



21-35 West 2nd Street

South Boston

Article 80E – Small Project Review Application

October 26, 2018

McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

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BOSTON, MA 02110

VIA HAND DELIVERY

October 26, 2018

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201
Attn: Michael Rooney, Project Manager

**Re: Article 80 Small Project Review Application
21-35 West 2nd Street | South Boston, MA**

Dear Director Golden:

As counsel to Zero Athens, LLC c/o Transom Real Estate, LLC, the owner-developer of the above-referenced property in South Boston (“Proponent”), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on an approximately 10,183 square foot triangular parcel in the West Broadway neighborhood of South Boston and located around the corner in short walking distance to the Broadway MBTA Redline Station, the proposed project contemplates the improvement and revitalization of an underutilized surface parking lot property site at 21-35 West Second Street (the “Property”). In its place, the Proponent envisions the construction of a new six (6) story mixed-use building with 55 residential units, approximately 2,600 square feet of ground-floor retail space, and an innovative building-managed car share service for residents, in an appropriately designed building along with related improvements in landscaping, site design and pedestrian access that is consistent with the character and housing needs of the surrounding community (the “Proposed Project”). The Proposed Project will revitalize this underutilized property site with a building aesthetic appropriate in scale, massing and design for this section of the West Broadway neighborhood. Seven (7) of the residential units would be income-restricted pursuant to the City’s Inclusionary Development Policy.

In support of its application, the Proponent has conducted extensive preliminary outreach with nearby and abutting property owners, area residents, local elected and appointed officials and agency staff to seek and integrate input on its development program, and it has also made presentations at certain community meetings with the West Broadway Neighborhood Association and St. Vincent’s Lower End Neighborhood Association. As a result of the input received and continued community outreach, the Proponent has made certain changes to the

Director Golden
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initial project scope, design, landscape, vehicular and pedestrian access, including a major reduction from its original proposal for a 13 story, 142 foot tall building program with 115 residential units to the current revised development of six (6) stories and 55 residential units of the Proposed Project.

Thank you for your consideration of this application, and we look forward to working with you on this positive development project in the South Boston community.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph P. Hanley". The signature is written in a cursive style with a large, sweeping flourish at the end.

Joseph P. Hanley, Partner

Enclosure

cc:

Jon Greeley, BPDA Director of Development Review

Michael Christopher, BPDA Deputy Director for Development Review/Government Affairs

Mark McGonagle, BPDA Community Affairs Liaison

Jerome Smith, ONS Director

Edward McGuire, ONS

John Allison, ONS Liaison for South Boston

City Councilor Flynn

City Councilor Flaherty

Senator Nick Collins

David Biele, State Representative Elect

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PROJECT TEAM

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OVERVIEW

Project Summary

This Small Project Review Application (the "Application") is being submitted by Zero Athens, 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 existing 10,183 square feet triangular surface parking lot located at the intersection of West 2nd Street and Athens Street near Dorchester Avenue in the West Broadway Neighborhood of South Boston (the "Property" or "Site"). The proposed project includes a new six-story building containing approximately 55 residential units, approximately 2,600 square feet of ground-floor retail space, and two (2) on-site parking spaces to support a building managed car share service for residents (the "Proposed Project"). The car share parking and loading area will be entered and exited via Athens Street.

The Proposed Project creates a mixed-use development combining market-rate, affordable housing and community retail offerings in a manner that is appropriate in scale, massing and design to this corner of South Boston and is complementary to the existing and new projects in the immediate area. The Proponent expects to comply with the City of Boston's Inclusionary Development Policy by including seven (7) on-site affordable residential units as part of the Proposed Project.

In planning the Proposed Project, great care was given to designing a building that responds to the Site's triangular shape. The saw tooth massing generously provides over 1,600 square feet of private property to the public realm and provides critical space to add street trees and other landscaping to what would otherwise be narrow and not pedestrian friendly sidewalks.

Community Benefits

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

- Infill Development: The Proposed Project will transform a private surface parking lot into a transit oriented mixed-used development;
- Residential Development without displacement: The Proposed Project will contribute 55 new residential units toward reaching the residential policy goals of Boston Mayor Martin J. Walsh's 2030 Housing Plan without displacement;
- Affordable Housing: The Proposed Project will comply with the Inclusionary Development Policy by providing seven (7) on-site affordable units;
- Community Retail: The Proposed Project will add approximately 2,600 square feet of ground-floor retail space which will add to the neighborhood amenity base;
- Improved Street and Pedestrian Environment: The Proposed Project will provide over 1,600 square feet of additional outdoor seating, public space, street lighting and associated streetscape improvements contributing to the beauty and safety of the neighborhood;

- Increased Employment: The expected creation of more than seventy (70) temporary construction jobs over the length of the project and 15 permanent jobs.
- New Tax Revenue: The Proposed Project will significantly increase the property tax revenue for the Site, as well as provide new revenues related to the retail space and new residents.

DETAILED PROJECT INFORMATION

Project Description

The Site includes 10,183 SF of land area, comprising the parcel situated at 21-35 West 2nd Street, South Boston. The City of Boston Assessor’s Parcel ID Number 0601211000. The Site is currently a surface parking lot. There is an existing curb and curb cut on West 2nd Street and no sidewalks on either street.

Proposed Program, Data and Dimensions

Lot Area:	10,183 SF
Maximum Building Height / Stories:	70’ / 6 stories
Number of Residential Units Proposed:	55
Proposed Gross Floor Area:	49,928 SF
Floor Area Ratio:	4.9
Parking Spaces:	2 car share spaces

Urban Design Approach

The Proposed Project occupies a triangular parcel within the West Broadway Neighborhood at the intersection of W 2nd Street to the north and Athens Street to the south. Due to the unique geometry of the Site, the Proposed Project offers the community a significant amount of public space and beautification area. The Proposed Project pulls back approximately 40ft from the western tip of the Site to introduce a significant public space at the prominent intersection of W 2nd Street and Athens Street. In addition, the northern edge of the Proposed Project serrates in plan along W 2nd Street, offering a more generous sidewalk experience for the pedestrian. The Proposed Project creates a new wide sidewalk along West 2nd Street with a series of beautification pockets along the sidewalk, adding visual interest and the potential opportunity for street trees and other plantings.

The Proposed Project is a new six (6) story structure, which consists of five (5) floors of residential units above a ground level of retail and building service spaces. The approximately 2,600sf of retail space is located in the westernmost portion of the plan, which directly faces the aforementioned public space and the primary circulation intersection of W 2nd Street and Athens Street. The ground level also contains lobby spaces for the residential portion, accessible from W 2nd Street, and bike racks accessible from Athens Street. Loading for the Proposed Project is serviced by Athens Street and is in accordance with BTB requirements. The loading area for the Proposed Project is located directly across Athens Street from the existing loading areas of the adjacent buildings to the South. Two (2) parking spaces are located on the ground

level for a unique building wide car-share service further enhancing the transportation offerings of this transit oriented development. Floors 2 through 6 contain residential units with a mix of studio, one and three bedroom units. A deck located above the sixth floor will be available to the residents as additional usable open space.

Architectural Design

The Proposed Project's massing is also a product of the unique geometry of the site. The serrated profile of the ground level extends vertically for the height of the proposal, which breaks down the massing and adds visual interest along W 2nd Street. The attenuation of the Site is reflected in the narrow westernmost elevation, allowing the building massing to visually recede as a series of tiered planes from the W 2nd and Athens intersection. At the western portion of the building, adjacent to the new public space, the massing lifts vertically in elevation, articulated as a visually transparent glass storefront, which allows the retail space of the proposal to activate, both physically and visually, the public area. The parapet of the Proposed Project mirrors the language of the ground level, stepping down from the eastern edge of the Site towards the tip.

The Proposed Project is clad in handmade masonry tiles, which reference the typical brick of the existing context while establishing a new, more contemporary language in its scale and installation. This tile offers a texture to the Proposed Project that is both familiar and unique, with a rich materiality recognizable at the up-close scale of the pedestrian, as well as from the far-view scale of the proposal within the skyline. The overall field of the masonry tile on the upper floors of Proposed Project is punctured by the residential windows of three different proportions. These windows shift in alignment up the facade, adding a secondary level of articulation to the overall elevations.

Transportation, Access and Parking

The Proposed Project is located within a two minute walk of the Broadway MBTA station, which provides residents with access to the 9, 11 and 47 Bus Routes as well as the Red Line rapid transit line, and is one stop from South Station and two stops from Downtown Crossing, making this site a true transit oriented development opportunity.

Occupants of downtown transit oriented properties most often walk, use public transportation, use ride sharing services (such as Uber or Lyft) or ride bicycles to get around. To address these modes of transportation, the development purports to do the following:

- Improve pedestrian safety by adding sidewalks and site lighting;
- Implement transportation demand management measures to ensure using public transportation as seamlessly as possible;
- Create an active pick-up/drop-off zone along West 2nd Street for safe access to taxis and ride sharing services; and
- Provide enclosed bicycle parking for approximately 61 bicycles

However, there are times when your own vehicle is the most convenient mode of transportation. To address those specific moments, the Proposed Project will provide

off-street parking for two cars that residents will be able to opt in to using as a private car share.

Loading for the Proposed Project is serviced by Athens Street and is in accordance with BTB requirements. The loading area for Proposed Project is located directly across Athens Street from loading areas of the adjacent buildings to the South.

Anticipated Permits and Approvals

Agency Name	Permit/Approval
Federal	
U.S. Environmental Protection Agency	Notice of Intent for EPA Construction Activities General Discharge Permit with associated SWPPP (if required)
State	
Massachusetts Department of Environmental Protection, Division of Air Quality Control	Fossil Fuel Permit (if required)
Local	
Boston Planning and Development Agency	Article 80 Small Project Review Certificate of Approval and Design Review Approval; Affordable Rental Housing Agreement and Restriction;
Boston Water and Sewer Commission	Site Plan Approval; Cross Connection/Backflow Prevention Approval; Storm Drainage Approval
Boston Inspectional Services Department	Building Permit; Certificate of Occupancy
Boston Fire Department	Approval of Fire Safety Equipment
Boston Zoning Board of Appeal	Zoning Code variance(s); IPOD Permit; Conditional Use Permits (if required)
Boston Public Improvement Commission (PIC)	Specific Repairs Approval; Support of excavation (if required) Vertical Discontinuance; Sidewalk Occupancy Permit
Boston Transportation Department	Review and Approval of the 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 elected officials

representing South Boston, the St. Vincent’s Neighborhood Association, and the West Broadway Neighborhood Association.

The Proponent has also discussed the Proposed Project with representatives of the BPDA on several occasions prior to filing this Application (including in May 2018 and November 2018) in order to identify issues as well as gather feedback on the design and mixed-use program of the Proposed Project. The initial Proposal reviewed with the BPDA and the various stakeholders was a 115 unit high rise building. While height was not a concern, there was some concern regarding the unit density coupled with the lack of parking. The feedback from the initial outreach is reflected in this Application for a revised and reduced 55 unit development to address the feedback of the BPDA and other important neighborhood stakeholders.

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 and Relief Required

The Property is located within the South Boston Neighborhood Zoning District and the MRF/LS (Multifamily Residential/Local Services) Subdistrict. It is governed by Article 68 of the Zoning Code and is also subject to Article 27S, Section 5, South Boston Interim Planning Overlay District.

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

Dimensional Regulation	MRF/LS Subdistrict	Proposed	Zoning Relief Required
Lot Area Minimum (Sq. Ft.)	None	10,183 SF*	None
Additional Lot area for Each Additional Dwelling Unit (Sq. Ft.)	N/A	N/A	None
Lot Width Minimum (Feet)	20 ft	194’ 1”	None
Lot Frontage Minimum (Feet)	20 ft	150’ 1” (Athens)	None
Floor Area Ratio Maximum (FAR)	1.5 FAR	4.9 FAR	Variance
Building Height Maximum (Feet)	35 ft	70 ft	Variance
Usable Open Space Minimum (Sq. Ft. Per Dwelling Unit)	200 sf (11,000 sf total)	4,901 sf	Variance
Front Yard Minimum Depth (Feet)	Street Wall**	0 ft to 14’ 5” (W 2 nd St) 1’ 1 ft (Athens St) 43’ 7” (West PL)	None
Side Yard Minimum Depth (Feet)	3 ft	0 ft to 0’ 8.5”	Variance

Rear Yard Minimum Depth (Feet)	20 ft	N/A***	None
Rear Yard Occupancy by Accessory Building (Percent)	25%	N/A	None
Minimum Number of Parking Spaces	63****	2 (car share)	Variance
Off Street Loading	1	1	None

* This property is located within the Interim Planning Overlay District and will thus require an IPOD Permit from the Zoning Board - Article 27S, Section 5 – South Boston IPOD Applicability.

** Refer to 18-2. Conformity with Existing Building Alignment.

*** Refer to Section 69-34 (4), Special Provisions for Corner Lots.

****1 space/unit for Studio and 1 BR, 1.5 space/unit for 2BR and 3BR, 0.7 spaces/unit Affordable Housing, 2.0 spaces/1,000 sf of GFA Retail Use.

Due to IPOD Applicability, the proposal seeks a Conditional Use Permit for Roof Structure Restrictions, following Article 68-29.

DEVELOPMENT PROPOSAL – EXHIBITS

- Exhibit 1: Assessor’s Map
- Exhibit 2: Zoning Code Refusal and Zoning Code Appeal
- Exhibit 3: Locus Plan
- Exhibit 4: Public Transportation
- Exhibit 5: Adjacent Building Heights
- Exhibit 6: Existing Condition Context Photos
- Exhibit 7: Existing Conditions Survey
- Exhibit 8: Proposed Building Program
- Exhibit 9: Preliminary Code Analysis
- Exhibit 10: Plot Plan
- Exhibit 11: Ground Floor Plan
- Exhibit 12: Levels 2-6 Floor Plan
- Exhibit 13: Roof Plan
- Exhibit 14: North and West Building Elevations
- Exhibit 15: South and East Building Elevations
- Exhibit 16: View down W 2nd Street from Dorchester
- Exhibit 17: View down W 2nd from W 3rd Intersection
- Exhibit 18: View down Athens from Dorchester
- Exhibit 19: Article 80 Accessibility Checklist

Exhibit 1: Assessors Map

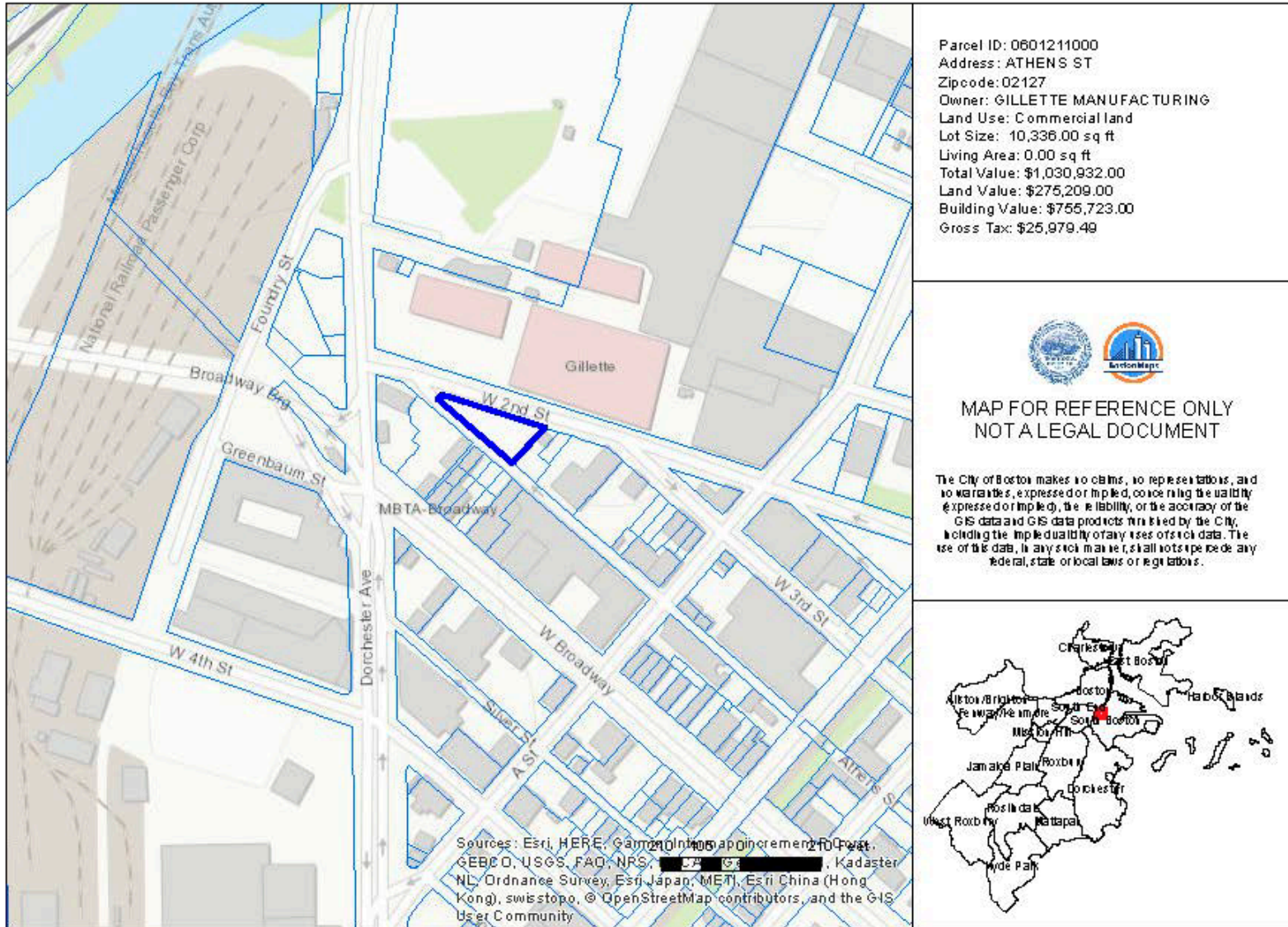


Exhibit 2: ZONING CODE REFUSAL & ZONING CODE APPEAL

BOSTON ISD ZONING CODE
REFUSAL AND APPEAL TO BE
PROVIDED

Exhibit 3: Locus Plan



Exhibit 4: Public Transportation



Exhibit 5: Adjacent Building Heights

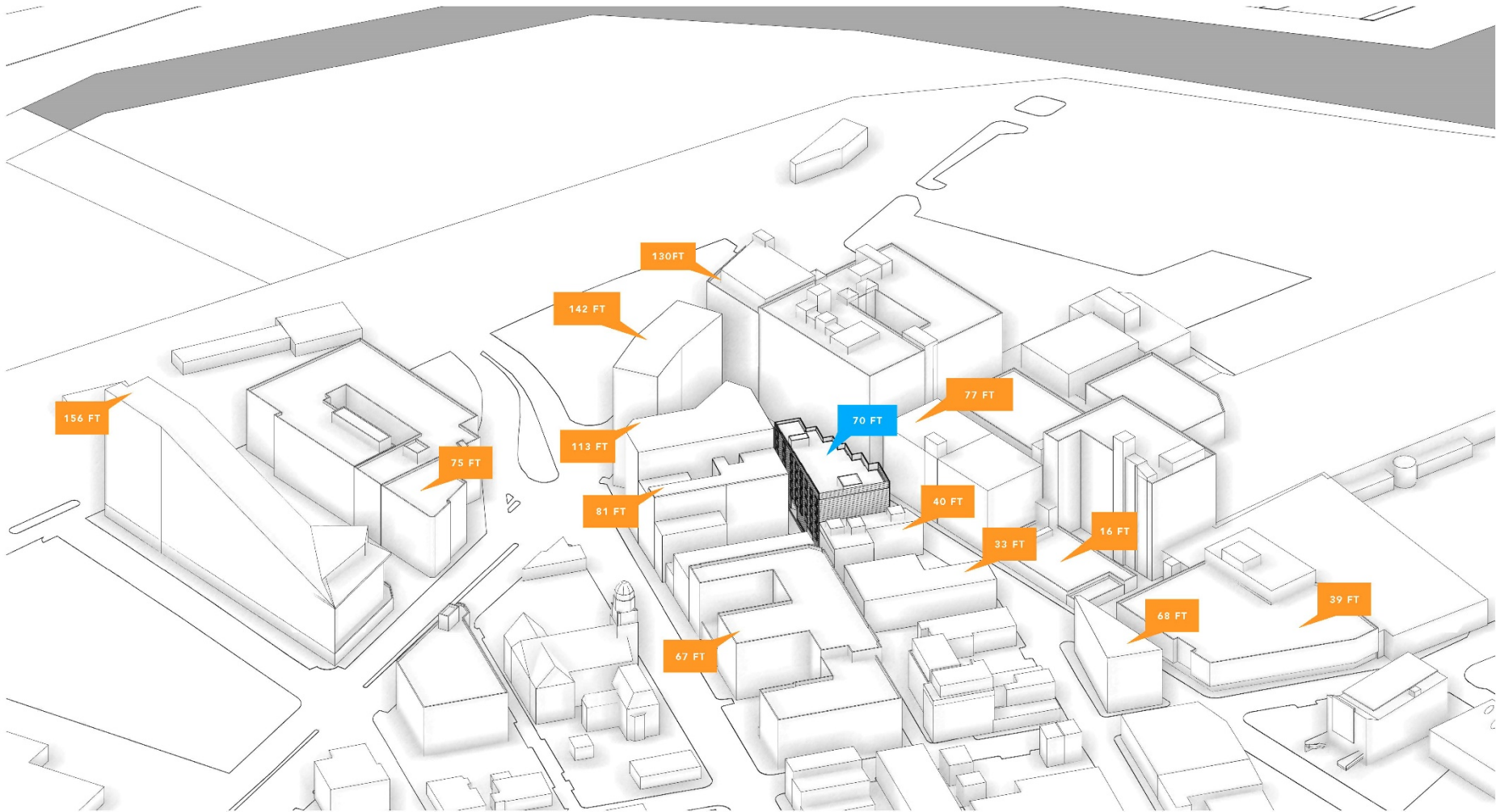


Exhibit 6: Existing Conditions Context Photos



Exhibit 7: Existing Conditions Survey

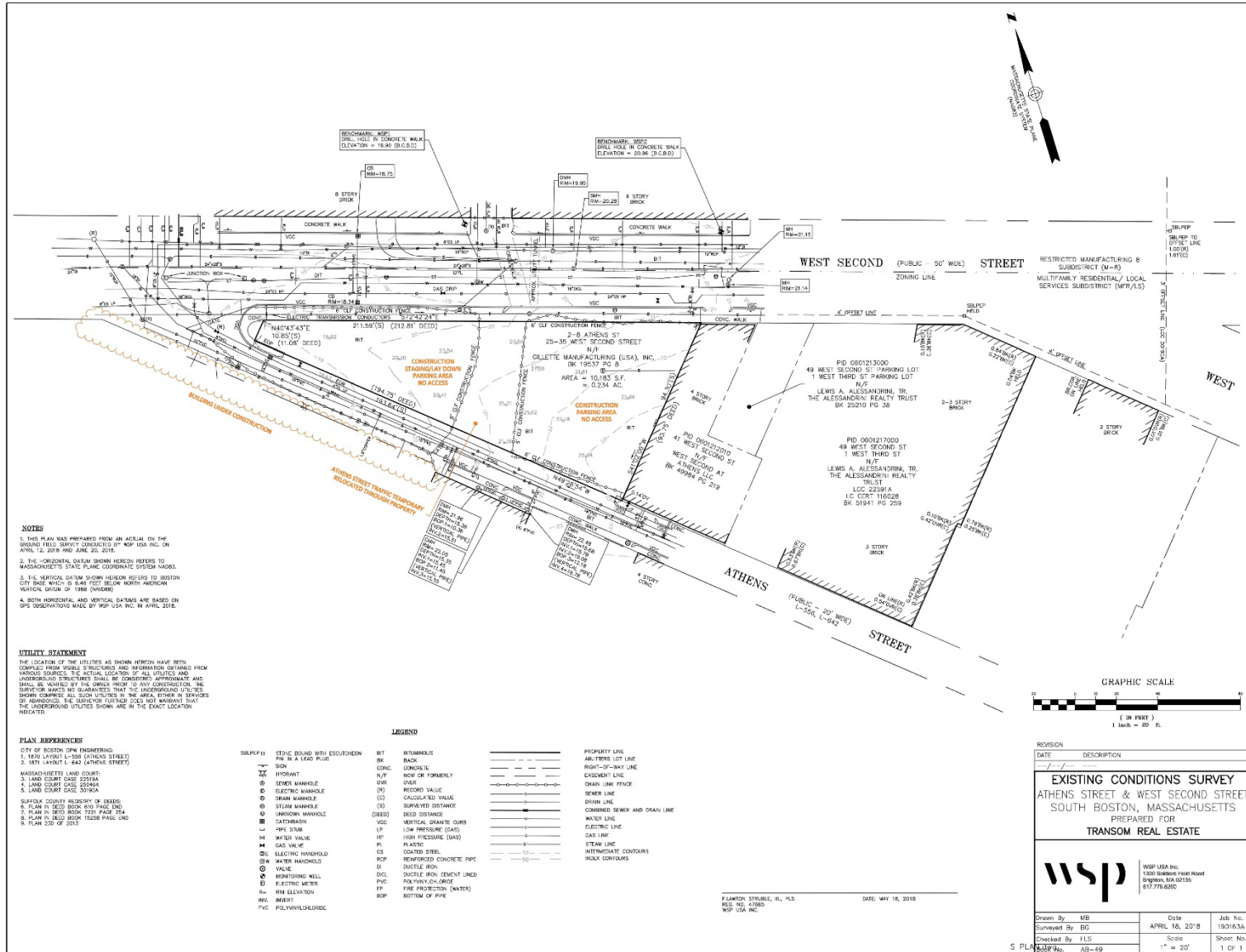


Exhibit 8: Proposed Building Program

	Retail	Residential	Residential Common	Building Service	GSF	GFA
1st Floor	2,626	0	2,282	3,247	8,155	7,481
2nd Floor	0	6,992	1,139	154	8,285	8,285
3rd Floor	0	6,992	1,139	154	8,285	8,285
4th Floor	0	6,992	1,139	154	8,285	8,285
5th Floor	0	6,992	1,139	154	8,285	8,285
6th Floor	0	6,992	1,139	154	8,285	8,285
Roof	0	0	1,022	0	1,022	1,022
	2,626	34,960	8,999	4,017	50,602	49,928

	Count	% of unit mix	NSF	% of nsf	Avg Unit Size
Studio	30	55%	13,630	39%	454
1-Bedroom	20	36%	14,345	41%	717
2-Bedroom	0	0%	0	0%	0
3-Bedroom	5	9%	6,985	20%	1,397
	55	100%	34,960	100%	636

Exhibit 9: Preliminary Code Analysis



VMY Architects LLC

V. Vectors Vitols Marquis G. Major Hiroshi Yoneyama

October 16, 2018

Reference: **Building Code Analysis**
21-35 West 2nd Street Apartments--Boston, MA

Applicable Codes: Massachusetts State Building Code, 780 CMR, Ninth Edition
2015 International Building Code (IBC)
2015 International Energy Conservation Code
521 CMR, Massachusetts Architectural Access Board Code
Fair Housing Act Design Manual
ICC / ANSI A117.1-2003 Accessibility Code
2010 ADA Accessibility Guidelines

The proposed construction consists of a 5-story wood framed double loaded corridor apartment building with 55 units (Studio, One, Two and Three-Bedroom types) starting on the building's Second Floor. This Second Floor is a concrete slab on a steel frame acting as a horizontal 3-hour fire separation. The building's First Floor has the residential lobby with accessory and mechanical spaces; there is also commercial space and limited parking.

A. General Building Configuration Compliance:

2009 IBC Section 510: Special Provisions
(No section amendments in 780 CMR, 8th Edition)

510.2 Horizontal building separation allowance. A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of *fire walls*, limitation of number of *stories* and type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a minimum 3-hour *fire-resistance rating*.
--**The Second Floor is a 3-hour fire rated concrete/steel framed horizontal fire separation.**
2. The building below the *horizontal assembly* is of Type IA construction.
--**First Floor construction shall be Type I-A.**
3. Shaft, *stairway*, ramp and escalator enclosures through the *horizontal assembly* shall have not less than a 2-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5.
--**All enclosures are 2-hour fire rated assemblies.**

Exception: Where the enclosure walls below the *horizontal assembly* have not less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating*, provided:

1. The building above the *horizontal assembly* is not required to be of Type I construction;
2. The enclosure connects less than four *stories*; and
3. The enclosure opening protectives above the *horizontal assembly* have a minimum 1-hour *fire protection rating*.
4. The building or buildings above the *horizontal assembly* shall be permitted to have multiple Group A occupancy uses, each with an *occupant load* of less than 300, or Group B, M, R or S occupancies.
--**The building above the horizontal fire separation is a Use Group R-2 Apartment Building.**
5. The building below the *horizontal assembly* shall be protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 (NFPA 13), and shall be permitted to be any occupancy allowed by the Code except Group H.

188 Needham Street Newton, MA 02464 www.vmyvitols.com Telephone 617.597.1900 FAX 617.597.1905

- NFPA 13 automatic fire sprinkler system provided for the whole building.
- 5.1. Group S-2 parking garage used for the parking and storage of private motor vehicles;
 - Group S-2 parking on First Floor (grade) level.
- 5.2. Group B;
 - Group B areas are provided and compliant.
- 5.3. Group M;
 - Group M areas are provided and compliant.
- 5.4. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).
 - Incidental Areas are provided and compliant.
- 6. The maximum *building height* in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the *grade plane*.
 - Complies; see Building Height paragraph below.

B. Use Groups: R-2 – Apartments and incidental uses
 B – Commercial
 M – Retail
 S-2 – Parking

C. Construction Type: Type III-A for the 5-story Apartment Building (starting on 2nd Floor)
 Type I-A for all First Floor Areas

D. Fire Protection: NFPA 13 automatic fire sprinklers for all levels

E. Allowable Bldg Area: Apartment Building (Use Group R-2 / Construction Type V-A)

Area Calculation as Per Section 506.2.3: $Total\ Allowable\ Area = [72000* + (24000** \times 0.5****)] \times 3****$

*72000 SF from Table 506.2 (R-2/Type III-A) SM
 **24000 SF from Table 506.2 (R-2/Type III-A) NS
 ***Frontage Increase (Section 506.3)
 ****3 (Actual number of stories above grade plane, not to exceed 3)

Total Allowable Building Area (Section 506.2.3): 252,000 Square Feet

Actual Total Area: 49,928 Square Feet

F. Allowable Bldg Height: Table 504.4 allows 5 stories above the grade plane (starting at the horizontal fire separation--Section 510.2), or a maximum of 85 feet from the Grade Plane (Table 504.3).

Actual Number of Stories is Six (6); allowed by Section 510.2.

Actual Building Height is 69'-11&3/4".

G. Fire Ratings for Building Elements as per Table 601: All to be provided in our building.

- Exterior 6" Wood Stud Bearing Walls (Upper Floors) – Two Hours
- Exterior 6" Wood Stud Non-Bearing Walls (Upper Floors) – One Hour
- Exterior 6" Metal Stud Non-Bearing Walls (First Floor) – No Rating

- Interior 4" or 6" Wood Stud Bearing Walls (Upper Floors)--One Hour
- Floor/Ceiling Assembly (Second Floor Fire Separation) – Three Hours
- Floor/Ceiling Assembly (Upper Floors-Wood Truss) – One Hour
- Corridor Walls (Wood or Metal Stud) – One Hour
- Demising Walls between Apartments (Double Wood Stud) – One Hour
- Roof/Ceiling Assembly (Wood Truss) – One Hour
- Egress Stair Enclosure (8" CMU or Wood) – Two Hours
- Elevator Shaft Enclosure (8" CMU) – Two Hours
- Main Electrical/Compactor Room Enclosures (Metal Studs) – Two Hour
- Upper Floor Electrical/Mechanical Room Enclosures (Wood or Metal Studs) – One Hour
- Trash Chute Enclosure (Wood / Metal Stud Shaft Wall) – Two Hours
- Vertical Fire Separation Walls between Different Use Groups (1st Floor) – One Hour (Table 508.4)

H. Accessible Means of Egress:

2015 IBC / MA Ninth Edition states:

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

1009.1 Accessible means of egress required. *Accessible means of egress* shall comply with this section. *Accessible* spaces shall be provided with not less than one *accessible means of egress*. Where more than one *means of egress* are required by Section 1006.2 or 1006.3 from any *accessible* space, each *accessible* portion of the space shall be served by not less than two *accessible means of egress*.

---The building currently has two (2) accessible stairways (accessible as defined by the Building Code, not 521 CMR MA Architectural Access Board Regulations).

And is further modified by:

1009.2.1 Elevators required. In buildings where a required *accessible* floor is four or more stories above or below a *level of exit discharge*, at least one required *accessible means of egress* shall be an elevator complying with Section 1007.4.

---This means a building with 5 or more stories; which ours is. Therefore the elevator in the building must be constructed as an "accessible means of egress" (as well as a medical emergency elevator—524 CMR MA Elevator Code). The requirements for an elevator to be considered an accessible means of egress is defined in the following Section:

1009.4 Elevators. In order to be considered part of an *accessible means of egress*, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an *area of refuge* complying with Section 1009.6.

Exceptions:

1. *Area of refuge* are not required at the elevator in *open parking garages*.
2. *Area of refuge* are not required in buildings and facilities equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

---Exception 2 applies to our building.

Prepared By,
VMY Architects LLC

A handwritten signature in blue ink, appearing to read "Mark Major".

Mark Major, Principal

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Exhibit 10: Plot Plan

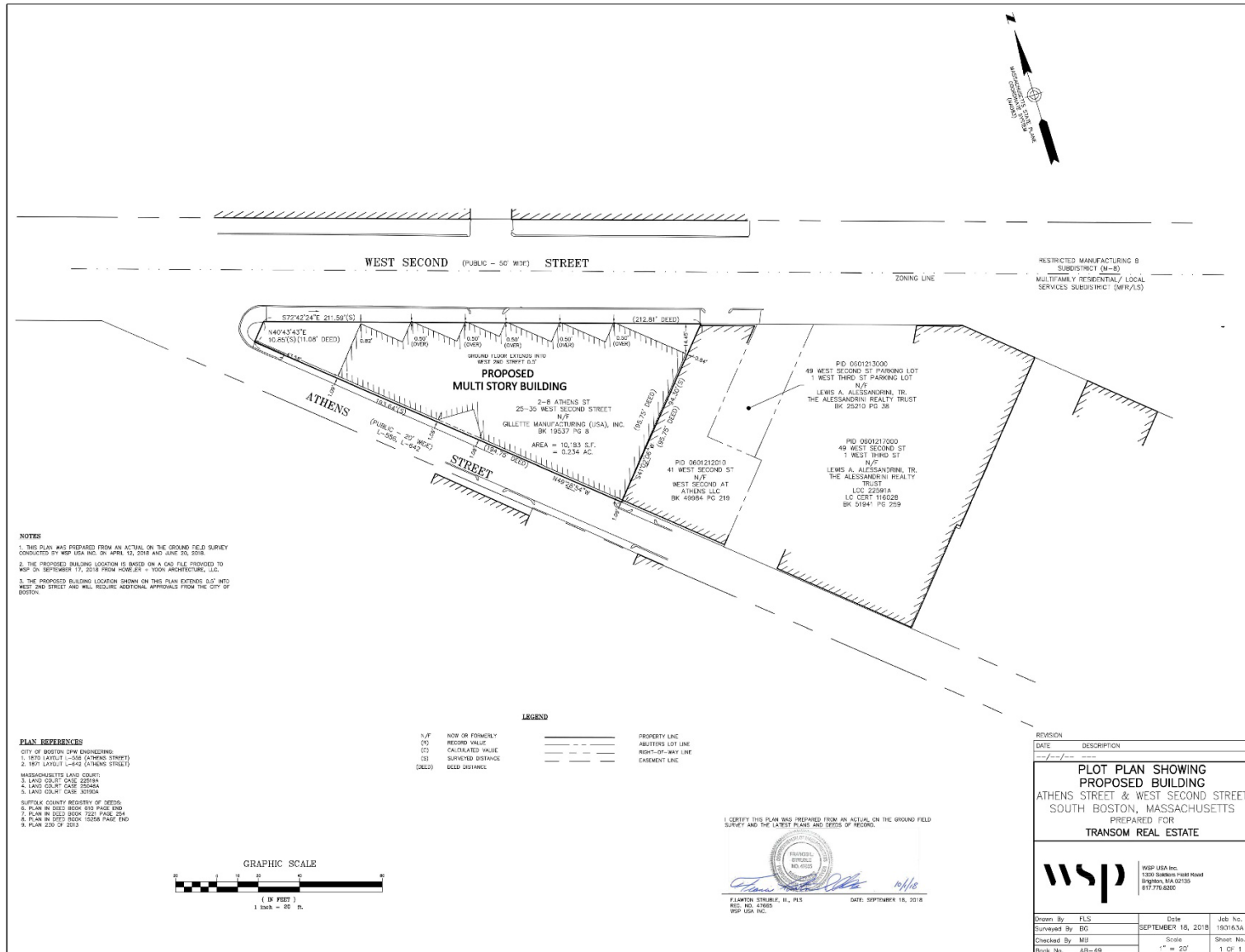


Exhibit 11: Ground Floor Plan

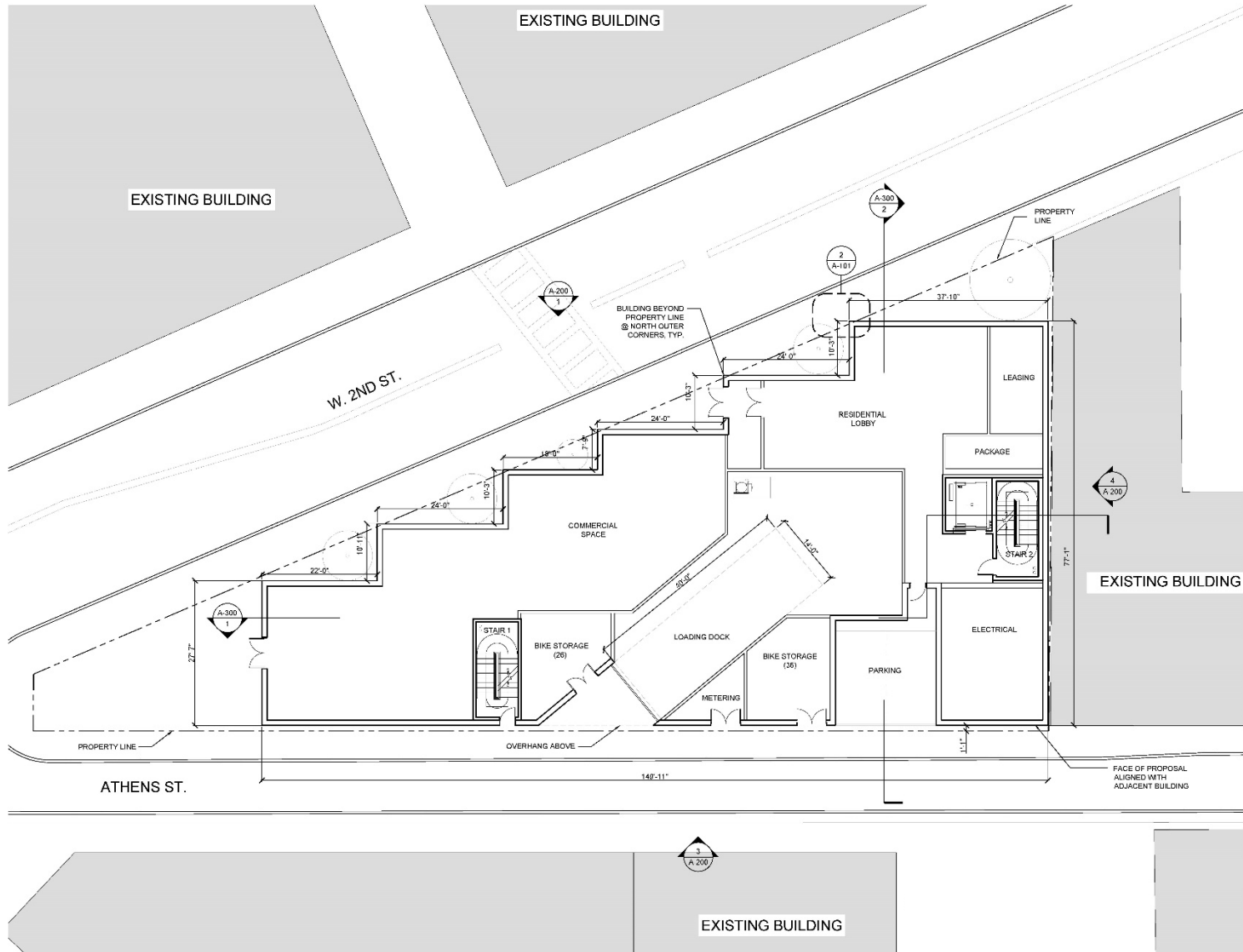


Exhibit 12: Levels 2-6 Floor Plan

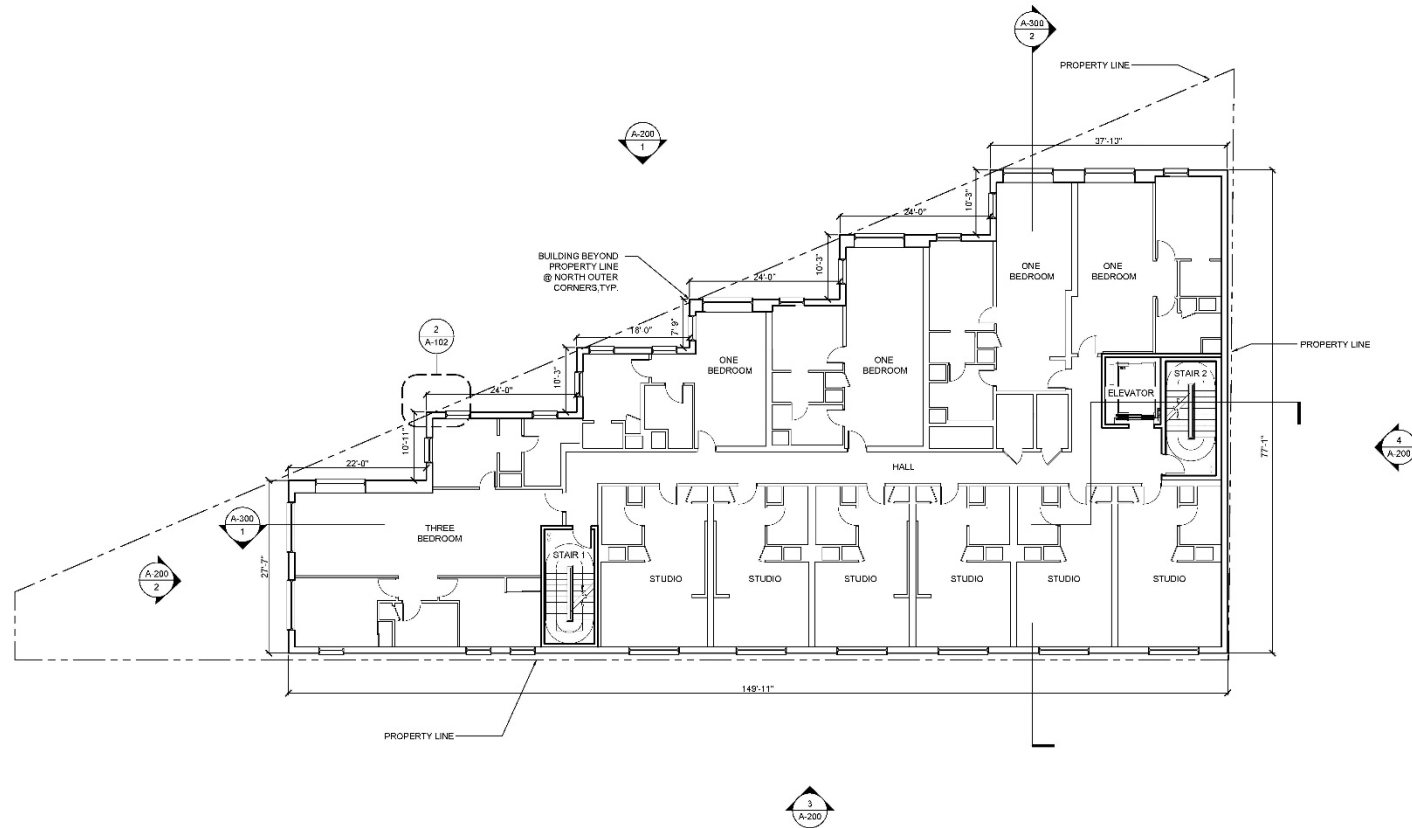


Exhibit 13: Roof Plan

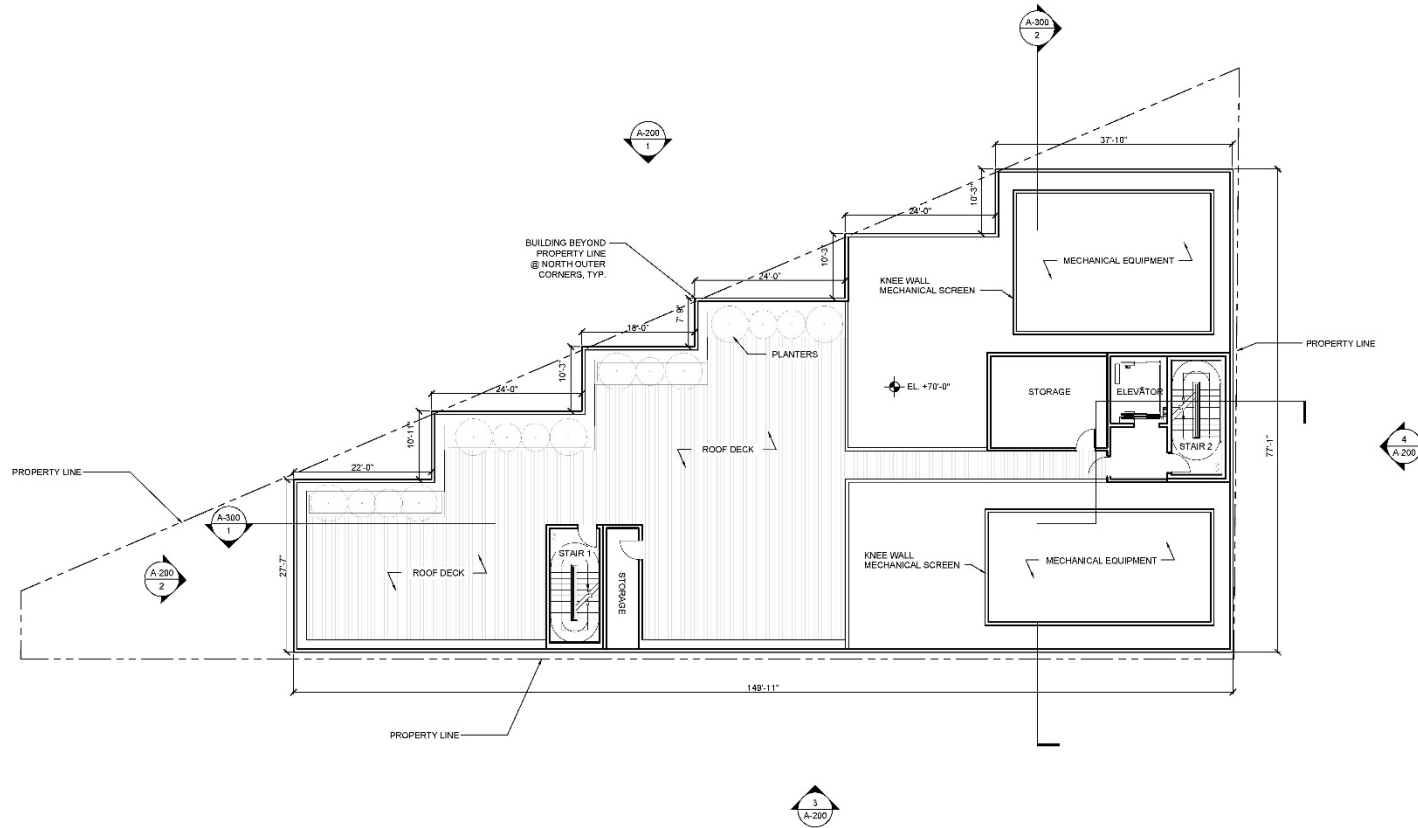
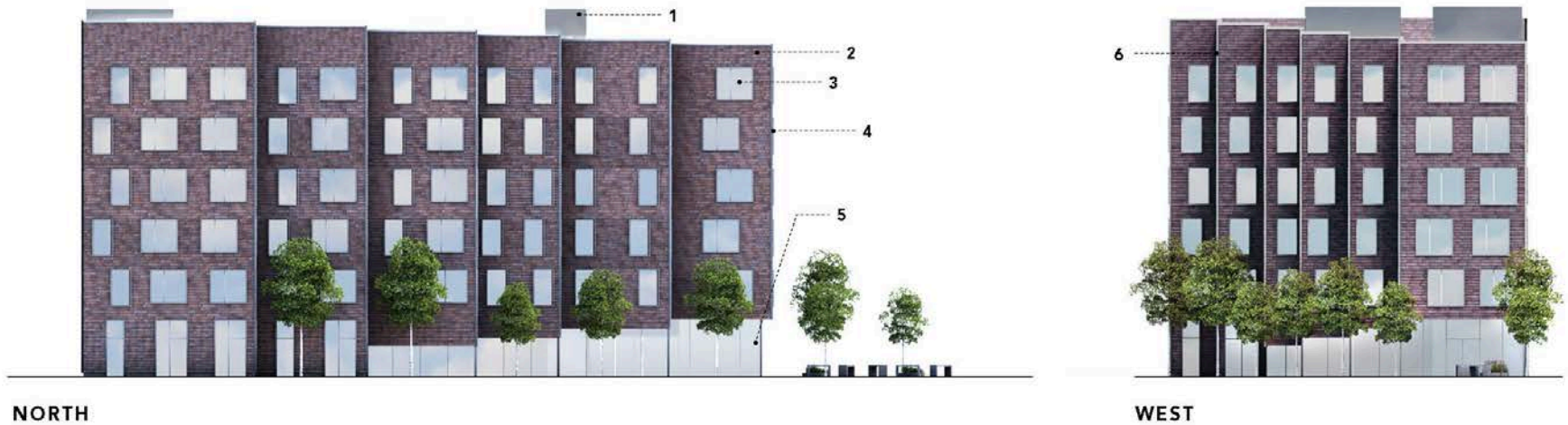


Exhibit 14: South and East Building Elevations

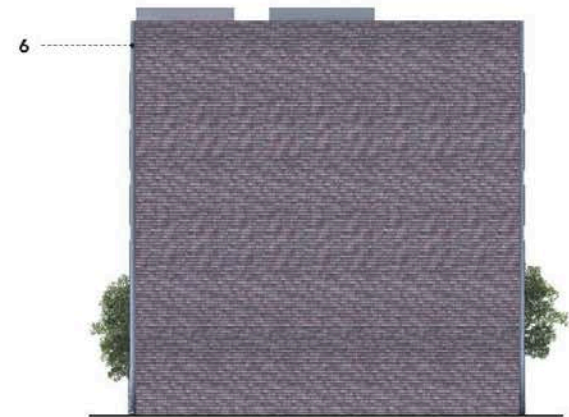


- 1. METAL PANEL
- 2. PETERSEN COVER
- 3. PUNCHED WINDOW
- 4. METAL JAMB EXTENSION
- 5. STOREFRONT
- 6. METAL TRIM
- 7. OVERHEAD DOOR

Exhibit 15: South & East Elevations



SOUTH



EAST

- 1. METAL PANEL
- 2. PETERSEN COVER
- 3. PUNCHED WINDOW
- 4. METAL JAMB EXTENSION
- 5. STOREFRONT
- 6. METAL TRIM
- 7. OVERHEAD DOOR

Exhibit 16: View down W 2nd Street from Dorchester



Exhibit 17: View down W 2nd from W 3rd Intersection



Exhibit 18: View down Athens from Dorchester



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>

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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 | ACCESSIBLTY CHECKLIST

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>	
Project Name:	21-35 West 2 nd Street
Primary Project Address:	21-35 West 2 nd Street South Boston, MA 02127
Total Number of Phases/Buildings:	1 Phase / 1 Building
Primary Contact (Name / Title / Company / Email / Phone):	Transom Real Estate, LLC Peter A. Spellios, Principal 527 Albany Street, Suite 100 Boston, MA 02118 617-216-4820 pspellios@transomrealesate.com
Owner / Developer:	Zero Athens, LLC c/o Transom Real Estate Peter A. Spellios, Principal 527 Albany Street, Suite 100 Boston, MA 02118 617-216-4820 pspellios@transomrealesate.com
Architect:	VMY Architects LLC Mark Major, AIA 188 Needham Street Newton, MA 02464 617-597-1900 mark@vmyarchitects.com
Civil Engineer:	WSP Lawton Strubble III 1300 Soldiers Field Rd. Brighton, MA 02135 617-779-8200 f.lawton.strubble@wspgroup.com
Landscape Architect:	GroundView Wilson Martin 5 Dell Street Somerville, MA 02145 617-548-9688 wilsonmartin@groundview.com
Permitting:	McDermott Quilty & Miller LLP Joseph P. Hanley, Esq. – Partner Nicholas J. Zozula, Esq. – Sr. Associate 28 State Street, Suite 802

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	Boston, MA 02109 617-946-4600 jhanley@mqmlp.com ; nzozula@mqmlp.com		
Construction Management:	TBD		
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		
<p>2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i></p>			
What are the dimensions of the project?			
Site Area:	10,183 SF	Building Area:	49,928 GSF
Building Height:	+/-69 FT.	Number of Stories:	6 Flrs.
First Floor Elevation:	+/- 20 BCB Elev.	Is there below grade space:	Yes / No
What is the Construction Type? (Select most appropriate type)			
	Wood Frame (Level 2-6)	Masonry	Steel Frame (Level 1) 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:	<i>Retail, Residential Lobby, Loading, Storage, Mechanical</i>		
<p>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></p>			

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<p>Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:</p>	<p>The project site is a triangular site at the intersection of Athens Street and West 2nd Street near Dorchester Avenue in South Boston. The site is currently a surface parking lot and is currently being used as staging for construction of the adjacent hotel at 6 West Broadway. The site slopes gently from the eastern property line toward the intersection of Athens and West 2nd Street.</p>
<p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p>MBTA #11 Bus stop at West 2nd and West 3rd: +/- 340 ft. MBTA West Broadway Station (Red line, #9, #11 & #47 bus stops): +/-530 ft.</p>
<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>West Broadway Housing Development, Castle Cove Co-op, Tufts' South Boston Behavior Health Center, Artists for Humanity and the JF Condon School are located within 0.5 miles of the site.</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Condon Community Center and Orton Field are located within 0.5 miles of the site.</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>No. There is an existing curb (with one curb cut) along West 2nd Street that terminates at the intersection with Athens Street. There is no curb along Athens Street. There is not currently a concrete sidewalk as the entire area is paved from the curb to the layout of Athens Street.</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>See above. As part of the construction of the building, new compliant sidewalks will be installed along West 2nd Street and Athens Street.</p>

<p>5. Surrounding Site Conditions – Proposed</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? <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. West 2nd Street: Industrial / Neighborhood Connector Athens Street: Industrial / 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>West 2nd Street: Curb Zone: 0'-6" Furnishing Zone: 1'-6" Pedestrian: 5'-8" to 5'-6" Frontage: 0'-0" to 14'-5" – The Proposed Project’s serrated ground level plan incorporates pockets of expanded sidewalk along the length of W 2nd Street.</p> <p>Athens Street: Curb Zone: 0'-6" Furnishing Zone: 0'-0" Pedestrian: 4'-0" Frontage: 0'-0"</p> <p>Greenscape areas will be provided at the Western portion of the Proposed Site at the intersection of West 2nd Street and Athens Street where the Proposed Project’s massing is set back from the property line.</p> <p>All sidewalk slopes will be in compliance with applicable codes and Boston Complete Streets.</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>Curb Zone: stone curbs, typical.</p> <p>Greenscape: varies. Landscaped tree beds, poured-in-place scored concrete and/or permeable unit pavers and/or unit pavers. Final configuration yet to be determined, final configuration to be in compliance with Boston Complete Streets.</p>

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	<p>Pedestrian Zone: Poured-in-place scored concrete. Final configuration yet to be determined, final configuration to be in compliance with Boston Complete Streets.</p> <p>Frontage Zone: varies. Landscaped tree beds, poured-in-place scored concrete and/or permeable unit pavers and/or unit pavers. Final configuration yet to be determined, final configuration to be in compliance with Boston Complete Streets.</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>N/A.</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>Yes. Minor building encroachment.</p>
<p>6. Accessible Parking: See <i>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>2 parking spaces. The parking spaces will be utilized by cars owned by the building and used exclusively by the building’s car share program.</p>
<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>0</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>

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Where is the accessible visitor parking located?	TBD
Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	No.
<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>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Main entries for the building will be Flush Condition.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	N/A, The project is not subject to Large Project Review.
<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>	
What is the total number of proposed housing units or hotel rooms for the development?	55 dwelling units
<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>	All dwelling units will be rental apartments. The development will include affordable units in compliance with the City of Boston's Inclusionary Development Policy.
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	3 units will meet the requirements set forth in 521 CMR 9.00 and all of these units will be provided in compliance with MAAB Group-2A requirements.

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<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>A passenger elevator provide access to all floors. There are no ramps of lifts planned for the development.</p>
<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>Resident common area adjacent to the lobby and roof deck are fully accessible.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant</p>	<p>No</p>

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<p>and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	TBD
<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>	TBD
<p>10. Attachments <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"> • • • • 	

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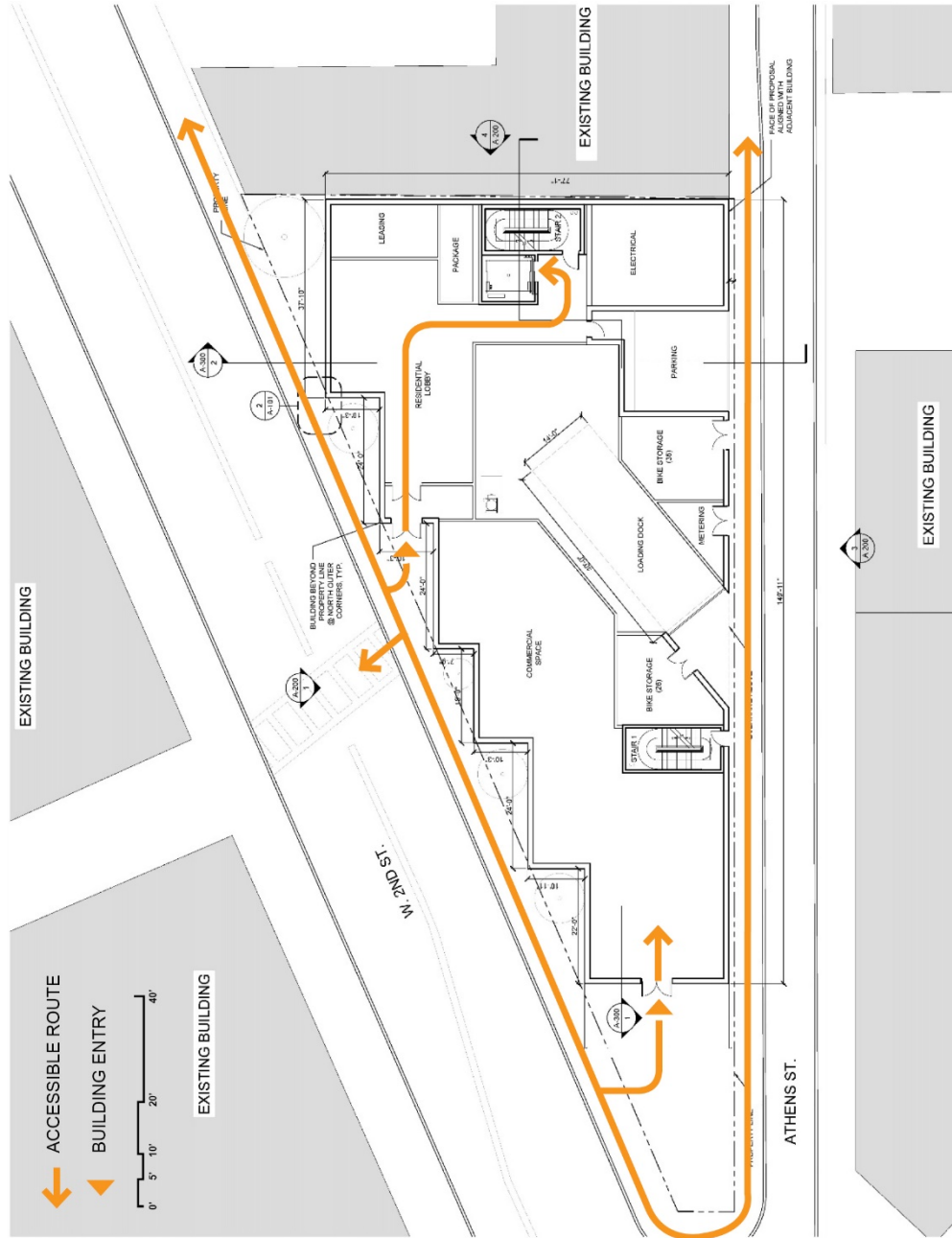
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open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

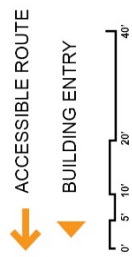
For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

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





* ALL ROUTES TO UNITS WILL BE ACCESSIBLE VIA ELEVATOR.
 ** LOCATION OF GROUP 2A UNITS TO BE DETERMINED.

