

13 SHETLAND STREET RESIDENTIAL PROJECT

*13 Shetland Street
Roxbury*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning and Development Agency



Shetland Street, LLC
519 Albany Street
Boston, Massachusetts



June 28, 2017

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 13 Shetland Street Residential Project in Roxbury.

The proposed project is to consist of 57 new residential rental apartments, primarily market rate, with 7 affordable units in accordance with the City's Inclusionary Development Policy, served by 52 accessory parking spaces located in a ground-level garage.

The applicant and developer is Shetland Street, LLC, of 519 Albany Street in Boston. Architectural services are being provided by VMY Architects LLC.

On behalf of the applicant and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with BPDA staff as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

13 SHETLAND STREET RESIDENTIAL PROJECT

~ Roxbury ~

APPLICATION TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY
Pursuant to Article 80E of the Boston Zoning Code

submitted by

Shetland Street, LLC

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Shetland Street, LLC
Joseph Holland, Paul Holland, John P. Holland, Michael Holland
519 Albany Street
Boston, MA 02118
Email: joe.holland@thehollandcompanies.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Email: gmorancy@admorlaw.com

Architecture:

VMY Architects LLC
Mark Major
188 Needham Street, Suite 260
Newton, MA 02464
Tel.: 617-597-1900 x 15
Email: mark@vmyarchitects.com

1.2 Project Summary

The proposed project consists of a new four-story 57-unit apartment building to be situated at 13 Shetland Street in the Roxbury neighborhood of Boston. The lot size is approximately 31,313 square feet and is currently partly occupied by a building originally constructed as a residence but most recently used commercially as a union headquarters.

The new building would be a tiered building rising to a maximum height of four stories fronting on Shetland Street. The ground floor would consist of the main building entrance on Shetland Street, an elevator lobby and main building lobby, as well as a leasing office, club room, and fitness room for residents. The ground level would also include parking for 52 vehicles, most within an open garage, and nearly 5,000 square feet of landscaped open space in an interior courtyard. The second and third floors each would contain 20 apartments, and the fourth floor would contain 17 apartments. The roof would house a spacious common roof deck, an elevator head house and associated lobby and vestibule, two stairway head houses, and air conditioner condensers.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 57 new residential units in an attractive low-rise building, including 7 affordable units in accordance with the city’s Inclusionary Development Policy;
- generation of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;
- improvements to the property boundaries including landscape buffering and associated streetscape improvements
- the expected creation of at least 60 construction jobs to complete the proposed project.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 31,313 square feet of land area, comprised of three parcels of land situated at 13 Shetland Street in East Boston, being City of Boston Assessor’s Parcels No. 0800435000, 0800436000, and 0800437000. The site fronts on Shetland Street and is bordered on the northeasterly by the Ryder Truck Rental site, southerly by Toland Court, a private way, and southwesterly by residential buildings fronting on Norfolk Avenue.

APARTMENT UNIT COUNT AND MIX										
APT. TYPE	STUDIO			ONE BEDROOM			TWO BEDROOM			TOTALS
	STUDIO Standard	STUDIO HDCP	STUDIO HEARING IMPAIRED	1 BR Standard	1 BR HDCP	1 BR HEARING IMPAIRED	2 BR Standard	2 BR HDCP	2 BR HEARING IMPAIRED	
AREA (SF)	453 SQ.FT.	453 SQ.FT.	453 SQ.FT.	650 SQ.FT.	650 SQ.FT.	650 SQ.FT.	940 SQ.FT.	940 SQ.FT.	940 SQ.FT.	
FLOOR TWO	8	1	0	5	0	1	4	1	0	20
FLOOR THREE	8	1	0	6	0	0	4	0	1	20
FLOOR FOUR	8	0	1	5	1	0	2	0	0	17
TOTALS	24	2	1	16	1	1	10	1	1	57 APTS

2.2 Project Financing and Developer Pro Forma

The individual applicants are principals with The Holland Companies, a local design, engineering, and construction company located on Albany Street. Holland Development and M. Holland & Sons Construction have managed hundreds of residential and commercial projects since Michael Holland, Sr., founded the company in 1965. They have a strong longtime working relationship with several major lenders and intend to finance the project using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$11,350,000

Construction Cost (hard cost): \$8,750,000

Disclosure of Beneficial Interests in the Project

Joseph Holland: 25%

Paul Holland: 25%

John P. Holland: 25%

Michael Holland: 25%

Number of Construction Jobs: 60

Estimated Constructions Start: Fall 2017

Estimated Construction Completed: December 2018

2.3 Project Design

The proposed project consists of a new four-story residential building. The ground floor level will contain approximately 3,137 square feet of building space consisting of an entry vestibule, elevator lobby, leasing office, a bicycle storage room, a utility room a compactor room, and a club room and fitness center for residents. Also on the ground floor will be a parking garage to contain 52 parking spaces. Floors two through four will contain 57 apartment units, consisting of 27 studio units, 18 one-bedroom units, and 12 two-bedroom units.

The proposed apartment building's massing is derived from an assessment of its surrounding urban context; a blend of small industrial themed buildings within urban low-rise residential. The complementary mixture of decorative brick masonry, Hardie-style panels and plank along with highlights of industrial style metal siding will provide a strong design statement along Shetland Street, setting the tone for strong future development design within this Roxbury neighborhood. The building facade will be a composition of brick masonry, metal and Hardie-style siding. The proposed total main building height is approximately 50 feet to the main flat

roof parapet cornice with a common elevator penthouse level, utility room, and accessible roof deck.

2.4 Traffic, Parking, and Access

The project’s 52 garage parking spaces will be accessed via Shetland Street, which is a one-way street running from Norfolk Avenue to its intersection with Shirley Street and down to Massachusetts Avenue. The site can be vehicularly accessed from the north by way of Massachusetts Avenue via Shirley Street and Norfolk Avenue, or from Melnea Cass Boulevard via Hampden Street and Norfolk Avenue. Access from the south can be accomplished also via Massachusetts Avenue, or by Norfolk Avenue via East Cottage Street and Columbia Road. Vehicles will both enter and discharge from the garage via a single curb cut near the northerly edge of the site. The garage and lobby will provide direct elevator access to all floors and to the roof and roof decks, and ample indoor secured space for bicycle storage will be provided within the building’s garage.

The project site is located a short distance from the MBTA’s Newmarket commuter rail station, and within a one mile (approximately 20 mutes walking distance) from the Red Line’s Andrew Station, as well as the CT3 Silver Line route, and bus routes 5, 8, 10, 15, 16, 17, 18 and 41.

2.5 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement • Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> • Parking Garage Related Permits
Boston Inspectional Services Department	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Demolition Permit • Building Permit • Certificate of Occupancy

III. BOSTON ZONING CODE DATA

Zoning District: Article 50, Roxbury Neighborhood District, 3F-4000 Subdistrict

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	4,000 sf. (1 or 2 units)	31,313 sf.	No
Min. Lot Area/Add'l D.U.	2,000 sf.	31,313 sf.	Yes
Min. Lot Width	45 ft.	163 ft.	No
Min. Lot Frontage	45 ft.	163 ft.	No
Max. FAR	.8	1.59	Yes
Max. Building Height	35 ft.	55 ft.	Yes
Max. Story Height	3 stories	4 stories	Yes
Min. Open Space	650 sf./Unit	13,064 sf.	Yes
Min. Front Yard Setback	20 ft.	8 ft.	Yes
Min. Side Yard Setback	10 ft.	Varies: 2' min.	Yes
Min. Rear Yard Setback	30 ft.	Varies: <1' – 2'	Yes

Off-Street Parking Requirements Per Table H of Article 50

10+ Market Rate Units: 2 spaces per Unit

Affordable Units: .7 spaces per Unit

- 50 Market Rate Units x 1 = 50 Parking Spaces required
- 7 Affordable Units x .7 = 5 Parking Spaces required

55 Parking Spaces Required

52 Parking Spaces Provided

No

Off-Street Loading Requirements Per Table I of Article 50

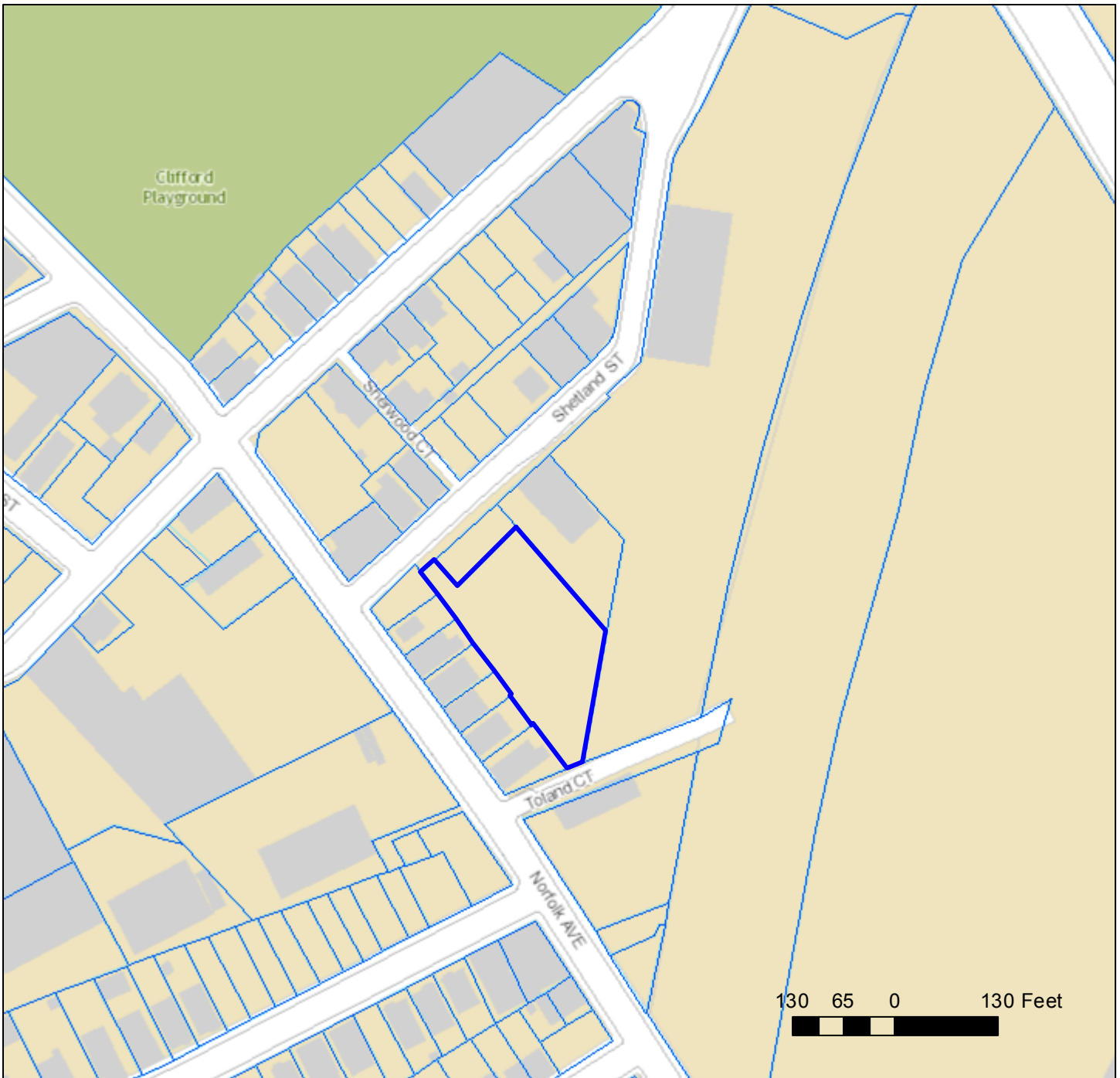
15,001 – 49,999 square feet: 1 Off-Street Loading Bay required; 0 provided Yes

Use Regulations: Proposed multi-family dwelling is a forbidden use. Variance required.

EXHIBIT "1"

Parcel 0800435000

June 2, 2017



Parcel ID: 0800435000
 Address: SHETLAND ST
 Zipcode: 02119
 Owner: BOSTON POLICE PATROLMANS
 Land Use: Commercial land
 Lot Size: 18,900.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$552,183.00
 Land Value: \$539,585.00
 Building Value: \$12,598.00
 Gross Tax: \$14,008.88



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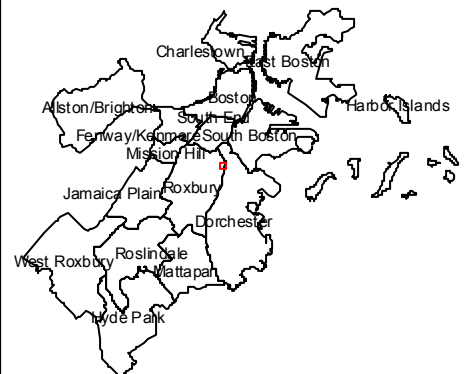
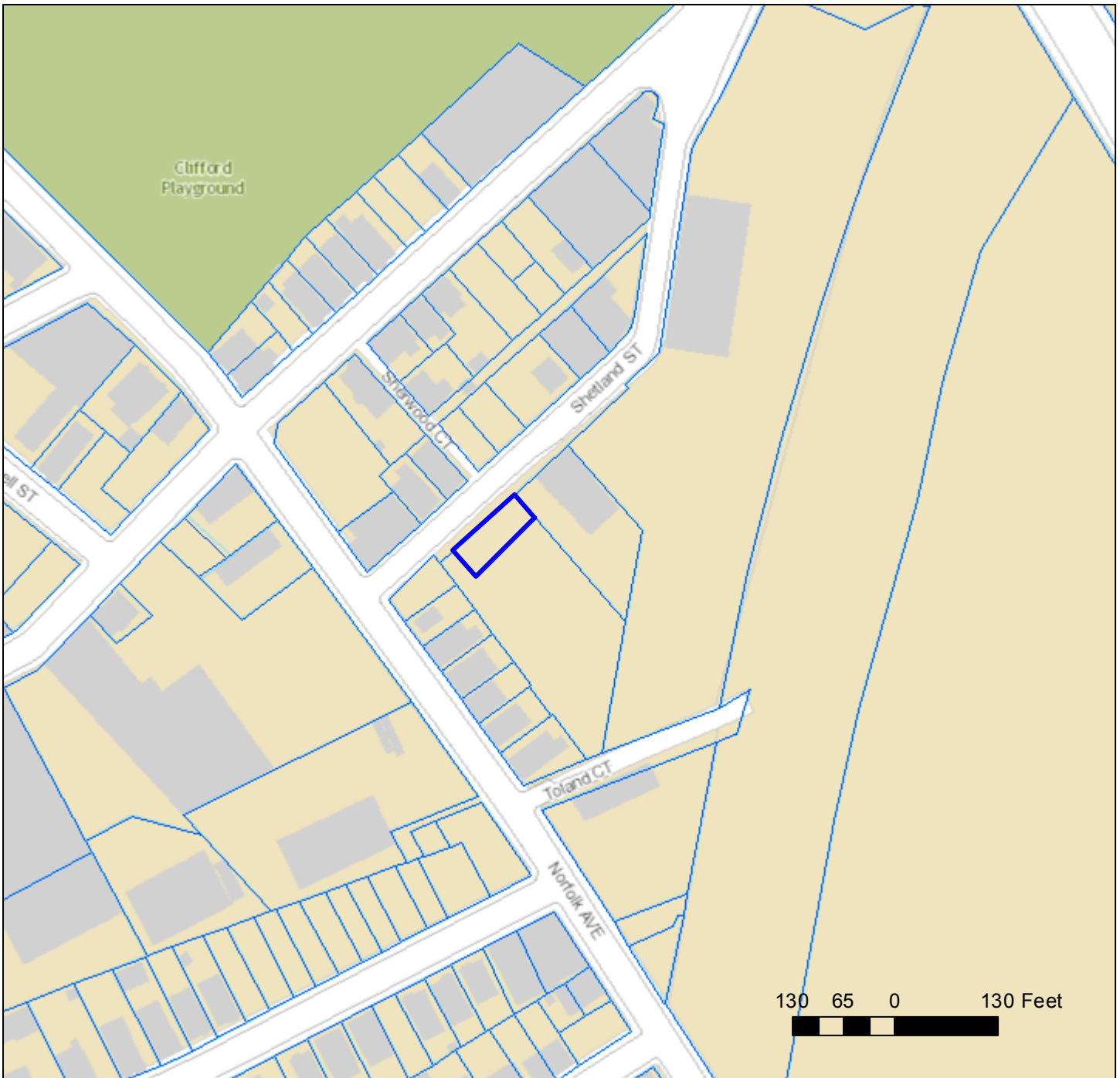


EXHIBIT "2"
Parcel 0800436000

June 2, 2017



Parcel ID: 0800436000
Address: 7 SHETLAND ST
Zipcode: 02119
Owner: BOSTON POLICE PATROLMEN'S
Land Use: Commercial land
Lot Size: 2,600.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$75,962.00
Land Value: \$74,229.00
Building Value: \$1,733.00
Gross Tax: \$1,927.16



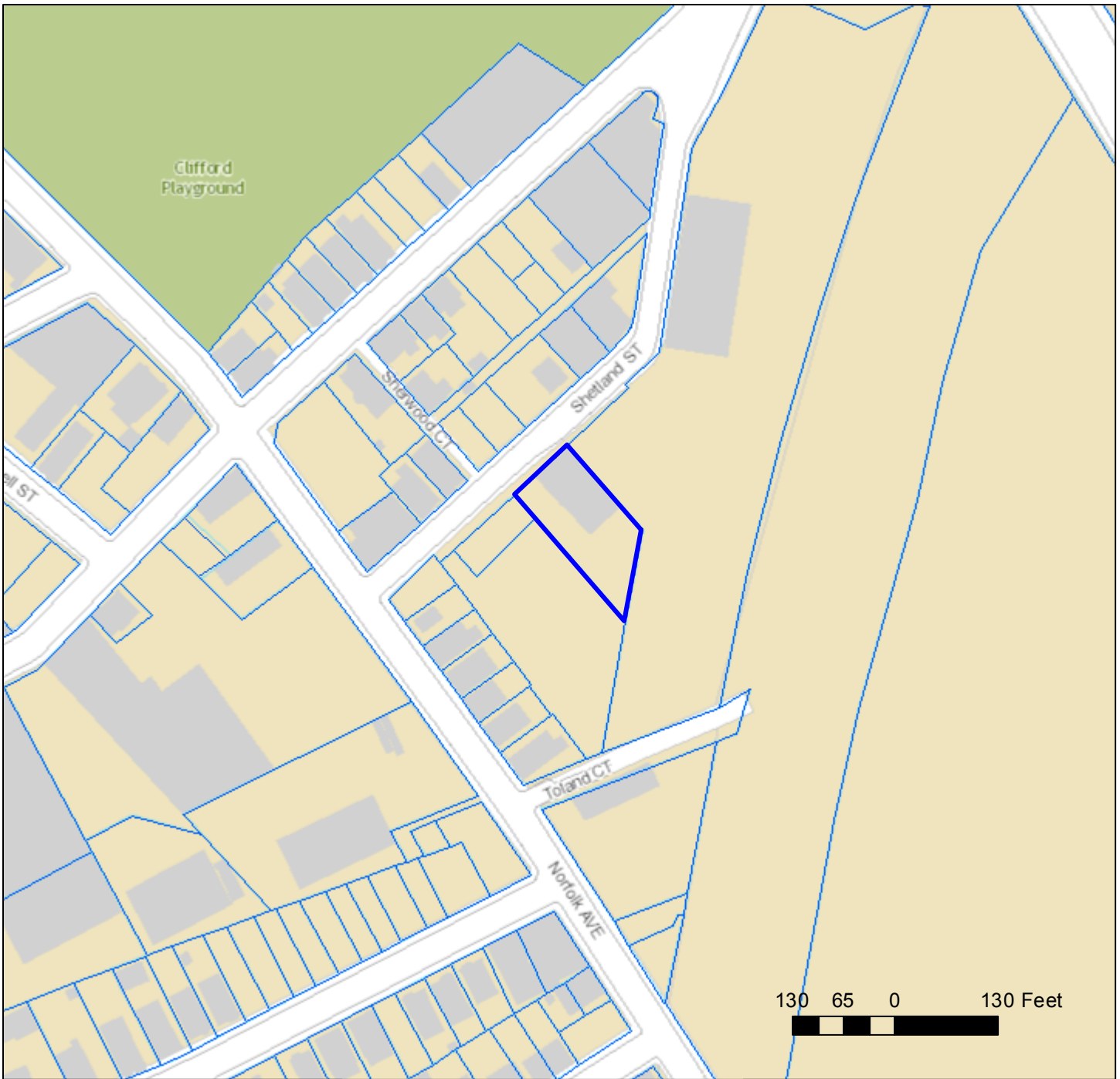
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EXHIBIT "3" Parcel 0800437000

June 2, 2017

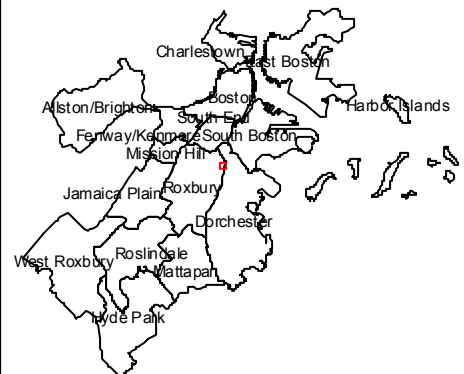


Parcel ID: 0800437000
 Address: 13 SHETLAND ST
 Zipcode: 02119
 Owner: BOSTON POLICE PATROLMANS
 Land Use: Commercial
 Lot Size: 9,474.00 sq ft
 Living Area: 4,815.00 sq ft
 Total Value: \$276,808.00
 Land Value: \$270,493.00
 Building Value: \$6,315.00
 Gross Tax: \$7,022.62



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**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

GERARD DRISCOLL
519 ALBANY STREET SUITE 200
BOSTON, MA 02118

February 15, 2017

Location: 13 SHETLAND ST ROXBURY, MA 02119
Ward: 08
Zoning District: Roxbury Neighborhood
Zoning Subdistrict: 3F-4000
Appl. # : ERT649804
Date Filed: November 28, 2016
Purpose: Demolish existing building, erect new 57 unit apartment complex. Permit application will require zoning relief . & variances, please charge nominal fee for permit application.
 req zba

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 50 Section 28	Use Regulations	Multifamily (57 Units) is a forbidden use in this zoning subdistrict(3F-4000).
Article 50 Section 29	Dimensional Regulations	Insufficient additional lot area per dwelling unit.
Article 50 Section 29	Dimensional Regulations	Excessive F.A.R.
Article 50 Section 29	Dimensional Regulations	Excessive building height.
Article 50 Section 29	Dimensional Regulations	Excessive number of stories.
Article 50 Section 29	Dimensional Regulations	Insufficient usable open space per dwelling unit.
Article 50 Section 29	Dimensional Regulations	Insufficient front yard setback.
Article 50 Section 29	Dimensional Regulations	Insufficient side yard setback.
Article 50 Section 29	Dimensional Regulations	Insufficient rear yard setback.
Article 50, Section 43	Off-Street Parking & Loading	Insufficient off-street parking.
Article 50, Section 43	Off-Street Parking & Loading	Insufficient off-street loading.
Notes		Please be advised that small project review is required for this project.
Notes		Please be advised that a zoning code only review has been performed at this time. If the applicant is aware of any building code violations, please notify the examiner if you wish any such violations to be refused in order to submit concurrent building and zoning code appeals to try and expedite any appeals process.

GERARD DRISCOLL
519 ALBANY STREET SUITE 200
BOSTON, MA 02118

February 15, 2017

Location: 13 SHETLAND ST ROXBURY, MA 02119
Ward: 08
Zoning District: Roxbury Neighborhood
Zoning Subdistrict: 3F-4000
Appl. # : ERT649804
Date Filed: November 28, 2016
Purpose: Demolish existing building, erect new 57 unit apartment complex. Permit application will require zoning relief . & variances, please charge nominal fee for permit application.
req zba

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)961-3280
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.

SITE MAP

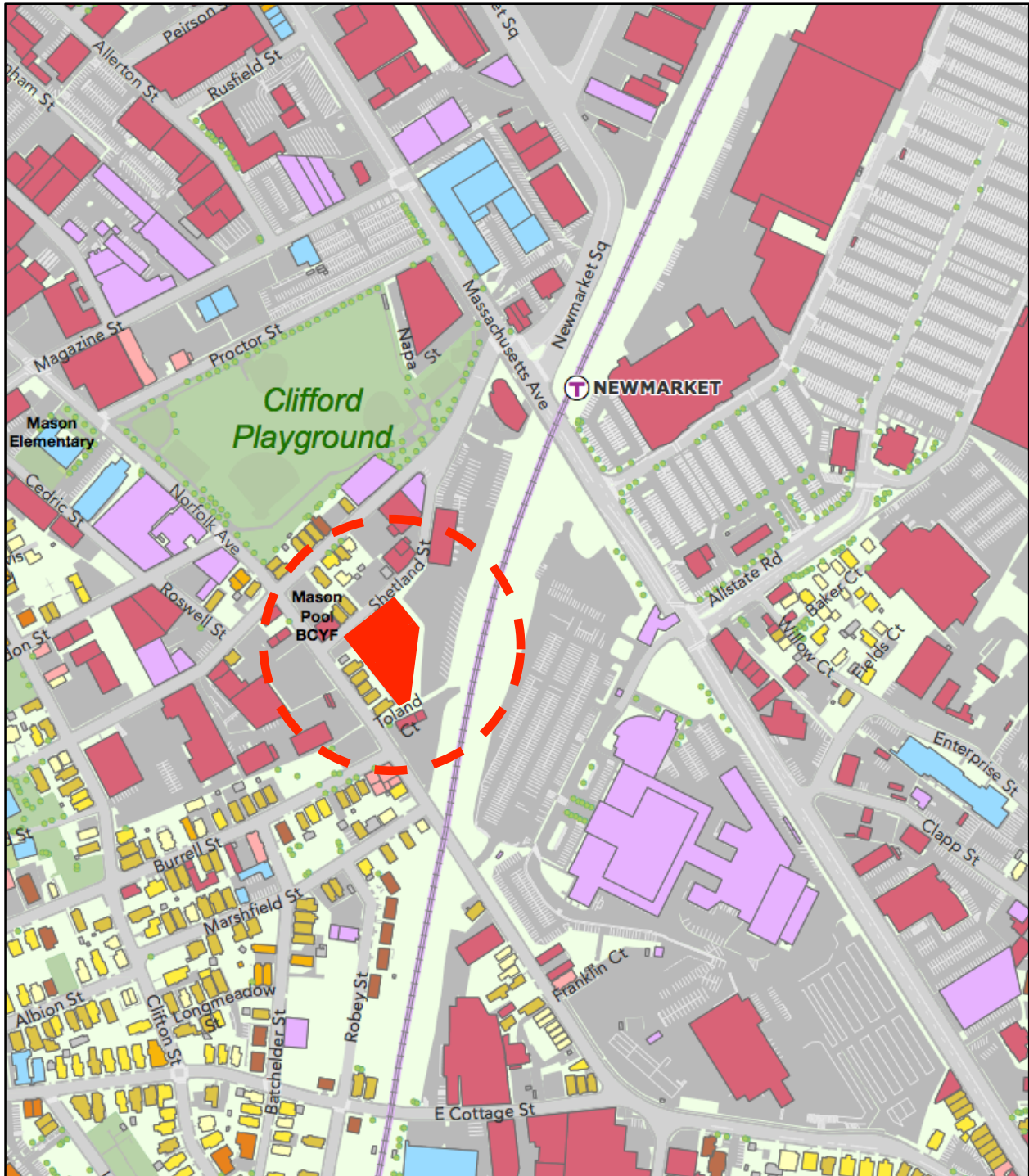
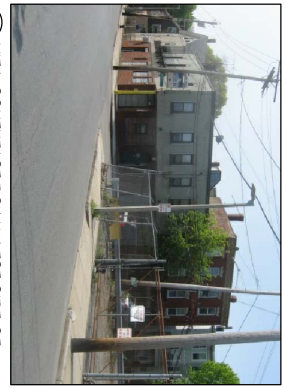


EXHIBIT "6"

NEIGHBORHOOD CONTEXT

Copyright 2016 VMY Architects LLC



7 VIEW SOUTHEAST DOWN WEST SIDE OF NORFOLK AVENUE



6 VIEW SOUTHEAST DOWN EAST SIDE OF NORFOLK AVENUE



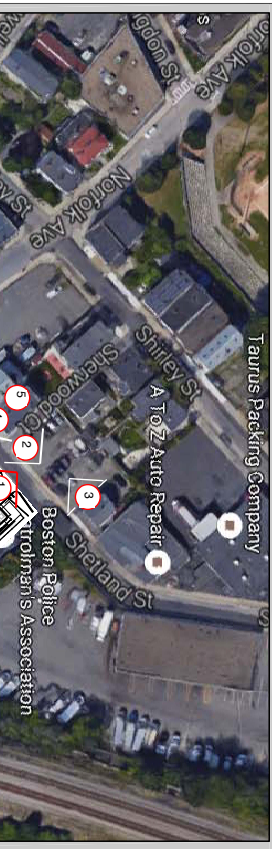
5 VIEW SOUTH FROM SHETLAND STREET-- VIEW IS ACROSS THE SITE



4 VIEW SOUTHEAST FROM SHETLAND STREET-- VIEW IS ACROSS THE SITE



8 VIEW NORTHWEST UP WEST SIDE OF NORFOLK AVENUE



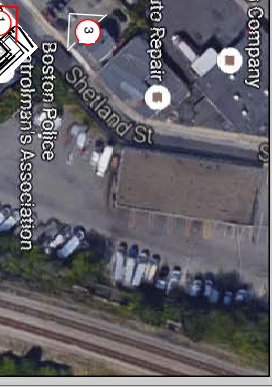
AERIAL PHOTO OF EXISTING SITE WITH SUPERIMPOSED DEVELOPMENT SITE PLAN



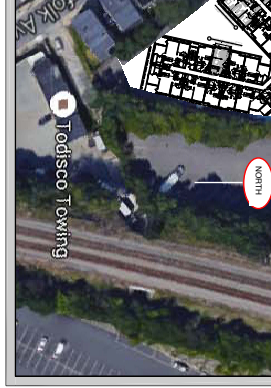
3 VIEW SOUTHWEST DOWN SHETLAND STREET-- SITE IS ON THE LEFT



9 VIEW NORTHWEST UP WEST SIDE OF NORFOLK AVENUE



11 VIEW NORTHEAST OF SITE FROM ACROSS NORFOLK AVENUE



12 VIEW NORTHEAST UP SHETLAND ST FROM NORFOLK AVENUE CORNER (SITE ON RIGHT)



2 VIEW NORTHEAST UP SHETLAND STREET-- SITE IS ON THE RIGHT



10 VIEW NORTHWEST UP EAST SIDE OF NORFOLK AVENUE



1 VIEW NORTHWEST ACROSS SHETLAND ST ACROSS FROM THE SITE



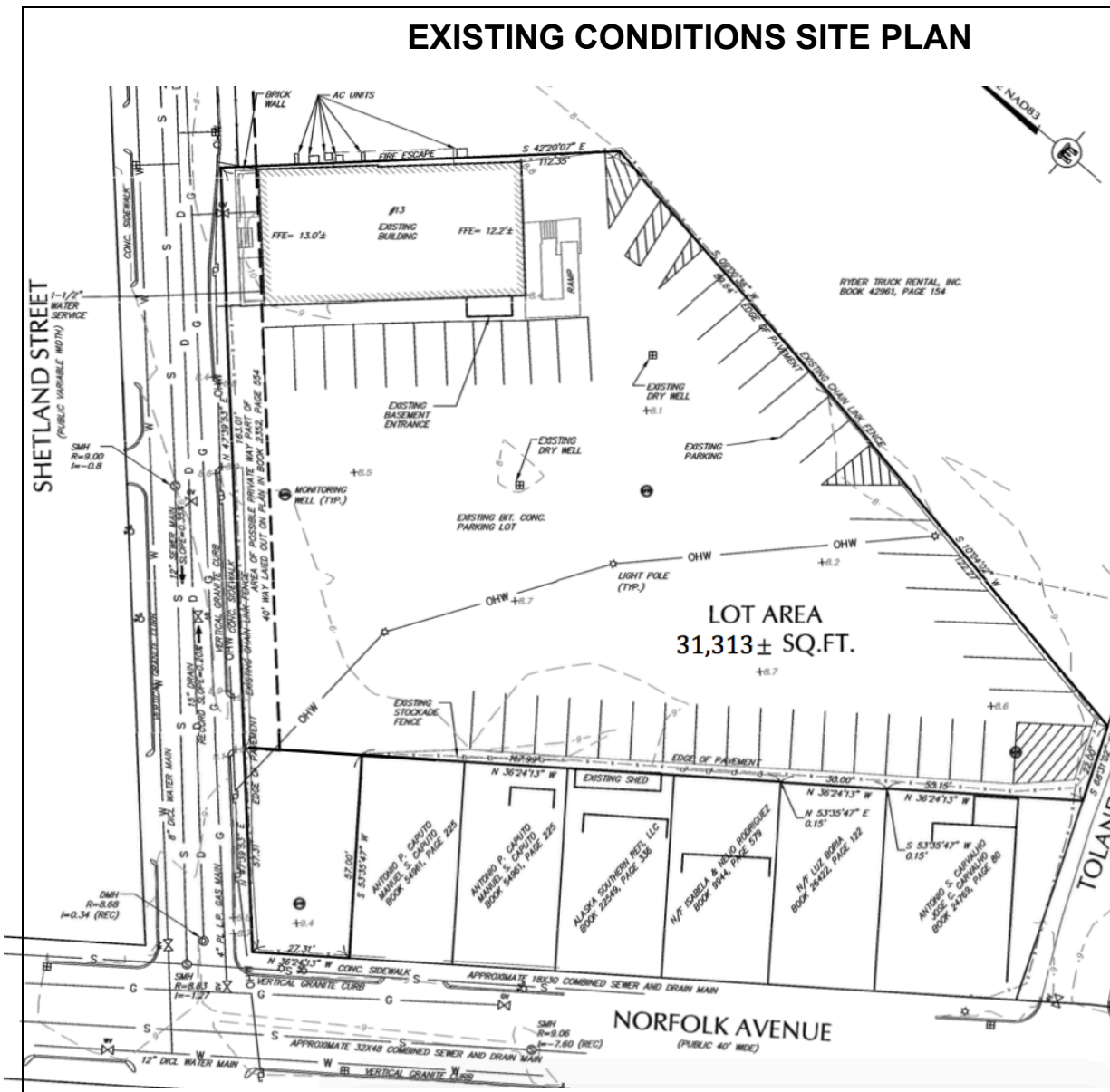
1 VIEW NORTHEAST UP SHETLAND ST FROM NORFOLK AVENUE CORNER (SITE ON RIGHT)



1 VIEW NORTHWEST ACROSS SHETLAND ST ACROSS FROM THE SITE

EXHIBIT "7"

EXISTING CONDITIONS SITE PLAN





DeCELLE
BURKE & Associates, Inc.
1266 Furnace Brook Pkwy #801 Quincy, MA 02169
(617) 405-5100 (F) (617) 405-5101 (F)



CLAUDIO SALA, PLS
DATE

GENERAL NOTES:

1. LEGAL ACCESSORS SHOWN ON PARCEL 02A24, 02A25, 02A26, 02A27, 02A28, 02A29, 02A30, 02A31, 02A32, 02A33, 02A34, 02A35, 02A36, 02A37, 02A38, 02A39, 02A40, 02A41, 02A42, 02A43, 02A44, 02A45, 02A46, 02A47, 02A48, 02A49, 02A50, 02A51, 02A52, 02A53, 02A54, 02A55, 02A56, 02A57, 02A58, 02A59, 02A60, 02A61, 02A62, 02A63, 02A64, 02A65, 02A66, 02A67, 02A68, 02A69, 02A70, 02A71, 02A72, 02A73, 02A74, 02A75, 02A76, 02A77, 02A78, 02A79, 02A80, 02A81, 02A82, 02A83, 02A84, 02A85, 02A86, 02A87, 02A88, 02A89, 02A90, 02A91, 02A92, 02A93, 02A94, 02A95, 02A96, 02A97, 02A98, 02A99, 02A100.
2. THIS PLAN IS THE RESULT OF AN AS-BUILT SURVEY PERFORMED BY THIS OFFICE IN MAY 2016. EXISTING SHOWN ON MAP IS.
3. EXISTING UTILITIES SHOWN IN THE DRAWINGS ARE FROM SURVEY INFORMATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND CORRECTING THE PROPOSED CONSTRUCTION ACTIVITY WITH DO-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
4. THE LOT SHOWN LIES WITHIN A SPECIAL FLOOD HAZARD ZONE IT SHOWN AS DELINEATED ON FIRM 20050-0074A DATED MARCH 16, 2016.
5. PARCEL IS ZONED 3F-4000.
6. MIN. LOT AREA = 2,000 SF/LOT
7. MIN. FRONT YARD = 20 FT.
8. MIN. SIDE YARD = 10 FT.
9. MIN. REAR YARD = 10 FT.
10. MIN. FENCES = 3'

PROJECT TITLE & LOCATION:

PLAN OF LAND
in
BOSTON, MA
(ROXBURY District)

PLAN TITLE:
EXISTING CONDITIONS

PREPARED FOR:
HOLLAND DEVELOPMENT
519 ALBANY STREET #200
BOSTON, MA 02118

DATE: JULY 2, 2016
UPDATE:

JOB NUMBER: MS.053 **SHEET:** 1 OF 1



SCALE: 1"=20'

EXHIBIT "8"

FIRST FLOOR AND SURFACE PARKING PLAN



1 FIRST FLOOR AND SURFACE PARKING PLAN
 1 SHETLAND STREET APARTMENTS SCALE: 1/8"=1'-0"
 52'-8'-6" x 16'-0" to 20'-0" PARKING SPACES

APARTMENT UNIT COUNT AND MIX

APT. TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM	TOTALS
Count	10	10	10	30
Area (SF)	453	453	507	1,413
Floor Area	0	0	0	0
Floor Plate	0	0	0	0
Roof	0	0	0	0
TOTALS	24	21	15	60

Scale: 1/8" = 1'-0"

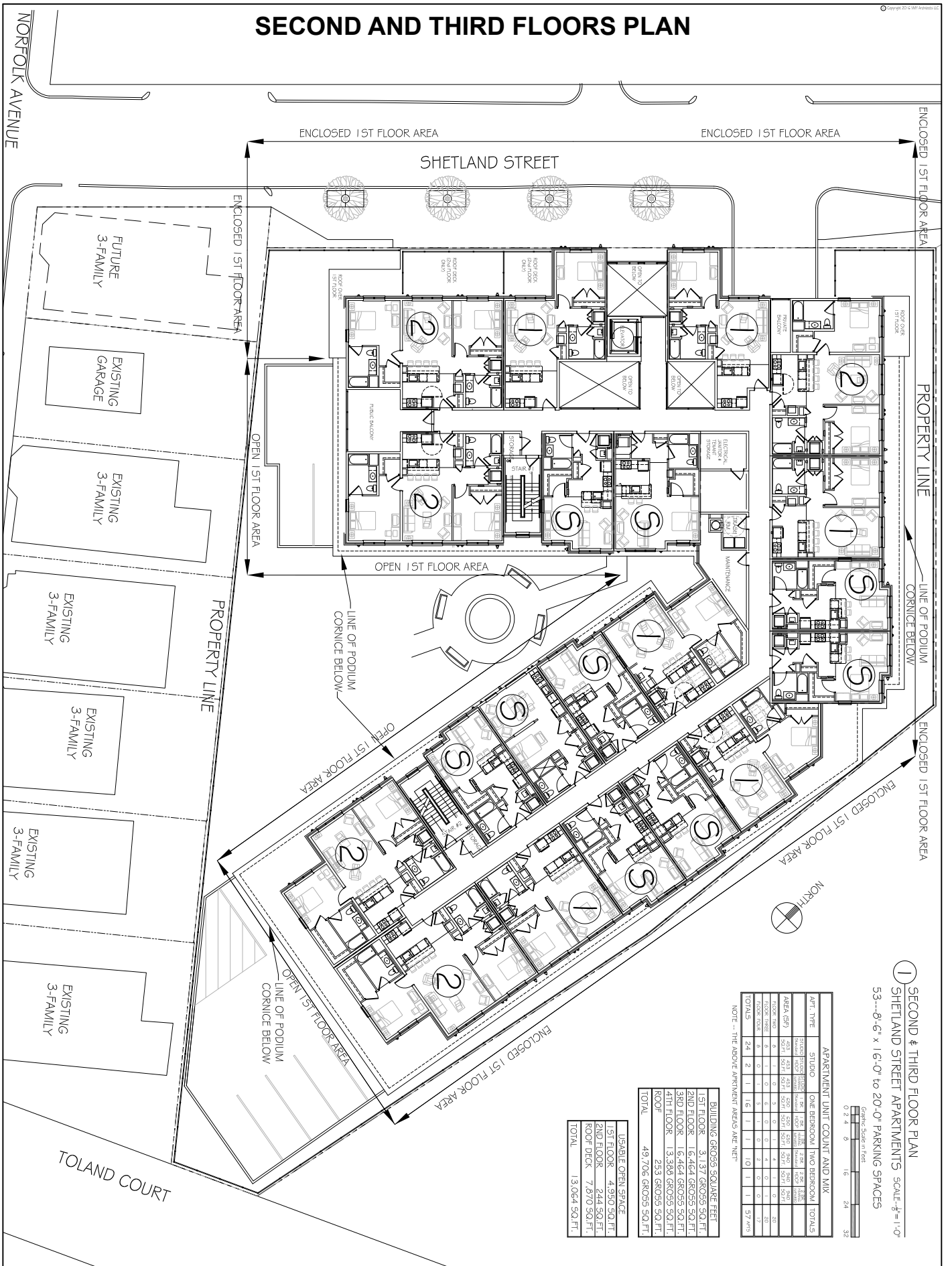
BUILDING GROSS SQUARE FEET

1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,416 GROSS SQ. FT.
3RD FLOOR	16,416 GROSS SQ. FT.
4TH FLOOR	13,391 GROSS SQ. FT.
ROOF	253 GROSS SQ. FT.
TOTAL	49,693 GROSS SQ. FT.

USABLE OPEN SPACE

1ST FLOOR	6,180 SQ. FT.
2ND FLOOR	244 SQ. FT.
3RD FLOOR	244 SQ. FT.
ROOF DECK	7,870 SQ. FT.
TOTAL	14,958 SQ. FT.

SECOND AND THIRD FLOORS PLAN



1 SECOND & THIRD FLOOR PLAN
 SHETLAND STREET APARTMENTS SCALE = 1/8" = 1'-0"
 53'-0" x 16'-0" TO 20'-0" PARKING SPACES

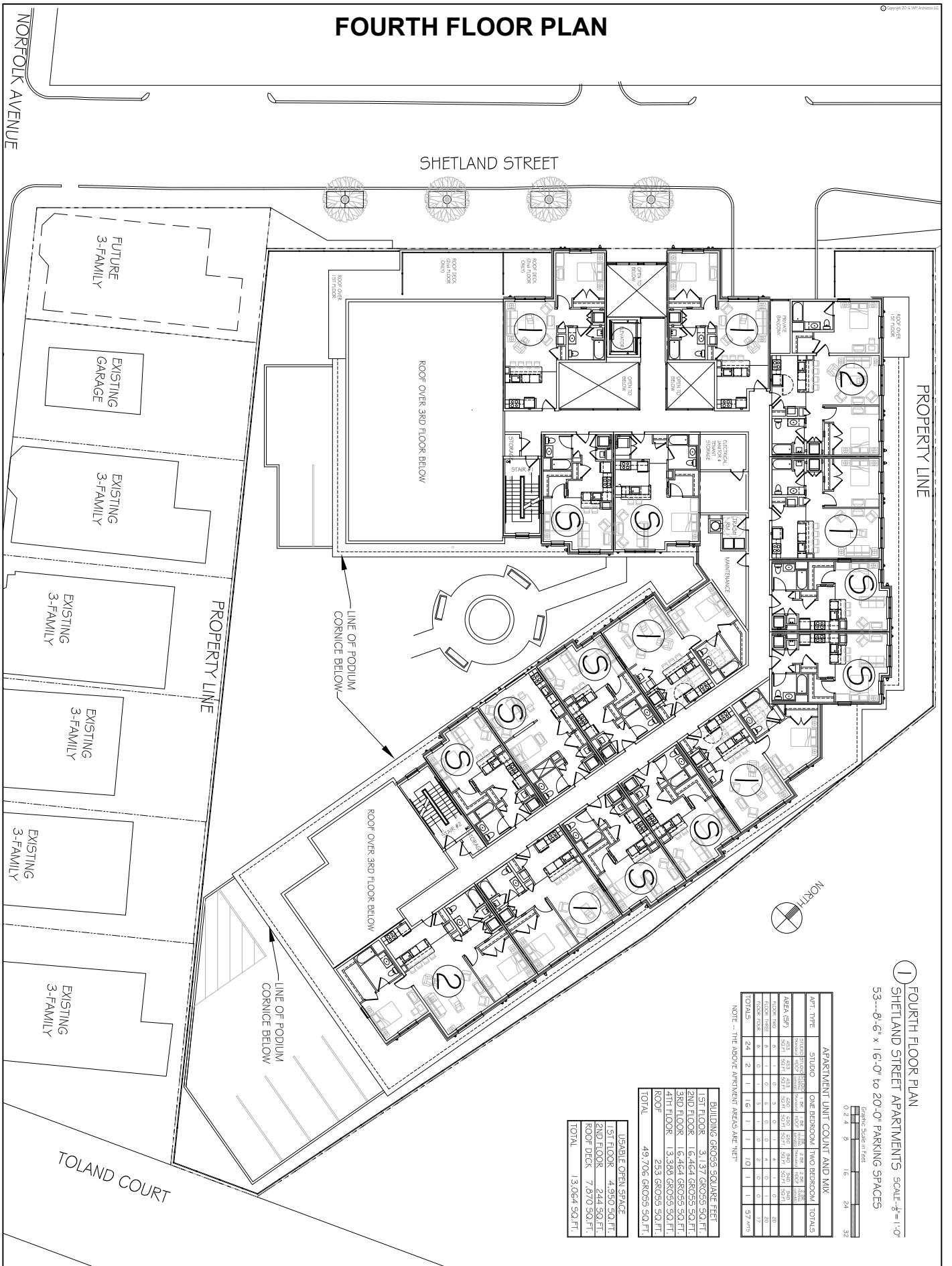
Graphic Scale in Feet
 0 2 4 8 16 24 32

APARTMENT UNIT COUNT AND MIX		TOTALS	
APT. TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM
STUDIO	10	10	10
ONE BEDROOM	10	10	10
TWO BEDROOM	10	10	10
TOTALS	24	20	20

BUILDING GROSS SQUARE FEET	
1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,464 GROSS SQ. FT.
3RD FLOOR	16,464 GROSS SQ. FT.
4TH FLOOR	13,388 GROSS SQ. FT.
ROOF	253 GROSS SQ. FT.
TOTAL	49,706 GROSS SQ. FT.

USABLE OPEN SPACE	
1ST FLOOR	4,950 SQ. FT.
2ND FLOOR	2,244 SQ. FT.
ROOF DECK	7,670 SQ. FT.
TOTAL	13,064 SQ. FT.

FOURTH FLOOR PLAN



① FOURTH FLOOR PLAN
 SHETLAND STREET APARTMENTS SCALE: 1/8" = 1'-0"
 53'-0" x 16'-0" TO 20'-0" PARKING SPACES

Graphic Scale in Feet
 0 2 4 8 16 24 32

APARTMENT UNIT COUNT AND MIX	
APT. TYPE	TOTALS
STUDIO	1
ONE BEDROOM	10
TWO BEDROOM	10
TOTALS	21

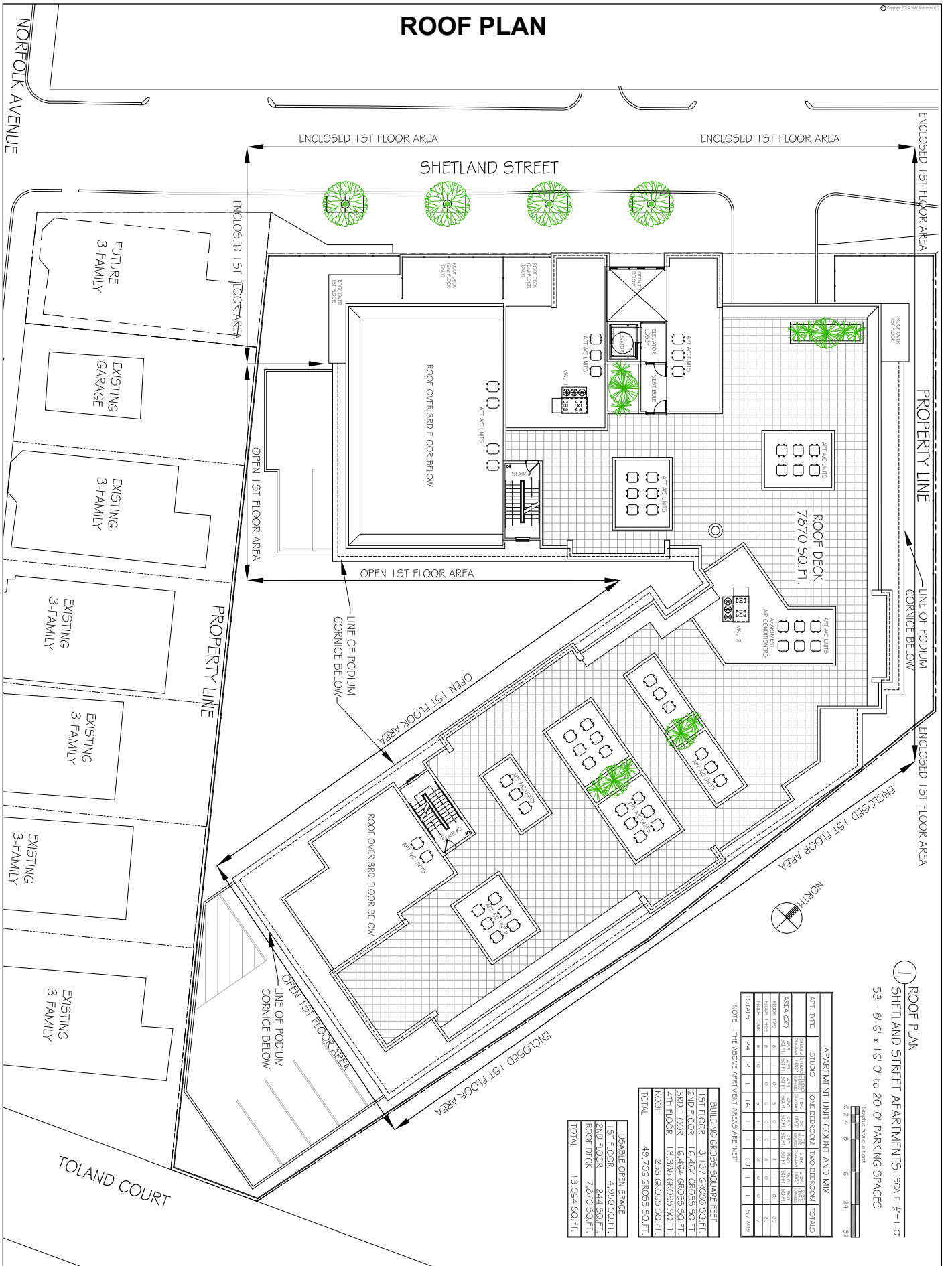
BUILDING GROSS SQUARE FEET	
1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,464 GROSS SQ. FT.
3RD FLOOR	16,464 GROSS SQ. FT.
4TH FLOOR	13,388 GROSS SQ. FT.
ROOF	253 GROSS SQ. FT.
TOTAL	49,706 GROSS SQ. FT.

USABLE OPEN SPACE	
1ST FLOOR	4,350 SQ. FT.
2ND FLOOR	224 SQ. FT.
ROOF DECK	7,670 SQ. FT.
TOTAL	13,024 SQ. FT.

NOTE - THE ABOVE APARTMENT AREAS ARE NET

EXHIBIT "11"

ROOF PLAN



1 ROOF PLAN
 SHETLAND STREET APARTMENTS, SCALE = 1/8" = 1'-0"
 53'-0" x 16'-0" TO 20'-0" PARKING SPACES

Graphic Scale in Feet
 0 2 4 8 16 24 32

APARTMENT UNIT COUNT AND MIX		TOTALS	
APT. TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM
STUDIO	10	10	10
ONE BEDROOM	10	10	10
TWO BEDROOM	10	10	10
TOTALS	24	2	1

BUILDING GROSS SQUARE FEET	
1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,464 GROSS SQ. FT.
3RD FLOOR	16,464 GROSS SQ. FT.
4TH FLOOR	13,388 GROSS SQ. FT.
ROOF	253 GROSS SQ. FT.
TOTAL	49,706 GROSS SQ. FT.

USABLE OPEN SPACE	
1ST FLOOR	4,350 SQ. FT.
2ND FLOOR	244 SQ. FT.
ROOF DECK	7,870 SQ. FT.
TOTAL	13,064 SQ. FT.

EXHIBIT "12" - FRONT AND SIDE ELEVATIONS



A-5

The Holland Companies
 Owner / Developer
 519 Albany Street, Suite 200
 Boston, MA 02118

VMY Architects LLC ARCHITECTS/PLANNERS
 188 Newbury Street, Suite 260, Newton, MA 02464
 (617) 595-1900 mark@vmyarchitects.com

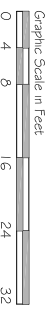
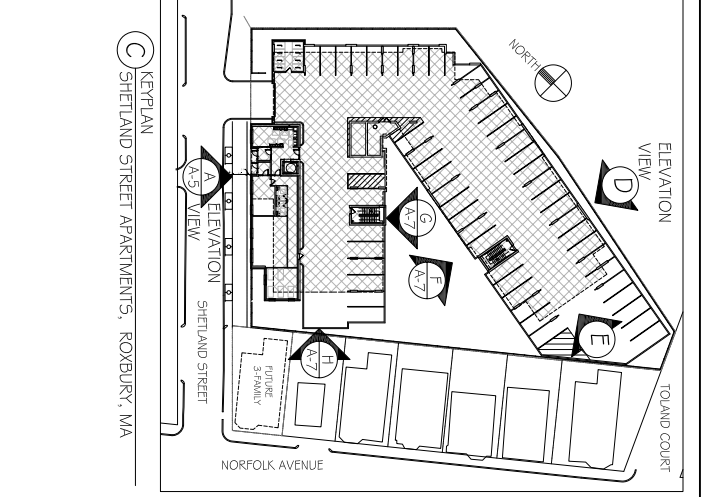
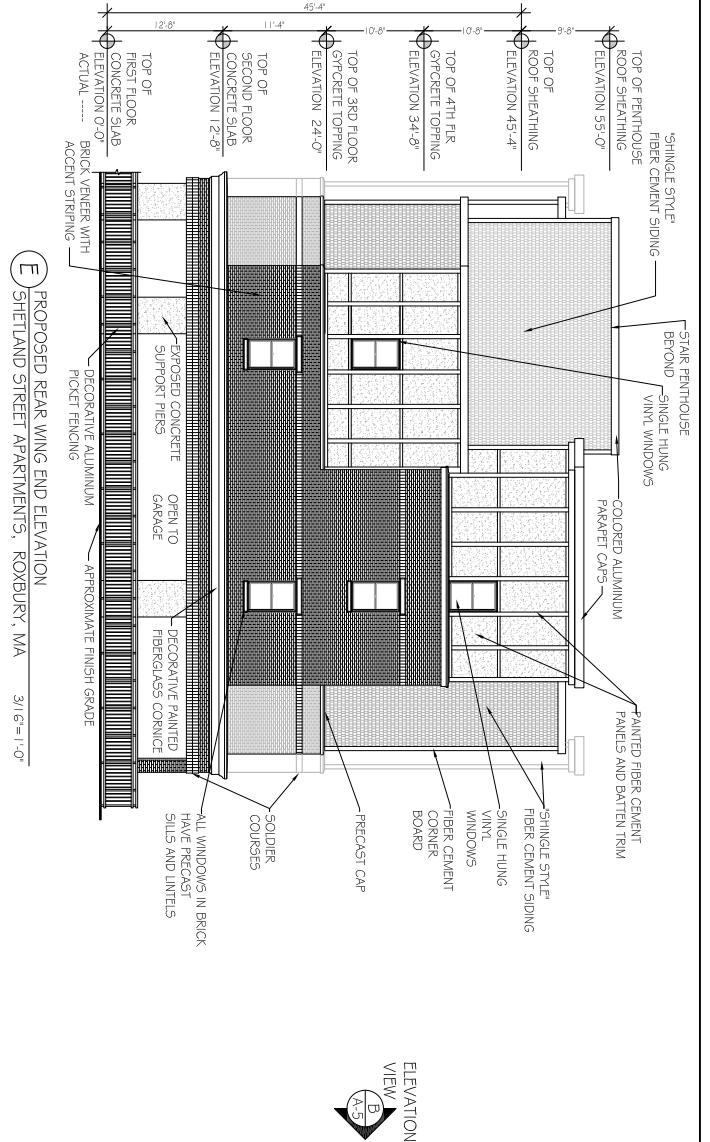
100% Design 90% Design 80% Design 70% Design 60% Design 50% Design 40% Design 30% Design 20% Design 10% Design Schematic Design Conceptual Design Preliminary Design Final Design Construction Administration Construction Management	100% Design 90% Design 80% Design 70% Design 60% Design 50% Design 40% Design 30% Design 20% Design 10% Design Schematic Design Conceptual Design Preliminary Design Final Design Construction Administration Construction Management
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PROPOSED BUILDING ELEVATIONS

Shetland Street Apartments Roxbury MA

EXHIBIT "13" - REAR AND LEFT WING ELEVATIONS

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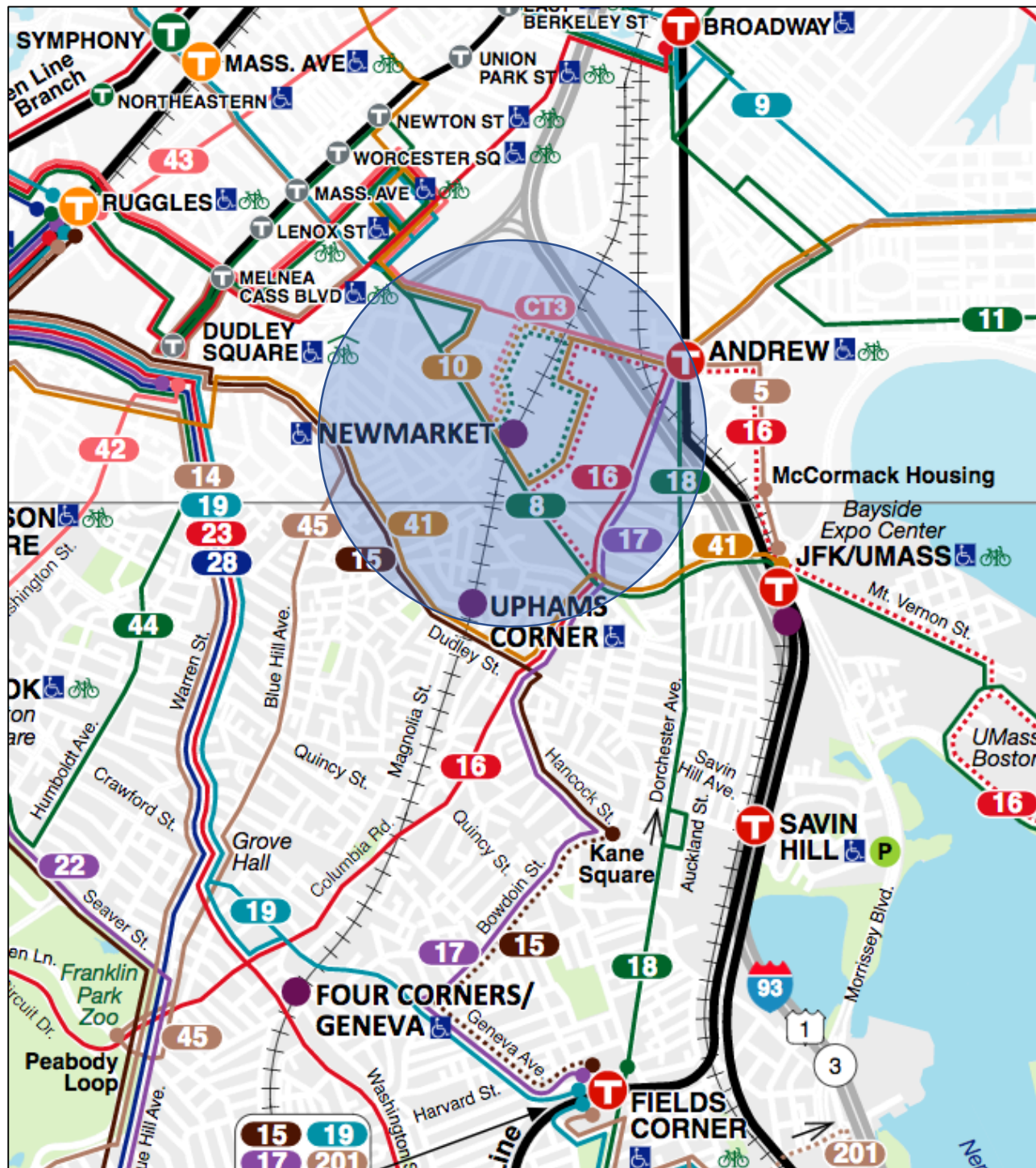


The Holland Companies
Owner / Developer 519 Albany Street, Suite 200 Boston, MA 02118
VMY Architects LLC ARCHITECTS/PLANNERS
188 Newham Street, Suite 200, Newton, MA 02464 (617) 595-1900 mark@vmyarchitects.com

APP. 10-16-14	Issued for Permit Approval
11-16-14	Issued for General Agreement Approval
12-16-14	Issued for Planning Permit
1-16-15	Issued for Construction
2-16-15	AS-BUILT Documentation

EXHIBIT "14"

PUBLIC TRANSPORTATION OPTIONS WITHIN 1 MILE RADIUS (20 MIN. WALKING DISTANCE)



LEGEND

- CT3 – Beth Israel Deaconess Medical Center Andrew Station via B.U. Medical Center
- 5 – City Point McCormack Housing via Andrew Station
- 8 – Harbor Point/UMass Kenmore Station via B.U. Medical Center & Dudley Station
- 10 – City Point Copley Square via Andrew Station & B.U. Medical Center
- 15 – Kane Square or Fields Corner Station Ruggles Station via Uphams Corner
- 16 – Red Line Rapid Transit
- 17 – Fields Corner Station Kenmore or Ruggles Station via Grove Hall & Dudley Station
- 18 – Ashmont Station Andrew Station via Fields Corner Station
- 41 – Centre & Eliot Streets JFK/UMass Station via Dudley Sta., Centre & Jackson Square Sta.

EXHIBIT “15” - ACCESSIBILITY CHECKLIST & EXHIBITS

Article 80 | ACCESSIBILITY CHECKLIST

Project Information

Project Name:	13 Shetland Street Residential Project
Project Address Primary:	13 Shetland Street, Roxbury, MA
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	George Morancy, Attorney, Adams & Morancy, P.C., gmorancy@admorlaw.com, 617-269-5800

Team Description

Owner / Developer:	Shetland Street, LLC
Architect:	VMY Architects, LLC – Mark Major
Engineer (building systems):	TBD
Sustainability / LEED:	VMY Architect, LLC – Mark Major
Permitting:	Adams & Morancy, P.C. – George Morancy
Construction Management:	The Holland Companies, 519 Albany Street, Boston, MA, 02118

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Article 80 | ACCESSIBLTY CHECKLIST

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Education
Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)	Lobby, mail/packages, leasing office, community room, public bathrooms, fitness room, mechanical/trash room, bicycle storage room, stairs, elevator		

What is the Construction Type – select most appropriate type?

<input checked="" type="checkbox"/> Wood Frame	Masonry	Steel Frame	<input checked="" type="checkbox"/> Concrete
--	---------	-------------	--

Describe the building?

– First floor concrete frame, Floors 2-4 wood frame

Site Area:	31,313 SF	Building Area:	49,693 SF
Building Height:	55'	Number of Stories:	4
First Floor Elevation:	At Grade	Are there below grade spaces:	No <i>** Parking & mechanical</i>

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

The surrounding neighborhood is a mix of commercial and light industrial uses, including seafood and other food wholesaling, with the immediate neighborhood consisting mainly of three-family dwelling buildings.

Article 80 | ACCESSIBILTY CHECKLIST

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

The project site is located within a 5-minute distance of the Newmarket Commuter Rail stop and within a 20-minute distance of the Andrew Square Red Line station, both being ADA compliant. The site is also proximate to 9 Silver Line/bus lines.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

The project site is located .2 mile from the Samuel W. Mason Elementary School. The nearest hospital is Boston Medical Center, located 1 mile away. The nearest public housing is Hampton House, for elderly and disabled individuals. It is located 1.2 miles away.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

The nearest are the BCYF Mason Pool at 159 Norfolk Avenue (.2 mile away), 1010 Massachusetts Avenue (.3 mile away), the Mason Elementary School (.2 mile, the Uphams Corner Branch Library at 500 Columbia Road (1.1 miles), and the Tierney Community Center at 125 Mercer Street (1.6 miles).

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

Sidewalks only.

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

Concrete sidewalks and granite curb in good condition.

Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

Sidewalks fronting the building site will be replaced.

Is the development site within a historic district? **If yes**, please identify.

No

Article 80 | ACCESSIBILITY CHECKLIST

Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of 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. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

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?

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

Yes
Neighborhood Connector
Frontage – 2'-0" Pedestrian – 8'-0" Furnishing – 5'-0"
Currently proposed materials are concrete sidewalk area and granite curbs. Furnishing areas are to have tree grates. Areas will be on both private property and City of Boston pedestrian rights-of-way.
N/A
No

Article 80 | ACCESSIBILITY CHECKLIST

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

52

What is the total number of accessible spaces provided at the development site?

3

Will any on street accessible parking spaces be required? **If yes,** has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No

Where is accessible visitor parking located?

Accessible parking will be provided within the on-site parking area.

Has a drop-off area been identified? **If yes,** will it be accessible?

Yes

Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

Please see attached plan.

Article 80 | ACCESSIBILTY CHECKLIST

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

All entryways are flush with grade.

Are the accessible entrance and the standard entrance integrated?

Yes.

If no above, what is the reason?

Will there be a roof deck or outdoor courtyard space? **If yes**, include diagram of the accessible route.

Yes, please see attached plans. Roof access is via elevator.

Has an accessible routes way-finding and signage package been developed? **If yes**, please describe.

All routes within the building and site are accessible.

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

57

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

57 rental units, of which 7 will be affordable IDP units.

How many accessible units are being proposed?

53 Group 1 units, including 3 for hearing-impaired persons, and 4 Group 2A units.

Please provide plan and diagram of the accessible units.

Please see attached.

How many accessible units will also be affordable? If none, please describe reason.

Undetermined at this time, but the Developer will agree to whatever is preferred by the City.

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility

No

Article 80 | ACCESSIBLTY CHECKLIST

impairments? Example: stairs at entry or step to balcony. **If yes**, please provide reason.

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

Did the Advisory Board vote to support this project? **If no**, what recommendations did the Advisory Board give to make this project more accessible?

	No
	N/A

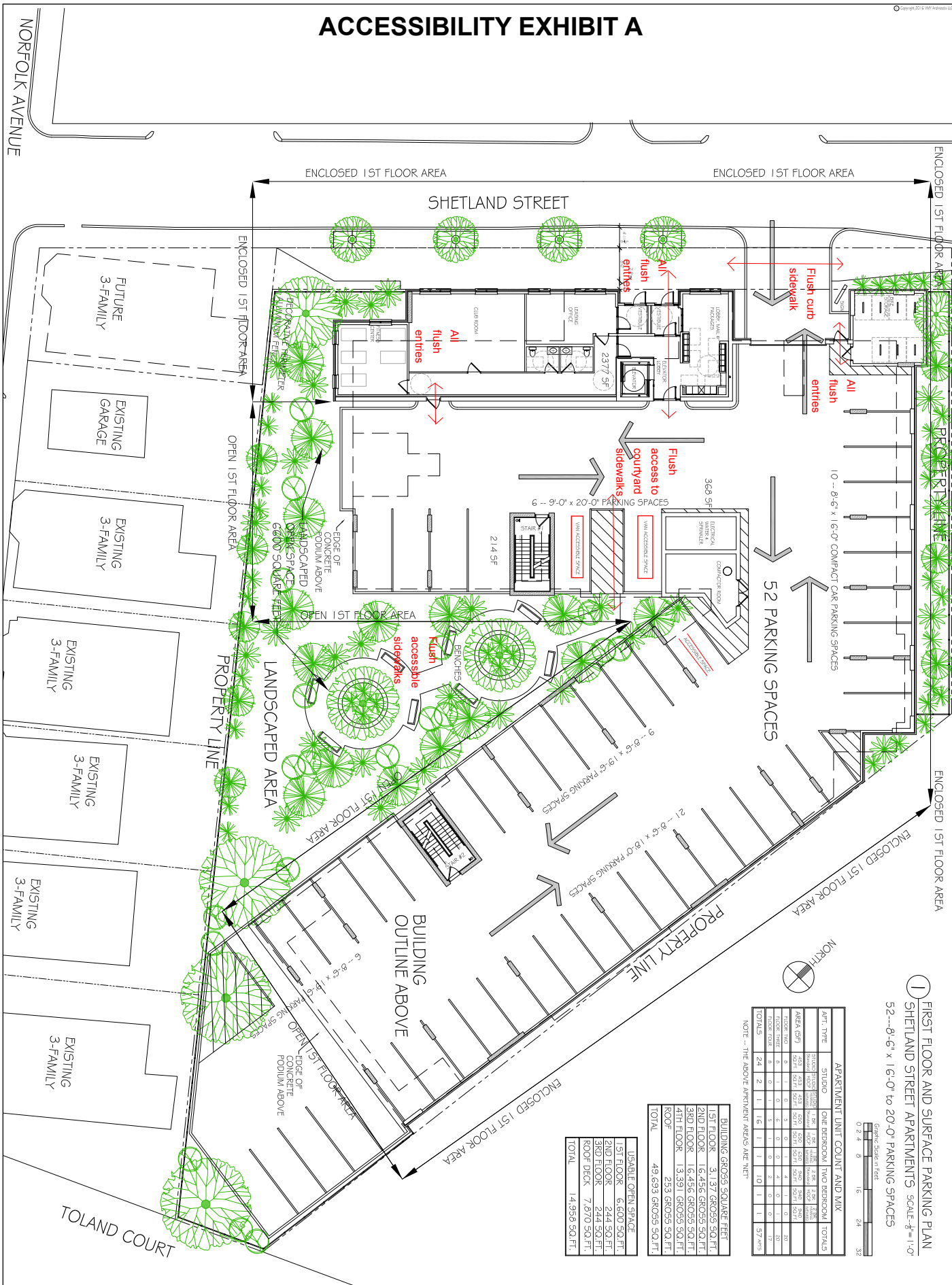
Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities

ACCESSIBILITY EXHIBIT A

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1 FIRST FLOOR AND SURFACE PARKING PLAN
 SHETLAND STREET APARTMENTS SCALE = 1/8" = 1'-0"
 52'-0" x 16'-0" x 20'-0" PARKING SPACES

Graphic Scale in Feet
 0 2 4 8 16 24 32

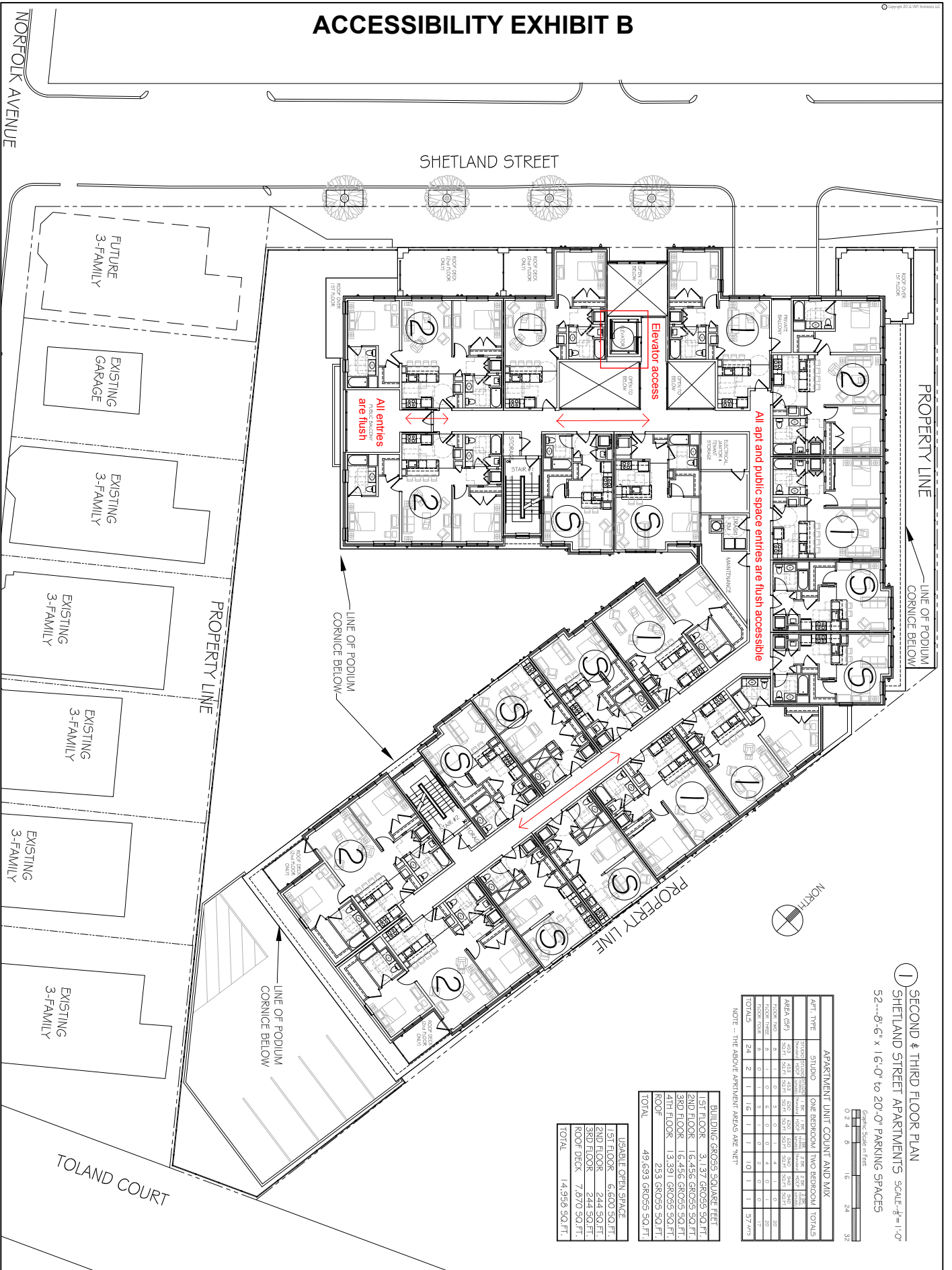
APT. TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM	TOTALS
STUDIO	10	0	0	10
ONE BEDROOM	0	10	0	10
TWO BEDROOM	0	0	10	10
TOTALS	10	10	10	30

BUILDING GROSS SQUARE FEET	USABLE OPEN SPACE
1ST FLOOR - 3,137 GROSS SQ. FT.	1ST FLOOR - 6,800 SQ. FT.
2ND FLOOR - 16,456 GROSS SQ. FT.	2ND FLOOR - 244 SQ. FT.
3RD FLOOR - 16,456 GROSS SQ. FT.	3RD FLOOR - 244 SQ. FT.
4TH FLOOR - 13,391 GROSS SQ. FT.	ROOF DECK - 7,670 SQ. FT.
ROOF - 253 GROSS SQ. FT.	ROOF DECK - 14,958 SQ. FT.
TOTAL - 49,493 GROSS SQ. FT.	TOTAL - 29,826 SQ. FT.

APARTMENT UNIT COUNT AND MIX	TOTALS
STUDIO	10
ONE BEDROOM	10
TWO BEDROOM	10
TOTALS	30

NOTE - THE ABOVE APARTMENT AREAS ARE NET

ACCESSIBILITY EXHIBIT B



① SECOND & THIRD FLOOR PLAN
 SHETLAND STREET APARTMENTS SCALE: 1/8" = 1'-0"
 52'-0" x 16'-0" TO 20'-0" PARKING SPACES

Graphic Scale in Feet: 0 2 4 8 16 24 32

APARTMENT UNIT COUNT AND MIX				
APT. TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM	TOTALS
STUDIO	1	1	1	3
ONE BEDROOM	1	1	1	3
TWO BEDROOM	1	1	1	3
TOTALS	3	3	3	9

NOTE: THE ABOVE APARTMENT AREAS ARE NET

BUILDING GROSS SQUARE FEET	
1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,456 GROSS SQ. FT.
3RD FLOOR	16,456 GROSS SQ. FT.
4TH FLOOR	13,391 GROSS SQ. FT.
ROOF	253 GROSS SQ. FT.
TOTAL	49,493 GROSS SQ. FT.

USABLE OPEN SPACE	
1ST FLOOR	6,800 SQ. FT.
2ND FLOOR	244 SQ. FT.
3RD FLOOR	244 SQ. FT.
ROOF DECK	7,670 SQ. FT.
TOTAL	14,958 SQ. FT.

ACCESSIBILITY EXHIBIT C

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1 ROOF PLAN
 SHETLAND STREET APARTMENTS SCALE = 1/8" = 1'-0"
 52'-0" x 16'-0" TO 20'-0" PARKING SPACES

Graphic Scale in Feet
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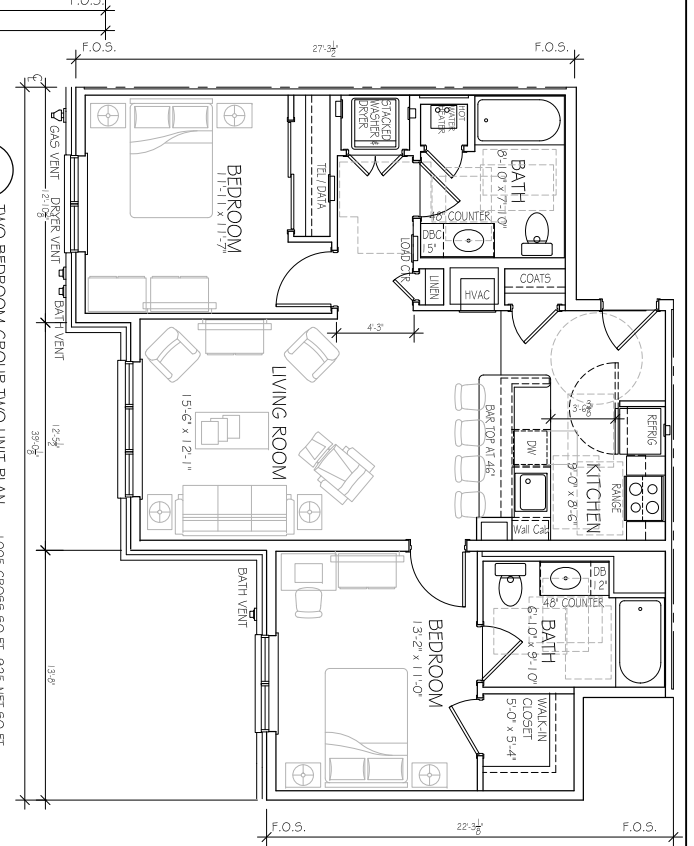
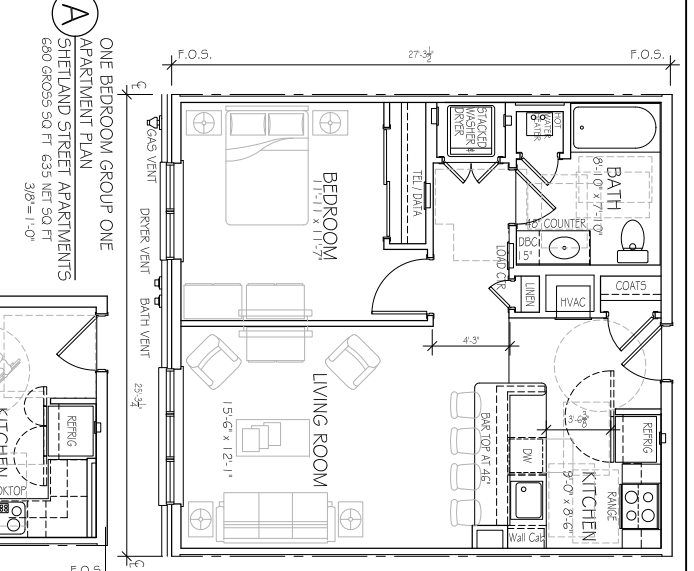
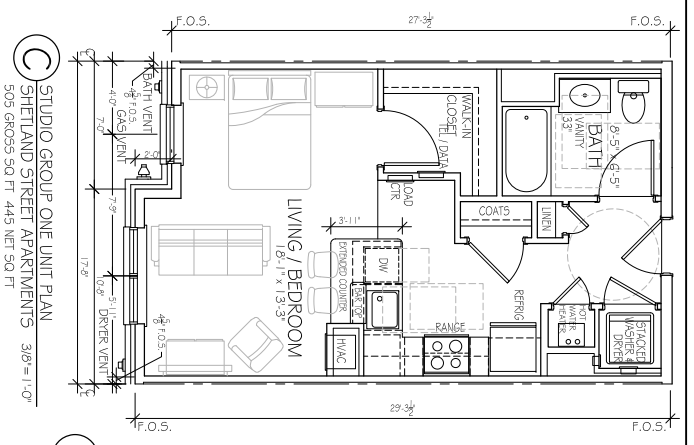
APARTMENT UNIT COUNT AND MIX	
APT. TYPE	STUDIO ONE BEDROOM TWO BEDROOM TOTALS
STUDIO	16 10 28
ONE BEDROOM	10 10 20
TWO BEDROOM	10 10 20
TOTALS	24 20 44

BUILDING GROSS SQUARE FEET	
1ST FLOOR	3,137 GROSS SQ. FT.
2ND FLOOR	16,456 GROSS SQ. FT.
3RD FLOOR	16,456 GROSS SQ. FT.
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ROOF	253 GROSS SQ. FT.
TOTAL	49,493 GROSS SQ. FT.

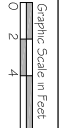
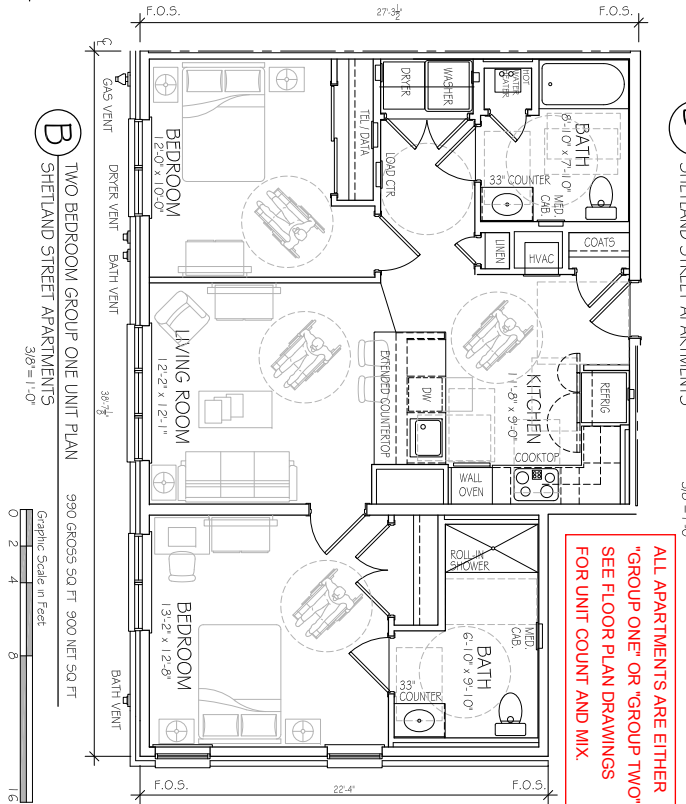
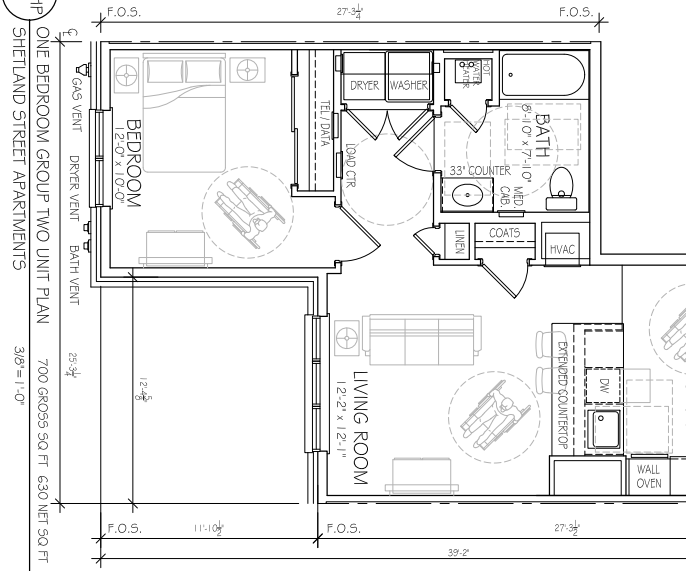
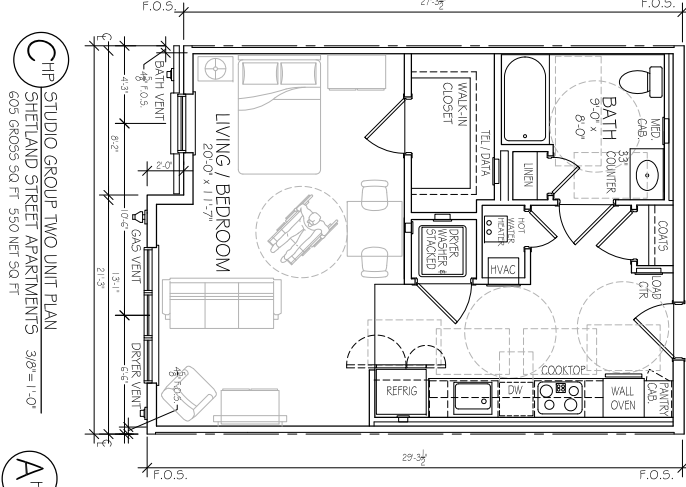
USABLE OPEN SPACE	
1ST FLOOR	6,800 SQ. FT.
2ND FLOOR	244 SQ. FT.
3RD FLOOR	244 SQ. FT.
ROOF DECK	7,870 SQ. FT.
TOTAL	14,958 SQ. FT.

ACCESSIBILITY EXHIBIT D

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ALL APARTMENTS ARE EITHER "GROUP ONE" OR "GROUP TWO". SEE FLOOR PLAN DRAWINGS FOR UNIT COUNT AND MIX.



A-4

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 (617) 597-1900 mark@vmyarchitects.com

10/20/2017, based on Design Approval
 - Based on Permit Submittal Approval
 - Based on Building Dept. Approval
 - Based on Registration
 - Based on Building Dept. Approval
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