

---

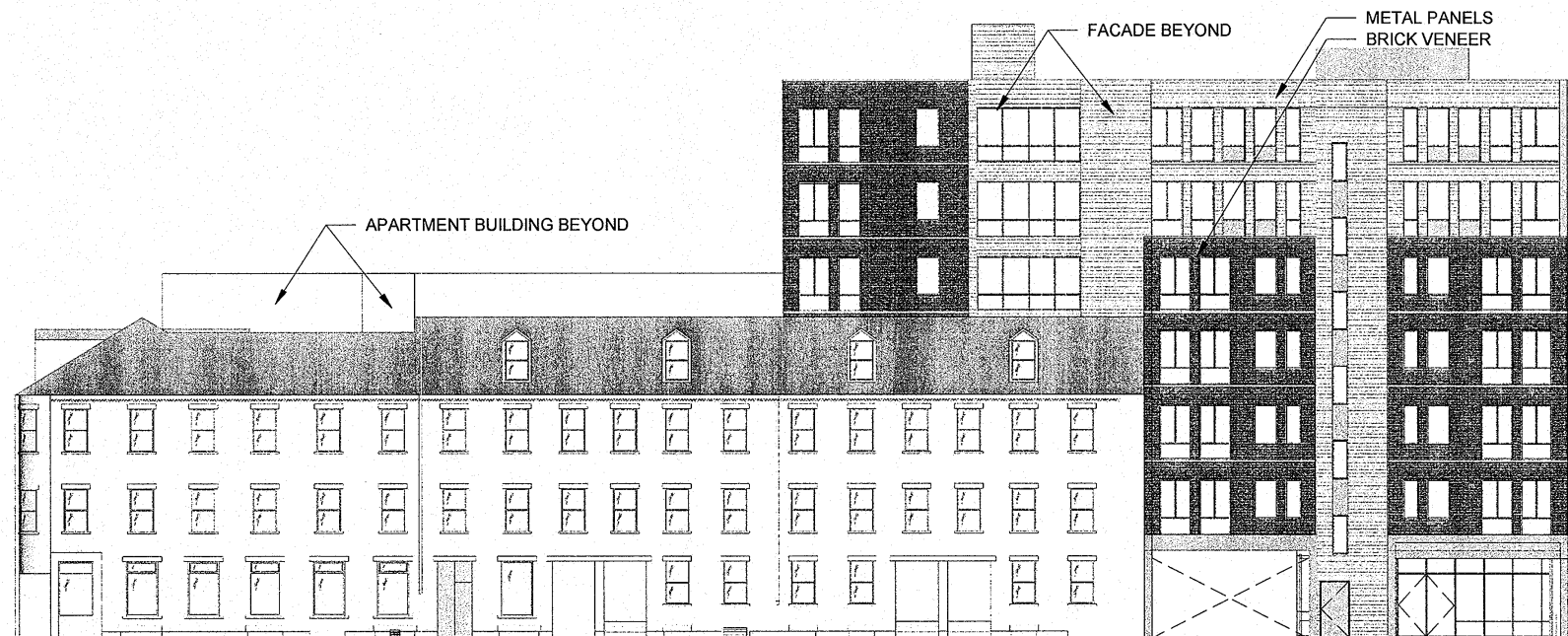
# Grace Apartments

Application for Small Project Review

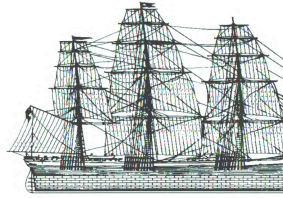
*submitted to the*

**Boston Planning and Development Agency**

---



East Boston Community Development Corporation  
72 Marginal Street  
East Boston, MA



EBCDC, Inc.

Michael Sinatra, Project Manager, Development Review  
Boston Planning and Development Agency  
Boston City Hall, 9th Floor  
Boston, MA 02201

Dear Mr. Sinatra,

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 Grace Apartments project located in Maverick Square, East Boston.

The proposed project will transfer 17 subsidized units in an expiring use property that is ill-equipped to house its current elderly and disabled population into a newly constructed 42 unit 100% senior affordable development on the same site. The 17 units in the existing building will be rehabilitated and rented at rents that will serve East Boston's workforce population. The site will be served by 5 accessory parking spaces. The applicant and developer is the East Boston Community Development Corporation and architectural services are being provided by DiMella Shaffer.

On behalf of the applicant and development team, I wish to express our excitement at the prospect of increasing the number affordable rental apartments for seniors while providing attractive rental apartments for Boston's workforce in the heart of one of Boston's most vibrant and attractive neighborhoods, Maverick Square. I want to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with BPDA staff as we move towards final approval of this project.

Sincerely,

Al Caldarelli

---

## Table of Contents

### I. Project Summary

Project Team.....	4
Project Summary.....	4
Community Benefits.....	5

### II. Detailed Project Information

Project Description.....	5
Traffic, Parking, and Access.....	5
Project Financing and Developer Pro Forma .....	5-6
Project Design.....	6
Anticipated Permits and Approvals.....	6
Apartment Unit Count and Mix.....	7

### III. Boston Zoning Code Data.....8

### IV. Urban Design Submission and Accessibility Checklist and Exhibits

Exhibit 1: Assessing Parcel.....	9
Exhibit 2: Site Map.....	10
Exhibit 3: Neighborhood Context.....	11-14
Exhibit 5: Proposed Site Plan.....	15
Exhibit 6: First Floor Plan.....	16
Exhibit 7: Second Floor Plan.....	17
Exhibit 8: Third through Seventh Floor Plan.....	18
Exhibit 9: Elevations.....	19
Exhibit 10: Public Transit Map.....	20
Exhibit 11: Zoning Refusal Letter.....	21
Exhibit 12: Article 80 Disability Checklist.....	22

---

## I. Project Summary

### **Developer and Applicant:**

EBCDC Inc., 72 Marginal St., Boston, MA 02128  
Sal Colombo, [scolombo@ebcdc.com](mailto:scolombo@ebcdc.com), (617) 569-5590

### **Development Consultant**

Affirmative Investments, Inc. (AI), 33 Union St., Boston, MA 02108  
David Ennis, [dennis@affirmativeinvestments.com](mailto:dennis@affirmativeinvestments.com), (617) 367-4300

### **Legal Counsel:**

Drago + Toscano LLP, 15 Broad St Suite 610, Boston, MA 02109  
Jeffrey R. Drago, [jdrago@dtlawllp.com](mailto:jdrago@dtlawllp.com), (617) 391-9450

### **Architecture:**

DiMella Shaffer, 281 Summer Street, Boston, MA 02210  
Diane M. Dooley, AIA, LEED LP, [doooley@dimellashaffer.com](mailto:doooley@dimellashaffer.com), (617) 426-5004

### **Project Summary**

The proposed project involves the construction of a new 42-unit seven-story building and the renovation of an existing 26,800 square foot building currently on the same site in Maverick Square, in East Boston. The existing building includes 17 elderly/disabled subsidized units as well as approximately 3,000 square feet of ground floor commercial which is currently leased to Aries Communications, Metro Management Company, and Mexicali Sushi Bar. The East Boston Community Development Organization has controlled the site since the late 1970s.

The property consists of an irregular shaped 16,266-square foot parcel of land improved with an 26,800-square foot mixed use, residential and commercial building. There will be no changes to the footprint of the existing building. The proposed new building will be situated behind the existing building. It will be seven stories, and 39,067 square feet. The 3,798 square foot first floor will consist of a community room, kitchen, lobby, mail room, office, and mechanical space. The second through seventh floors will have seven units per floor. The second floor will have five one-bedrooms and two two bedrooms. The third through seventh floors will have six one-bedrooms and one two bedroom.

The lot size will accommodate 5 parking spaces, one of which will be handicapped accessible.

---

## **Community Benefits**

The proposed project offers the immense benefit of increasing the number of senior affordable housing units in Maverick Square. The EBCDC is acutely aware of the demand for senior affordable housing in East Boston as developers and managers of several elderly affordable housing developments in the neighborhood. There are over one-thousand households on the EBCDC's waiting list for its elderly affordable housing developments.

Moreover, the proposed project will create workforce housing in the heart of Maverick Square, adding a diversity of incomes and ages to development. The project has received support from the residents of the existing building, residents of the abutting development Lewis Mall Apartments, and over one-hundred residents and local politicians.

## **II. Detailed Project Information**

### **Project Description**

The project site consists of approximately 16,266 SF of land area, comprised of one parcel of land situated at 201 Sumner Street in East Boston, being City of Boston Assessor's Parcel No. 0105398015. The site fronts on Sumner Street and is bordered on the north by mixed-use commercial and residential, to the east, west, and south by residential buildings.

The proposed development will include the rehabilitation of 3,000 square feet of commercial and 17 apartments to be workforce housing. It also includes the new construction of a seven story building with 42 affordable residential rental apartments for seniors. The 42 units

### **Traffic, Parking, and Access**

The project will include 5 parking spaces which can be accessed via Sumner Street, a two-way street running east-west the length of the East Boston Peninsula. The site can be vehicularly accessed from the north by way of Maverick Square. Access from the south can be accomplished by way of South Brennan Street. Vehicles will both enter the surface parking from the west of the existing building building and exit from the same way. The lobby of the new building will be handicap accessible at the main entrance.

At the furthest entrance to the newly constructed building, the Maverick Square T stop is a 215 foot walk away. There is a Blue Bike station immediately east of the building, on Lewis Mall.

### **Project Financing and Developer Pro Forma**

The applicant has significant experience in financing and developing affordable housing in Boston. Specifically, the EBCDC has developed several senior affordable housing developments in East Boston and manages over 400 units of affordable elderly housing.

Total Development Cost (soft/hard costs): \$18,700,000  
 Tax Credit Equity: \$10,950,000  
 City of Boston: \$2,750,000  
 State Resources: \$2,100,000  
 Seller's Note: 300,000  
 Conventional Debt: \$2,100,000

**Project Design**

The proposed project consists of renovating a three-story, 23,000 square foot building. The renovation will be a gut rehabilitation of the interior, with minimal work on the exterior of the building. Mechanicals have been replaced in the last five years and will not be replaced as a part of the rehabilitation. There will be no change to the footprint of the existing building. The new construction will be a 70 foot building. The construction will be five levels of wood construction over a two level, non-combustible podium. The ground floor will house the mechanicals, a community room, an office, a kitchen area, a mail room and an elevator vestibule. The eight parking spaces will be at grade and some of them will be under the overhang of the building. Floors 2-7 will include seven apartments and each floor will have laundry, a janitor's closet, a trash room, and lounge space around the elevator entry.

**Anticipated Permits and Approvals**

Agency Name	Permit or Action
Boston Planning and Development Agency	-Article 80 Small Project Review -Affordable Housing Agreement -Design Review Approval
Zoning Board of Appeals	-Approval
Boston Inspectional Services Department	-Building Permit -Certificate of Occupancy

## APARTMENT UNIT COUNT AND MIX

APT. TYPE	ONE BEDROOM			TWO BEDROOM		TOTALS
	506 SF	517 SF	591 SF	644 SF	690 SF	
FLOOR ONE	0	0	0	0	0	0
FLOOR TWO	0	3	2	1	1	7
FLOOR THREE	1	3	2	1	0	7
FLOOR FOUR	1	3	2	1	0	7
FLOOR FIVE	1	3	2	1	0	7
FLOOR SIX	1	3	2	1	0	7
FLOOR SEVEN	1	3	2	1	0	7
<b>TOTALS</b>	<b>5</b>	<b>18</b>	<b>12</b>	<b>6</b>	<b>1</b>	<b>42</b>

### III. Boston Zoning Code Data

ZONING COMPUTATION FOR GRACE APARTMENTS - 191B SUMMER STREET, EAST BOSTON, MA

Zoning District: WR - Waterfront Residential Subdistrict - Elderly Housing Use Allowed  
 Overlay District: Urban Renewal Area\*

	Min. Lot Size for Dwell. Unit(s) Specified	Min. Lot Size Additional Dwelling Unit	Min. Lot Area for Additional Dwelling Unit	Total Lot Size	Min. Lot Width	Min. Lot Frontage	Min. Lot Floor Area	Max. Floor Area Ratio	Max Height of Building	Stories	Min. Useable Open Space / DU	Min. Front yard	Min. Side Yard
Required by Code*	1000/Unit	1000/Unit	1000/Unit	-	20'	20'	-	1.0	3.5	3.5	300 SF	5'	2.5'
Existing Conditions	17,000 SF	None	None	16,265 SF	66'	198'	16,265 SF	0.61	3.5	35	153 SF	0'	0'
Proposed Conditions*	17,000 SF	42,000 SF	42,000 SF	16,265 SF	66'	198'	16,265 SF	0.25	7	70	29 SF	0'	0'
<b>Floor Area</b>													
Basement	4,000	Exist. Mech SF	Exist. Net SF	Proposed Gross SF	Proposed Mech. SF	Proposed Net SF	Proposed Net SF	Proposed Net SF					
First Floor Residential	7,300	-	-	3,798	1,180	3,038	3,038						
Non-Residential	3,000	-	-	0	-	-	-						
Second Floor	6,750	-	-	6,024	1,296	4,819	4,819						
Third Floor	6,750	-	-	5,849	1,296	4,679	4,679						
Third and 1/2 Floor	2,000	-	-	-	-	-	-						
Fourth Floor	-	-	-	5,849	1,296	4,679	4,679						
Fifth Floor	-	-	-	5,849	1,296	4,679	4,679						
Sixth Floor	-	-	-	5,849	1,296	4,679	4,679						
Seventh Floor	-	-	-	5,849	1,296	4,679	4,679						
<b>Total Floor Area</b>	<b>26,800</b>			<b>39,067</b>	<b>8,956</b>	<b>31,254</b>	<b>31,254</b>						

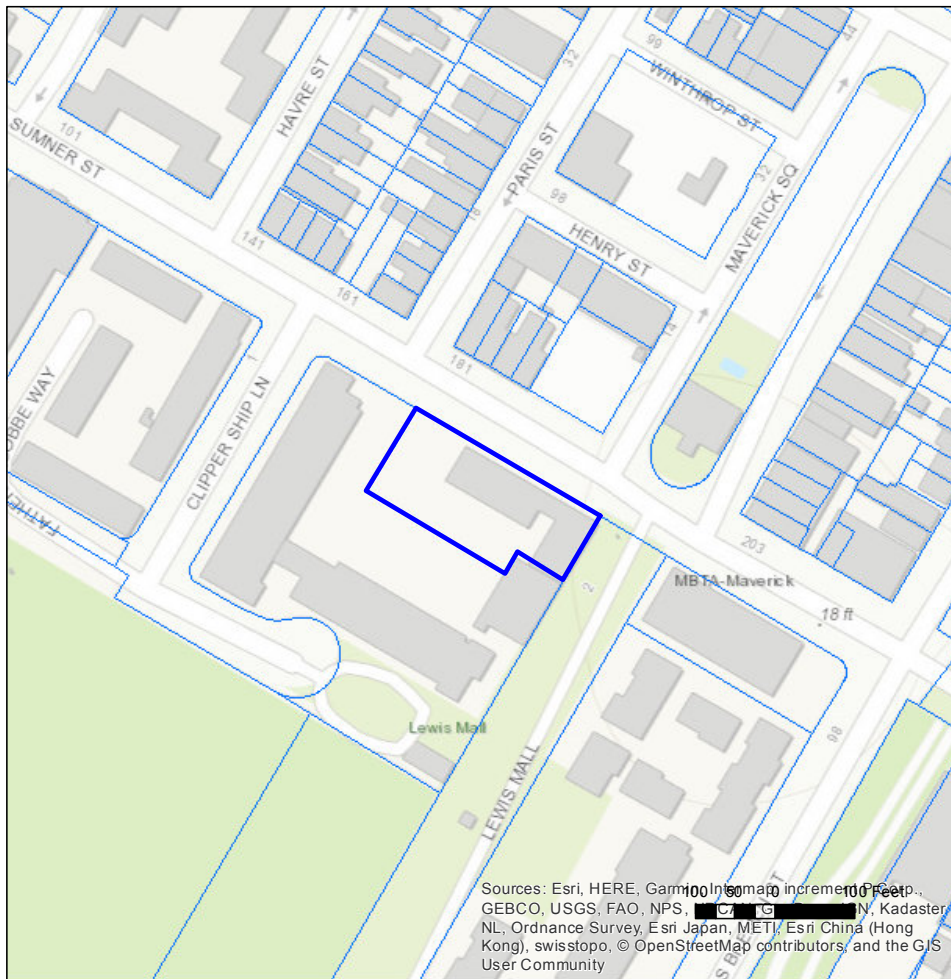
Existing Floor Area Ratio: 16,265 SF / 26,800 = 0.70 FAR Proposed Floor Area Ratio: 16,265 SF / 65,867 = 0.25 FAR

Off-Street Parking Spaces Required for Non Residential 2 per 1000 SF = 8 Spaces  
 Off-Street Parking Spaces Required for Residential .25 X 59 DU = 15 Spaces  
 Actual Off-Street Parking Spaces 5 Spaces

\*Subject to provisions of Urban Renewal Area Overlay District



## Exhibit 1: Assessing Parcel



Parcel ID: 0105398015  
 Address: 201 191 SUMNER ST  
 Zipcode: 02128  
 Owner: WOODBURY-CUNARD ASSOCS LPS  
 Land Use: Tax-exempt (121A)  
 Lot Size: 16,265.00 sq ft  
 Living Area: 18,362.00 sq ft  
 Total Value: \$1,571,500.00  
 Land Value: \$780,700.00  
 Building Value: \$790,800.00  
 Gross Tax: \$0.00



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

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



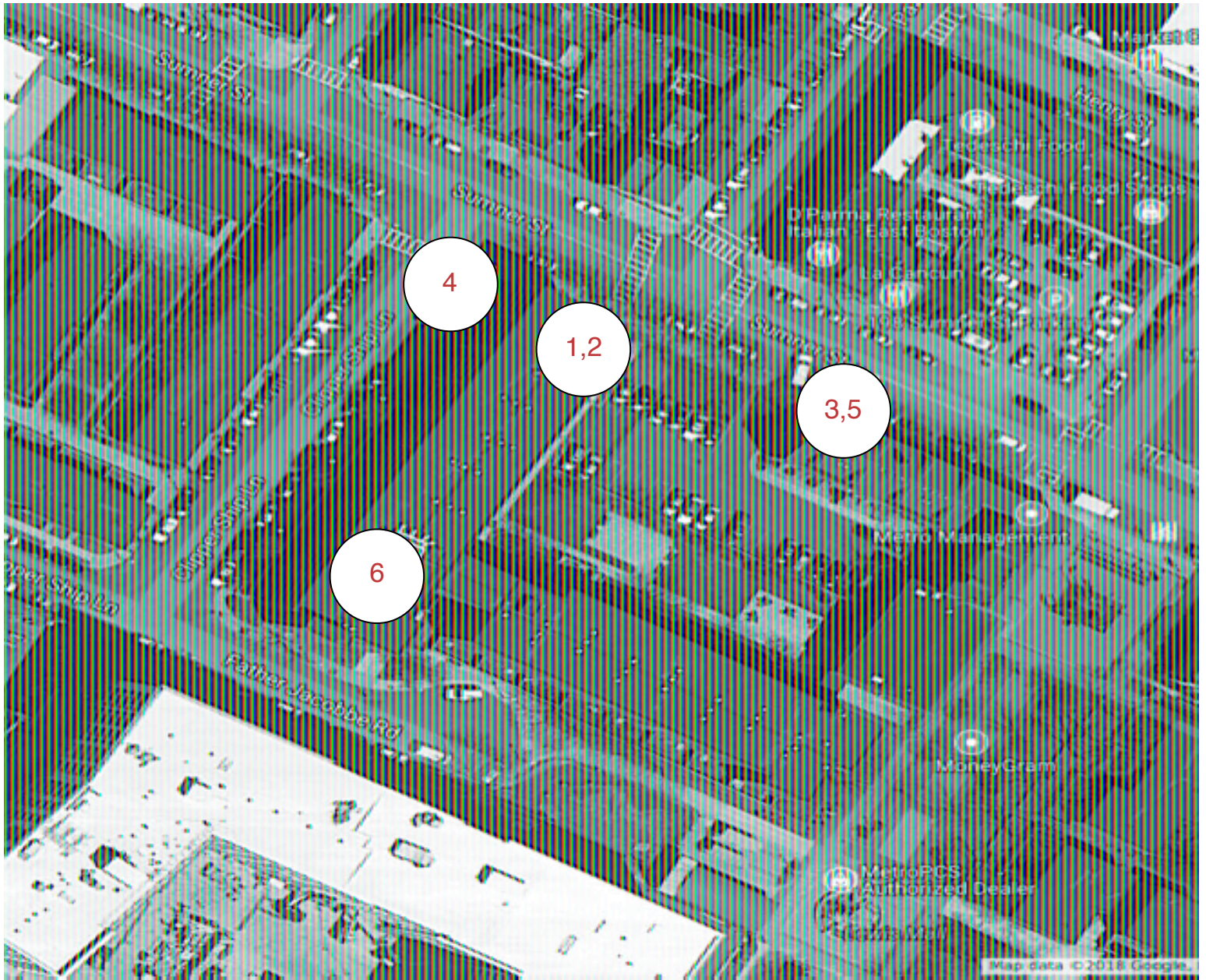
Sources: Esri, HERE, Garmin, IGN, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NGA, Swisstopo, SVA, Swisstopo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

---

## Exhibit 2: Site Map



### Exhibit 3: Neighborhood Context



---

### Exhibit 3: Neighborhood Context (cont.)



1. View west on Sumner Street. Site is on the left.



2. View east on Sumner Street. Site is on the right.

---

**Exhibit 3: Neighborhood Context (cont.)**



*3. View through to Lewis Mall. Site is on the right.*



*4. View through to parking lot. Site is on the right.*

---

### Exhibit 3: Neighborhood Context (cont.)

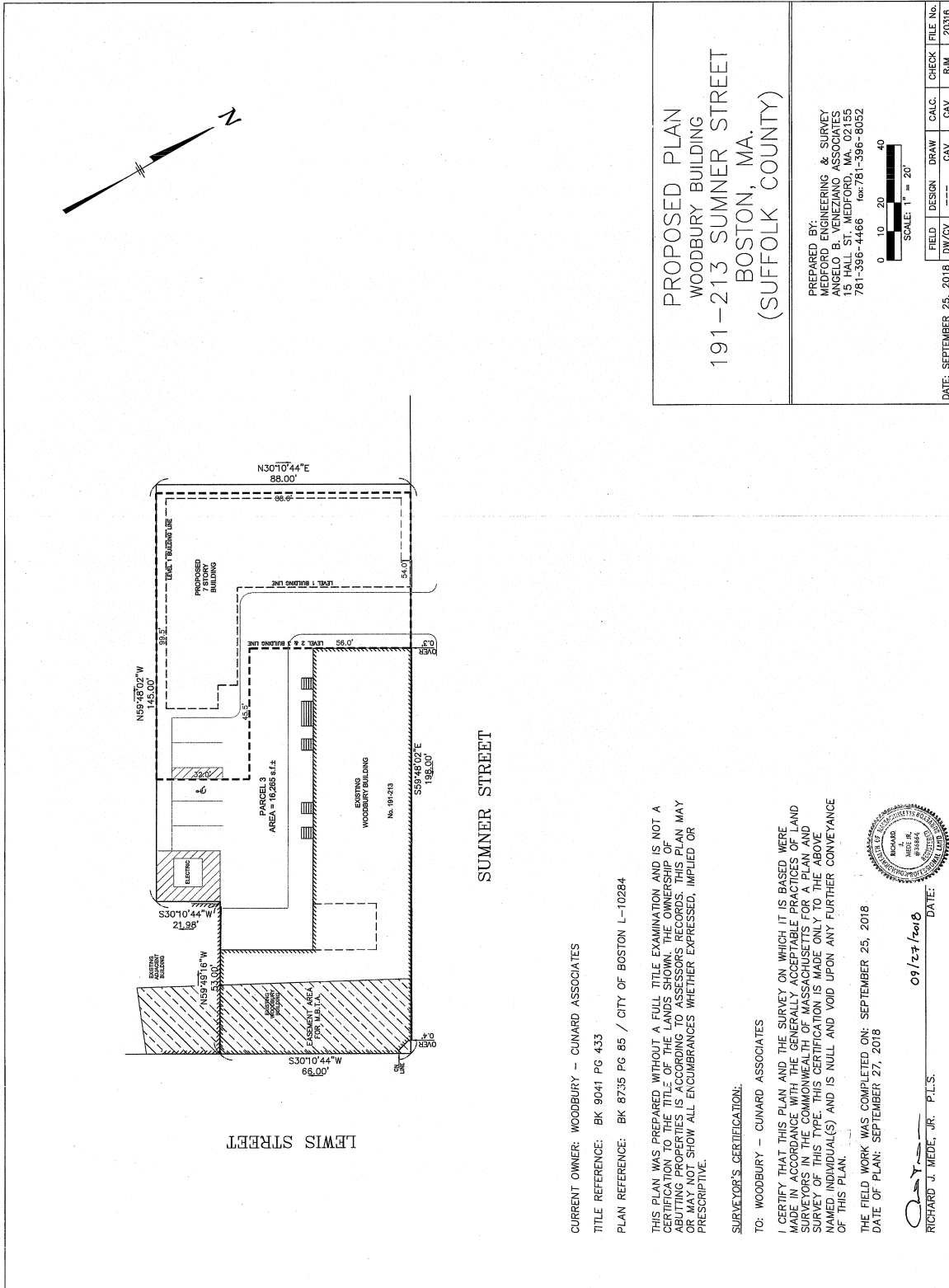


5. View from Maverick Square.

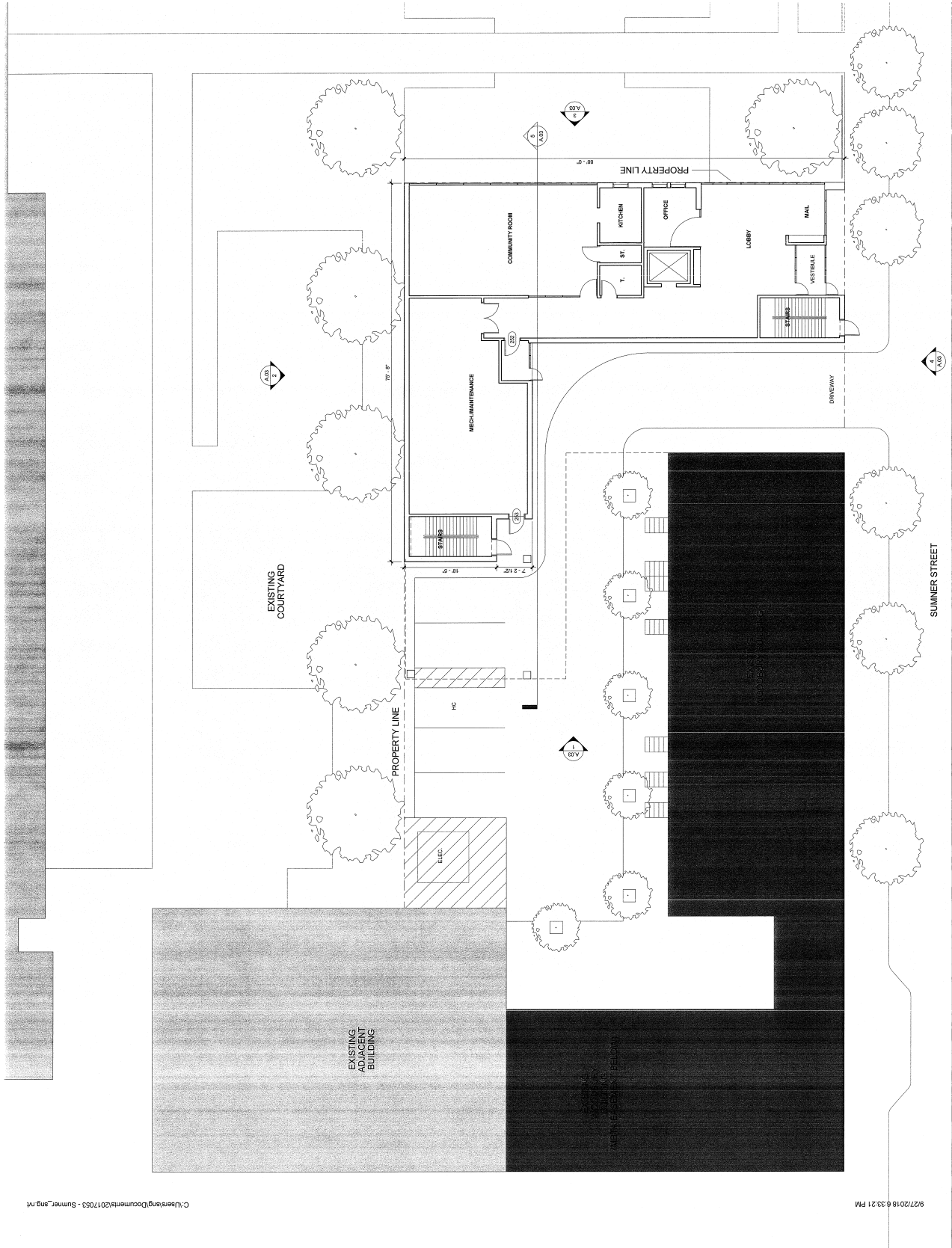


6. Aerial View

# Exhibit 4: Proposed Site Plan



# Exhibit 5: Site/Level 1 Floor Plan

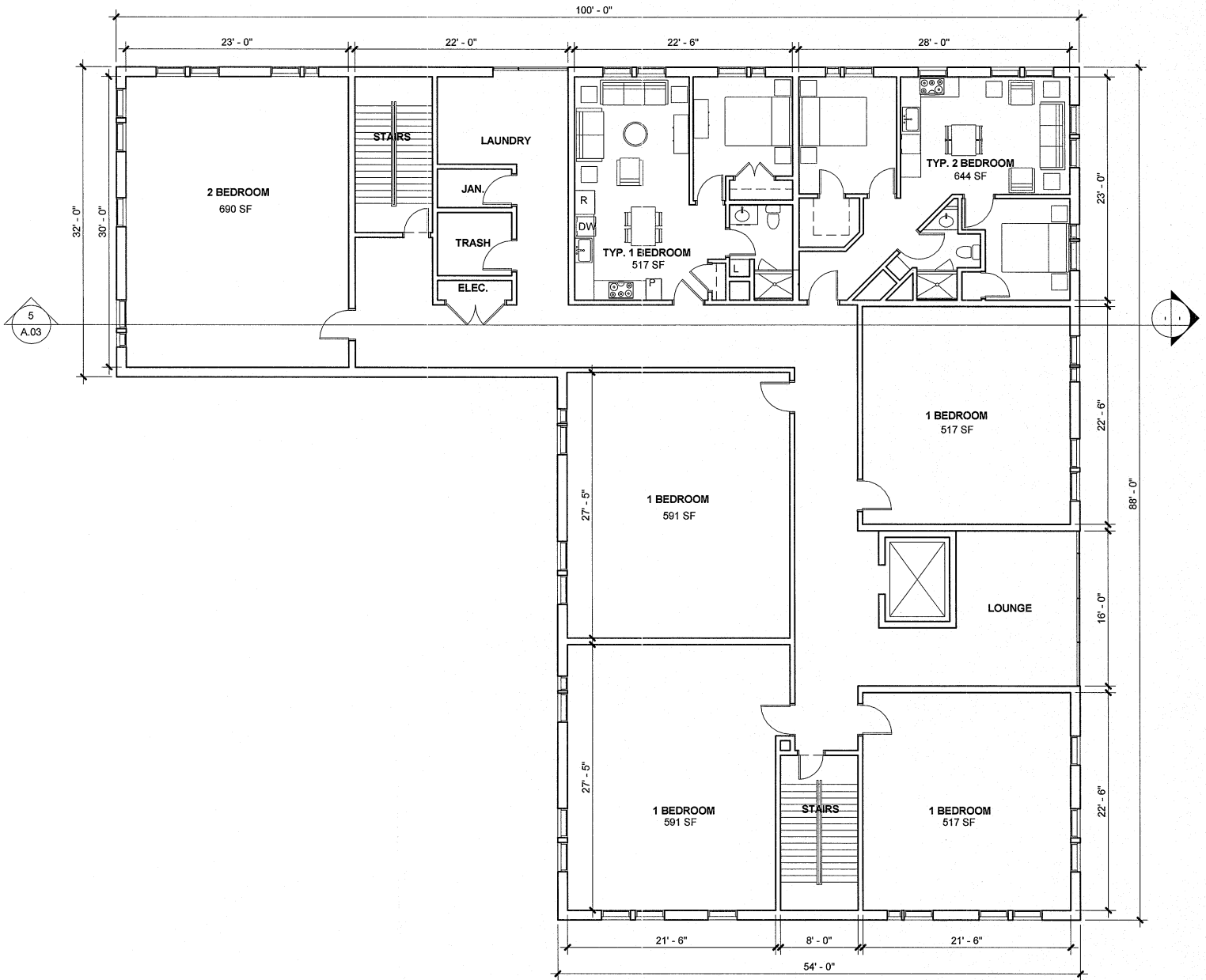


C:\users\ang\Documents\2017053 - Sumner\_Cong.rvt

9/27/2016 6:33:21 PM

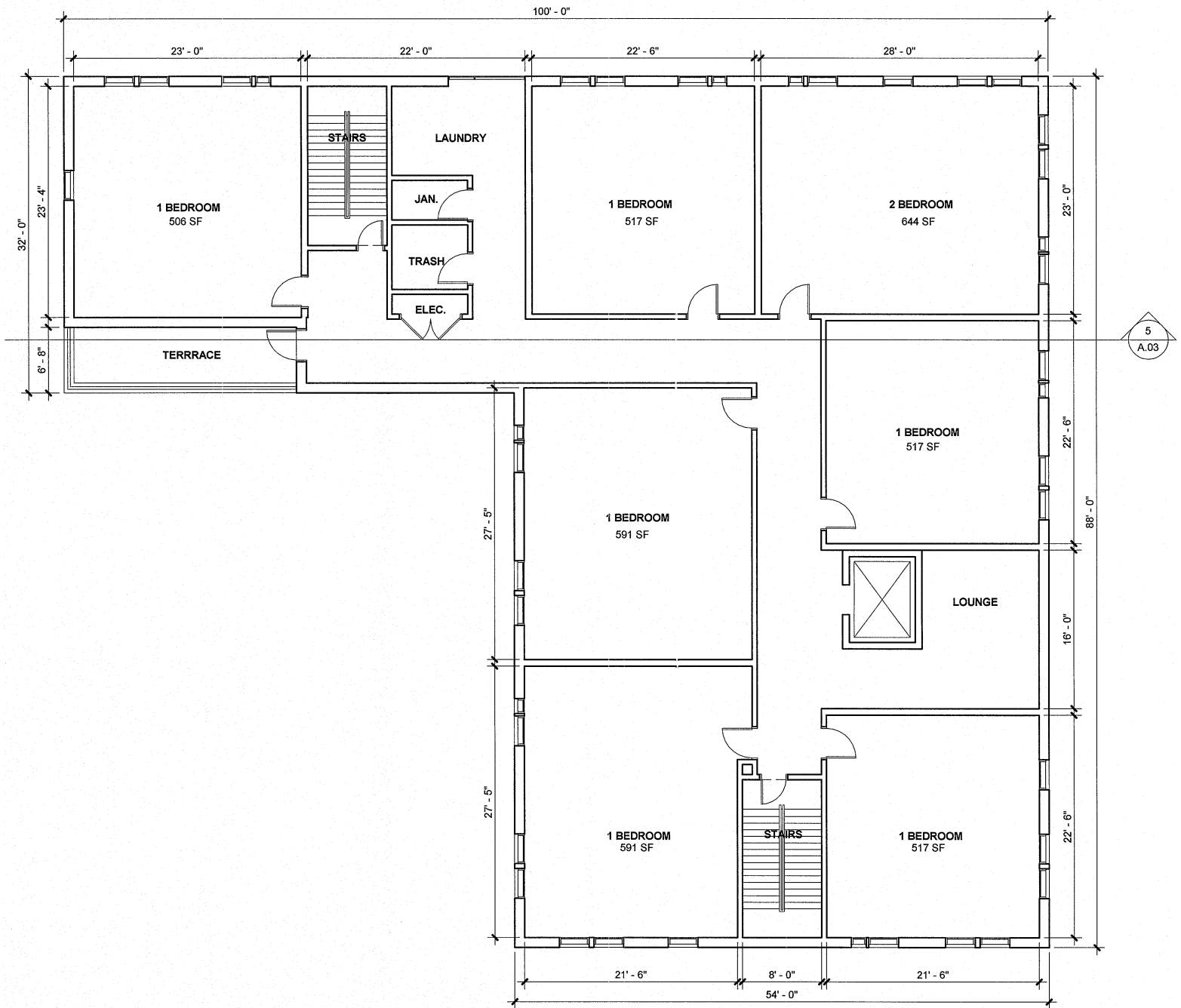


## Exhibit 6: Level 2 Floor Plan



**2** LEVEL 2  
1/8" = 1'-0"

# Exhibit 7: Levels 3-7

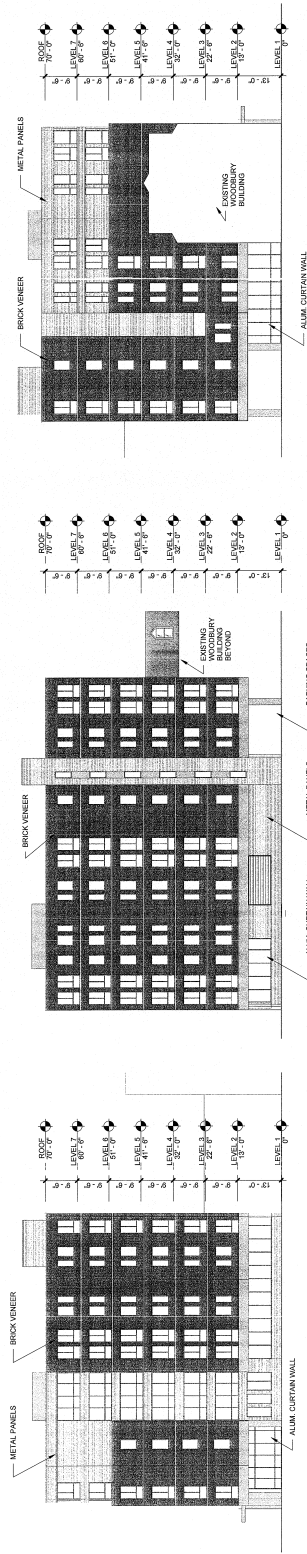


5  
A.03

## 1 LEVEL 3 - 7

1/8" = 1'-0"

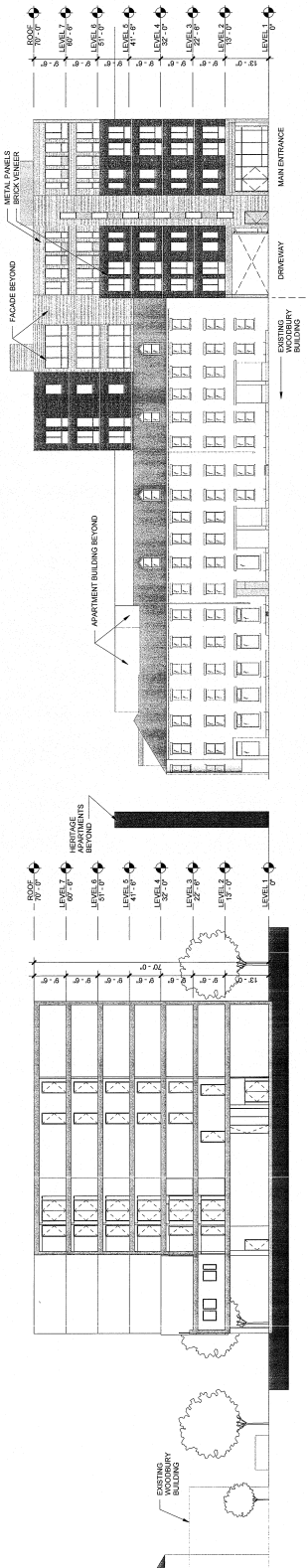
# Exhibit 8: Elevations



**3 WEST ELEVATION**  
1/8" = 1'-0"

**2 SOUTH ELEVATION**  
1/8" = 1'-0"

**1 EAST ELEVATION**  
1/8" = 1'-0"



**5 BUILDING SECTION**  
1/8" = 1'-0"

**4 NORTH ELEVATION**  
1/8" = 1'-0"

Exhibit 9: Transit Map



---

**Exhibit 10: Zoning Code Refusal (pending)**

## Article 80 – Accessibility Checklist

### A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

#### Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design  
[http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
2. Massachusetts Architectural Access Board 521 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations  
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations  
[http://www.mbta.com/riding\\_the\\_t/accessible\\_services/](http://www.mbta.com/riding_the_t/accessible_services/)
6. City of Boston – Complete Street Guidelines  
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board  
[www.boston.gov/disability](http://www.boston.gov/disability)
8. City of Boston – Public Works Sidewalk Reconstruction Policy  
[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%20200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%20200114_tcm3-41668.pdf)
9. City of Boston – Public Improvement Commission Sidewalk Café Policy  
[http://www.cityofboston.gov/images\\_documents/Sidewalk\\_cafes\\_tcm3-1845.pdf](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)

#### Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

**Article 80 | ACCESSIBILITY CHECKLIST**

<b>1. Project Information:</b> <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	Grace Apartments		
Primary Project Address:	191B Sumner Street, East Boston, MA		
Total Number of Phases/Buildings:	2		
Primary Contact (Name / Title / Company / Email / Phone):	Salvatore Colombo, Deputy Director, EBCDC, <a href="mailto:scolombo@ebcdc.com">scolombo@ebcdc.com</a> , 6175695590		
Owner / Developer:	EBCDC Inc		
Architect:	DiMella Shaffer Associates, Inc.		
Civil Engineer:	Medford Engineering		
Landscape Architect:			
Permitting:			
Construction Management:	EBCDC Inc.		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No		
<b>2. Building Classification and Description:</b> <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	16,265 SF	Building Area:	39,067 GSF
Building Height:	70 FT.	Number of Stories:	7 Flrs.

**Article 80 | ACCESSIBILITY CHECKLIST**

First Floor Elevation:	Applicant will follow-up	Is there below grade space:	<b>No</b>	
What is the Construction Type? (Select most appropriate type)				
<b>Wood frame on 2-story steel/concrete podium</b>	<input checked="" type="checkbox"/> <b>Wood Frame</b>	Masonry	<input checked="" type="checkbox"/> <b>Steel Frame</b>	<input checked="" type="checkbox"/> <b>Concrete</b>
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
<b>Elderly Housing</b>	Residential – One - Three Unit	<input checked="" type="checkbox"/> <b>Residential - Multi-unit, Four +</b>	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:				
<p><b>3. Assessment of Existing Infrastructure for Accessibility:</b>  <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	<b>Urban, Mixed residential / commercial East Boston neighborhood in Waterfront Residential / Urban Renewal Overlay district. Flat topography.</b>			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<b>Across the street from Maverick MBTA transit station.</b>			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<b>The site is bordered by and BHA development another affordable elderly development (Lewis Mall Apartments) and is within 5 miles of Mass General Hospital and Suffolk University.</b>			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	City Hall is within 3 miles, the East Boston Public Library Branch is within a mile of the site, and the Paris Street Community center is within a half mile of the site.			
<p><b>4. Surrounding Site Conditions – Existing:</b>  <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				



**Article 80 | ACCESSIBILITY CHECKLIST**

<p>Is the development site within a historic district? <b>If yes</b>, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <b>If yes</b>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>No</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <b>If yes</b>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <b>If yes</b>, provide description and photos:</p>	<p>No</p>
<p><b>5. Surrounding Site Conditions – Proposed</b></p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <b>If yes</b>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>NA</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>NA</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>Private Property</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <b>If yes</b>, what are the proposed dimensions of the sidewalk café or</p>	<p>No</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

furnishings and what will the remaining right-of-way clearance be?	
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	NA
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	NA
<p><b>6. Accessible Parking:</b>  <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?	<b>5, Parking Lot Spaces</b>
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?	<b>1 Accessible, 0 Van Accessible</b>
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	<b>No</b>
Where is the accessible visitor parking located?	<b>Street visitor parking</b>
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	<b>No</b>
<p><b>7. Circulation and Accessible Routes:</b>  <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>	

**Article 80 | ACCESSIBILTY CHECKLIST**

Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	<b>Flush condition at main building entry from public sidewalk</b>
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	<b>Yes, the main building entrance will include automatic door openers.</b>
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	<b>NA</b>
<p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b>  <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?	<b>42</b>
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	<b>42 100% affordable</b>
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	<b>10%</b>
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	<b>10%</b>
<i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i>	<b>NA</b>

**Article 80 | ACCESSIBILITY CHECKLIST**

<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. <b>If yes</b>, provide reason.</p>	<p><b>No</b></p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <b>If yes</b>, describe:</p>	<p><b>Yes, one elevator</b></p>
<p><b>9. Community Impact:</b>  <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 project will provide 42 units of much needed affordable senior housing in East Boston.</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><b>Indoor seating in lobbies, lounges, and community rooms, accessible mail area with seating, accessible public toilet room, accessible terrace at Level 2. All common spaces are accessible.</b></p>
<p>Are any restrooms planned in common public spaces? <b>If yes</b>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <b>If no</b>, explain why not.</p>	<p><b>Yes, ADA compliant single toilet room is provided at entrance level.</b></p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural</p>	<p><b>The proposed plan has yet to be reviewed with the City Disability Commissioner or staff.</b></p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>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><b>The proposed plan has yet to be presented to the Disability Advisory Board.</b></p>
<p><b>10. Attachments</b>  <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 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"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>	

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.

## **Article 80 | ACCESSIBILITY CHECKLIST**

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or our office:

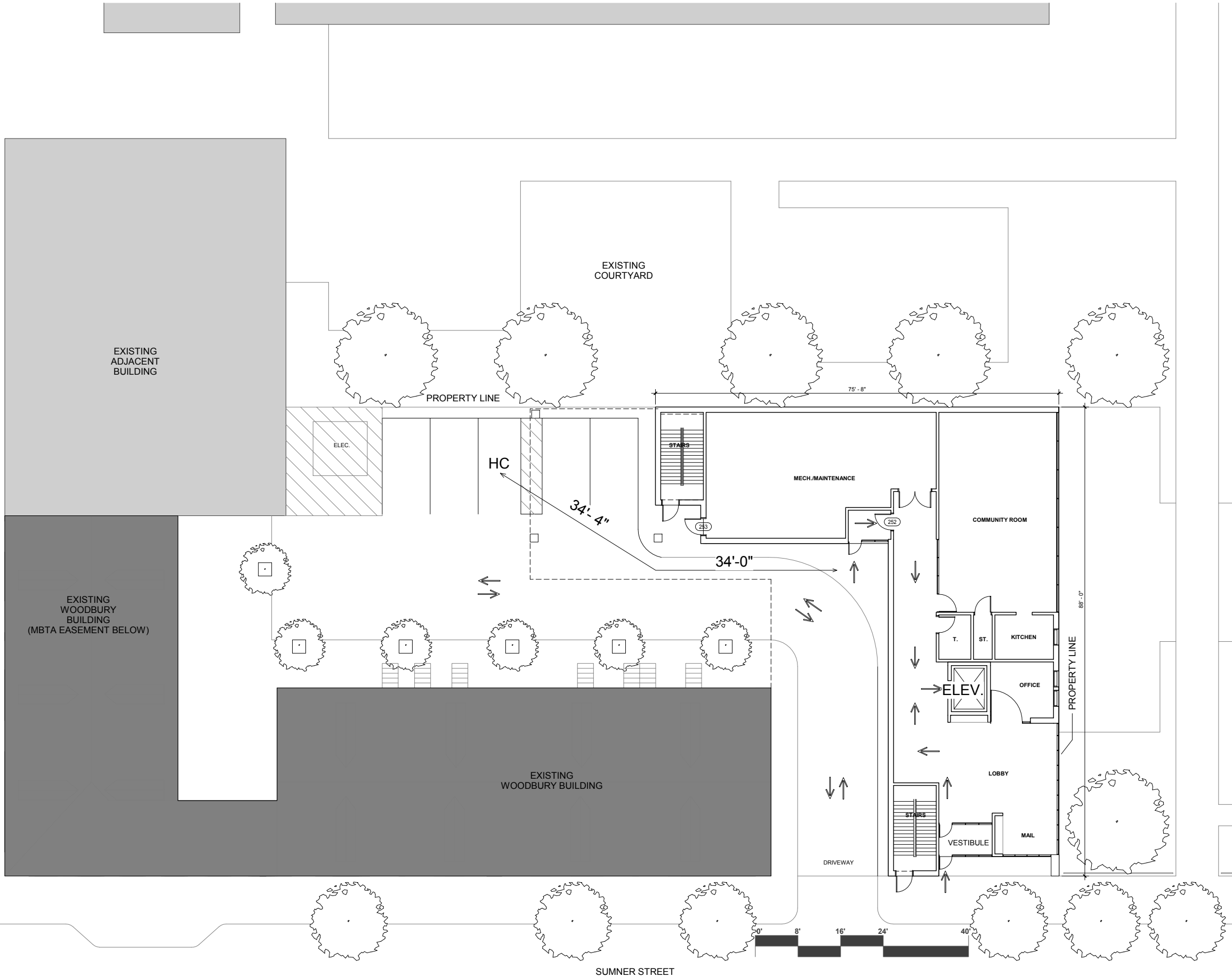
The Mayor's Commission for Persons with Disabilities  
1 City Hall Square, Room 967,  
Boston MA 02201.

Architectural Access staff can be reached at:

[accessibility@boston.gov](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682

C:\Users\slg\Documents\2017053 - Sumner\_sng.rvt

9/27/2018 5:13:12 PM



**DIMELLA  
SHAFFER**

DIMELLA SHAFFER ASSOCIATES, INC.  
617.426.5004 / www.dimellashaffer.com

Consultants

Stamp

Project

**GRACE  
APARTMENTS**

191B Sumner Street  
East Boston MA  
02128

Client: Affirmative Investments

Owner: East Boston CDC

SCALE: 1/8" = 1'-0"  
PROJECT #: 2017053  
REVIEWED BY:  
DATE: 09/28/18

**ACCESSIBILITY  
FLOOR PLAN -  
LEVEL 1**



**A.01B**

© Dimella Shaffer