

1857-1859 Dorchester Avenue Residential Development

St. Marks Neighborhood, Dorchester

Article 80E - Small Project Review Application

February 2, 2017



Submitted by: Connelly Construction

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February 2, 2017

Mr. Brian Golden
Director
Boston Planning and
Development Agency
Boston City Hall, 9th Floor
Boston, MA 02114

**Re: Request for Article 80E: Small Project Review
1857-1859 Dorchester Avenue
Dorchester, Massachusetts**

Dear Mr. Golden:

On behalf of the Owner and Developer, Connelly Construction, we are submitting this application for the redevelopment of a site with an address of 1857-1859 Dorchester Avenue to the Boston Planning and Development Agency for Small Project Review as defined in Section 80-E-5, Procedures for Small Project Review.

Included with this letter is the Small Project Review submission which includes the team members, project description, zoning analysis, transportation analysis, accessibility checklist and the proposed plans, elevations and renderings.

The new building will provide 5 levels and approximately 26,896 sf of residential rental housing in a mix of 1 and 2-bedroom apartments, and two ground-level retail spaces. Three of the 20 units will be affordable per the City's inclusionary zoning requirements.

The Project will improve the character of the neighborhood by activating an underutilized parcel and by contributing to a more diverse housing stock that will attract and retain residents.

Sincerely,

Spalding Tougias Architects, Inc.

A handwritten signature in black ink that reads 'Cheryl Tougias'.

Cheryl Tougias, AIA, LEED AP
President

PROJECT TEAM

Developer: Connelly Construction
Steven Connelly
1859 Dorchester Avenue
Dorchester, MA 02124
Tel: (617) 436-3047
Email: connellyconstruction@verizon.net

Legal Counsel: The Cloutier Law Firm, LLC
Kevin M. Cloutier
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West Roxbury, MA 02132
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Email: kcloutier@cloutierlawfirm.com

Architect: Spalding Tougias Architects, Inc.
Cheryl Tougias, AIA, LEED AP
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Tel: (617) 542-4522
Email: ct@sta-inc.com

Surveyor: Anderson Surveys, Inc.
P.O. Box 149 Hanson,
MA 02341 Tel:
(781) 293-3349
Email: kanderson@andersonsurveys.com

Traffic Engineer: Gillon Associates
John T. Gillon, P.E.
111 River Street
N. Weymouth, MA 02191
Tel: (781) 589-7339
Email: jt.gillon@comcast.net

DEVELOPMENT OPPORTUNITY

1.0 Neighborhood Context

The Project site is located just north of Peabody Square, on Dorchester Avenue, in the St. Marks neighborhood of Dorchester. Peabody Square has recently seen significant public realm improvements, a renovated Ashmont Station, the construction of the Carruth Building, and currently the redevelopment of the Ashmont Tire site into a transit oriented mixed-use development. Carney Hospital, St. Mark's Church, St. Gregory's Church and Dorchester Park are a short distance from the site.

The surrounding area is comprised of a mix of apartment buildings, two-family structures, triple-deckers, and commercial and retail along Dorchester Avenue. The direct abutter, 1861 Dorchester Avenue, was converted from commercial use to residential use, named Peabody Square Lofts, in 2014. The Project will improve the character of the neighborhood by activating an underutilized parcel and by contributing to a more diverse housing stock that will attract and retain residents.

Locus Maps



1.1 Development Site

The Project site includes an existing single and partial two-story masonry commercial building of approximately 3,500 sf and an asphalt parking lot that encompasses the remainder of the parcel. The total site area is 17,097 sf. The existing building will be demolished.

Site Survey (see Exhibits)

Site Photos



VIEW FROM ACROSS DORCHESTER AVENUE



VIEW OF SITE FROM DIRECTLY ACROSS DORCHESTER AVENUE.



VIEW OF EXISTING BUILDING ON SITE



VIEW OF EXISTING BUILDING FROM INSIDE LOT



VIEW OF RESIDENTIAL BUILDING ADJACENT AT 1861, PEABODY SQUARE LOFTS



VIEW LOOKING SOUTH DOWN DORCHESTER AVENUE. TOWARDS PEABODY SQUARE, SITE IS LOCATED TO THE RIGHT.

PROJECT DESCRIPTION

2.0 Project Overview

The new building will provide 5 levels and approximately 26,896 sf of residential rental housing in a mix of 1- and 2-bedroom apartments, and two ground-level retail spaces. Three of the 20 units will be affordable per the City's inclusionary zoning requirements.

Building Program:

4 one-bedroom apartments, 762 sf in size

16 two-bedroom apartments, ranging in size from 946 sf to 1,139 sf

Ground level lobby and indoor bicycle storage

2 ground level retail spaces, one at 811 sf and one at 848 sf

2.1 Urban Design

Positioned on the site where the existing building was and with an increased presence on Dorchester Avenue, the proposed building is designed to complement, and be compatible with, the architecture of the surrounding area. The massing is articulated to break down the scale and to relate to neighboring buildings. The main entrance is located on the street front plaza that extends along the entire building with pedestrian access directly to Dorchester Avenue. Two retail spaces facilitate an active streetscape. Vehicular access is at the northerly end and surface parking is located to the interior of the parcel.

2.2 Building Design

The building is designed to provide appropriate access to daylight and fresh air for residents, with durable materials and energy efficient systems and technology. Cladding will be brick, metal panel and composite siding. Balconies are included to provide access to private outdoor space. Retail spaces contain storefront glazing systems for maximum transparency.

Sustainable Design:

The team is committed to design and construction strategies at a LEED certifiable level.

2.3 Accessibility

All of the Project's entrances will be located at ground level and will be universally accessible. Two accessible car parking spaces will be provided adjacent to the parking lot entrance. The inclusion of elevator access makes the Project well-suited to a variety of demographic groups as well as those with physical disabilities. All common areas will be accessible and all 20 units will be handicap adaptable per 521 CMR.

Accessibility Checklist (see Exhibits)

Diagram of Accessible Routes (see Exhibits)

2.4 Zoning Analysis

The site is located in a Multifamily Residential/Local Services (“MFR/LS”) Residential Subdistrict of the Dorchester Neighborhood District, Article 65 (Map 5D) of the Boston Zoning Code. The project is an allowed use in the MFR/LS Subdistrict per Table A, Art. 65.

The MFR/LS Subdistricts were established to encourage medium-density multifamily areas with a variety of allowed housing types, including, one, two and three-family Dwellings, Row Houses, Town Houses, Multifamily Dwellings and ground floor Retail and Service uses.

The proposed project is consistent with the Code’s intent for MFR/LS residential districts.

Zoning Requirements (Art. 65, Table C)

	Required	Proposed	Variance
Minimum Lot Area	20,000 sf @ 1,000 SF/dwelling unit	20 x dwelling units + 2 commercial at 28,555 sf	YES
Minimum Lot Width	30'	101.86'	NO
Minimum Lot Frontage	30'	101.86'	NO
Maximum Floor Area Ratio	1.0	28,855 SF proposed/ 17,097.7 = 1.67 FAR	YES
Maximum Building Height	3 stories/35'	5 STORIES/61'6"	YES
Usable Open Space per Dwelling Unit	400 SF/unit X 20 = 8,000 SF	3,755 SF + 624 SF balconies = 4,379 SF total	YES
Minimum Front Yard Setback	5'	Conformity with existing	NO
Minimum Side Yard Setback	10'	0' side yard + 64' side yard	YES
Minimum Rear Yard Setback	30'	24' – 35' varied	YES

Off-Street Parking Requirements (Art. 65, Table F)

- 1.5 spaces per residential unit
- 2 spaces per 1000 sf of retail space

Requirement for Proposed Building

20 residential units @ 1.5 spaces =	30 spaces
2 retail units (1,659 sf) @ 2 per 1,000 sf	2 spaces

Total required off-street parking to accommodate proposed building.....	32 spaces
Total proposed.....	24 spaces

Zoning Relief Required

ERT625214 was refused by ISD due to the cited need for zoning relief in the form of variances for the below violations.

ERT559561 – Erect 20 Unit Apartment Building to include two accessory retail units.

- 1. Art. 65 § 21 Off Street Parking Requirements
- 2. Art. 65 § 65-41 Off Street Loading Requirements
- 3. Art. 65 § 39 Screening & Buffering
- 4. Art. 65 § 9 Dimensional Regulations - Number of Stories
- 5. Art. 65 § 9 Additional Lot Area Insufficient
- 6. Art. 65 § 9 Floor Area Ratio Excessive
- 7. Art. 65 § 9 Building Height Excessive
- 8. Art. 65 § 9 Useable Open Space Insufficient
- 9. Art. 65 § 9 Side Yard Insufficient
- 10. Art. 65 § 9 Rear Yard Insufficient

ISD Rejection Letter (see Exhibits)

ANTICIPATED APPROVALS

Agency Name	Permit or Action
Boston Redevelopment Authority	Article 80 Small Project Review Affordable Housing Agreement
Inspectional Services Department	ZBA Approval Building Permit Certificate of Occupancy Demolition Permit
Boston Water and Sewer Commission	Local Sewer and Water Tie-in and Site Plan Approval

COMMUNITY OUTREACH

The development team has been working closely with David Cotter of the Mayor's Office of Neighborhood Services to coordinate outreach to residents, business owners and neighborhood associations within the project vicinity. The project site is located within the St. Mark's Neighborhood Association's jurisdiction but we have proactively reached out to both Ashmont Hill and Ashmont Adams Associations due to their proximity to the site. The team has formally presented this project to the following groups:

1. 1/12/17 – Ashmont Adams Neighborhood Association –no objections, strong support
2. 1/13/17 – Dorchester Main Streets – no objections, strong support

Upcoming presentations:

3. 2/23/17 – Ashmont Hill Neighborhood Associations
4. TBD – St. Marks Neighborhood Association. St. Mark's Association will only place us on the agenda after the BPDA's first public meeting.

TRANSPORTATION AND PARKING

3.0 Site Access

Vehicular

Vehicular access will be provided to surface parking by a single driveway located on Dorchester Avenue. Loading, egress, and service, including trash, recycling, and resident move-in/move-out and deliveries will occur on-site without impacting the public sidewalk or roadway.

Pedestrian/Bicycle

Primary pedestrian access will be provided off of Dorchester Avenue. Indoor bicycle parking spaces are provided on the ground level. A large percentage of the Project's residents are anticipated to utilize nearby public transit options, walking and cycling.

3.1 Parking

The Project will provide 24 parking spaces, resulting in a ratio of 1.20 per proposed residential unit.

3.2 Public Transportation

The Project is ideally situated to take advantage of nearby transportation opportunities. The MBTA's Red Line Ashmont Branch, the Mattapan High Speed Trolley Line, and local and regional buses are located on Dorchester Avenue and Ashmont Station, approximately 800 feet to the south of the Project. Ashmont Station is a key bus hub serving the following lines: 18, 21, 22, 23, 24, 26, 27, 215, 217, 240, and the Brockton Area Transit Authority (BAT). MBTA bus route #18 services Dorchester Avenue and there is a bus stop nearby at the corner of Dorchester Avenue and Dracut Street.

3.3 Traffic Projections

There are projected to be 98 daily auto trips associated with the development. Dorchester Avenue accommodates approximately 700 vehicles per weekday evening peak hour, and 13,000 vehicles per day. The development will not pose a noticeable traffic impact.

Traffic Engineer Memo (see Exhibits)

Exhibit A: ISD Rejection 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

KEVIN CLOUTIER
1990 CENTRE STREET
WEST ROXBURY, MA 02132

September 13, 2016

Location: 1857-1859 DORCHESTER AV DORCHESTER MA 02124
Ward: 16
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: MFR/LS
Appl. # : ERT625214
Date Filed: August 15, 2016
Purpose: Erect a ~~22~~ 20 unit, multi-family dwelling to include 2 accessory retail units.
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>
Art. 65 Sec. 41	Off street parking requirements	Insufficient parking
Article 65, Sec 65-41	Off-Street Loading Req.	
Article 65, Section 39	Screening & Buffering	
Article 65, Section 9	Dimensional Regulations	# of allowed stories exceeded
Article 65, Section 9 * *	Add'l Lot Area Insufficient	
Article 65, Section 9 **	Floor Area Ratio Excessive	
Article 65, Section 9 ***	Building Height Excessive	
Article 65, Section 9 ****	Usable Open Space Insufficient	
Article 65, Section 9 *****	Side Yard Insufficient	
Article 65, Section 9 *****	Rear Yard Insufficient	
Notes		Building code review has been deferred at this time. Pending a favorable ZBA decision, two full sets of stamped code compliant construction documents shall be required to include compliance with 521 CMR Accessibility. Article 80 Section 80E-2; Small project review required

KEVIN CLOUTIER
1990 CENTRE STREET
WEST ROXBURY, MA 02132

September 13, 2016

Location: 1857-1859 DORCHESTER AV DORCHESTER MA 02124
Ward: 16
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: MFR/LS
Appl. # : ERT 625214
Date Filed: August 15, 2016
Purpose: Erect a ~~22~~ 20 unit, multi-family dwelling to include 2 accessory retail units.
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.

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 B: Traffic Analysis



111 River Street
 N. Weymouth, MA 02191-2104
 Telephone: (781) 589-7339
 e-mail: jt.gillon@comcast.net

January 28, 2017

Mr. Steven Connelly
 Connelly Construction Co., Inc.
 1859 Dorchester Avenue
 Dorchester, MA 02124

Reference: Traffic Projections
 1857 Dorchester Avenue - Dorchester, MA

Dear Mr. Connelly:

At your request, we are pleased to provide this automobile trip generation assessment for 20 new apartments to be constructed at 1857 Dorchester Avenue in the Dorchester section of Boston. In addition to the 20 residential dwelling units, the site will continue to accommodate two small offices totaling 1600 square feet. The new residential generated trips based on the Institute of Transportation Engineers report is as follows:

Source of Data

ITE Report (9th Edition)
 ITE Land Use Code: 220
 Apartments
 Volume 2, Pages 332-359

	AM			PM		
	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Trips per Unit	T = 0.51 (x)			T = 0.62 (x)		
Directional Split	20%	80%		65%	35%	
Trips Projected	2	8	10	8	4	12

(Based on 20 Units)

Trips per Weekday

Apartment
 T= 6.65 (x)
 Daily Trips Based on 20 Units = 133

For Dorchester Urban Area, Weekday People Trips = 133 x 1.2 = 160

South Dorchester All-Destination Modal Split*:

	<u>Auto</u>	<u>Transit</u>	<u>Walk & Bike</u>
For 160 People Trips :	118	17	25

People Trips in Automobiles = 118

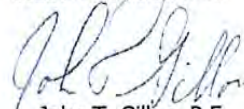
Automobile Trips = 118 ÷ 1.2 = 98 Daily Auto Trips with 49 Inbound and 49 Outbound

* Modal Split is From Access Boston

Dorchester Avenue accommodates approximately 700 vehicles per weekday evening peak hour. Based on available data, Dorchester Avenue facilitates about 13,000 vehicles per day. MBTA bus route #18 services this roadway and there is a Bus Stop directly in front of the site. Moreover, the MBTA Red-Line rapid transit Ashmont Station is only 650 feet to the south.

It is my professional opinion that construction of twenty new apartments will not pose a noticeable traffic problem for motorists currently using these roadways.

Sincerely,
GILLON ASSOCIATES



John T. Gillon, P.E.


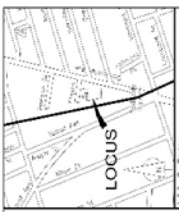


Exhibit C: Survey



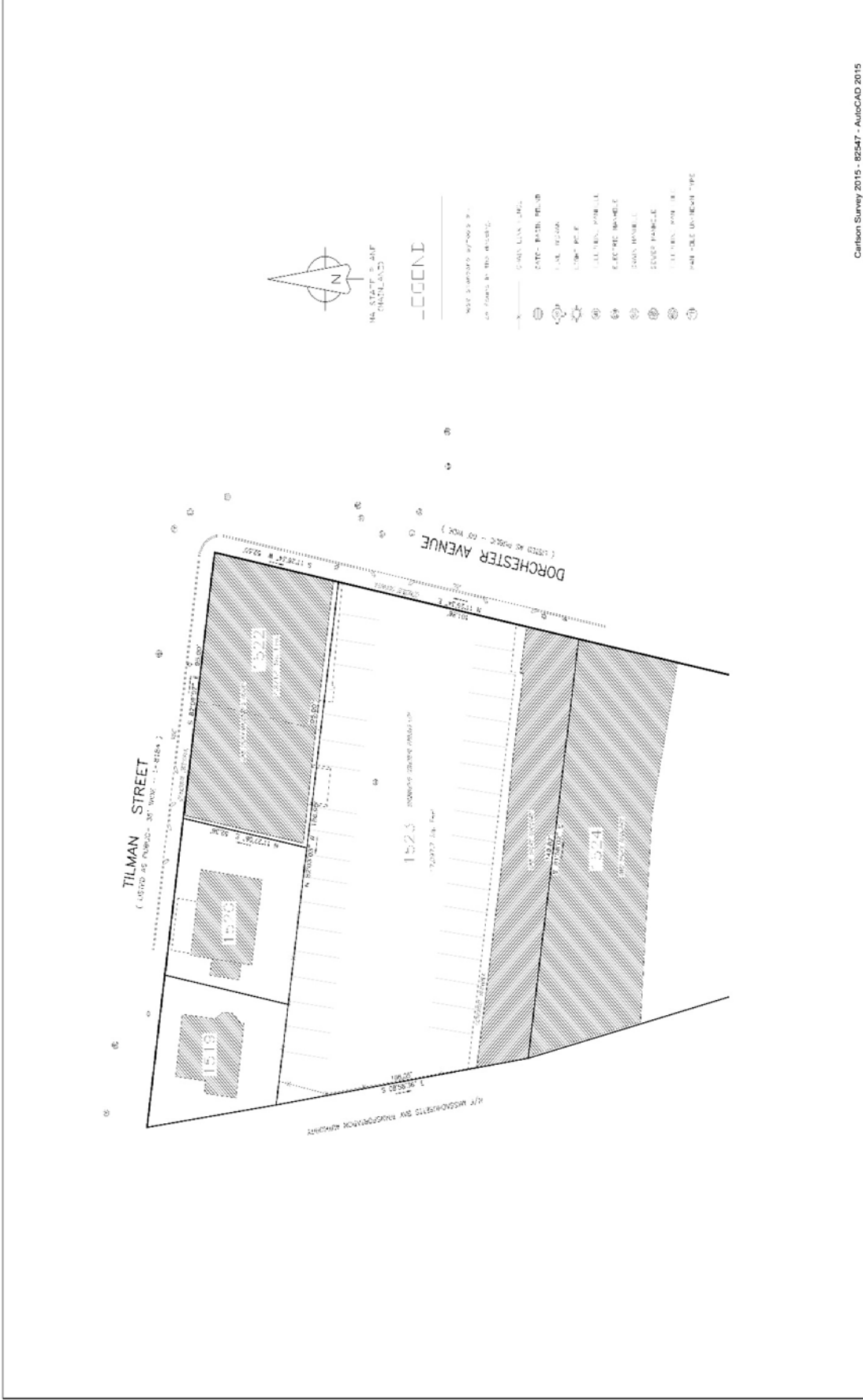
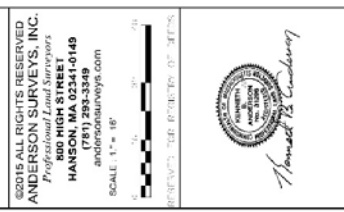
EXISTING CONDITIONS PLAN
 1853-1859A Dorchester Avenue,
 Dorchester, Suffolk County, MA
 Ward 16
 Parcel Numbers 1821-1823

Prepared For:
 James H. Gifford
 2000 Block St 1110, pages 220-223

DATE: July 20, 2015

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ANDERSON SURVEYS, INC.
Professional Land Surveyors
800 HIGH STREET
HANSON, MA 02341-0149
 andersonsurveys.com

SCALE: 1" = 16'



Carlson Survey 2015 - 82547 - AutoCAD 2015

1857-1859 DORCHESTER AVENUE, DORCHESTER

EXISTING CONDITIONS SURVEY

Exhibit D: Renderings, Site Plan, Floor Plans, Building Elevations



1857-1859 DORCHESTER AVENUE, DORCHESTER

VIEW FROM ACROSS DORCHESTER AVENUE



1857-1859 DORCHESTER AVENUE, DORCHESTER

AERIAL VIEW FROM DORCHESTER AVENUE



1857-1859 DORCHESTER AVENUE, DORCHESTER

STREET VIEW FROM DORCHESTER AVENUE.





SECOND & FIFTH FLOOR PLAN

1857-1859 DORCHESTER AVENUE, DORCHESTER



1857-1859 DORCHESTER AVENUE, DORCHESTER

DORCHESTER AVE ELEVATION (TOP) EAST ELEVATION (BOTTOM)

Exhibit E: Diagram of Accessible Routes and Accessibility Checklist



DIAGRAM OF ACCESSIBLE ROUTES

1857-1859 DORCHESTER AVENUE, DORCHESTER

Article 80 | ACCESSIBILITY CHECKLIST

Project Information

Project Name:	1857-1859 Dorchester Avenue
Project Address Primary:	1857-1859 Dorchester Avenue, Dorchester, MA
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Cheryl Tougias/Principal/Spalding Tougias Architects, Inc. ct@sta-inc.com/617-542-4522

Team Description

Owner /	Connelly Construction
Developer:	Spalding Tougias Architects, Inc.
Architect:	TBD
Engineer (building systems): Sustainability /	TBD
LEED: Permitting:	TBD
Construction Management:	TBD

Project Permitting and Phase

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

**Article 80
Small
Project
Review**

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

Article 80 | ACCESSIBILITY CHECKLIST

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)	Residential, Retail		

What is the Construction Type - select most appropriate type?

Wood Frame	Masonry	Steel Frame	Concrete
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Describe the building?

Site Area:	17,097 SF	Building Area:	28,555 GSF
Building Height:	61' - 6"	Number of Stories:	5 Flrs.
First Floor Elevation:	72.0 Elev	Are there below grade spaces:	Yes / No

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 area is comprised of a mix of apartment buildings, triple-deckers, two families, commercial and retail business' along Dorchester Avenue. Tilman Street which runs east-west between the MBTA Red Line rail tracks and Dorchester Avenue contains triple deckers, commercial and mixed-uses.

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

The project site is a short walk to Peabody Square and nearby recently renovated MBTA Red Line Ashmont Station which includes Red Line rail service, trolley service and local and regional bus service.

Article 80 | ACCESSIBILITY CHECKLIST

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.

Carney Hospital, St Mark’s Church, St. Gregory’s Church, The Carruth mixed use development and Dorchester Park are all a short distance away.

No. Refer to above.

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.

Yes. The existing site has sidewalks along Dorchester Avenue. The proposed project will provide a concrete sidewalk connection from Dorchester Avenue directly to the building site and lobby.

The existing sidewalk material is concrete with granite curbing in very good condition with curb cuts and recessed tactile surfaces.

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.

The existing surrounding sidewalks and ramps on Dorchester Avenue are to remain and appear to have been poured fairly recently. All sidewalks and pedestrian ramps within the site will be new. It is not known whether the existing sidewalks along Dorchester Avenue have been verified as compliant.

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

No, it is not.

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.

Article 80 | ACCESSIBILITY CHECKLIST

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?

Existing sidewalks are 7'-0" wide and there will be no new sidewalks.

The proposed sidewalk material for the pedestrian zone will be concrete and is located on private property.

No. It is on private property abutting Dorchester Avenue.

No, just as noted above.

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?

24 surface parking spaces will be provided under the new construction.

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

2 accessible parking spaces are provided.

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?

The accessible parking spaces are adjacent to the accessible entrance.

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

No.

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.

Refer to the attached accessible route diagram.

Article 80 | ACCESSIBILITY CHECKLIST

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.

Refer to the attached accessible route diagram.

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

A flush condition is proposed at all entryways.

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.

No.

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

Not yet. It is the intent that an accessibility wayfinding package will be developed during the construction document phase of the project.

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?

20 apartment units.

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

20 apartments will be for rent. Three units will be affordable per the City's inclusionary zoning requirements. Market value vs. affordable TBD.

How many accessible units are being proposed?

All of the units will be designed to meet the Fair Housing Act and the Massachusetts Architectural Access Board Group 1 dwelling unit requirements.

Article 80 | ACCESSIBILITY CHECKLIST

Please provide plan and diagram of the accessible units.

TBD

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

One.

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.

None of the apartment units have architectural barriers that would prevent entry or use of a common space.

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

Not at this time.

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!

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

contact: kathryn.quigley@boston.gov | Mayor's Commission for Persons with

Disabilities