



11 Walley Street East Boston

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

MG2 Group, LLC
50 FRANKLIN STREET, SUITE 400 – BOSTON, MA 02110

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Project Summary

Project Team

Developer and Applicant

MG2 Group, LLC
Joseph Donovan, Manager
50 Franklin Street, Suite 400
Boston, MA 02110
Email: jdonovan@mg2group.com

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:

Dartagnan Brown, AIA
Embarc Studio, LLC
60 K Street
Boston, MA 02127
Tel. 617-766-8330
Email: dbrown@embarcstudio.com

Surveyor

Greater Boston Survey and Engineering
19 Fredith Road
Weymouth, MA 02189
781-331-6128

Project Summary

Project Summary

The Proposed Project consists of the re-development of a 14,993 square-foot industrial site situated at 11-19 Walley Street in East Boston, by construction of a new four story building containing thirty eight (38) residential units, and twenty five (25) accessory off-street parking spaces located in the building's at/below grade garage. The garage will be entered and exited via Walley Street, which has access to Bennington Street to the South and McLellan Highway via Waldemar Avenue via the West.

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 Orient Heights Neighborhood, in addition to the area's emerging redevelopment. Further, with its adjacent proximity to the MBTA's Suffolk Downs Blue Line Rapid Transit station, the Proposed Project will provide a unique high density housing, transit oriented development opportunity.

In planning the building, great care was given to respecting the abutting properties which share boundaries with the Site as well as modifications made during the community outreach process to preserve views. As a result, the proposed building has been designed and scaled to compliment Walley Street and the surrounding streets including Orient Avenue and Waldemar Avenue, 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 thirty eight (38) new residential units, including upto five (5) 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 (50) construction jobs over the length of the project; and
- A unique opportunity to create transit oriented housing adjacent to public transportation.

Detailed Project Information Cont.

Project Description

The Project Site includes 14,993 Ft² of land area, comprising the parcel situated at 11-19 Walley Street. The City of Boston Assessor's Parcel Number is 01-01577000.

The Parcel is the site of an existing garage, storage lot and auto repair.

Proposed Program, Data and Dimensions

Lot Area: 14,993 Ft²

Maximum Building Height/Stories: 43.75 feet (4 stories)

Number of Residential Units Proposed: 38

Total Building Square Footage: 47,330

Ft² Floor Area Ratio: 3.16:1

Parking Spaces: 25 (4 compact, 1 Handicap, 20 full size; 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 10,005 +/- square feet of an enclosed parking intending to accommodate the needs of the building's residents through the provision of 25 parking spaces. Floors one through four will contain 38 total residential units, with a mix of twelve (12) one bedroom (701 s.f. average), eight (8) two bedroom (1,085 s.f. average), fifteen (15) three bedroom (1,168 s.f. average), and three (3) four bedroom (1,349 s.f. average) units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, storage.

The building's massing is derived from an assessment of its site context and urban conditions. A mix of hardi board, metal panels and other design elements which are consistent with the design standards set forth by the BPDA will provide a strong identity along Walley Street, and serve to have the building become a focal point. 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 development.

Traffic, Parking and Access

The project's 25 on-site parking spaces will be accessed via the end of Walley Street, which is bi-directional leading to Bennington Street to the South and McClellan Highway (Route C1) via Waldemar Avenue to the West. Vehicles will both enter and discharge from the garage on the left 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.

Detailed Project Information Cont.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Rental 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)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within an Economic Development Area (EDA) 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:	2.0
Maximum Building Height:	35 Feet
Minimum Lot Size:	None
Minimum Lot Area / Add'l Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	None
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	None
Minimum Rear Yard Setback:	20'
Parking:	2.0 Spaces Per Unit

Proposed Design

Use:	Multifamily
Units:	38
Lot Area:	14,993Ft ²
Lot Width:	175.66 Ft
Lot Frontage:	175.66 Ft
Floor Area Ratio:	3.16:1
Maximum Building Height: Building Height (stories):	43' 8" (50' 8" to top of elevator head house)
Usable Open Space:	1,900+/- Ft ² (including balconies & roofdeck)
Front Yard Setback:	Varies
Side Yard Setback:	Varies; 5.75 Ft (Right); 5.78 Ft (Left)
Rear Yard Setback:	5-8 Ft

Off-Street Parking Requirements:	25 Spaces Total 25 Spaces (4 Compact, 1 HP, 20 Full)
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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 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 1st to 4th floor.

The building will be fully sprinklered 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:	Neighboring Transit Locations
Exhibit 6:	Existing Walley Street Perspective
Exhibit 7:	Unit Schedule
Exhibit 8:	Existing Conditions Survey & Site Plan
Exhibit 9:	Ground/Garage Plan
Exhibit 10:	1st Floor Plan
Exhibit 11:	2nd & 3 rd Floor Plan
Exhibit 12:	4th Floor Plan
Exhibit 15:	Front Elevation
Exhibit 16:	Rear Elevation
Exhibit 17:	Left and Right Side Elevation
Exhibit 18:	Rendering – Walley Street Perspective
Exhibit 19:	Proposed View in Context
Exhibit 20:	Examples of Building Materials and Design
Exhibit 21:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 22:	Site Fencing and Planting
Exhibit 23:	Streetscape
Exhibit 24:	Exterior Bicycle Racks
Exhibit 25:	BPDA Accessibility Checklist

19 walley

September 20, 2017

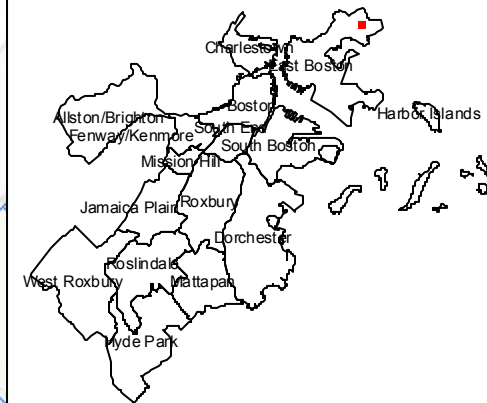


Parcel ID: 0101577000
Address: 19 WALLEY ST
Zipcode: 02128
Owner: TODESCO MICHAEL J
Land Use: Industrial
Lot Size: 14,906.00 sq ft
Living Area: 5,272.00 sq ft
Total Value: \$375,000.00
Land Value: \$245,700.00
Building Value: \$129,300.00
Gross Tax: \$9,513.75



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

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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

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

January 25, 2017

Location: 19 WALLEY ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: SARATOGA STREET EDA
Appl. # : ERT668407
Date Filed: December 27, 2016
Purpose: Erect 45 unit residential dwelling.

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:

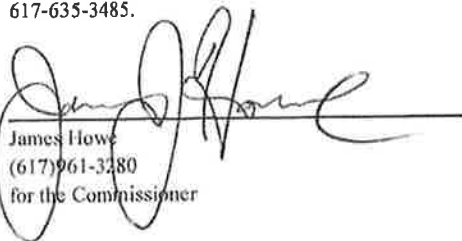
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 25	Forbidden:	Multi-Family residential is a forbidden use.
Art. 53 Sec. 56	Off-Street Parking	Insufficient off-street parking.
Art. 53 Sec. 56	Off-Street Parking	Insufficient off-street loading.
Art. 53, Section 26 **	Dimensional Regulations	Excessive F.A.R.
Art. 53, Section 26 **	Dimensional Regulations	Excessive Building Height.
Art. 53, Section 26 **	Dimensional Regulations	Insufficient Rear Yard Setback.
Notes		If a favorable decision is granted by the B.O.A. please be advised of the following: 1) Small project review will be required by BPDA. 2) A letter of notification from the abutting railroad will be required prior to issuance of permit. 3) A release letter from a Licensed Site Professional regarding soil conditions including the possibility of contaminants due to previous site uses within a E.D.A./light industrial area.

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

January 25, 2017

Location: 19 WALLEY ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: SARATOGA STREET FDA
Appl. # : ERT668407
Date Filed: December 27, 2016
Purpose: Erect 45 unit residential dwelling.

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 Howe
(617)961-3480
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.



VIEW 1 LOOKING SOUTH UP WALLEY STREET



VIEW 3 LOOKING NORTH FROM ORIENT AVENUE



VIEW 2 NORTHWEST CORNER OF SITE FROM WALLEY STREET



VIEW 4 LOOKING EAST FROM WALDEMAR AVENUE



VIEW 1 LOOKING NORTH TOWARD WALDEMAR AVENUE



VIEW 3 LOOKING NORTHEAST TOWARD SUFFOLK DOWNS MBTA STATION



VIEW 4 LOOKING WEST UP ORIENT AVENUE



VIEW 2 LOOKING SOUTHWEST UP WALLEY STREET



BELLE ISLE MARSH
RESERVATION

SUFFOLK DOWNS
STATION

SUFFOLK DOWNS

MBTA BLUE LINE

BENNINGTON STREET

WALLEY STREET

WALDEMAR AVENUE

ORIENT AVENUE



GROSS SQUARE FEET (GSF)

	SELLABLE RENTABLE (GSF)		COMMON (GSF)	
		GSF		GSF
PARKING LEVEL			LOBBY STAIRS UTILITIES PARKING	1,767 10,005
FLOOR SUBTOTAL		0		11,772
FIRST FLOOR	RESIDENTIAL	9,719	LOBBY HALL STAIRS	1,757
	UNIT 101	1,311	3 BR+	
	UNIT 102	779	1 BR	
	UNIT 103	985	2 BR	
	UNIT 104	696	1 BR	
	UNIT 105	1,147	3 BR	
	UNIT 106	616	1 BR	
	UNIT 107	1,017	2 BR	
	UNIT 108	830	1 BR+	
	UNIT 109	1,178	2 BR+	
	UNIT 110	1,160	3 BR	
FLOOR SUBTOTAL		9,719		1,757
SECOND FLOOR	RESIDENTIAL	10,234	HALL STAIRS	1,202
	UNIT 201	1,349	4 BR	
	UNIT 202	776	1 BR	
	UNIT 203	985	2 BR	
	UNIT 204	696	1 BR	
	UNIT 205	1,147	3 BR	
	UNIT 206	616	1 BR	
	UNIT 207	1,183	3 BR	
	UNIT 208	1,146	3 BR	
	UNIT 209	1,176	2 BR+	
	UNIT 210	1,160	3 BR	
FLOOR SUBTOTAL		10,234		1,202
THIRD FLOOR	RESIDENTIAL	10,234	HALL STAIRS	1,202
	UNIT 301	1,349	4 BR	
	UNIT 302	776	1 BR	
	UNIT 303	985	2 BR	
	UNIT 304	696	1 BR	
	UNIT 305	1,147	3 BR	
	UNIT 306	616	1 BR	
	UNIT 307	1,183	3 BR	
	UNIT 308	1,146	3 BR	
	UNIT 309	1,176	2 BR+	
	UNIT 310	1,160	3 BR	
FLOOR SUBTOTAL		10,234		1,202
FOURTH FLOOR	RESIDENTIAL	8,474	HALL STAIRS COMMON ROOM FITNESS CENTER	1,202 952 587
	UNIT 401	1,350	4 BR	
	UNIT 402	696	1 BR	
	UNIT 403	1,147	3 BR	
	UNIT 404	616	1 BR	
	UNIT 405	1,183	3 BR	
	UNIT 406	1,146	3 BR	
	UNIT 407	1,176	2 BR+	
	UNIT 408	1,160	3 BR	
FLOOR SUBTOTAL		8,474		2,741
RETAIL RENTABLE GSF		0	COMMON AREA (EXCLUDE PARKING)	8,669
RESIDENTIAL RENTABLE GSF		38,661		

BUILDING GSF	
PARKING LEVEL (NO PARKING)	1,767
FIRST FLOOR	11,476
SECOND FLOOR	11,436
THIRD FLOOR	11,436
FOURTH FLOOR	11,215
TOTAL BUILDING GSF (NO PARKING)	47,330

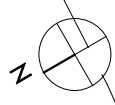
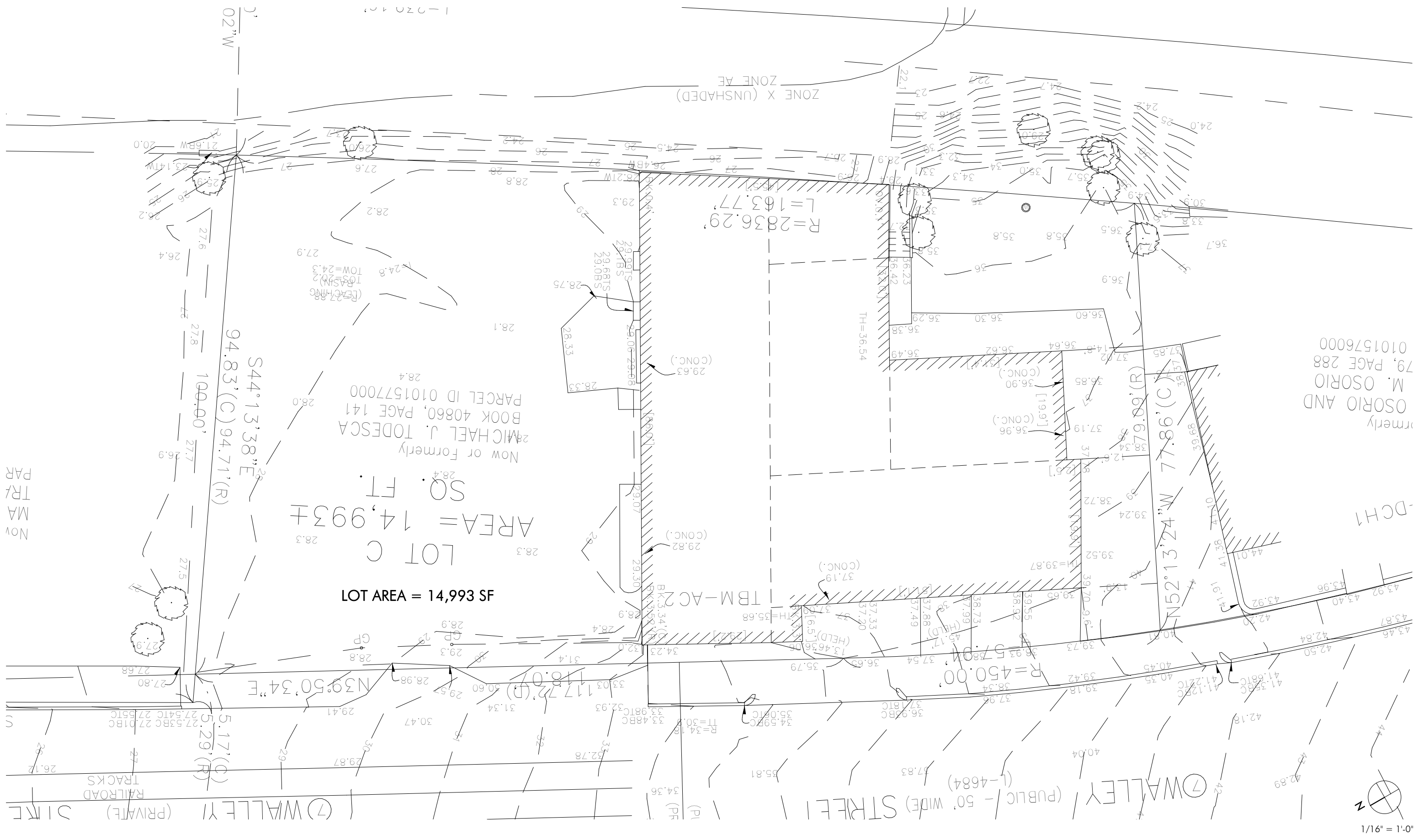
SITE	14,993
FAR	3.16

GROUND FLOOR PARKING	10,005
TOTAL GSF (PARKING)	57,335

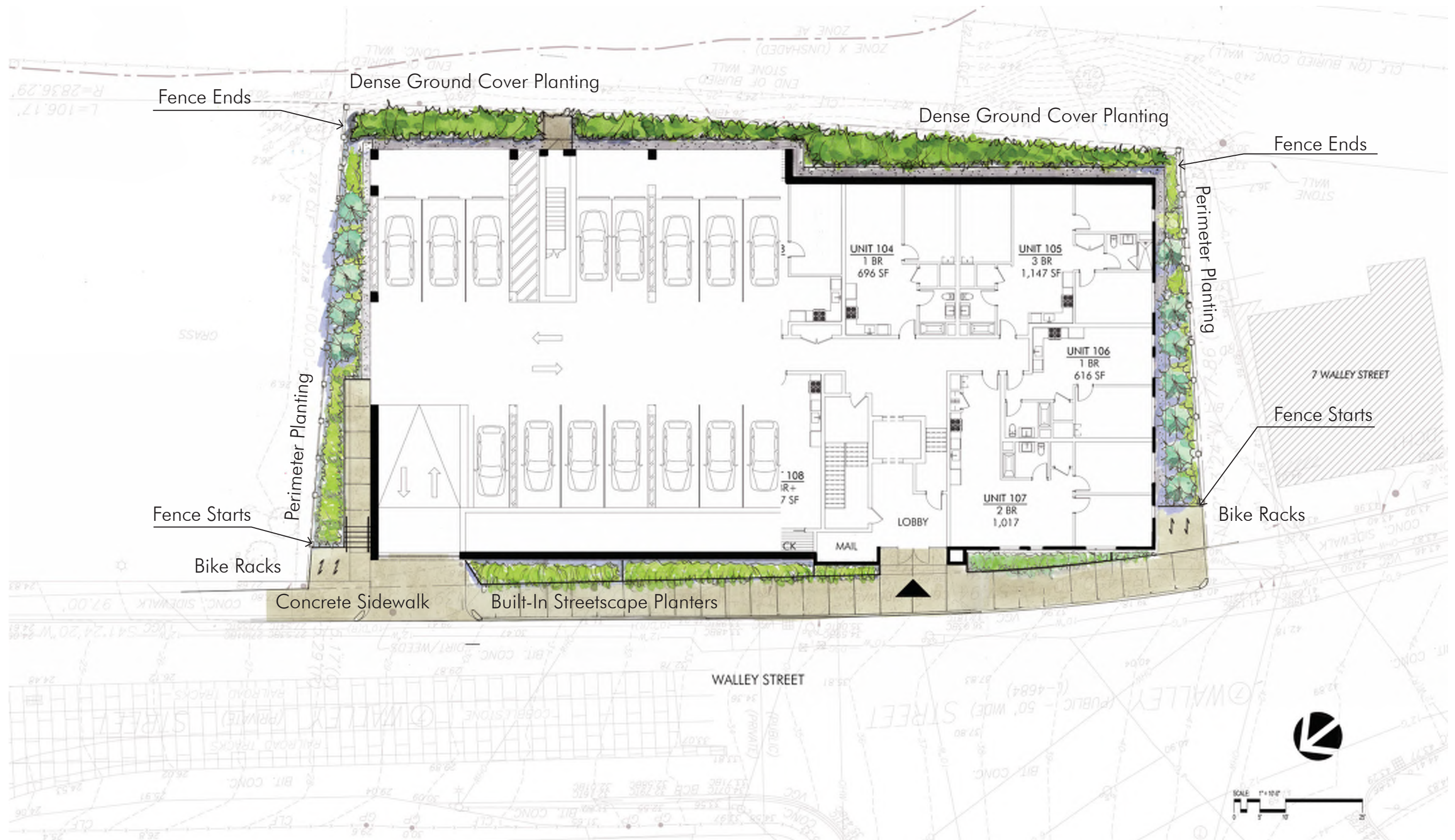
UNITS PROPOSED	38
PARKING SPACES PROPOSED	25
PARKING/UNIT RATIO	0.66

UNIT MIX	TOTAL	PERCENT	AVERAGE AREA
1 BR	12	32%	701
2 BR	8	21%	1,085
3 BR	15	39%	1,168
4 BR	3	8%	1,349
TOTAL UNIT COUNT	38		1,017

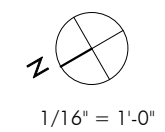
GSF: measured to outside face of exterior walls, centerline of party walls and demising walls
Measurements are based on initial field visit, subject to full set of measurements



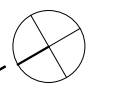
0'-0" = 1" = 91/1'

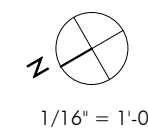
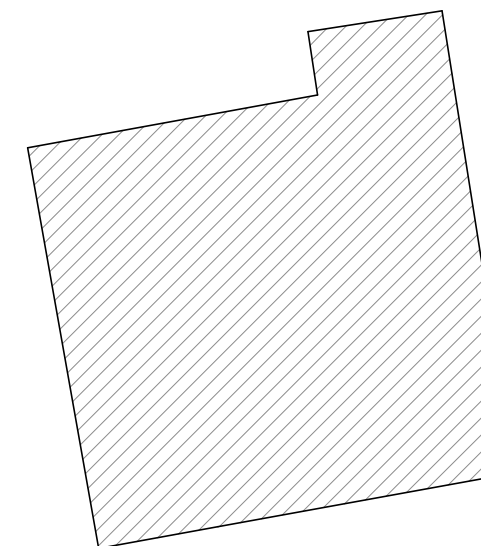
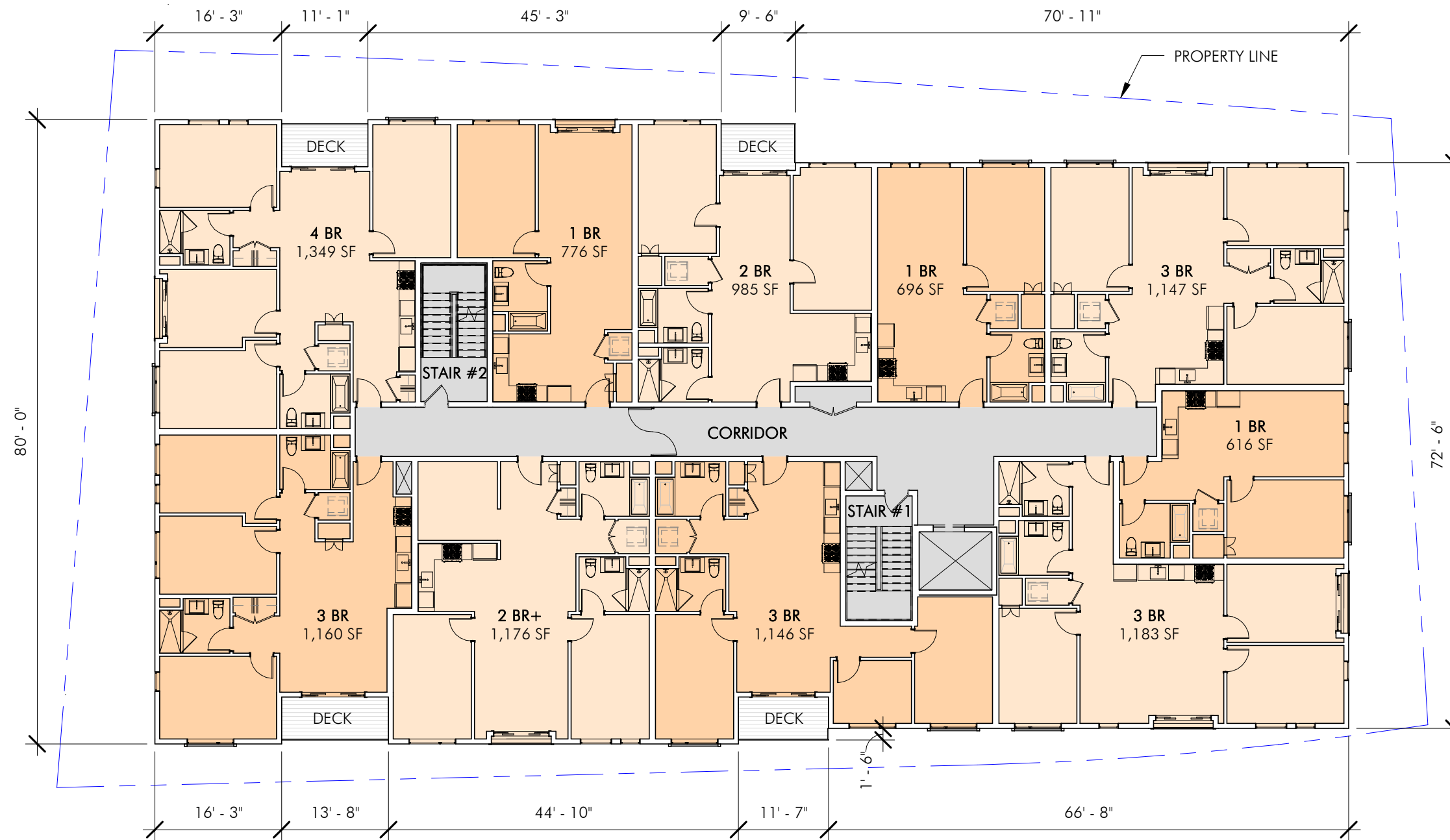


MBTA RIGHT OF WAY

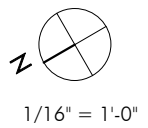
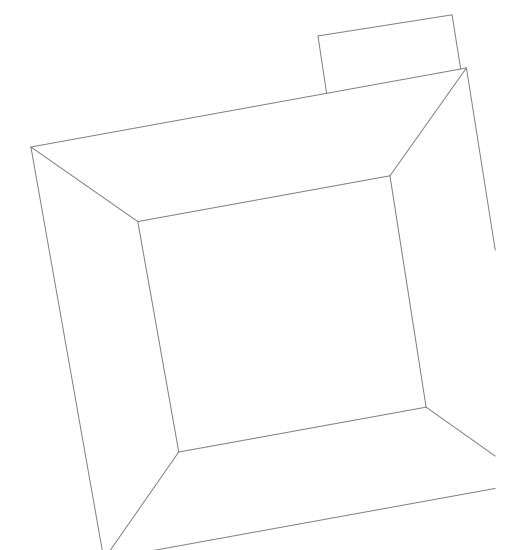
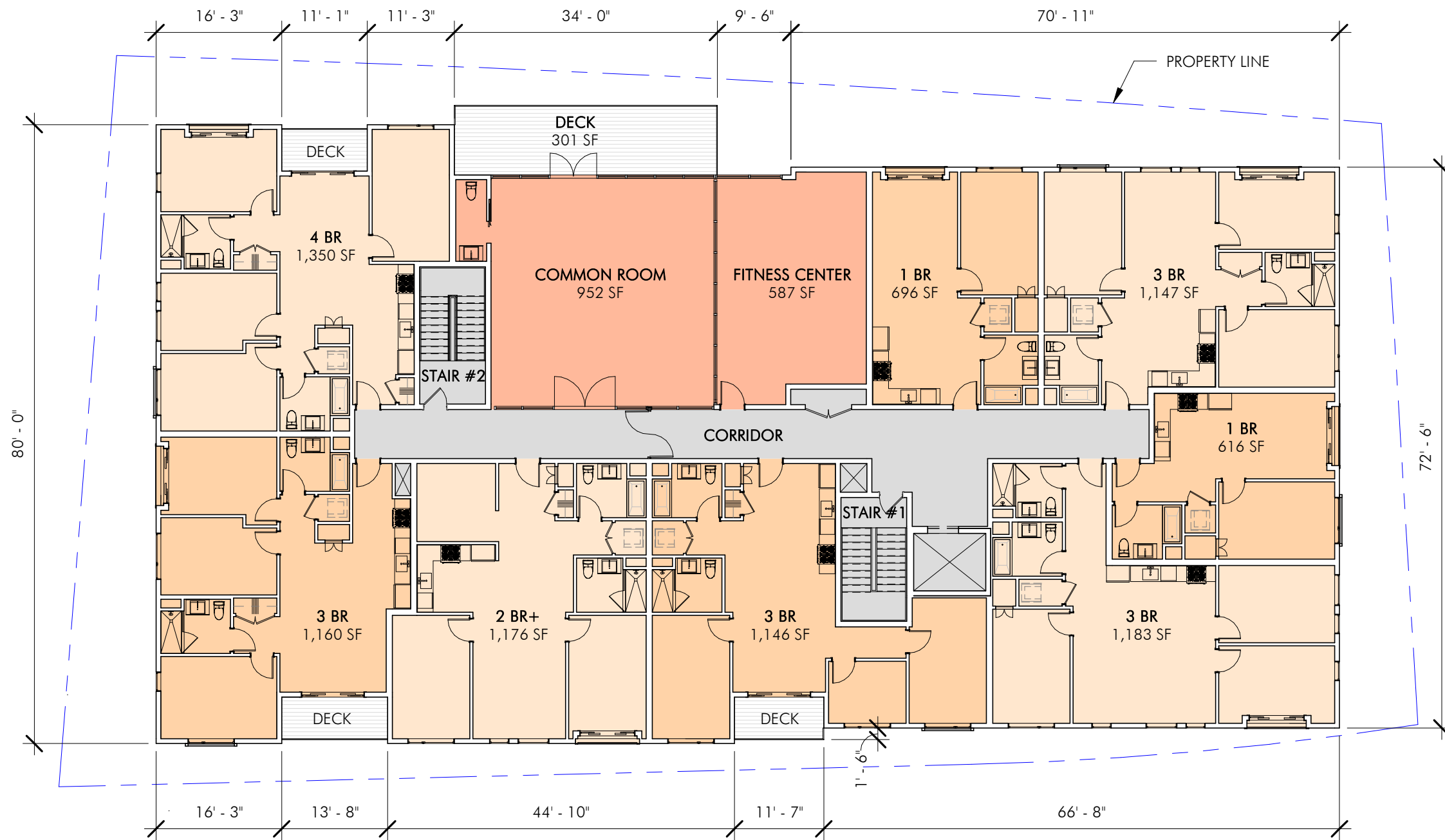


1/16" = 1'-0"





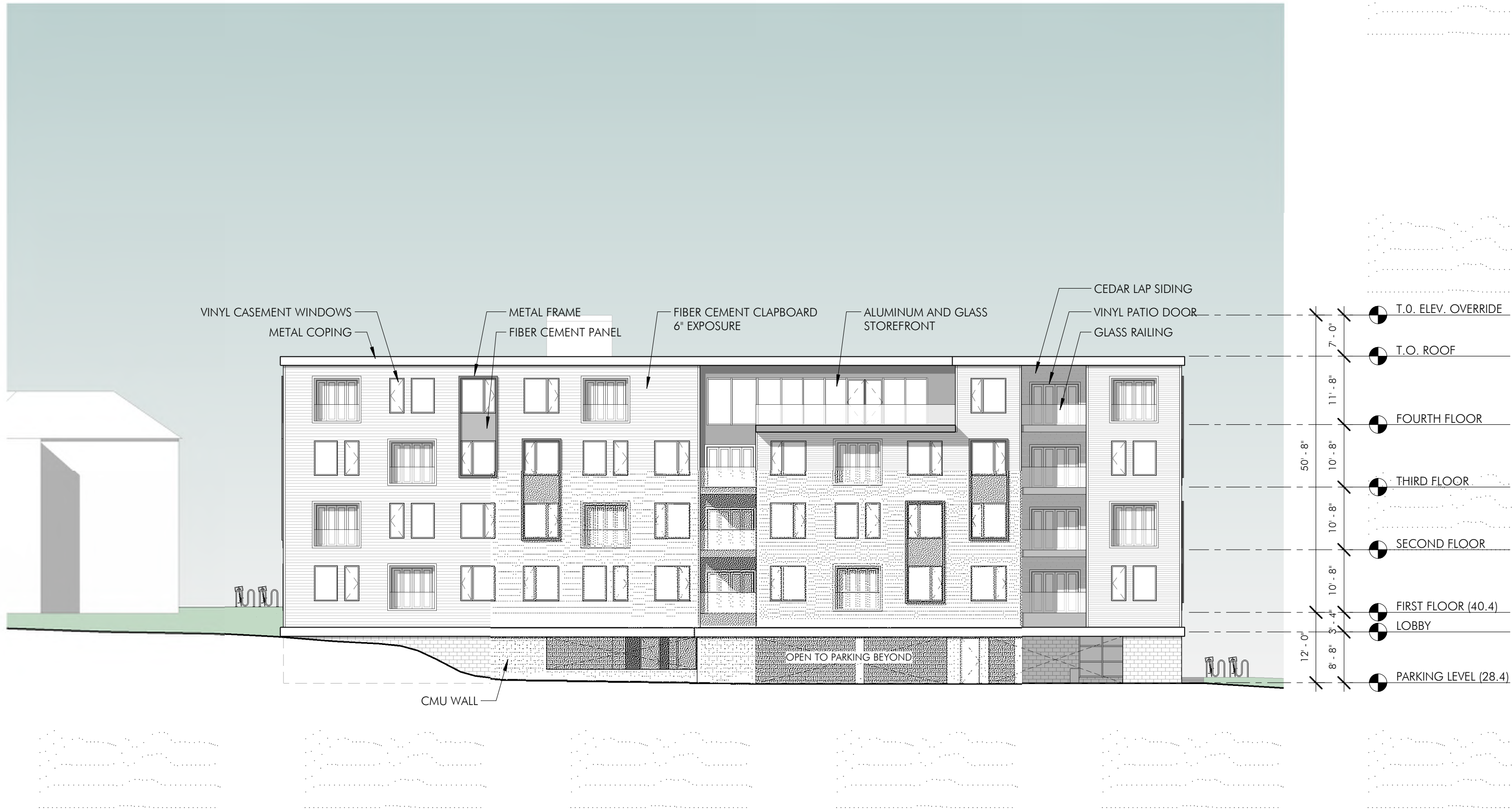
1/16" = 1'-0"

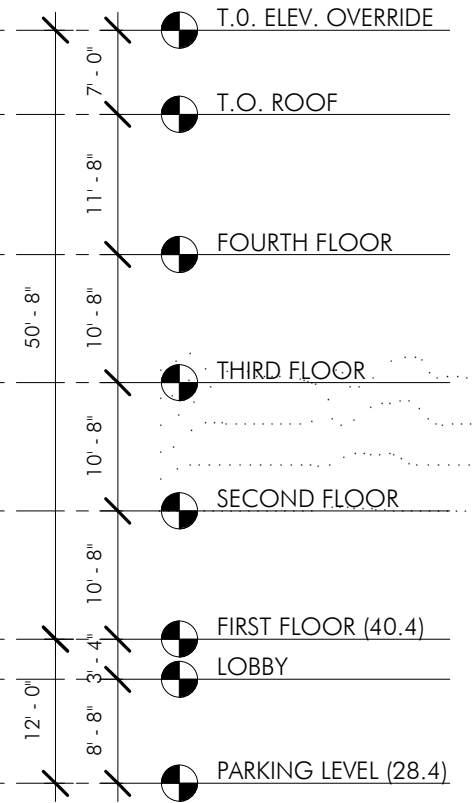




- T.O. ELEV. OVERRIDE
- T.O. ROOF
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR (40.4)
- LOBBY
- PARKING LEVEL (28.4)

1/16" = 1'-0"







LOOKING ACROSS WALLEY STREET AT ENTRY



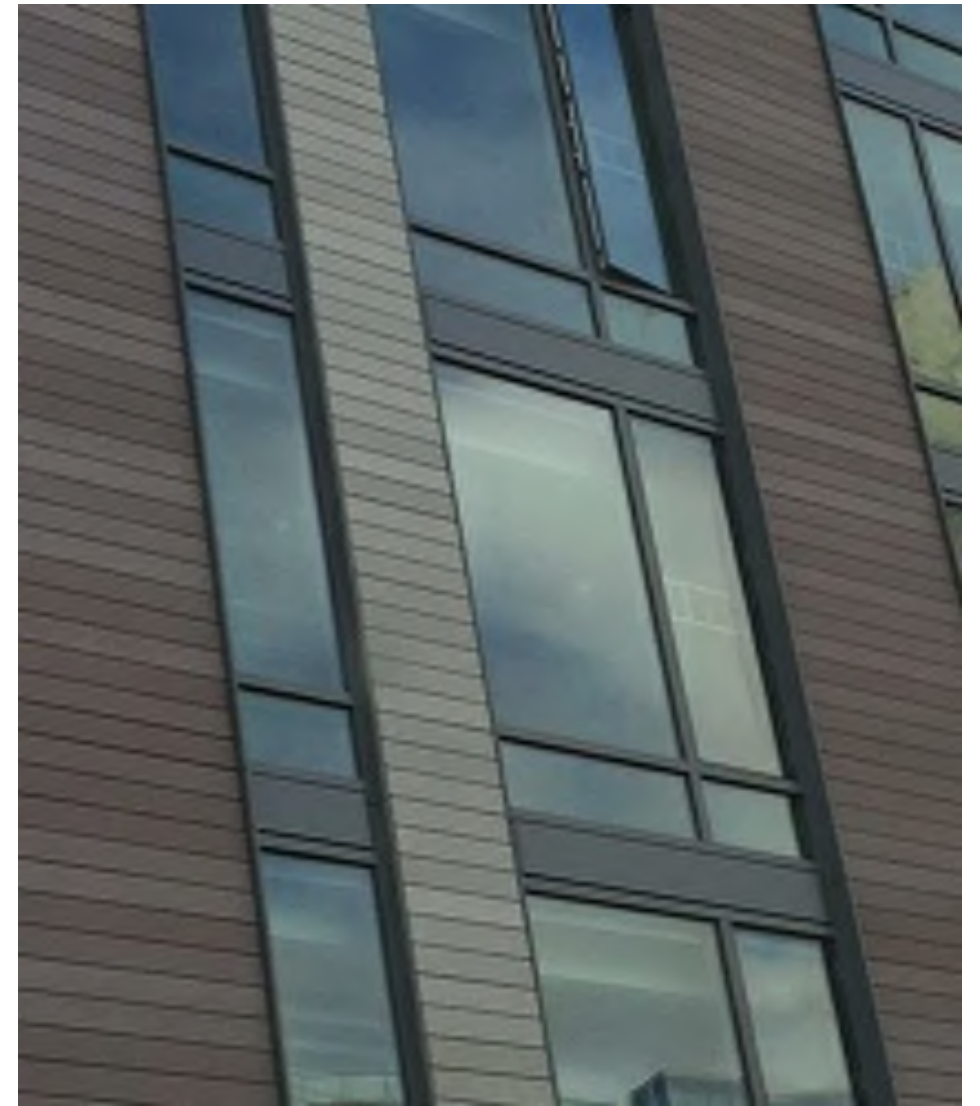
VIEW 1 LOOKING NORTHEAST UP BENNINGTON STREET



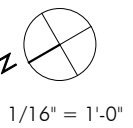
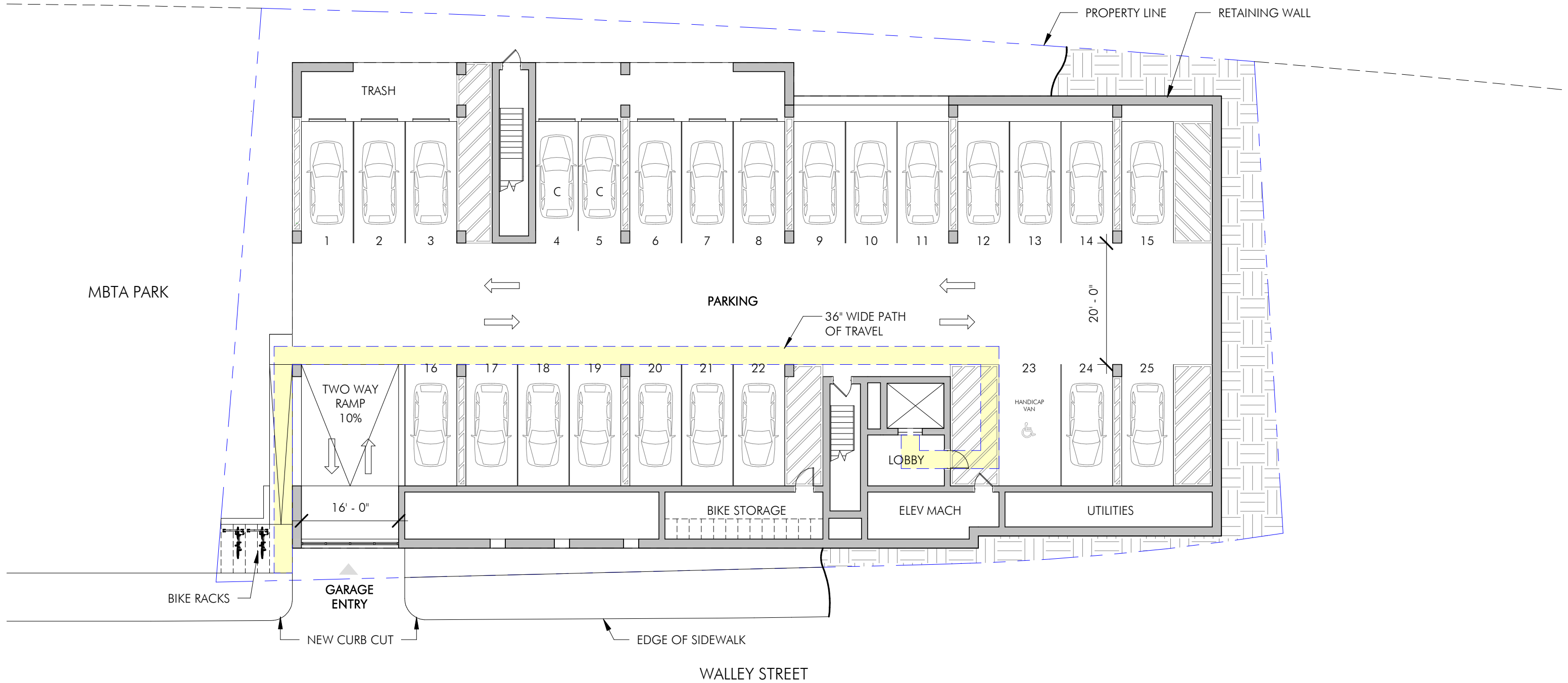
VIEW 2 LOOKING WEST ACROSS BENNINGTON STREET



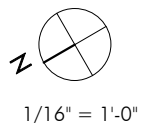
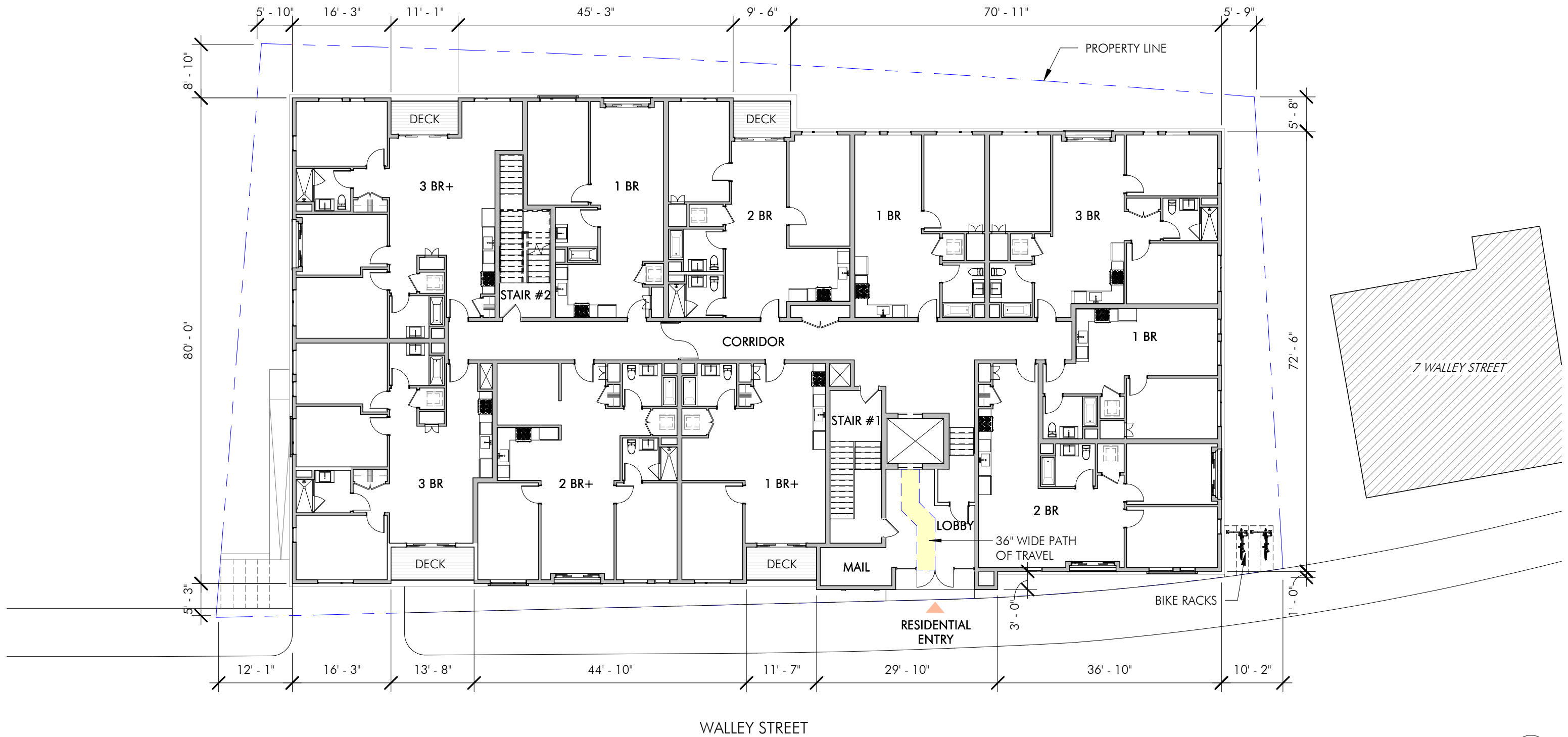
VIEW 3 LOOKING SOUTHWEST UP WALLEY STREET FROM SUFFOLK DOWNS MBTA STATION



MBTA RIGHT OF WAY



1/16" = 1'-0"



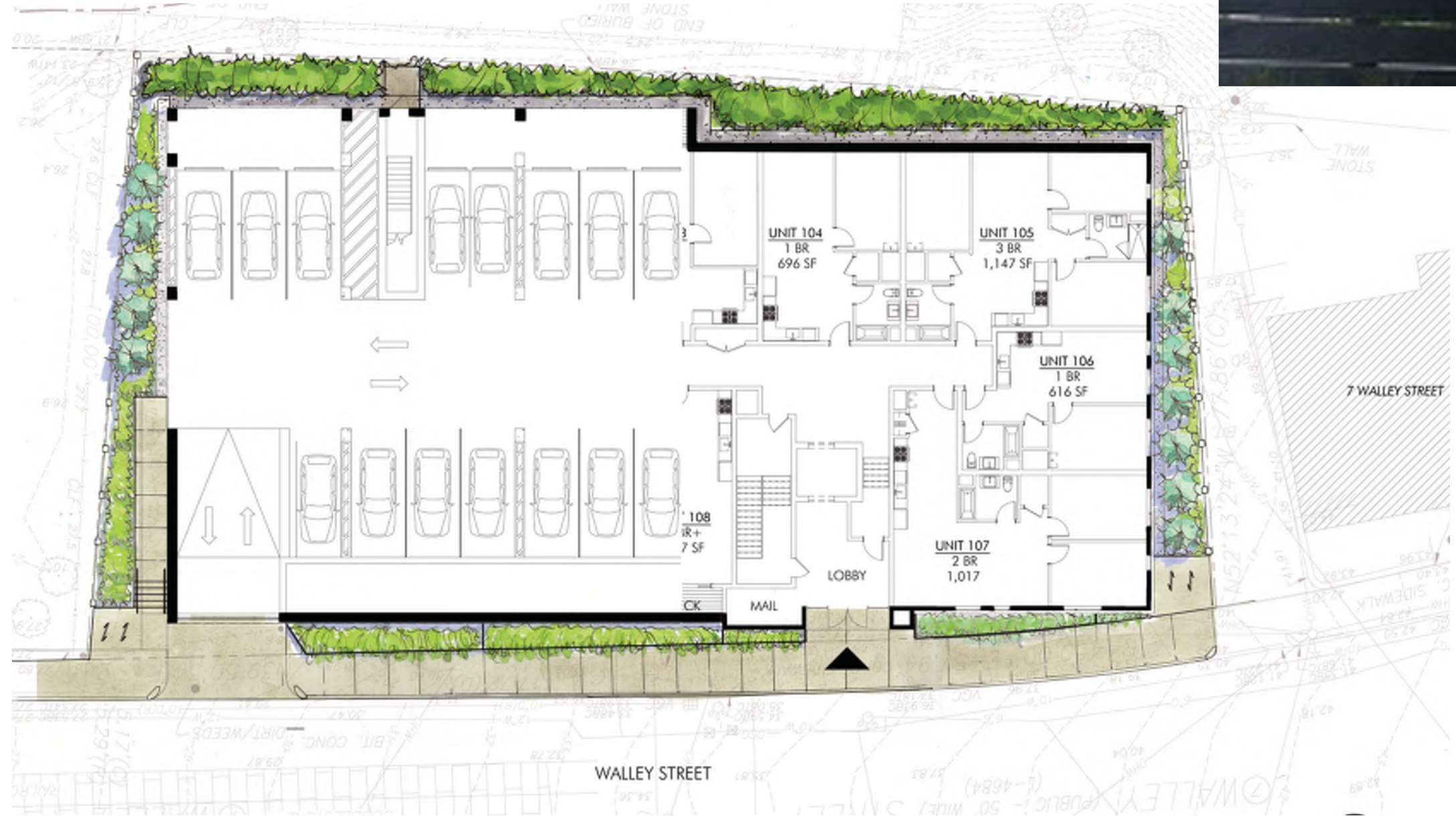
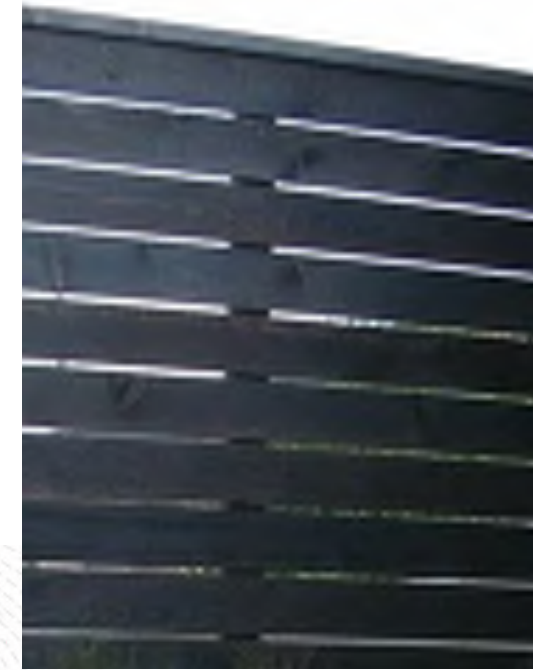
1/16" = 1'-0"



Biodiversity At MBTA Abutter
Wildlife friendly plantings
& practices at MBTA
Abutter with a range of
groundcovers, that can help
support biodiversity in the
neighborhood



SITE FENCE
Horizontal board fence at
Abutters for screening and
privacy.



FASTIGIATE URBAN TREES
Columnar Trees At Abutters

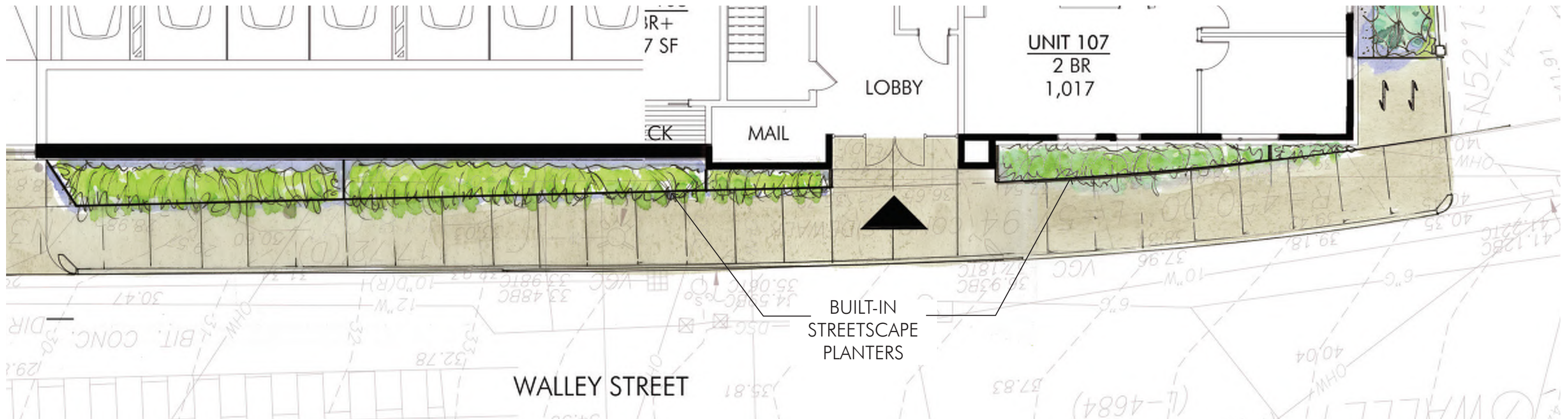


CONCEPT
Narrow Trees for Narrow Site providing a
soft screen for neighboring properties



Built-in Steel Streetscape Planters
 The planters are planted with ornamental grasses and sculptural evergreens plants for year-round appeal.

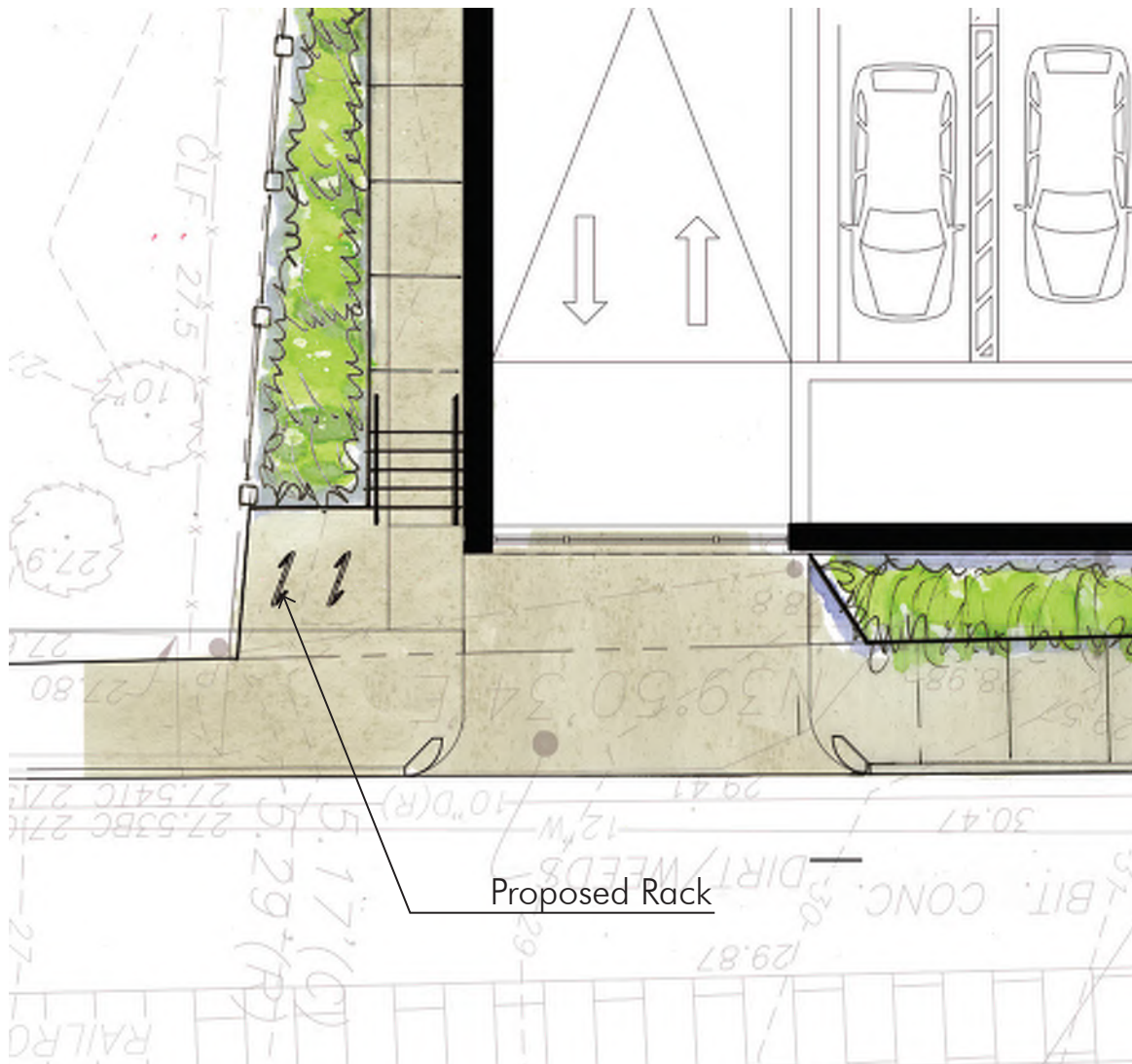
Planters step with grade from 6" reveal to 18" reveal maximum





CONCEPT
Good bike parking design using permanently fixed racks, orderly appearance, secure and simple to use.

PROPOSED RACK



Article 80 | ACCESSIBILTY CHECKLIST

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>			
Project Name:	11 Walley		
Primary Project Address:	11-19 Walley Street, East Boston		
Total Number of Phases/Buildings:	1 phase / 1 building		
Primary Contact (Name / Title / Company / Email / Phone):	Richard C. Lynds. Esq. Law Office of Richard C. Lynds 245 Sumner Street Suite 110 East Boston, MA 02128 rclyndsesq@lorcl.com 617-207-1190		
Owner / Developer:	MG2 Group		
Architect:	Embarc Studio 60 K Street, 3 rd Floor Boston, MA 02127 617-766-8330		
Civil Engineer:	Columbia Design Group 14 Upham Ave. Dorchester, MA 02125 617-506-1474		
Landscape Architect:	TBD		
Permitting:	Richard C. Lynds. Esq.		
Construction Management:	TBD		
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:

Article 80 | ACCESSIBILITY CHECKLIST

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No			
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:	14,993 SF	Building Area:	47,330 GSF	
Building Height:	50 FT 8 IN	Number of Stories:	4 Flrs.	
First Floor Elevation:	3.9 FT	Is there below grade space:	Yes	
What is the Construction Type? (Select most appropriate type)				
	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:	Retail, Residential Lobby, Garage Entry			
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>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Walley Street is part of the Orient Heights neighborhood. The project site abuts MBTA railway in the rear. The topography slopes approximately 13 ft from the westerly corner to the eastern corner of the lot.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Suffolk Downs Station on the Blue Line is just under 400 ft or 1 minutes' walk from project site. Bus 120 stops at corner of Walley and Galdstone St and is 400 ft away.			

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<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>BHA Orient Heights, Manassah E Bradley School, Don Orione Home, Curtis Guild Elementary School</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>BCYF Martin Pino Community Center, East Boston YMCA</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</i>, identify which district:</p>	<p>No</p>
<p>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:</p>	<p>Existing sidewalk is 5'-0" in width from the southerly corner to about half point along Walley Street. The remainder of the frontage on Walley Street has no sidewalk. No existing pedestrian ramp.</p>
<p>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:</p>	<p>Sidewalk in front of the property will be replaced.</p>
<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>	
<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,</p>	<p>Yes, Neighborhood residential</p>

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Residential, Industrial, Shared Street, Parkway, or Boulevard.	
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	Frontage zone width (setback) varies from 6 ft to 8 ft. Pedestrian zone width is 5'-0"
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?	Frontage zone is on private property and proposed material is concrete at the garage and pedestrian entrance and landscape area. Pedestrian zone is existing concrete and new concrete to match.
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)?	No.
Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details.	No.
<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?	25 parking spaces, all in garage which is below sidewalk level.
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?	There is one van accessible parking space with 8 foot access aisle.

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Will any on-street accessible parking spaces be required? <i>If yes,</i> has the proponent contacted the Commission for Persons with Disabilities regarding this need?	TBD
Where is the accessible visitor parking located?	TBD
Has a drop-off area been identified? <i>If yes,</i> will it be accessible?	Not required.
<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:	Entrance to residential lobby will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no,</i> what is the reason?	Yes. Entrance to residential lobby are accessible and integrated.
<i>If project is subject to Large Project Review/Institutional Master Plan,</i> describe the accessible routes way-finding / signage package.	
<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?	38 dwelling units.
<i>If a residential development,</i> how many units are for sale? How many are for rent? What is	All dwelling units are for rent.

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the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	
<i>If a residential development</i> , how many accessible Group 2 units are being proposed?	(35) units will meet Group 1 requirements and (3) units will meet accessible Group 2 requirements.
<i>If a residential development</i> , how many accessible Group 2 units will also be IDP units? <i>If none</i> , describe reason.	TBD
<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.	N/A
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.	No.
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:	Elevator provides access to all floors. There are no ramps or lifts in the development.
<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>	
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?	The project will make a direct contribution to the Salesian Boys and Girls Club (\$5000.00) as well as a contribution to the Friends of the Belle Isle Marsh (\$2500.00). In addition, the proponent proposes to adopt the island located at the intersection of Walley, Orient Ave, and Waldemar Avenue and provide ongoing landscaping and seasonal maitnenace and planding for ten (10) years with an annual estimated cost of upto \$5,000.

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<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>Common Room and Fitness Room are fully accessible.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as "Family"/"Companion" restrooms? If no, 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? If yes, did they approve? If no, what were their comments?</p>	<p>TBD</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? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>TBD</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>	

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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, or our office:

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

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