



152 Liverpool Street East Boston

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

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

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Project Summary

Project Team

Developer and Applicant

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Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
245 Sumner Street, Suite 110
East Boston, MA 02128
Tel. 617-207-1190
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Architecture:

Dartagnan Brown, AIA
Embarc Studio, LLC
60 K Street
Boston, MA 02127
Tel. 617-766-8330
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Surveyor

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

Project Summary

Project Summary

The Proposed Project consists of the re-development of a 6,074 square-foot commercial site located at 152 Liverpool Street in the Central Square section of East Boston and used for auto repair. The project would involve the construction of a new five story mixed use building, containing twenty three (23) residential units, one (1) commercial unit, and nine (9) accessory off-street parking spaces located in the building's at grade garage. The garage will be entered and exited via Liverpool Street, which has access to Central Square and Meridian Street.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Central Square Section of East Boston along with a retail space, which will service the immediate neighborhood. Further, the location has public transportation access to the MBTA's Maverick Blue Line Rapid Transit station, the Proposed Project will provide an additional unique high density housing with retail for the area.

In planning the building, great care was given to respecting the abutting properties and ongoing projects, which share boundaries with the Site as well as modifications made during the community outreach process with direct Abutters and East Boston Main Streets—which have expressed support for the project. As a result, the proposed building has been designed and scaled to compliment other current and future potential developments around Central Square and the surrounding streets including Border and Meridian Streets, and the proximity to public transportation.

Community Benefits

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

- The creation of twenty three (23) new residential units, including upto three (3) units subject to the City of Boston Inclusionary Development Policy (“IDP”);
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than fifty (30) construction jobs over the length of the project; and

Detailed Project Information Cont.

Project Description

The Project Site includes 6,074 Ft² of land area, comprising the parcel situated at 152 Liverpool Street, East Boston. The City of Boston Assessor's Parcel Number is 0104421000

The Parcel is the site of an existing auto repair facility

Proposed Program, Data and Dimensions

Lot Area: 6,074 Ft²

Maximum Building Height/Stories: 57.5 feet (5 stories)

Number of Residential Units Proposed: 23

Total Building Square Footage: 22,740Ft²

Floor Area Ratio: 3.62:1

Parking Spaces: 9 (1 Handicap, 3 full size; 5 compact)

Design Approach

The Proposed Project would consist of a new six story building. The at grade floor will contain 3,210 +/- square feet of an enclosed parking garage intending to accommodate the needs of the building's residents through the provision of 9 parking spaces and bicycle racks. In addition, there will be 1,910 square feet of retail space that will be designed as a café concept. Floors two through five will contain 23 total residential units, with a mix of ten (10) one bedroom (606 s.f. average), twelve (12) two bedroom (872 s.f, average) units, and one (1) three bedroom consisting of 1,200 square feet. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, storage.

The building's massing is derived from an assessment of it's site context and urban conditions. A mix of hardi board, metal panels and other design elements which are consistent with the design standards set forth by the BPDA will provide a strong identity along Maverick Street, and serve to have the building become a focal point. The design will present a unique appearance as it relates to it's immediate context and will serve as a compelling precedent for the area's future development.

Traffic, Parking and Access

The project's 9 on-site parking spaces will be accessed via a single entrance on Liverpool Street, which is two way street leading to Central Square where Meridian and Border Street intersects. Vehicles will both enter and discharge from the garage on the right side of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

Detailed Project Information Cont.

Anticipated Permits and Approvals

Boston Redevelopment Authority

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

Boston Water and Sewer Commission

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

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

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

Boston Conservation Commission

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

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

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

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 Feet
Minimum Lot Size:	None
Minimum Lot Area / Add'l Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	None
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	None
Minimum Rear Yard Setback:	20 feet
Parking:	2.0 Spaces Per Unit (10+ Units)

Proposed Design

Use:	Multifamily / Retail
Units:	23 residential / 1 Commercial
Lot Area:	6,074
Lot Width:	88 Ft
Lot Frontage:	88 Ft
Floor Area Ratio:	3.62:1
Maximum Building Height: Building Height (stories):	57' 6"
Usable Open Space:	740+/- Ft ² (including balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	0'
Rear Yard Setback:	0'

Off-Street Parking Requirements:	9 Spaces Total 9 Spaces (5 Compact, 1 HP, 4 full)
----------------------------------	--

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 1st to 6th floor.

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

The building will be a residential building with interior garage:

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

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

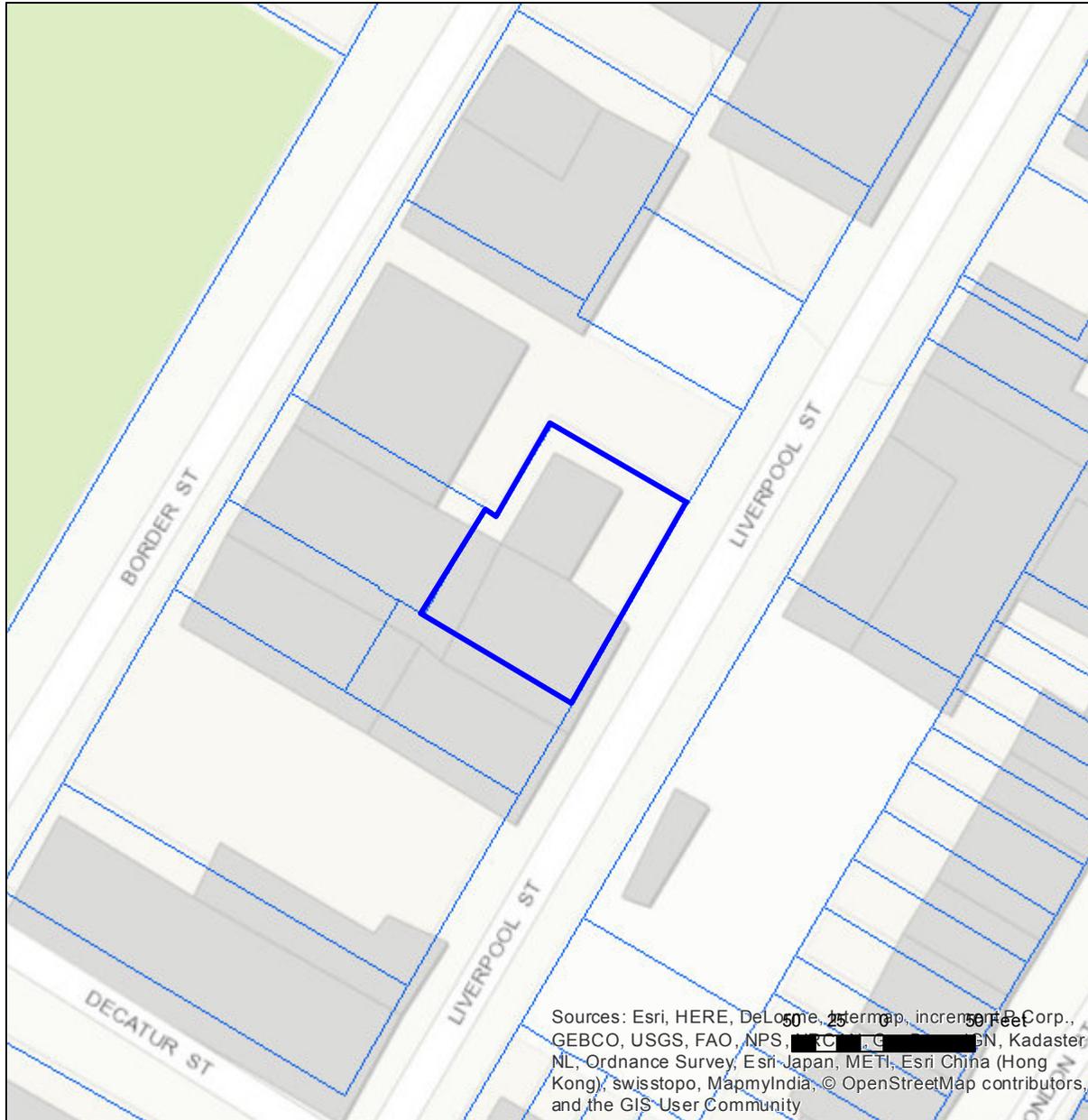
- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Neighboring Transit Locations
Exhibit 6:	Existing Liverpool Street Perspective
Exhibit 7:	Unit Schedule
Exhibit 8:	Existing Conditions Survey & Site Plan
Exhibit 9:	Ground/Garage Plan
Exhibit 10:	1st Floor Plan
Exhibit 11:	2 nd , 3 rd and 4 th and 5 th Floor Plan
Exhibit 12:	6th Floor Plan
Exhibit 15:	Front Elevation
Exhibit 16:	Rear Elevation
Exhibit 17:	Left and Right Side Elevation
Exhibit 18:	Rendering – Liverpool Street Perspective
Exhibit 19:	Proposed View in Context
Exhibit 20:	Examples of Building Materials and Design
Exhibit 21:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 22:	Streetscape
Exhibit 23:	Exterior Bicycle Racks
Exhibit 24:	BPDA Accessibility Checklist

152 Liverpool

September 20, 2017



Parcel ID: 0105421000
Address: 152 154 LIVERPOOL ST
Zipcode: 02128
Owner: ZACCHEO JOHN
Land Use: Commercial
Lot Size: 6,076.00 sq ft
Living Area: 5,642.00 sq ft
Total Value: \$442,000.00
Land Value: \$226,600.00
Building Value: \$215,400.00
Gross Tax: \$11,213.54



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

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Sources: Esri, HERE, DeLorme, Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
50 Feet



Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

July 17, 2017

Location: 152-154 LIVERPOOL ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: CC
Appl. # : ERT725771
Date Filed: June 28, 2017
Purpose: Erect a mixed-use building with 25 residential units and 1 retail space with parking for 9 vehicles.

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 25 Sec. 5	Flood Hazard Districts	
Art. 53 Sec. 12	Floor area ratio excessive	
Art. 53 Sec. 12 *	Height Excessive	
Art. 53 Sec. 12 **	Rear Yard insufficient	
Art. 53 Sec. 56	Off street parking insufficient	
Art. 53, Section 12 **	Dimensional Regulations	Usable Open Space insufficient
Art. 53, Section 56 * **	Off-Street Loading Insufficient	

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Luis Santana
(617)961-3286
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.







VIEW 1 LOOKING NORTH ON LIVERPOOL STREET AT EXISTING TWO-STORY STRUCTURE



VIEW 2 LOOKING ACROSS LIVERPOOL STREET



VIEW 3 LOOKING SOUTH ON LIVERPOOL STREET



Call 311
Parking 2 Hour Limit
No Stopping
No Standing

BOND

ST. JOHN'S UNIVERSITY
ST. JOHN'S UNIVERSITY
ST. JOHN'S UNIVERSITY
ST. JOHN'S UNIVERSITY





NO PARKING
ANYTIME
ANY DAY



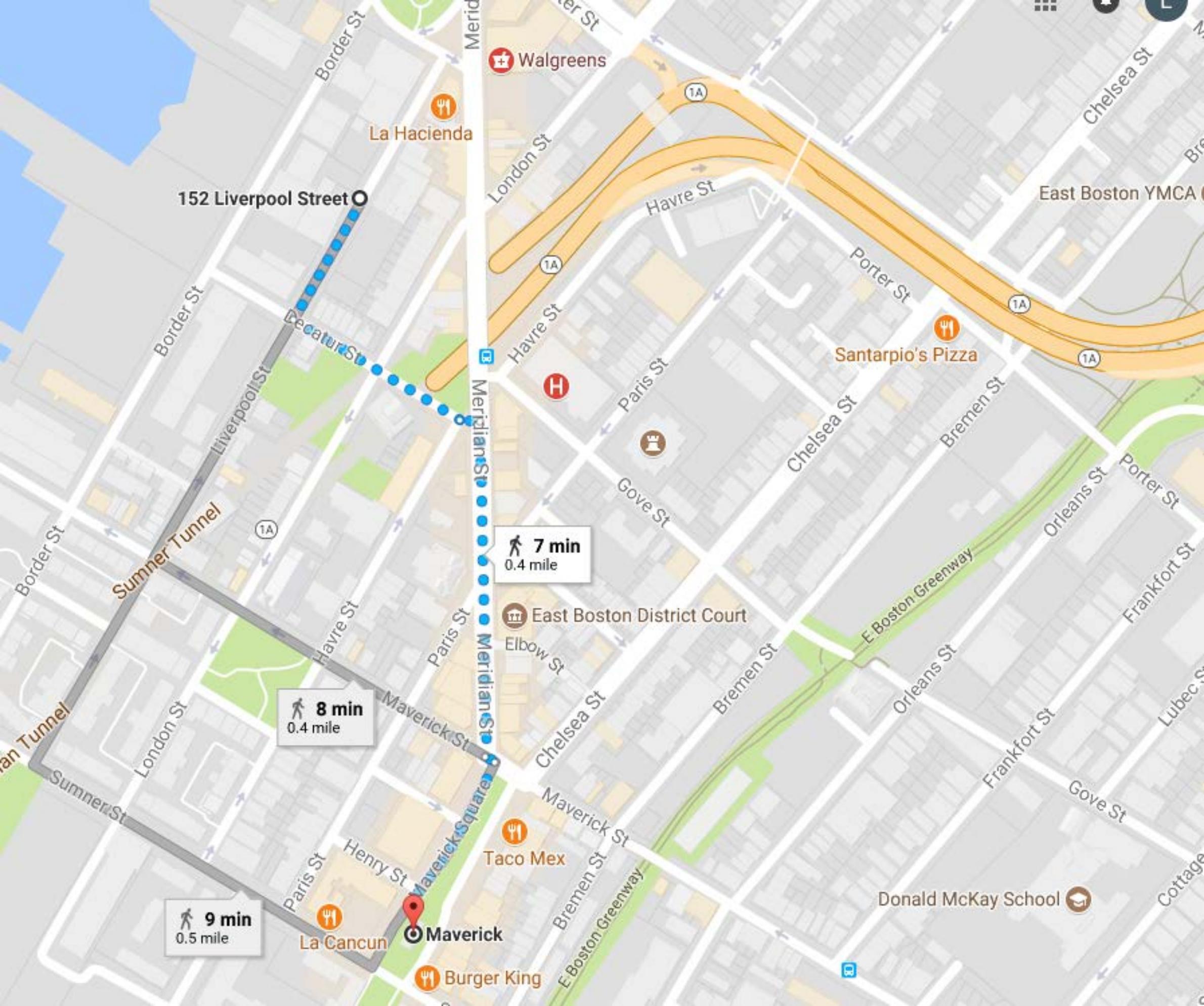
Liverpool St

Liverpool St

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LEAD-PAINT
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PROTECTION





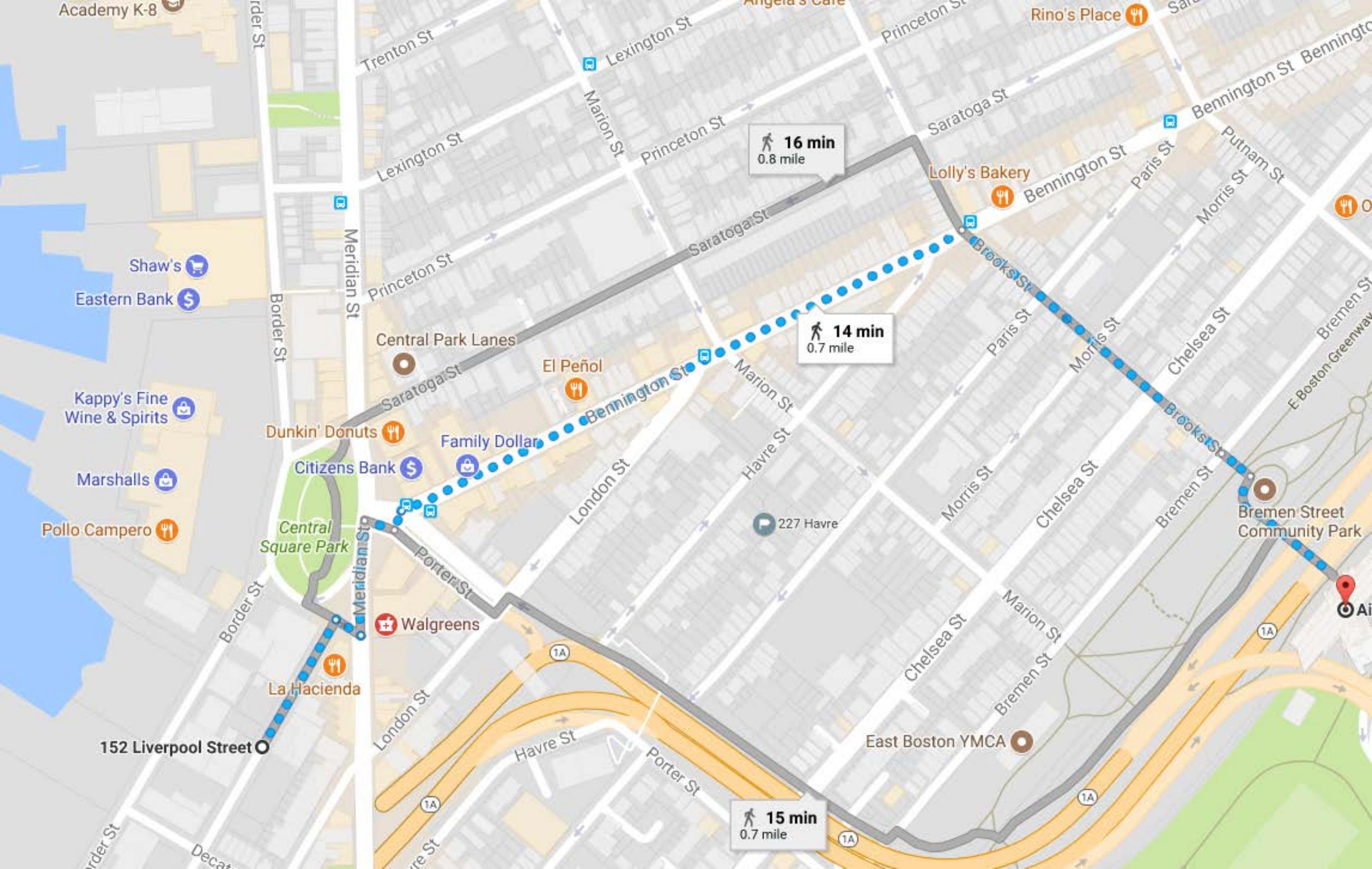
152 Liverpool Street

 **7 min**
0.4 mile

 **8 min**
0.4 mile

 **9 min**
0.5 mile

 **Maverick**



16 min
0.8 mile

14 min
0.7 mile

15 min
0.7 mile

152 Liverpool Street

Central Square Park

Dunkin' Donuts

Family Dollar

Citizens Bank

El Peñol

Central Park Lanes

Lolly's Bakery

Rino's Place

Bremen Street Community Park

East Boston YMCA

227 Havre

Shaw's

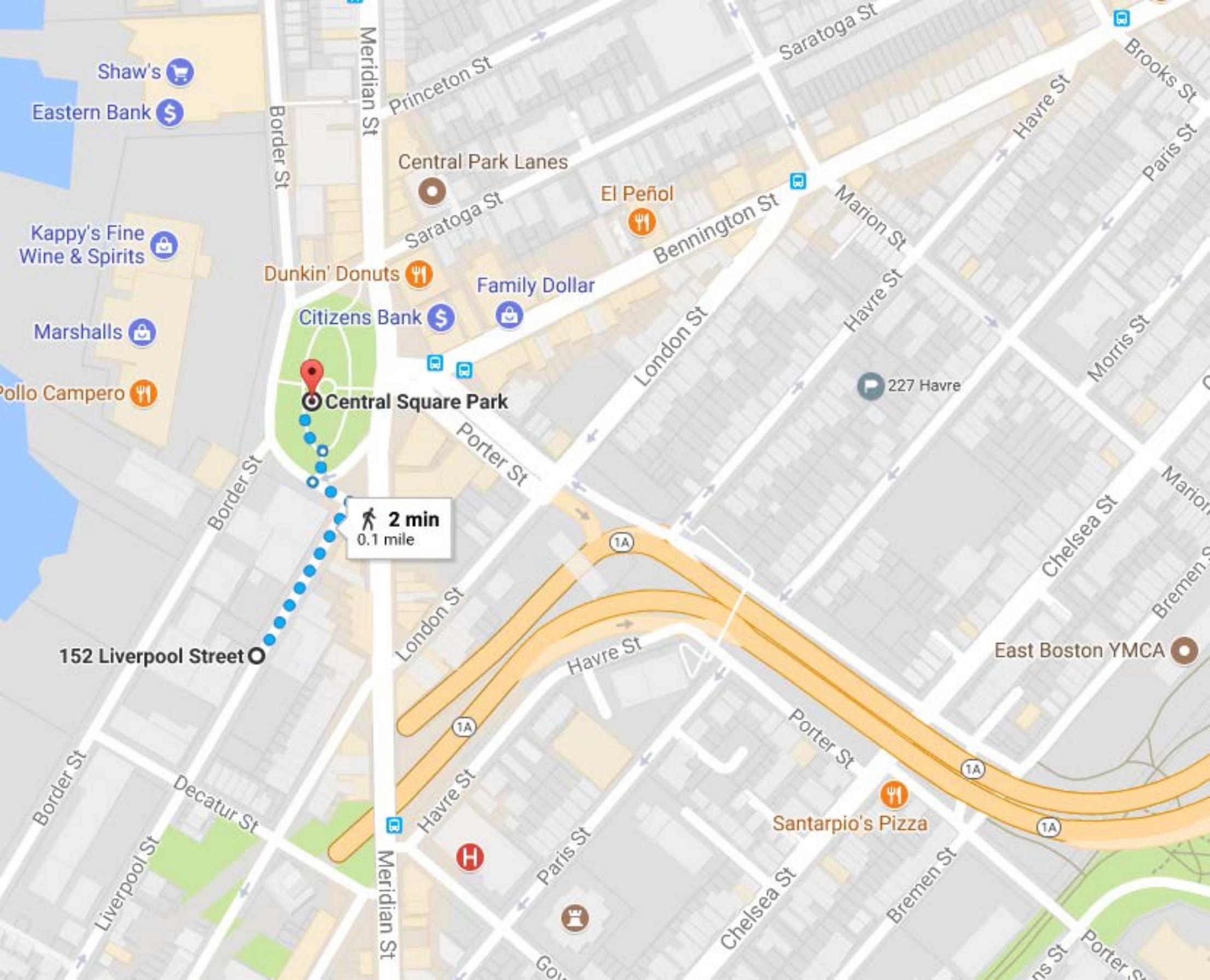
Eastern Bank

Kappy's Fine Wine & Spirits

Marshalls

Pollo Campero

Academy K-8



Shaw's
Eastern Bank

Kappy's Fine Wine & Spirits

Marshalls

Pollo Campero

Dunkin' Donuts

Family Dollar

Citizens Bank

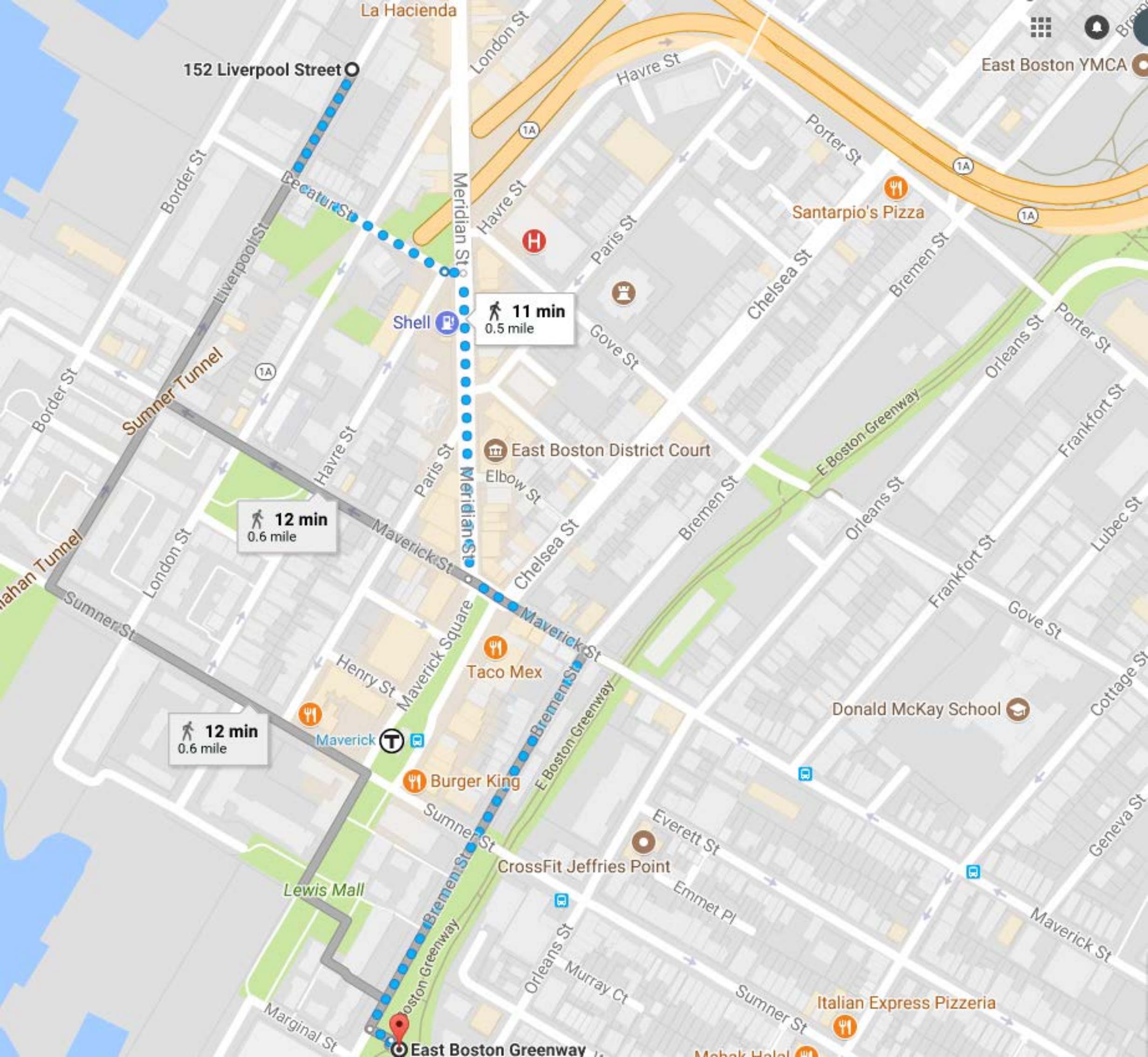
Central Square Park

2 min
0.1 mile

152 Liverpool Street

Santarpio's Pizza

East Boston YMCA



152 Liverpool Street

11 min
0.5 mile

12 min
0.6 mile

12 min
0.6 mile

La Hacienda

East Boston YMCA

Santarpio's Pizza

East Boston District Court

Taco Mex

Burger King

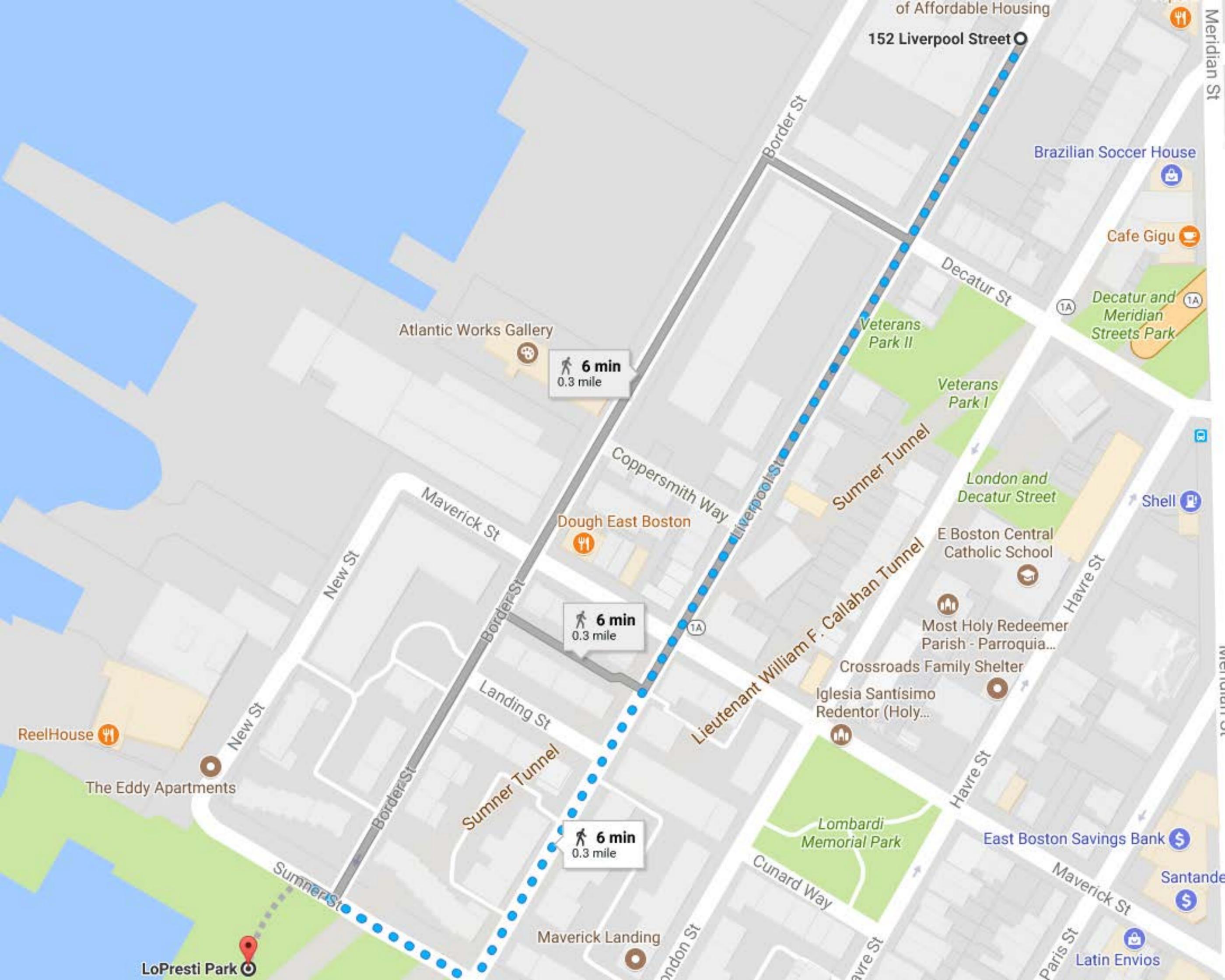
CrossFit Jeffries Point

Donald McKay School

Lewis Mall

Italian Express Pizzeria

East Boston Greenway



of Affordable Housing
152 Liverpool Street

Atlantic Works Gallery

6 min
0.3 mile

Dough East Boston

6 min
0.3 mile

6 min
0.3 mile

Maverick Landing

ReelHouse

The Eddy Apartments

LoPresti Park

Lombardi Memorial Park

Veterans Park II

Veterans Park I

London and Decatur Street

Decatur and Meridian Streets Park

Iglesia Santisimo Redentor (Holy...)

Crossroads Family Shelter

Most Holy Redeemer Parish - Parroquia...

E Boston Central Catholic School

East Boston Savings Bank

Santander

Latin Envios

Cafe Gigu

Brazilian Soccer House

Shell

EMBARC

152 LIVERPOOL STREET, EAST BOSTON

PROGRAM AREAS

FEBRUARY 22, 2018

GROSS SQUARE FEET (GSF)

	SELLABLE RENTABLE (GSF)		COMMON (GSF)	
		GSF		GSF
GROUND FLOOR	RETAIL	1,910	LOBBY STAIRS UTILITIES PARKING	790 3,210
FLOOR SUBTOTAL		1,910		4,000
SECOND FLOOR	RESIDENTIAL	4,570	HALL STAIRS	620
	UNIT 201	980	2 BR	
	UNIT 202	620	1 BR	
	UNIT 203	770	2 BR	
	UNIT 204	600	1 BR	
	UNIT 205	600	1 BR	
	UNIT 206	1,000	2 BR	
FLOOR SUBTOTAL		4,570		620
THIRD FLOOR	RESIDENTIAL	4,640	HALL STAIRS	560
	UNIT 301	990	2 BR	
	UNIT 302	620	1 BR	
	UNIT 303	780	2 BR	
	UNIT 304	600	1 BR	
	UNIT 305	600	1 BR	
	UNIT 306	1,050	2 BR	
FLOOR SUBTOTAL		4,640		560
FOURTH FLOOR	RESIDENTIAL	4,310	HALL STAIRS	570
	UNIT 401	820	2 BR	
	UNIT 402	620	1 BR	
	UNIT 403	780	2 BR	
	UNIT 404	600	1 BR	
	UNIT 405	600	1 BR	
	UNIT 406	890	2 BR	
FLOOR SUBTOTAL		4,310		570
FIFTH FLOOR	RESIDENTIAL	4,200	HALL STAIRS	570
	UNIT 501	800	2 BR	
	UNIT 502	600	1 BR	
	UNIT 503	780	2 BR	
	UNIT 504	1,200	3 BR	
	UNIT 505	820	2 BR	
FLOOR SUBTOTAL		4,200		570
RETAIL RENTABLE GSF		1,910	COMMON AREA (NO PARKING)	3,110
RESIDENTIAL RENTABLE GSF		17,720		

FLOOR AREA	
GROUND FLOOR (NO PARKING)	2,700
SECOND FLOOR	5,190
THIRD FLOOR	5,200
FOURTH FLOOR	4,880
FIFTH FLOOR	4,770
TOTAL BUILDING GSF*	22,740
ADJUSTED FLOOR AREA**	22,000
SITE AREA	6,074
FAR	3.62
GROUND FLOOR PARKING	3,210
TOTAL GSF (PARKING)	25,950

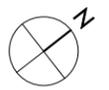
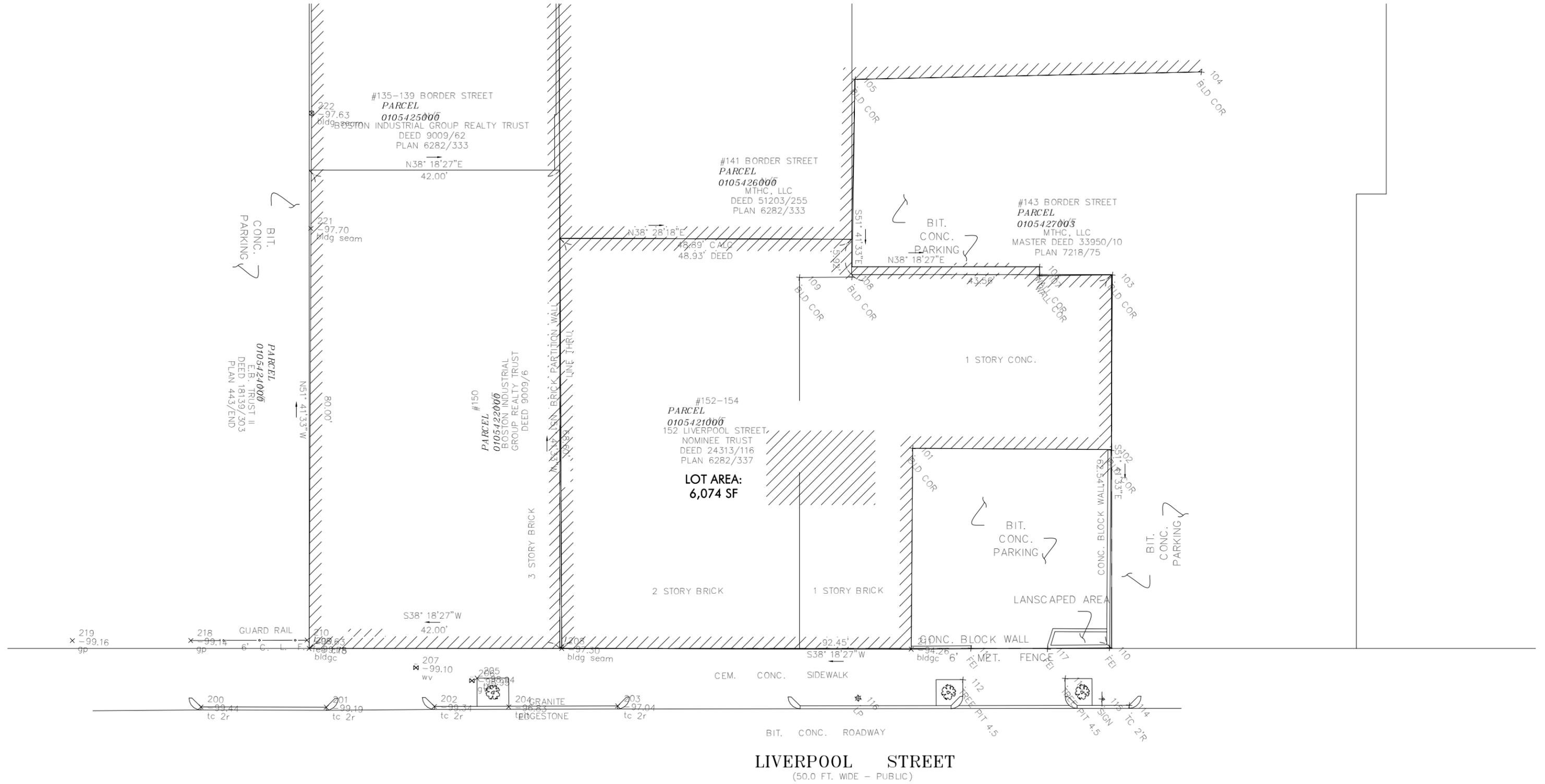
UNITS PROPOSED	23
PARKING SPACES PROPOSED	9
PARKING/UNIT RATIO	0.39

UNIT MIX	TOTAL	PERCENT	AVERAGE AREA
1 BR	10	43%	606
2 BR	12	52%	872
3BR	1	4%	1,200
TOTAL UNIT COUNT	23		770

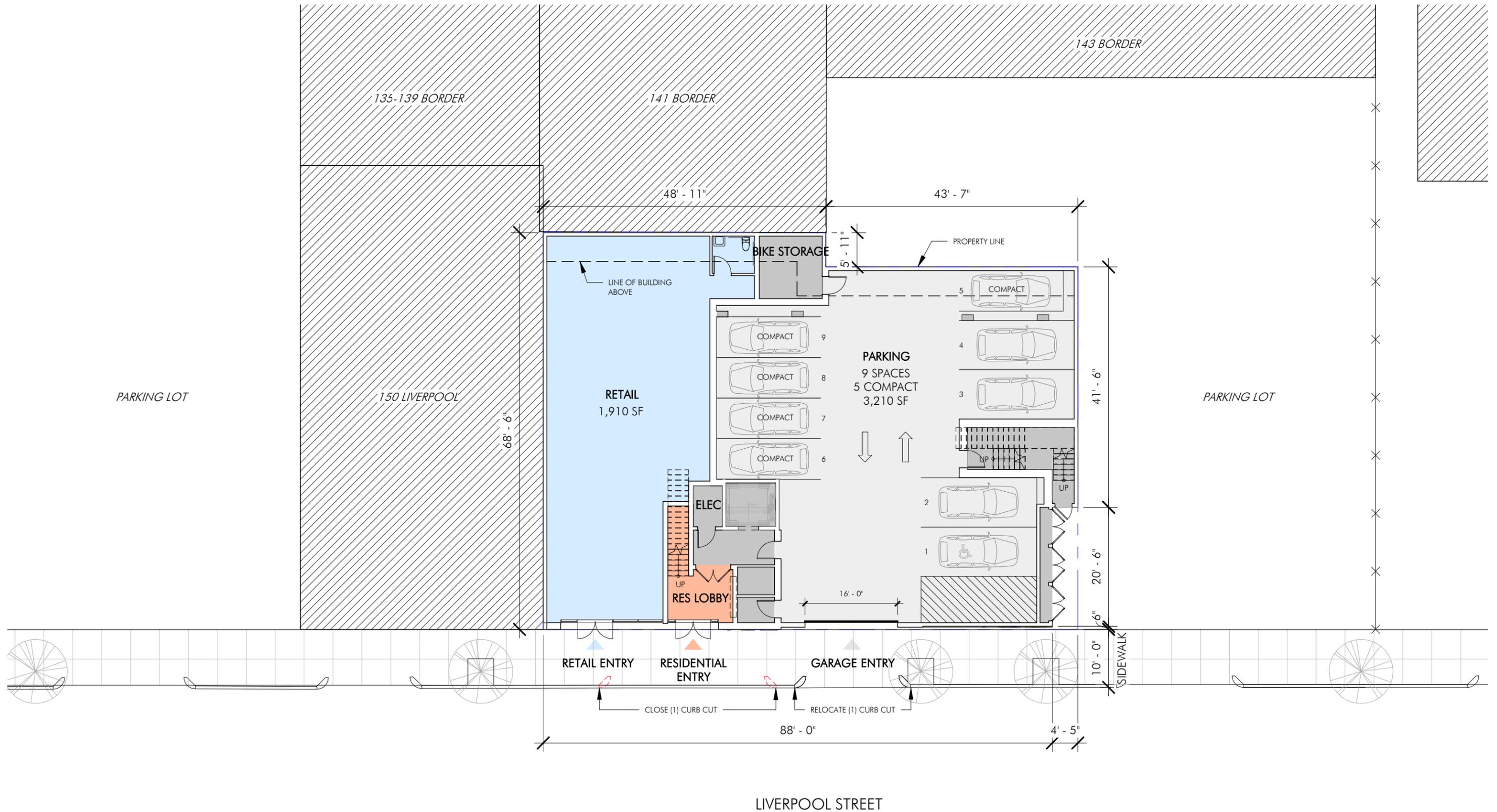
*GSF measured to outside face of exterior walls, centerline of party walls and demising walls, excludes parking

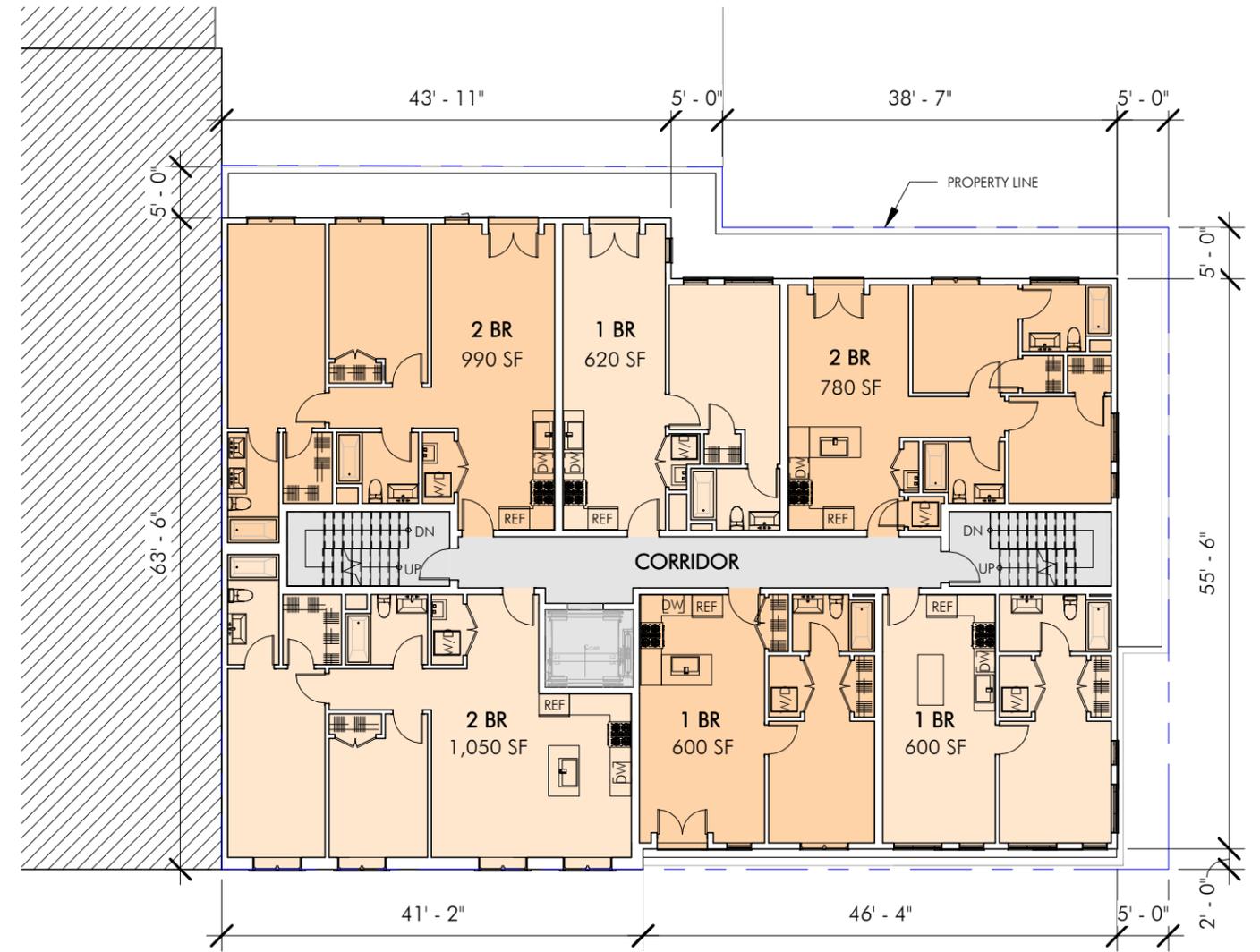
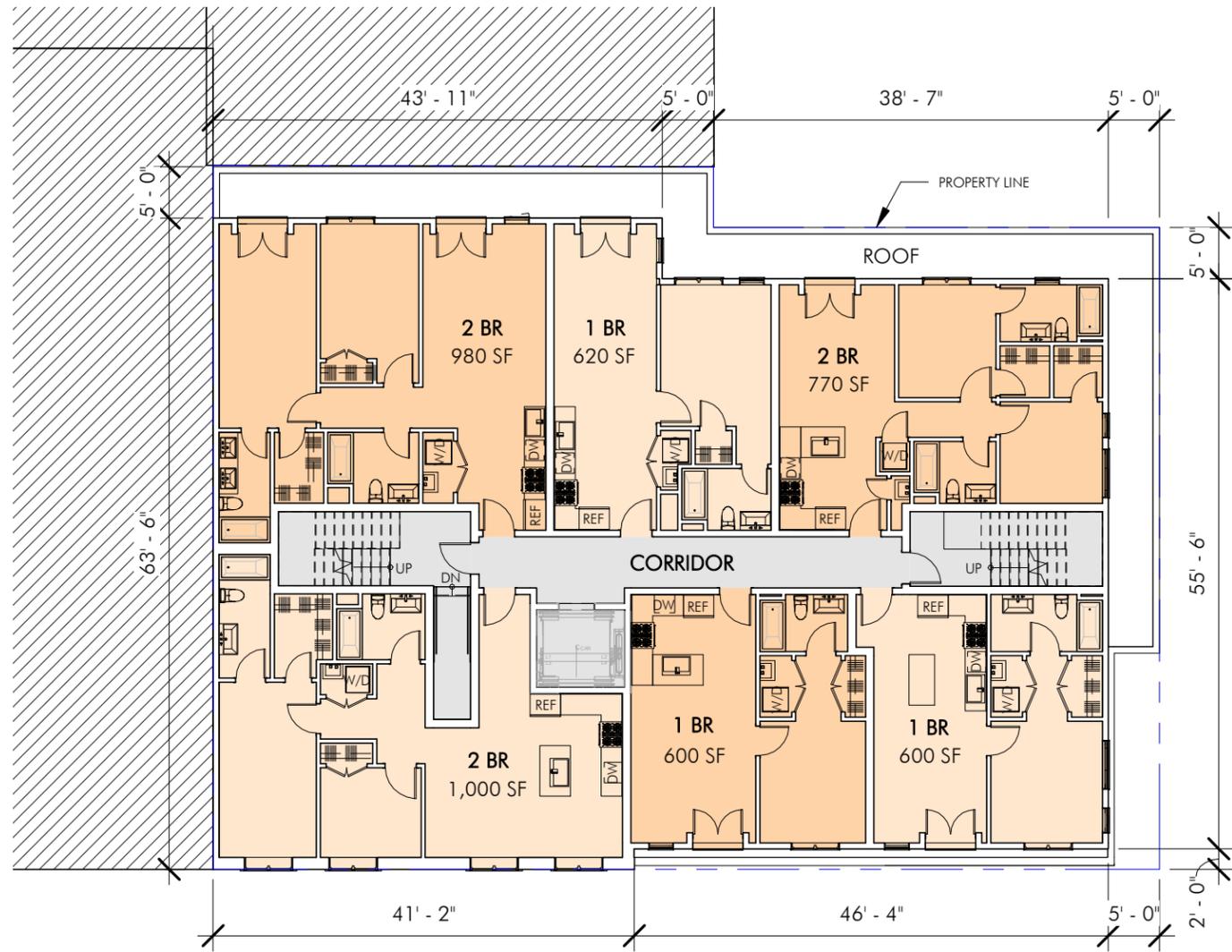
**FAR measurements excludes areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities

Measurements are based on initial field visit, subject to full set of measurements



1/16" = 1'-0"

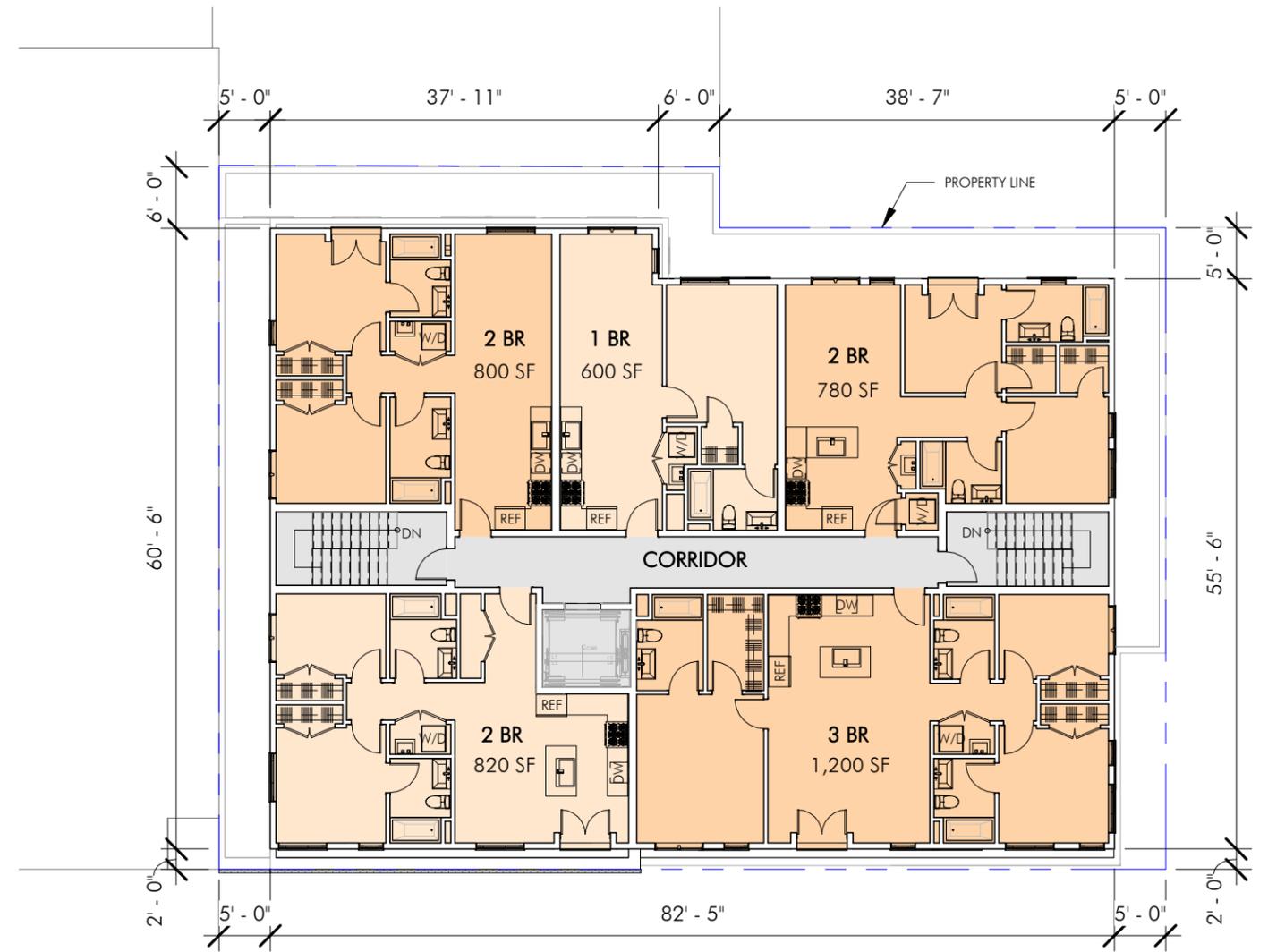
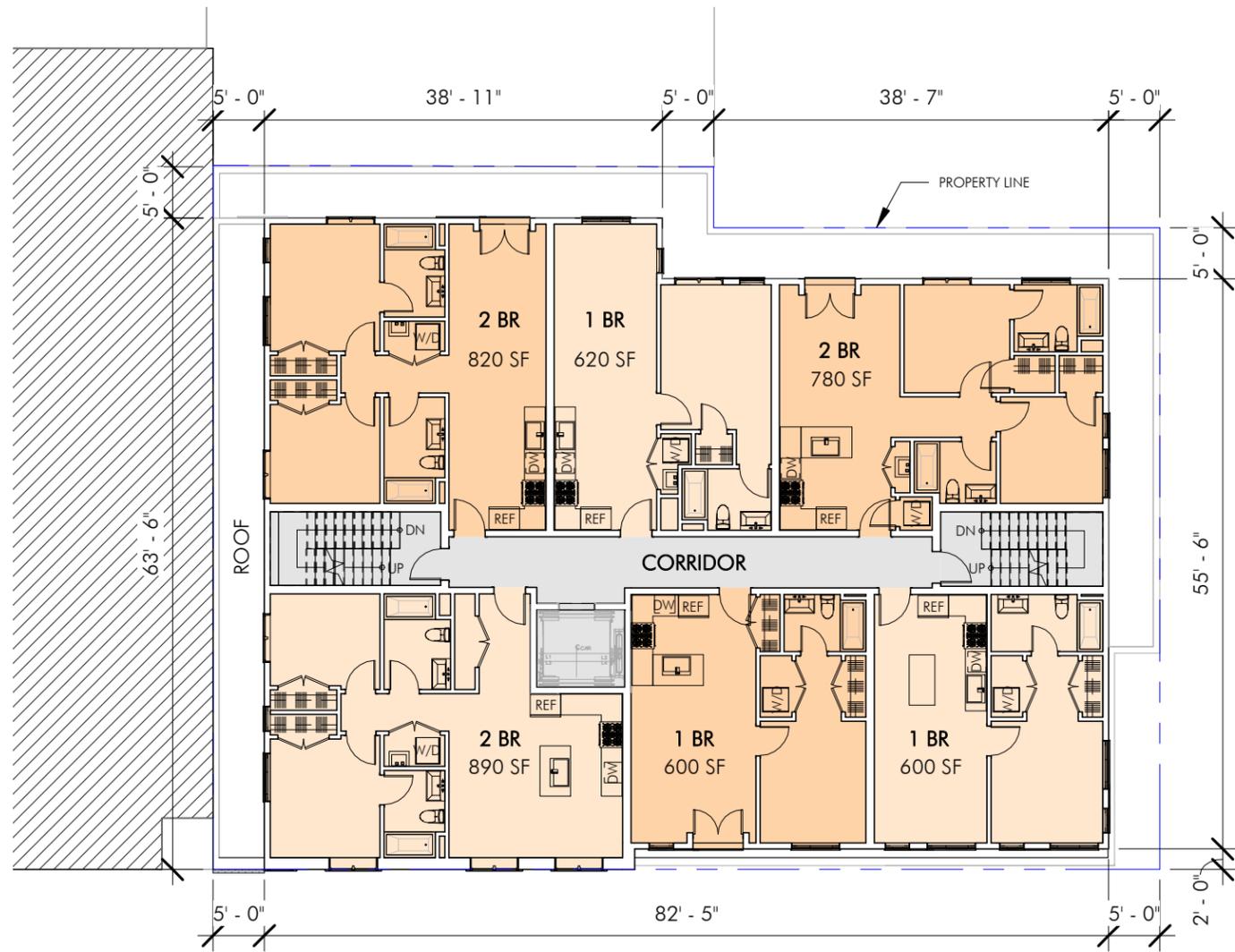




1 SECOND FLOOR PLAN
1/16" = 1'-0"

2 THIRD FLOOR PLAN
1/16" = 1'-0"



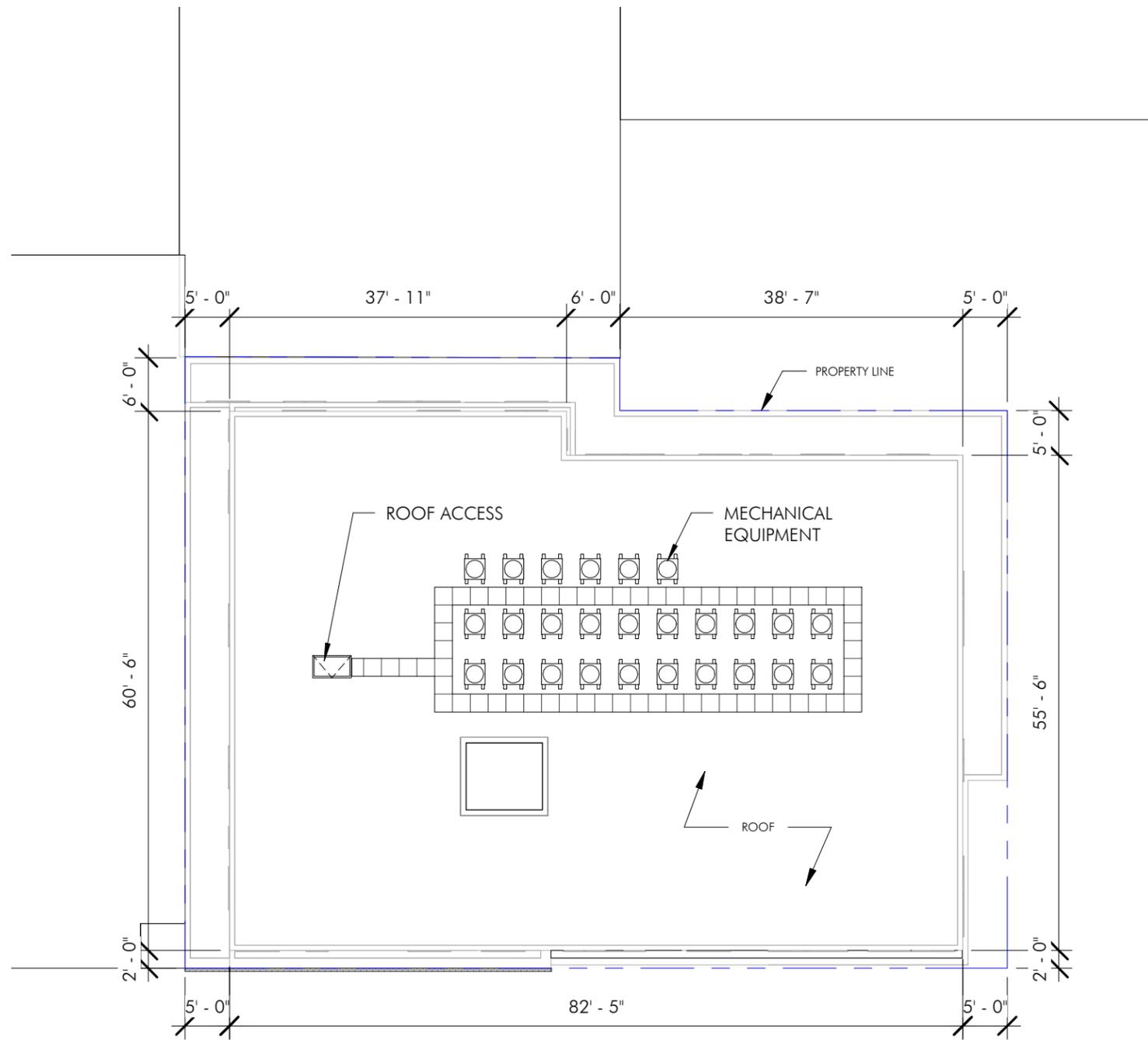


1 FOURTH FLOOR PLAN
1/16" = 1'-0"

2 FIFTH FLOOR PLAN
1/16" = 1'-0"



1/16" = 1'-0"

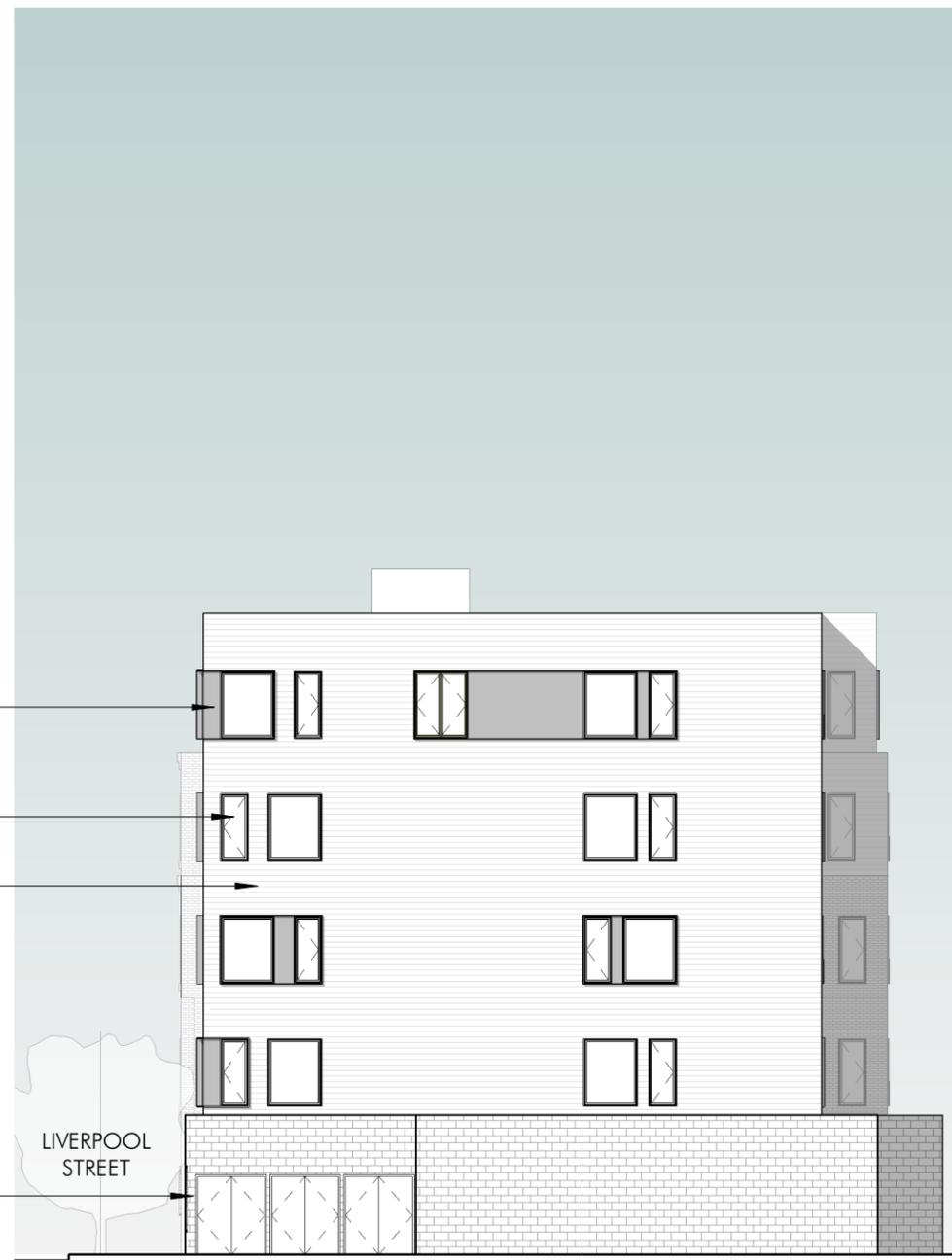


1 ROOF PLAN
1/16" = 1'-0"

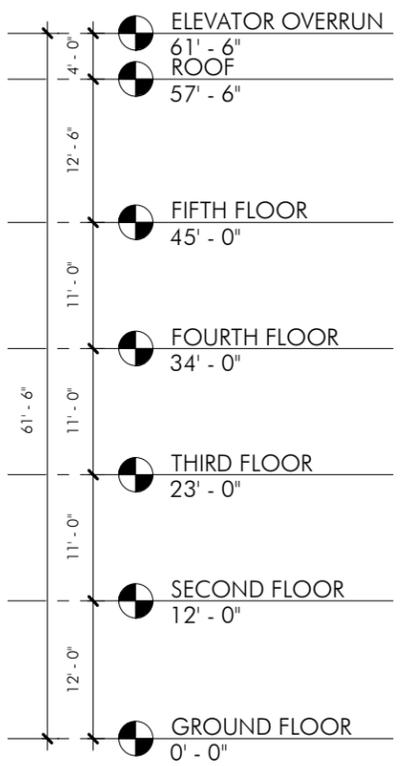
1/16" = 1'-0"



1 LIVERPOOL STREET ELEVATION
1/16" = 1'-0"

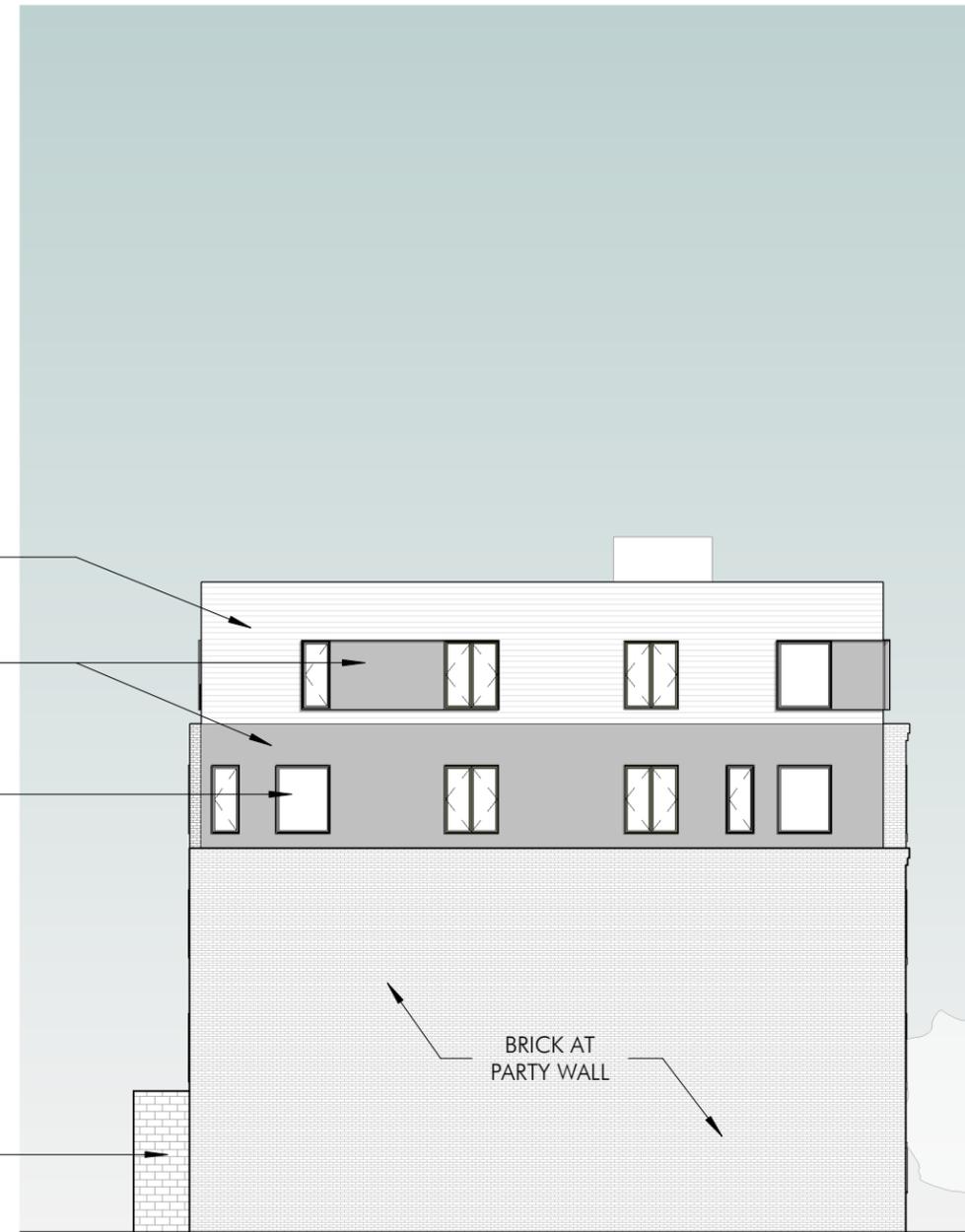


2 NORTH ELEVATION
1/16" = 1'-0"





- FIBER CEMENT CLAPBOARD 6" EXPOSURE
- FIBER CEMENT PANEL
- GLASS GUARDRAIL
- VINYL WINDOWS
- BRICK VENEER
- CMU BLOCK AT BASE



BRICK AT PARTY WALL

- ELEVATOR OVERRUN 61' - 6"
- ROOF 57' - 6"
- FIFTH FLOOR 45' - 0"
- FOURTH FLOOR 34' - 0"
- THIRD FLOOR 23' - 0"
- SECOND FLOOR 12' - 0"
- GROUND FLOOR 0' - 0"

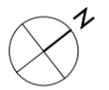
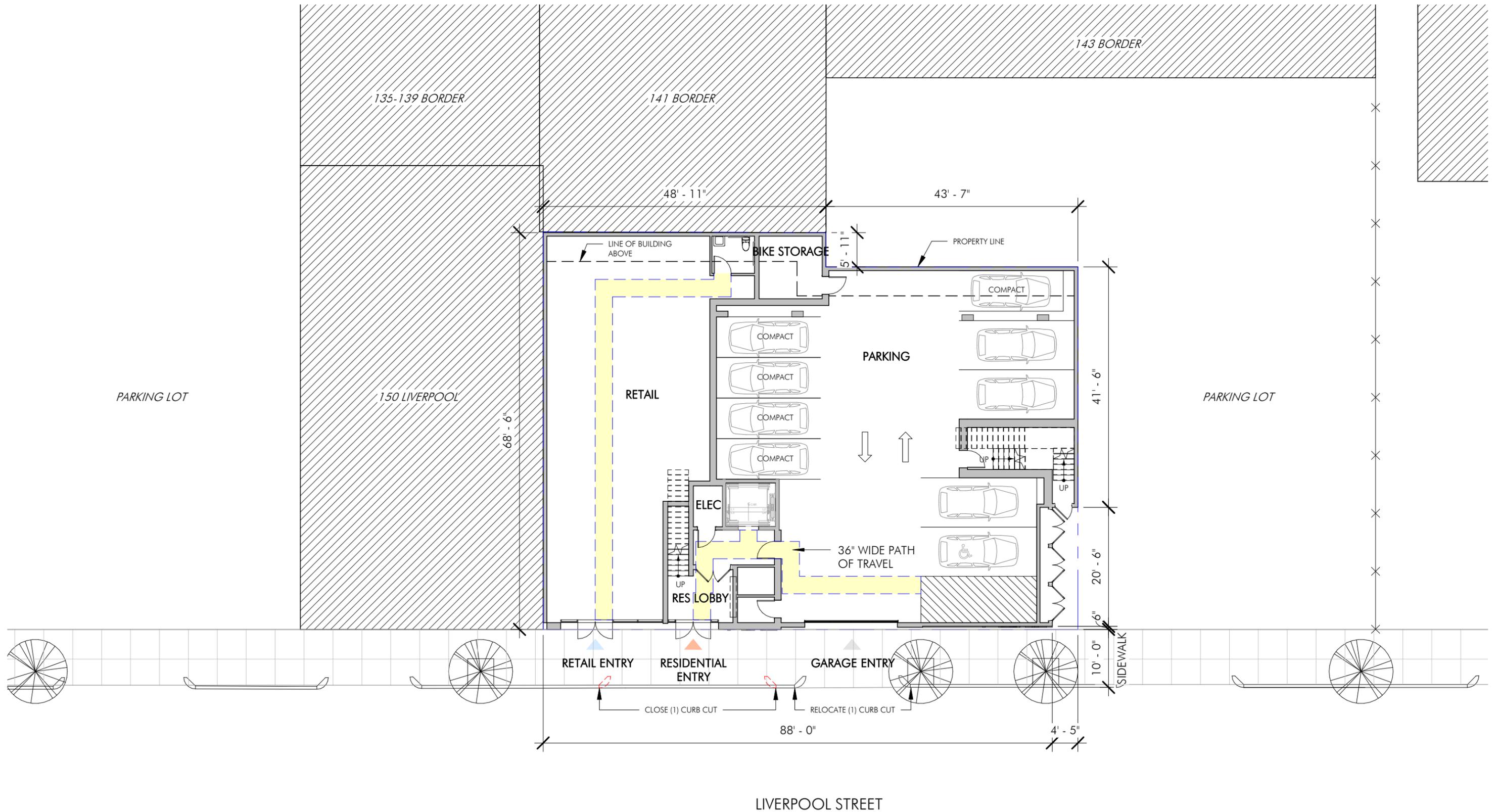
1 WEST ELEVATION
1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'-0"



LOOKING ACROSS LIVERPOOL STREET FROM SOUTH





1/16" = 1'-0"

Article 80 | ACCESSIBILTY CHECKLIST

1. Project Information:			
<i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	152 Liverpool		
Primary Project Address:	152-154 Liverpool Street, East Boston		
Total Number of Phases/Buildings:	1 phase / 1 building		
Primary Contact (Name / Title / Company / Email / Phone):	Richard C. Lynds. Esq. Law Office of Richard C. Lynds 245 Sumner Street Suite 110 East Boston, MA 02128 rclyndsesq@lorcl.com 617-207-1190		
Owner / Developer:	Liverpool One Fifty Two LLC		
Architect:	Embarc Studio 60 K Street, 3 rd Floor Boston, MA 02127 617-766-8330		
Civil Engineer:	Columbia Design Group 14 Upham Avenue Dorchester, MA 02125 617-506-1474		
Landscape Architect:	TBD		
Permitting:	Richard C. Lynds. Esq.		
Construction Management:	TBD		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:

Article 80 | ACCESSIBILITY CHECKLIST

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, 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:	6,074 SF	Building Area:	22,740 GSF	
Building Height:	57 FT 6 IN	Number of Stories:	5 Floors	
First Floor Elevation:	0 FT	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	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail, Residential Lobby, Garage Entry			
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	There are a mixture of residential and industrial uses on Liverpool Street, which runs into Central Square Park (currently under renovation) and is one block away from the commercial area on Meridian Street. The surrounding topography is fairly flat.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Maverick Station on the Blue Line is approximately 0.4 mile or 7 minutes' walk from project site. 6 different buses stop at the corner of Liverpool and Meridian Street which is about 500 feet or 2 minutes' walk away.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	East Boston Neighborhood Health Center is with ¼ mile walking distance. BHA Maverick Landing is without ¼ miles walking distance.			

Article 80 | ACCESSIBILITY CHECKLIST

<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>East Boston Social Center, Paris Street Community Center, Paris Street Pool, East Boston Branch of the BPL.</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>Existing sidewalk on Liverpool Street is 10'-0" wide and 5'-0" wide at the street tree. No existing pedestrian ramp.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>Existing sidewalk will remain and replaced where new utilities comes into the building. No existing pedestrian ramp.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? 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, Neighborhood Residential.</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>Frontage zone width (setback) is 1'-2" at retail and residential lobby. Pedestrian zone width is 5'-0". Furnishing zone width is 4'-6" (at existing street trees).</p>

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List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	Frontage zone is on private property and proposed material is concrete to match sidewalk. Pedestrian zone is existing concrete and new concrete to match. Furnishing zone is existing concrete and new concrete to match.
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	No.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	No.
Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details.	No.
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	(9) parking spaces, all in enclosed garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	There is one van accessible parking space with 8 foot access aisle.
Will any on-street accessible parking spaces be required? If yes , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	TBD
Where is the accessible visitor parking located?	TBD

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Has a drop-off area been identified? If yes , will it be accessible?	Not required.
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Entrances to retail and residential lobby will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors.
Are the accessible entrances and standard entrance integrated? If yes , describe. If no , what is the reason?	Yes. Entrances to retail and residential lobby are accessible and integrated.
If project is subject to Large Project Review/Institutional Master Plan , describe the accessible routes way-finding / signage package.	Project is not subject to Large Project Review.
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	(23) dwelling units.
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?	All (23) dwelling units and (1) retail space are for rent.
If a residential development , how many accessible Group 2 units are being proposed?	(21) units will meet Group 1 requirements and (2) units will meet accessible Group 2 requirements.
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	TBD

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<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>No.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>Elevator provides access to all floors. There are no ramps or lifts in the development.</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>The Developer will contribute upto \$30,000.00 toward various community initiatives and programs in addition to public realm improvements and the overall study of an East Boston Transportation Access Plan.</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>Common Room and Roof Deck are fully accessible.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	<p>No.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability</p>	<p>TBD</p>

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<p>Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>TBD</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram of the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> • • • • 	

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

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,

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