



# 101 Condor Street East Boston

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ARTICLE 80E-2 – SMALL PROJECT REVIEW APPLICATION &  
PROJECT NOTIFICATION FORM

101 Condor Street, LLC  
279 MAIN STREET, CHARLESTOWN, MA 02129

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# Project Summary

## **Project Team**

### Developer and Applicant

101 Condor Street, LLC  
Greg McCarthy  
279 Main Street  
Charlestown, MA 02129

### Legal Counsel:

Law Office of Richard C. Lynds  
Richard C. Lynds, Esq.  
245 Sumner Street, Suite 110  
East Boston, MA 02128  
Tel. 617.207.1190  
Email: rclyndsesq@lorcl.com

### Architecture:

Choo & Company  
1 Billings Road #1  
Quincy, MA 02171  
617.786.7727

### Surveyor

C&G Survey Company  
37 Jackson Road  
Scituate, MA 02066  
877-302-8440

# Project Summary

## Project Summary

The Proposed Project consists of the re-development of a 8,650 square-foot commercial site situated at 101 Condor Street in East Boston, by construction of a new four (4) story building containing eighteen (18) residential units, and eighteen (18) accessory off-street parking spaces located in the building's at/below grade garage. The garage will be entered and exited via Condor Street, which has access to Meridian Street.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Eagle Hill Neighborhood, in addition to the area's emerging redevelopment. Further, with its proximity to an MBTA Bus Route with service to Maverick Station, the Proposed Project will provide an additional high density housing development opportunity.

In planning the building, great care was given to respecting the proximity and nature of abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process to create appropriate setbacks from neighboring properties and to ensure that the height is consistent with the surrounding built environment. As a result, the proposed building has been designed and scaled to compliment the surrounding neighborhood and streets including Condor and Brooks Streets, the area's ongoing multi-family residential developments, the surrounding commercial and retail uses, and the proximity to public transportation.

## Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the City of Boston, including the following:

- The creation of eighteen (18) new residential units, including upto two (2) units subject to the City of Boston Inclusionary Development Policy ("IDP");
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than fifty (25) construction jobs over the length of the project; and
- An opportunity to create additional housing in close proximity to public transportation routes.

# Boston Zoning Code Data

## Project Description

The Project Site includes 8,650 Ft<sup>2</sup> of land area, comprising the parcel situated at 101 Condor Street. The City of Boston Assessor's Parcel Number is 01—03576000.

The current use of the Parcel is garage, storage lot, auto repair and urban farm.

## Proposed Program, Data and Dimensions

**Lot Area:** 8,650 Ft<sup>2</sup>

**Maximum Building Height/Stories:** 39' feet (4 stories) at Condor Elevation

**Number of Residential Units Proposed:** 18

**Total Building Square Footage:** 20,453 Ft<sup>2</sup>

**Floor Area Ratio:** 3.96:1

**Parking Spaces:** 18 (14 Full, 3 Compact, 1 Handicap, 0 tandem and 0 stackers)

## Design Approach

The Proposed Project would consist of a new four story building. The at/slightly below-grade floor will contain 5,800+/- square feet of an enclosed parking garage and 1,200 +/- square foot entrance lobby intending to accommodate the needs of the building's residents through the provision of 18 parking spaces. Floors two through four will contain 18 total residential units, with all two (2) bedroom units ranging in size from 850 s.f. to 870 s.f. There will be bicycle storage, trash handling and recycling facilities, located in the enclosed garage. In addition, there will be a common roof deck serviced by the building's elevator and two stairwells.

As with similar developments in the area, the building's massing is derived from an assessment of its site context and urban conditions. A mix of fiber cement panel, metal cladding, and cedar, along with other design elements which are consistent with the design standards set forth by the BPDA Urban Design guidelines will provide a strong identity along Condor Street, and serve to have the building become a focal point at the corner of Brooks and Condor. The design will present a unique appearance as it relates to its immediate context and will serve as a compelling precedent for the area's future and ongoing development.

The proposed building height is 39.0" to the roof of the upper story as measured from the grade at Condor Street. An elevator overrun and stairwells will rise above that height but are designed to be setback so they are not visible from the street. They will be wrapped in a fiber cement panel finish which references the materials of the façade below. A parapet of appropriate material will conceal mechanical equipment so it is not visible from the street below.

# Boston Zoning Code Data

## Traffic, Parking and Access

The project's 18 on-site parking spaces will be accessed via Condor Street, which is bi-directional leading to Meridian Street to the West and Brooks Street to the East. Vehicles will both enter and discharge from the garage on the front side of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

## Anticipated Permits and Approvals

### Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Agreement
- Final Design Review Approval

### Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

### Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

### Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

### Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

### Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

### Boston Parks Commission

- Approval for construction within 100 feet of City Park (if applicable)

### Boston Conservation Commission

- Order of Conditions concerning construction within Flood Zone (if required)

### Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

### Boston Transportation Department (BTD)

# Boston Zoning Code Data

- Construction Management Plan

## Zoning District Requirements

The site is situated within the 2F-2000 zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	0.8
Maximum Building Height:	35 Feet
Minimum Lot Size:	2,000 Ft <sup>2</sup>
Minimum Lot Area / Add'l Unit:	N/A
Minimum Usable Open Space Per Dwelling Unit:	N/A
Minimum Lot Width:	25'
Minimum Lot Frontage:	25'
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	2.5'
Minimum Rear Yard Setback:	20'
Parking:	2.0 Spaces Per Unit (10 or more units)

## Proposed Design

Use:	Multifamily
Units:	18
Lot Area:	8,650 Ft <sup>2</sup>
Lot Width:	100 Ft
Lot Frontage:	100 Ft
Floor Area Ratio:	2.37:1
Maximum Building Height: Building Height (stories):	39' (49' to top of elevator head house)
Usable Open Space:	130+/- Ft <sup>2</sup> (including balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	8'
Rear Yard Setback:	15'
Off-Street Parking Requirements:	18 Spaces Total

Off-Street Loading: No Loading Bay Required

# Boston Zoning Code Data Cont.

## Zoning Relief Required

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Side Yard Insufficient
Article 53, Section 9:	Useable Open Space Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

## Anticipated Building Code Analysis

The construction of the building is expected to be Type 1B for the basement/ground floor and 3A for the 2nd to 5th floor.

The building will be fully sprinkled in conformance with NFPA 13. The

building will be a residential building with interior garage:

- Residential: R-2
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation



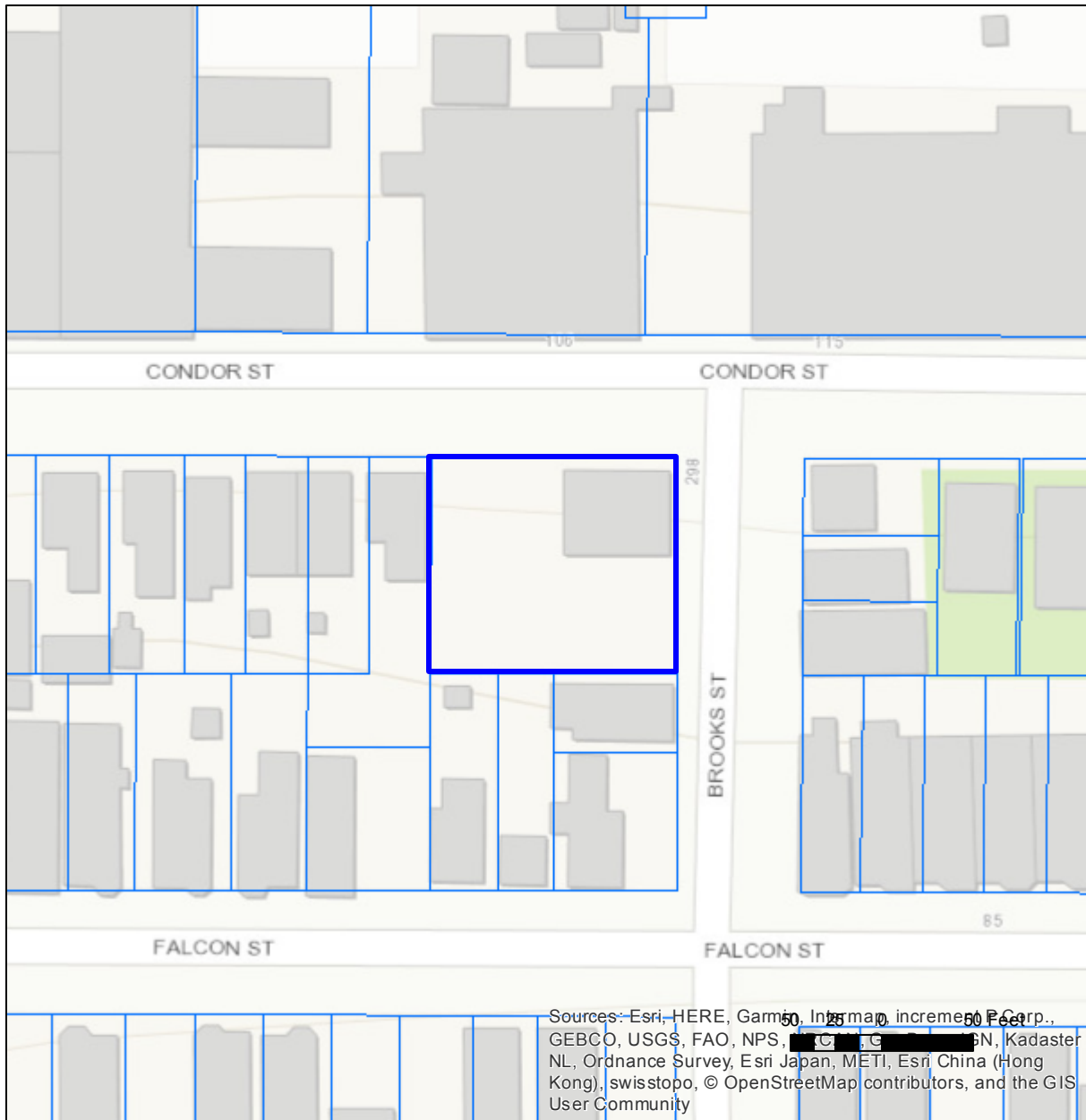
# Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Existing Condor Street Perspectives
Exhibit 5:	Unit Schedule
Exhibit 6:	Existing Conditions Survey & Site Plan
Exhibit 7:	Ground/Garage Plan
Exhibit 8:	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plan
Exhibit 9:	4 <sup>th</sup> Floor Plan
Exhibit 10:	Roof Plan
Exhibit 11:	Condor Street Elevation
Exhibit 12:	Falcon Street Elevation
Exhibit 13:	Rear Elevation
Exhibit 14:	Right Side Elevation
Exhibit 15:	Rendering 1– Condor & Falcon Street Perspective
Exhibit 16:	Rendering – Condor Street Perspective
Exhibit 17:	Accessible Path of Travel (Entrance and 1 <sup>st</sup> Level)
Exhibit 18:	BPDA Accessibility Checklist

**101 Condor Street**  
**Exhibit 1**

# 101 Condor Street

December 3, 2018

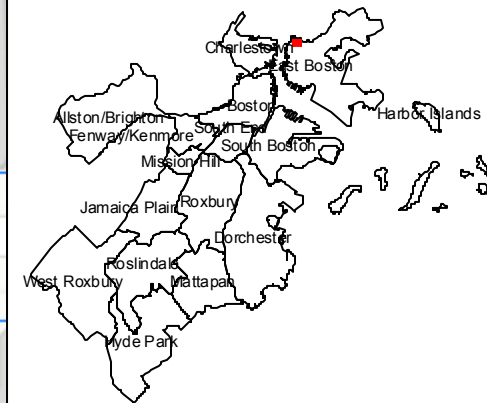


Parcel ID: 0103576000  
Address: CONDOR ST  
Zipcode: 02128  
Owner: PMT REALTY LLC  
Land Use: Commercial  
Lot Size: 8,750.00 sq ft  
Living Area: 1,012.00 sq ft  
Total Value: \$179,000.00  
Land Value: \$125,600.00  
Building Value: \$53,400.00  
Gross Tax: \$4,510.80



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Sources: Esri, HERE, Garmin, Intel Map, increment P Corp., GEBCO, USGS, FAO, NPS, C. G. P. N., Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

**101 Condor Street**  
**Exhibit 2**



## Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh  
Mayor

### ZONING CODE REFUSAL

Sean Lydon  
Inspector of Buildings

RICHARD LYNDS  
245 SUMNER STREET, SUITE 110  
EAST BOSTON, MA 02128

July 09, 2018

**Location:** 101 CONDOR ST EAST BOSTON, MA 02128  
**Ward:** 01  
**Zoning District:** East Boston N.D  
**Zoning Subdistrict:** 2F - 2000  
**Appl. #:** ERT840663  
**Date Filed:** June 07, 2018  
**Purpose:** Raze existing Building. Erect a 4 story, Eighteen ( 18 ) Unit Residential Dwelling with Parking Garage for 18 Vehicles. There will be a Common Roof Deck for all Building Residents.

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:

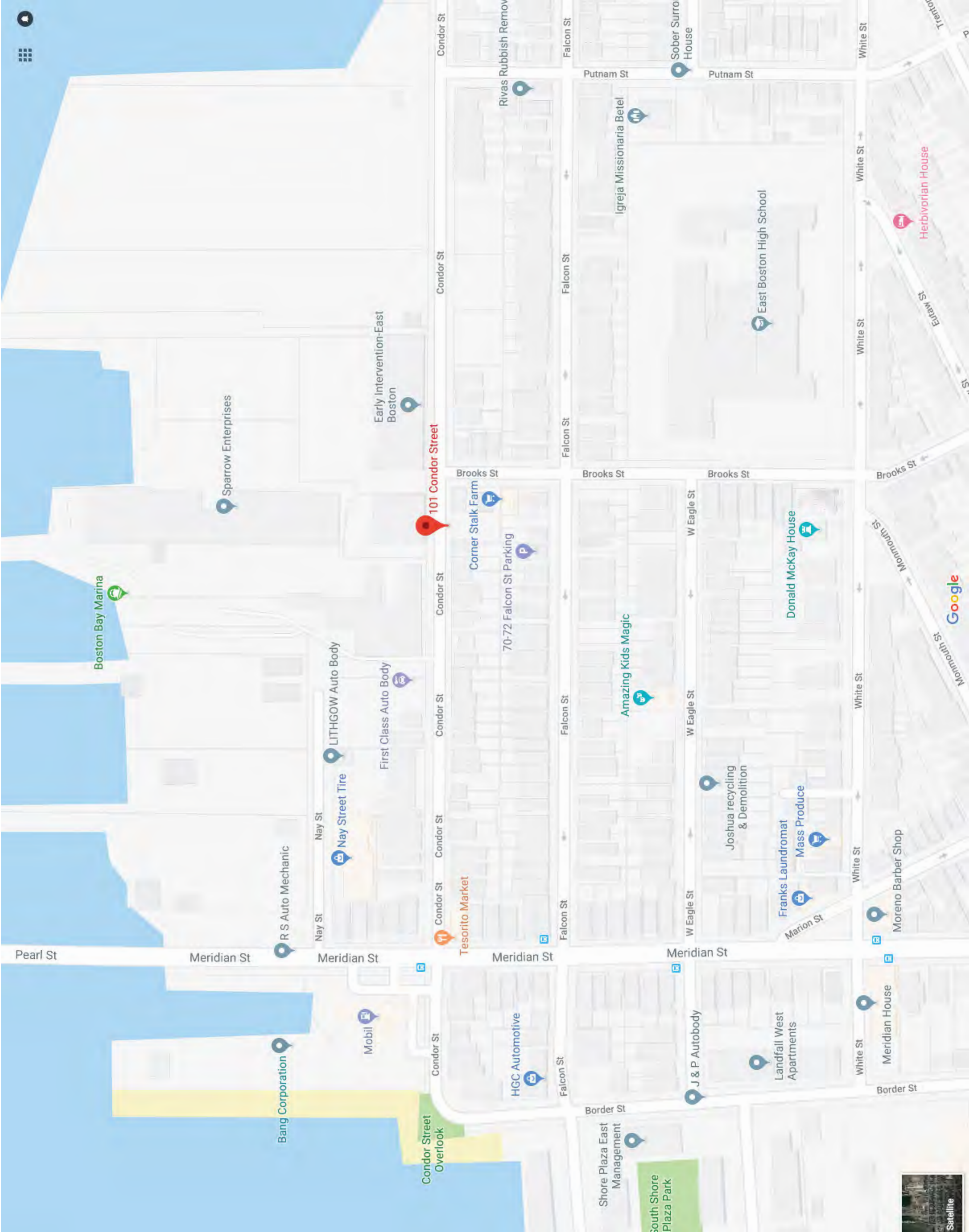
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 53 Section 56	Off-Street Parking & Loading Req	Off-Street Loading Insufficient
Article 53 Section 56	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 53 Section 57	Application of Dimensional Req	Traffic Visibility Across the Corner Insufficient
Article 53 Section 8	Use Regulations	Use : Multifamily Dwelling : Forbidden
Article 53 Section 9	Dimensional Regulations	Floor Area Ratio Excessive
Article 53 Section 9	Dimensional Regulations	Building Height Excessive
Article 53 Section 9	Dimensional Regulations	Building Height ( # of Stories ) Excessive
Article 53 Section 9	Dimensional Regulations	Rear Yard Insufficient
Article 53 Section 9	Dimensional Regulations	Front Yard Insufficient

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.

Thomas White  
(617)961-3275  
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.

**101 Condor Street**  
**Exhibit 3**



101 Condor Street

Boston Bay Marina

Sparrow Enterprises

Early Intervention-East Boston

Rivas Rubbish Removal

Sober Surro House

Igreja Missionaria Betel

East Boston High School

Herbivorian House

R S Auto Mechanic

Nay Street Tire

LITHGOW Auto Body

First Class Auto Body

Tesorito Market

Corner Stalk Farm

70-72 Falcon St Parking

Amazing Kids Magic

Donald McKay House

Joshua recycling & Demolition

Franks Laundromat

Mass Produce

Moreno Barber Shop

Pearl St

Meridian St

Meridian St

Meridian St

Meridian St

Bang Corporation

Mobil

Condor Street Overlook

HGC Automotive

Shore Plaza East Management

South Shore Plaza Park

J & P Autobody

Landfall West Apartments

Meridian House

Satellite

Google



Early Intervention-East Boston

Condor St

Condor St

Condor St

Condor Street

Condor St

Condor St

Condor St

Condor St

Condor St

Falcon St

Falcon St

Falcon St

Falcon St

Falcon St

Falcon St

Falcon St

Falcon St

Falcon St

Brooks St

Brooks St

Brooks St

Brooks St

Brooks St

W Eagle St

W Eagle St

W Eagle St

W Eagle St

101 Condor Street

Todisco Towing

Corner Stalk Farm

70-72 Falcon St Parking

First-Class Auto Body

Amazing Kids Magic

Todisco Repair Center

LITHGOW Auto Body

Street Tire

Nay St



**101 Condor Street**  
**Exhibit 4**



Condor St

Brooks St

2017/12-14  
144-1





FEARLESS  
TOWING OFFICE

**101 Condor Street**  
**Exhibit 5**

101 Condor Street  
Unit Schedule

<b>Unit</b>	<b>Bedrooms</b>	<b>Bathroom</b>	<b>Size</b>	<b>Location</b>	<b>Parking</b>
1	Two	Two	850 s.f.	2nd Floor	1
2	Two	Two	860 s.f.	2nd Floor	1
3	Two	Two	860 s.f.	2nd Floor	1
4	Two	Two	850 s.f.	2nd Floor	1
5	Two	Two	855 s.f.	2nd Floor	1
6	Two	Two	850 s.f.	2nd Floor	1
7	Two	Two	850 s.f.	3rd Floor	1
8	Two	Two	860 s.f.	3rd Floor	1
9	Two	Two	860 s.f.	3rd Floor	1
10	Two	Two	850 s.f.	3rd Floor	1
11	Two	Two	855 s.f.	3rd Floor	1
12	Two	Two	850 s.f.	3rd Floor	1
13	Two	Two	850 s.f.	4th Floor	1
14	Two	Two	860 s.f.	4th Floor	1
15	Two	Two	860 s.f.	4th Floor	1
16	One	One	640 s.f.	4th Floor	1
17	Two	Two	855 s.f.	4th Floor	1
18	Two	Two	850 s.f.	4th Floor	1

**18 Units 35 Bedrooms 15,165 S.F. 18 Spaces**

**101 Condor Street**  
**Exhibit 6**

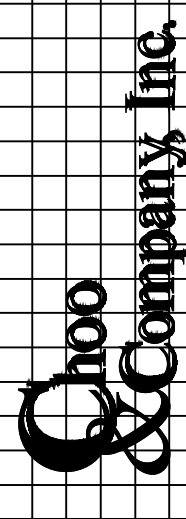
CONDOR STREET

BROOKS STREET



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

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
617-286-7727 fax 617-286-7715

No.	Revision	Date

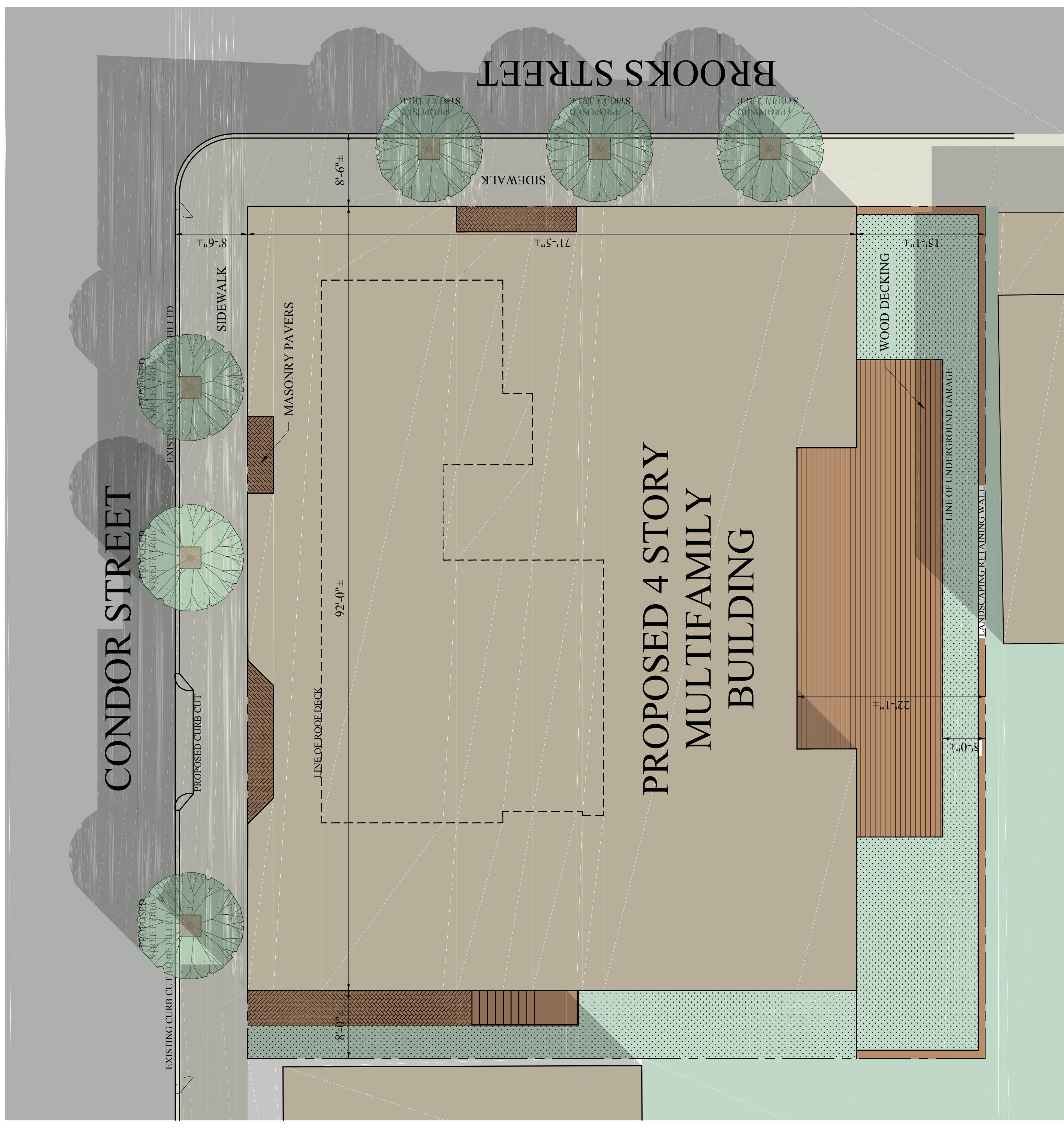
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 Date: 03-30-2018  
 Drawn By: SL

Drawing Name  
**PROPOSED FLOOR PLANS**

Sheet No.  
**A-1.0**

CONDOR STREET

BROOKS STREET



1 PROPOSED ARCH SITE PLAN  
1/8"=1'-0"



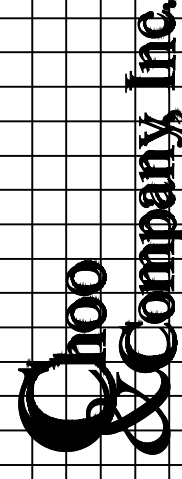
**101 Condor Street**  
**Exhibit 7**

CONDOR STREET

BROOKS STREET

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
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No.

Revision Date

05-23-2018

Project No: 18065

Scale: AS NOTED

Date: 03-30-2018

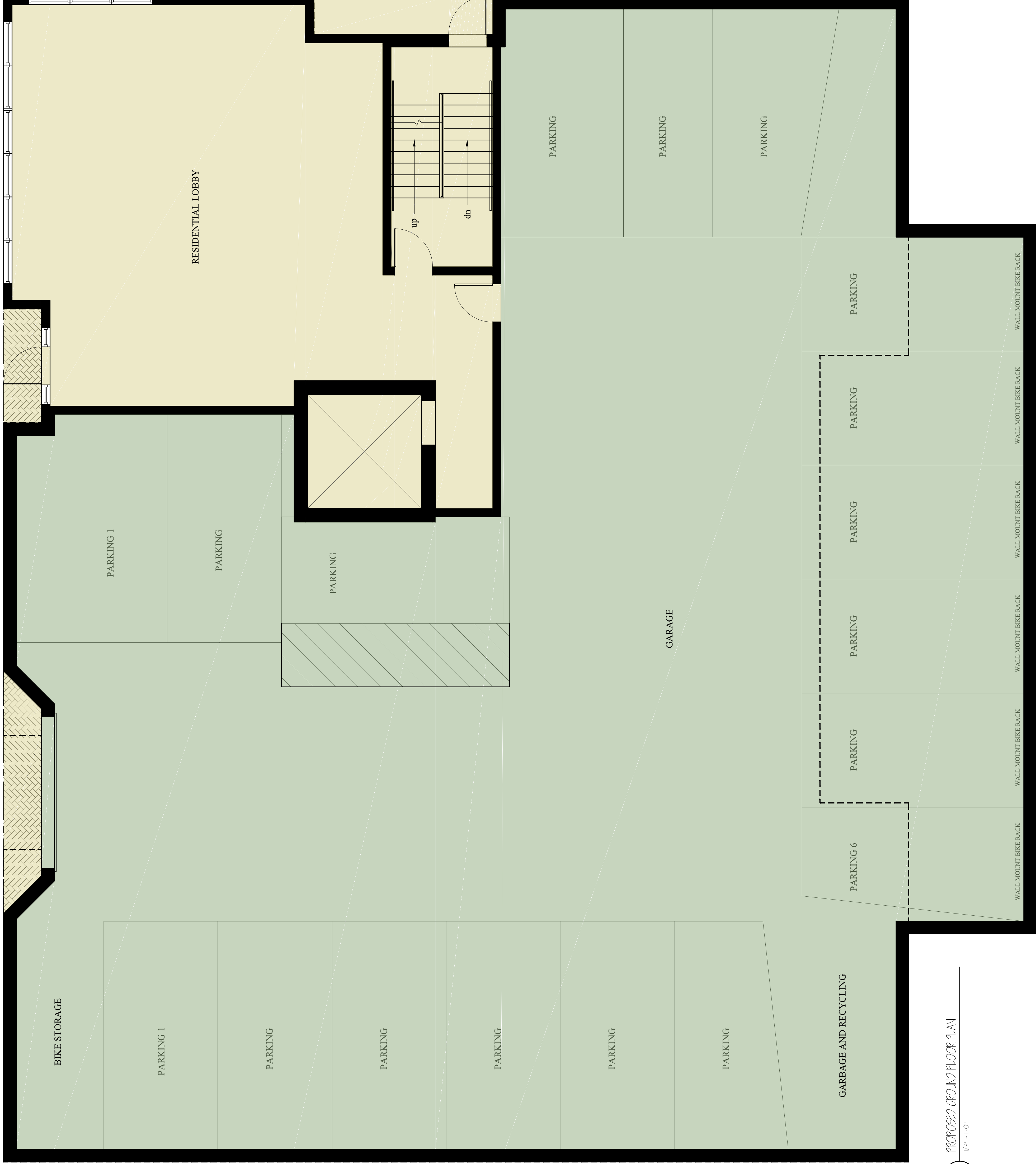
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PROPOSED  
FLOOR PLANS

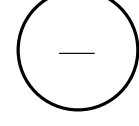
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A-1-1



PROPOSED GROUND FLOOR PLAN

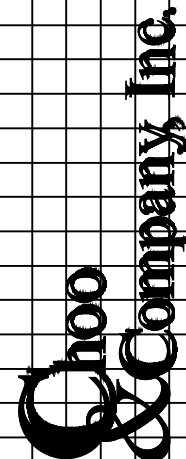
1/4" = 1'-0"



**101 Condor Street**  
**Exhibit 8**

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
617-286-7727 fax 617-286-7715

No.	Revision Date
	05-23-2018

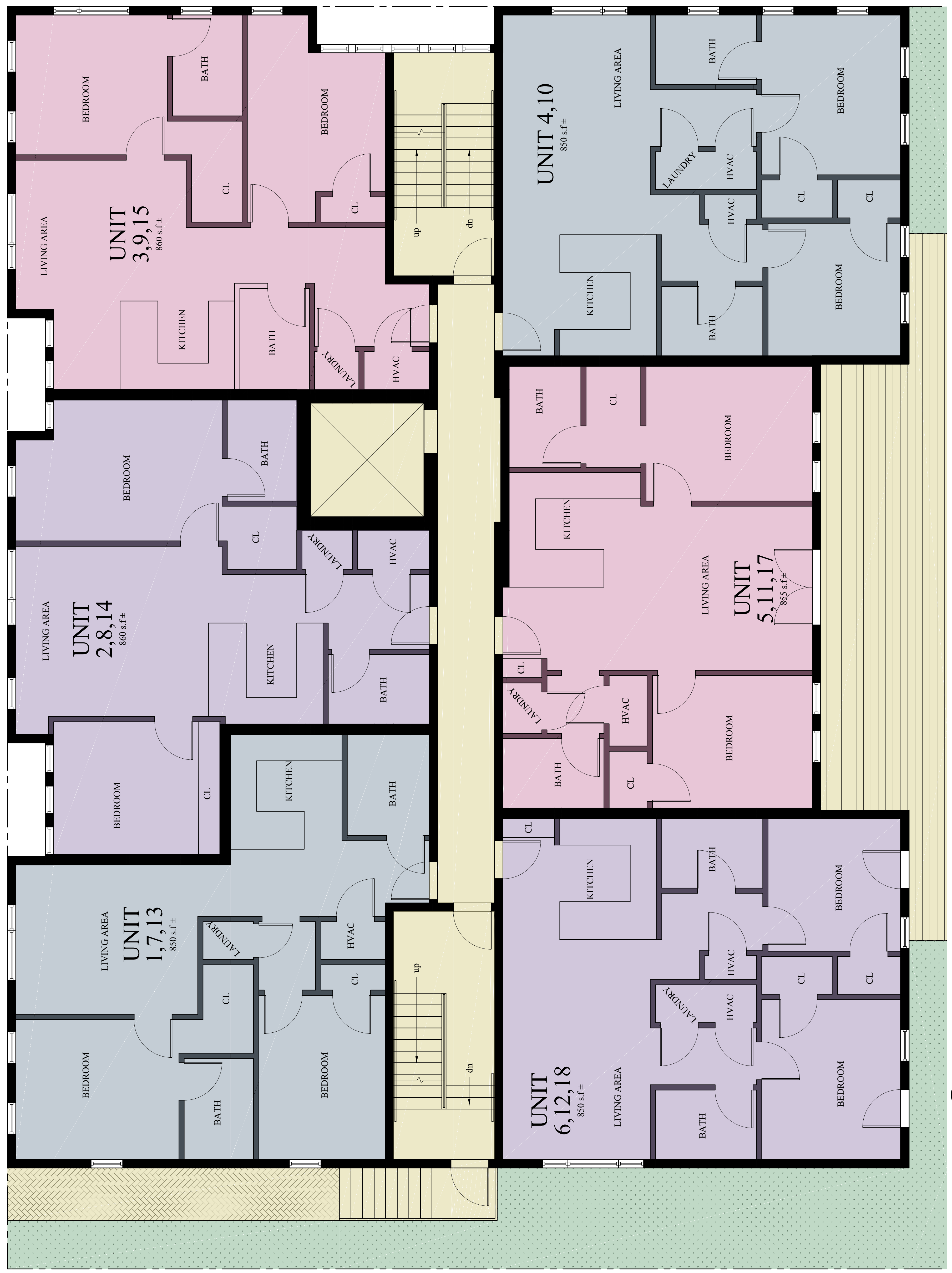
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**PROPOSED  
 FLOOR PLANS**

Sheet No:  
**A-1.2**

BROOKS STREET

CONDOR STREET

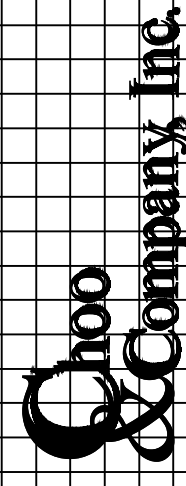


1  
 PROPOSED FLOORS 2-5  
 1/8" = 1'-0"

**101 Condor Street**  
**Exhibit 9**

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
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No.	Revision Date

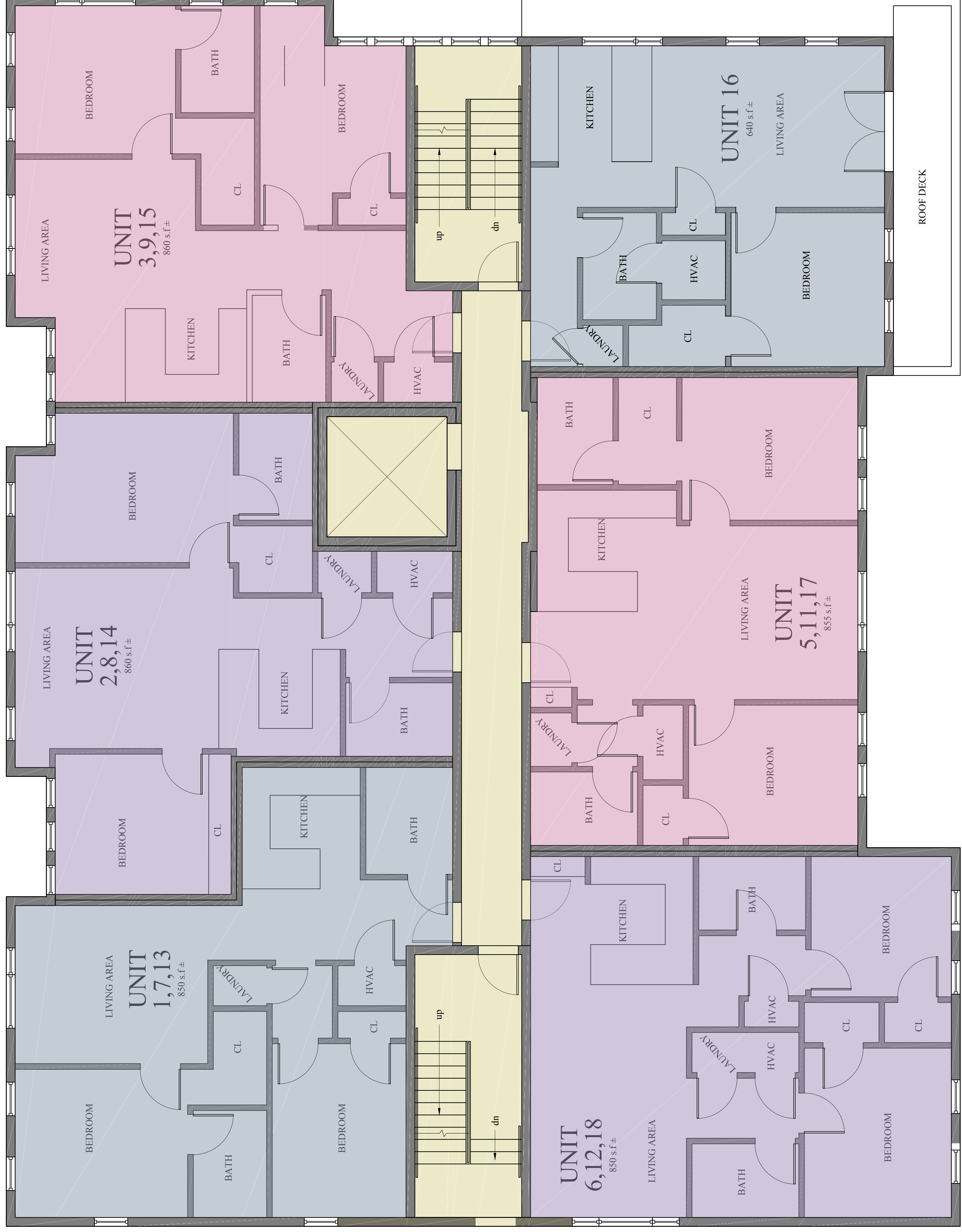
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Drawing Name  
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Sheet No.  
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CONDOR STREET

BROOKS STREET

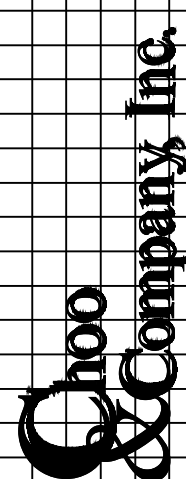


1  
 PROPOSED 4th FL PLAN  
 1/8" = 1'-0"

**101 Condor Street**  
**Exhibit 10**

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
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No.

Revision Date

Project No: 18065  
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Date: 03-30-2018  
Drawn By: SL

Drawing Name

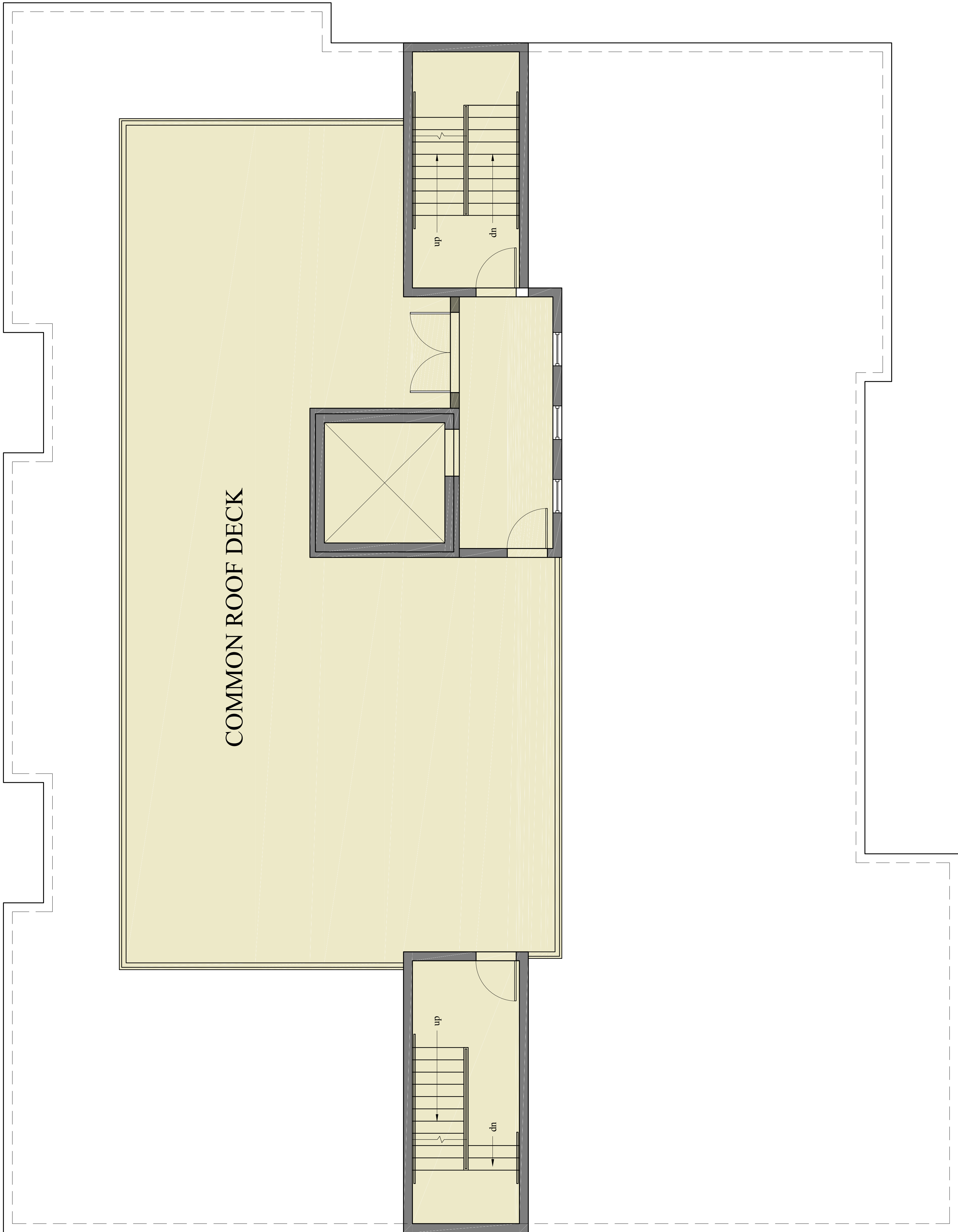
PROPOSED  
FLOOR PLANS

Sheet No.

A-1.4

CONDOR STREET

BROOKS STREET



COMMON ROOF DECK

up

dn

up

dn

1  
PROPOSED ROOF PLAN

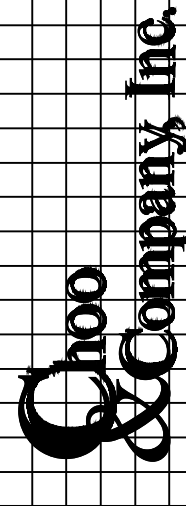
1/8" = 1'-0"



**101 Condor Street**  
**Exhibit 11**

Location

# PROPOSED MULTI FAMILY 101 CONDOR STREET EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
617-286-7727 Fax 617-286-7715

No. \_\_\_\_\_  
Revision Date  
**05-29-2018**

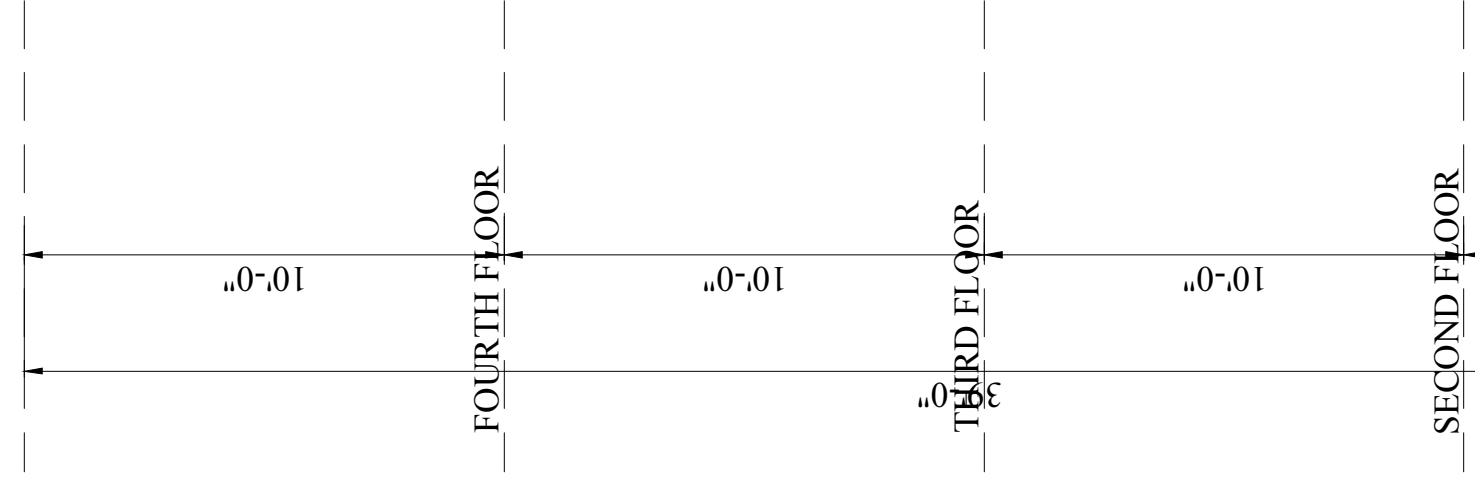
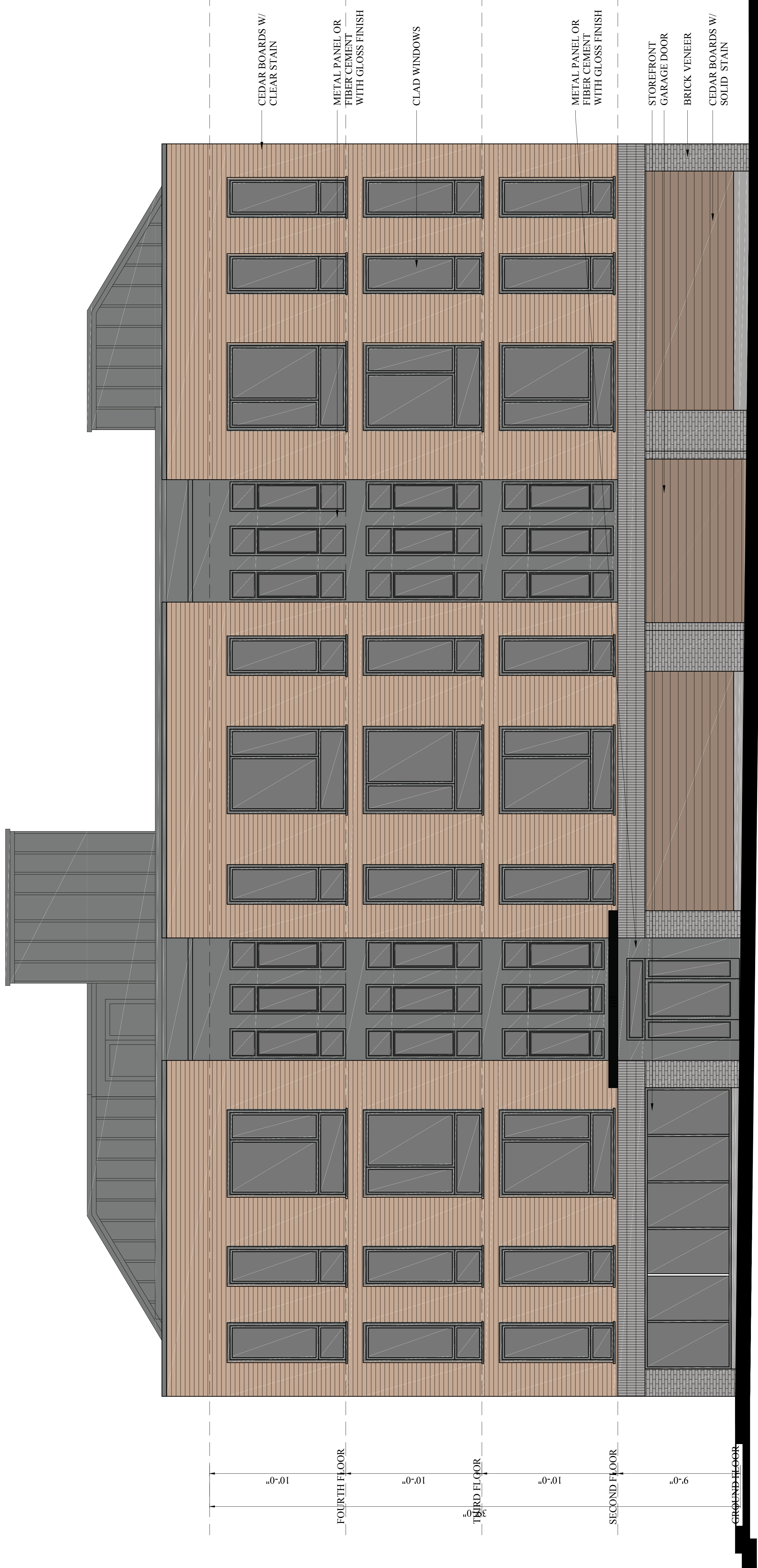
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Date: **03-30-2018**  
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Drawing Name

## PROPOSED ELEVATIONS

Sheet No.

# A-2.1



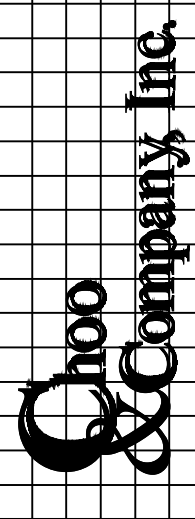
1 CONDOR STREET ELEVATION (NORTH)  
1/4" = 1'-0"

**101 Condor Street**  
**Exhibit 12**

Location

# PROPOSED MULTI FAMILY

## 101 CONDOR STREET EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
617-286-7727 fax 617-286-7715

No.

Revision Date

05-29-2018

Project No: 18065

Scale: AS NOTED

Date: 03-30-2018

Drawn By: SL

Drawing Name

### PROPOSED ELEVATIONS

Sheet No.

# A-2.2



CEDAR BOARDS W/  
CLEAR STAIN

CLAD WINDOWS

METAL PANEL OR FIBER CEMENT  
WITH GLOSS FINISH

BRICK VENEER

METAL GRILL

CEDAR BOARDS W/ SOLID STAIN

1 PROCKS STREET ELEVATION (EAST)

1/8" = 1'-0"

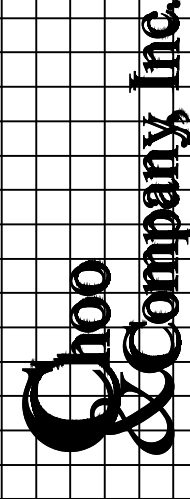
1a PROCKS STREET diagrammatic street-scape

1/8" = 1'-0"

**101 Condor Street  
Exhibit 13**

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02271  
617-286-7727 Fax: 617-286-7715

No.

Revision Date

05-29-2018

Project No: 18065

Scale: AS NOTED

Date: 03-30-2018

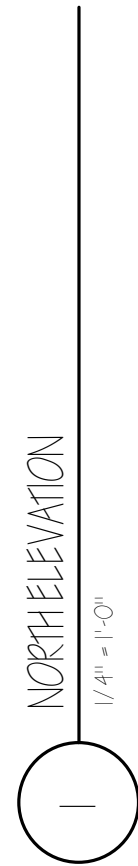
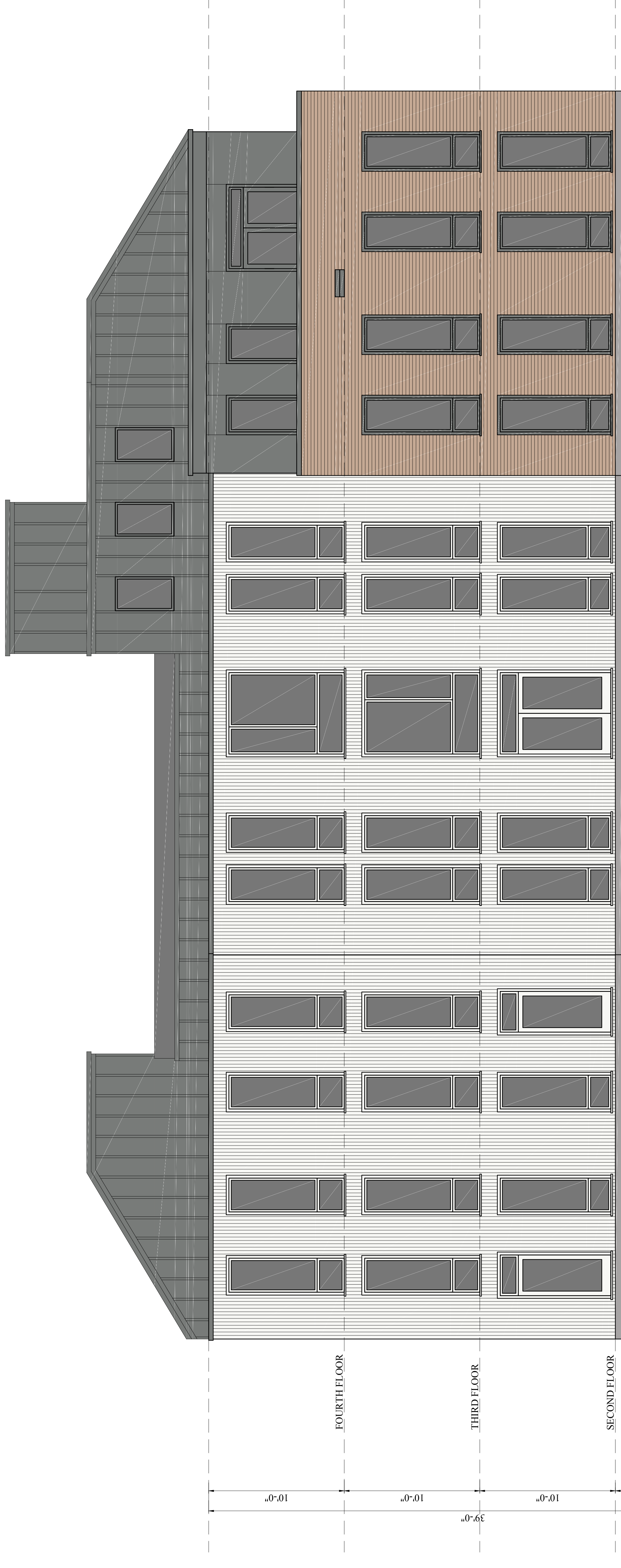
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Drawing Name

PROPOSED  
ELEVATIONS

Sheet No.

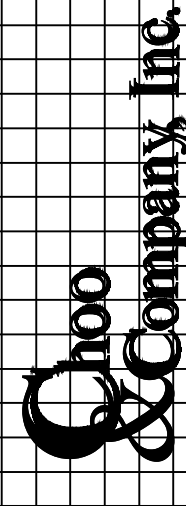
A-2.3



**101 Condor Street**  
**Exhibit 14**

Location

PROPOSED MULTI FAMILY  
101 CONDOR STREET  
EAST BOSTON, MASS



One Billings Road Quincy, MA 02171  
617-286-7727 Fax: 617-286-7715

No.

Revision Date

05-29-2018

Project No: 18065

Scale: AS NOTED

Date: 03-30-2018

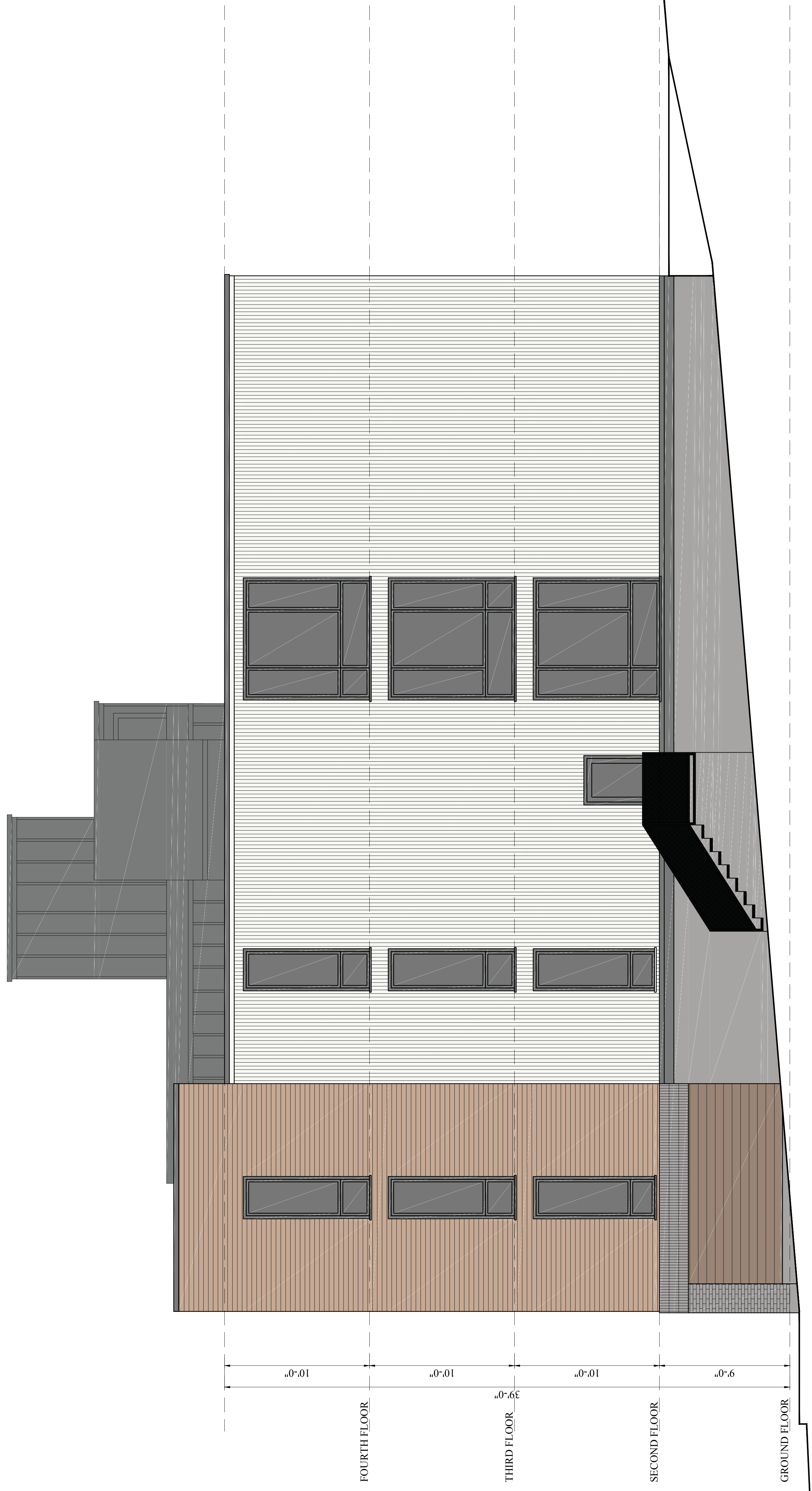
Drawn By: SL

Drawing Name

PROPOSED  
ELEVATIONS

Sheet No.

A-2.4



1 WEST ELEVATION  
1/8" = 1'-0"



**101 Condor Street  
Exhibit 15**



CONDOR  
BROOKS ST



**101 Condor Street**  
**Exhibit 16**



FOR LEASE (617) 794-9897

TOWING OFFICE

1-800-555-5555

24/7

REPAIRS

AND

RENTALS

CALL TODAY

FOR

RENTALS

AND

REPAIRS

CALL TODAY

FOR

RENTALS

AND

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CALL TODAY

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CALL TODAY

FOR



**101 Condor Street**  
**Exhibit 17**

**101 Condor Street**  
**Exhibit 18**

## 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 BPDA 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)

#### 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**

<b>1. Project Information:</b> <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	101 Condor Street		
Primary Project Address:	101 Condor Street East Boston		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):			
Owner / Developer:			
Architect:	Choo And Co		
Civil Engineer:			
Landscape Architect:			
Permitting:			
Construction Management:			
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)? <b>If yes</b> , identify and explain.	No		
<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:	8650 SF	Building Area:	20453 GSF
Building Height:	39 FT.	Number of Stories:	4 Flrs.
First Floor Elevation:	.08' above grade	Is there below grade space:	Yes
What is the Construction Type? (Select most appropriate type) 5a			



**Article 80 | ACCESSIBLTY CHECKLIST**

	Wood Frame		
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
		Residential - Multi-unit, Four + (18 units)	
List street-level uses of the building:	Entry lobby/ Parking Garage		
<p><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></p>			
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Dense urban with adjacent waterfront including mixed residential uses, commercial, institutional, industrial, and various other uses.		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Airport Station is .7 Miles walk from the site. Maverick Station is 1.05 Miles walk from the site. Wood Island Station is .8 Mile walk from the site. Numerous bus stops.		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	East Boston High/ Umana K-8/ Hugh R O'Donnell Elementary Shore Plaza East/ Landfall West Apartments Meridian House Early Intervention-East Boston East Boston Social Center East Boston CDC East Boston Neighborhood Health Center		
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Donald McKay House White Street Baptist Church/ Igreja Missionaria Betel		
<p><b>4. Surrounding Site Conditions – Existing:</b>  <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? <b>If yes</b> , identify which district:	Yes (Eagle Hill)		
Are there sidewalks and pedestrian ramps existing at the development site? <b>If yes</b> , list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:	Yes. Concrete sidewalks on both streets. <b>Condor:</b> 8'+ width/ less than 2% slope, 60'+ out of 100' of frontage has curb cuts. <b>Brooks:</b> 8'+ width/ 10% +/- slope.		
Are the sidewalks and pedestrian ramps existing-to-remain? <b>If yes</b> , have they been verified as ADA	No. Sidewalks will be rebuilt. Corner to be rebuilt with proper “T” intersection wheelchair ramp.		

**Article 80 | ACCESSIBLTY CHECKLIST**

<p>/ MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <b>If yes</b>, provide description and photos:</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? <b>If yes</b>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes.  Neighborhood Connector.</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 8'+ room for curb  Slope on Condor less than 2%  Slope on Brooks 10% +/-  Pedestrian 5', 3' Furnishing</p>
<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>Concrete all zones with tree plantings. Only several inches will be on private property.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <b>If yes</b>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>No</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>Yes</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

Will any portion of the Project be going through the PIC? <b>If yes</b> , identify PIC actions and provide details.	Just as per above.
<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>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	18
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?	1
Will any on-street accessible parking spaces be required? <b>If yes</b> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	Street
Has a drop-off area been identified? <b>If yes</b> , will it be accessible?	No
<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 Entry is flush. Side egresses by stair on sloped grade.
Are the accessible entrances and standard entrance integrated? <b>If yes</b> , describe. <b>If no</b> , what is the reason?	Yes. All building elements are accessed through the main lobby.

**Article 80 | ACCESSIBILTY CHECKLIST**

<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	NA
<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?	18
<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>	18 Total Units for Sale 16 Units will be Market 2 Unit will be IDP
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	None.
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	None. There are not any in the building.
<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>	NA
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>	No. All Units designed as group 1 adaptable.
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>	Yes, an interior elevator serves all floors of the building.

**Article 80 | ACCESSIBILTY CHECKLIST**

<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>It proposes to add street trees around the site. In addition, the project proponent will contribute up to \$18,000.00 through the Boston Planning and Development Agency, which shall be applied towards an East Boston Transportation Access Plan/Study.</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>Access to the common roof deck by means of the building elevator.</p>
<p>Are any restrooms planned in common public spaces? <b>If yes</b>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <b>If no</b>, explain why not.</p>	<p>No</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <b>If yes</b>, did they approve? <b>If no</b>, what were their comments?</p>	<p>No</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? <b>If no</b>, what recommendations did the Advisory Board give to</p>	<p>No</p>

**Article 80 | ACCESSIBILTY CHECKLIST**

make this project more accessible?	
<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>	
Proposed building plans.	

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