

November 1, 2019

Mr. Brian Golden
Director
The Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

**100-110 Lincoln Street, Brighton, Massachusetts
Article 80E, Small Project Review Application**

Dear Director Golden:

On behalf of 100-110 Lincoln Street, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application Submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 100-110 Lincoln Street in Brighton.

The proposed project is a five-story building comprised of 32 residential units, with a residential lobby and dedicated residential amenity space. Parking for 27 cars will be located on grade, and there will be 57 onsite bicycle spaces provided.

The development team will be led by Greg McCarthy. Mr. McCarthy will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential and mixed-use projects. The development team has participated in several neighborhood/abutter meetings, as well as a pre-scoping meeting with the BPDA staff members and associated city agencies.

On behalf of the development team, we would like to express our excitement in moving this proposal forward, and we look forward to continuing our strong working relationship with the BPDA, the Brighton Community, and elected officials in the months ahead.

Sincerely,


John A. Pulgini

CC: Jonathan Greeley, BPDA
John Campbell, BPDA
Michael Christopher, BPDA
Mark Ciommo, Boston City Council
Connor Newman, Mayor's Office

Table of Contents

	Page
i. Proposed Project Overview	2
ii. Proposed Project	3
iii. Neighborhood and Project Location	4
iv. Development Context	5
v. Urban Design Context	5
vi. Proposed Project Benefits	5-6
vii. Zoning Analysis	6
viii. Inclusionary Development Policy	7
ix. Project Team	8

Exhibits

BRA Zoning Map, 100 Lincoln Street	A
Aerial Perspective, The Project Site	B
Google Street Views	C
Schematic Design Plans, August 2019	D

i. Proposed Project Overview

Project Name:	Proposed Multi-Family at 100-110 Lincoln Street, Brighton MA 02135
Address:	100-110 Lincoln Street, Brighton MA 02135
Project Description:	Construction of a new 5-story building will include thirty-two (32) 2-bedroom residential units with a residential entry lobby and dedicated residential amenity space. Parking is provided at-grade which is accessed from Waverly Street. Twenty-seven (27) parking spaces are proposed (0.84 per residential unit), all internal to the building. Additionally, 54 bicycle parking spaces are provided adjacent to the residential lobby and parking garage along with dedicated residential storage located in the basement of the proposed project.
Lot / Site Area:	13,382 square feet
No. of Dwelling Units:	32 Units (all 2-bedroom)

Floor Area, Gross

Basement:	Approx. 844 square feet (parking included)
Ground Floor:	Approx. 5,236 square feet residential lobby and amenity spaces (parking sf not included)
Floor Two:	Approx. 9,434 square feet
Floor Three:	Approx. 9,434 square feet
Floor Four:	Approx. 9,386 square feet
Fifth Floor	Approx. 9,157 square feet
Roof	Approx. 882 square feet

Total Floor Area:	Approx. 43,180 square feet, Gross
Floor Area Ratio:	3.23

Unit Configurations

One Bedroom:	0
Two Bedrooms:	32
Three Bedroom	0
Height:	51.5' / 61' head house
Stories:	5
Parking Spaces:	27
Zoning District:	Article 51, Allston-Brighton Neighborhood District - Neighborhood Shopping ("NS-1") No Overlay
Variances:	Preliminary analysis outlines the following relief (i) FAR (ii) Parking (iii) Height (iv) Rear Yard Set Back

ii. Proposed Project

The proposed project consists of the redevelopment of a 13,382 square-foot lot at 100-110 Lincoln Street in Brighton. Construction of a new 5-story building will include thirty-two (32) 2-bedroom residential units with a residential entry lobby, residential amenity spaces on the ground level with an entrance fronting Lincoln Street. Parking is provided at-grade and accessed from Waverly Street. Twenty-seven (27) total parking spaces are provided (0.84 per residential unit), all located internal to the building. Additionally, 54 bicycle parking spaces are provided adjacent to the residential lobby and parking garage.

The proposed project is a transit-oriented development providing market rate housing within three blocks and a walk-over the Everett Street Bridge to the Boston Landing Commuter Rail Station. The building has been designed with a contemporary aesthetic

in a scale and massing that is appropriate to the larger neighborhood context. The site is located under 1,500 feet from the access point to the Boston Landing Commuter Rail Station which, and when used averages ten (10) minutes to Back Bay and sixteen (16) minutes to South Station.

The proposed development calls for the creation of a new, attractive and energy efficient building that will compliment, enliven and visually enhance the northern neighborhood edge of the turnpike corridor which has become the new gateway point of Boston's western-boarder. The enliven use of will consist of thirty-two (32) dwelling units and twenty-seven (27) parking spaces (collectively, the "Proposed Project").

iii. The Neighborhood and Project Location

The Proposed Project is located on Lincoln Street at the mid-point between Birmingham Parkway to the west and Everett Street and the Everett Street Bridge to the east. Lincoln Street is a diverse street of uses which contain multi-family dwelling units, automotive uses and light industrial uses which boarder the western lanes of the Massachusetts Turnpike directly to the south. The Proposed Project represents the continued investment and ongoing efforts to redevelop Allston-Brighton building on the momentum of some of the visionary projects that have recently transformed the district. The Proposed Project does require zoning relief but considers the positive energy the project will bring to the residential fabric of the neighborhood along with the wonderful existing retail amenities and those currently proposed. The Proposed Project is located at the western gateway to the City of Boston but is very accessible, walking or biking to so many amenities like the following:

- | | |
|---|-------------------------|
| a. Star Market / Stop and Shop | 9 minute (walk) |
| b. Boston Landing | 12 minute (walk) |
| c. Allston Village | 19/4 minute (walk/bike) |
| d. Brighton Center | 21/7 minute (walk/bike) |
| e. Community Rowing | 11 minute (bike) |
| f. Boston Common (<i>via Dr. Paul Dudley White Bike Path</i>) | 33 minute (bike) |

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority ("MBTA") system. As noted, the eastern access point at the Everett Street Bridge is 1,500 feet away from the Project Site. The Proposed Project is also served by the MBTA #86 bus inbound to Cambridge Harvard Square (Red Line) and #64 bus to Kendal Square (Red Line).

iv. Development Context

The Proposed Project will contain thirty-two (32) residential units of housing with all units averaging approximately 886 square feet Floor Area, Gross per floor.

Per Map 7A-7D of the Allston-Brighton Neighborhood District, the Proposed Project is located within the Neighborhood Shopping “NS-1” subdistrict. Based on the attached schematic designs and determination from the city’s Inspectional Services Department (“ISD”) the Proposed Project requires zoning relief and will be seeking variances from the City of Boston’s Zoning Board of Appeals.

v. Urban Design Context

The project exists on the fringe of low a low scale residential area where Lincoln Street and the Mass Pike corridor create a distinct transition line from said residential area to a decidedly different context. Lincoln Street in this area consists of low scale residential, light commercial, light industrial, storage, biotech, and business/ office. The Lincoln Street division line also includes the Mass Pike and commuter lines running parallel to Lincoln on the opposite side from the street. Across the highway is Boston Landing with an extensive mixed use area including retail, residential, office, parking, transit, entertainment, and etc. The development of this site can lend to producing increased street life which is lacking along Lincoln Street currently. As well, a larger scale building provides a buffer for the residential neighborhood design similar to the mass of the buildings further down Lincoln after the Everett St overpass.

vi. Proposed Project Benefits

- a. New Housing Units – These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active residential district.
- b. Site Enrichment – the Proposed Project will greatly improve the current use which will, enlivening the retail uses within Allston-Brighton, adding to the overall fabric of the district.

- c. Enlivened Edge - the Proposed Project will enliven the street wall of Lincoln Street and Waverly Street, with a new edge of attractive architecture
- d. Job Creation & Taxes - the Proposed Project will be a job creator during and after construction. In addition to jobs, the Proposed Project will be increasing the city's tax base with the inclusion of thirty-two (32) units of homeownership.
- e. Total Development Cost is Nine Million Five Hundred Thousand Dollars (\$9,500,000)

vii. Zoning Analysis

100-110 Lincoln Street

New Construction - 32 Residential Dwelling Units - 27 Parking Spaces

Zoning District: NS-1

Lot Area: 13,382

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	None	13,382 sf	13,382 sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	32 units
3.	Minimum Lot Width (feet)	None	N/A	N/A
4.	Maximum Floor Area Ratio (FAR)	1.0	N/A	3.24
5.	Maximum Building Height	35 feet	N/A	51.5 feet/ 61 hh
6.	Minimum Open Space Per Dwelling Unit	50	N/A	190 sf per unit
7.	Minimum Front Yard	None	N/A	1.5
8.	Minimum Side Yard	None	N/A	11"
9.	Minimum Rear Yard	20 feet	N/A	11"
10.	Minimum Off-Street Parking	2 per dwelling Unit	N/A	27 spaces (0.84 parking spaces/unit) spaces needed 64

11.	Use	MFR	LI / Office	MFR
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Floor Area Calculation 43,416/13,382 = 3.24

Off Street Parking Calculations 2 per dwelling unit x 32 units = 64 parking spaces

viii. Inclusionary Development Policy (IDP)

The 100-110 Lincoln Street project will provide 32 new ownership housing units with 4 units designated as IDP units, per Boston's Inclusionary Housing Ordinance. The Developer will enter into an Affordable Housing Agreement and Restriction with the BPDA for the IDP Units. The Affordable Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the City of Boston Office of Fair Housing and Equity and the BPDA, which shall be approved along with the execution of the Affordable Housing Agreement and Restriction. Preference for the IDP Units will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and

The IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on each IDP Unit(s) to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years).

In addition to the above four (4) units being designated affordable the Developer will contribute approximately \$52,174 towards the creation of additional affordable units due the calculation method of affordability per the city's guidelines.

ix. Project Team

Proponent / Owner

100-110 Lincoln Street LLC
Greg McCarthy, Principal
275 Main Street, Unit 1
Charlestown, MA 02129
(508) 868.0801
gmcCarthyfr@gmail.com

Architect

Choo & Company Inc.
Shane Losi, AIA
One Billings Road
Quincy, MA 02171
(617) 786.7727
shanel@choo-design.com

Zoning / Permitting

Pulgini and Norton LLP
John A. Pulgini, Esq
10 Forbes Road
Braintree, MA 02184
(781) 843.2200
JPulgini@pulginiandnorton.com

Civil Engineer

C&G Survey Company
37 Jackson Road
Scituate, MA 02066
(617) 930.2149

Exhibit A

BPDA Zoning Map

100-110 Lincoln Street



Exhibit B
Aerial Perspective
The Project Site



Exhibit C

Street Views



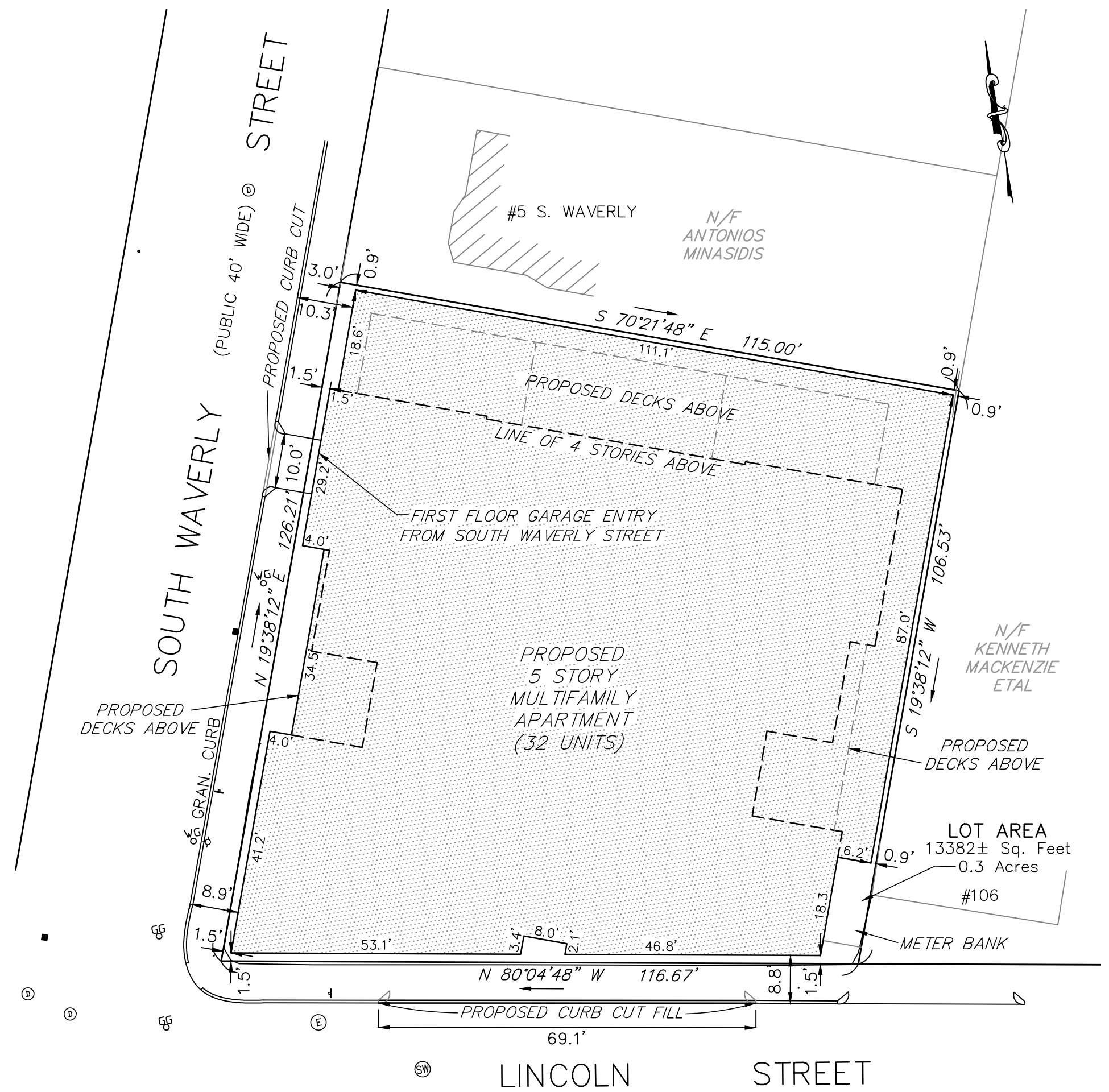
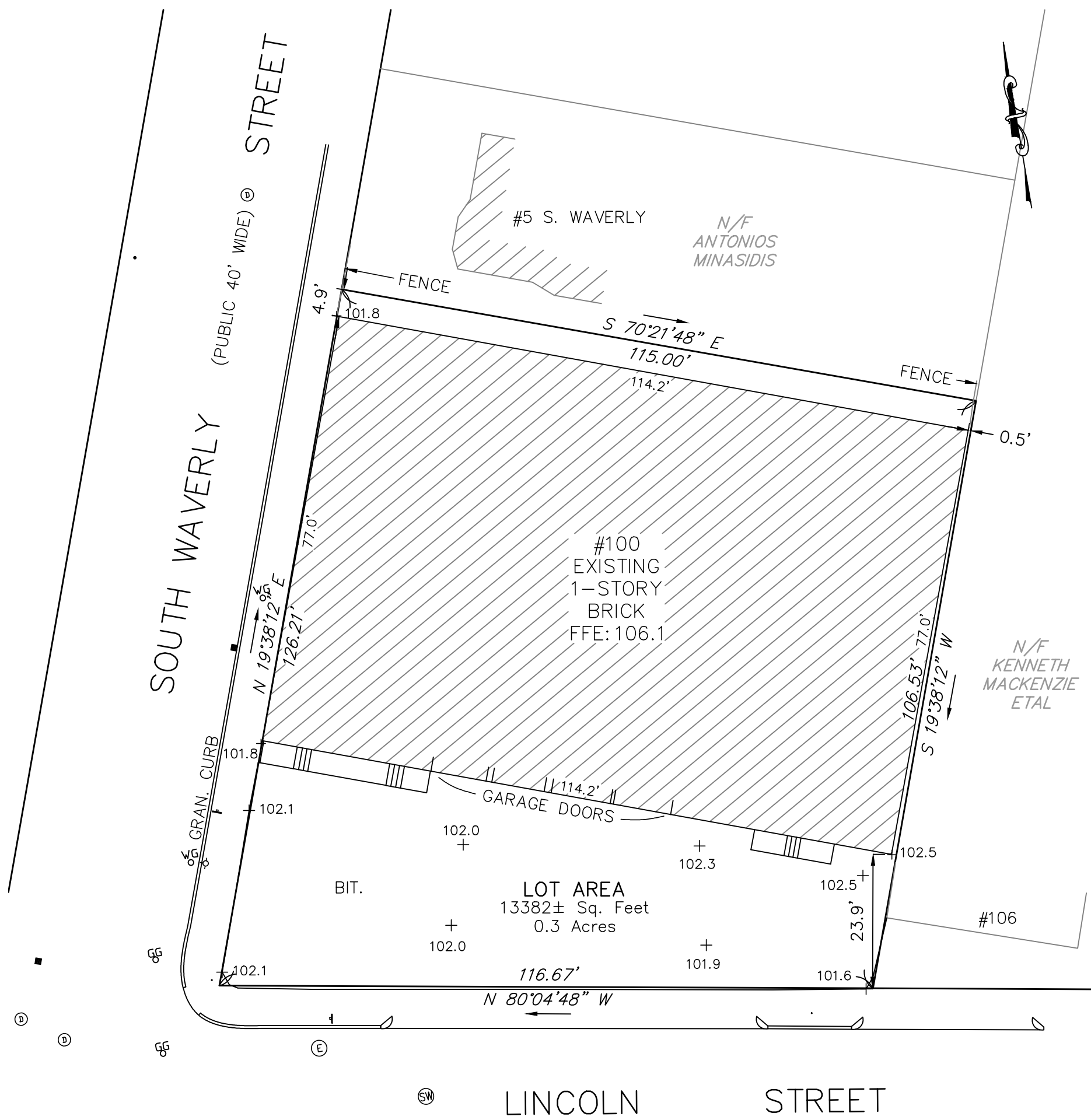




Exhibit D

Schematic Design Set

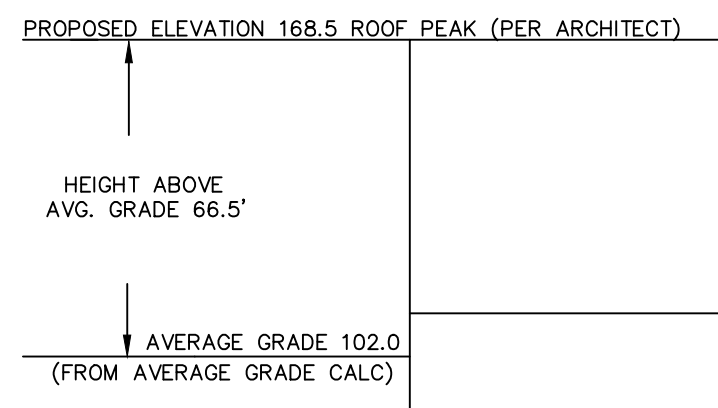
October 2019



EXISTING

PROPOSED

PREPARED FOR:
GREGORY MCCARTHY
275 MAIN STREET
BOSTON, MA 02129



NOTES:

- ZONING CLASSIFICATION - ALLSTON/BRIGHTON NEIGHBORHOOD NS-1
- LOCUS DEED:
SUFFOLK REGISTRY OF DEEDS LAND COURT CERTIFICATE NO. 113180
- PLAN REFERENCES:
SUFFOLK REGISTRY OF DEEDS LAND COURT PLAN NO. 27600-A
- ASSESSORS PARCEL ID: 2200841000



PLOT PLAN
FOR
100-102 LINCOLN STREET
IN
BRIGHTON, MA

SCALE: 1"=20' JUNE 22, 2018

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

PLAN REVISED: 11-22-19



GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

ZONING CODE ANALYSIS 100 Lincoln

Governing Article: 51
Subdistrict: NS-1

Use Regulations: Section Table	
Existing	Proposed
	mf conditional

A = Allowed F = Forbidden C = Conditional

Dimensional Regulations: Table

	Code Requirement		Existing Condition	Proposed Project	Notes
	Use 1	Any Other Use			
Lot Area Minimum	na		NA	NA	
Min Lot Area for Additional Units	na		NA	NA	
Total Required Lot Size	na		13382 SF	13382 SF	
Min Required Lot Width and Frontage	na		NA	NA	
Max FAR	1			43416/13382 =3.24	
Max Building Height / Stories	35'			51.5' / 61' HH	
Usable Open Space	50			190 SF PER UNIT	
Min Front Yard	0			1.5	
Min Side Yard	0			11"	
Min Rear Yard	20			11"	
Max Use of Rear Yard				NA	

Overlays:
none

Parking:
2 per unit 15000 sf + requires loading 27 SPACES PROPOSED

Other Non-Dimensional Zoning Issues:

Violations

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

SQUARE FOOTAGE BREAKDOWN

- UNIT 1,9,17,25 (4 Units)
2 BEDROOM
937s.f±
 - UNIT 2,10,18, (3 Units)
2 BEDROOM
901 s.f±
 - UNIT 26 (1 Unit)
2 BEDROOM
830 s.f±
 - UNIT 3,11,19 (3 Units)
2 BEDROOM
870 s.f±
 - UNIT 27 (1 Unit)
2 BEDROOM
840 s.f±
 - UNIT 4,12, (2 Units)
2 BEDROOM
901 s.f±
 - UNIT 20,28 (2 Units)
2 BEDROOM
869 s.f±
 - UNIT 5,13,21,29 (4 Units)
2 BEDROOM
937 s.f±
 - UNIT 6,14,22 (3 Units)
2 BEDROOM
903 s.f±
 - UNIT 30 (1 Unit)
2 BEDROOM
856s.f±
 - UNIT 7,15,23,31 (4 Units)
2 BEDROOM
903 s.f±
 - UNIT 8,16,24 (3 Units)
2 BEDROOM
915 s.f±
 - UNIT 32 (1 Unit)
2 BEDROOM
862 s.f±
- | | | |
|-------------------|------------|-------------------|
| Basement | GSF | 844 |
| 1st Floor | GSF | 4041 s.f. |
| 2nd Floor | GSF | 9434s.f. |
| 3rd Floor | GSF | 9434 s.f. |
| 4th Floor | GSF | 9386 s.f. |
| 5th Floor | GSF | 9157 s.f. |
| Roof | GSF | 882 s.f. |
| TOTAL AREA | GSF | 43180 s.f. |

**PROPOSED
MULTI
FAMILY
100-110 LINCOLN ST,
BRIGHTON,
MASSACHUSETTS**

Location
**PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 18198
Scale: AS NOTED
Date: 11-20-2019
Drawn By: SL

Drawing Name

COVER SHEET

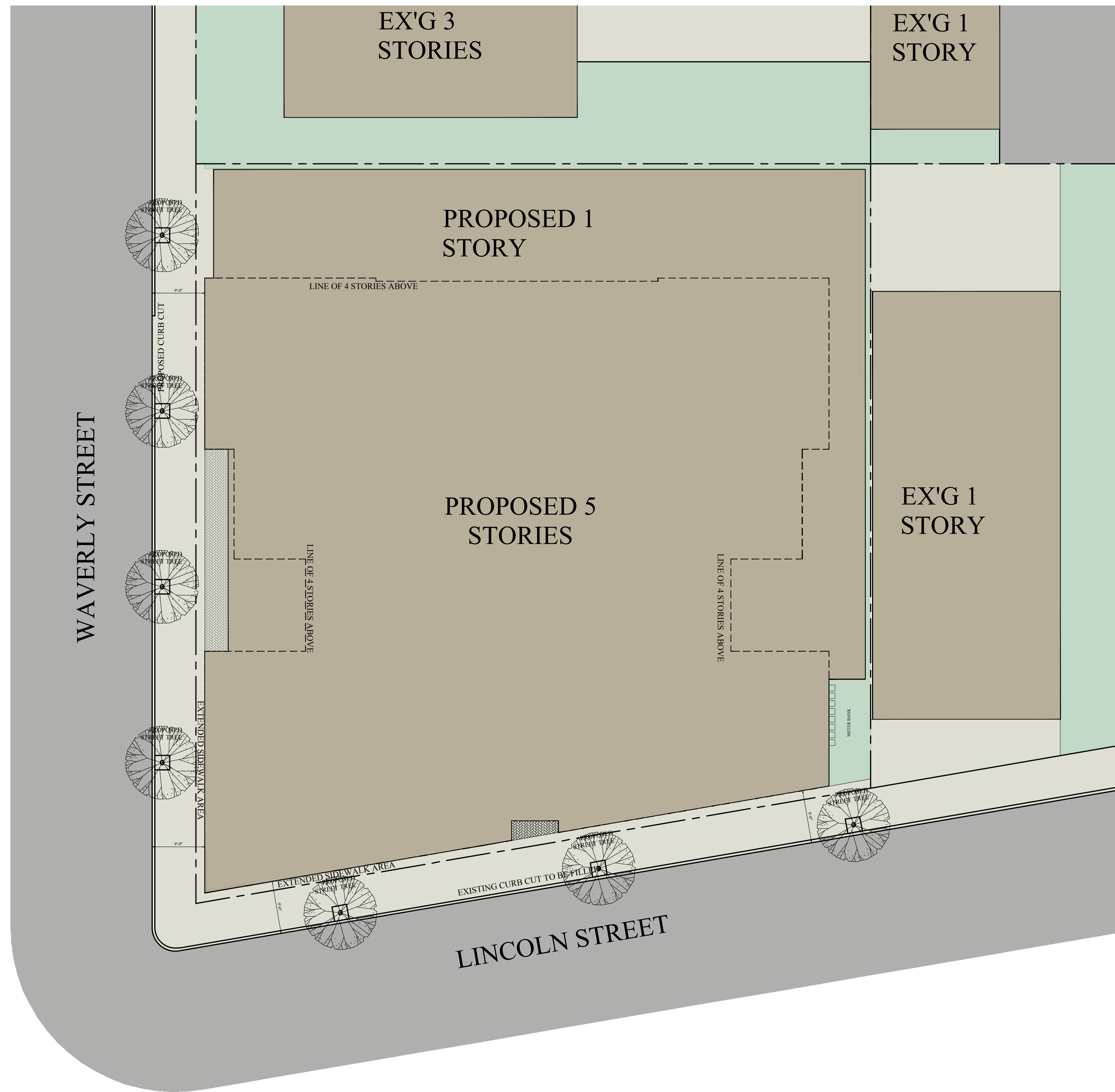
Sheet No.

A-0

KEY

- ☉ SMOKE DETECTOR
- ☉ HEAT DETECTOR
- ☉ CARBON MONOXIDE DETECTOR
- ☒ EMERGENCY LIGHT
- ☒ HORN/ STROBE/ PULL STATION
- ☒ HORN/ STROBE
- ◇ 1 HOUR WALL(SEE W.T.1/A-3.1)
- ◇ 2 HOUR WALL(SEE W.T.2/A-3.1)
- ◇ 3 HOUR WALL(SEE W.T.3/A-3.1)
- ☒ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ☒ FIRE ALARM CONTROL PANEL
- ◇ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- 3 3 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- ☉ FIRE EXTINGUISHER

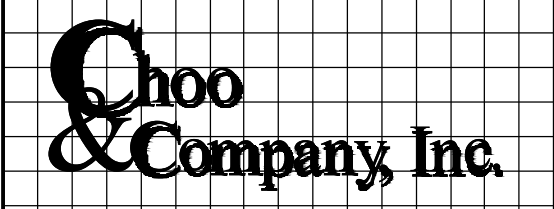
CODE SUMMARY
NEW TYPE 1A/5A PODIUM
CONSTRUCTION (IBC2015 510)
5 STORIES
R-2 USE GROUP
GROUND FLOOR ACC GARAGE
UPPER FLOORS 32 RES UNITS
FULLY SPRINKLED
FULLY ALARMED



1 ARCH SITE PLAN
1/4"=1'-0"

Location

**PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS**



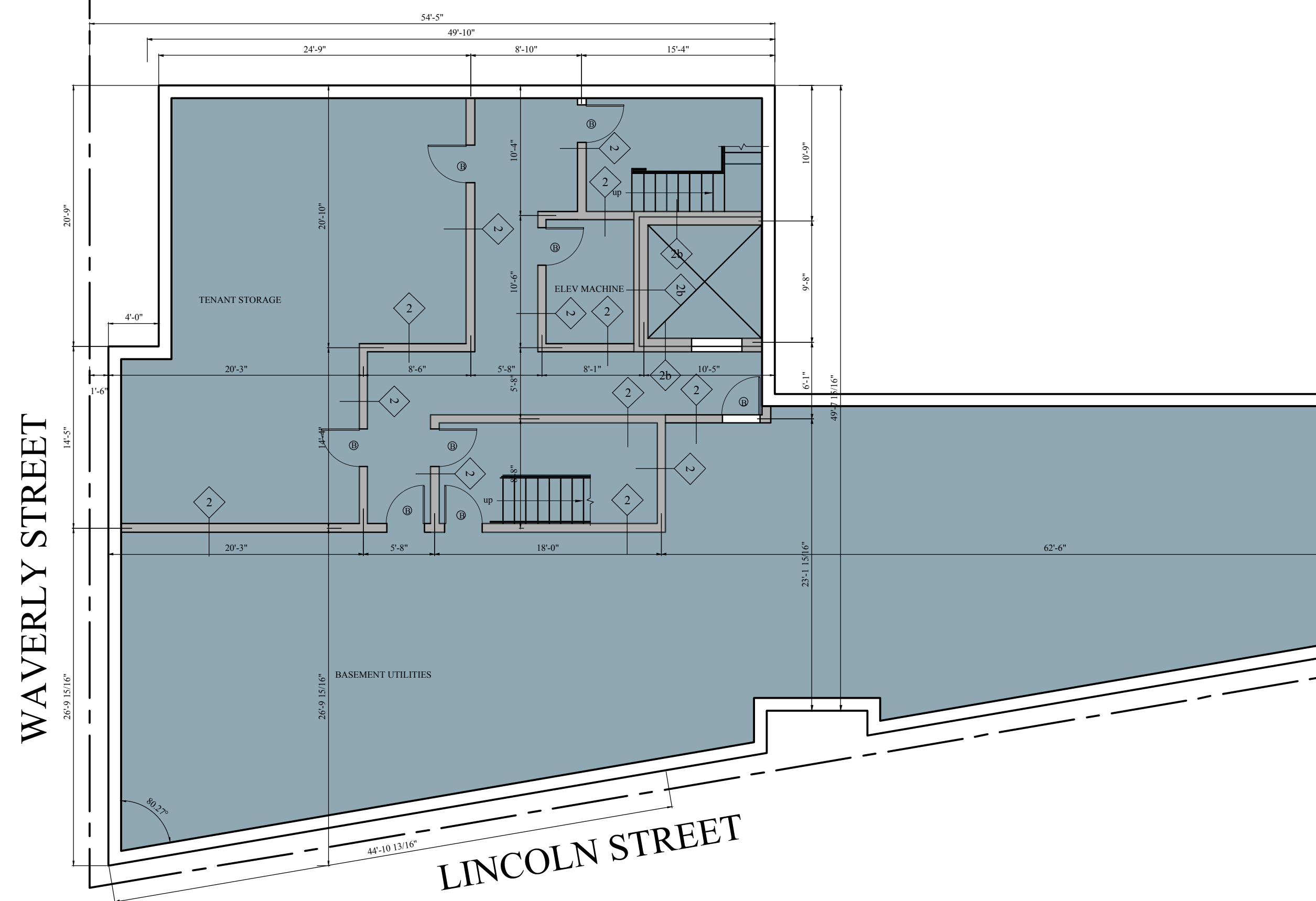
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	11-20-2019

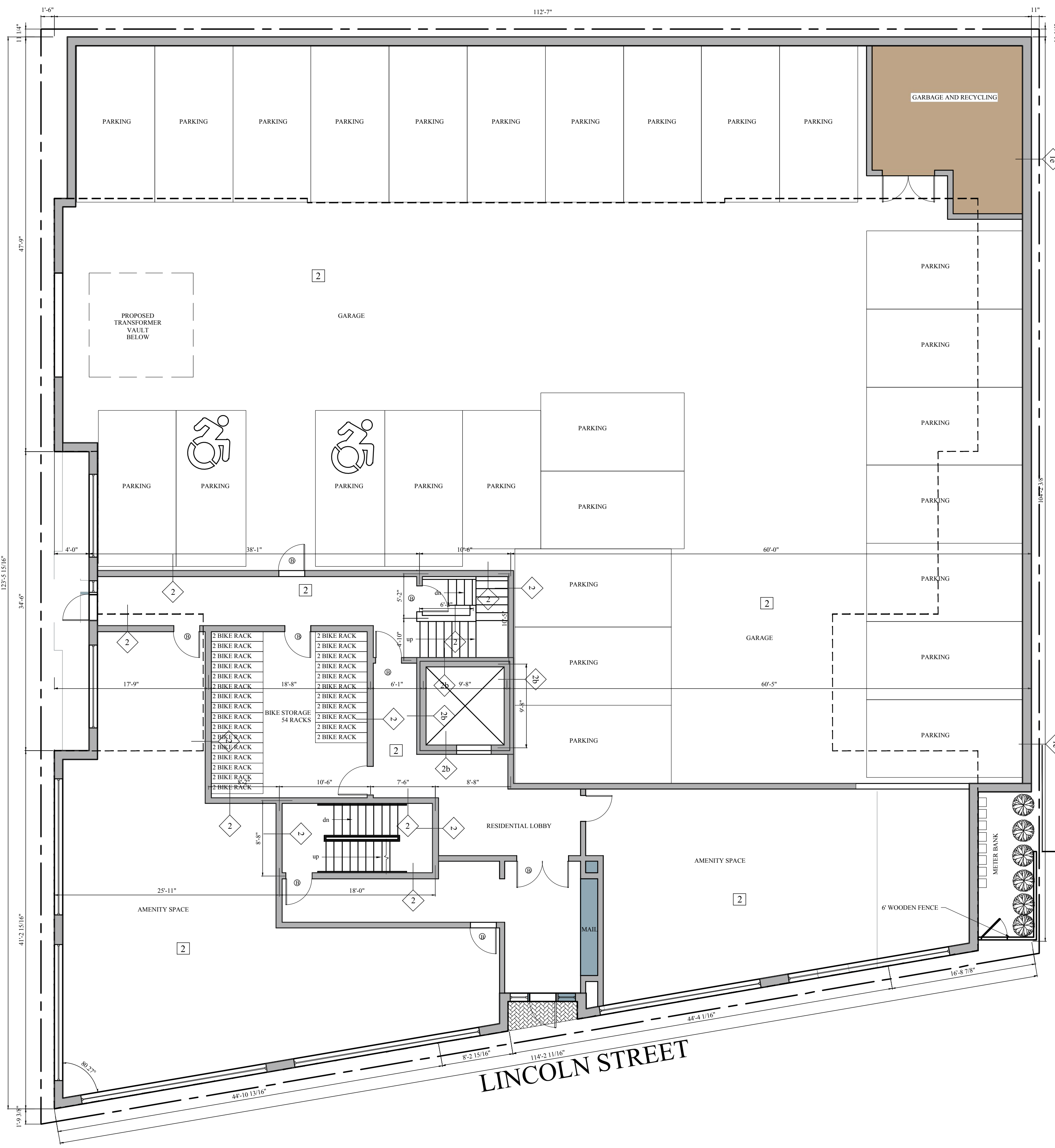
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Drawing Name
**PROPOSED
ARCH SITE
PLAN**

Sheet No.
A-1.0



0 BASEMENT FLOOR PLAN
1/8" = 1'-0"



1 GARAGE FLOOR PLAN
1/8" = 1'-0"

Location

PROPOSED MULTIFAMILY 100-110 LINCOLN ST BRIGHTON, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 18198
Scale: AS NOTED
Date: 08-21-2019
Drawn By: SL

Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.1

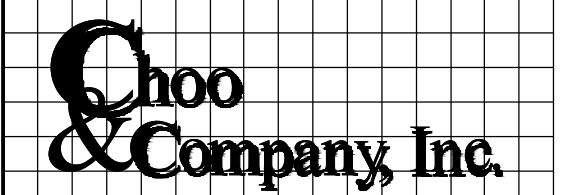
WAVERLY STREET



1 SECOND FLOOR PLAN
1/8" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



One Billings Road Quincy, MA 02171
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No.	Revision Date

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Drawn By: SL

Drawing Name
**PROPOSED
FLOOR PLANS**

Sheet No.
A-1.2

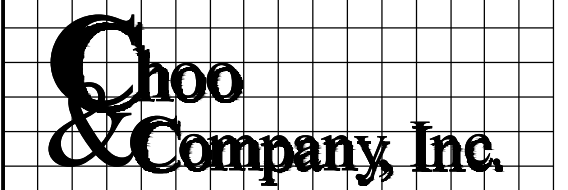
WAVERLY STREET



1 3RD FLOOR PLAN
1/8" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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Drawing Name
**PROPOSED
FLOOR PLANS**

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A-1.3

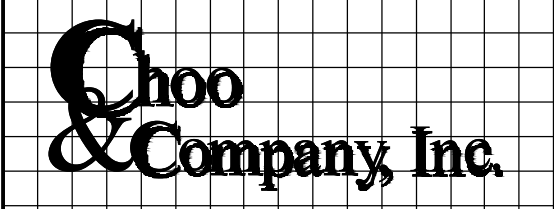
WAVERLY STREET



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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Drawing Name
**PROPOSED
FLOOR PLANS**

Sheet No.
A-1.4

WAVERLY STREET

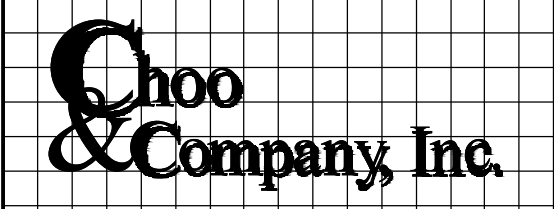


1 5TH FLOOR PLAN
1/8" = 1'-0"

LINCOLN STREET

Location

**PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS**



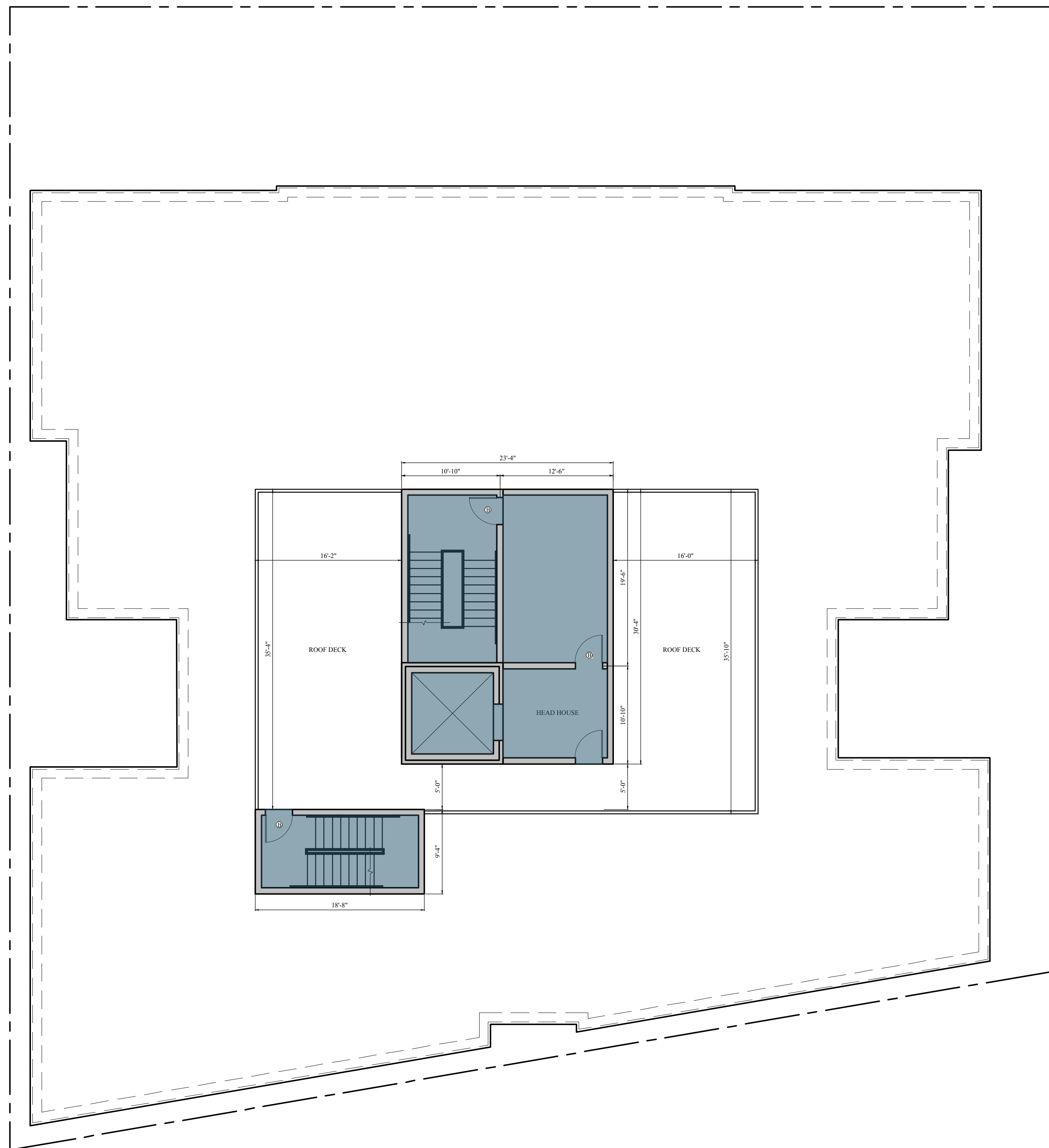
One Billings Road Quincy, MA 02171
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Drawing Name
**PROPOSED
FLOOR PLANS**

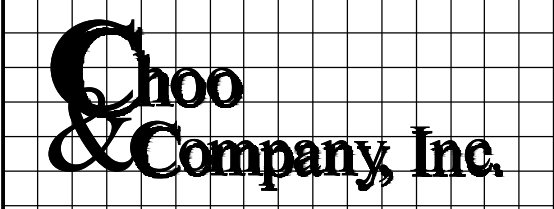
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A-1.5



1 ROOF PLAN
1/8" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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**PROPOSED
FLOOR PLANS**

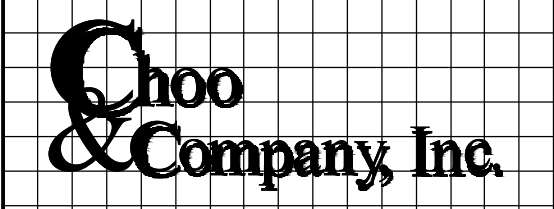
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A-1.5



1 FRONT ELEVATION (LINCOLN ST)
1/4" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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Drawing Name
**PROPOSED
ELEVATIONS**

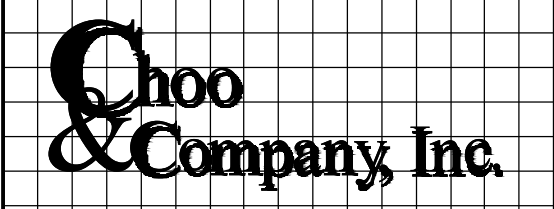
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A-2.1



1 LEFT SIDE ELEVATION (WAVERLY AVE)
3/16" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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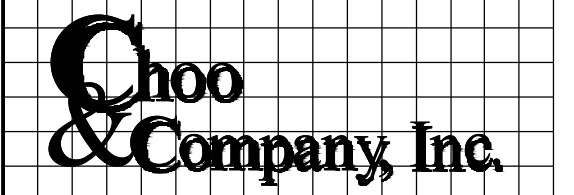
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Drawn By: SL

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS



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Drawn By: SL

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.3



1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

Location

PROPOSED
MULTIFAMILY
100-110 LINCOLN ST
BRIGHTON, MASS

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 18198
Scale: AS NOTED
Date: 11-20-2019
Drawn By: SL

Drawing Name
**PROPOSED
ELEVATIONS**

Sheet No.
A-2.4

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
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/
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
8. City of Boston – Public Works Sidewalk Reconstruction Policy
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

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.

Article 80 | ACCESSIBILTY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	PROPOSED Multifamily		
Primary Project Address:	100 Lincoln St, Brighton		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Greg McCarthy, Manager, 100-110 Lincoln Street, LLC gmccarthyfr@gmail.com 508-868-0801		
Owner / Developer:	Greg McCarthy		
Architect:	Choo and Co Inc		
Civil Engineer:	C & G Survey Company		
Landscape Architect:	TBA		
Permitting:	John A. Pulgini, Esquire		
Construction Management:	TBA		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>			
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	13382 SF	Building Area:	43416 GSF
Building Height:	51.5 FT./61 head house	Number of Stories:	5 Flrs.

Article 80 | ACCESSIBILITY CHECKLIST

First Floor Elevation:	0'	Is there below grade space:	Yes
What is the Construction Type? (Select most appropriate type)			
	Wood Frame		Steel Frame Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
		Residential - Multi-unit, Four +	
List street-level uses of the building:	<i>Business(future)/ Mercantile(future)/Residential Amenity</i>		
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & 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></p>			
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The project exists on the fringe of low a low scale residential area where Lincoln Street and the Mass Pike corridor create a distinct transition line from said residential area to a decidedly different context. Lincoln Street in this area consists of low scale residential, light commercial, light industrial, storage, biotech, and business/ office. The Lincoln Street division line also includes the Mass Pike and commuter lines running parallel to Lincoln on the opposite side from the street. Across the highway is Boston Landing with an extensive mixed use area including retail, residential, office, parking, transit, entertainment, and etc.		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Boston Landing Commuter Rail Station ½ mile +/- MBTA #86 bus inbound to Cambridge Harvard Square (Red Line) and #64 bus to Kendal Square (Red Line)		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	St. Elizabeth's Medical Center Franciscan Children's Saint Anthonys School Jackson/Mann K-8 School ISAL USA - International School of Advanced Learning Gardner Pilot Academy Mc Namara House BHA 266 North Beacon Spaulding Nursing & Therapy Center		
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related	Honan-Allston Branch of the Boston Public Library Josephine A. Fiorentino Community Center Jackson Mann Community Center		

Article 80 | ACCESSIBILTY CHECKLIST

facilities:	Brighton Resource Center																									
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>																										
Is the development site within a historic district? <i>If yes</i> , identify which district:	NO																									
Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i> , list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:	Yes. Sidewalks are concrete and are 7'-6" along Both Streets																									
Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i> , have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i> , provide description and photos:	Existing yellow warning surface at corner. Sidewalks will be redone and expanded.																									
<p>5. Surrounding Site Conditions – Proposed <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>																										
Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i> , choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.	Both Streets will have a proposed sidewalk dimension of 9'0" Neighborhood Main (Lincoln) / Neighborhood Residential (Waverley)																									
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	<table border="0"> <tr> <td>Lincoln</td> <td>9'-0"</td> <td>Slope is minimal</td> </tr> <tr> <td>Curb</td> <td>.5'</td> <td></td> </tr> <tr> <td>Pedestrian</td> <td>5'-6"</td> <td></td> </tr> <tr> <td>Furnishing</td> <td>3'</td> <td></td> </tr> <tr> <td>Waverley</td> <td>9'-0"</td> <td>Slope is minimal</td> </tr> <tr> <td>Curb</td> <td>.5'</td> <td></td> </tr> <tr> <td>Pedestrian</td> <td>5'-6"</td> <td></td> </tr> <tr> <td>Furnishing</td> <td>3'</td> <td></td> </tr> </table>		Lincoln	9'-0"	Slope is minimal	Curb	.5'		Pedestrian	5'-6"		Furnishing	3'		Waverley	9'-0"	Slope is minimal	Curb	.5'		Pedestrian	5'-6"		Furnishing	3'	
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Article 80 | ACCESSIBILTY CHECKLIST

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?	Pedestrian Furnishing	Concrete Concrete and street trees	City ROW and private City ROW
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	No		
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	Yes		
Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details.	Only for pedestrian easement, see above		
<p>6. Accessible Parking: <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>			
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	27 in a garage		
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?	2 Spaces 2 van space		
Will any on-street accessible parking spaces be required? If yes , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No		
Where is the accessible visitor parking located?	On the Street		

Article 80 | ACCESSIBILITY CHECKLIST

Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	No drop off area designated.
<p>7. Circulation and Accessible Routes: <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 entry is flush to Lincoln Street and connects to the building elevator and a egress stairwell. The entry along Waverley St is flush, and also has access to the elevator.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	All entrances are accessible.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	Not subject to LPR
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <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?	32
<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>	All for sale 4 units being offered for IDP
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	2 units
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	1 unit

Article 80 | ACCESSIBILITY CHECKLIST

<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>NA</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</i>, provide reason.</p>	<p>All units minimally are designed to Group 1 units and entries are served by the building elevator.</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</i>, describe:</p>	<p>Yes, Elevator access is provided to all levels.</p>
<p>9. Community Impact: <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>Adding street trees on both Lincoln and Waverley Street is proposed.</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>All common areas will be fully accessible. These include the ground floor amenity spaces (which are to be determined) and the roof deck.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as</p>	<p>There are no common bath facilities. Amenity space is only a shell at this time. All features will be fully accessible.</p>

Article 80 | ACCESSIBILITY CHECKLIST

<p>“Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</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>It has not been reviewed</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>It has not been presented</p>
<p>10. Attachments <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>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> • • • • 	

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.

Article 80 | ACCESSIBILITY CHECKLIST

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit 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 | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682