zoning Area Map .....	8
Figure 1.2.1(4)	Existing Conditions Survey Plan .....	9
Figure 1.2.1(5)	Neighborhood Context Photographs .....	10
Figure 1.2.1(6)	Neighborhood Context Photographs .....	11
Figure 1.2.1(7)	Neighborhood Context Photographs .....	12
Figure 1.2.1(8)	Neighborhood Context Photographs .....	13
Figure 3.11(1)	Design Submission and Project Drawings .....	26

## 1.0 EXECUTIVE SUMMARY

### 1.1 Introduction

This Small Project Review Application (“SPRA”) is being submitted to the Boston Planning & Development Agency in accordance with Article 80 of the Boston Zoning Code (“the Code”) by 10 Taber Street LLC (the “Proponent”) for a proposed residential and retail project at 10 Taber Street that has frontage on both Taber Street and Warren Street in the Roxbury Neighborhood of Boston (the “Project Site”). The project site is a total lot size of 9,146 +/- square feet.

The proposed mixed use project consists of forty-five (45) apartments and a retail space comprising approximately 46,239 gross square feet total floor area. The apartment unit mix consists of thirty-five (35) One-Bedroom apartments and ten (10) Two-Bedroom apartments. There will be a ten (10) space ground floor garage. There will be 13% Affordable Housing use for this project.

The proposed project will abut an existing three-story office and commercial building. Ten Taber Street will have direct frontage on Taber Street and Warren Street and will be across Warren Street from the historic Ferdinand Building. The Ferdinand Building is a five-story Baroque Revival, wedge-shaped building constructed of limestone, terra cotta, decorative brick and granite with a copper cornice. The Ferdinand Building is a rare existing example of the 19th century department store. The Ferdinand was advertised as the “Largest Home Furnishings Establishment in the US” and given its location across from the Dudley Transportation Station, it influenced the development of Dudley Square as a transportation and commercial center in its heyday.

The Proponent has commenced the SPRA under Article 80 of the Code necessitated because more than fourteen (14) multi-family residential units are being proposed and the project is less than 50,000 gross square feet in size within a Boston neighborhood. The Proponent has initiated outreach to City agencies including the Boston Planning & Development Agency and the Mayor’s Office of Neighborhood Services.

This SPRA presents details about the Proposed Project and provides an analysis of transportation, environmental protection, infrastructure, and other components of the Project in order to inform City agencies and neighborhood residents of the Project’s potential impacts as well as mitigation measures to address impacts. Construction is expected to commence in the second quarter of 2019.

### 1.2 Proposed Project

#### 1.2.1 Project Site and Area Context

The Project site is located in the Roxbury Neighborhood of Boston, and is surrounded by a variety of uses including hospitals, residential apartment buildings, and commercial uses. The nearby sites are designed with low- to mid-rise buildings surrounded by surface parking lots and landscaped area.

The existing surrounding buildings are part of the mixed use neighborhood of four to eight stories residential multi-family buildings with other examples of residential buildings with retail-commercial spaces on the ground floor.

The Proposed Project consists of a lot with a total size of 9,146 +/- square feet, with frontage on Taber Street and Warren Street. The site is currently vacant. This Proposed Project intends to erect a 6 story mixed-use building with an elevator that will have improved tenant accessibility and also street alignment and massing on both Taber Street and Warren Street. The site is located in a Roxbury Neighborhood Zoning District, and in the Dudley Square Economic Development Areas Subdistrict, as per Boston Zoning Code Article 50. See **Figure 1.2.1(1)** for Project Locus-Aerial Image, **Figure 1.2.1(2)** for Project Site-Parcel Map, **Figure 1.2.1(3)** for Zoning Area Map, **Figure 1.2.1(4)** for Existing Conditions Survey Plan.

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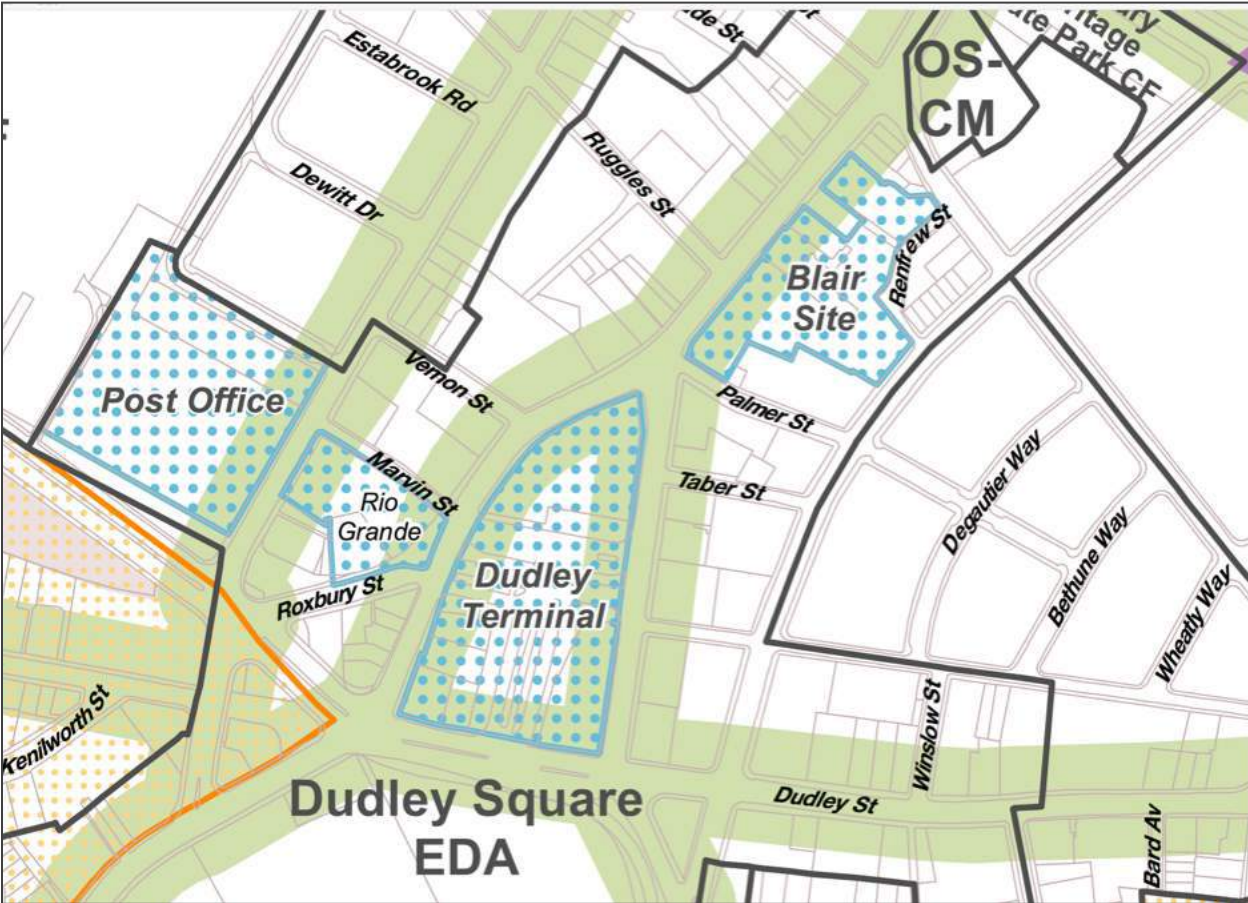
The site is conveniently located a block away from Dudley Square Station which is a transfer point for 17 Massachusetts Bay Transportation Authority (MBTA) bus routes, many of which connect to the MBTA Silver Line, the MBTA Orange Line at Ruggles Station and to the MBTA Red Line at JFK Station.

Figure 1.2.1(1) Project Site Aerial Image/Locus Map - 6 Taber Street, Boston, MA





Figure 1.2.1(3) Zoning Area Map





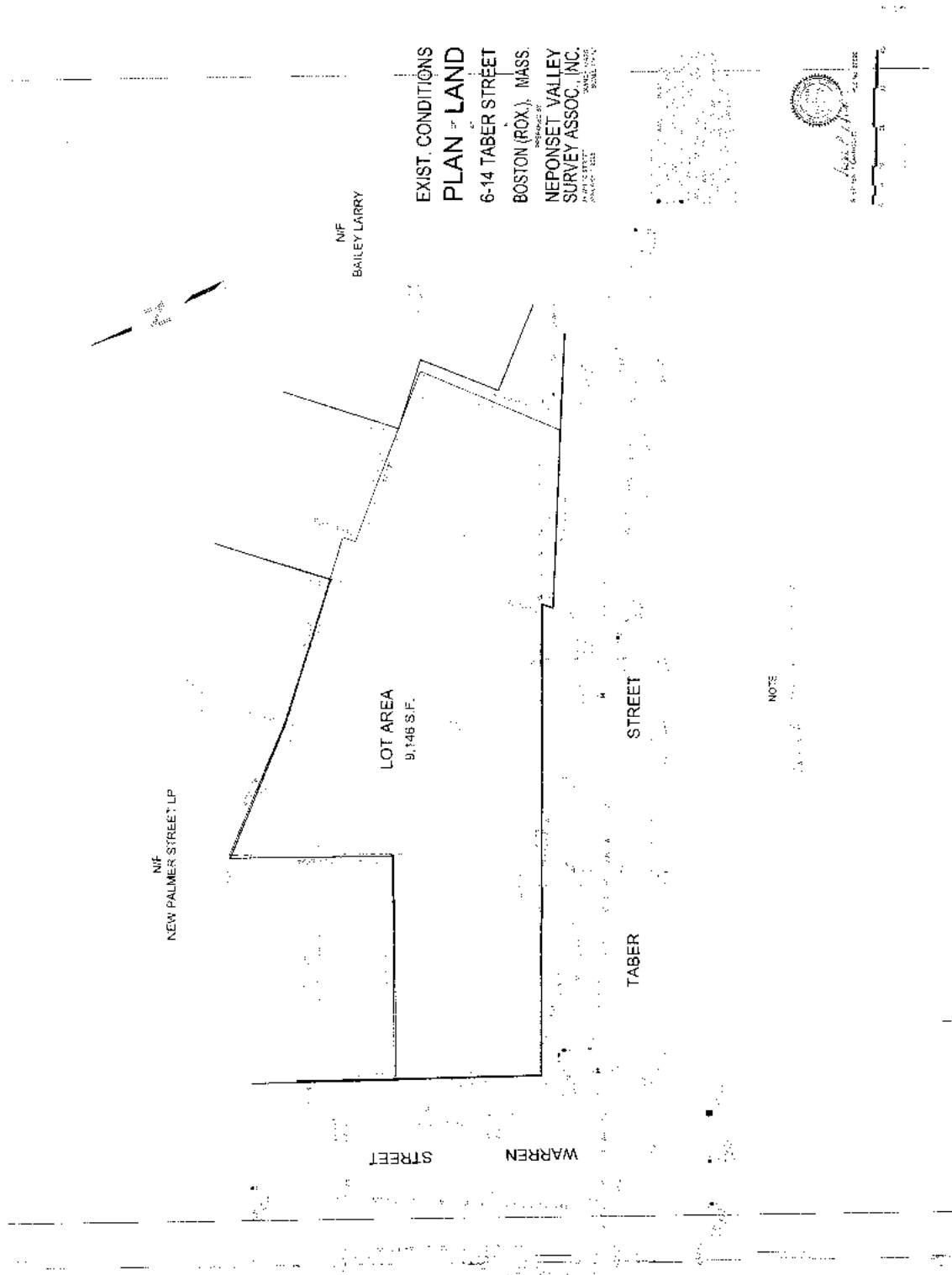


Figure 1.2.1(4) Existing Conditions Survey Plan



1. View of the existing site at Warren Street and Taber Street corner.



2. View of the existing site along Taber Street showing the vacant lot.

**Figure 1.2.1(5) Neighborhood Context Photographs**

Figure 1.2.1(6) Neighborhood Context Photographs (continued)



3. View of Taber Street looking West towards Warren Street.



4. View of Warren Street Looking South

Figures 1.2.1(7) Neighborhood Context Photographs (continued)



5. Corner view of Warren Street- Palmer Street from Washington Street.



6. View of Palmer Street looking East.

**Figures 1.2.1(8) Existing Neighborhood Buildings**



7. The historic building (formerly known as Ferdinand building) is now the home of BPS, the Bruce C. Bolling Municipal building.



8. Dudley Square bus station

**1.2.2 Project Description**

The Proposed Project is part of a six-story mixed use project composed of a residential portion and commercial/retail spaces, located on the corner of Taber Street and Warren Street. The breakdown of space includes approximately 46,239 +/-GSF of total gross building area. The residential area, (including stairs/circulation), is 38,395 +/- SF, composed of 45 residential units.

The preliminary breakdown is thirty-five ( 35) one-bedroom units and (10) two-bedroom units. Of the forty-five (45) residential units, there will be six (6) affordable units: four (4) one-bedroom units and two (2) two-bedroom units, both at 80% AMI. The garage level, accessed from Taber Street, will have ten (10) covered parking spaces.

**1.2.3 Project Data / Approximate Dimensions**

Based on the Current schematic Documents, we anticipate the following program:

<b>Table 1.2.3(1) Approximate Dimensions</b>	
Lot Area (square feet)	9,146 +/-
Total Gross Floor Area/Residential & Stairs/ Circulation/ Commercial Spaces/Parking Garage:	46,239 +/- GSF
Building Height along Taber Street Building Height along Warren Street	69 ft. 69 ft.
Floor Area Ratio (FAR)	5.1
Parking Spaces	10 spaces

<b>Table 1.2.3(2) Approximate Square Footage by Floor</b>								
Floor	Use	Net SF	1BR	2BR	Total Units	Circulation Common Area SF	Total Net SF	Gross SF <small>*Garage sf not included in Gross Area Calculation</small>
Ground Floor	Garage	3,800				1,288	6,926 +/-	4,414 +/-
	Retail	1,830						
	Bicycle Parking	304						
	Building Management Facilities	992						
2nd Floor	Residential Units	6,655	7	2	9	1,024	7,679 +/-	8,365 +/-

Floor	Use	Net SF	1BR	2BR	Total Units	Circulation Common Area SF	Total Net SF	Gross SF <small>*Garage sf not included in Gross Area Calculation</small>	
3rd Floor	Residential Units	6,655	7	2	9	1,024	7,679 +/-	8,365 +/-	
4th Floor	Residential Units	6,655	7	2	9	1,024	7,679 +/-	8,365 +/-	
5th Floor	Residential Units	6,655	7	2	9	1,024	7,679 +/-	8,365 +/-	
6th Floor	Residential Units	6,655	7	2	9	1,024	7,679 +/-	8,365 +/-	
Total Residential Net SF							38,395		
Total Units		35	10	45					
Total Retail Net SF		1,830							
Lot Size SF							9,146		
FAR							5.1		
Total Gross Bldg Area									46,239

### **1.3 Summary of Project Impacts and Proposed Mitigation**

#### **1.3.1 Design Component**

**Section 3.0** of this SPRA presents the proposed design components with drawings and graphic representations of the major elements of the Project design.

#### **1.3.2 Historic Resources**

The Project Site is located in one of Boston's historic transit areas in Roxbury's Dudley Square. Dudley Square had always been the commercial center of Roxbury and the home to various historic buildings such as the Dudley Street Station Building, which is the original one that began serving El trains and streetcars in 1901. The project site is right across from one of the most iconic and historic buildings in the area, the formerly known Ferdinand Building, which today houses the Boston Public Schools department in the Bruce C. Bolling Municipal Building. It is not expected that there will be any potential impacts to these locations due to the project's similar scale to much of the existing neighborhood.

#### **1.3.3 Wind Impacts**

The proposed project building height will extend 6 stories and will be within alignment of the Bruce C. Bolling building along Warren Street. Due to the presence of similar height buildings in the vicinity of the project site, it is not expected that pedestrian level winds will be impacted by the Proposed Project.

#### **1.3.4 Shadow Impacts**

Because the Project Site is an existing vacant lot, there will be new shadows, but due to the proposed building's similar height to surrounding buildings, no significant impact is expected.

#### **1.3.5 Air Quality Impacts**

As additional automobile trips from the forty-five (45) residential units are not expected to lead to a diminution of level of service at nearby intersections, and because the garage will not require extra ventilation beyond the normal required for a 10 car garage, the number of automobiles at this location is insignificant in comparison.

#### **1.3.6 Noise Impacts**

The Proposed Project is not expected to create a noise or nuisance condition. The specified garage door will have a low noise type without bells or alarms.

#### **1.3.7 Flood Hazard Zone / Wetlands**

There is no portion of the Project Site within the 100-year flood elevation as neither indicated on the Flood Insurance Rate Map, nor is there wetland resource areas regulated by the Massachusetts Wetlands Protection Act on or within 100 feet of the Project Site.

#### **1.3.8 Stormwater Management and Water Quality**

The Proposed Project is not expected to affect the water quality of nearby water bodies.

#### **1.3.9 Groundwater and Geotechnical Impacts**

No abnormal soil conditions are expected. McPhail Associates, Geotechnical Engineers will conduct soil borings that will be used to design an appropriate subsurface foundation.

#### **1.3.10 Solid and Hazardous Waste Materials**

Once construction commences it will comply with current regulations.



**1.3.11 Construction Impact Analysis**

Construction methodologies that ensure public safety on the Project Site will be employed. Construction management and scheduling will aim to minimize impacts on the surrounding environment. This will include plans for construction workers commuting and parking, routing plans for trucking and deliveries, and control of dust generation.

The number of workers required for construction of the Project will vary during the construction period. It is anticipated that all construction workers will arrive and depart prior to peak traffic periods.

Erosion and sediment control measures will be implemented during the construction. Drain systems approved by BWSC will be installed at the Project Site.

**1.3.12 Transportation, Parking, and Vehicular/Pedestrian Access**

Due to the Project's development program and close proximity to transit service (e.g., MBTA Silver Line as well as bus service), the Proposed Project is not expected to generate a large number of daily or peak hour vehicular trips. Intersection operations will not worsen compared to Existing Conditions, indicating that the Proposed Project will not impact existing traffic operations.

The Project Site will also improve the pedestrian environment on Warren Street and Taber Street with attractive landscaping and exterior lighting within the Project Site.

**1.3.13 Infrastructure**

The civil engineer of the Project has confirmed there is enough capacity for the utilities to service the building, including sewer, electric, gas, phone and cable, which will be connected on Warren Street. Water will be connected on Taber Street.

## 2.0 GENERAL INFORMATION

### 2.1 Proponent Information

#### 2.1.1 Project Proponent

The Proponent, 10 Taber Street LLC, is focused on creating exceptionally designed residential-use places through the preservation and reuse of historic properties or through the construction of new context sensitive buildings. Klaus Kimel, owner of 10 Taber Street LLC is committed to implementing the principle of New Urbanism, which promotes the creation of walkable, human-scaled places that enhance local economies, improve public health, and build stronger communities. The Proponent holds title to the project and will be the entity that enters into the Article 80 agreements with the BPDA.

#### 2.1.2 Development Team Table 2.1.2(1)

<b>Table 2.1.2(1) Project and Team information</b>	
<b>Project Location</b>	<b>6-14 Taber Street, Boston MA</b>
Project Proponent / Owner	10 Taber Street LLC
Development Company & Management	10 Taber Street LLC
Architect	Hresko Associates, Inc. 36 Bromfield Street, Suite 209 Boston, MA 02118 617-350-7666 Contact: Philip Hresko
Landscape Architect	Hresko Associates, Inc. 36 Bromfield Street, Suite 209 Boston, MA 02118 617-350-7666 Contact: Philip Hresko
Surveyor	R.E. Cameron & Associates, Inc. 681 Washington Street Norwood, MA 02062 781.769.1777 Contact: Mike Mcguire
Civil Engineer	Waterfield Design Group 50 Cross Street Winchester, MA 01890 781.756.0007 Contact: Jacob Murray
Structural Engineer	Souza, True & Partners, Inc. 265 Winter Street, 3rd Floor Waltham, MA 02451 617.926.6100 Contact: Terry A. Louderback

**Table 2.1.2(1) Project and Team information**

Geotechnical Engineer	McPhail Associates, LLC 2269 Massachusetts Avenue Cambridge, MA 02140 617.868.1420 Contact: Chris Erikson, P.E
Mechanical Engineer	RAV & Associates, Inc. 21 Highland Avenue Needham, MA 02494 781.449.8200 Contact: Richard A. Volkin
Fire Protection / Sprinklers	CSI Engineering 125 Aviation Avenue, Suite 4 Portsmouth, NH 03801 603.319.8244 Contact: John Cass
Legal	PATRICK M. MAHONEY, ESQ. Boston Zoning Strategies, PLLC
Estimated Construction Commencement	Second quarter of 2019
Estimated Construction Completion	Second quarter of 2020
Approximate Construction Cost	\$12,000,000
Status of Project Design	Schematic

## 2.2 Public Benefits

The Proposed Project will result in a number of public benefits for the Dudley Square Community, as well as for the City of Boston. These benefits include:

- Creating much-needed residential housing apartments;  
Providing six (6) affordable units (at 80% AMI), (4 one-bedroom units & 2 two-bedroom units)
- Improving the existing streetscape on two (2) city streets;
- Developing a project that is consistent with the Dudley Square Community planning and zoning objectives;
- Providing additional property tax revenue to the city;
- Creating construction-related employment opportunities. An estimated number of about one hundred (100) local construction jobs would be created over the duration of the construction of the project.
- Addressing/understanding community concerns about occupancy impact concerns through written/enforced commitments with the Dudley Square Community.

## 2.3 Regulatory Controls and Permits

### 2.3.1 Zoning District -

The Proposed Project at 10 Taber Street is located within the Dudley Square Economic Development Area Subdistrict of the Roxbury Neighborhood District, Article 50 of the Boston Zoning Code as outlined on Zoning District Map 6A-6C “Roxbury Neighborhood District”, effective December 22, 2017.

The Proposed Building has been designed to have an FAR of 5.1 (46,239 GSF / 9,146 SF) with the exception of the parking garage.

The building height is proposed to be 69’.

The Proposed Project proposes a total of ten (10) parking spaces, allocated for the residential users occupants of the project. The BTM has established parking space guidelines throughout the City to ensure that the proper parking capacity is provided with new projects. BTM’s maximum parking ratio guidelines for this area of the City is 0.50 – 1.0 parking spaces per residential unit. The Proposed Project falls within these limits, although it does not conform to the existing zoning requirement of 1 space per residential unit in accordance with Table H of the Code. The Garage Level plan shows a layout of the ten (10) parking spaces accessed from Taber Street.

Based on the foregoing, the Proposed Project will require Zoning Relief from the Board of Appeal for the following violations: Please see Table 2.3.1

<b>Violation</b>	<b>Violation Description</b>	<b>Violation Comments</b>
Article 50, Table C	Dimensional Regulations	Floor Area Ratio excessive
Article 50, Table C	Dimensional Regulations	Height excessive
Article 50, Table C	Dimensional Regulations	Rear Yard insufficient

<b>Table 2.3.1(2) Boston Zoning Code Chart: 10 Taber Street, Roxbury</b>		
<b>Category</b>	<b>Code Requirement</b>	<b>Proposed Project Uses &amp; Dimensions</b>
Dimensional Regulations, Article 50-Table C	Dudley Square Economic Development Area Subdistrict	Residential - 45 dwelling units, located on 2nd Floor, 3rd Floor, 4th Floor, 5th Floor and 6th Floor Commercial - 1 Commercial Space on 1st Floor
	1 parking space per unit = total 45 parking spaces	.22 parking spaces/unit = total 10 parking spaces on 1st Floor
Floor Area Ratio (FAR) Maximum	1.0	5.1
Maximum Building Height	55 ft.	69 ft.
Minimum Lot Size	none	none
Minimum Lot Area per Dwelling unit	none	none
Minimum Usable Open Space per Dwelling Unit	none	none
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard	none	none
Minimum Side Yard	none	none
Minimum Rear Yard	20 ft.	none

### **2.3.2 Anticipated Permits and Approvals**

The public approvals expected to be required for the Proposed Project are listed in **Table 2.3.2(1)**.

The Proposed Project is subject to requirements of, and the filing of a SPRA under Article 80 of the Code, necessitated because more than fourteen (14) multi-family units are being proposed and the project is less than 50,000 gross square feet in size within a Boston neighborhood.

<b>Table 2.3.2(1) Anticipated Permits &amp; Approvals</b>	
<b>Agency Name</b>	<b>Permits and Approvals</b>
Boston Planning & Development Agency	Article 80 Small Project Review Certificate of Compliance
Boston Zoning Board of Appeals	Zoning Relief
Boston Fire Department	Approval of Fire Safety Equipment Fuel Oil Storage Permit for Garage
Boston Department of Public Works Public Improvements Commission	Permits for Street Occupancy and Operating Permit (if Necessary); Sidewalk Improvements
Boston Department of Inspectional Services	Building Permit Certificate(s) of Occupancy
Boston Water and Sewer Commission	Water and Sewer Connection Permits: General Services Application Site Plan Review
Boston Transportation Department	Construction Management Plan Transportation Access Plan Agreement

\* 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.

## 2.4 Legal Information

### 2.4.1 Legal Judgments or Actions Pending Concerning the Proposed Project

The Project Proponent is not aware of any legal judgments or other actions pending which involve the Proposed Project.

### 2.4.2 History of Tax Arrears on Property Owned in Boston by the Applicant

The Proponent has no additional property in Boston on which real estate tax payments are in arrears.

### 2.4.3 Evidence of Site Control Over the Project Area

The Project Site is owned by 10 Taber Street LLC as documented in the Suffolk County Registry of Deeds, Book 20157, Page 56.

### 2.4.4 Nature and Extent of Any and All Public Easements

The Project Site is not subject to any public easements.

## 2.5 Public Review Process

The Proponent has been meeting with various neighborhood groups. The community has expressed great interest in the project and has overall given helpful feedback on the program and preliminary design.

The Proponent's development team will continue to outreach and attend meetings with neighborhood, community and business leaders regarding the Proposed Project during the Article 80 review process, including discussions/meetings with city agencies, as may be required by the necessary permits,

Figure 2.6 Zoning Refusal Letter



Martin J. Walsh  
Mayor

**Boston Inspectional Services Department  
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

**ZONING CODE REFUSAL**

Sean Lydon  
Inspector of Buildings

August 07, 2018

PHILIP HRESKO, AIA/ASLA  
36 BROMFIELD STREET  
SUITE 209  
BOSTON, MA 02108

**Location:** 2-14 TABER ST ROXBURY MA 02119  
**Ward:** 08  
**Zoning District:** Roxbury Neighborhood  
**Zoning Subdistrict:** DUDLEY SQUARE EDA  
**Appl. #:** **ERT842539**  
**Date Filed:** July 06, 2018  
**Purpose:** Erect new 6-story mixed use building with retail and parking on the 1st Floor and 10 Two-Bedroom Apartments and 35 one-bedrooms in the upper stories.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 50, Section 11	Dimensional Regulations in Roxbury EDA	FAR is excessive
Article 50, Section 11	Dimensional Regulations in Roxbury EDA	Building height is excessive.
Article 50, Section 11	Dimensional Regulations in Roxbury EDA	Rear Yard is insufficient
Article 50, Section 43	Off-Street Parking & Loading Req	Proposed off street parking is insufficient
Article 50, Section 43	Off-Street Parking & Loading Req	Proposed off street parking has insufficient maneuverability.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

James Kennedy

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

### **3.0 DESIGN COMPONENT**

#### **3.1 Introduction**

The Proposed Project is a mixed-use development, located between 2-14 Taber Street in Roxbury, which comprises of forty-five (45) residential units, covered parking for ten (10) vehicles, twelve (12) bike racks, one (1) Commercial Space that could be subdivided in two, and new useable outdoor open spaces that exclusively serve the units. Discussion of design elements for the proposed new building is provided in the sections below, and is illustrated on the plans, perspectives, and photographs that are included in the Design Component (See 3.11).

#### **3.2 Site Context**

The Project's Site is situated in an Economic Development Area (EDA) planning district. It contains approximately 9,146 square feet of land and sits at the intersection of Warren Street and Taber Street.

The Project's Site is across from the Bruce C. Bolling Municipal Building. This neighborhood corridor is characterized by a range of building types at different scales, and a range of architectural styles and materials, primarily civic, commercial and residential.

The Proposed Project has taken into consideration the historic and social context of Dudley Square and places a prominent vacant lot into an active residential and commercial use.

#### **3.3 Building Program**

The building program includes a) residential lobby located on Taber Street, ten (10) space parking garage, and forty-five (45) residential units, located from the second floor level through the roof level. At the first floor level, the building contains one (1) commercial space. Building mechanicals are housed at roof level and the associated utility room is appropriately located with enough distance from the roof parapet that will have minimum visibility and noise impact. The program also includes private outdoor space for the residential units located on the 2nd floor, including outdoor terraces and balconies.

#### **3.4 Design Concept**

The Proposed Building is a mixed use commercial-residential building located on a unique site with an interesting topography. The design is a modern interpretation of the existing residential masonry and brick buildings. The proposed building is inserted in a harmonious way in the surrounding environment to create a dialogue with the characteristics of the area and the existing neighborhood buildings. The intention is to create a building that is appropriately scaled, creating a volume that is balanced between the two sides and contributes positively to the existing visual context of the neighborhood.

#### **3.5 Height and Massing**

The Proposed Project is situated on the site with a building height and massing that is contextually appropriate with the adjacent structures.

The 6-story high elevations along Warren Street and Taber Street provide a continuous pedestrian façade that expresses the distinction of the commercial space on the ground level. A corner bay is projecting with a distinct geometric shape 14' above grade and extends from the second to the sixth floor. Animated bay edges that project along Taber Street help define a unique character in the neighborhood.

#### **3.6 Façade Design, Fenestration, and Building Materials**

The contemporary treatment of the facades achieves a pleasant and unified design within its context while optimizing durability and minimizing maintenance through a restrained material palette. A series of



Bays and ample openings allow for natural light as well as vast views of the Roxbury Neighborhood skyline and the City.

### **3.7 Exterior Signage and Lighting**

Exterior lighting, where used, it is primarily indirect LED lighting to illuminate the building entrances, ground surfaces, and private patio and terrace areas, with particular attention paid to limiting ambient light on site.

### **3.8 Site Design**

#### **3.8.1 Open Space and Landscaped Areas**

The site is integrating the natural landscape and topography in the built environment. The main entrance to the building is located at Taber Street. The landscape will be incorporating native, adaptive plantings for water efficient landscaping and weather-appropriate material.

#### **3.8.2 Pedestrian Circulation**

The Proposed Project has given special care in the location of the tenant bicycle storage room. This room is strategically located parallel to the main building entrance on Taber Street. Tenants who park their car in the garage level will have direct access to the elevator. Recycling and trash disposal area is located at the first Floor Garage level, with direct access to the rear of the building to Palmer Street.

#### **3.8.3 Parking and Vehicular Circulation**

The building layout optimizes efficiency and car count at the garage level, where vehicles safely enter and exit from Taber Street. There are a total of ten (10) parking spaces available.

### **3.9 Sustainable Design**

The Proposed Project incorporates sustainable design seeking to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. This will be accomplished by optimizing site potential; minimizing non-renewable energy consumption; using environmentally preferable products; protecting and conserving water; enhancing indoor environmental quality; and optimizing operational and maintenance practices.

Individual heating and air conditioning units will be provided.

Sub-metering of Water use will be provided.

Sub-metering of gas use will be provided.

Sub-metering of electrical will be provided.

All these help keep consumption lower.

### **3.10 Key Project Benefits**

- The Proposed Project promotes Transit Oriented Development including car-free transit options for residents: it is located less than 200 feet from Dudley Station Bus Terminal and 0.7 miles from the Roxbury Crossing Orange line station.
- A quality urban design will be provided at this prominent location which the intention to facilitate pedestrian and vehicular use and circulation.

### 3.11 Design Submission and Project Drawings


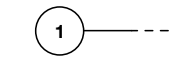


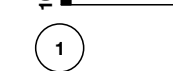

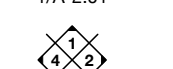

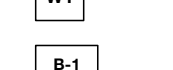
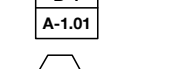
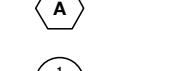
The following are the drawings for the proposed building:  
We have reduced them to fit within the format of this book.

1. T-1.00 Title Sheet
2. EC-1 Existing Conditions
3. C-1 Proposed Conditions
4. L - 1.01 Site Plan
5. A - 1.01 1st Floor Plan
6. A - 1.02 2nd floor Plan
7. A - 1.03 Typical Floor Plan- Levels 3-6
8. A - 1.06 6th Floor Plan
9. A - 1.07 Roof Plan
10. A - 2.01 West Elevation
11. A - 2.02 South Elevation
12. A - 2.03 East Elevation
13. A - 2.04 North Elevation
14. A - 3.01 Section AA
15. A - 3.02 Section BB

# 10 Taber Street

Dudley Square, Boston, Massachusetts

## Symbol Legend

-  Drawing Label
-  Column Line
-  Control Point
-  Building Section
-  Door Numbers
-  Exterior Elevation
-  Interior Elevation
-  Partition Types
-  Room/Space
-  Window Types
-  Detail Reference

## Architect

**HRESKO Associates, Inc.**  
36 Bromfield Street, Suite 209  
Boston, Massachusetts 02108  
Tel: 617-350-7676  
e-Mail: hresko@ArchUSA.com

H-A Project #36-06

## Owner/Developer

**10 Taber LLC**  
121 Crowninshield Rd  
Brookline, MA 02446  
Tel: 312-465-4166  
e-Mail: klauskimelf@gmail.com

## Surveyor

**R.E. Cameron & Associates, Inc.**  
681 Washington Street  
Norwood, MA 02062  
Tel: 781.769.1777  
e-Mail: scameron@recameron.com

## Civil Engineer

**Waterfield Design Group**  
50 Cross Street  
Winchester, MA 01890  
Tel: 781.756.0001  
e-Mail: jmurray@wdgrp.com

## Geotechnical Engineer

**McPhail Associates, LLC**  
2269 Massachusetts Avenue  
Cambridge, MA 02140  
Tel: 617.868.1420  
e-Mail: cerikson@mcphailgeo.com

## Structural Engineer

**Souza, True & Partners, Inc.**  
265 Winter Street, 3rd Floor  
Waltham, MA 02451  
Tel: 617.926.6100  
e-Mail: tloudrback@souzatru.com

## MEP Engineers

**RAV & Associates, Inc.**  
21 Highland Avenue  
Needham, MA 02494  
Tel: 781.449.8200  
e-Mail: richard@ravassoc.com

## Fire Protection Engineer

**CSI Engineering**  
125 Aviation Avenue, Suite 4  
Portsmouth, NH 03801  
Tel: 603.319.8244  
e-Mail: cass@csi-engineers.com



## List of Drawings

T-1.00 Title Sheet

## Civil

EC-1 Existing Conditions  
C-1 Proposed Conditions

## Architectural

L-1.01 Site Plan  
A-1.01 1st Floor Plan  
A-1.02 2nd Floor Plan  
A-1.03 Typical Floor Plan - 3rd-6th Floor  
A-1.04 Roof Plan  
A-2.01 West Elevation  
A-2.02 South Elevation  
A-2.03 East Elevation  
A-2.04 North Elevation  
A-3.01 Section AA  
A-3.02 Section BB

Unit Count	1 BR	2 BR
<b>1st Floor</b>		
<b>2nd Floor</b>	7	2
<b>3rd Floor</b>	7	2
<b>4th Floor</b>	7	2
<b>5th Floor</b>	7	2
<b>6th Floor</b>	7	2
<b>Total</b>	<b>45 Units</b>	
<b>Parking Spaces:</b>	<b>10 Spaces</b>	

## ROXBURY NEIGHBORHOOD DISTRICT - ECONOMIC DEVELOPMENT AREAS - DIMENSIONAL REGULATIONS

	CODE REQUIREMENT	PROJECT USE
<b>MAXIMUM FLOOR AREA RATIO (FAR)</b>	2.0	5.1
<b>MAXIMUM BUILDING HEIGHT</b>	55'	69'
<b>MINIMUM LOT SIZE</b>	NONE	NONE
<b>MINIMUM USABLE OPEN SPACE</b>	NONE	NONE
<b>MINIMUM LOT WIDTH</b>	NONE	NONE
<b>MINIMUM LOT FRONTAGE</b>	NONE	NONE
<b>MINIMUM FRONT YARD</b>	NONE	NONE
<b>MINIMUM SIDE YARD</b>	NONE	NONE
<b>MINIMUM REAR YARD</b>	20'	0'

**ZONING DISTRICT:** ROXBURY NEIGHBORHOOD  
**ZONING SUBDISTRICT:** DUDLEY SQUARE EDA  
**SUBDISTRICT TYPE:** ECONOMIC DEVELOPMENT AREA  
ARTICLE 50 - ROXBURY NEIGHBORHOOD DISTRICT

**BUILDING HEIGHT:**  
69' (FROM GRADE PLANE)  
FIRST FLOOR: 14'  
FLOOR 2-6

**OCCUPANCY CLASSIFICATION:**  
USE GROUP R-2 (MULTI-FAMILY RESIDENTIAL)  
USE GROUP S-2 (ENCLOSED PARKING GARAGE)

TO BE DETERMINED:  
USE GROUP M (MERCANTILE)  
USE GROUP A-2

**BUILDING CODE:** 9TH EDITION MASSACHUSETTS STATE BUILDING CODE  
**IRC - INTERNATIONAL RESIDENTIAL CODE 2015 EDITION**

**TOTAL GROSS SQUARE FOOTAGE +/- 46,239**  
COMMERCIAL NET SQUARE FOOTAGE: +/-1,830  
RESIDENTIAL SF: +/- 38,395  
**LOT SIZE: 9,146 SF**



ERT842539

Date: 9 November 2018

All work shall be in compliance with State and Local Building Codes.  
General Contractor shall be responsible for obtaining all necessary permits, inspections, and paying all related fees.

Contractor shall lay out all work and be responsible for structure, lines, elevation and measurement.

The Contractor shall thoroughly examine the site, the drawings, and the specifications to ensure his/her knowledge of the conditions and requirements of the work.

The Contractor shall report all deviations in the existing conditions, dimensions, and locations, etc. to the architect.

Storage of materials at the site and protection from the elements is the responsibility of each subcontractor. The builder may reject material not properly stored and protected. Damaged material shall not be installed. In no case may a subcontractor store material which interferes with work of other subcontractors or the Owner.

Do not scale these Drawings for quantities, lengths, size or areas, etc. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with construction.

All designs, components, equipment, clearances, sizes and capacities, etc., shall comply with all manufacturers' instructions and recommendations, and shall comply with all applicable federal, state and local codes or ordinances.

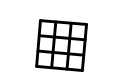






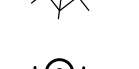
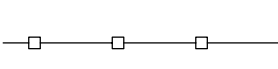
Clean up is the responsibility of each subcontractor within a reasonable time and to prevent any hazardous conditions.

It is not intended that these drawings show every cut and/or condition, etc. of the building system, however, the contractor shall furnish a complete product in accordance with the best practice of the trade, to the satisfaction of the Architect, and in strict conformance with all applicable state building code requirements.

All dimensions are to face of stud.

All existing areas disturbed by the new construction are to be patched to match existing and / or new adjacent surfaces.

**LEGEND**

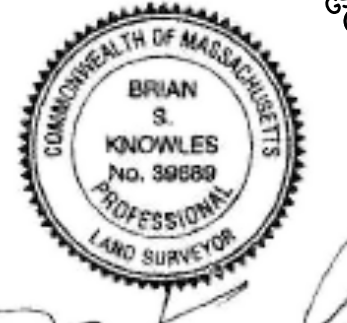
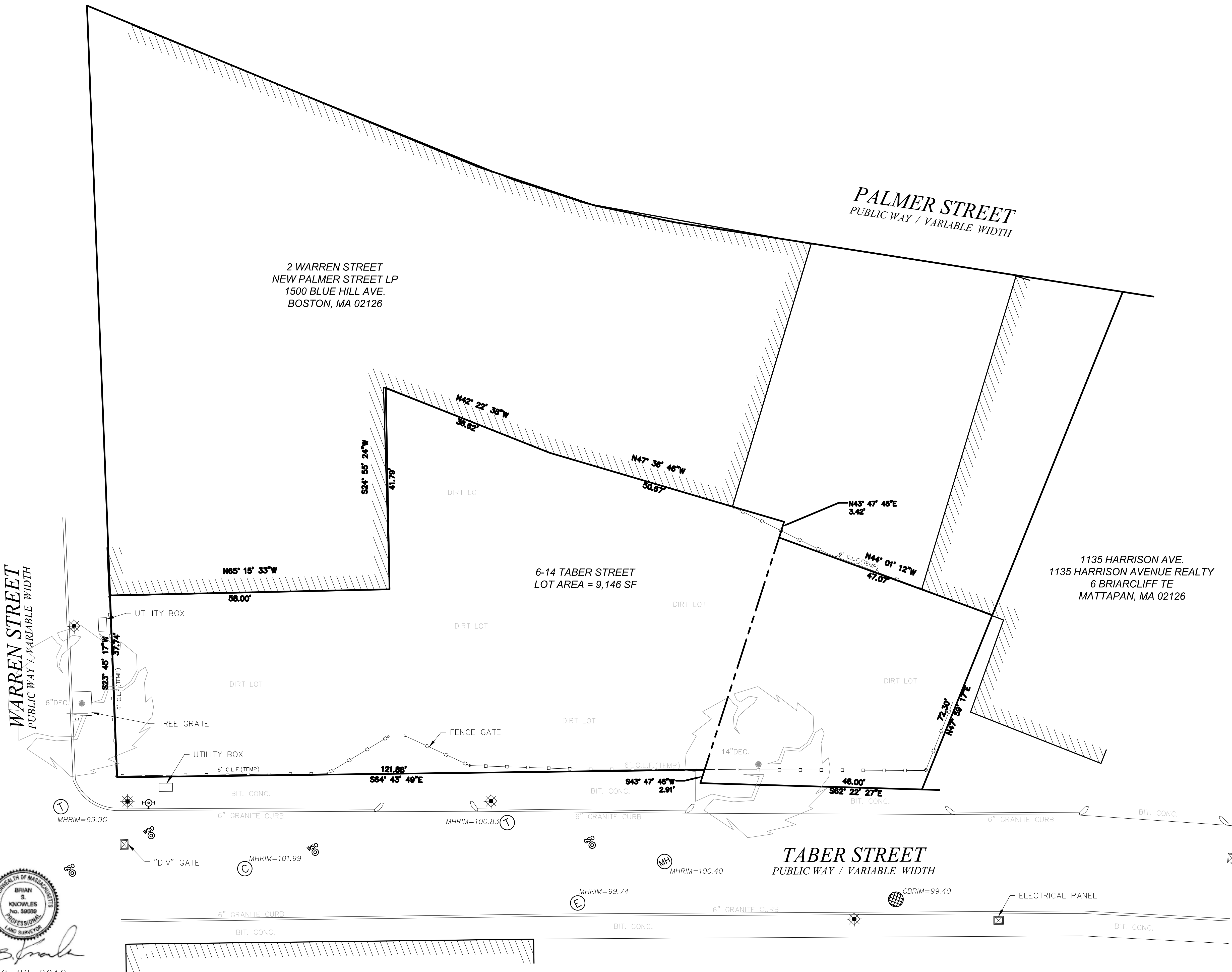
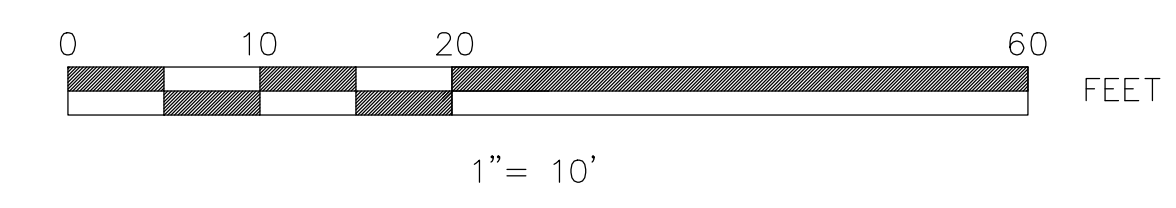
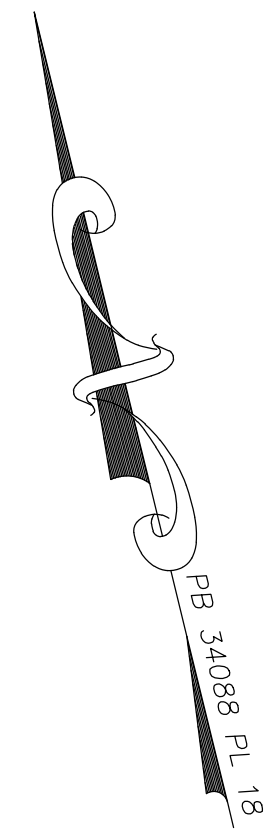
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-  CATCH BASIN
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-  COMMUNICATIONS MANHOLE
-  ELECTRICAL MANHOLE
-  TELECOM MANHOLE
-  WATER SHUT OFF
-  GAS SHUT OFF
-  STREET LIGHT
-  HYDRANT
-  6" CHAIN LINK FENCE (C.L.F.) (TEMPORARY)
-  DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT

**NOTES**


1. THIS PLAN REPRESENTS THE SITE CONDITIONS FROM AN ON THE GROUND SURVEY CONDUCTED BY WATERFIELD DESIGN GROUP JUNE 19, 2018.
2. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
3. ELEVATION DATUM IS ASSUMED.
4. THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811), SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
5. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF WATERFIELD DESIGN GROUP. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PART FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFORE BY WATERFIELD DESIGN GROUP.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE EXISTING LOT AT 6-14 TABER STREET IS IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY PANEL: 25025C0079J  
EFFECTIVE DATE: MARCH 36, 2016

**PLAN & DEED REFERENCE**













SUFFOLK COUNTY REGISTRY OF DEEDS  
 DEEDS  
 BOOK 20157 PAGE 57  
 PLANS  
 PLAN BOOK 34088 PLAN 18  
 PLAN BOOK 36200 PLAN 26



6-28-2018

DESIGN BY: DRAWN BY: MJC CHECK BY: BSK	<b>EXISTING CONDITIONS</b>	GES, Ltd. Brookline, MA 02445	<b>6-14 TABOR STREET</b> EXISTING CONDITIONS LAND SURVEY NORTH ROXBURY (BOSTON), MASSACHUSETTS	 50 Cross Street   Winchester, Massachusetts   01890 T 781.756.0001 F 781.756.0007	SCALE: <b>1" = 10'</b> DATE: <b>6-28-18</b> FILENAME: <b>W-1615</b>	DRAWING NUMBER: <b>EC-1</b> SHEET 1 OF 2									
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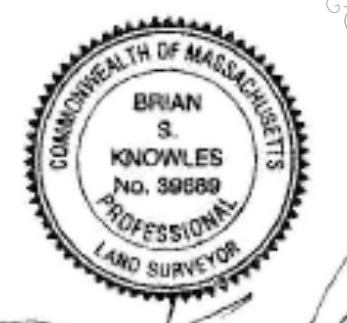
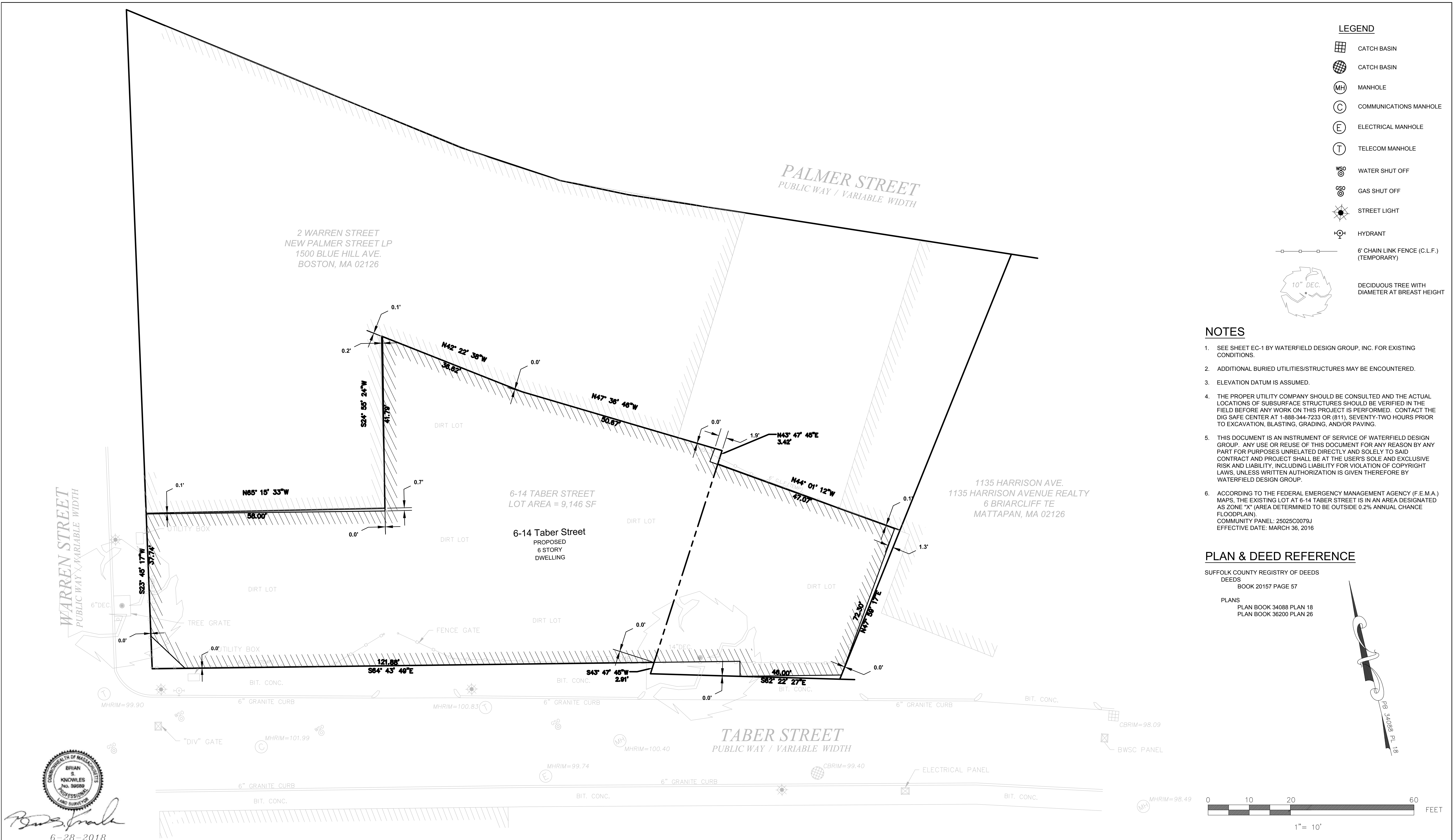
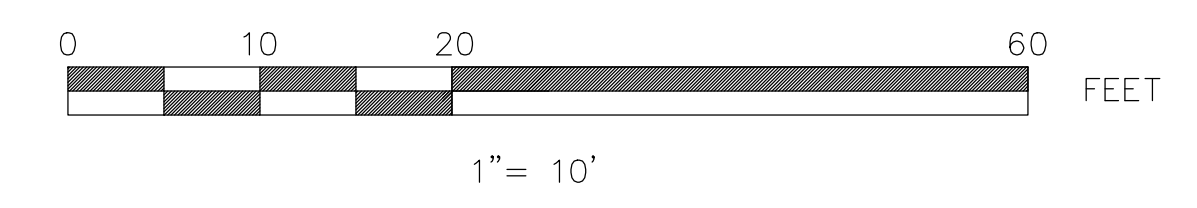
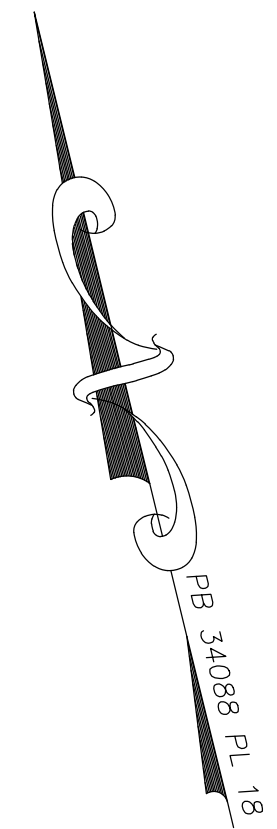
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**NOTES**


1. SEE SHEET EC-1 BY WATERFIELD DESIGN GROUP, INC. FOR EXISTING CONDITIONS.
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3. ELEVATION DATUM IS ASSUMED.
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COMMUNITY PANEL: 25025C0079J  
EFFECTIVE DATE: MARCH 36, 2016

**PLAN & DEED REFERENCE**

SUFFOLK COUNTY REGISTRY OF DEEDS  
 DEEDS  
 BOOK 20157 PAGE 57  
 PLANS  
 PLAN BOOK 34088 PLAN 18  
 PLAN BOOK 36200 PLAN 26



*Brian S. Knowles*  
 6-28-2018

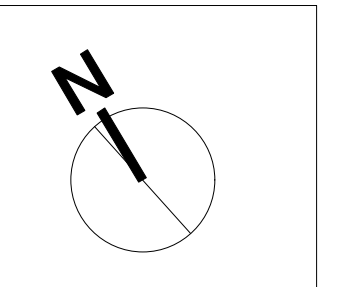
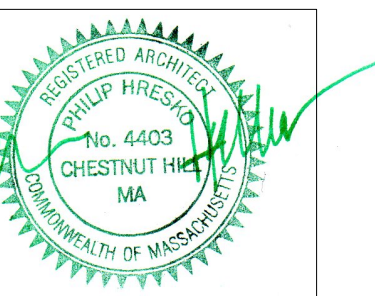
DESIGN BY: DRAWN BY: MJC CHECK BY: BSK	<b>PROPOSED CONDITIONS</b>	GES, Ltd. Brookline, MA 02445	<b>6-14 TABER STREET</b> EXISTING CONDITIONS LAND SURVEY NORTH ROXBURY (BOSTON), MASSACHUSETTS	 50 Cross Street   Winchester, Massachusetts   01890 T 781.756.0001 F 781.756.0007	SCALE: <b>1" = 10'</b> DATE: <b>6-28-18</b> FILENAME: <b>W-1615</b>	DRAWING NUMBER: <b>C-1</b> SHEET 2 OF 2								
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REV	DATE	BY												

# 10 Taber Street

Boston,  
Massachusetts



Hresko Associates, Inc.  
Architects  
Landscape Architects  
38 Bromfield Street  
Suite 209  
Boston, MA 02108  
617-350-7666  
eMail: hresko@ArchUSA.com  
www.ArchUSA.com



## Site Plan

Revision Date:  
29 October 2018  
Scale:  
1/8"=1'-0"  
Date:  
28 June, 2018

# 36-06

**L-1.01**

WARREN STREET

PALMER STREET

2 WARREN STREET  
NEW PALMER STREET LP

1135 HARRISON AVE.  
1135 HARRISON AVENUE REALTY

10 TABER STREET

TABER STREET

PROPERTY LINE

9'-9"

EXISTING TREE

29'-8"

EXISTING LIGHTPOST

8'-7"

NEW CROSSWALK

EXISTING FIRE HYDRANT

PROPERTY LINE

NEW TREE

8'-8"

NEW TREE

3'-8"

NEW TREE

8'-10"

8'-8"

5'-2"

3'-8"

13'-0"

13'-4"

53'-7"

PROPERTY LINE

24'-7"

53'-11"

161'-3"

42'-3"

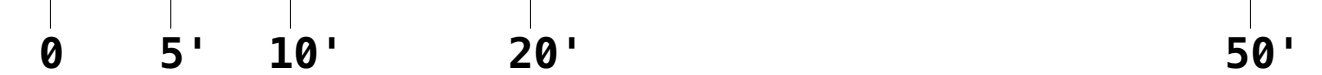
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48'-9"

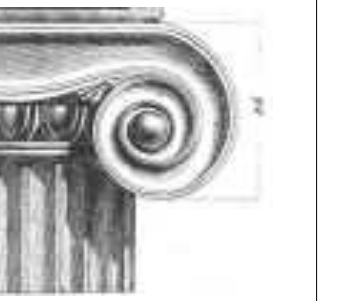
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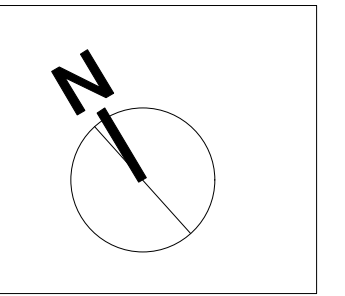
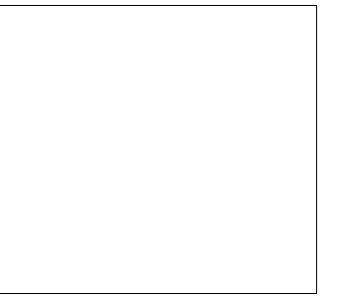
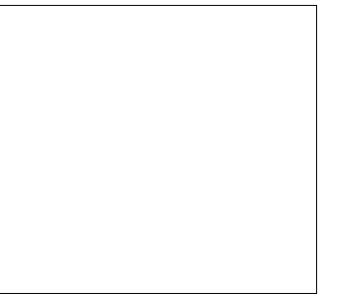
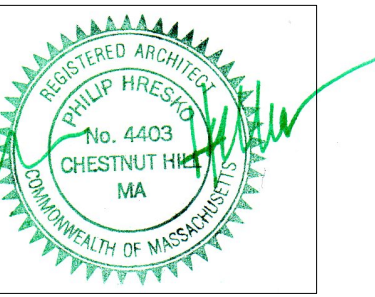
58'-0"



Boston,  
Massachusetts



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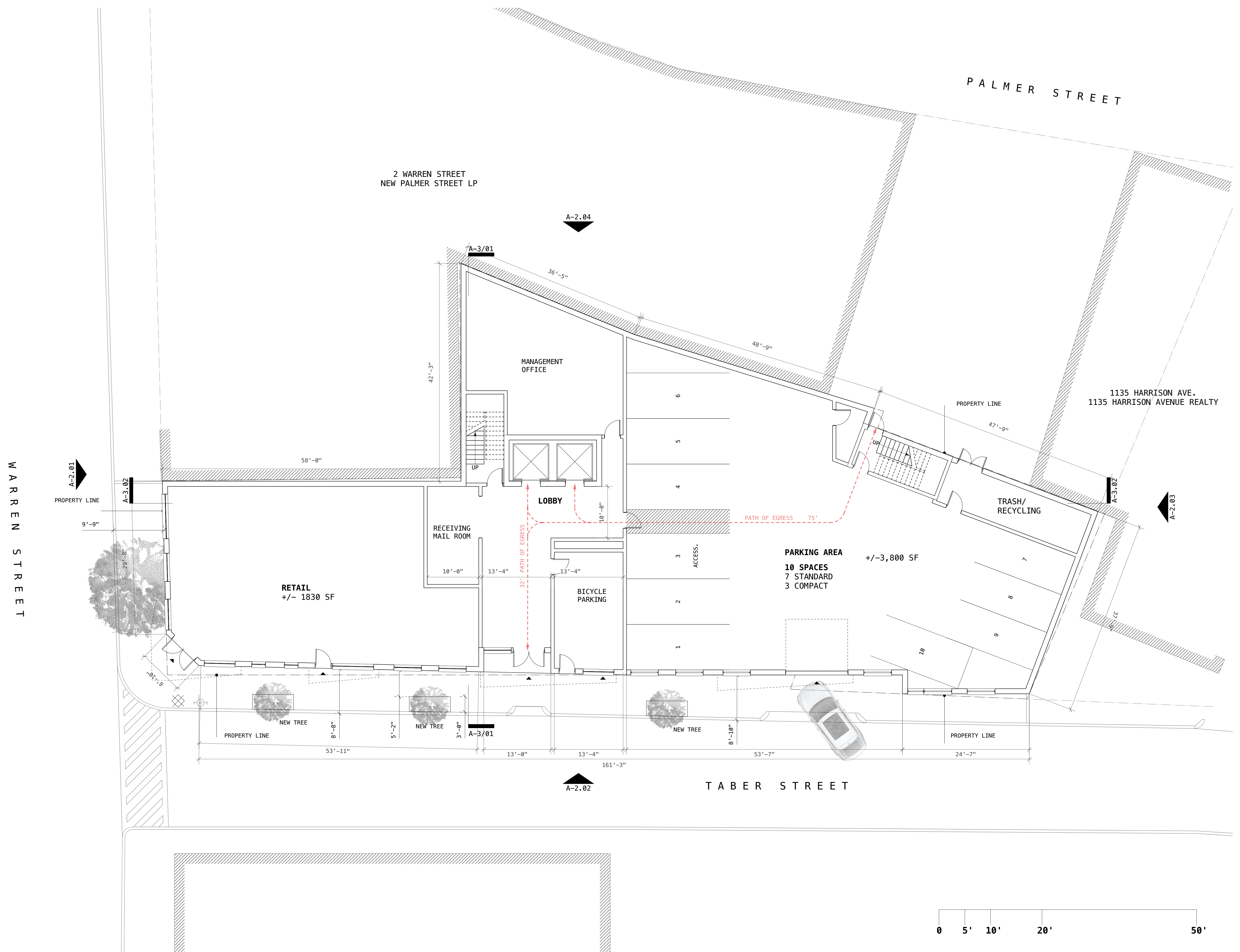


## 1st Floor Plan

Revision Date:  
29 October, 2018  
Scale:  
1/8"=1'-0"  
Date:  
28 June, 2018

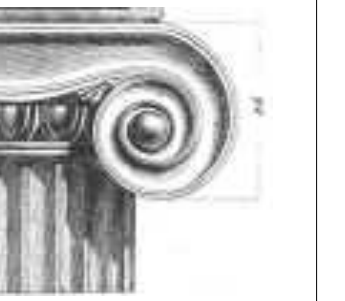
# 36-06

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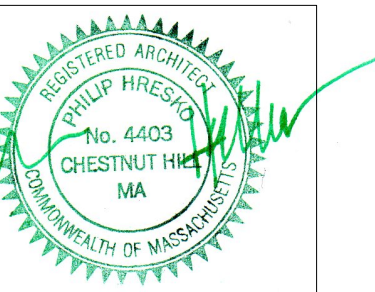


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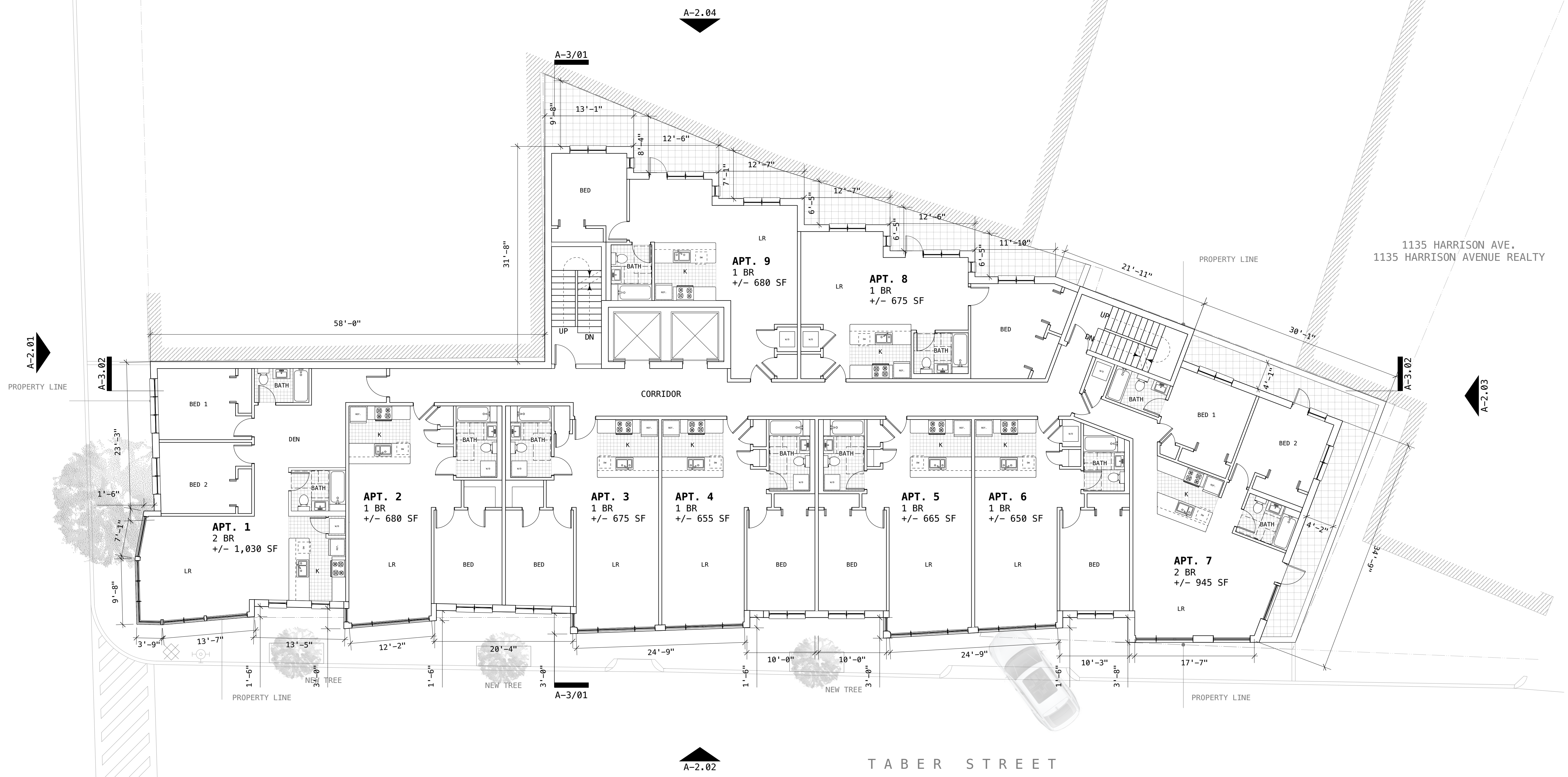


1135 HARRISON AVE.  
1135 HARRISON AVENUE REALTY

WARREN STREET

PALMER STREET

2 WARREN STREET  
NEW PALMER STREET LP



## 2nd Floor Plan

Revision Date:  
29 October, 2018  
Scale:  
1/8"=1'-0"  
Date:  
28 June, 2018

# 36-06

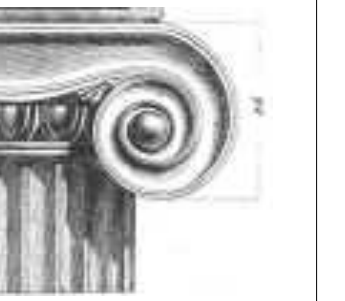
A-1.02



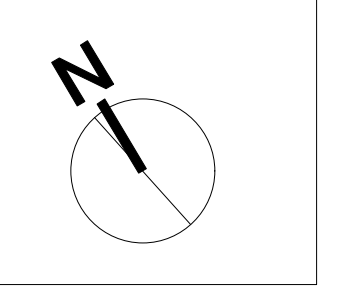
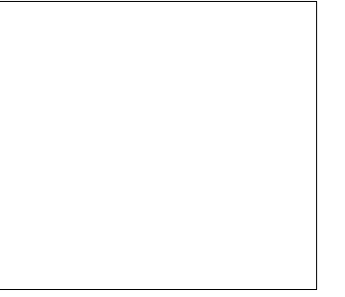
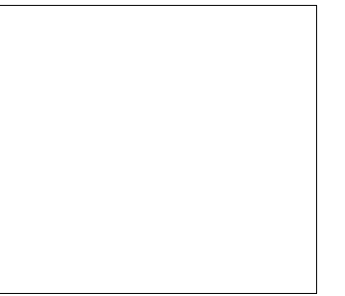
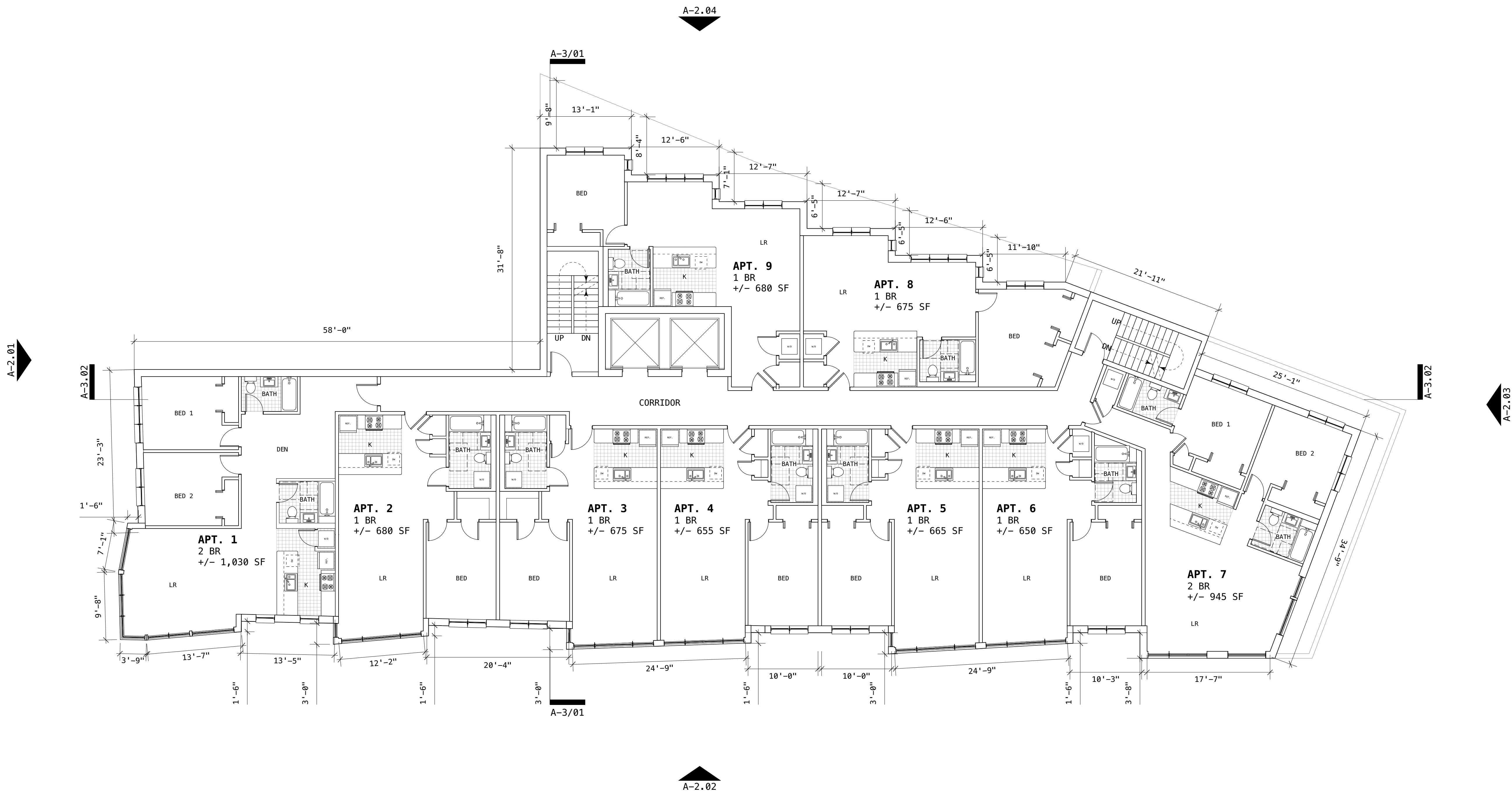
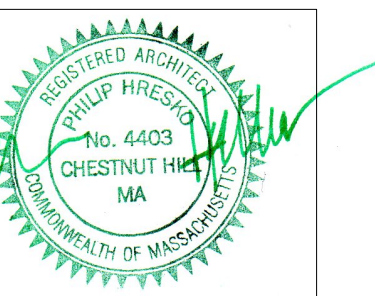


# 10 Taber Street

Boston,  
Massachusetts



Hresko Associates, Inc.  
Architects  
Landscape Architects  
38 Bromfield Street  
Suite 209  
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## Typical Floor Plan 3rd-6th Floor

Revision Date:  
29 October, 2018  
Scale:  
1/8"=1'-0"  
Date:  
28 June, 2018

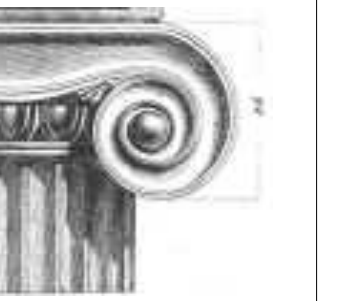
# 36-06

## A-1.03

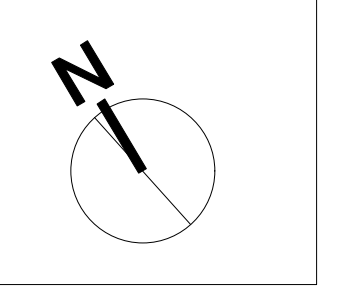
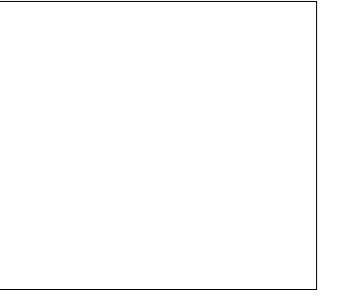
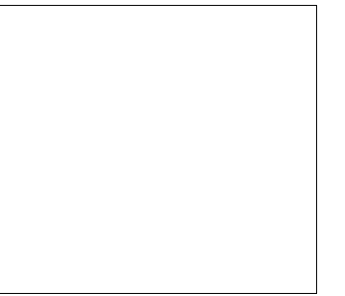
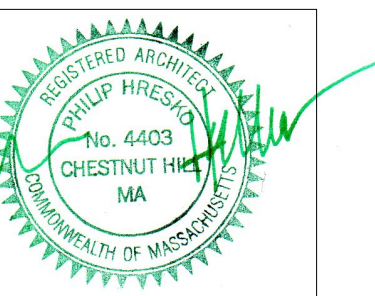


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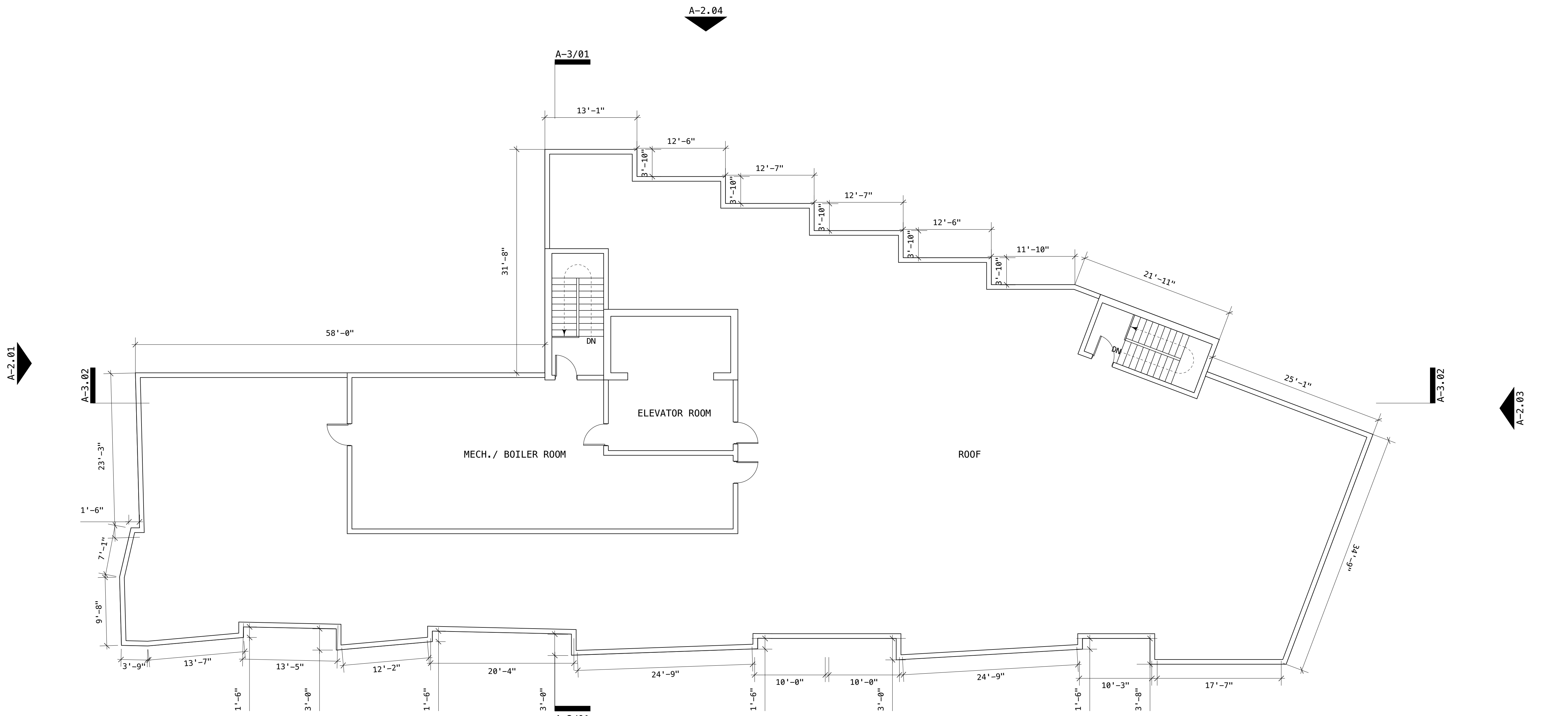


## Roof Plan

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29 October, 2018  
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1/8"=1'-0"  
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28 June, 2018

# 36-06

**A-1.07**

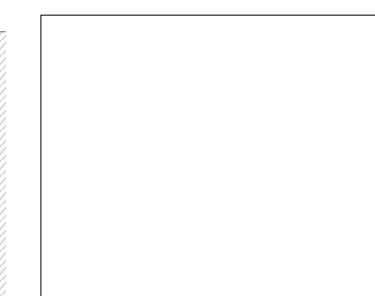
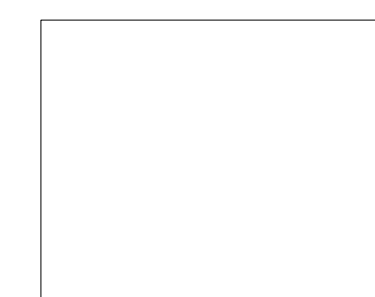
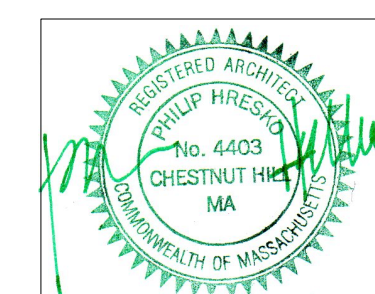


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## West Elevation

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28 June, 2018

# 36-06

**A-2.01**



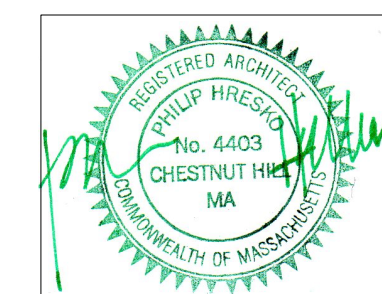
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## Taber Street

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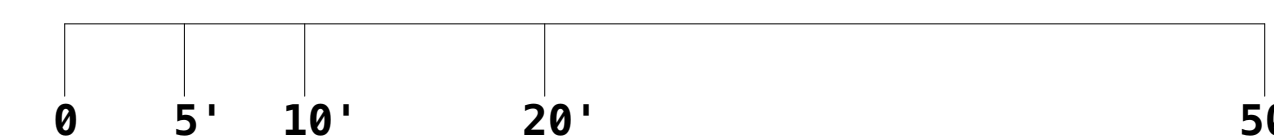


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### South Elevation

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Date:  
28 June, 2018



# 36-06

### A-2.02

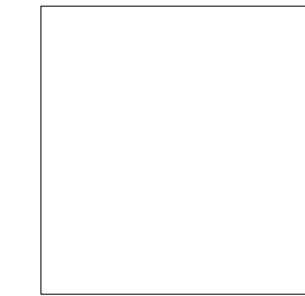
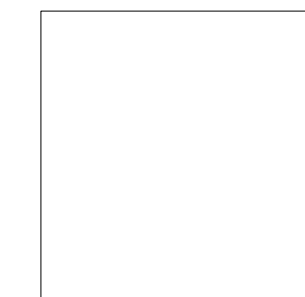
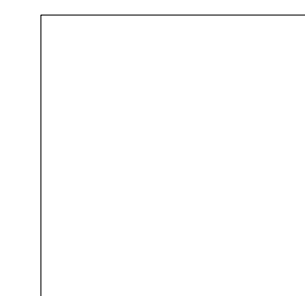
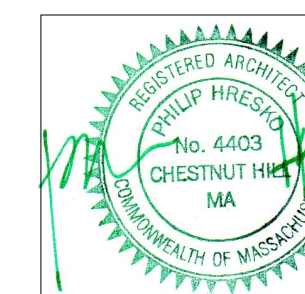
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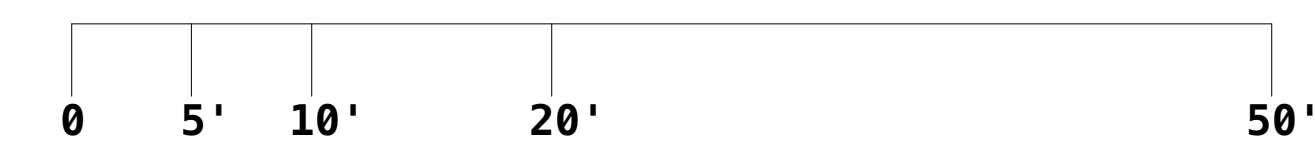
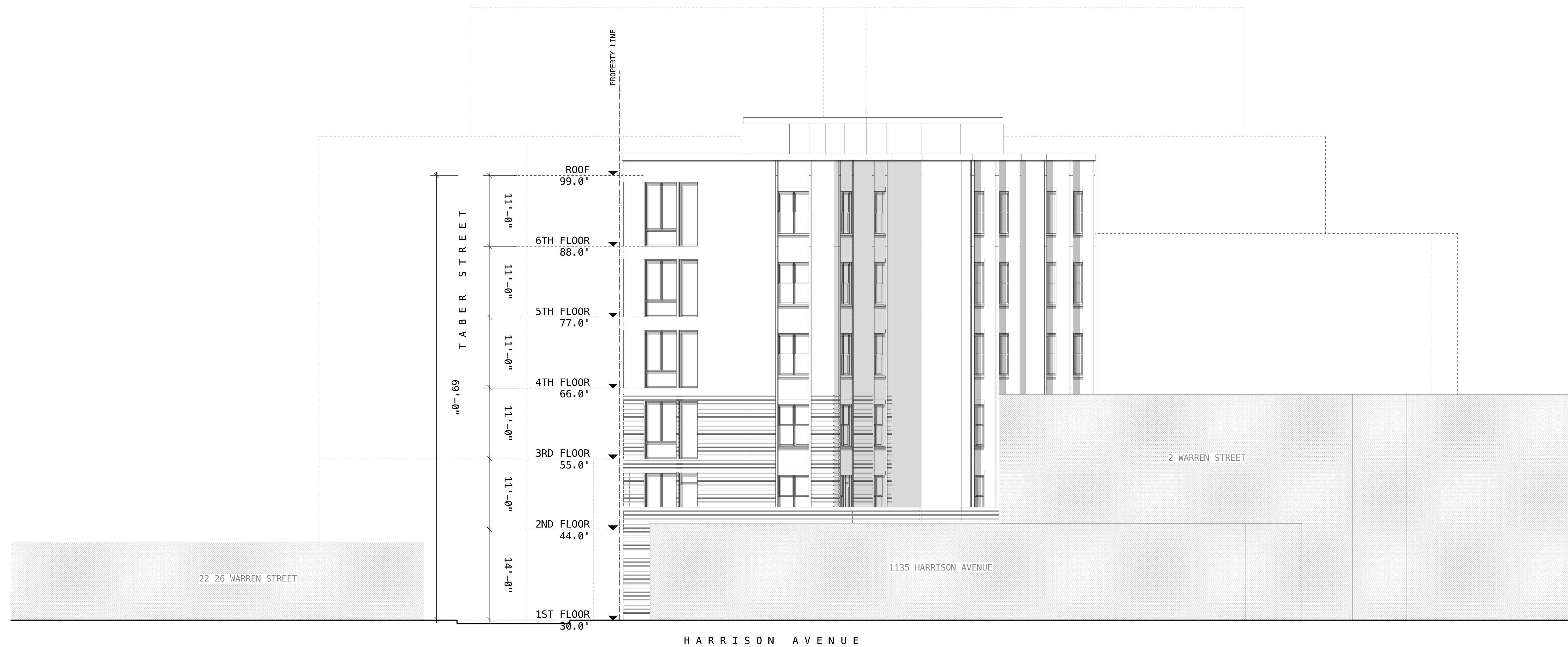


### East Elevation

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1/8"=1'-0"  
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28 June, 2018

# 36-06

### A-2.03

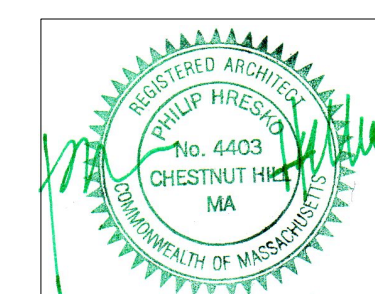


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WARREN STREET



PALMER STREET

## North Elevation

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28 June, 2018



# 36-06

**A-2.04**

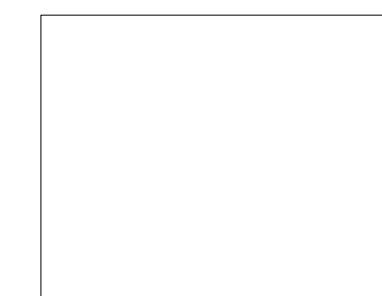
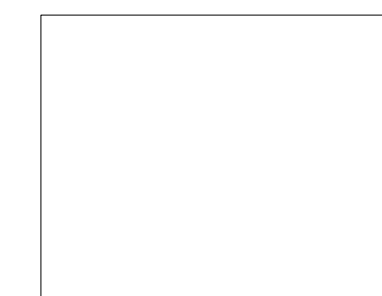
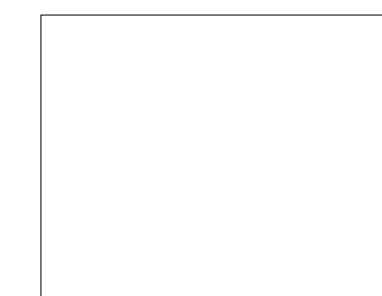
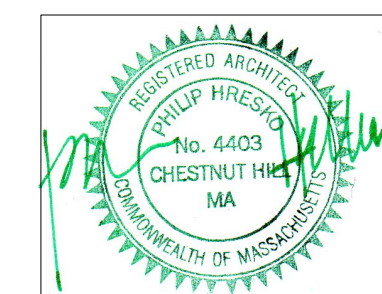


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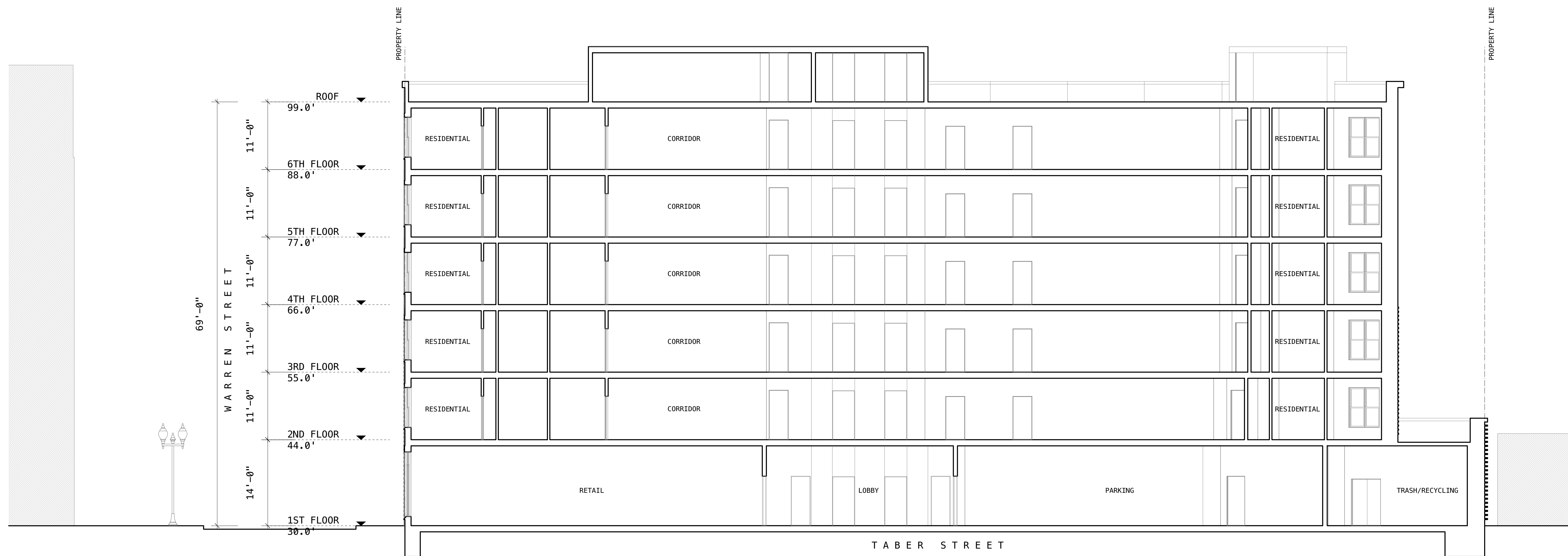


## Section BB

Revision Date:  
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28 June, 2018

# 36-06

A-3.02





#### **4.0 ENVIRONMENTAL PROTECTION**

##### **4.1 Geotechnical/Groundwater**

We will engage the services of McPhail Associates, Geotechnical Engineers to determine the design of the foundation and any required mitigation.

##### **4.2 Rodent Control**

The City of Boston enforces the requirements established under Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550. This policy requires that an established rodent control program be implemented prior to issuance of any demolition or building permits. There is currently a rodent control service on-site, managed by Atlantic Pest Control. The rodent control program will be maintained during the construction phase of the project.

## **5.0 TRANSPORTATION, PARKING AND VEHICULAR/PEDESTRIAN ACCESS**

### **5.1 Introduction**

The 10 Taber Street LLC Project is a transit-oriented development, conveniently located a block from Dudley Square Station where one can connect to the MBTA Silver Line and 17 bus routes that go through the station.

### **5.2 Site Access and Circulation**

Vehicular and bike access to the on-site parking garage will occur on Taber Street. Pedestrian access to the building will occur at the front of the building on Taber Street.

### **5.3 Transit**

The Project site, located one block from Dudley Square Station, is handicap accessible and has 17 bus lines and the MBTA Silver Line that go to South Station, Downtown Crossing as well as offering a wide range of public transit routes to surrounding towns and to Cambridge. Bus connection can be made to the MBTA Orange line via Ruggles Station and to the MBTA Red Line at the JFK Station.

The site is located near the MBTA bus route 66 that runs between Harvard Square and Dudley Station and provides connection to Brookline Village, Coolidge Corner, and Allston, as well as Red, Orange, and Green Lines rapid transit service.

### **5.4 Parking**

Boston Transportation Department (BTD) has established parking space guidelines throughout the City to establish the amount of parking supply provided with new developments. BTD's maximum parking ratio guidelines for this area of the City are 0.50 to 1.0 parking spaces per residential unit. The proposed Project will provide 10 parking spaces within an on-site parking garage for the forty-five (45) residential units, which corresponds to a parking ratio of approximately 0.22 spaces per residential unit. The Project's parking supply is consistent with the City's guidelines and is appropriate given its convenient location with respect to numerous public transit alternatives.

The Project will also provide residents and building tenants with access to a secure covered bicycle storage area accommodating a total of 15 bicycles.

### **5.5 Shared Cars**

Car sharing, predominantly served by Zipcar in the Boston area, provides easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis and returned to their designated location. There are many sharing locations within a quarter mile radius of the Project site. The owners will explore having a Zip Car located inside the Garage.

## 6.0 INFRASTRUCTURE SYSTEMS

### 6.1 Introduction

The Proponent's engineer will ensure that there is sufficient availability of all utilities required to serve the proposed project, which will include water and sewer, electric, gas, telephone and cable.

### 6.2 Sewage System

The Proposed Project will have an estimated daily sewage flow of approximately 6,050 gallons per day (gpd) as detailed in Table 6.2(1) below.

The Proposed Project does not propose any industrial uses and flows are expected to be under the 15,000 gpd that would require filing with the Massachusetts Department of Environmental Protection for a Sewer Connection Permit of Compliance Certificate.

**Table 6.2(1) 10 Taber Street - Sewage Flow**

<b>Proposed Project</b>		
<b>Building Use</b>	<b>314 CMR 7.00 Sewage Flow</b>	<b>Estimated Flow</b>
55 bedrooms	110 gallons/Bedroom	6,050 +/-

### 6.3 Storm Water

Stormwater runoff from the roof of the proposed building will be collected in an on-sight filtration system and discharged to a storm drain.

### 6.4 Anticipated Energy Requirements

#### 6.4.1 Electrical Requirements

Eversource provides electric service in the City of Boston. It is anticipated that electric service can be provided by Eversource. Electric power supply design, and any upgrades that may be required, will be further coordinated with Eversource as the design progresses.

#### 6.4.2 Natural Gas Requirements

National grid provides natural gas service in the project area. To the extent possible, energy-saving measures will be incorporated into the building design and construction. Any upgrades will be coordinated with National Grid.

#### 6.4.3 Steam

The Project is not expected to use steam.

#### 6.4.4 Telephone and Data Systems

RCN Comcast and Verizon provide telephone service in the Project area. There is underground telephone service in the area. It is anticipated that telephone service can be provided by either Comcast or Verizon.

Any Upgrades will be coordinated with Comcast or Verizon.

#### 6.4.5 Cable Television

The Project will use RCN, Verizon or Comcast for cable television. No private Dish Networks will be allowed on the building.

## **7.0 COORDINATION WITH GOVERNMENT AGENCIES**

### **7.1 Architectural Access Board Requirements**

This Proposed Project will comply with the requirements of the Architectural Access Board. The Project will also be designed to comply with the Standards of the Americans with Disabilities Act.

### **7.2 Massachusetts Environmental Policy Act**

Based on information currently available, development of the Proposed Project is not anticipated to exceed a review threshold that would require MEPA review.

**8.0 ACCESSIBILITY CHECKLIST**

## Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA)  
Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BDPA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

### Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design  
[http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
2. Massachusetts Architectural Access Board 521 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations  
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations  
[http://www.mbta.com/riding\\_the\\_t/accessible\\_services/](http://www.mbta.com/riding_the_t/accessible_services/)
6. City of Boston – Complete Street Guidelines  
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board  
[www.boston.gov/disability](http://www.boston.gov/disability)
8. City of Boston – Public Works Sidewalk Reconstruction Policy  
[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)
9. City of Boston – Public Improvement Commission Sidewalk Café Policy  
[http://www.cityofboston.gov/images\\_documents/Sidewalk\\_cafes\\_tcm3-1845.pdf](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)

## Article 80 | ACCESSIBLTY CHECKLIST

### Glossary of Terms:

1. *Accessible Route* – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. *Accessible Group 2 Units* – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. *Accessible Guestrooms* – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. *Inclusionary Development Policy (IDP)* – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. *Public Improvement Commission (PIC)* – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. *Visitability* – A place’s ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

#### 1. Project Information:

*If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.*

Project Name:	10 Taber Street		
Primary Project Address:	10 Taber Street, Dudley Square, Boston		
Total Number of Phases/Buildings:	One new construction building		
Primary Contact (Name / Title / Company / Email / Phone):			
Owner / Developer:	10 Taber LLC		
Architect:	Hresko Associates		
Civil Engineer:	Waterfield Design Group		
Landscape Architect:	Hresko Associates		
Permitting:	PATRICK M. MAHONEY, ESQ. Boston Zoning Strategies, PLLC		
Construction Management:	10 Taber LLC		
At what stage is the project at time of this questionnaire? Select below:			
PNF Submitted	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:

**Article 80 | ACCESSIBILITY CHECKLIST**

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	None anticipated			
<b>2. Building Classification and Description:</b> <i>This section identifies preliminary construction information about the project including size and uses.</i>				
What are the dimensions of the project?				
Site Area:	9,146 +/- SF	Building Area:	46,923 +/- GSF	
Building Height:	69 FT.	Number of Stories:	6 Flrs.	
First Floor Elevation:	30'	Is there below grade space:	No	
What is the Construction Type? (Select most appropriate type)				
Podium 1st floor w/wood structure above	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Commercial/Retail-Private Parking Garage			
<b>3. Assessment of Existing Infrastructure for Accessibility:</b> <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	<p>The site is located in a Roxbury Neighborhood Zoning District, and in the Dudley Square Economic Development Areas Subdistrict.</p> <p>The existing surrounding buildings are part of the mixed use neighborhood of four to eight stories residential multi-family buildings with other examples of residential buildings with retail-commercial spaces on the ground floor.</p>			



**Article 80 | ACCESSIBLTY CHECKLIST**

<p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p>The Project site, located one block from Dudley Square Station, is handicap accessible and has 17 bus lines and the MBTA Silver Line that go to South Station, Downtown Crossing as well as offering a wide range of public transit routes to surrounding towns and to Cambridge. Bus connection can be made to the MBTA Orange line via Ruggles Station and to the MBTA Red Line at the JFK Station.</p> <p>The site is located near the MBTA bus route 66 that runs between Harvard Square and Dudley Station and provides connection to Brookline Village, Coolidge Corner, and Allston, as well as Red, Orange, and Green Lines rapid transit service.</p>
<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>Massachusetts Department of Transitional Assistance. Wing Memorial Hospital &amp; Med Center 25 Ruggles ST. Assisted Living</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Boston Public Schools department in the Bruce C. Bolling Municipal Building. Dudley Square Main Streets. Urban League of Eastern Massachusetts (ULEM).</p>
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? <i>If yes, identify which district:</i></p>	<p>No</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</i></p>	<p>Yes.                  Along Warren Street the existing sidewalks have a brick paving and along Taber Street they are concrete.                  Along Warren Street sidewalk width :9'-9" and along Taber Street sidewalk width :7'-10".                  The new building will be providing public improvements in compliance with the Complete Street Guidelines.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</i></p>	<p>The sidewalk along Taber Street will be new in compliance with MAAB. The existing sidewalk along Warren Street to remain and in compliance with MAAB/ADA with yellow composite detectable warning surface in place. See pictures attached.</p>
<p><b>5. Surrounding Site Conditions – Proposed</b>  <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort 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. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</i></p>	<p>Yes.                  Neighborhood Connector Type Street.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Sidewalks with a frontage zone to be min. 8'-6" wide with a typical tree pit of 3'x 8' as a greenscape/furnishing zone and a min. 5' accessible path provided for the pedestrian zone.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>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?</p>	<p>Along Taber Street it will be a continuous concrete paving for the frontage and pedestrian zone.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</i></p>	<p>TBD</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>N/A</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes, identify PIC actions and provide details.</i></p>	<p>The projection oriels above the 1st floor will be seeking PIC approval.</p>
<p><b>6. Accessible Parking:</b>  <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>Total spaces:10 Private Garage</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>1 accessible space 0 van accessible space</p>
<p>Will any on-street accessible parking spaces be required? <i>If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</i></p>	<p>No</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

Where is the accessible visitor parking located?	N/A
Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	Yes.
<p><b>7. Circulation and Accessible Routes:</b>  <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Main Entrance: flush condition Rear Exit (trash disposal-through Palmer St.): flush condition
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	All entrances are accessible with a flush condition.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	N/A
<p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b>  <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	45 units
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	100% for sale with 6 affordable units at 80% AMI.
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	N/A All units will group 1 since they are for sale.
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	N/A

**Article 80 | ACCESSIBILTY CHECKLIST**

<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes, provide reason.</i></p>	<p>No</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes, describe:</i></p>	<p>An accessible elevator provides access to all floors.</p>
<p><b>9. Community Impact:</b>  <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>The project will be providing public improvement amenities such as news street planting along Taber Street and appropriate lighting on the new Taber sidewalk.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>Private terraces provided for the units located on the second floor will be accessible.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	<p>N/A</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>No presentation has been made.</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>No presentation has been made.</p>
<p><b>10. Attachments</b>  <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p> <p>Please see attached plan.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <p>Please see attached plan.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) N/A</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> <p>N/A</p>	

## Article 80 | ACCESSIBILITY CHECKLIST

Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

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This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or our office:

The Mayor's Commission for Persons with Disabilities  
1 City Hall Square, Room 967,  
Boston MA 02201.

Architectural Access staff can be reached at:

[accessibility@boston.gov](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682