



11 Faneuil Street, Brighton

Submitted Pursuant to Article 80E of the Boston Zoning Code

Submitted By:

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Submitted To:

Boston Planning and Development Agency
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1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This Package is being submitted on behalf of City Realty (the "Proponent") for a new residential development at 11 Faneuil Street in the Brighton section of Boston that is approximately 43,820 gross square feet in size and includes forty-one (41) residential condominium units. The Proposed Project will also include fifty-one (51) associated parking spaces and a bike room with space for fifty-two (52) bicycles at the ground level. (Please see **Figure 1.1. Project Locus.**)

The Project Site is comprised of approximately 19,530 square feet of underutilized commercial land. The Proposed Project includes the redevelopment of the Project Site by replacing the existing commercial facilities including a Meineke shop and The Bagman store with a new residential building, landscape design, vehicular and pedestrian access measures and associated improvements. The current estimated construction cost of this Project, based upon the most recent plans, is \$13,500,000.00

The Proponent's vision of the Project is to revitalize the neighborhood by replacing the existing commercial uses with a residential building that will add new housing units to the increasingly popular Brighton community. The Project Site is conveniently located off of Market Street, which historically has housed predominantly commercial uses, but has more recently evolved into a mixed-use corridor of Brighton with many larger residential housing projects. As part of the community benefits related to the Proposed Project, the existing and unsightly commercial building will be demolished, and will be replaced with a new energy efficient residential building.

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

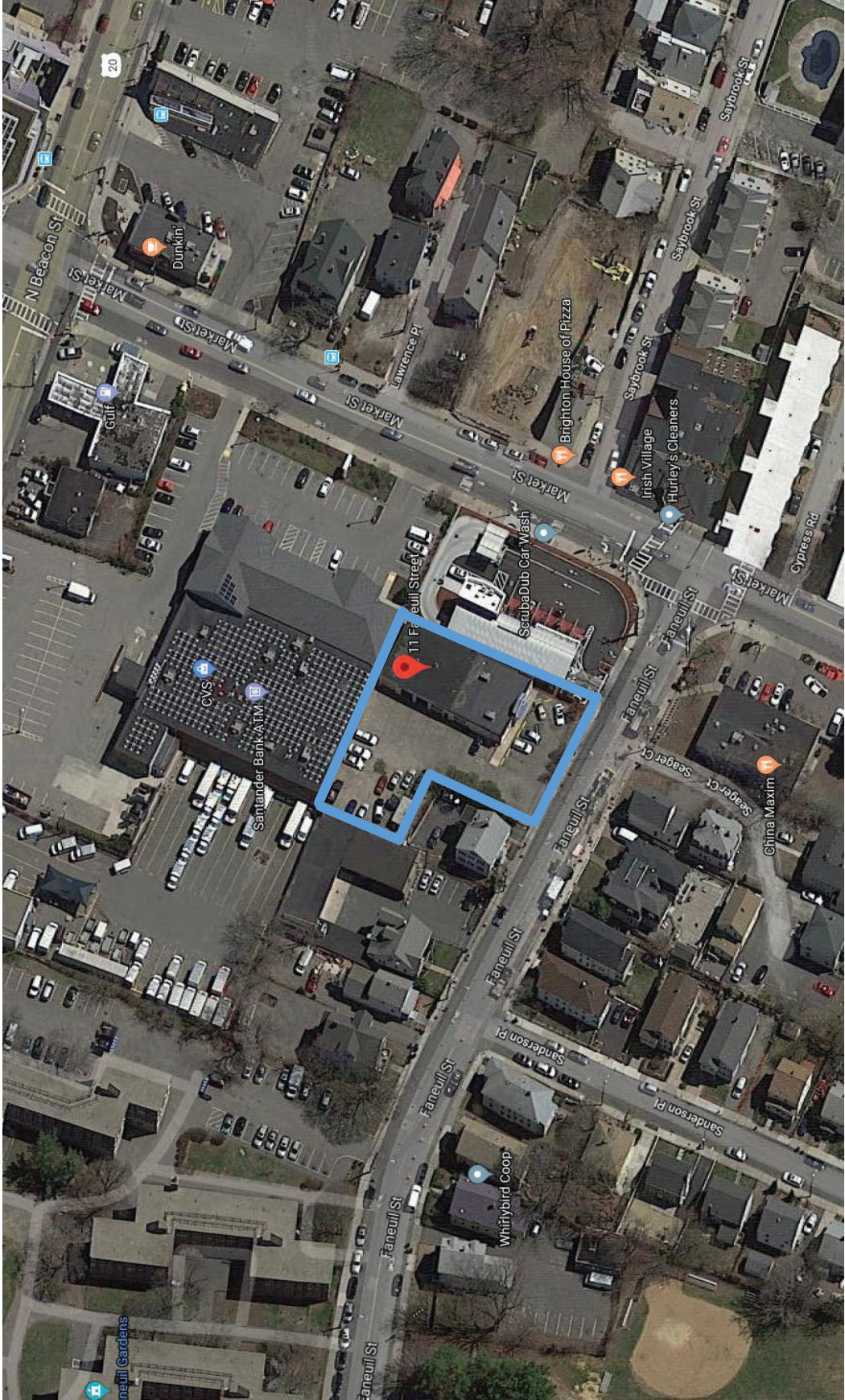


Figure 1.1
Project Locus

1.2 Detailed Project Description

The Proposed Project sits on approximately 19,530 square feet of underutilized land along Faneuil Street within the Brighton neighborhood of Boston. The location of the Project lies within close proximity to both residential and commercial uses along Market Street and a residential neighborhood along Faneuil Street. The developers came up with a project that is conducive to the neighborhood by integrating residential uses into their building. The Site lies within a Neighborhood Shopping Subdistrict (NS-.5). The current site contains a single structure which houses two commercial businesses, specifically, a Meineke shop and The Bagman store. As part of the community benefits related to this Project, the old commercial building will be razed, and a market-rate residential building will be developed. The Proposed Project will help to invigorate this section of Brighton and bring greater amounts of residential foot traffic to the neighborhood.

The Proposed Project will be constructed as a five-story residential market-rate condominium development. The building will be ideally situated within close proximity to several bus routes along Market Street and the Boston Landing MBTA Station, making it convenient for future residents to commute to downtown Boston and Cambridge. The Project is located near McKinney Park, which will give residents access to usable open green space to utilize for recreation. The Project will be located within walking distance to many of the neighborhood's shops and restaurants that will service the new residents of the development and will help contribute to the local economy. The Developers are proposing a project that will help to revitalize an otherwise underutilized site and will take advantage of its ideal location.

The Developers are proposing a residential project that will include forty-one (41) condominium units. The units will have a variety of different sizes and number of bedrooms, which will accommodate Brighton's diverse and growing population. The units will be comprised of nine (9) studio units, sixteen (16) one-bedroom units, four (4) one-bedroom plus units, seven (7) two-bedroom units, and five (5) three-bedroom units. Approximately ninety percent of the units will have exterior decks, which will provide residents with usable outdoor space. Additionally, a common deck is being proposed on the fifth floor allowing all residents access to outdoor living space.

The Project also includes many amenities for future residents which include, a Pet Wash Station, a Gym, and a Common Lounge. The Developers understand that parking is always a concern to neighborhood residents, and therefore are proposing a ground level interior parking facility that will house fifty-one (51) parking spaces. Of these fifty-one (51) spaces, forty-seven (47) will be contained within Semi-Automated Parking Systems and the remainder will be designated as visitor or handicap spaces. Furthermore, a separate bike room has been proposed, which will accommodate fifty-two (52) bicycles and encourage residents to use alternative means of transportation. The bike room has been designed to include ingress and egress through both the lobby as well as through direct access to Faneuil Street. The Project's high bicycle count and proximity to the Boston Landing MBTA station as well as bus lines will minimize community impact from resident parking. Finally, the Developer is proposing an information station within the lobby, which will provide residents with updated public transportation schedules and announcements. The Proposed Project will completely revitalize this section of Faneuil Street and Market Street and will bring necessary residential housing to an underutilized corridor.

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

Table 1-1. Approximate Project Dimensions of 11 Faneuil Street

Lot Area:	19,530
Gross Square Feet:	43,865
FAR:	2.25
Floors:	5
Height:	64'

2.0 GENERAL INFORMATION

2.1 Project Schedule

Project Schedule: 11 Faneuil Street Project	
Construction Commencement:	Spring/Summer 2020
Construction Completion:	Fall 2021
Status of Project Design:	Schematic

2.2 Project Proponent

City Realty is an innovative, community-focused real estate services company focused on providing high quality, affordable homes in neighborhoods across the City of Boston. Founded in 2004 by managing partners Fred Starikov and Steve Whalen, City Realty has spent over 15 years as a valued community partner, setting the standard for what a property management and development company can be. City Realty has a long track record of working collaboratively with the community to activate previously dormant or underutilized properties and help contribute to the vibrancy of the neighborhood.

In addition to its efforts to provide exceptional, newly constructed apartments and condominiums to people of all backgrounds and income levels, City Realty has been a leading force in upgrading some of the city's aging, hazardous properties. To date, City Realty has renovated and de-leaded over a thousand units, converting them into safe, habitable places families can be proud to call home.

City Realty has also worked tirelessly to give to the communities it serves through its non-profit, City Kids. City Kids was created to help the next generation achieve its full potential by providing unique experiences, educational resources and personal development opportunities to youth education programs, both in Boston and around the world. By partnering with established local youth organizations, City Kids looks to support the people already doing great work and provide them with whatever they need to achieve their goals, whether it be an annual Surf Camp, free yoga lessons, a summer jobs program or the donation of over 1,000 laptops.

2.3 Public Benefits

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

- Creating much-needed market-rate residential housing in the Brighton Neighborhood.
- Creating forty-one (41) condominium units to promote homeownership opportunities in the Brighton community.

- Creating on-site affordable condominium units, which will meet the Boston Redevelopment Authority affordable housing standards.
- Revitalizing an underutilized parcel and replacing the current commercial uses with housing.
- Constructing a building that will incorporate open space in the form of decking and terraces, and energy efficient appliances.
- Constructing a ground level parking facility that will accommodate fifty-one (51) parking spaces for the unit residents.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the bus lines and the MBTA at Boston Landing Station; and the high number of bicycle stations on the ground floor.
- Creating a dedicated bike room for storage of bikes within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.
- Generating additional revenue in the form of property taxes to the City of Boston.
- Creating temporary construction and labor jobs.

2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Neighborhood Shopping Subdistrict (NS-.5) in the Allston-Brighton Neighborhood District, Article 51 of the Boston Zoning Code (the "Code"). (See **Table 2.1 11 Faneuil Street – Zoning Compliance**).

Neighborhood Shopping Subdistrict (NS-.5)

Multi-family dwellings are a Conditional Use under Article 51, Table B. Therefore, a Use Variance will need to be obtained from the City of Boston Zoning Board of Appeal. The Proposed Project also seeks relief from several requirements of the existing zoning outlined in Article 51. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). The Project will also require variances from the Zoning Board of Appeal for dimensional regulations including height and rear setback violations.

For a project of this size, 2.0 parking spaces would be required per dwelling unit. Therefore, per Code, eighty-two parking spaces would be required. An additional Variance would be required for the parking violation.

The Project Site is located in an area that contains residential and commercial uses. The design team feels that given this location, and the structures influencing the design, as well as

comparable developments in the neighborhood, that the proposed building's height, mass and scale are appropriate for this location and conducive to the Brighton neighborhood.

Table 2.1. 11 Faneuil Street - Zoning Compliance

Categories	Neighborhood Shopping Subdistrict	Proposed Project
Minimum Lot Area (Square Feet)	None	19,530 S.F.
Floor Area Ratio	.5	2.25
Minimum Lot Width	None	100 Feet
Minimum Lot Frontage	None	100 Feet
Minimum Front Yard	None	6 Feet
Minimum Side Yard	Left: 10 Feet Right: None	Left: 17 Feet Right: 6 Feet
Minimum Rear Yard	20 Feet	4 Inches
Maximum Building Height	35 Feet	64 Feet
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	50 Square Feet Per Unit	162 Square Feet Per Unit
Off-Street Parking Spaces	2.0 Spaces Per Unit (82)	51 Spaces

2.5 Public Review Process and Agency Coordination

The 11 Faneuil Street development team has provided extensive community outreach efforts for the Proposed Project, including community meetings in the Brighton neighborhood, and presentations before the elected officials. As part of the process, the development team will hold an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The development team also appeared numerous times before the Brighton-Allston Improvement Association. The Proponent received positive feedback from the neighbors and has made design changes accordingly.

Finally, the development team has met individually with all of Brighton's elected officials and their staff members, including: Representative Kevin Honan, City Councilor Mark Ciommo, and Mayor's Office of Neighborhood Services Liaison for Brighton, Conor Newman. Brighton's elected officials have had input during the community outreach process, and have had staff presence at all community meetings.

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

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

3.0 URBAN DESIGN AND SUSTAINABILITY

3.1 Site and Surroundings

The Proposed Site sits on approximately 19,530 square feet of underutilized commercial space along Faneuil Street in Brighton. The site currently houses a 5,200 square foot commercial structure and the remainder of the site is covered with asphalt paving. As part of the proposal the existing building will be demolished.

Faneuil Street, the main and only street access to the proposed building, borders the site to the south. This portion of Faneuil Street is comprised of a mixed composition of housing including one, two, and three-family homes, as well as apartment buildings and mixed-use properties. A single-family residential building directly abuts the Project Site to the west, and further west along Faneuil Street is the Faneuil Gardens. The Project Site overlooks Market Street to the right, with one commercial structure, a ScrubaDub Car Wash facility located at 235 Market Street, separating the Site and Market Street. Market Street is comprised of many different types of buildings, including multi-family residential buildings and commercial spaces, such as restaurants and retail stores. Diagonally across from the Project Site, with frontage on Market Street, is a convenience store and restaurant. A CVS Pharmacy building and parking lot, both accessed from Market Street, abuts the site to the north. For existing site pictures see **Appendix B**.

3.2 Shadow Study

As typically required by the BPDA, a shadow study was conducted to investigate shadow impacts from the proposed building during four time periods (9:00 a.m., 12:00 noon, 3:00 p.m. and 6:00 p.m.) during the Winter Solstice (December 21), Summer Solstice (June 21), Fall Equinox (September 21), and Vernal Equinox (March 21).

The shadow study presents the existing shadows and new shadows that would be created by the proposed project, illustrating the incremental impact of the project. The analysis focuses on nearby open spaces, sidewalks & streets, and buildings that are in the vicinity of the project site. Shadows have been determined using the applicable Altitude and Azimuth data for Boston. Figures showing the net new shadow from the project are provided in Figures SS1 to SS4 at the end of this section.

1.0.2 Winter Solstice (December 21)

The winter solstice creates the least favorable conditions for sunlight in New England. The sun angle during the winter is lower than in any other season, causing the shadows in urban areas to elongate and be cast onto large portions of the surrounding area.

At 9:00 a.m. during the Winter Solstice, new shadows from the project will be cast to the north onto an existing one-story commercial retail building and part of the of its parking lot.

At 12:00 p.m., new shadows from the project will be cast to the northeast solely onto the roof of the abutting commercial retail building.

At 3:00 p.m., new shadows from the project will be cast to the northeast partially onto the abutting commercial retail building as well as the carwash to the east. New shadows will also be cast onto a small portion of Market St and its sidewalks.

At 6:00 p.m., the entirety of the site's immediate context is already in shadow, due to existing conditions.

1.0.3 Summer Solstice (June 21)

At 9:00 a.m. during the Summer Solstice, new shadows cast to the north are mostly limited to the site's side yard and the private driveway of the abutting single-family residence.

At 12:00 p.m., new shadows from the project will be cast to the northeast and are limited to the site's boundaries and the one-story commercial retail building to the north.

At 3:00 p.m., new shadows from the project will be cast to the northeast partially onto the carwash and its parking lot.

At 6:00 p.m., new shadows from the project will be cast to the east onto the abutting carwash and its parking lot. New shadows will also be cast onto a small portion of Faneuil Street, Market Street, and their respective sidewalks.

1.0.4 Autumnal Equinox (September 21)

At 9:00 a.m. during the Fall Equinox, new shadows from the project will be cast to the north partially onto the one-story commercial retail building, the site's side yard, and the private driveway and rear yard of the abutting single-family residence.

At 12:00 p.m., during the Fall Equinox, new shadows from the project will be cast to the northeast onto a small portion of the commercial retail building to the north.

At 3:00 p.m., new shadows from the project will be cast to the northeast onto the abutting carwash and partially onto the parking lot of the commercial retail building.

At 6:00 p.m., the entirety of the site's immediate context is already in shadow, due to existing conditions.

1.0.5 Vernal Equinox (March 21)

At 9:00 a.m. during the Vernal Equinox, new shadows from the project will be cast to the north partially onto the one-story commercial retail building, the site's side yard, and the private driveway and rear yard of the abutting single-family residence.

At 12:00 p.m., during the Vernal Equinox, new shadows from the project will be cast to the northeast onto a small portion of the commercial retail building to the north.

At 3:00 p.m., new shadows from the project will be cast to the northeast onto the abutting carwash and partially onto the parking lot of the commercial retail building.

At 6:00 p.m., the entirety of the site's immediate context is already in shadow, due to existing conditions.

1.0.6 Conclusions

The shadow impact analysis looked at net new shadow created by the project during sixteen time periods. New shadows from the project will be mostly limited to the adjacent side yards, carwash to the east, the roof of the abutting one-story commercial retail building to the north and a small portion of its parking lot. New shadows will also affect part of Faneuil Street and Market Street.

The shadows cast by the proposed building will have a minimal impact on its immediate context due to the step-back in massing of the fourth and fifth floors.

See **Appendix E** for the complete Shadow Study.

3.3 Urban Design Concept and Building Design

The proposed project seeks to enhance the public realm along Faneuil Street by providing a minimum setback of twelve feet (12') and increasing the existing sidewalk width to comply with Boston Complete Streets Guidelines for a Neighborhood Connector Street.

The proposed project includes a substantial landscaped open space and outdoor seating area at the rear of the site for building residents. Additionally, a five-foot landscape buffer is provided between the building and the carwash to the east. As part of this project the two existing curb cuts along Faneuil Street will be reduced to one ten-foot curb cut for access to the parking area.

The proposed building is sixty-four feet and five stories in height, consisting of forty-one (41) residential units. Parking will be accessed from Faneuil Street and contain a total of fifty-one (51) parking spaces, forty-seven (47) of which will be housed in a semi-automated parking system with four (4) accessible surface spaces. An interior bike parking area will be located on the ground level accommodating fifty-two (52) bikes. Additionally, various amenity spaces including a Pet Wash, Gym/Yoga Room, Common Deck, and Common Lounge will be located within the building.

The upper floors of the building will house a mixture of studio, one, two, and three-bedroom units. A common roof deck will be located on the fifth floor overlooking Faneuil Street and Market Street and beyond. The fourth and fifth floors of the building step back on all sides of the building to reduce the overall height appearance.

For renderings of the proposed Project, please see **Appendix C**.

3.4 Materials and Finishes

The building will look to use a mixture of contemporary and traditional materials. Brick and metal finishes will be used to reference the vernacular context, while fiber cement panel siding and step backs at the upper levels will help to minimize the overall scale of the building. A brick masonry base, housing parking and other amenities, with intricate detailing acts as plinth that helps to anchor the building to the ground. Dark metal panels with modern trim detailing express bays along the front and back façades. Inset decks cutouts help erode the overall building massing. The decks will have a minimalistic metal railing infilled with glass panels. The

step backs on the fourth & sixth floor, clad in light-gray fiber cement panel siding, helps to reduce the building's overall height appearance.

Large glazed openings on the lower level facing Faneuil Street will delineate the building's entry point and provide a connection between the street and the building's lobby. On the upper levels the fenestration will be a mixture of double-hung and casement windows to provide ample light and air for the units at a residential scale. All building materials will be sustainably sourced and environmentally friendly when possible.

3.5 Urban Design Drawings

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

- 1.1 Ground Floor Plan
- 1.2 Second Floor
- 1.3 Third Floor
- 1.4 Fourth Floor
- 1.5 Fifth Floor
- 2.1 South Elevation (Faneuil Street)
- 2.2 North Elevation
- 2.3 East Elevation
- 2.4 West Elevation

4.0 ADDITIONAL PROJECT INFORMATION

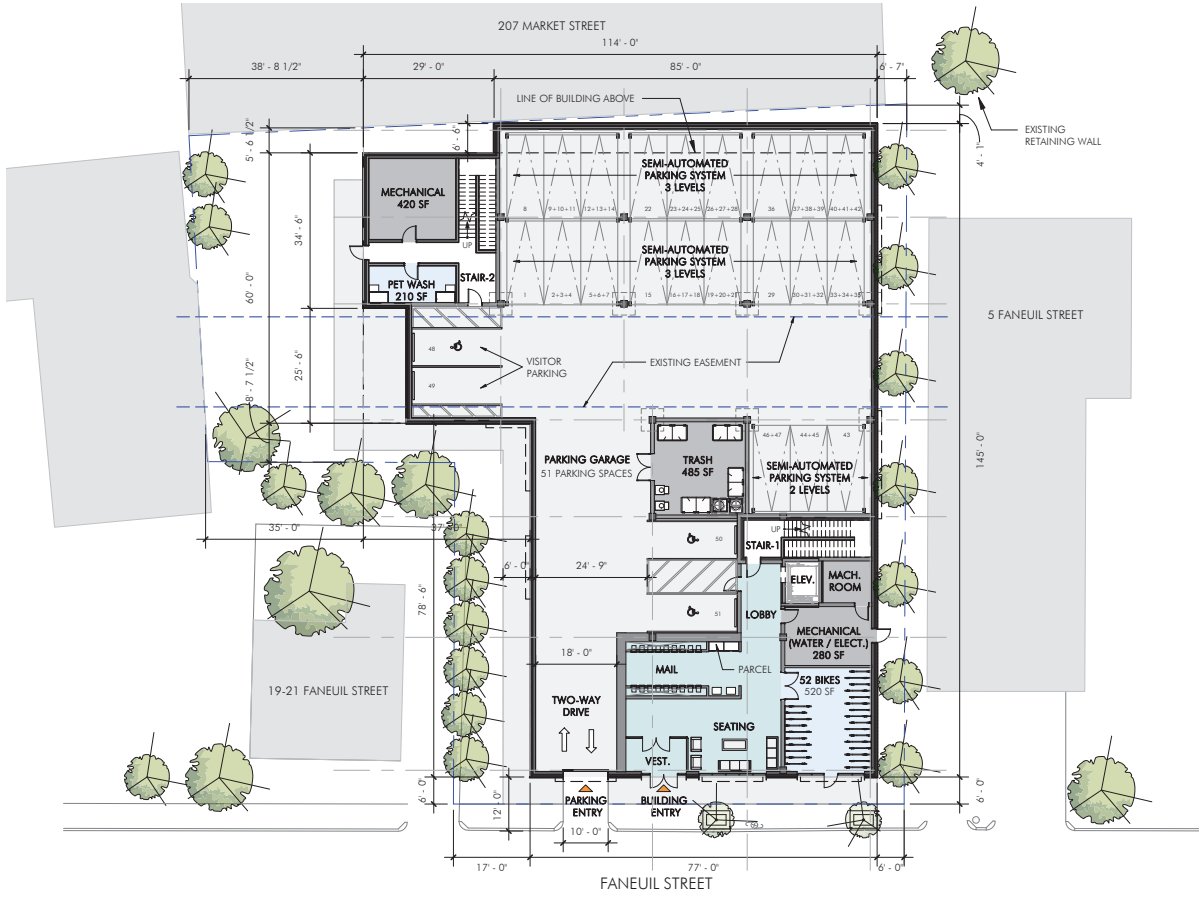
4.1 Preliminary List of Permits or Other Approvals Which May Be Sought

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

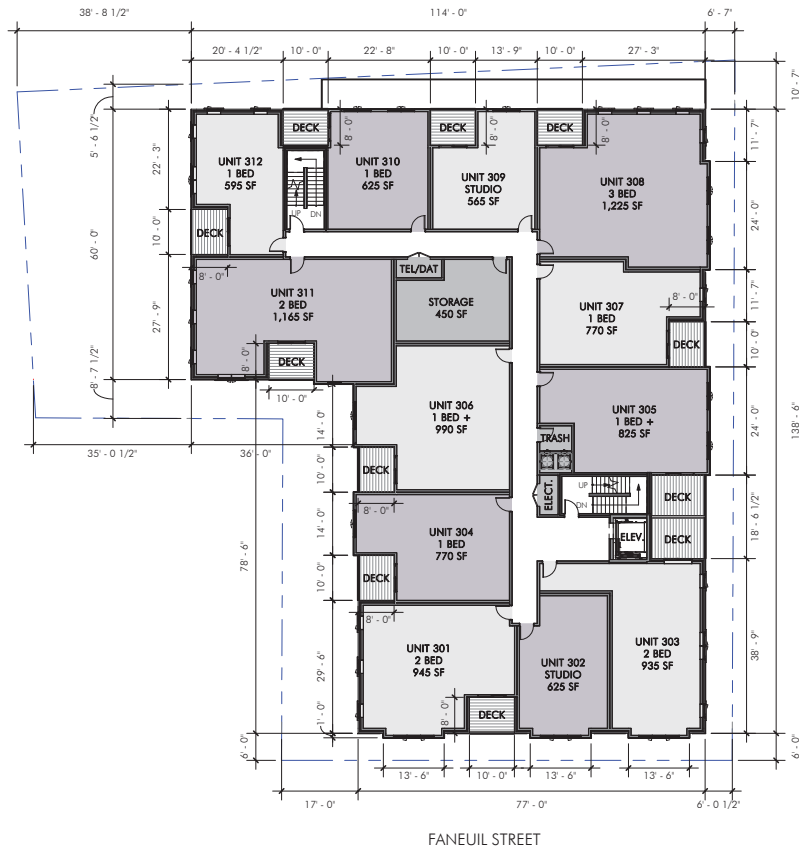
* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.2 Project Team

Project Name: 11 Faneuil Street	Project Team Information
Property Owner / Developer	<p>City Realty 320 Washington Street Brookline, MA 02445</p> <p>Fred Starikov, Fred.Starikov@cityrealtyboston.com Steve Whalen, Steve.Whalen@cityrealtyboston.com</p>
Article 80 Permitting Consultant / Legal Counsel / Outreach	<p>Drago + Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109</p> <p>Jeffrey Drago, Esq., Jdrago@dtlawllp.com Matthew Eckel, Esq., Meckel@dtlawllp.com</p>
Architect	<p>Embarc Studio 60 K Street, 3rd Floor Boston, MA 02127</p> <p>Dartagnan Brown, dbrown@embarcstudio.com Dan Artiges, dartiges@embarcstudio.com</p>
Landscape Architect	<p>Verdant Landscape Architecture Blair Hines</p> <p>Bh@verdantla.com</p>







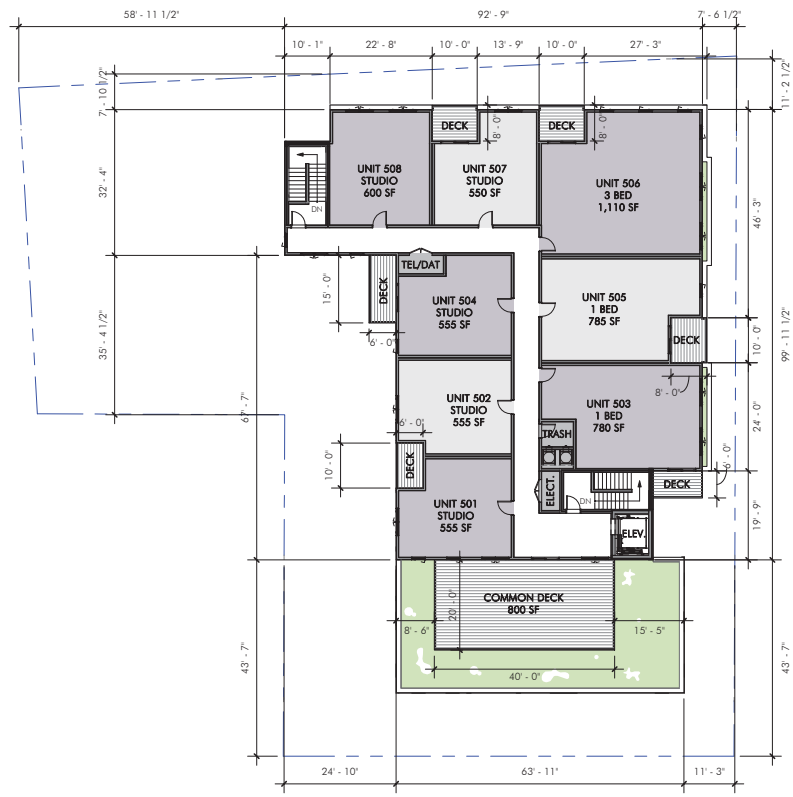
FANEUIL STREET





FANEUIL STREET

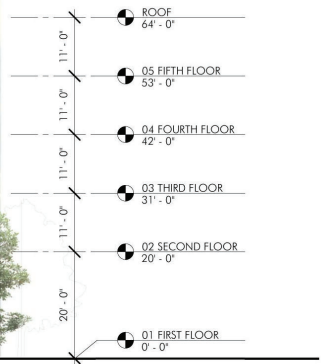


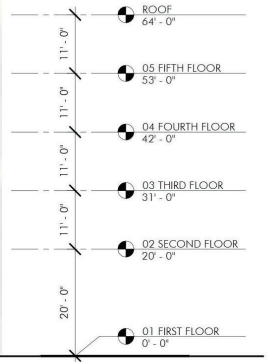


FANEUIL STREET







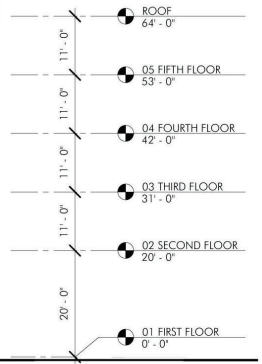


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EAST ELEVATION

11 FANEUIL STREET
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 SEPTEMBER 18, 2019

2.3



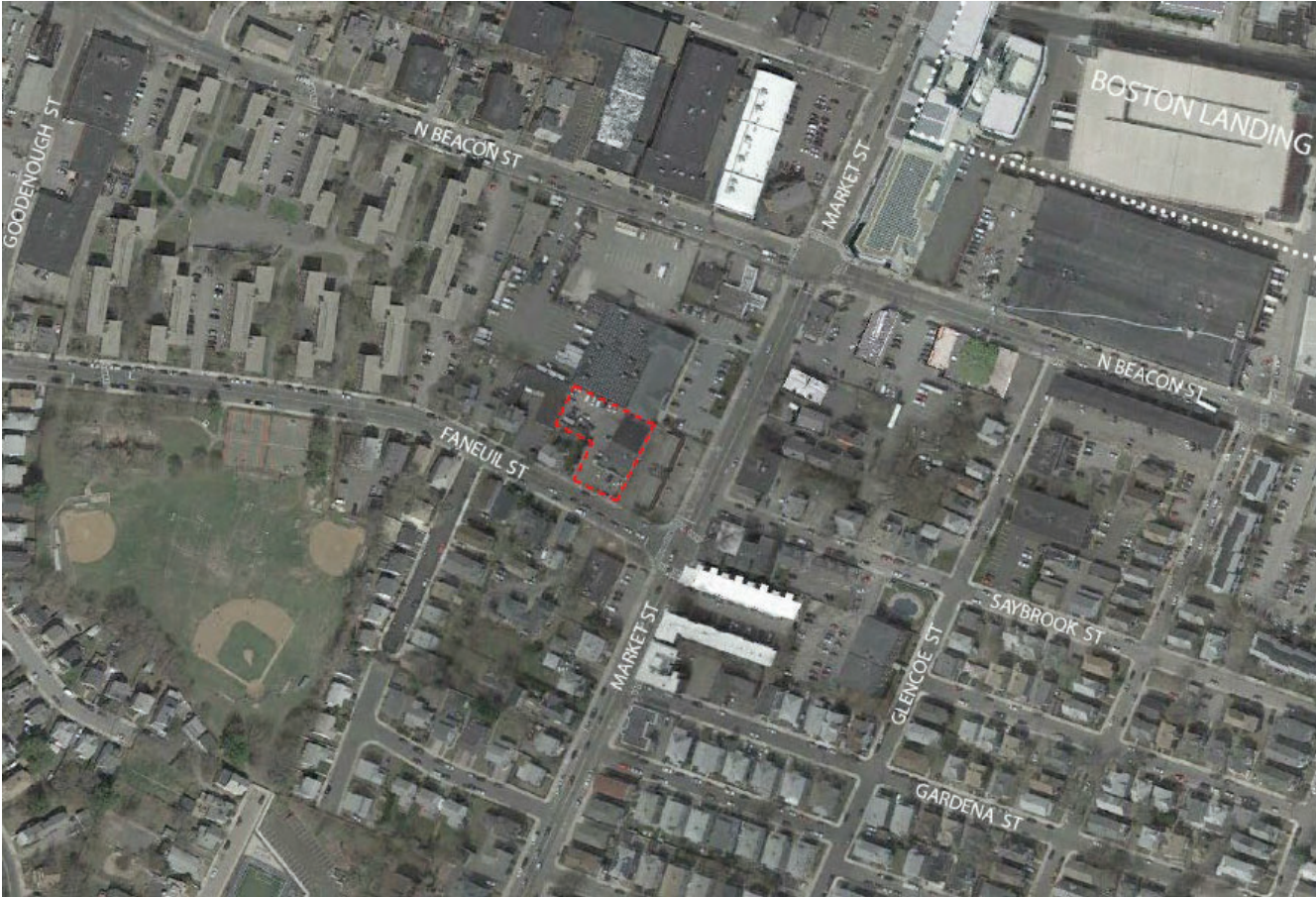
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WEST ELEVATION

11 FANEUIL STREET
BRIGHTON, MA 02135
SEPTEMBER 18, 2019

2.4

Aerial View of Site and Surrounding Area



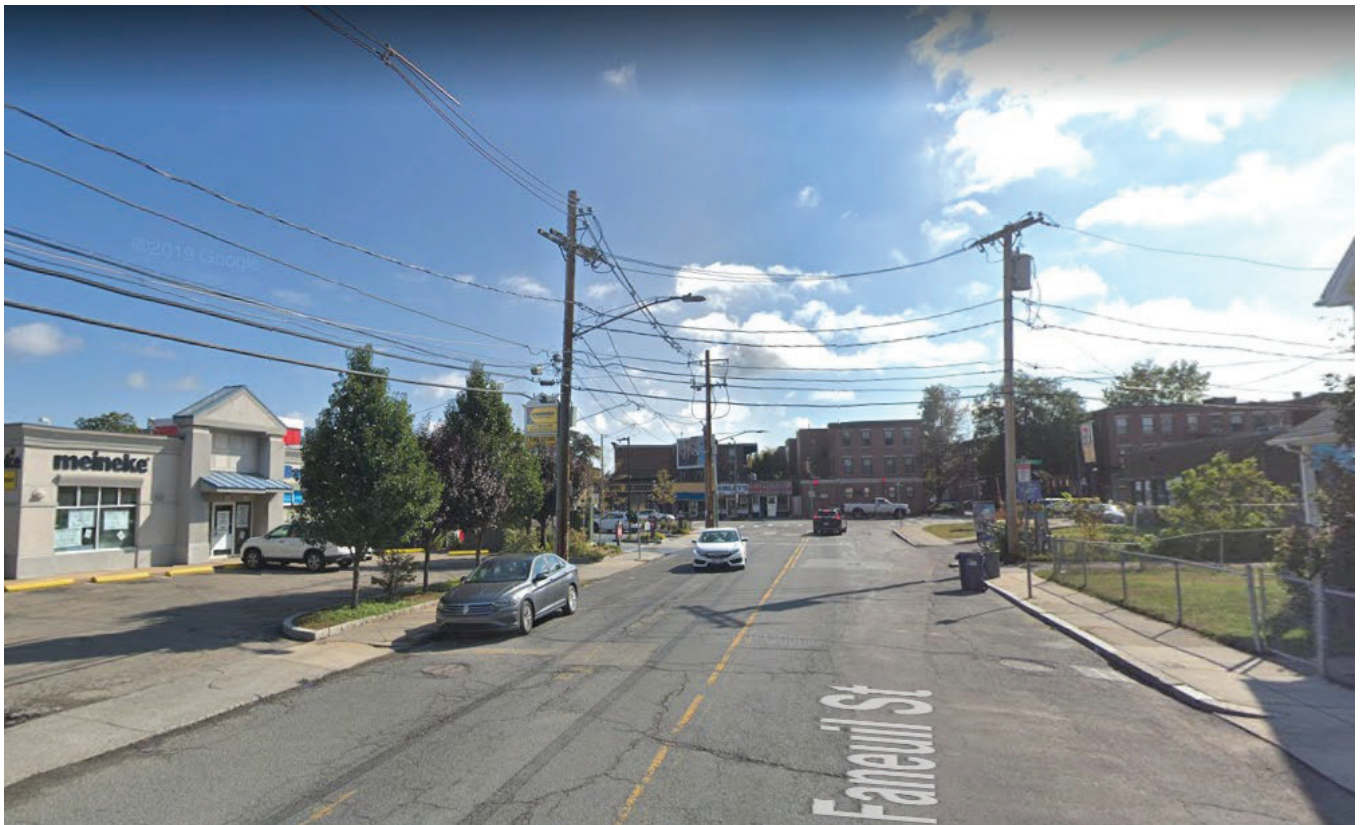
11 Faneuil Street - Existing Conditions



Faneuil Street



Faneuil Street – Facing Market Street



Faneuil Street & Market Street Intersection





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FANEUIL STREET PERSPECTIVE

11 FANEUIL STREET
BRIGHTON, MA 02135
SEPTEMBER 18, 2019

3.1



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FANEUIL STREET PERSPECTIVE

11 FANEUIL STREET
BRIGHTON, MA 02135
SEPTEMBER 18, 2019

3.2



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MARKET STREET PERSPECTIVE

11 FANEUIL STREET
BRIGHTON, MA 02135
SEPTEMBER 18, 2019

3.3



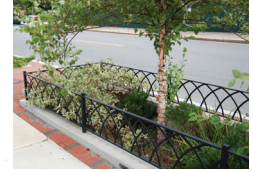
Signature Concrete Benches



6' Ht. Wood Board Fence with Lattice Topper



Stormwater Planter or curbed planters to protect street tree planting



Fastigate Pin Oak



Flowering Crabapples



Narrow growing Accent Trees



special pavers.



bike rack, typ.



Upright growing Red Maple

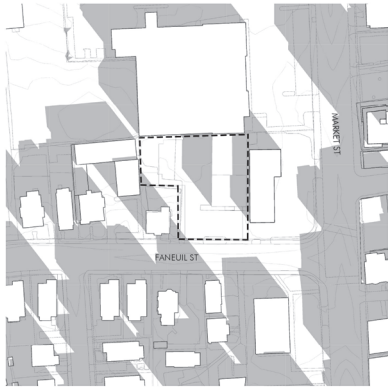


special pavers.



Stormwater Planter or curbed planters to protect street tree planting





EXISTING WINTER SOLSTICE - 9:00 AM



EXISTING WINTER SOLSTICE - 12:00 PM



EXISTING WINTER SOLSTICE - 3:00 PM



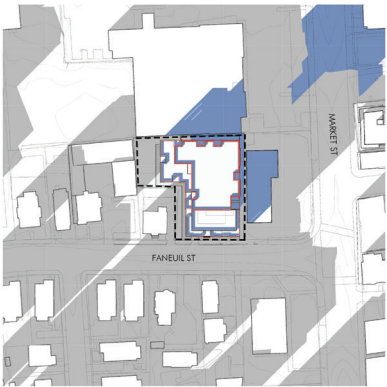
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PROPOSED WINTER SOLSTICE - 9:00 AM



PROPOSED WINTER SOLSTICE - 12:00 PM



PROPOSED WINTER SOLSTICE - 3:00 PM



PROPOSED WINTER SOLSTICE - 6:00 PM

EXISTING SHADOW  ADDITIONAL SHADOW 

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SHADOW STUDIES
WINTER SOLSTICE

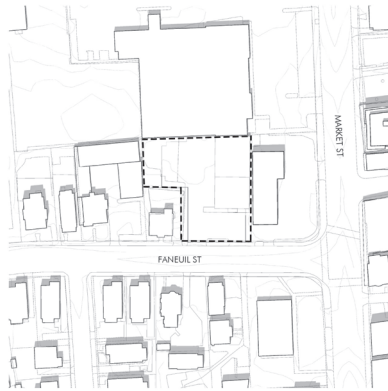


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SEPTEMBER 18, 2019

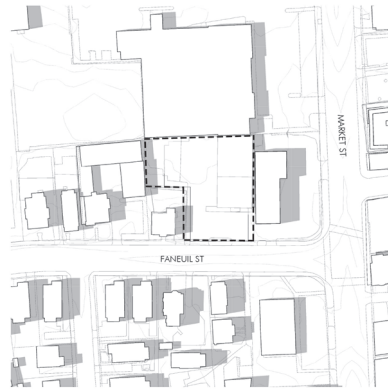
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EXISTING SUMMER SOLSTICE - 12:00 PM



EXISTING SUMMER SOLSTICE - 3:00 PM



EXISTING SUMMER SOLSTICE - 6:00 PM



PROPOSED SUMMER SOLSTICE - 9:00 AM



PROPOSED SUMMER SOLSTICE - 12:00 PM



PROPOSED SUMMER SOLSTICE - 3:00 PM



PROPOSED SUMMER SOLSTICE - 6:00 PM

EXISTING SHADOW  ADDITIONAL SHADOW 

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SHADOW STUDIES
SUMMER SOLSTICE

 **11 FANEUIL STREET**
BRIGHTON, MA 02135

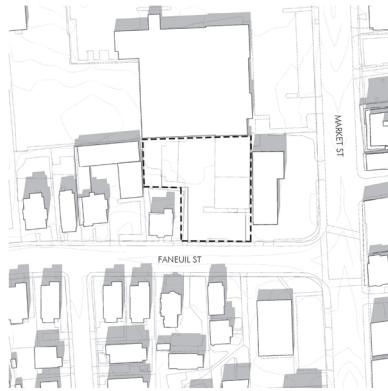
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SEPTEMBER 18, 2019

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EXISTING FALL EQUINOX - 9:00 AM



EXISTING FALL EQUINOX - 12:00 PM



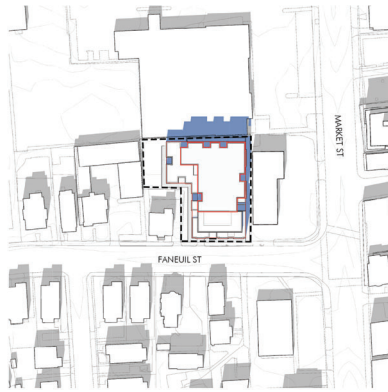
EXISTING FALL EQUINOX - 3:00 PM



EXISTING FALL EQUINOX - 6:00 PM



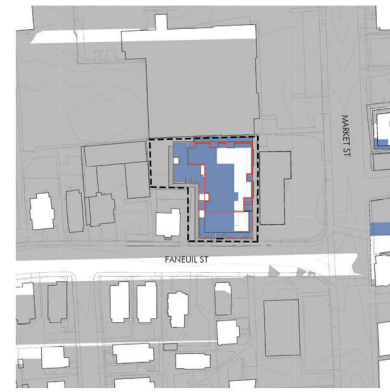
PROPOSED FALL EQUINOX - 9:00 AM




PROPOSED FALL EQUINOX - 12:00 PM



PROPOSED FALL EQUINOX - 3:00 PM



PROPOSED FALL EQUINOX - 6:00 PM

EXISTING SHADOW  ADDITIONAL SHADOW 

EMBARC

SHADOW STUDIES
FALL EQUINOX

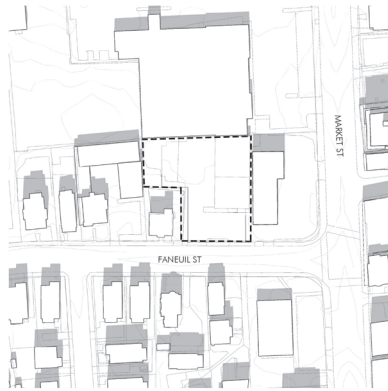
 **11 FANEUIL STREET**
BRIGHTON, MA 02135
SEPTEMBER 18, 2019

SS3

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EXISTING VERNAL EQUINOX - 9:00 AM



EXISTING VERNAL EQUINOX - 12:00 PM



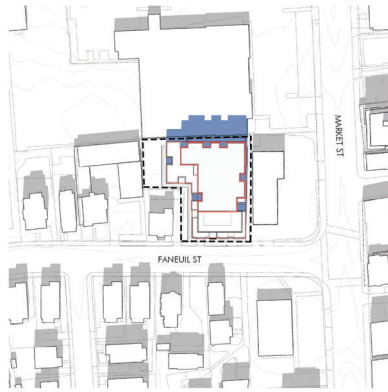
EXISTING VERNAL EQUINOX - 3:00 PM



EXISTING VERNAL EQUINOX - 6:00 PM



PROPOSED VERNAL EQUINOX - 9:00 AM



PROPOSED VERNAL EQUINOX - 12:00 PM



PROPOSED VERNAL EQUINOX - 3:00 PM



PROPOSED VERNAL EQUINOX - 6:00 PM

EXISTING SHADOW ADDITIONAL SHADOW

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
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%2020114_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.

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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:	Residences at Faneuil Street		
Primary Project Address:	11 Faneuil Street, Brighton, MA 02135		
Total Number of Phases/Buildings:	1 Phase / 1 Building		
Primary Contact (Name / Title / Company / Email / Phone):	Josh Fetterman / CRM Property Corp. / josh.fetterman@cityrealtyboston.com / 617.470.2111		
Owner / Developer:	CRM Property Development Corp.		
Architect:	Embarc Studio LLC.		
Civil Engineer:	Boston Survey, Inc.		
Landscape Architect:	Verdant Landscape Architecture		
Permitting:	Drago & Toscano, LLP		
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:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	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:	19,530 SF	Building Area:	43,865 GSF
Building Height:	64 FT. 0 inches	Number of Stories:	5 Flrs.

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First Floor Elevation:	EL. 32.5'	Is there below grade space:	No
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
	Business	Mercantile	Factory
	Laboratory / Medical	Storage, Utility and Other	Hospitality
List street-level uses of the building:	Residential Lobby, Amenity, Parking		
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><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:	<p>The proposed site is in the Brighton neighborhood of Boston. The site, currently occupied by a one-story 5,200 square feet commercial property, is bordered by a commercial retail building (CVS) to the north, a carwash (ScrubaDub) on the east, Faneuil Street on the south, and single-family residences on the west.</p> <p>The current neighborhood is primarily single-family/multi-family residences, and commercial retail.</p>		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<p>¼ Mile Radius: Market St @ N Beacon St (Bus 86), Market St @ Gardena St (Bus 86), N Beacon St @ Market St (Bus 64), N Beacon St opposite Vineland St (Bus 64), Market St @ Vineland St (Bus 86), Market St @ Guest St (Bus 86), Market St opposite Mapleton St (Bus 86)</p> <p>½ Mile Radius: Washington St @ Market St (Bus 57, 501, 503, 57A), Chestnut Hill @ Washington St (Bus 51, 86), 7 Winship St (Bus 65, 66, 501, 503), Cambridge St @ Dustin St (Bus 51, 57, 66, 501, 503, 57A, 9701, 9702, 9703), N Beacon St opposite Saunders St (Bus 64)</p>		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<p>Hospitals: Franciscan Children’s Hospital (Southeast, ½ mile radius), Kindred Hospital (Southeast, ¾ mile radius), Harvard Vanguard Medical (Northwest, ¾ mile radius)</p> <p>Public, Elderly and Disabled Housing: Ivy Hall Senior Living @ 300 Allston St (South, 1 mile radius), Providence House Assisted Living @ 180 Corey Rd (South, 1 mile radius)</p> <p>Educational Facilities: Mesivta High School @ 34 Sparhawk St (South, ½ mile radius), Saint Columbkille Partnership School @ 25 Arlington St (South, 1.2 mile radius), Creative Workplace Learning @ 311 Washington St (Southeast, ½ mile radius), Another Course to College High School @ 20 Warren St (Southeast, ½ mile radius), Boston College Neighborhood Center @ 425 Washington St (Southwest, ¾</p>		

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	<p>mile radius), Shaloh House Jewish School @ 29 Chestnut Hill Ave (South, ¾ mile radius), Winship Elementary School @ 54 Dighton St (South, ¾ mile radius), Saint Gabriels School @ 517 Fidelis Way (South, ¾ mile radius), Everest Institute Brighton @ 1505 Commonwealth Ave (Southeast, ¾ mile radius), Horace Mann School for the Deaf @ 40 Armington St (East, ¾ mile radius), Mary Lyon School @ 50 Beechcroft St (West, ¾ mile radius), Thomas A. Edison K8 School @ 60 Glenmont Rd (Southwest, 1 mile radius), Atrium School @ 69 Grove St (North, 1 mile radius)</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Government Buildings: Boston Housing Authority @ 266 N Beacon St (North, ¼ mile radius), Boston Public Health Dept. @ 25 Warren St (Southeast, ½ mile radius), Boston Police District D-14 @ 301 Washington St (South, ½ mile radius), Brighton Municipal Court @ 52 Academy Hill Rd (South, ¾ mile radius), U.S. Postal Service @ 424 Washington St (South, ¾ mile radius), Harvard Ave Fire Station (East, 1 mile radius)</p> <p>Libraries: Brighton Branch of the Boston Public Library @ 40 Academy Hill Rd (South, ¾ mile radius), Faneuil Branch of the Boston Public Library @ 419 Faneuil St (West, 1 mile radius)</p> <p>Community Centers: Faneuil Gardens Community Center @ 55 Faneuil St (West, ¼ mile radius), Allston Brighton Community Center @ 18R Shepard St (South, ¾ mile radius), Jackson Mann Community Center @ 500 Cambridge St (East, ¾ mile radius), Josephine A. Fiorentino Community Center @ 123 Antwerp St (Northeast, 1 mile radius)</p> <p>Recreational Facilities: Mckinney Playground Park (West, ¼ mile radius), Portsmouth Playground (North, ½ mile radius), Brighton High Park (Southeast, ½ mile radius), Public Grounds (South, ½ mile radius), Charles River Community Garden (North, ¾ mile radius), Ringer Playground (East, ¾ mile radius), Fidelis Way Park (South, ¾ mile radius), The Cenacles (West, 1 mile radius)</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? If yes, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Yes, existing sidewalks are concrete with granite curbs, in acceptable to poor condition. Existing sidewalk dimension measures 8'-0". There are no existing pedestrian ramps on the site.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been</p>	<p>No.</p>

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<p>verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	
<p>5. Surrounding Site Conditions – Proposed</p> <p><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? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, proposed sidewalks will be consistent with Boston Complete Streets Guidelines. Neighborhood Connector Street Type Guidelines have been applied to the proposed.</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>The total dimension of the proposed sidewalk is 12'-6" wide and will match the slope of the existing. The furnishing zone will be 4'-0" wide and pedestrian zone 8'-6" wide.</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>TBD</p>
<p>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?</p>	<p>No</p>

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<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>TBD</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>TBD</p>
<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>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>51 parking spaces, 47 of which are part of a semi-automatic parking system, 3 (handicap) and 1 (visitor) are covered at grade. All the parking spaces will be in a garage.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>3; 1 Van Accessible</p>
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No on-street accessible spaces will be required.</p>
<p>Where is the accessible visitor parking located?</p>	<p>N/A</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No, a drop-off area has not been dedicated.</p>
<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>	

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<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>All building entrances to be flush conditions with their respective walkways or sidewalks, this includes the Lobby Entrance, Parking Entrance, and Bike Storage Entrance. From the lobby, elevators will provide access to the upper floors and the Common Amenity space and decks</p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i></p>	<p>Yes, all entrances are to be flush conditions and accessible.</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i></p>	<p>This project is not subject to Large Project Review.</p>
<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>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>41 Housing Units</p>
<p><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></p>	<p>41 Units for Sale; Affordability Breakdown TBD</p>
<p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p>	<p>TBD</p>
<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	<p>TBD</p>
<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	<p>N/A</p>

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<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. If yes, provide reason.</p>	<p>No, all Balconies will be ADA Accessible</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p>	<p>Yes, elevators provide access to all upper floors.</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>TBD</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>Second and fifth-floor common amenity space and roof deck will both provide fully accessible routes and design per MAAB and ADA Standards.</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 restrooms are planned in common public spaces.</p>

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<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>Proponent has not reviewed the proposed plans with the City of Boston Disability Commissioner or Architectural Access staff at the time of this filing.</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>Proponent has not presented the proposed plan to the Disability Advisory Board.</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. (Attached)</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances. (Attached)</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) (Attached)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. (TBD)</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

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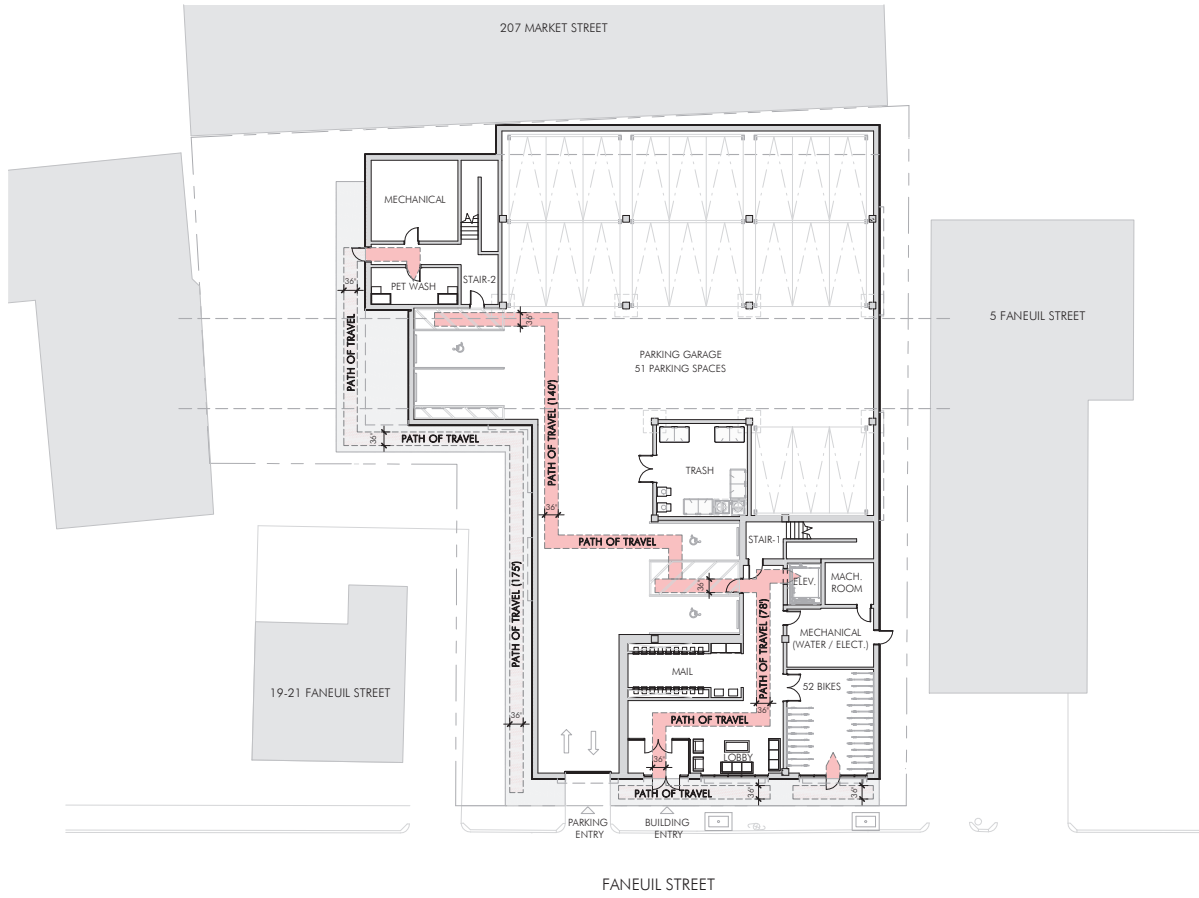
welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

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.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682







FANEUIL STREET

