



205 Maverick Street

East Boston

Article 80E-2 – Small Project Review
Project Notification Form

PROJECT TEAM

developer and applicant

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landscape architect

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McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

30 ROWES WHARF, SUITE 600
BOSTON, MA 02110

VIA HAND DELIVERY

June 28, 2018

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

**Re: Article 80 Small Project Review Application
205 Maverick Street, East Boston, MA**

Dear Director Golden:

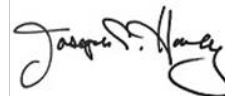
As counsel to 205 Maverick Street LLC, the owner-developer of the above-referenced property (“Proponent”), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on an approximately 18,000 square foot parcel in the East Boston neighborhood of the City, located between Orleans Street and Cottage Street, the proposed project contemplates the demolition of the existing commercial structure containing the Maverick St Market and Swish & Swash Laundromat at 197-207 Maverick Street (aka 205 Maverick Street) (the “Property”) and construction of a new five (5) story, community redevelopment (without displacement), with a new home for the existing market and potential laundromat operation (if desired), 55 residential units, 34 off-street parking spaces, courtyard, patio, balcony and roof decked open space and related improvements (the “Proposed Project”). The Proposed Project will revitalize this under-utilized property site with a mixed-use development of market-rate and on-site affordable housing (seven (7) IDP units) and a building aesthetic appropriate in scale, massing and design for this section of the East Boston neighborhood; while at the same time maintaining and enhancing existing retail services for the community.

The Proponent has already begun to undertake extensive preliminary outreach with nearby and abutting property owners, area residents, local elected and appointed officials and agency staff to seek and integrate input into its development program; at a community meeting before the Gove Street Citizens Association and by its own initial abutters meeting in the neighborhood. As a result of the input received and continued dialogue with the community, the Proponent has made certain changes to the original project scope, design, parking, landscape, vehicular and pedestrian access, and it is now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application and we look forward to working with you on this positive community-based development project.

Very truly yours,



Joseph P. Hanley, Partner

PROJECT SUMMARY

Project Summary

This Small Project Review Application (the "Application") is being submitted by 205 Maverick Street LLC (the "Proponent") in accordance with Article 80, Section E of the City of Boston Zoning Code (the "Code" or "Zoning Code"). The Proposed Project consists of the re-development of an 18,000 square-foot commercial site situated at 205 Maverick Street in East Boston located between Orleans Street and Cottage Street (the "Property Site" or "Site"), with the construction of a new five (5) story mixed-use building, containing fifty-five (55) residential units, two (2) ground floor retail spaces (with a new home for the existing market and potential laundromat operation, if desired), and thirty-four (34) off-street parking spaces located in the building's at grade garage (the "Proposed Project"). The garage will be entered and exited via Maverick Street.

As a development without displacement, the Proposed Project would create a mixed-use development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to East Boston, along with new and enhanced retail space for its long-existing uses. Seven (7) on-site affordable residential units will also be provided as part of the Proposed Project, in conformance with the City's Inclusionary Development Policy ("IDP"). Located less than a five (5) minute walk to the nearby MBTA's Maverick Blue Line Rapid Transit Station and along many MBTA Bus Routes along Maverick Street, the Proposed Project at the Site will also bring a transit based development with enhanced pedestrian connectivity to the immediate area.

In planning the building, care was given to respecting the immediate abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process with direct abutters and the Gove Street Citizens Association. As a result, the proposed building has been designed and scaled to complement other current and future potential developments along Maverick Street and the surrounding streets including Everett and Frankfort Street.

Community Benefits

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

- Development without displacement providing upgraded retail to the community.
- Creation of fifty-five (55) new residential units of much needed housing in the neighborhood, including up seven (7) affordable units subject to the City of Boston IDP.
- Introduction of new neighborhood residents who will provide support to the local community and utilize local businesses.
- Includes a project scope and scale that is intended to further the residential policy goals of Boston Mayor Martin J. Walsh's 2030 Housing Plan.
- Encouraging alternative modes of transportation through the use of bicycling, walking, and public transportation due to the walkable proximity of the Maverick MBTA station; and 34 bicycle storage spaces located on the ground floor.

- Improvements to the Property, including landscape buffering and associated streetscape improvements providing for a more pedestrian friendly Maverick Street.
- A 16' deep x 24' wide outdoor courtyard that sets back the residential entry from the sidewalk which creates opportunities for informal neighborhood gathering and socializing further enlivening the streetscape.
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston.
- The expected temporary creation of more than (75) construction jobs over the length of the project and additional employment opportunities in the commercial space.

DETAILED PROJECT INFORMATION

Project Description

The Property Site includes 18,000 sf of land area, comprising the parcel situated at 205 Maverick Street, East Boston. The City of Boston Assessor's Parcel Number: 0105314000.

The Property Site currently includes an existing commercial laundromat, convenience store and surface parking lot, with little to no site improvements and several large curb cuts.

Proposed Program, Data and Dimensions

Lot Area:	18,000 sf
Maximum Building Height/Stories:	57 feet (5 stories)
Number of Residential Units Proposed:	55
Total Building Square Footage:	49,963 sf
Floor Area Ratio:	2.78
Parking Spaces:	34 (2 Handicap, 32 compact size)

Urban Design Approach

The Proposed Project would consist of a new five (5) story building. The street level will contain 11,226 square feet with an enclosed parking garage intending to accommodate the needs of the building's residents through the provision of 34 parking spaces and bicycle racks. There will be a total of 3,100 square feet in two retail spaces with one space planned to continue to serve as the neighborhood convenience store/market. Floors two through five will contain 55 total residential units, with a mix of twelve (12) studio units, nineteen (19) one bedrooms plus den, and twenty-four (24) two bedroom units. There will be (34) bicycle parking within the garage that are easily accessible from Maverick Street in addition to trash handling, recycling facilities and storage.

The building's massing is derived from an assessment of site context and urban conditions. The exterior building materials will consist of a mix of bricks, stone panels, fiber cement cladding and metal panels. The building materials palette is consistent with the design standards set forth by the BPDA, which will provide a strong building identity and presence at this corner of Maverick and Frankfort Street. The design includes an entry courtyard that presents a unique urban experience as it relates to its immediate context and will serve as a compelling precedent for the area's future development.

Traffic, Parking and Access

The Proposed Project's 34 on-site, garaged parking spaces will be accessed via a single garage entrance on Maverick Street, which is a one way street leading to Maverick Square where Meridian and Chelsea Street intersects. Vehicles will both enter and discharge from the garage on the left side of the building in an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage readily accessible from outside the building to provide easy access and maneuverability.

The Site is located within a five (5) minute walking distance (0.2 miles) to the MBTA's Maverick Blue Line Rapid Transit Station. Additionally, there are several bus stops within a short walking distance to the Property and with the MBTA Maverick/Frankfort bus stop immediately across the street.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval and Design Review Approval
- Affordable Rental Housing Agreement and Restriction
- Community Benefits Agreement

Boston Water and Sewer Commission

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

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit; Building Permit; Certificate of Occupancy

Boston Fire Department

- Permits for Demolition, Construction and Fire Alarm

Boston Zoning Board of Appeal

- Zoning Relief from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85 - BLC Notice of Determination

Boston Conservation Commission

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

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs and potential additional approvals

Boston Transportation Department (BTD)

- Construction Management Plan

Public Review Process

Prior to submission of this application, the Proponent conducted extensive preliminary outreach with abutting and nearby property owners, residents, the applicable community interest group(s), and local and elected officials from the area. In particular, the Proponent hosted its own voluntary and initial abutters meeting on April 11, 2017 (at the Embassy Hotel on Porter Street in East Boston) and also presented at initial community meeting before the Gove Street Citizens Association on June 25, 2018. Feedback from this extensive preliminary outreach was then incorporated into the resulting Proposed Project and this application.

The Proponent has also discussed the Proposed Project with representatives of the BPDA on several occasions prior to filing this Application (including in November 2017, February 2018, April 2018 and June 2018) in order to identify issues/concerns as well as design requirements related to the Proposed Project. The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.

BOSTON ZONING CODE DATA

Zoning Code Requirements

The Property is located within the East Boston Neighborhood Zoning District and the 3F-2000 (Three-Family) Zoning Subdistrict. It is governed by Article 53 of the Zoning Code. The 3F subdistricts were established to preserve low-density three-family areas with a variety of housing types appropriate to the existing fabric, including one-, two-, and three-family Dwellings, and to allow minor changes to occur as of right. In a 3F Subdistrict, the maximum number of Dwelling Units allowed in a single building is three (3). The Property is not subject to any zoning overlays.

As such, the Project's proposed uses of a Multifamily Residential Use and a Retail use are Forbidden per Table A of Article 53 and entails that these Uses will require a Use Variance.

The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	3F-2000 Subdistrict	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	3,000 sf (for 3 units)	18,000 SF	No
Minimum Lot Area per Dwelling Unit	1,000 sf	327 sf/ DU	Yes
Minimum Lot Width	20 ft	180 ft	No
Minimum Frontage	20 ft	180 ft	No
Maximum Floor Area Ratio (FAR)	1.0 FAR	2.78 FAR	Yes
Maximum Building Height	35 ft (3 stories)	57 ft (5 stories)	Yes
Minimum Usable Open Space per Dwelling Unit	300 sf (16,500 sf total)	6,850 sf total	Yes
Minimum Front Yard	5 ft	3.5 ft to 16 ft	Yes
Minimum Side Yard	2.5 ft	0 ft to 5 ft	Yes
Minimum Rear Yard	30 ft	1.5 ft	Yes
Minimum Number of Parking Spaces	2.0 parking spaces per dwelling unit (10+); 0.7 for affordable housing; Retail 2.0 spaces per 1,000 square feet (6 spaces) <i>(107 spaces total)</i>	34 parking spaces (32 compact size spaces 2 ADA spaces)	Yes
Off Street Loading	2.0 Loading Bays required for 30,001-49,999 square feet of gross floor area	0	Yes

(1) In MFR Subdistricts, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.

(2) See Section 53-57.2 (Conformity with Existing Building Alignment). A bay window may protrude into a Front Yard.

BOSTON ZONING CODE DATA (CONT.)

Zoning Relief Required (see Exhibit 2)

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 8:	Retail Use - Forbidden
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive (Feet)
Article 53, Section 9:	Building Height Excessive (Stories)
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Side Yard Insufficient
Article 53, Section 9:	Front Yard Insufficient
Article 53, Section 9:	Useable Open Space Insufficient
Article 53, Section 9:	Lot Area for Additional Unit Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient
Article 53, Section 56:	Off Street Loading Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the ground floor and 5A for the 2nd to 5th floor.

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

The building will be a residential building with interior garage and storage:

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

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

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

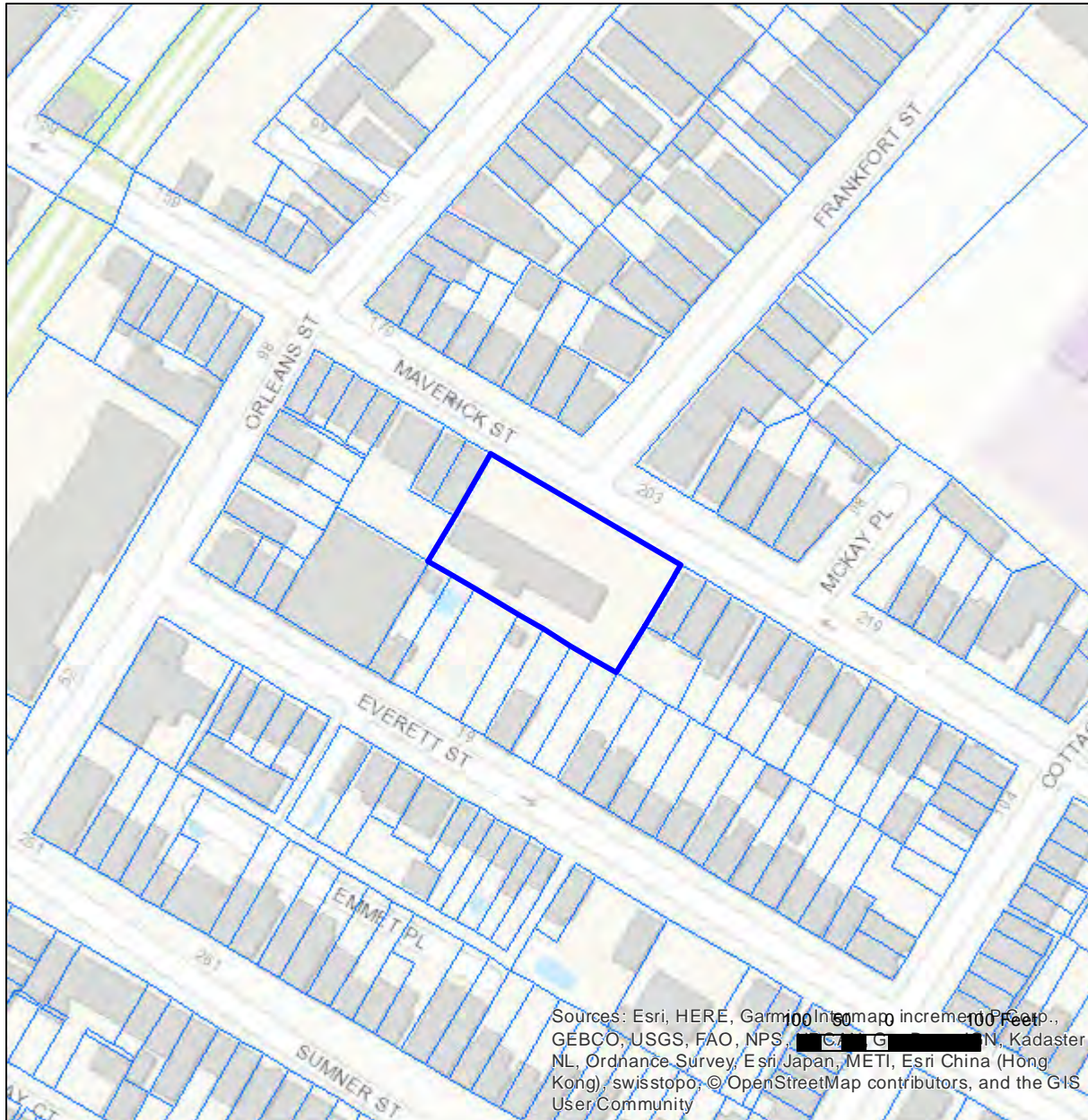
DEVELOPMENT PROPOSAL - EXHIBITS

- Exhibit 1: Assessor's Map – Parcel
- Exhibit 2: Zoning Code Refusal and Zoning Code Appeal
- Exhibit 3: Urban Context – Locus and Overall Plan
- Exhibit 4: Neighborhood Transit Locations
- Exhibit 5: Existing Maverick Street Neighborhood
- Exhibit 6: Existing Conditions Survey
- Exhibit 7: Proposed Site Plan
- Exhibit 8: Unit Schedule
- Exhibit 9: Landscape Plan
- Exhibit 10: 1st 2nd, 3rd, 4th, 5th Floor Plan and Roof plan
- Exhibit 11: Maverick Street Elevation
- Exhibit 12: Rear Elevation
- Exhibit 13: Left and Right Side Elevation
- Exhibit 14: Maverick Streetscape Retail Elevation and Materials
- Exhibit 15: Rendering – Maverick Street Perspective – #1, #2, #3
- Exhibit 16: Proposed Project in Context - #1, #2, #3
- Exhibit 17: Shadow Study
- Exhibit 18: Accessible Path of Travel
- Exhibit 19: Article 80 - Accessibility Checklist

EXHIBIT 1

205 Maverick Avenue

May 21, 2018

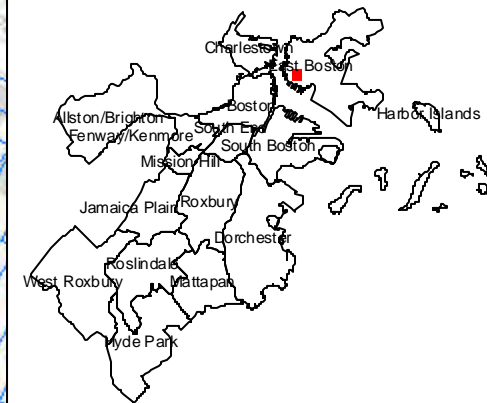


Parcel ID: 0105314000
Address: 197 207 MAVERICK ST
Zipcode: 02128
Owner: MAF REALTY COMPANY LLC
Land Use: Commercial
Lot Size: 18,000.00 sq ft
Living Area: 3,900.00 sq ft
Total Value: \$745,000.00
Land Value: \$435,400.00
Building Value: \$309,600.00
Gross Tax: \$18,774.00



**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, Intel, Swisstopo, IGN, Intermap, Inc., swisstopo, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT 2

**Boston ISD Zoning
Code Refusal**

Appeal Petition to the City of Boston Board of Appeal



205 Maverick St. Apartment/ Maverick LLC.
Aerial View

Bergmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 0301/18/2018
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EXHIBIT 3 URBAN CONTEXT - LOCUS PLAN



205 Maverick St. Apartment/ Maverick LLC.
Site Plan

Bargmann Hendrie + Archetype | 9 Channel Center Street | Boston, MA 02210 | T4 | (617) 350-0450 | 02/01/18
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URBAN CONTEXT - OVERALL PLAN

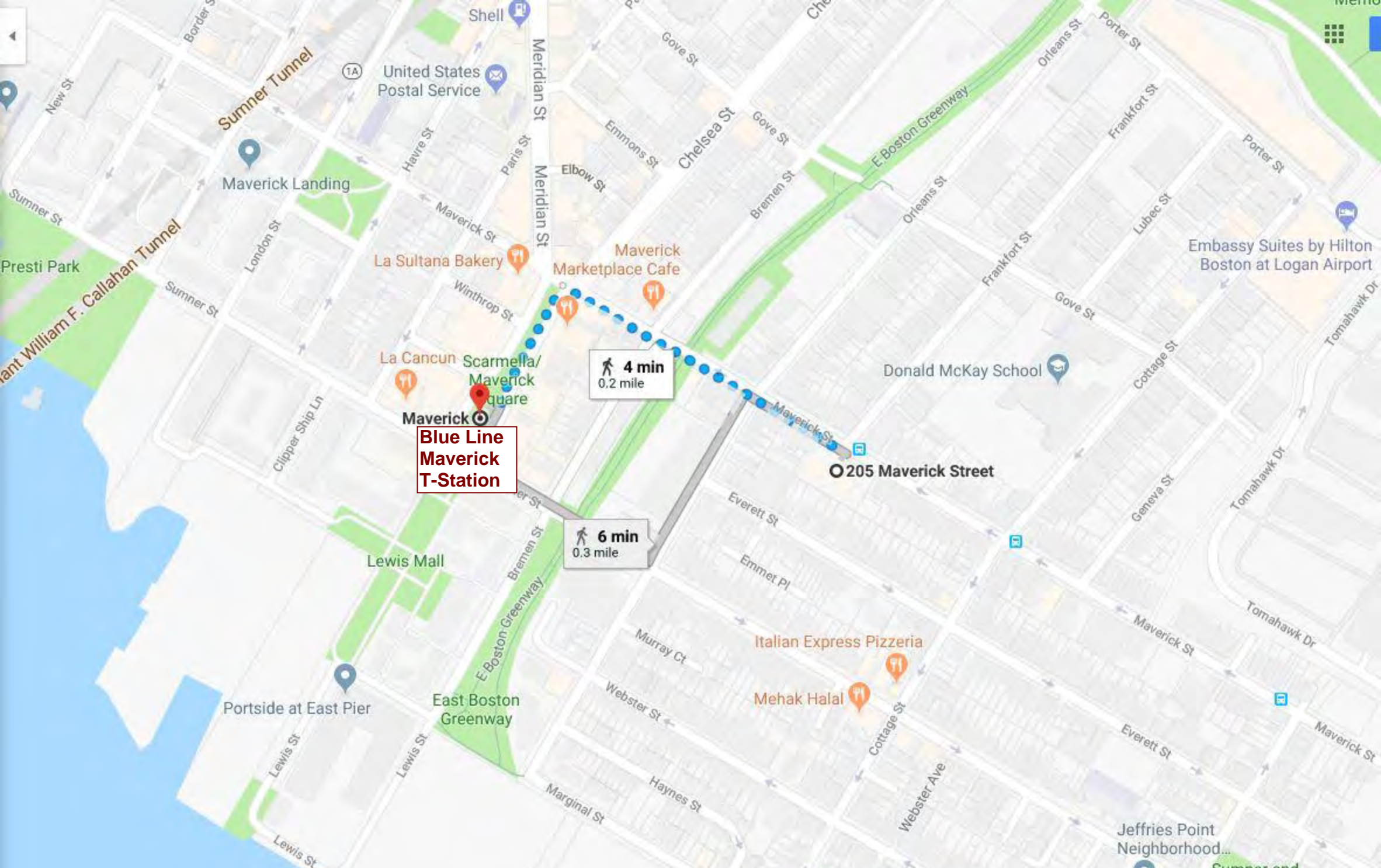


EXHIBIT 4
NEIGHBORHOOD TRANSIT LOCATIONS



205 Maverick St. Apartment/ Maverick LLC.
Existing Condition - Maverick Street

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 04/04/18
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EXHIBIT 5

EXISTING MAVERICK STREET NEIGHBORHOOD



205 Maverick St. Apartment/ Maverick LLC.
Existing Condition - Maverick St East

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 04/04/18
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MAVERICK STREET LOOKING EAST



205 Maverick St. Apartment/ Maverick LLC.
Existing Condition - Maverick St West

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 04/04/18
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MAVERICK STREET LOOKING WEST

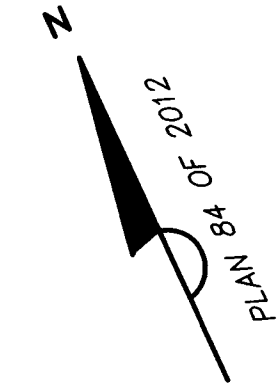
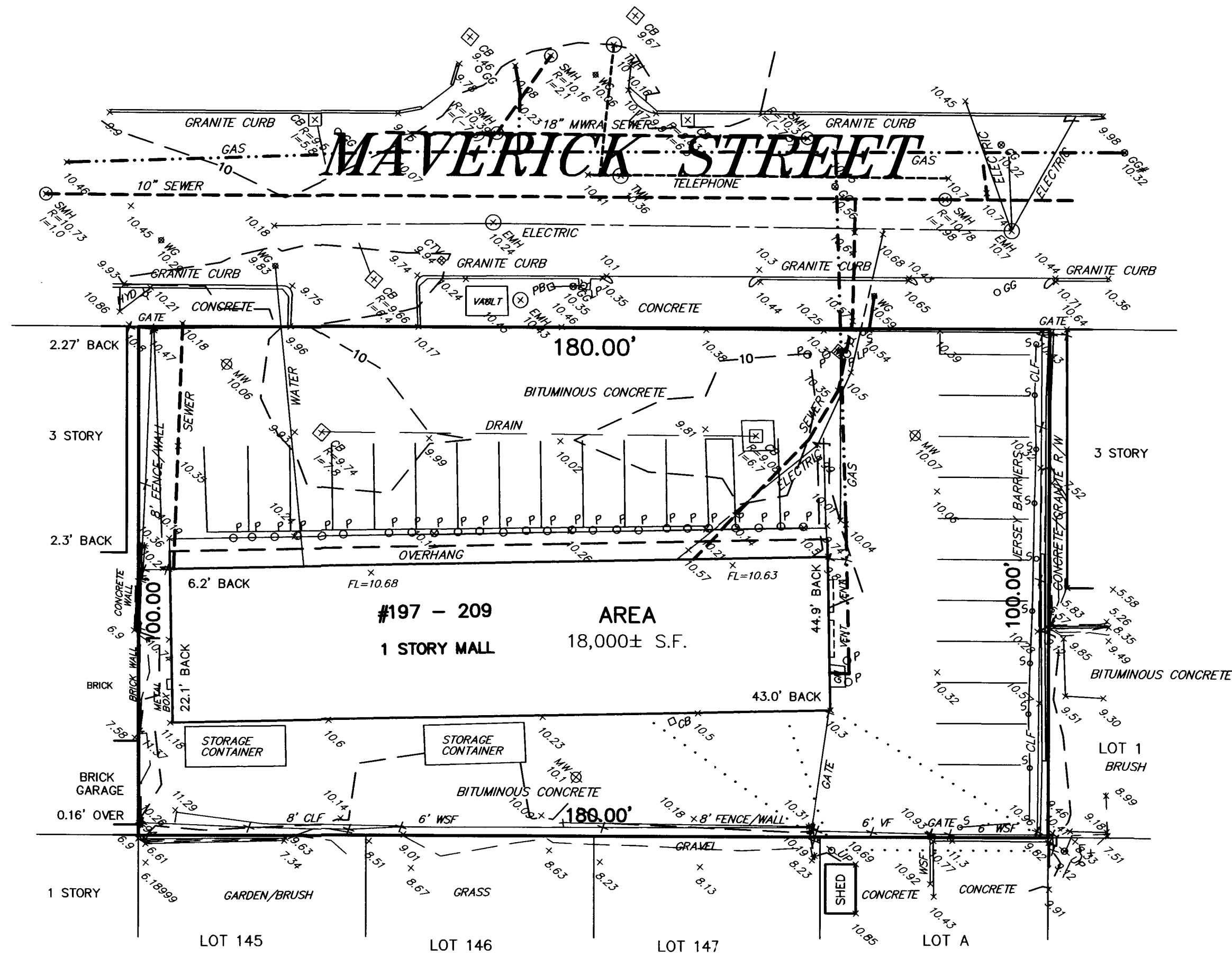


205 Maverick St. Apartment/ Maverick LLC.
Existing Condition - Frankfort Street

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 04/04/18
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LOOKING DOWN FRANKFORT STREET

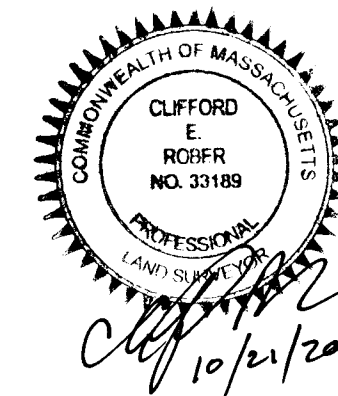
EXHIBIT 6



LEGEND

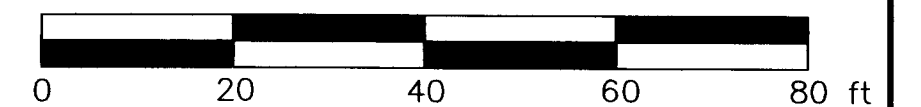
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- CTV CABLE TELEVISION
- EMH ELECTRIC MANHOLE
- GG GAS GATE
- GM GAS METER
- HYD HYDRANT
- I INVERT
- LP LIGHT POLE
- M METAL HAND HOLD
- MW MONITORING WELL
- P POST
- PB FIRE ALARM PULL BOX
- R RIM
- RW RETAINING WALL
- S SIGN
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- UP UTILITY POLE
- VF VINYL FENCE
- WG WATER GATE
- WSF WOOD STOCKADE FENCE
- OVERHEAD WIRE

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4844. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



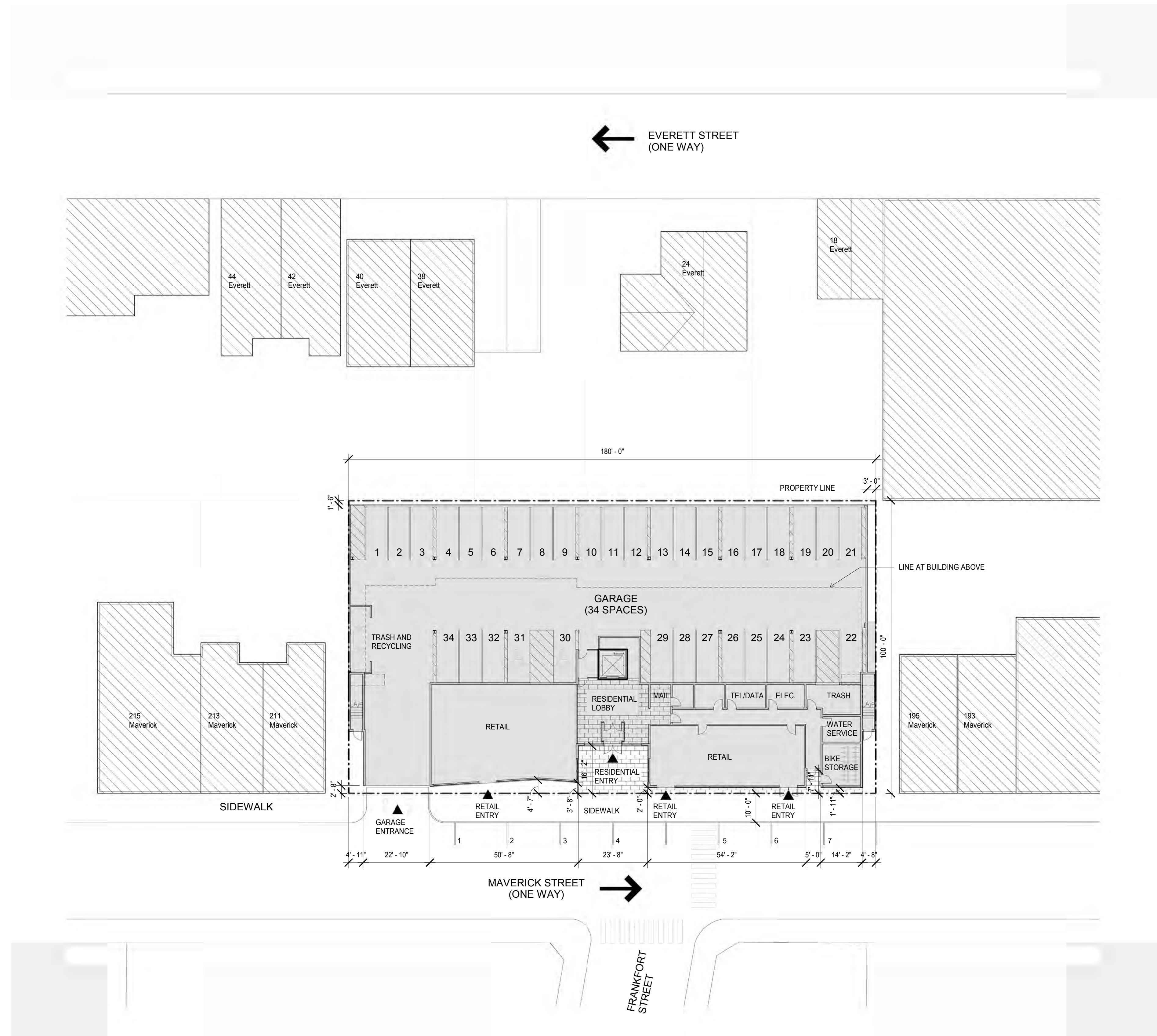
NOTE: ELEVATIONS BASED ON NAVD88.

TOPOGRAPHIC PLAN
IN
BOSTON, MA
(EAST BOSTON - SUFFOLK COUNTY)
SCALE: 1" = 20' DATE: OCTOBER 21, 2017



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
4190TP1.DWG

EXHIBIT 7



1 SITE PLAN
1" = 20'-0"

ARCHITECT
bh+a
 Bargmann Hendrie + Archetype, Inc.
 9 Channel Center Street, Suite 300
 Boston, MA 02210
 617 350-0450 Tel

PROJECT NAME
205 Maverick St. Apartment

197 - 207 Maverick Street
 East Boston, MA 02128

CLIENT
205 Maverick Street LLC.

331 Montvale Ave, Suite 330
 Woburn, MA 01801

PROJECT TEAM
CIVIL ENGINEER
 ROBER SURVEY
 1072 MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 T (781) 648-5533
LANDSCAPE ARCHITECT
 KYLE ZICK LANDSCAPE
 ARCHITECTURE, INC.
 30 BROMFIELD STREET, STE 202
 BOSTON, MA 02108
 T (617) 451-1018

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN

DRAWING INFORMATION

May 25, 2018	DATE OF ISSUE
CONSTRUCTION DOCUMENTS	DESCRIPTION
1" = 20'-0"	SCALE
3368.00	PROJECT #
SX	DRAWN BY
	FILE NAME

DRAWING NUMBER

A003

		Sellable Rentable (GSF)		Common (GSF)	
GROUND FLOOR	Retail	GSF 3,100		Lobby / Stairs Utilities Parking	GSF 2,247 11,226
Floor Subtotal		3100			13,473
SECOND FLOOR	Residential			Hall / Stairs Community Room	1,353 349
	Unit 201	775	1 BR+Den		
	Unit 202	774	1 BR+Den		
	Unit 203	751	2BR		
	Unit 204	751	2BR		
	Unit 205	765	1 BR+Den		
	Unit 206	803	2BR		
	Unit 207	749	2BR		
	Unit 208	774	1 BR+Den		
	Unit 209	767	2BR		
	Unit 210	751	2BR		
	Unit 211	566	Studio		
	Unit 212	566	Studio		
	Unit 213	566	Studio		
Floor Subtotal		9,358			1,702
THIRD FLOOR	Residential			Hall / Stairs	1,155
	Unit 301	774	1 BR+Den		
	Unit 302	774	1 BR+Den		
	Unit 303	751	2BR		
	Unit 304	751	2BR		
	Unit 305	765	1 BR+Den		
	Unit 306	803	2BR		
	Unit 307	749	2BR		
	Unit 308	774	1 BR+Den		
	Unit 309	767	2BR		
	Unit 310	751	2BR		
	Unit 311	566	Studio		
	Unit 312	566	Studio		
	Unit 313	566	Studio		
	Unit 314	675	1 BR+Den		
Floor Subtotal		10,032			1,155

		Sellable Rentable (GSF)		Common (GSF)	
FOURTH FLOOR	Residential	GSF		Hall / Stairs	GSF 1,155
	Unit 401	774	1 BR+Den		
	Unit 402	774	1 BR+Den		
	Unit 403	751	2BR		
	Unit 404	751	2BR		
	Unit 405	765	1 BR+Den		
	Unit 406	803	2BR		
	Unit 407	749	2BR		
	Unit 408	774	1 BR+Den		
	Unit 409	767	2BR		
	Unit 410	751	2BR		
	Unit 411	566	Studio		
	Unit 412	566	Studio		
	Unit 413	566	Studio		
	Unit 414	675	1 BR+Den		
Floor Subtotal		10,032			1,155
FIFTH FLOOR	Residential			Hall / Stairs	1,155
	Unit 501	774	1 BR+Den		
	Unit 502	774	1 BR+Den		
	Unit 503	751	2BR		
	Unit 504	714	2BR		
	Unit 505	737	1 BR+Den		
	Unit 506	749	2BR		
	Unit 507	749	2BR		
	Unit 508	737	1 BR+Den		
	Unit 509	714	2BR		
	Unit 510	751	2BR		
	Unit 511	566	Studio		
	Unit 512	566	Studio		
	Unit 513	566	Studio		
	Unit 514	675	1 BR+Den		
Floor Subtotal		9,823			1,155
Retail Rentable GSF		3,100		Common Area 7,414	
Residential Rentable GSF		39,245		(Not including Parking)	

Floor	Ground FL (Not including Parking)	Second FL	Third FL	Fourth FL	Fifth Floor	Roof	Total
Area	5,347	11,060	11,187	11,187	10,978	204	49,963
Total Building GSF		49,963			Site Area		18,000
Adjusted Floor Area					FAR		2.77

Ground FL Parking	11,226
Unit Proposed	55
Parking Space Proposed	34
Parking / Unit Ratio	0.61

Unit Mix	Total	Percent	Average
1+ BR	19	35%	
2BR	24	44%	
Studio	12	21%	

EXHIBIT 8 UNIT SCHEDULE



205 Maverick St. Apartment/ Maverick LLC.

Proposed Condition - Maverick Street

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450
Kyle Zick Landscape Architecture, Inc. 36 Bromfield Street Suite 202 Boston, MA 02108 Tel: (617) 451-1018

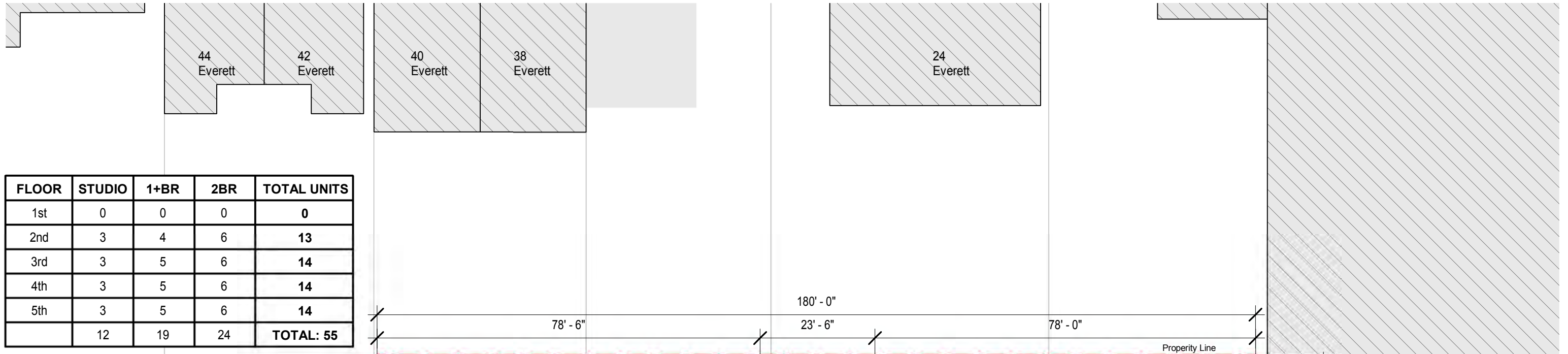
**EXHIBIT 9
LANDSCAPE PLAN**



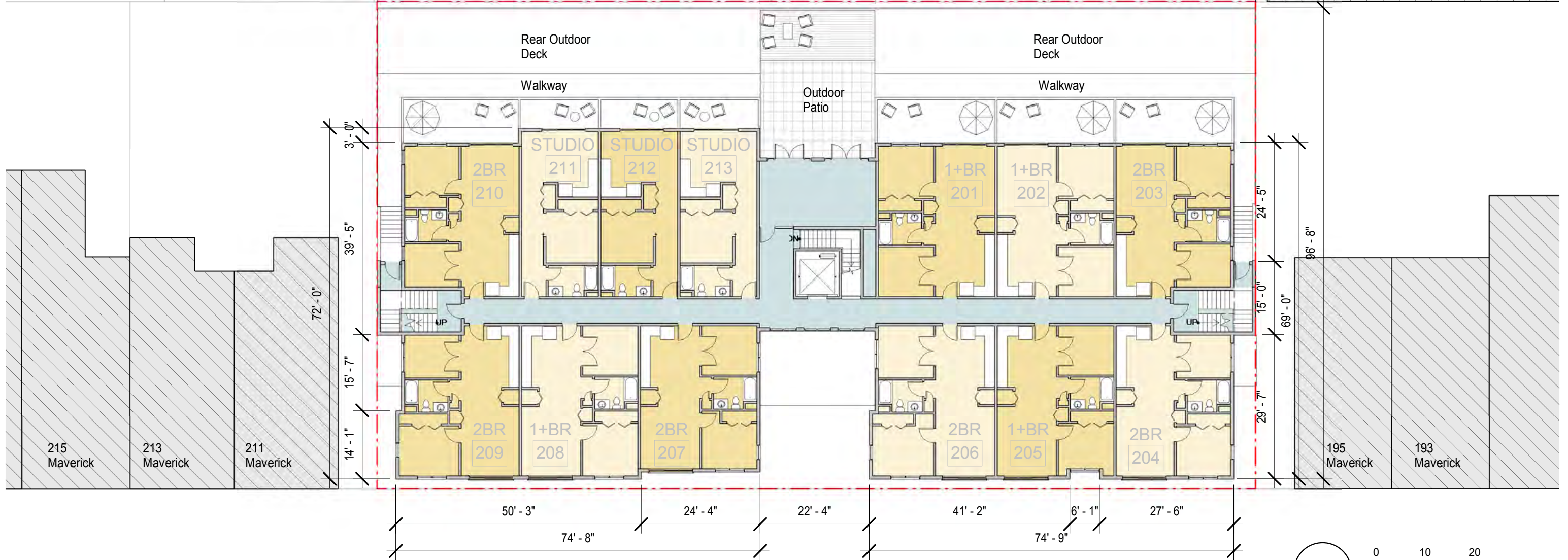
205 Maverick St. Apartment/ 205 Maverick Street LLC.
 First Floor - Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
 \BOS-FILE2\Projects\3368 205 Maverick Street\dwg\Revit\205 Maverick St_R17.rvt

EXHIBIT 10
First Floor Plan

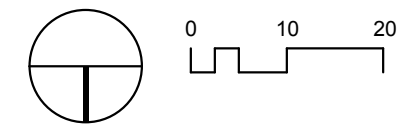


FLOOR	STUDIO	1+BR	2BR	TOTAL UNITS
1st	0	0	0	0
2nd	3	4	6	13
3rd	3	5	6	14
4th	3	5	6	14
5th	3	5	6	14
	12	19	24	TOTAL: 55

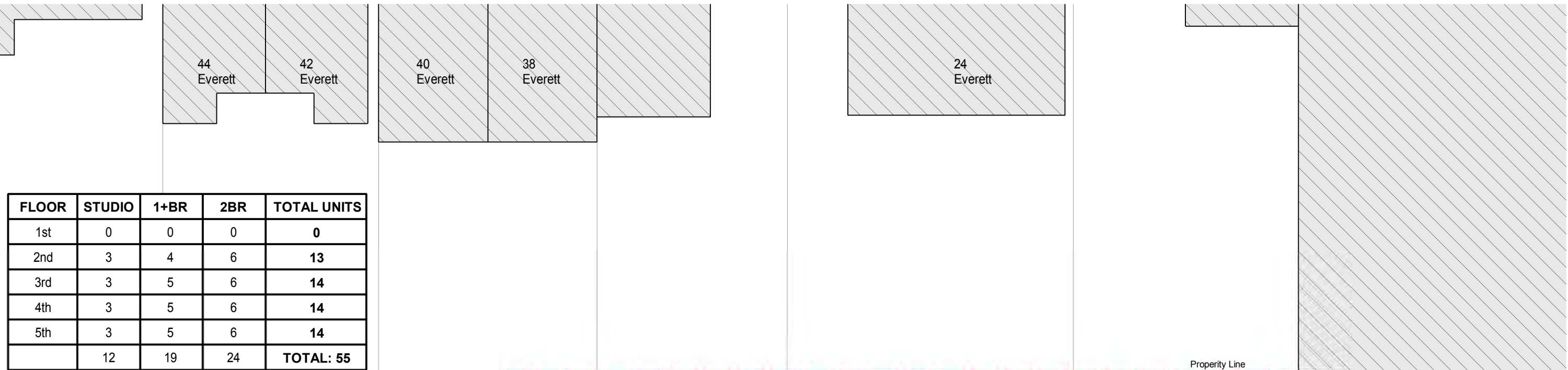


205 Maverick St. Apartment/ 205 Maverick Street LLC.
Second Floor Plan (13 Apartments)

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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SECOND FLOOR PLAN

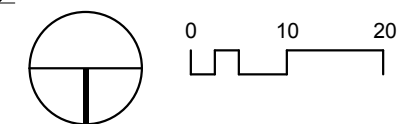


FLOOR	STUDIO	1+BR	2BR	TOTAL UNITS
1st	0	0	0	0
2nd	3	4	6	13
3rd	3	5	6	14
4th	3	5	6	14
5th	3	5	6	14
	12	19	24	TOTAL: 55

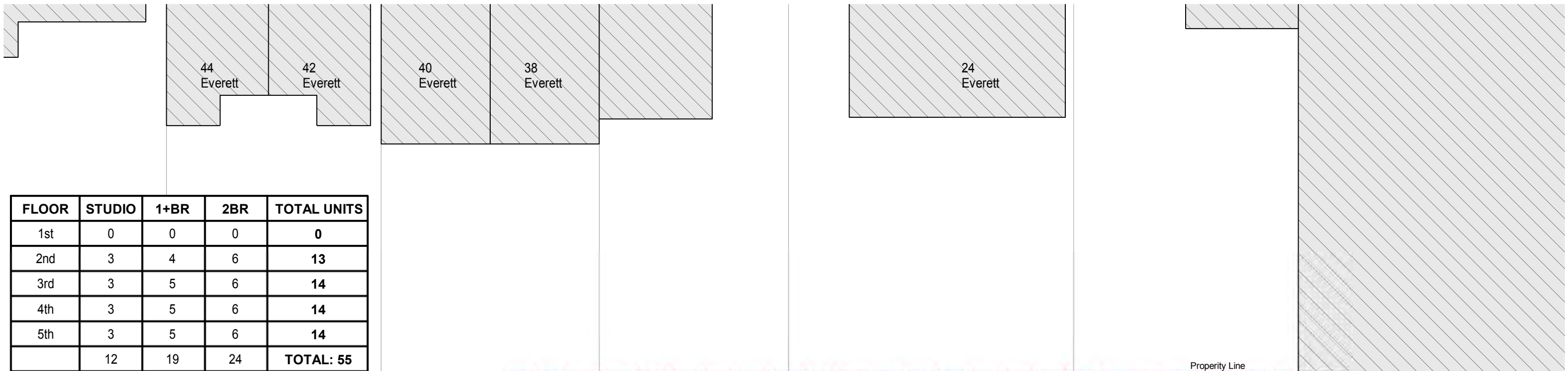


205 Maverick St. Apartment/ 205 Maverick Street LLC.
 Third Floor Plan (14 Apartments)

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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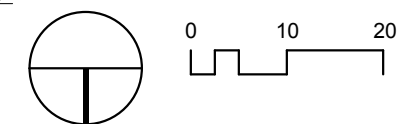


THIRD FLOOR PLAN

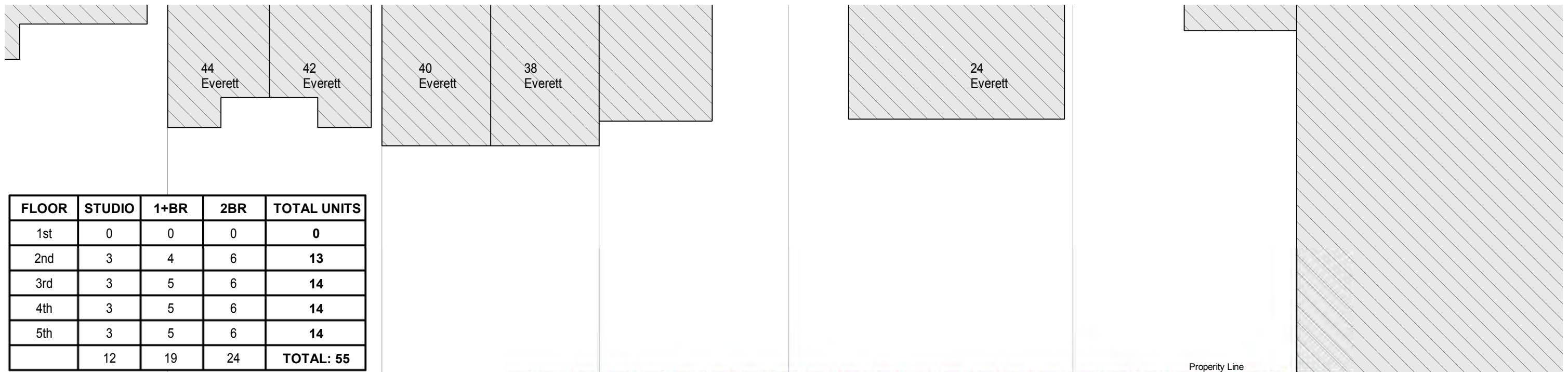


205 Maverick St. Apartment/ 205 Maverick Street LLC.
 Fourth Floor Plan (14 Apartments)

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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FOURTH FLOOR PLAN

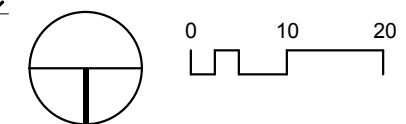


FLOOR	STUDIO	1+BR	2BR	TOTAL UNITS
1st	0	0	0	0
2nd	3	4	6	13
3rd	3	5	6	14
4th	3	5	6	14
5th	3	5	6	14
	12	19	24	TOTAL: 55

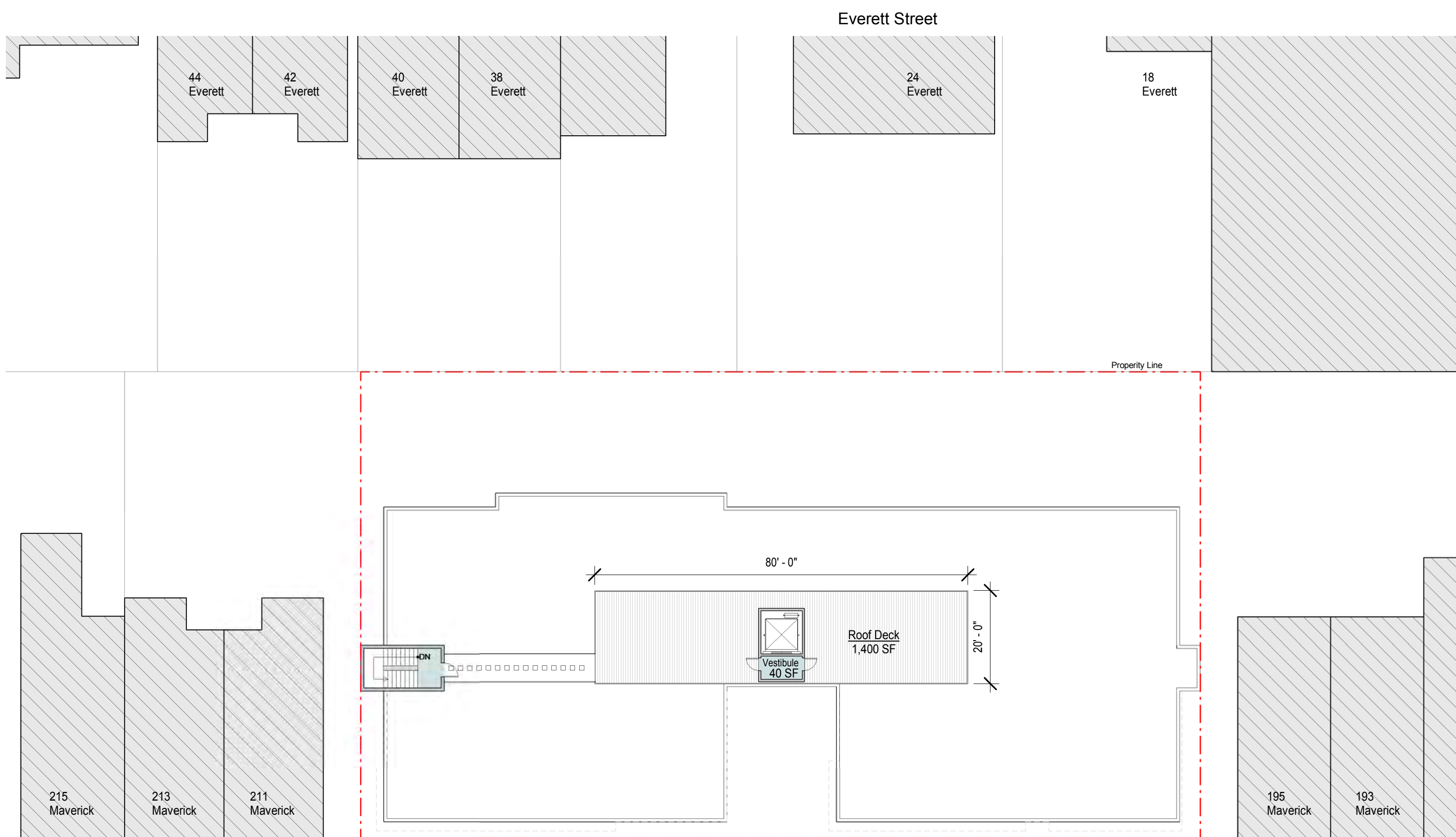


205 Maverick St. Apartment/ 205 Maverick Street LLC.
 Fifth Floor Plan (14 Apartments)

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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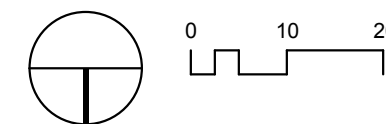


FIFTH FLOOR PLAN



205 Maverick St. Apartment/ 205 Maverick Street LLC.
Roof Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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ROOF PLAN



205 Maverick St. Apartment/ Maverick LLC.
 Maverick Street Elevation

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/03/18
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EXHIBIT 11
MAVERICK STREET ELEVATION



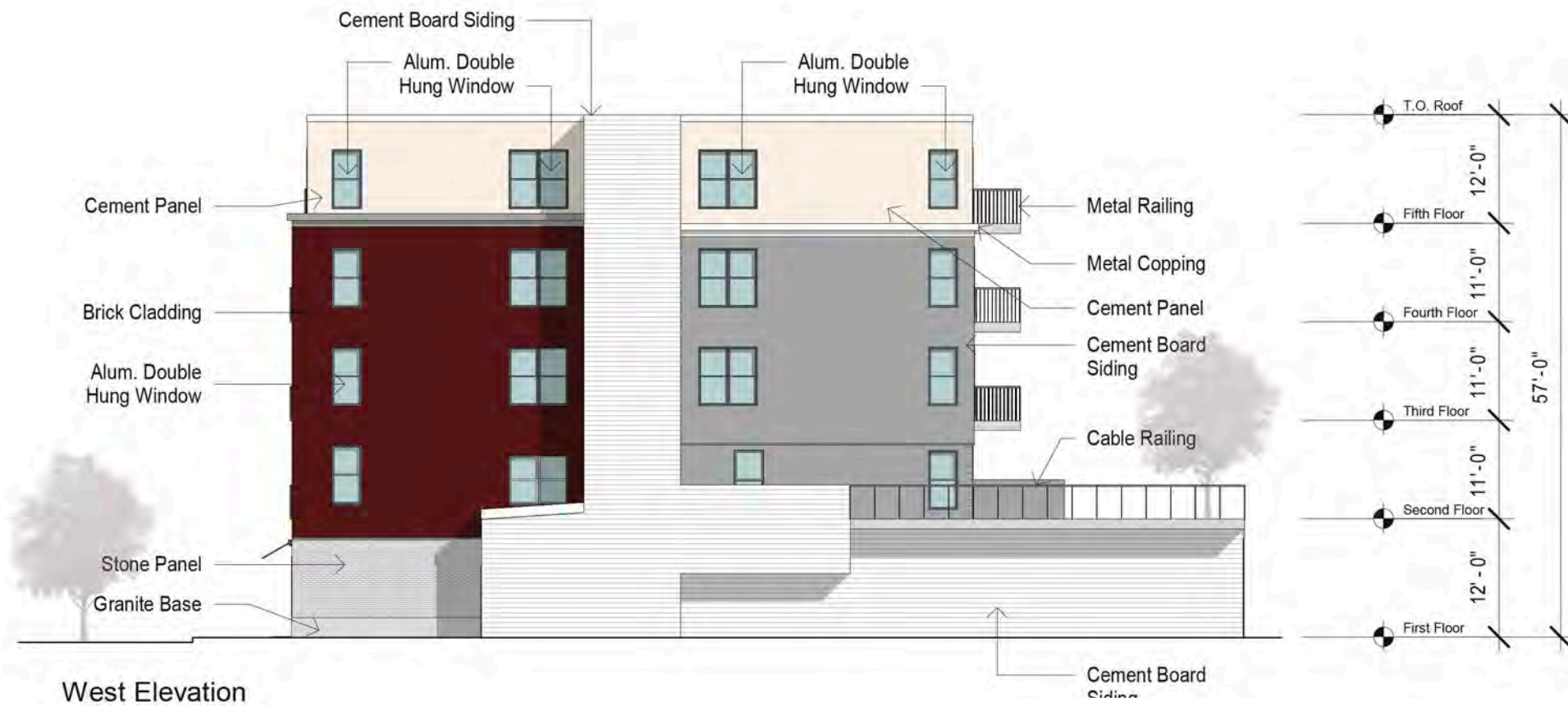
205 Maverick St. Apartment/ Maverick LLC.
 Rear Elevation

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/02/2018
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EXHIBIT 12
REAR ELEVATION



East Elevation



West Elevation

205 Maverick St. Apartment/ 205 Maverick Street LLC.
 East and West Elevation

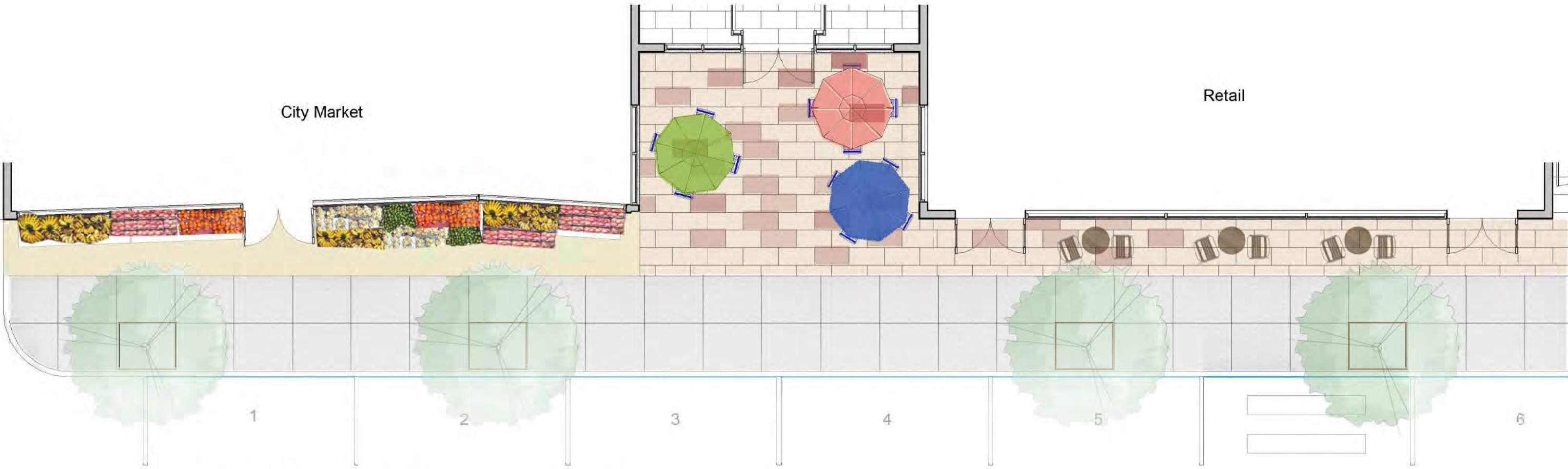
EXHIBIT 13
LEFT AND RIGHT SIDE ELEVATION



205 Maverick St. Apartment/ Maverick LLC.
Storefront Elevation

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 03/29/18
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EXHIBIT 14
MAVERICK STREETScape RETAIL ELEVATION



205 Maverick St. Apartment/ Maverick LLC.
 City Market And Retail Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 04/30/2018
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MAVERICK STREETScape RETAIL MATERIALS



EXHIBIT 15
RENDERING - MAVERICK STREET PERSEPECTIVE - #1



RENDERING - MAVERICK STREET PERSPECTIVE - #2



RENDERING - MAVERICK STREET PERSEPECTIVE - #3



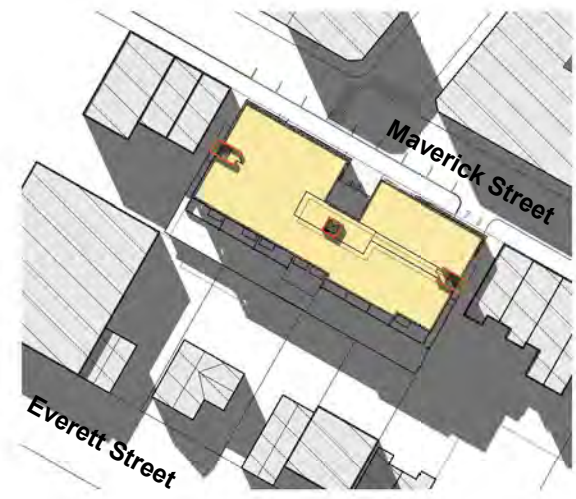
EXHIBIT 16
PROPOSED PROJECT IN CONTEXT - #1



PROPOSED PROJECT IN CONTEXT - #2



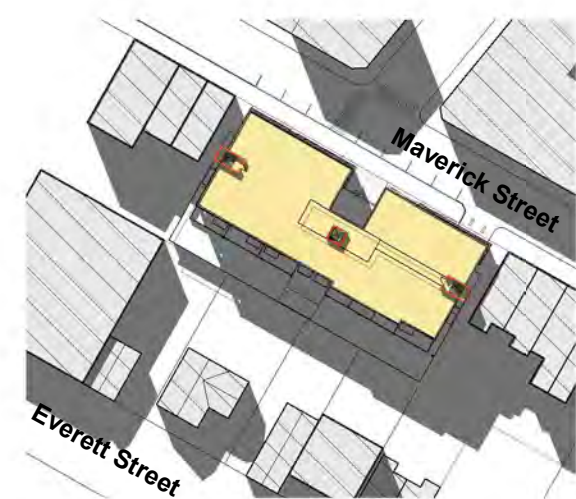
PROPOSED PROJECT IN CONTEXT - #3



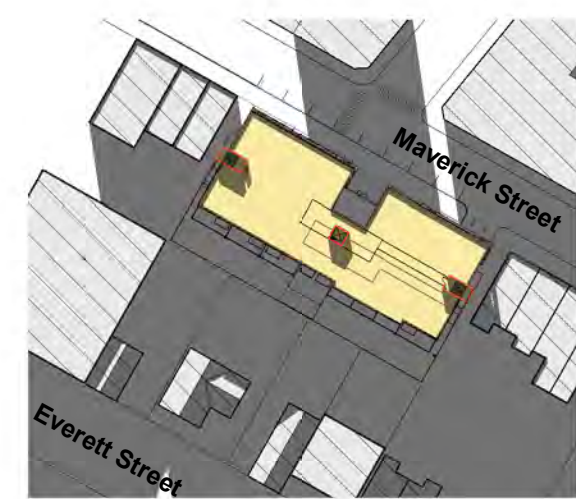
03/21 9:00 am



06/21 9:00 am



09/21 9:00 am



12/21 9:00 am



03/21 12:00 pm



06/21 12:00 pm



09/21 12:00 pm



12/21 12:00 pm



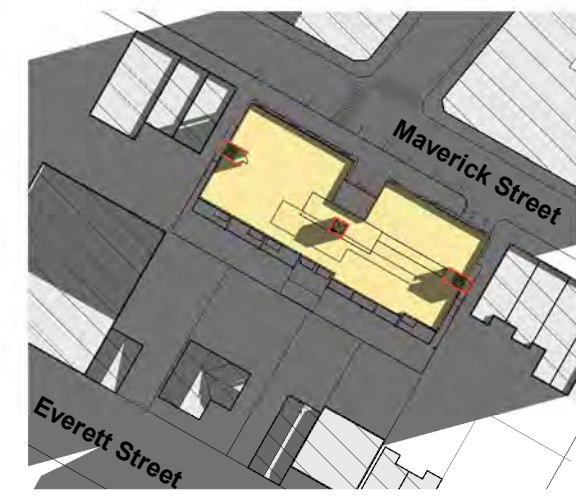
03/21 3:00 pm



06/21 3:00 pm



09/21 3:00 pm



12/21 3:00 pm

Spring

Summer

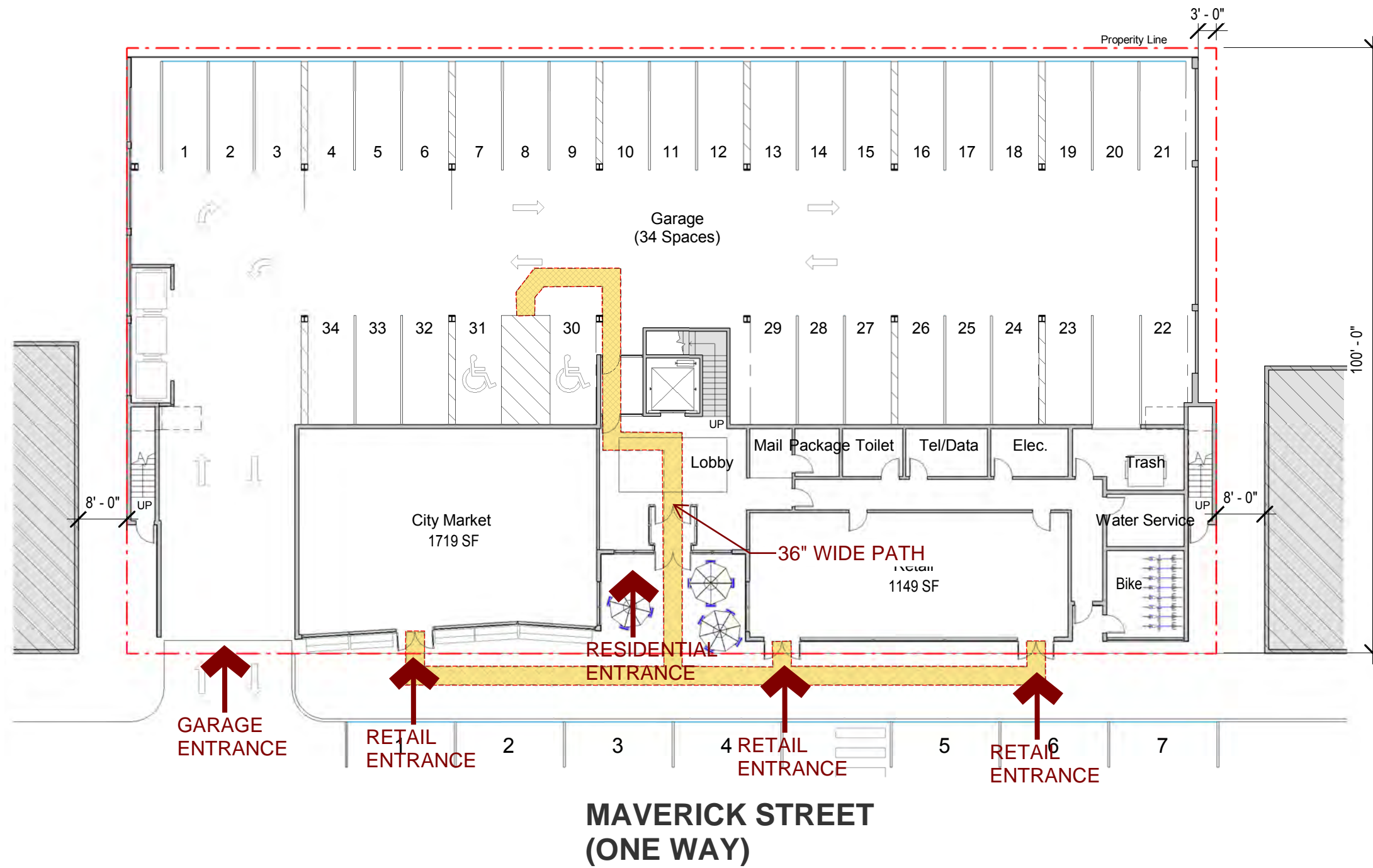
Fall

Winter

205 Maverick St. Apartment/ Maverick LLC.
Shadow Study

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/07/18
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EXHIBIT 17
SHADOW STUDY



205 Maverick St. Apartment/ Maverick LLC.
 First Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 05/28/2018
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EXHIBIT 19

Article 80 | ACCESSIBILITY CHECKLIST

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 BDPA 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
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/
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
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
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>

Article 80 | ACCESSIBILITY CHECKLIST

- 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.

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>	
Project Name:	205 Maverick Street
Primary Project Address:	205 Maverick Street, East Boston
Total Number of Phases/Buildings:	1 Phase/ 1 Building
Primary Contact (Name / Title / Company / Email / Phone):	McDERMOTT QUILTY & MILLER LLP Joseph P. Hanley, Esq. – Partner Nicholas J. Zozula, Esq. – Sr. Associate 28 State Street, Suite 802 Boston, MA 02109 (617) 946-4600 JHanley@mqmlp.com; nzozula@mqmlp.com
Owner / Developer:	205 Maverick Street LLC
Architect:	Bargmann Hendrie + Archetype Joel Bargmann, AIA Dan Chen, AIA 9 Channel Center Street, Suite 300 Boston, MA 02210 (617) 350-0450 jbargmann@bhplus.com ; dchen@bhplus.com
Civil Engineer:	Rober Survey 1072 Massachusetts Avenue Arlington, MA 02476 (781) 648-5533
Landscape Architect:	Kyle Zick Landscape Architecture, Inc. Kyle Zick, ASLA 36 Bromfield Street, Suite 202 Boston, MA 02108 (617) 451-1018
Permitting:	Joseph P. Hanley, Esq.
Construction Management:	TBD

Article 80 | ACCESSIBILTY CHECKLIST

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, identify and explain.</i>	No		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	18,000 SF	Building Area:	49,923 GSF
Building Height:	53 FT.	Number of Stories:	5 Flrs.
First Floor Elevation:	o Ft	Is there below grade space:	No
What is the Construction Type? (Select most appropriate type)			
	Wood Frame	Masonry	Steel Frame Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:	Retail, Residential Lobby, Garage Entrance		
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>			
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Maverick Street is primarily a residential street of (3) story building neighborhood. The project site is currently a single story, flat roof neighborhood Maverick Street market and a commercial laundromat with surface parking off Maverick Street. The topography is flat.		

Article 80 | ACCESSIBILTY CHECKLIST

<p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p>MBTA Bus stop at Maverick and Frankfort Street is directly across street (56 feet away); MBTA Bus Stop at Maverick and Cottage is 4 minute walk away. The site is 4 minute walk to MBTA Blue line Maverick Station, (0.2 miles away)</p>
<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>Adams Elementary School; Donald McKay School</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>East Boston Social Center play Lot, Anna Defronzo Senior Center</p>
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Existing Sidewalk on this part of Maverick Street varies from 8 feet to 10 feet wide. No existing pedestrian ramp. There are various curb cuts along Maverick Street at the Property.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>Existing Sidewalk is to remain and replaced where new utilities come into the building. No existing pedestrian ramps.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, Neighborhood Residential</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Frontage Zone width with Setback varies from 3 feet 6 inches at Retail to 16 feet at outdoor courtyard for residential lobby entry. Pedestrian and Furnishing zone width is 3 feet 6 inches at Retail to 16 feet at the residential outdoor courtyard entry.</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>Frontage zone is on private property and proposed material is concrete to match sidewalk. The setback residential outdoor courtyard will be with pavers.</p> <p>Pedestrian zone is existing concrete and new concrete to match</p> <p>Furnishing zone is concrete pavers</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>No</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>No</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes</i>, identify PIC actions and provide details.</p>	<p>No</p>
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>(34) Parking Spaces provide, all in enclosed garage.</p>

Article 80 | ACCESSIBILTY CHECKLIST

<p>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?</p>	<p>(2) total accessible parking spaces are provided. (1) van accessible parking spaces with 8 feet access aisle and (1) standard accessible parking space</p>
<p>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?</p>	<p>TBD</p>
<p>Where is the accessible visitor parking located?</p>	<p>TBD</p>
<p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>	<p>Not required</p>
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>Entrance to retail and residential lobby will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors.</p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no</i>, what is the reason?</p>	<p>Yes. Entrances to retail and residential lobby are accessible and integrated</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan</i>, describe the accessible routes way-finding / signage package.</p>	<p>Project is not subject to Large Project Review</p>

Article 80 | ACCESSIBILITY CHECKLIST

<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>(55) Dwelling Units</p>
<p><i>If a residential development,</i> 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?</p>	<p>All (55) Dwelling Units and (2) Retail spaces are for rent.</p>
<p><i>If a residential development,</i> how many accessible Group 2 units are being proposed?</p>	<p>(52) units will meet Group 1 requirements and (3) Units will meet accessible Group 2 requirement.</p>
<p><i>If a residential development,</i> how many accessible Group 2 units will also be IDP units? <i>If none,</i> describe reason.</p>	<p>TBD</p>
<p><i>If a hospitality development,</i> how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes,</i> provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes,</i> provide reason.</p>	<p>No</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes,</i> describe:</p>	<p>Elevator provides access to all floors. There are no ramps or lifts in the development.</p>

Article 80 | ACCESSIBLTY CHECKLIST

<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>TBD</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>Community Room, Rear outdoor deck and Roof Deck are fully accessible.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as "Family"/ "Companion" restrooms? If no, explain why not.</p>	<p>No</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	<p>TBD</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? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>TBD</p>

Article 80 | ACCESSIBILITY CHECKLIST

10. Attachments

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.

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.

Provide a diagram of the accessible route connections through the site, including distances.

Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)

Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.

Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

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

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

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

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682