

The Residences at 16 Boardman Street

*16 Boardman Street
East Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning & Development Agency



16 Boardman LLC



October 4, 2016

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

Dear Mr. 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 Residences at 16 Boardman Street project in East Boston.

The proposed project is to consist of 19 new residential condominium units, primarily market-rate, with 2 affordable units, as well as a contribution to the Inclusionary Development Fund, in accordance with the Mayor's executive order on inclusionary development, served by 27 accessory parking spaces located in a garage located partly below grade.

The applicant and developer is 16 Boardman LLC of Boston. Architectural services are being provided by Neshamkin French Architects.

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 positive and cooperative working relationship with the BPDA as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

THE RESIDENCES AT 16 BOARDMAN STREET

~ East Boston ~

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

submitted by

16 Boardman LLC

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

16 Boardman LLC
Patrick M. Mahoney, Manager and Owner
15 Broad Street, Suite 610
Boston, MA 02109
Email: 16BoardmanLLC@gmail.com

Architecture:

Linda Neshamkin, AIA, NCARB
Neshamkin French Architects
5 Monument Square
Charlestown, MA 02129
Tel.: 617-242-7422
Fax: 617-242-7424
Email: lcn@nfarchitects.com

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800
Fax: 617-657-5394
Email: gmorancy@admorlaw.com

Surveyor:

George Collins, P.L.S.
Boston Survey, Inc.
C-4 Shipway Place
Charlestown, MA 02129
Tel.: 617-242-1313
Fax: 617-242-1616
Email: gcollins@bostonsurveyinc.com

Development Consultant:

Joseph Rull
MJR Consultants, LLC
15 Broad Street, Suite 601
Boston, MA 02109
Email: joerull@mjr-consultants.com

1.2 Project Narrative

The proposed project consists of a new three-story building to be situated at 16 Boardman Street in the Orient Heights neighborhood of East Boston. The lot size is approximately 12,784 square feet and is currently partly occupied by a two-family dwelling.

The building would be a tiered three-story building fronting on Boardman Street. The lower level would consist of a 27-car garage partly below grade, accessed from Boardman Street via a ground-level driveway, with 19 dwelling units located on floors one, two and three. The mezzanine level would consist of an exterior deck, meeting room, and mechanical equipment placement.

The proposed project would create a residential development combining market-rate and affordable housing opportunities in an attractive new building appropriate in scale, massing, and design to the Orient Heights neighborhood.

In planning the building, great care was given to respecting the abutting properties and Noyes Park, which shares a boundary with the project site. As a result, the proposed building has been designed and scaled to compliment Boardman Street, the area's ongoing multi-family residential development, the surrounding commercial and retail uses, and to take advantage of close proximity to public transportation.

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 19 new residential units in an attractive low-rise building, including 2 affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;
- generation 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 40 construction jobs to complete the proposed project.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 12,784 square feet of land area, comprised of three parcels of land situated at 16 Boardman Street in East Boston, being City of Boston Assessor's Parcels No. 0100525000, 0100526000, and 0100527000. The site fronts onto Boardman Street and is bordered on the northerly and part westerly side by the Noyes Playground, part westerly by a multi-family dwelling fronting on Saratoga Street, and southerly by residential and commercial buildings fronting on Saratoga Street.

2.2 Project Financing and Developer Pro Forma

The applicant has a strong working relationship with several major lenders and intends to finance the project using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$6,200,000

Construction Cost (hard cost): \$5,000,000

Disclosure of Beneficial Interest in the Project

- Patrick M. Mahoney: 100%

Number of Construction Jobs: 40

Estimated Construction Start: Second quarter 2017

Estimated Construction Completed: Second quarter 2018

2.3 Project Design

The proposed project would consist of a new three-story building with a mezzanine level. The below-grade floor will contain 7,500 +/- square feet of an enclosed parking intending to accommodate the needs of the building's residents through the provision of 27 parking spaces. Floors one through three will contain 19 total residential units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, and storage. Due to the site being located in a FEMA Flood Plain, mechanical space will be reserved on the roof.

The building's massing is derived from an assessment of its site context and urban conditions. A mix of Hardie Plank and metal panels will provide a strong design statement along Boardman Street, setting the tone for strong future development design. The building skin will be a composition of brick masonry, metal panels, Hardie Plank siding, and panels. The proposed total

main building height is 35 feet to the main cornice with a common mezzanine level, utility room, and roof deck above the main roof.

2.4 Traffic, Parking and Access

The project's 27 garage parking spaces will be accessed via Boardman Street, which is bi-directional leading to McLellan Highway and Orient Heights Square, and which intersects with Saratoga and Bennington Streets. Vehicles will both enter and discharge from the garage on the left side of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building, and ample secure space for bicycle racks will be provided within the building's garage. Additionally, the site is located in close proximity to the MBTA's Blue Line Orient Heights rapid transit station, as well as to several bus routes.

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 53, East Boston Neighborhood District
Subdistrict: 3F-2000**

	<u>Required</u>	<u>Proposed</u>
Min. Lot Area	2000 SF (1 or 2 units)	12,784 SF
Min. Lot Area/Add'l Dwelling Units	1,000 SF	N/A
<i>Total Lot Area for 19 Units:</i>	<i>22,000 SF</i>	<i>12,784 SF</i>
Min. Lot Width	20 ft.	137.5 ft.
Min. Lot Frontage	20 ft.	137.5 ft.
Max. FAR	1.0	1.76
Max. Building Height	35 ft.	35 ft. + mezzanine level
Max. Story Height	3	3 + mezzanine level
Min. Open Space/Unit	300	@2,600 SF total
Min. Front Yard Setback	5 ft.	0/modal
Min. Side Yard Setback	2 ½ ft.	Varies: 3.9' – 50'
Min. Rear Yard Setback	33 ft.* <i>*see Section 53-57.11</i>	12.1 ft.

Off-Street Parking Requirements Per Table N of Article 53

Market Rate Units: 1-2 spaces per Unit

Affordable Units: .7 spaces per Unit

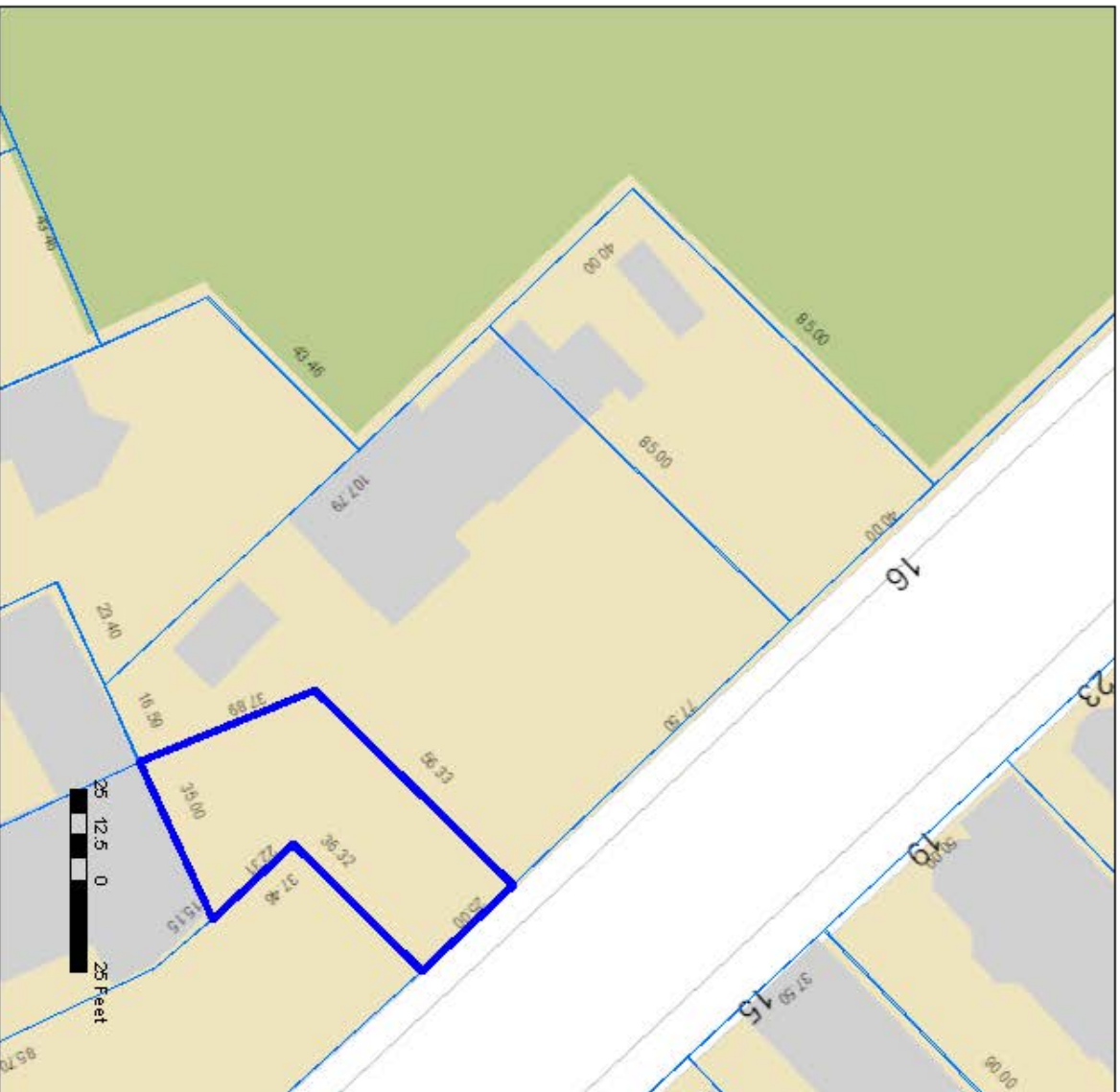
- 1-3 Market Rate Units x 1 = 3 spaces required
- 4-6 Market Rate Units x 1.5 = 4.5 spaces required
- 7-9 Market Rate Units x 1.75 = 5.25 spaces required
- 10-17 Market Rate Units x 2 = 16 spaces required
- 2 Affordable Units x .7 = 1.4 spaces required

30 Parking Spaces Required

27 Parking Spaces Provided

19 Dwelling Units: Multi-Family Dwelling: Variance Required

Exhibit 1 - Assessor's Map Parcel 1



Parcel ID: 0100627000
 Address: BOARDMAN ST
 Zipcode: 02128
 Owner: SACCO ARTHUR M
 Land Use: Residential Land
 Lot Size: 2,056 sq ft
 Living Area: 0 sq ft
 Total Value: \$27,700
 Land Value: \$27,700
 Building Value: \$0
 Gross Tax: \$304.70



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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Exhibit 2 - Assessor's Map Parcel 2



Parcel ID: 0100526000
 Address: 16 BOARDMAN ST
 Zip code: 02128
 Owner: SACCO ARTHUR M
 Land Use: Residential Two-Family
 Lot Size: 7,328 sq ft
 Living Area: 2,806 sq ft
 Total Value: \$487,400
 Land Value: \$210,200
 Building Value: \$277,200
 Gross Tax: \$5,361.40

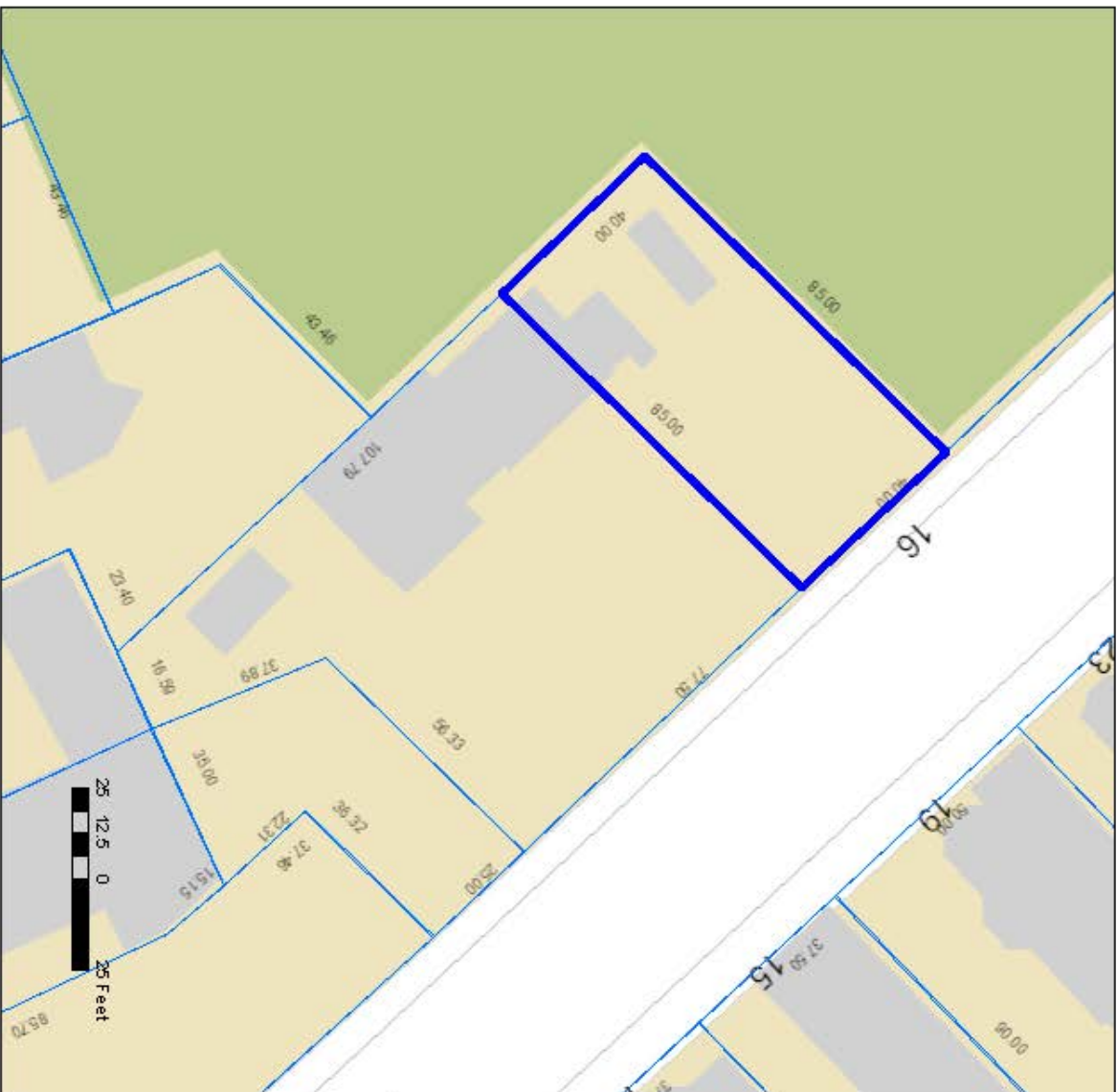


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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Exhibit 3 - Assessor's Map Parcel 3



Parcel ID: 0100525000
 Address : BOAR D MAIN S T
 Zip code : 02128
 Owner : SACC O AR THUR M
 Land Use : Residential Land
 Lot Size : 3,400 sq ft
 Living Area : 0 sq ft
 Total Value : \$124,300
 Land Value : \$124,300
 Building Value : \$0
 Gross Tax : \$1,367.30



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

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Exhibit 4 - Zoning Refusal Letter



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

October 09, 2015

Location: 16 BOARDMAN ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
Zoning Subdistrict: 3F-2000
Appl. # : ERT518728
Date Filed: September 11, 2015
Purpose: Erect a new four story, 31 Unit Multifamily dwelling on newly created Combined lot (ALT 518735) as per plan

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 53 Sec. 08*	Forbidden	MFR
Art. 53 Sec. 09 *	Dimensional Regulations	Insufficient additional lot area per unit
Art. 53 Sec. 09 *	Dimensional Regulations	Height of structure is excessive
Art. 53 Sec. 09 *	Dimensional Regulations	Front yard setback
Art. 53 Sec. 09 *	Dimensional Regulations	# of stories has been exceeded
Art. 53 Sec. 09 *	Dimensional Regulations	Insufficient open space
Art. 53 Sec. 09 *	Dimensional Regulations	Rear yard minimum is insufficient
Art. 53 Sec. 09 **	Floor Area Ratio Excessive	
Art. 53 Sec. 56	Off street parking insufficient	# of spaces are insufficient
Art. 53 Sec. 54	Screening/Buffering	None proposed
Art. 53 Sec. 56**	Off-St.-Parking Req'mnt	Design and maneuverability
Art. 80 Sec. 80E-2	Small Proj. Review	31 units
Notes		Pending a favorable ZBA decision, a full set of construction documents shall be required *Existing structures are to be razed on a separate permit.

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

October 09, 2015

Location: 16 BOARDMAN ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston
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Appl. # : ERT518728
Date Filed: September 11, 2015
Purpose: Erect a new four story, 31 Unit Multifamily dwelling on newly created Combined lot (ALT 518735) as per plan

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.



Francesco D'Amato

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.

Exhibit 5 - Surrounding Urban Context



Exhibit 6 - Neighboring Transit Locations

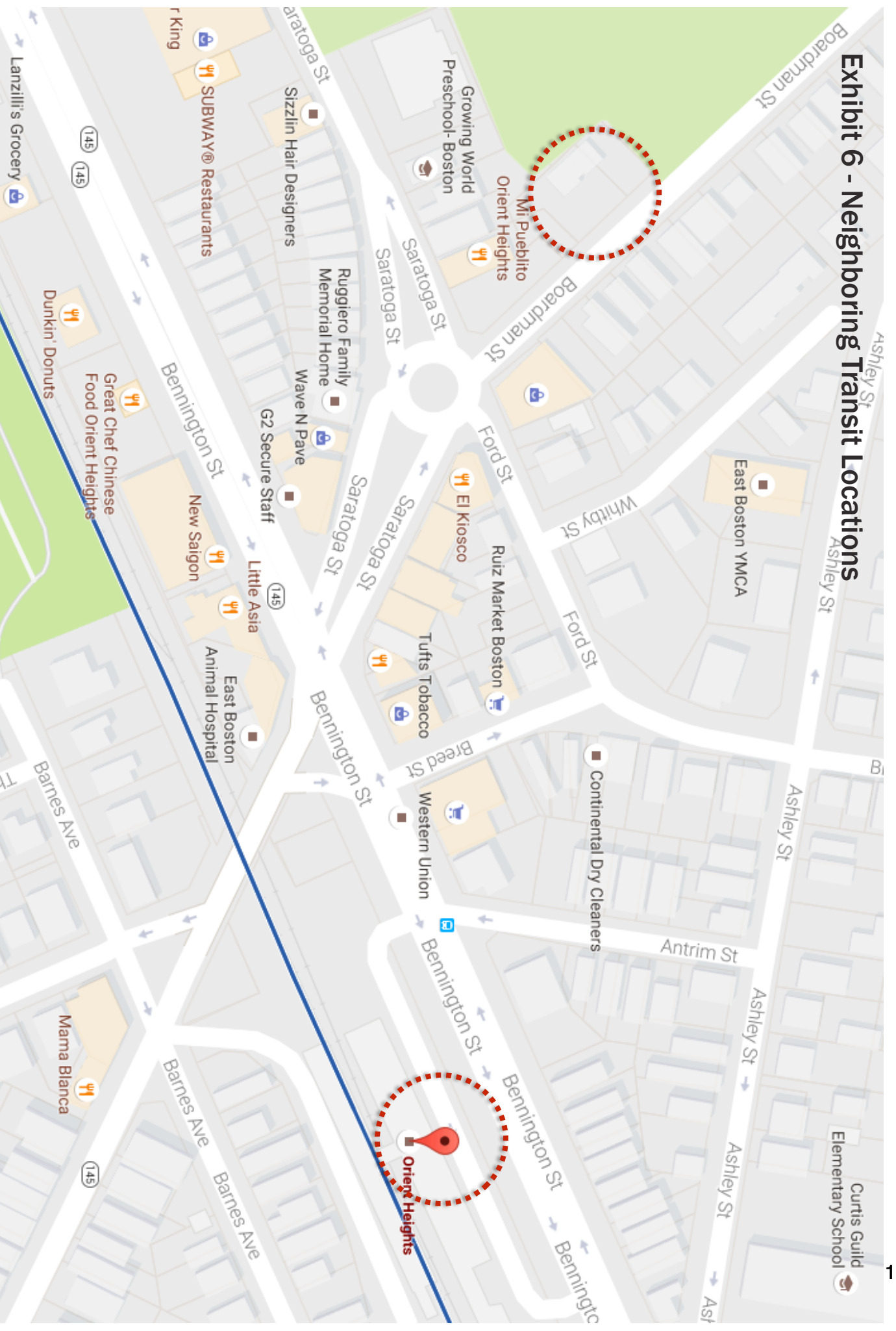


Exhibit 7 - Walking Proximity - 0.2 Miles

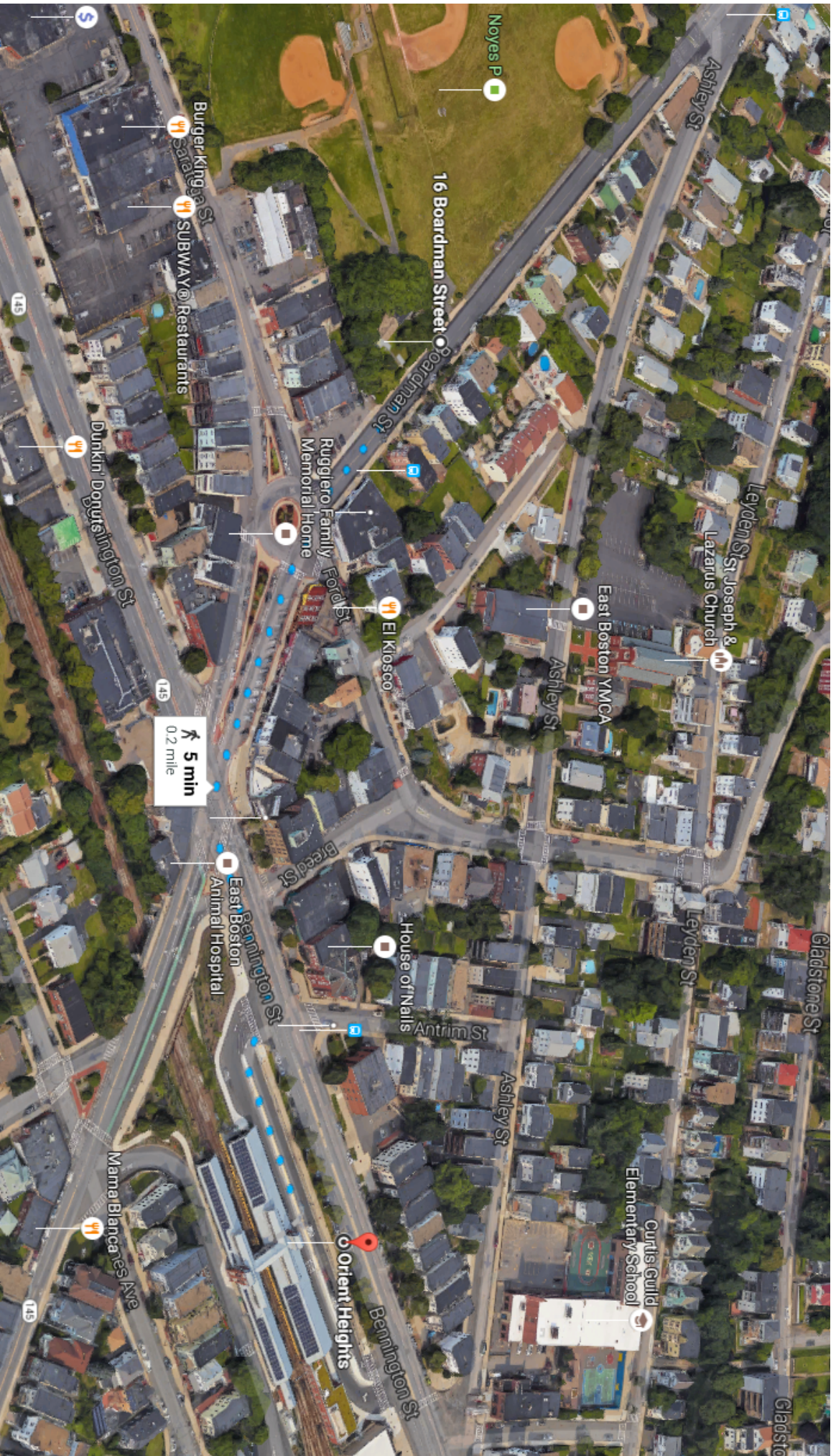


Exhibit 8 - Existing Boardman Street Perspective



Exhibit 9 - North Perspective

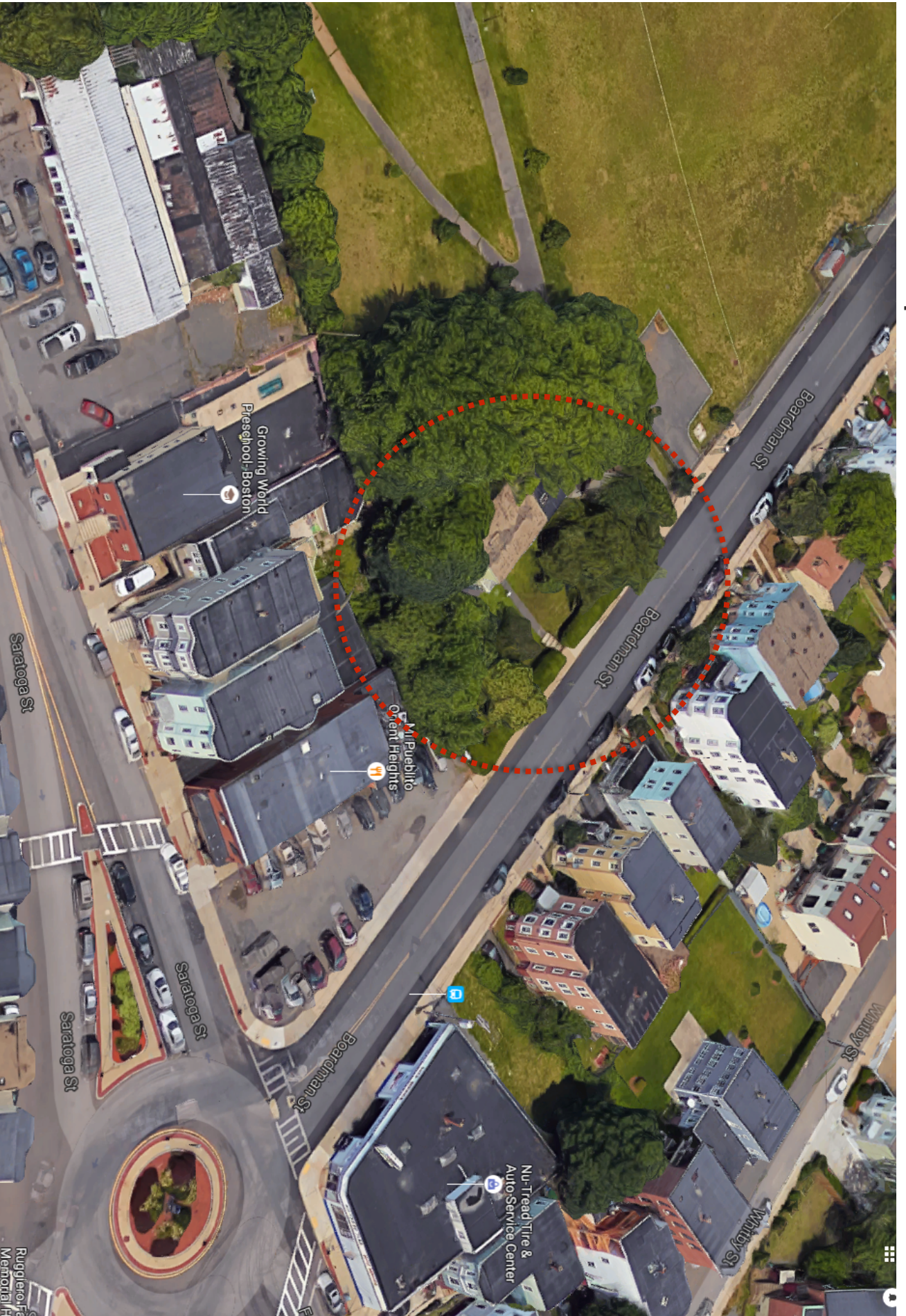


Exhibit 10 - West Perspective

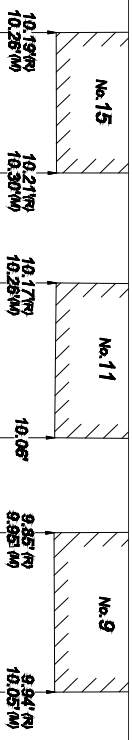


Exhibit 11 - Unit Schedule

	STUDIOS	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
1ST FL	0	0	4	1	5
2ND FL	0	1	6	0	7
3RD FL	0	1	6	0	7
TOTAL	0	2	16	1	19

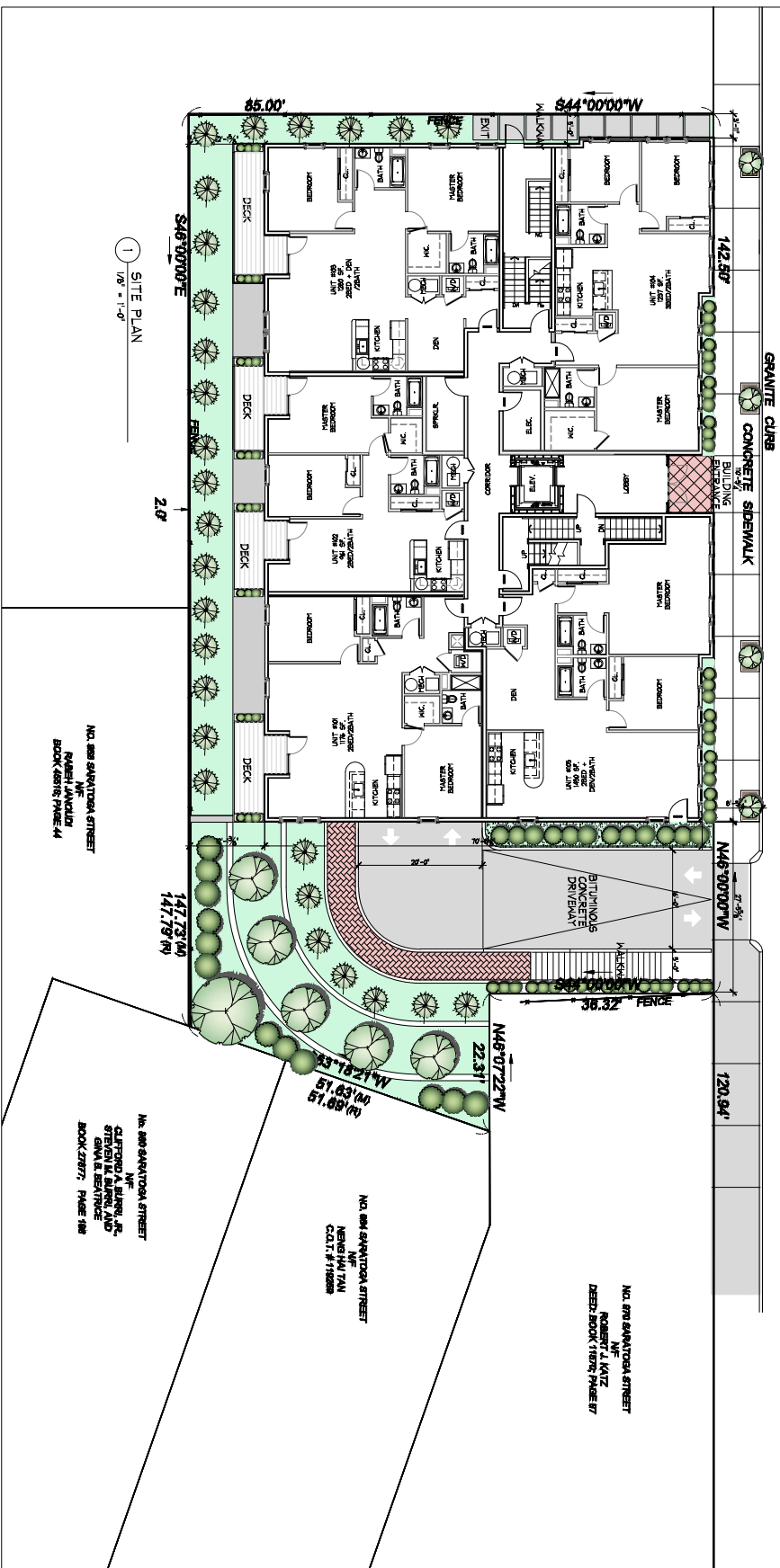
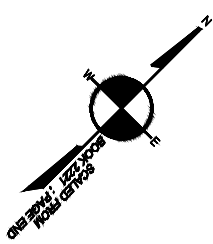
UNIT #	# OF BEDROOM	# OF BATHROOM	UNIT SQ. FT.
101	2	2	1,176 SQ. FT.
102	2	2	961 SQ. FT.
103	2	2	1,280 SQ. FT.
104	3	2	1,370 SQ. FT.
105	2	2	1,450 SQ. FT.
201	2	2	981 SQ. FT.
202	2	2	943 SQ. FT.
203	2	2	1,021 SQ. FT.
204	2	2	1,123 SQ. FT.
205	2	2	921 SQ. FT.
206	1	1	600 SQ. FT.
207	2	2	963 SQ. FT.
301	2	2	981 SQ. FT.
302	2	2	943 SQ. FT.
303	2	2	1,021 SQ. FT.
304	2	2	1,123 SQ. FT.
305	2	2	921 SQ. FT.
306	1	1	600 SQ. FT.
307	2	2	963 SQ. FT.

Exhibit 12 - Site Plan



16
BOARDMAN STREET
EAST BOSTON, MA

BOARDMAN (PUBLIC - 50.0' WIDE) STREET



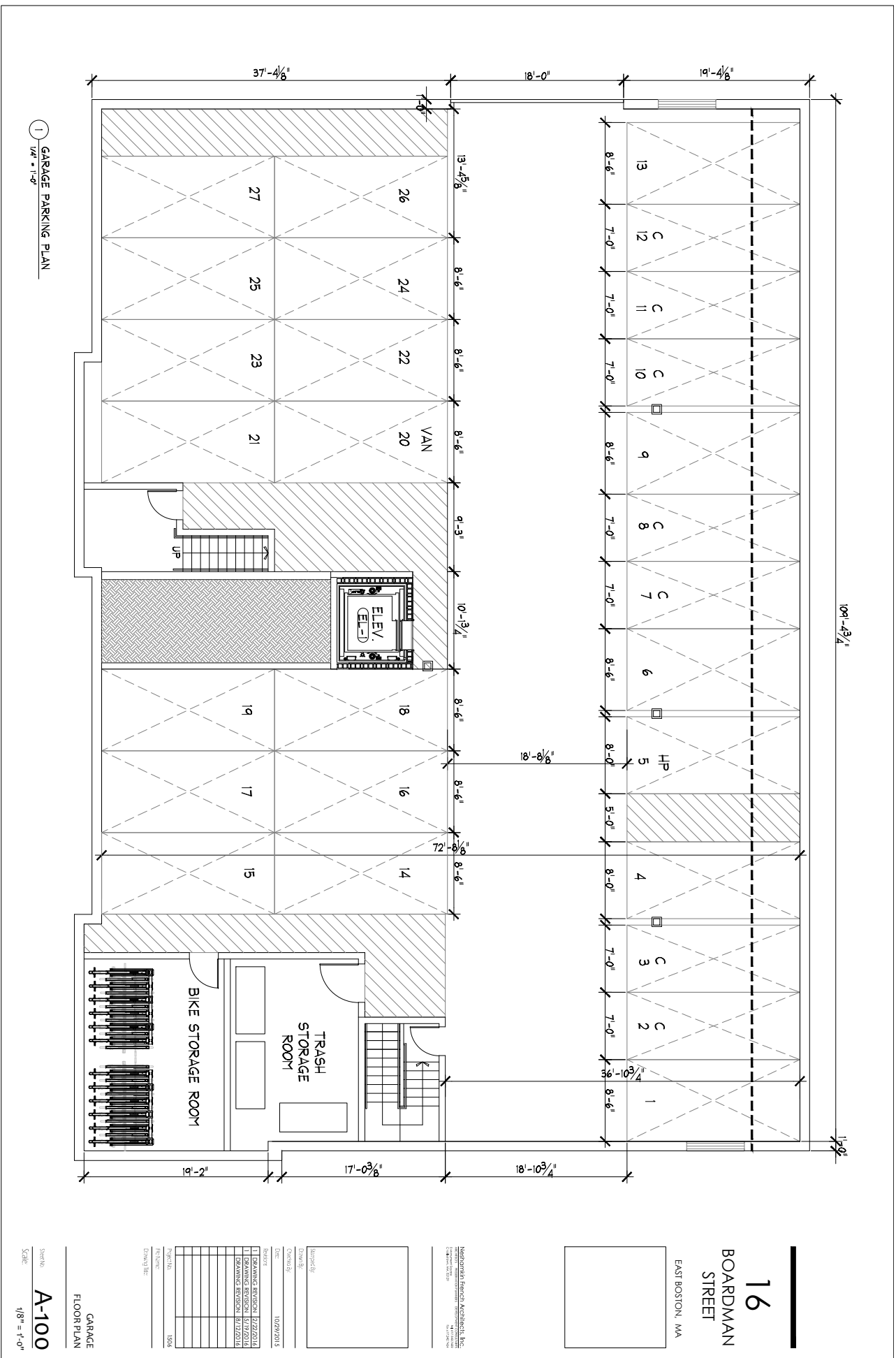
(1) SITE PLAN
1/8" = 1'-0"

16
BOARDMAN STREET
EAST BOSTON, MA

SHOWN
A-003
SITE PLAN
Scale 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/29/2012	PRELIMINARY DESIGN (10/29/2012)
2	11/19/2012	FINAL DESIGN (11/19/2012)
3	08/12/2013	CONSTRUCTION (08/12/2013)

Exhibit 13 - Garage Plan



1 GARAGE PARKING PLAN
1/4" = 1'-0"

16
BOARDMAN
STREET
EAST BOSTON, MA

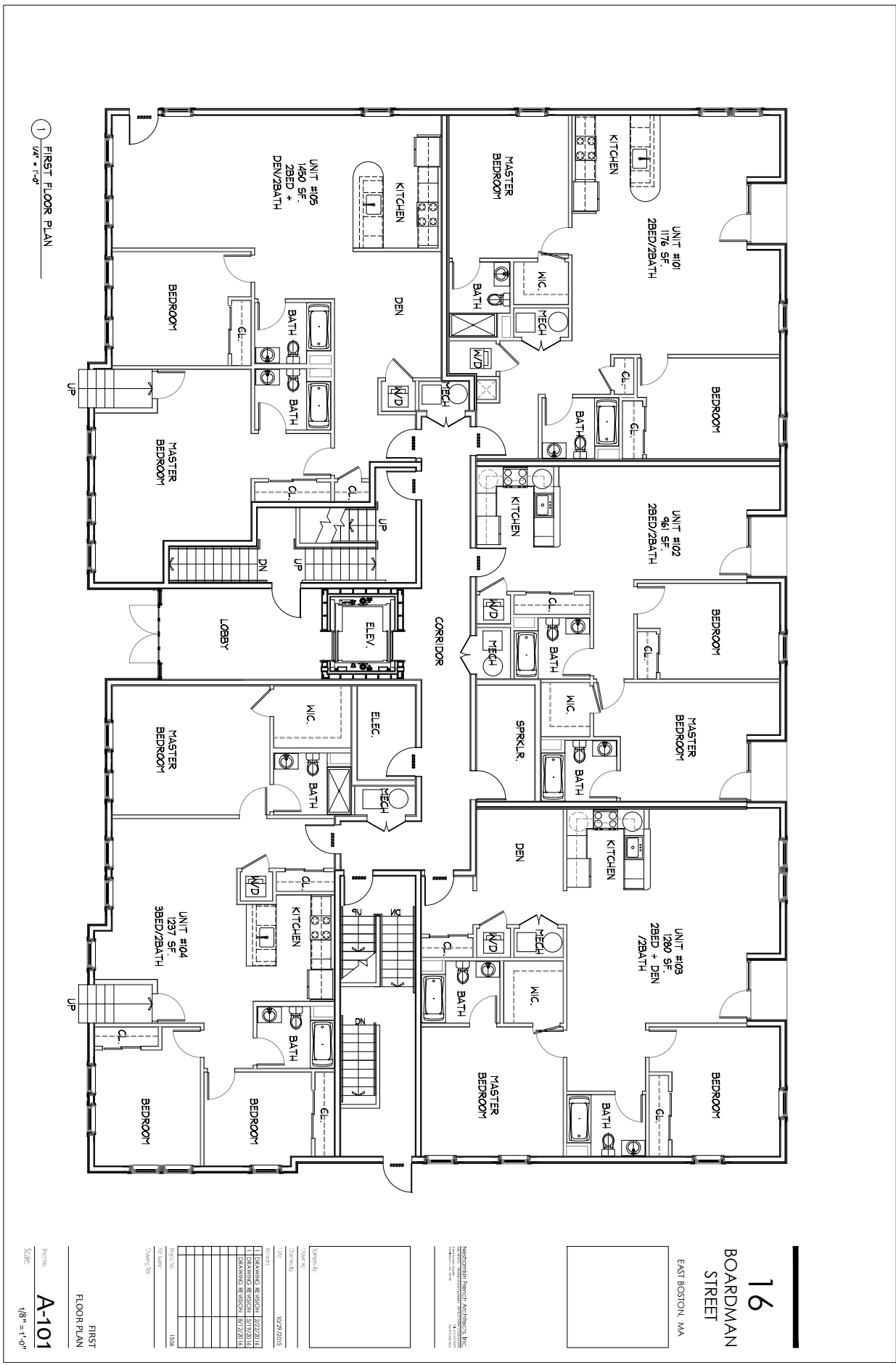
RENDERING FRENCH ARCHITECTS, INC.
2000 DEAN STREET, SUITE 200
CAMBRIDGE, MASSACHUSETTS 02142
TEL: 617.452.2600
WWW.RENDERINGFRENCH.COM

PROJECT: BOARDMAN STREET
DATE: 10/29/2015
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 11/10/2015
DRAWING NUMBER: 81127216

PROJECT NO. 1504

GARAGE
FLOOR PLAN
SHEET NO. **A-100**
SCALE: 1/8" = 1'-0"

Exhibit 14 - 1st Floor Plan



1 FIRST FLOOR PLAN
1/8" = 1'-0"

16
BOARDMAN STREET
EAST BOSTON, MA

NathanMills Francis Architects, Inc.
100 STATE STREET, SUITE 200
BOSTON, MA 02109
TEL: 617.552.1100
WWW.NATHANMILLSFRANCIS.COM

Project No.	100/2015
Client	
Architect	NathanMills Francis Architects, Inc.
Scale	1/8" = 1'-0"
Date	06/22/2015
Drawn by	
Checked by	
Project	16 BOARDMAN STREET, EAST BOSTON, MA
Discipline	ARCHITECTURE
Sheet No.	100
Sheet Title	FIRST FLOOR PLAN

Project No. **A-101**
Scale: 1/8" = 1'-0"

Exhibit 15 - 2nd Floor Plan

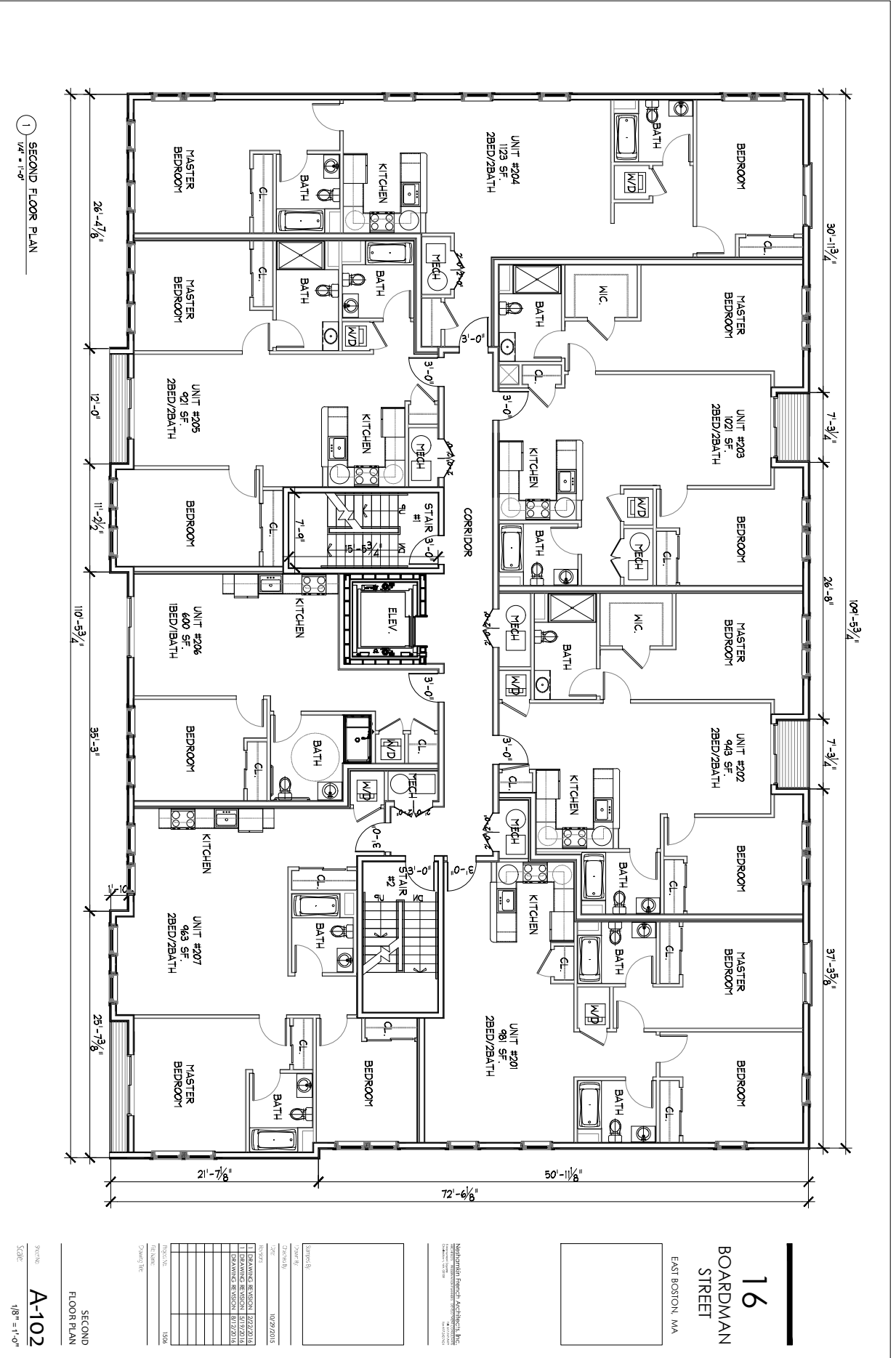


Exhibit 16 - 3rd Floor Plan

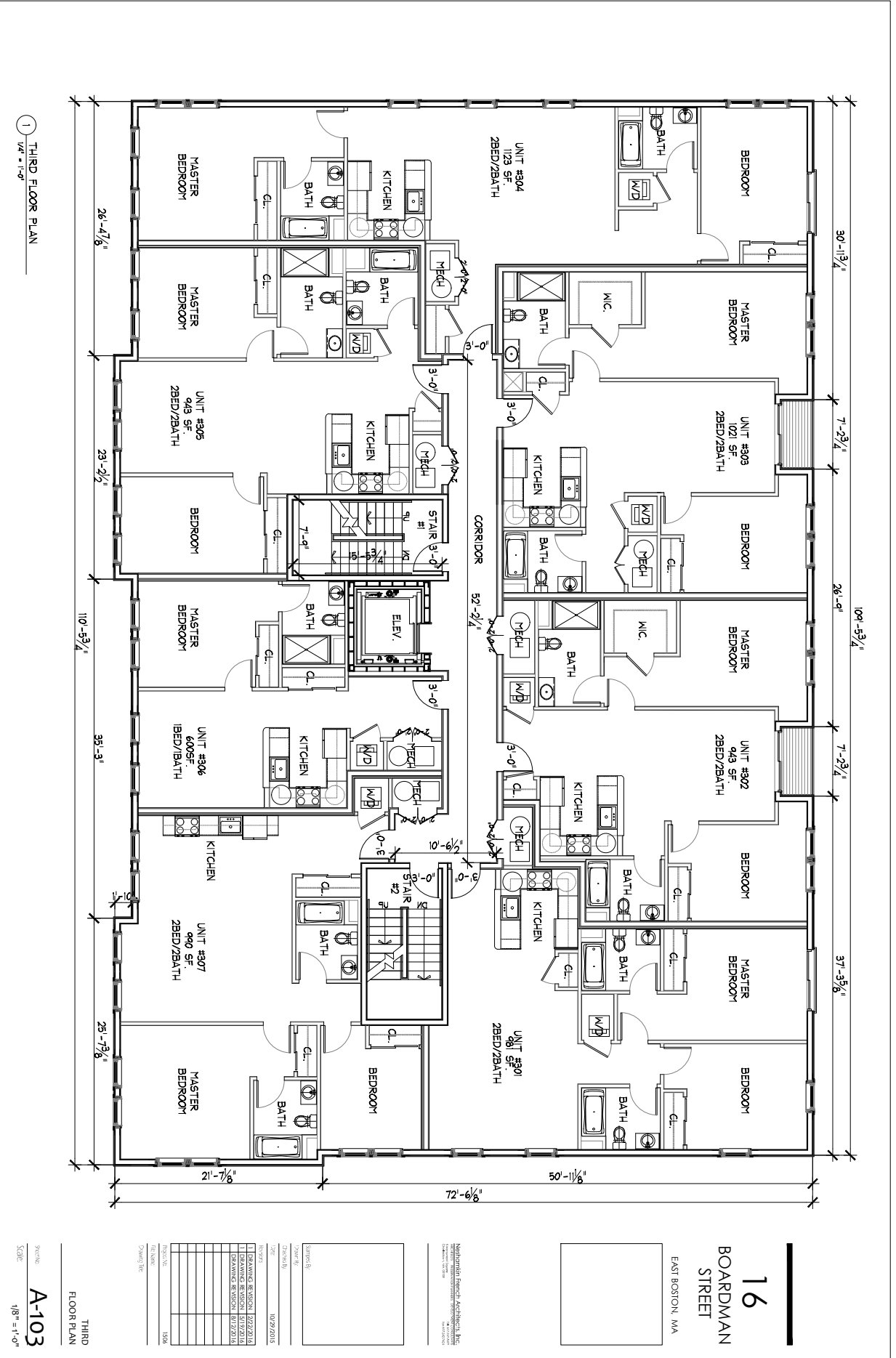
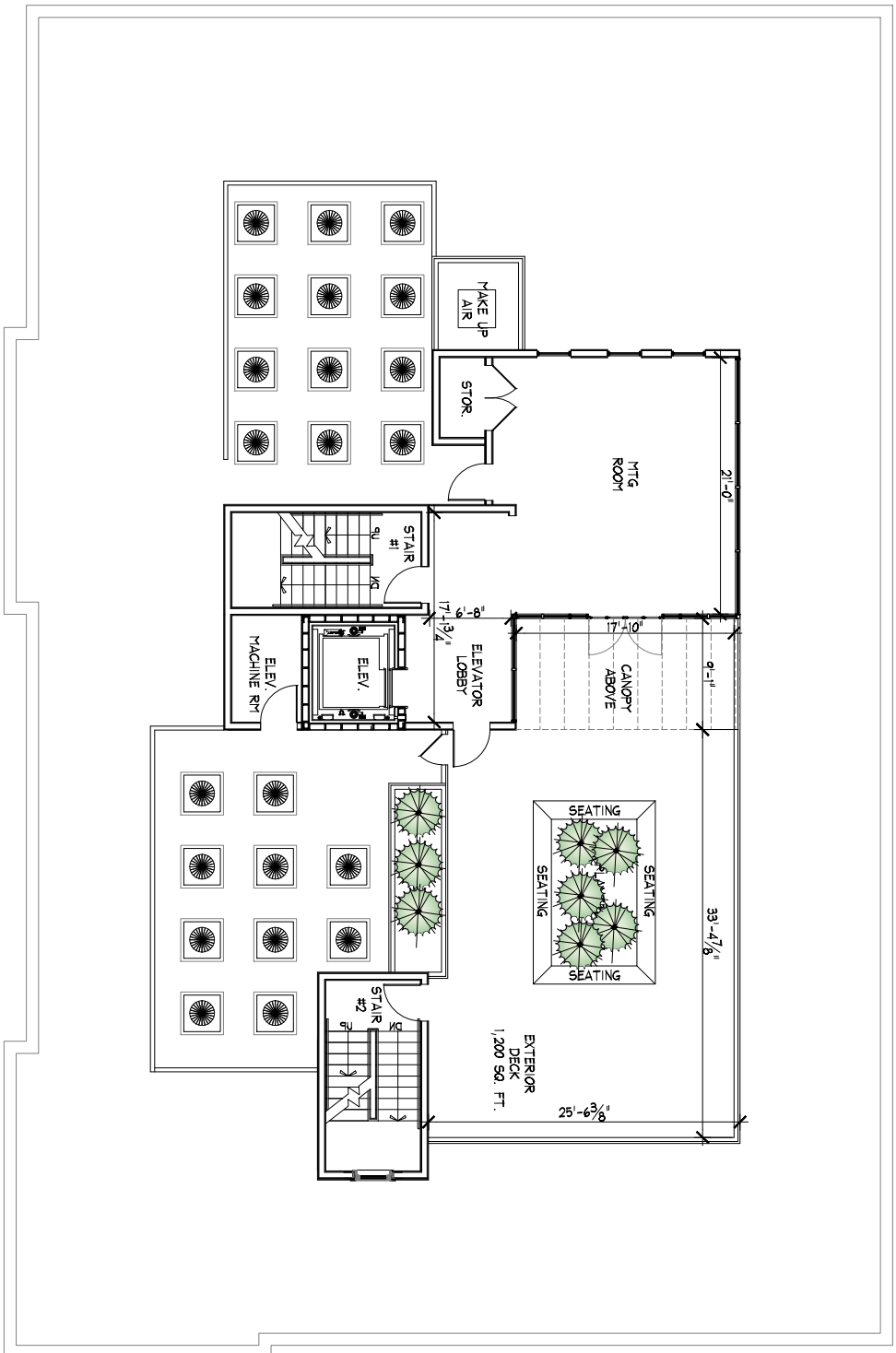
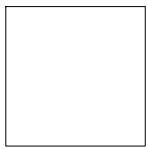


Exhibit 17 - Roof Plan



1 PENTHOUSE FLOOR PLAN
1/4" = 1'-0"

16
BOARDMAN STREET
EAST BOSTON, MA



Nadelman Franck Architects, LLC
100 STATE STREET, SUITE 1000
BOSTON, MA 02109
TEL: 617.552.1000
WWW.NFA.COM

Project No.	1502
Client	
Contract No.	
Contract Date	10/29/2015
Drawn By	
Checked By	
Scale	
Date	
Author	
Designer	
Checker	
Approver	

PROJECT: BOARDMAN STREET
SCALE: 1/8" = 1'-0"
DATE: 10/29/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Exhibit 18 - North Perspective Rendering



16 BOARDMAN STREET

EAST BOSTON, MA

PERSPECTIVE VIEW
September 14, 2016

Neshonkin French Architects, Inc.
300 South Street
3th Floor
Cohasset, MA 02019
Tel: 617.262.2622
Fax: 617.262.2624

Exhibit 19 - Alternate North Perspective Rendering



Neshonkin French Architects, Inc.
300 North Main Street
3rd Floor
Crofton, MA 02189
Tel: 617.262.4222
Fax: 617.262.4224

16 BOARDMAN STREET EAST BOSTON, MA

PERSPECTIVE VIEW
September 29, 2016

Exhibit 20 - Second Alternate North Perspective Rendering



16 BOARDMAN STREET

EAST BOSTON, MA

PERSPECTIVE VIEW
September 14, 2016

Neshonkin French Architects, Inc.
1000 Neshonkin Street, Suite 200
Stoughton, MA 01979
Tel: 617.282.7422
Fax: 617.282.7424

Exhibit 21 - South Perspective Rendering



Neshonkin French Architects, Inc.
1000 Neshonkin Road
31 Commercial Square
Crofton, MA, 02189
Tel: 617.262.7422
Fax: 617.262.7424

16 BOARDMAN STREET
EAST BOSTON, MA

PERSPECTIVE VIEW
September 14, 2016

Exhibit 22 - Alternate South Perspective Rendering



Neshonkin French Architects, Inc.
1000 Neshonkin Street
3rd Floor
Crofton, MA 02189
Tel: 617.262.4222
Fax: 617.262.4224

16 BOARDMAN STREET
EAST BOSTON, MA

PERSPECTIVE VIEW
September 14, 2016

Exhibit 23 - West Perspective Rendering



16 BOARDMAN STREET

EAST BOSTON, MA

PERSPECTIVE VIEW
September 14, 2016

Neshonkin French Architects, Inc.
16 Boardman Street
East Boston, MA 02128
Tel: 617.262.4222
Fax: 617.262.4224

Exhibit 24 - Elevations and Materials

2 REAR ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

3 LEFT ELEVATION
1/8" = 1'-0"

1 BOARDMAN STREET ELEVATION
1/8" = 1'-0"

16

BOARDMAN STREET

EAST BOSTON, MA

Nashwanabi Francis Architects, Inc.
100 STATE STREET, SUITE 2000, BOSTON, MA 02109
TEL: 617.552.1100 FAX: 617.552.1101
WWW.NASHWANABI-ARCHITECTS.COM

Project No.	1928
Client	
Architect	
Interior Designer	
Contractor	
Phase	10/29/2015
Drawn By	
Checked By	
Scale	
Notes	
1	DRAWING REVISION 1/22/2016
2	DRAWING REVISION 3/19/2016
3	DRAWING REVISION 8/17/2016
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Project No. 1928

Client

Architect

Interior Designer

Contractor

Phase 10/29/2015

Drawn By

Checked By

Scale

Notes

1 DRAWING REVISION 1/22/2016

2 DRAWING REVISION 3/19/2016

3 DRAWING REVISION 8/17/2016

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Project No. 1928

Client

Architect

Interior Designer

Contractor

Phase 10/29/2015

Drawn By

Checked By

Scale

Notes

1 DRAWING REVISION 1/22/2016

2 DRAWING REVISION 3/19/2016

3 DRAWING REVISION 8/17/2016

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7

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Project No. 1928

Client

Architect

Interior Designer

Contractor

Phase 10/29/2015

Drawn By

Checked By

Scale

Notes

1 DRAWING REVISION 1/22/2016

2 DRAWING REVISION 3/19/2016

3 DRAWING REVISION 8/17/2016

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Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
 - a. http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
 - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
 - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
 - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
 - a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
 - a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations
 - a. http://www.mbta.com/about_the_mbta/accessibility/

Project Information

Project Name:	16 Boardman
Project Address Primary:	16 Boardman Street, East Boston
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Patrick M Mahoney, Manager; 16 Boardman LLC, Email: 16boardmanLLC@gmail.com Phone: 617 669 5800 x 103

Team Description

Owner / Developer:	16 Boardman LLC
Architect:	Neshamkin French Architects, Inc.
Engineer (building systems):	HVAC: GD Consulting Engineers; Electrical: Sam Zax Associates
Sustainability / LEED:	Jillian Wiedenmayer, LEED AP
Permitting:	George Morancy, Esq.
Construction Management:	TBD

Project Permitting and Phase

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

PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

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Building Classification and Description

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

Residential – One to Three Unit	Residential - Multi-unit, Four +	Institutional	Education
Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)	<i>Residential (Parking is in basement level)</i>		

What is the Construction Type – select most appropriate type?

Wood Frame	Masonry	Steel Frame	Concrete
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Describe the building?

Site Area:	12,784 SF	Building Area:	23,400 SF
Building Height:	34.83 Ft.	Number of Stories:	3 Flrs.
First Floor Elevation:	4 ft above grade Elev.	Are there below grade spaces:	Yes / No (For parking)

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.

Mixed residential and neighborhood commercial, with site abutting a park and playing fields, within one block square with neighborhood retail

List the surrounding ADA compliant MBTA transit lines and the proximity

Blue Line Station Orient Heights within approx. 500 ft , bus line on Boardman

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to the development site: Commuter rail, subway, bus, etc.

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

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.

Street, bus stop 50 ft from site
Orient Heights Public Housing, Curtis Guild Elementary School, Branch classrooms of Bunker Hill Community College, Don Orion Nursing Home
Noyes Playground (abuts property), East Boston YMCA BCYF Martin Pino Community Center (at Noyes Playground), Constitution Beach Park

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?

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

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.

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

Sidewalk exists. There is no pedestrian ramp within frontage of property.
No

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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 comfortably 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?

	No

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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?

27

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

2 Spaces (one car and one van space with side aisles)

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?

Within garage

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

Proposed at sidewalk near front entrance, to be designed

Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

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 visitability* 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.	
Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.	Front Entry: Flush entrance to entry lobby; elevator access to all floor levels
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
Has an accessible routes way-finding and signage package been developed? If yes , please describe.	To be developed

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that

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are proposed for the development site that remove barriers to housing choice.

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

19

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

All units for sale

How many accessible units are being proposed?

One

Please provide plan and diagram of the accessible units.

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

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. If yes, please provide reason.

No

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

No

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

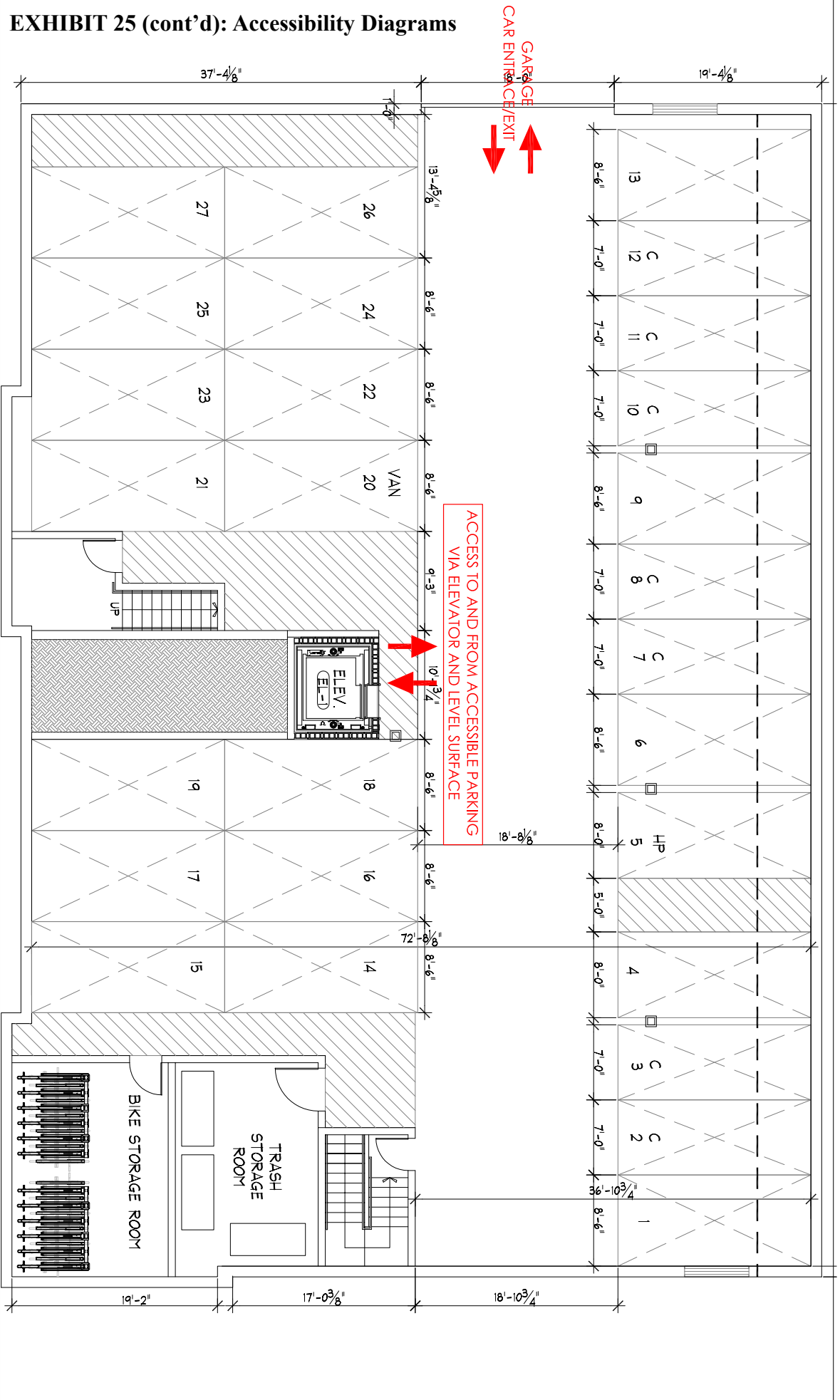
Thank you for completing the Accessibility Checklist!

Article 80 | ACCESSIBILITY CHECKLIST

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

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

EXHIBIT 25 (cont'd): Accessibility Diagrams



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 ARCHITECT PRESERVATION PLANNERS DESIGN/CONSTRUCTION CONSULTANTS
 5 Monument Square
 Cambridge, MA 02142

16 BOARDMAN STREET
 EAST BOSTON, MA

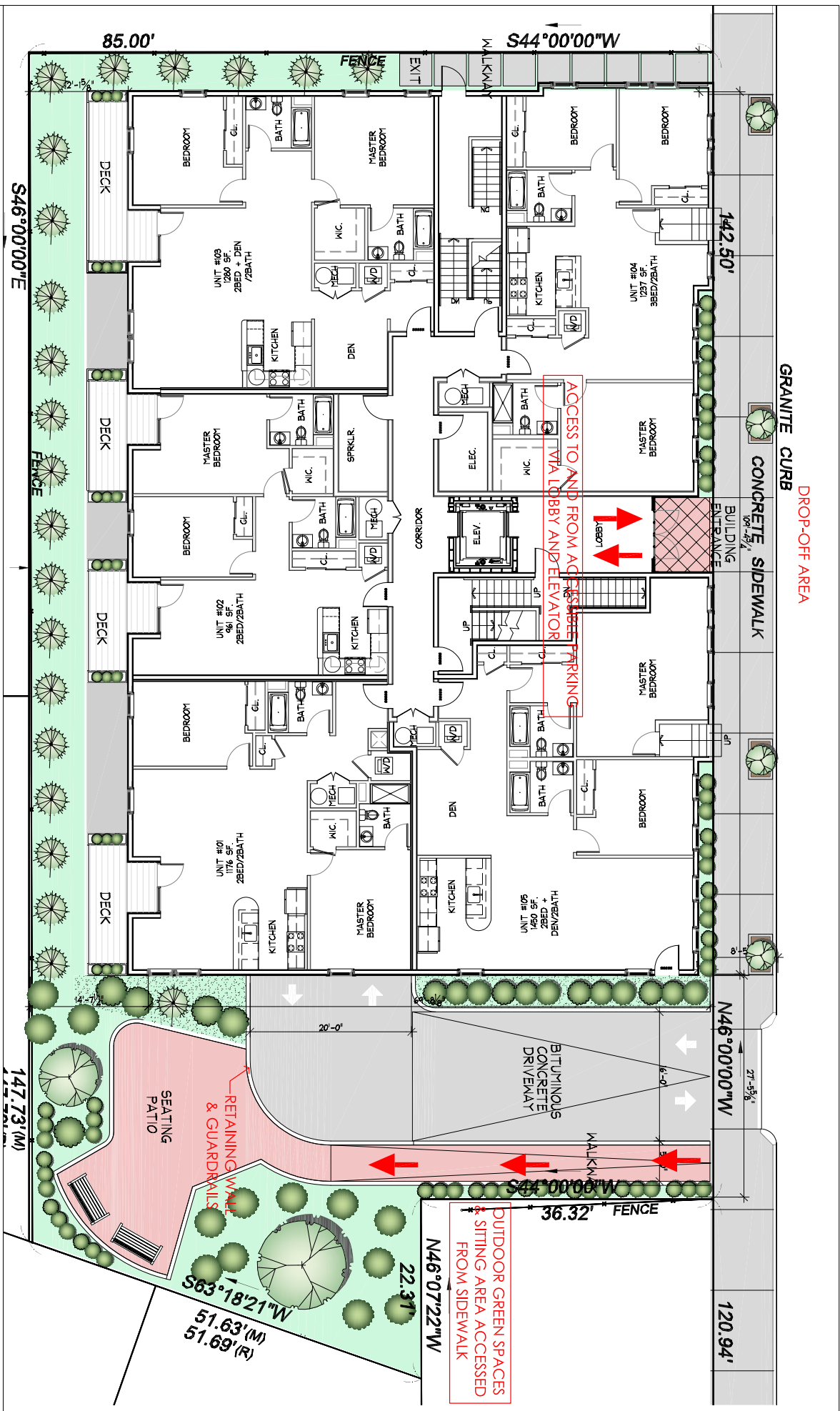
ACCESSIBILITY DIAGRAM @ GARAGE
 October 3, 2016

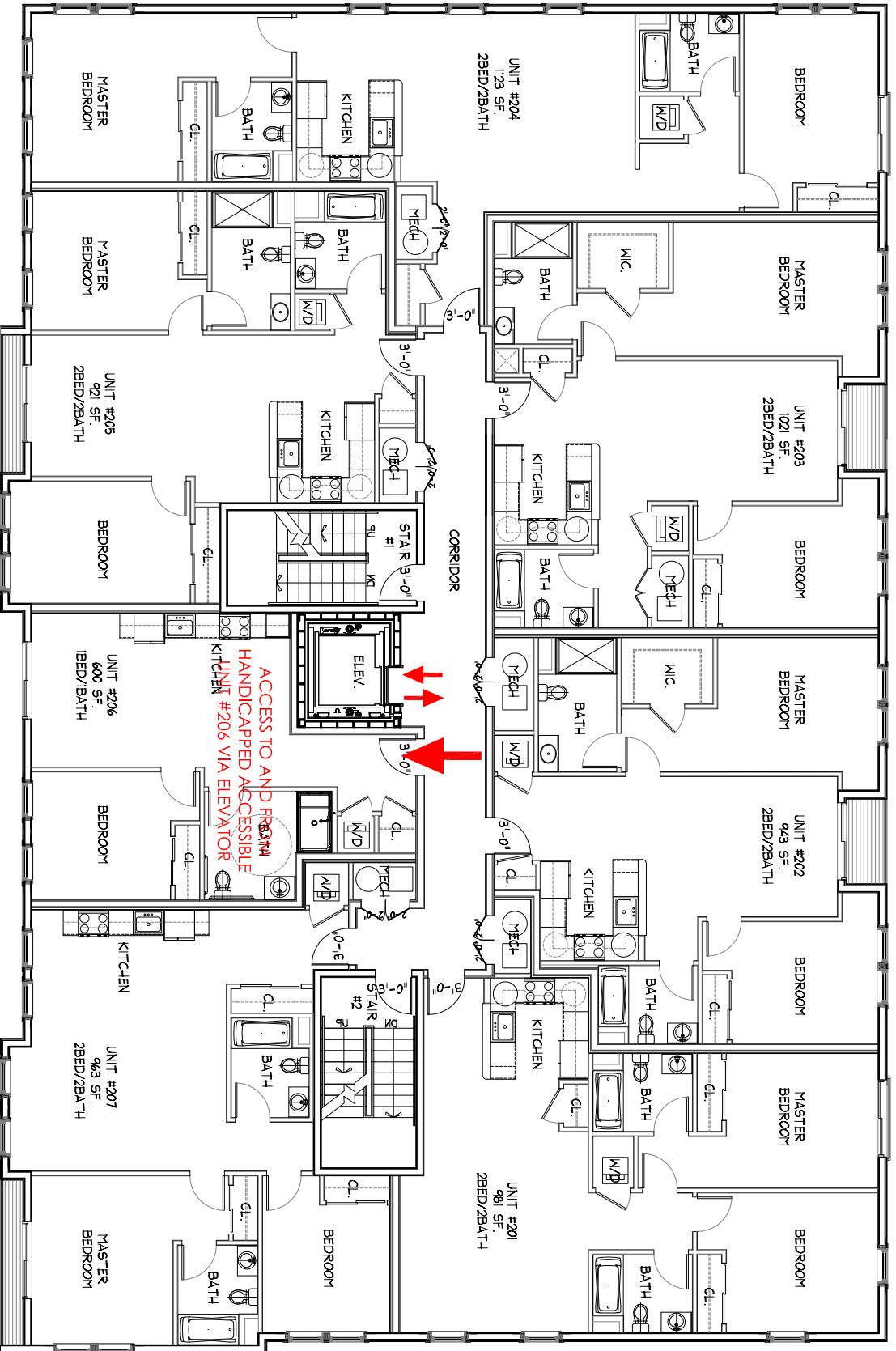
Neshamkin French Architects, Inc.
 ARCHITECT PRESERVATION PLANNERS RESTORATION CONSULTANTS
 5 Monument Square
 Cambridge, MA 02142
 Tel: 617.242.7422
 Fax: 617.242.7424

16 BOARDMAN STREET

EAST BOSTON, MA

ACCESSIBILITY DIAGRAM @ SITE PLAN
 October 3, 2016





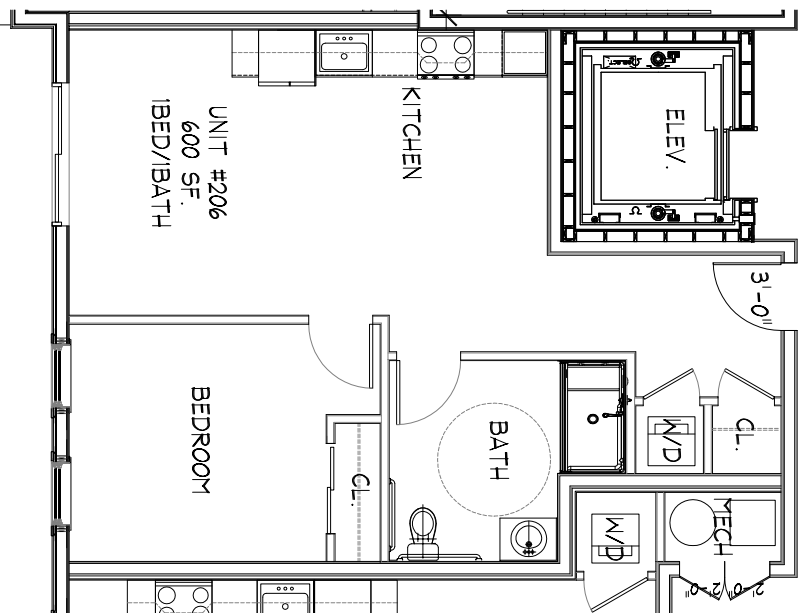
ACCESS TO AND FROM
HANDICAPPED ACCESSIBLE
UNIT #206 VIA ELEVATOR
KITCHEN

16 BOARDMAN STREET

EAST BOSTON, MA

ACCESSIBILITY DIAGRAM @ 2nd FL.

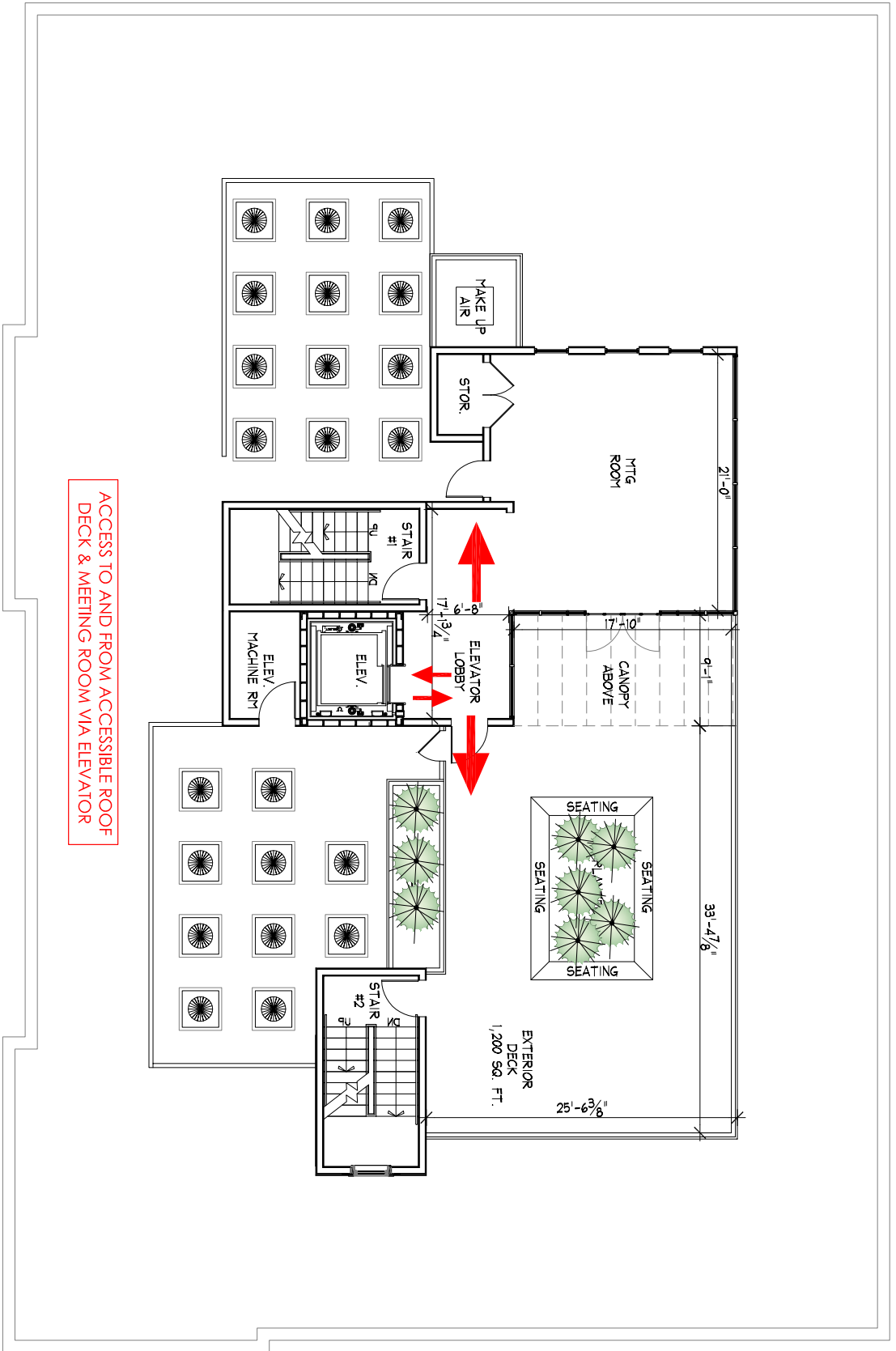
October 3, 2016



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Cohasset, MA 02549
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16 BOARDMAN STREET
EAST BOSTON, MA

ACCESSIBLE UNIT # 206
October 3, 2016



ACCESS TO AND FROM ACCESSIBLE ROOF
DECK & MEETING ROOM VIA ELEVATOR

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16 BOARDMAN STREET
EAST BOSTON, MA

ACCESSIBILITY DIAGRAM © ROOF
September 14, 2016