



## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

August 2, 2016

**RE: 206-212 W Broadway (206 West), South Boston MA 02127  
Small Project Review Application  
Boston Redevelopment Authority**

The Disability Commission has reviewed the Small Project Review Application that was submitted for 206-212 W Broadway (206 West), in South Boston. Since the proposed project is planned to be a vibrant destination area with multiple uses, including affordable housing and café commercial space. I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

- **Accessible Residential Amenities:**
  - Will the trash room, located on the back patio, be fully accessible?
- **Sidewalks:**
  - Please confirm that all sidewalks currently conform to the preferred widths (excluding tree pits, street lights and other street furnishings) set by Boston Complete Street Guidelines, if not proposing to reconstruct. If not, please explain.
  - Please provide detail on all landscaped walkways and plazas within the Site, including paving materials, dimensions and slopes.
  - Should the Proponent propose the installation of a Sidewalk Café in the future, please consider the dimensional requirements, set by the City of Boston Sidewalk Café Design Regulations and Guidelines and Boston Complete Streets, when proposing frontage setbacks.
- **Construction:**
  - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.

- **Community Benefits:**
  - Accessibility extends past compliance through building code requirements. For example, by providing employment opportunities and an overall scheme that allows full and equal participation of persons with disabilities, makes the development an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?
  
- **Wayfinding:**
  - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
  
- **Variances:**
  - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

***Commission's General Statement on Access:***

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever "readily achievable" (*"easily accomplishable and able to be carried out without much difficulty or expense"*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



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 Mayor's Commission for Persons with Disabilities  
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*Reviewed by:*

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Raul Duverge <raul.duverge@boston.gov>

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**206-212 west brosdway**

1 message

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judy dindy [REDACTED]  
To: raul.duverge@boston.gov

Sun, Jul 31, 2016 at 10:01 AM

to Raul Duverge

We are writing this in opposition to this project because of the lack of parking for the residents. The area does not have enough parking as it is.

This would burden the neighborhood further and would be a hardship for the future residents of the building

Thank You

Mike and Judy Dindy

