

256 DORCHESTER STREET MIXED-USE PROJECT

*256 Dorchester Street
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning and Development Agency



Rashide, LLC – George Khoury

Stefanov Architects ~ Adams & Morancy, P.C.



Adams & Morancy

COUNSELORS - AT - LAW

October 17, 2017

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 256 Dorchester Street Mixed-Use Project in South Boston.

The proposed project is to consist of 32 new residential rental apartments, primarily market rate, with 5 affordable units in accordance with the City's Inclusionary Development Policy, and 7,835 feet of ground-floor retail space, served by 23 accessory parking spaces located in a below-grade garage.

The applicant and developer is George H. Khoury of Rashide, LLC, of 246 Dorchester Street in South Boston. Architectural services are being provided by Stefanov Architects. Mr. Khoury is also the operator of the current Bell's Market, a neighborhood market located at the site.

On behalf of the applicant and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with BPDA staff as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Morancy', with a long horizontal line extending from the end of the signature.

George Morancy, Esq.

256 DORCHESTER STREET MIXED-USE PROJECT

~ South Boston ~

APPLICATION TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY
Pursuant to Article 80E of the Boston Zoning Code

submitted by

Rashide, LLC & George H. Khoury

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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Rashide, LLC
George H. Khoury
246 Dorchester Street
South Boston, MA 02127

Legal Counsel:

Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800

Architecture:

Stefanov Architects
Douglas Stefanov, R.A.
423 West Broadway, Suite 404
South Boston, MA 02127
Tel.: 617-765-0543

Surveying:

Neponset Valley Survey Assoc., Inc.
Stephen P. DesRoche, P.L.S.
95 White Street
Quincy, MA 02169

1.2 Project Summary

The proposed project consists of a new five-story 32-unit residential building to be situated at 256 Dorchester Street in the South Boston neighborhood of Boston. The lot size is approximately 10,650 square feet and is currently occupied by a single-story brick building that contains Bell's Market and several other local retail businesses.

The project consists of a new five-story building fronting on Dorchester Street, and running from East Eighth Street to West Eighth Street. The ground floor will consist of the main building residential entrance on Dorchester Street leading to a lobby containing two elevators. The ground floor will also include a new Bell's Market to the right of the residential entry, and space for a possible diner/café to the left. The ground level will also accommodate a vehicle ramp from East Eighth Street leading to the building's garage. Floors two through five will each contain five dwelling units. The roof will house an elevator overrun, stairway head houses, condensers and other mechanicals, and eight modestly-sized roof decks for personal unit use.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 32 new residential units in an attractive low-rise building, including 5 affordable units and a monetary contribution to the City's IDP Fund in accordance with the Inclusionary Development Policy;
- generation of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;
- improvements to the property boundaries including landscape buffering and associated streetscape improvements
- the expected creation of at least 40 construction industry jobs to complete the proposed project.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 10,650 square feet, comprised of a single parcel of land situated at 236-256 Dorchester Street in South Boston, being City of Boston Assessor's Parcel No. 0700538000. The site fronts on Dorchester Street to the north, and is bordered easterly by East Eighth Street, westerly by East Ninth Street, and southerly by a portion of the Ann M. Lynch Homes at Old Colony, a Boston Housing Authority residential community.

The proposed new five-story building will consist of 32 new residential rental apartments, primarily market rate, with 5 affordable units in accordance with the City's Inclusionary Development Policy, served by 23 accessory parking spaces located in a below-grade garage, and 7,395 feet of ground-floor retail space.

2.2 Project Financing and Developer Pro Forma

Rashide LLC is a duly organized Massachusetts limited liability company, with George H. Khoury as its founder and principal. Mr. Khoury, as a longtime existing local business owner in South Boston, has an established and strong working relationship with local banks and intends to finance the project using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$2,000,000

Construction Cost (hard cost): \$11,000,000

Disclosure of Beneficial Interests in the Project

George H. Khoury 100%

Number of Construction Jobs: 40
Estimated Constructions Start: Summer 2018

Estimated Construction Completed: Fall 2019

2.3 Project Design

The proposed project consists of a new five-story mixed-use building. The ground floor level will contain approximately 7,835 square feet of ground-floor commercial space fronting on Dorchester Avenue, initially programmed to consist of a new Bell’s Market and a diner/café. Also on the ground floor will be a main residential entry on Dorchester Street, and a secondary residential stairway discharging to the rear of the building. Floors two through five will contain 32 apartment units, consisting of 28 two-bedroom units and 4 one-bedroom units.

The proposed mixed-use building, with first-floor commercial uses and four stories of apartments above, was designed to be a prominent urban building on a major thoroughfare that also scales to the new public housing buildings planned to be built on land to the rear. The first floor will consist of a glazed storefront for a café on the Eighth Street Side, with the main residential entrance on Dorchester Street to be covered by a marquee, and a broad-windowed neighborhood grocery store as the building progress towards East Ninth Street. The use of clapboards and double hung windows on the faces of the upper floors will tie the building into the residential characteristics of the streetscape, while the top floor and East Ninth Street corner will have a paneled finish to lend the building a modern change of materials, as well as to create a break in the massing. Vertical glazed elements, balconies, and vertical panel finishes will also break up building into distinct sections and also give the surfaces some undulation with shadows. There are planned private roof decks accessed from the units below which would be out of sight from public ways.

2.4 Traffic, Parking, and Access

The project’s 23 garage parking spaces will be accessed via garage doors located on the East Eighth Street side of the building. East Eighth Street is a two-way City of Boston public way. The garage and lobby will provide direct elevator access to all floors and to the roof, with indoor secured space for bicycle storage provided within the garage.

The project site is directly located on MBTA bus routes 5, 10 and 11, and within a five-minute walking distance of route 9. It is also within easy walking distance of the Andrew Red Line rapid transit station, which also provides additional access to bus routes 16, 17, 18, as well as to the Broadway Red Line station.

2.5 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none"> • Article 80 Small Project Review • Affordable Housing Agreement • Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none"> • Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> • Parking Garage Related Permits
Boston Inspectional Services Department	<ul style="list-style-type: none"> • Zoning Board of Appeal Approval • Demolition Permit • Building Permit • Certificate of Occupancy

III. BOSTON ZONING CODE DATA

Zoning District: L-1 & H-1-50 (Base Code)

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	5,000 s.f.	10,650 s.f.	<i>No</i>
Min. Lot Area/Add'l D.U.	1,000 s.f.	10,650 s.f.	<i>Yes</i>
Min. Lot Width	50 ft.	173 ft.	<i>No</i>
Min. Lot Frontage	50 ft.	173 ft.	<i>No</i>
Max. FAR	1.0	4.4	<i>Yes</i>
Max. Building Height	35 ft.	57 ft.	<i>Yes</i>
Max. Story Height	3 stories	5 stories	<i>Yes</i>

Min. Open Space	12,800 s.f.	5,538 s.f.	Yes
Min. Front Yard Setback	20 ft.	0	Yes (<i>modal</i>)
Min. Side Yard Setback	13 ft.	0	Yes
Min. Rear Yard Setback	13 ft.	0	Yes

Off-Street Parking Requirements Per Table H of Article 50

Residential Parking:

27 market rate units: .9 space per unit = 24 spaces

5 IDP (affordable) units: .7 space per unit = 3.5 spaces

Commercial Parking:

None required per Article 23, Section 4 (Restricted Parking District)

Total spaces required: 28

Total spaces provided: 23 Yes

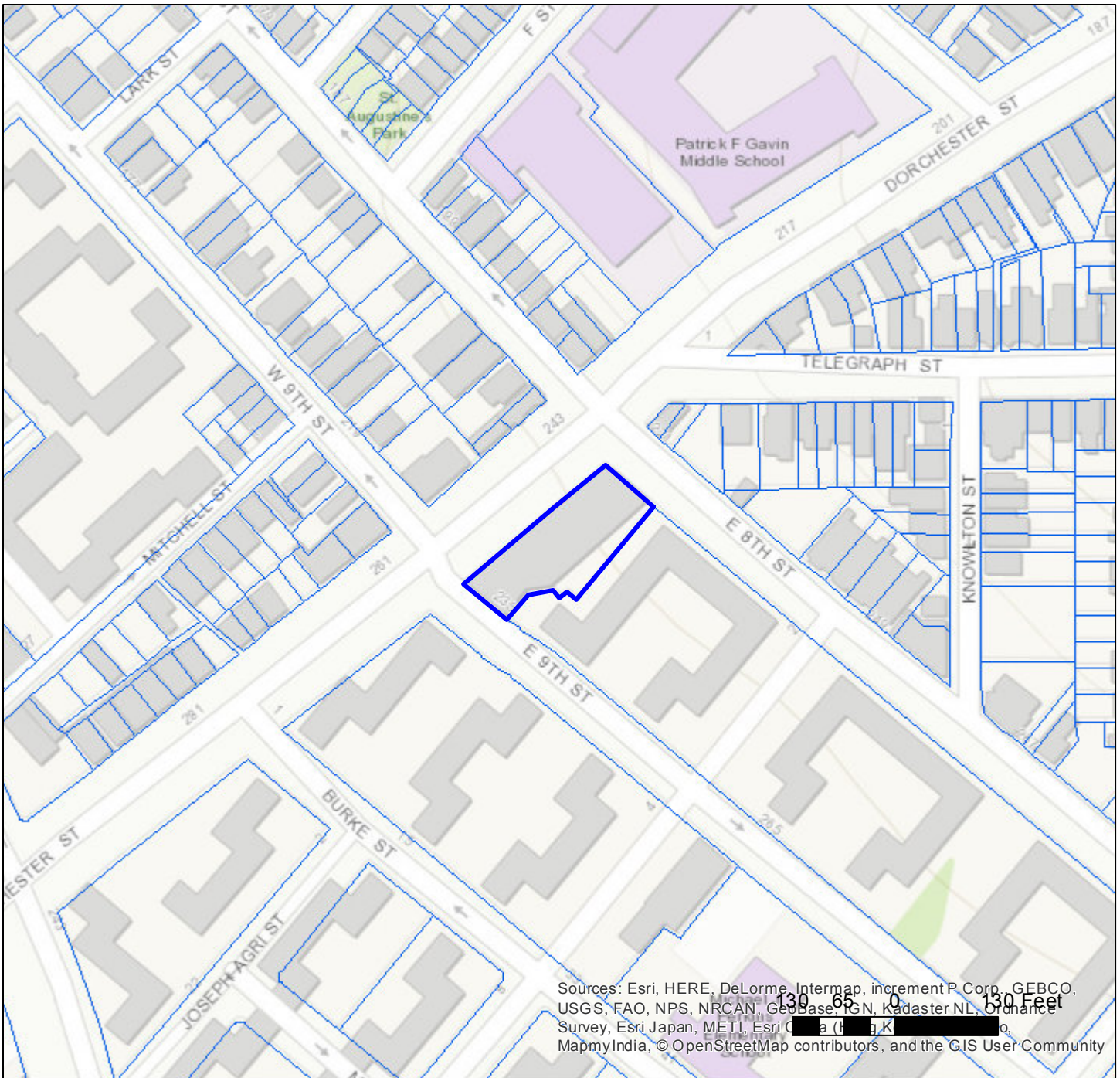
Off-Street Loading Requirements Per Table I of Article 50

15,001 – 49,999 square feet: 1 Off-Street Loading Bay required; 0 provided Yes

Use Regulations: Proposed multi-family dwelling is an allowed use. Local retail store and café are allowed uses in an L-1 district and forbidden uses in an H-1-50 district.

Exhibit "1" 256 Dorchester Street

August 22, 2017



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

Parcel ID: 0700538000
 Address: 256 236 DORCHESTER ST
 Zipcode: 02127
 Owner: RASHIDE LLC
 Land Use: Commercial
 Lot Size: 10,651.00 sq ft
 Living Area: 8,559.00 sq ft
 Total Value: \$1,661,000.00
 Land Value: \$507,800.00
 Building Value: \$1,153,200.00
 Gross Tax: \$42,139.57



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT



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Exhibit "2"



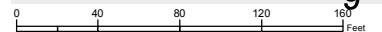
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community, Open Street Map

-  Zoning District
-  Zoning Subdistrict

BPDA ZONING MAP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Zoning information reported here may not reflect the most current legislation adopted by the Boston Zoning Commission. The signed Code Maps, enacted by the Boston Zoning Commission and available at the BRA, together with any amendments, remain the official Zoning documents. If discrepancies exist, the official signed Code Maps shall be considered correct.



Date: 9/6/2017





Martin J. Walsh
Mayor

**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

DOUGLAS STEFANOV
423 WEST BROADWAY
SUITE 404
BOSTON, MA 02127

November 09, 2016

Location: 236-256 DORCHESTER ST SOUTH BOSTON MA 02127
Ward: 07
Zoning District: South Boston
Zoning Subdistrict: L-1
Appl. # : ERT646815
Date Filed: October 13, 2016
Purpose: Raze existing structure on parcel to erect a new 24-unit, 5-story mixed-use development with below grade parking and commercial ground floor.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

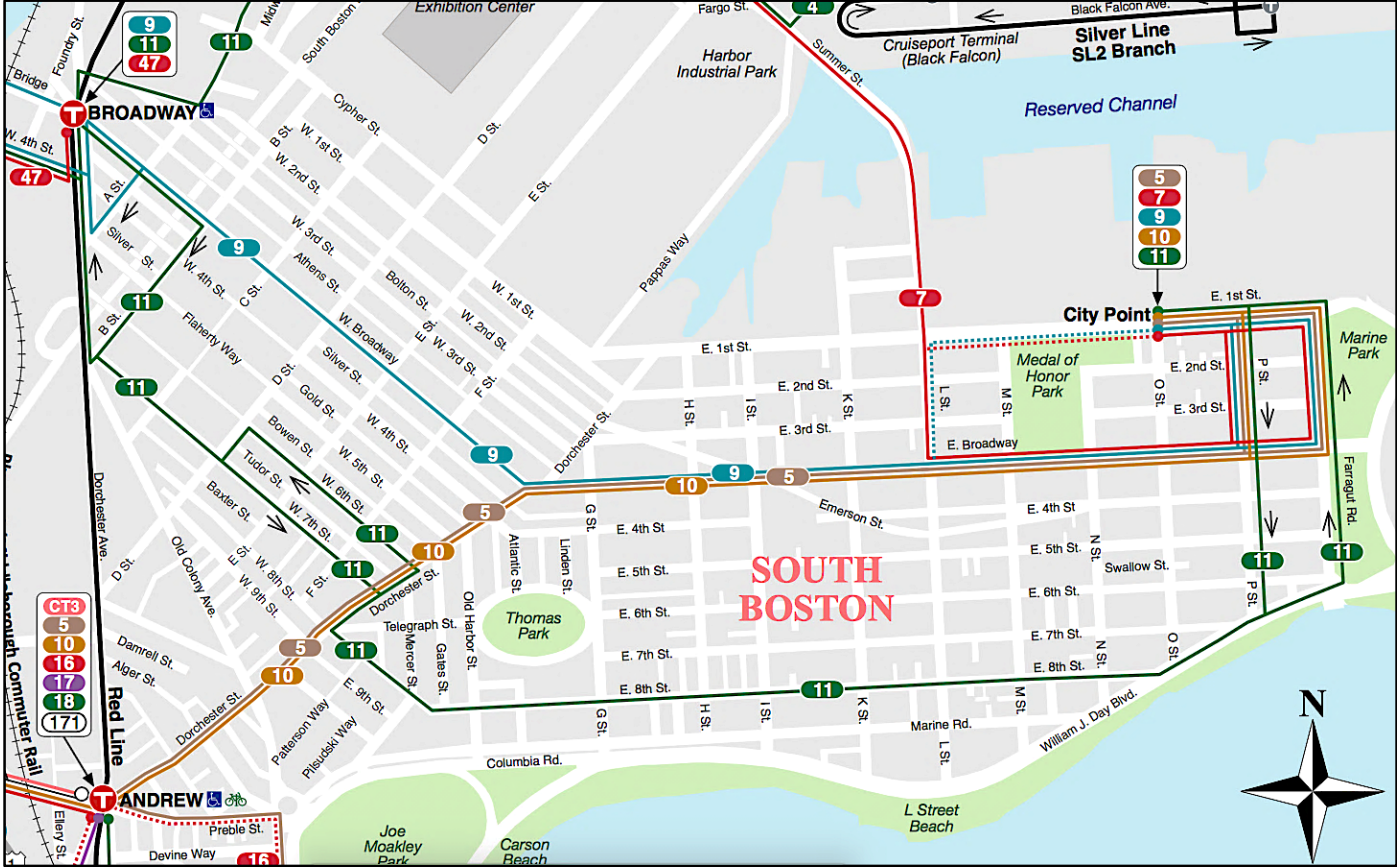
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 13 Sec. 04	Dwellings in Nonresidential district	Dwellings in non residential district
Art. 14 Sec. 14-2	Additional Lot Area Required	Lot area for the add'l dwelling units is insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive	Floor area ratio is excessive
Art. 17 Sec. 01	Usable open Space Insufficient	Usable open space is insufficient
Art. 18 Sec. 01	Front Yard Insufficient	Front yard requirement is insufficient
Art. 19 Sec. 01	Side yard insufficient	Side yard requirement is insufficient
Art. 20 Sec. 01	Rear Yard Insufficient	Rear yard setback requirement is insufficient
Art. 23 Section 1 **	Off-Street Parking (Residential) Insufficient	Off street parking requirements is insufficient
Notes		Art.85 Sect1 Demolition Delay

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Marc Joseph
(617)961-3233
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

Exhibit "4"



MBTA Transit Map

Hubway Station Map

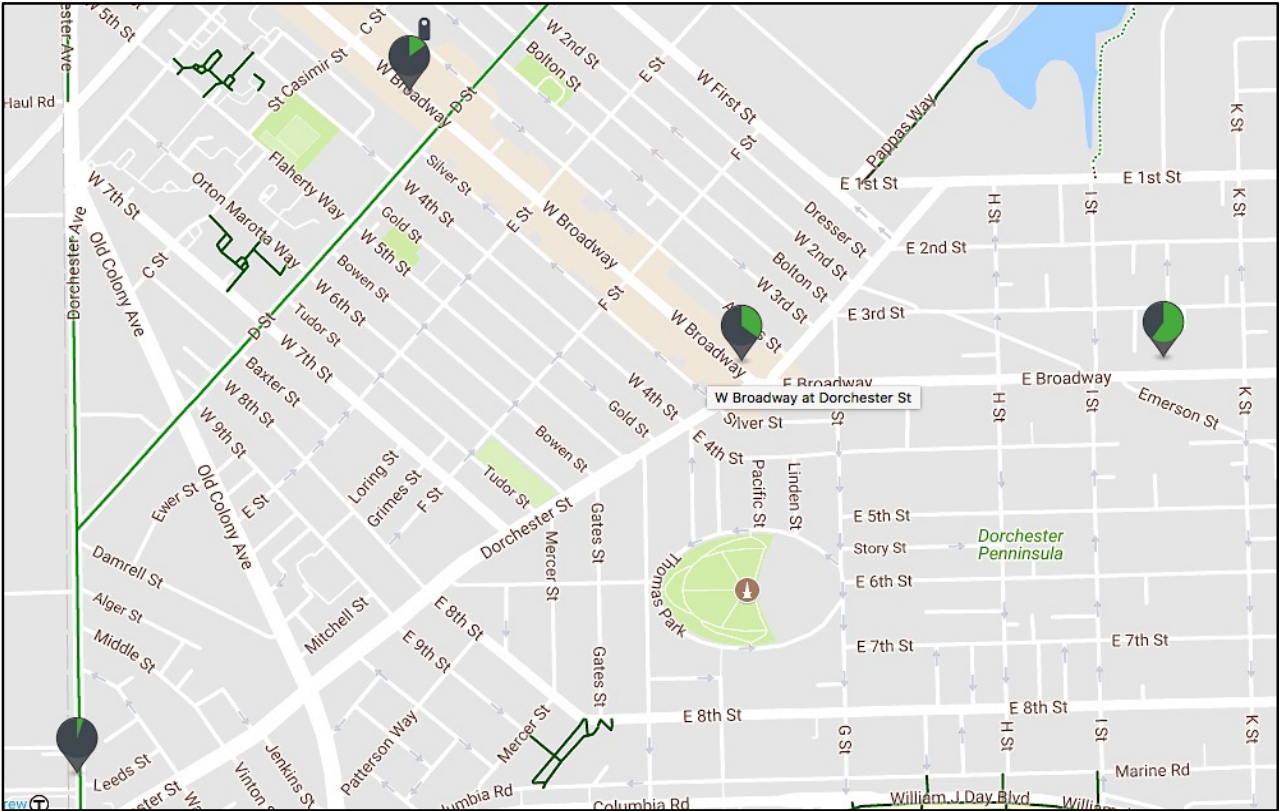


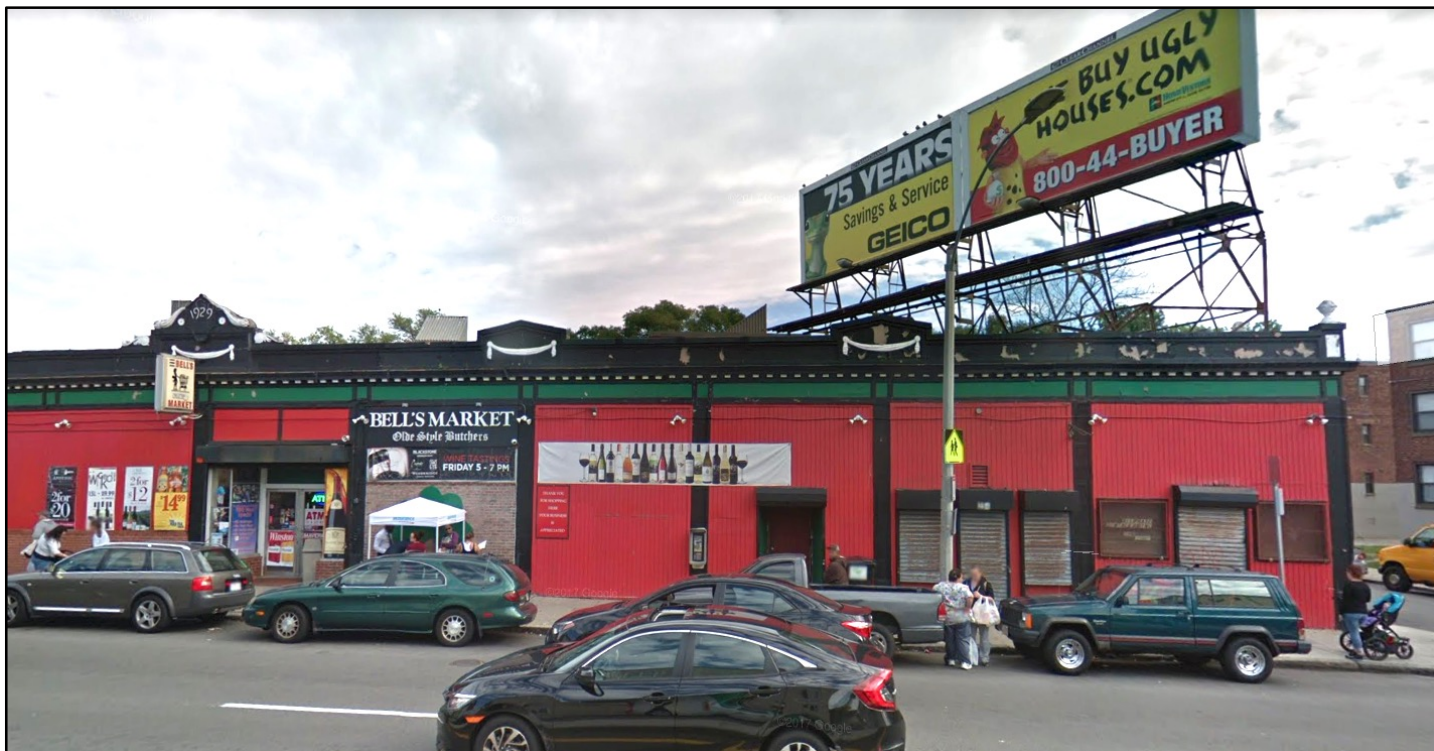
Exhibit "5"



Aerial Views of Site



Exhibit "6"



Front Street Views of Site from Dorchester Street



Exhibit "7"



View of Site on Dorchester Street from Southwest

View of Site on Dorchester Street from Northeast

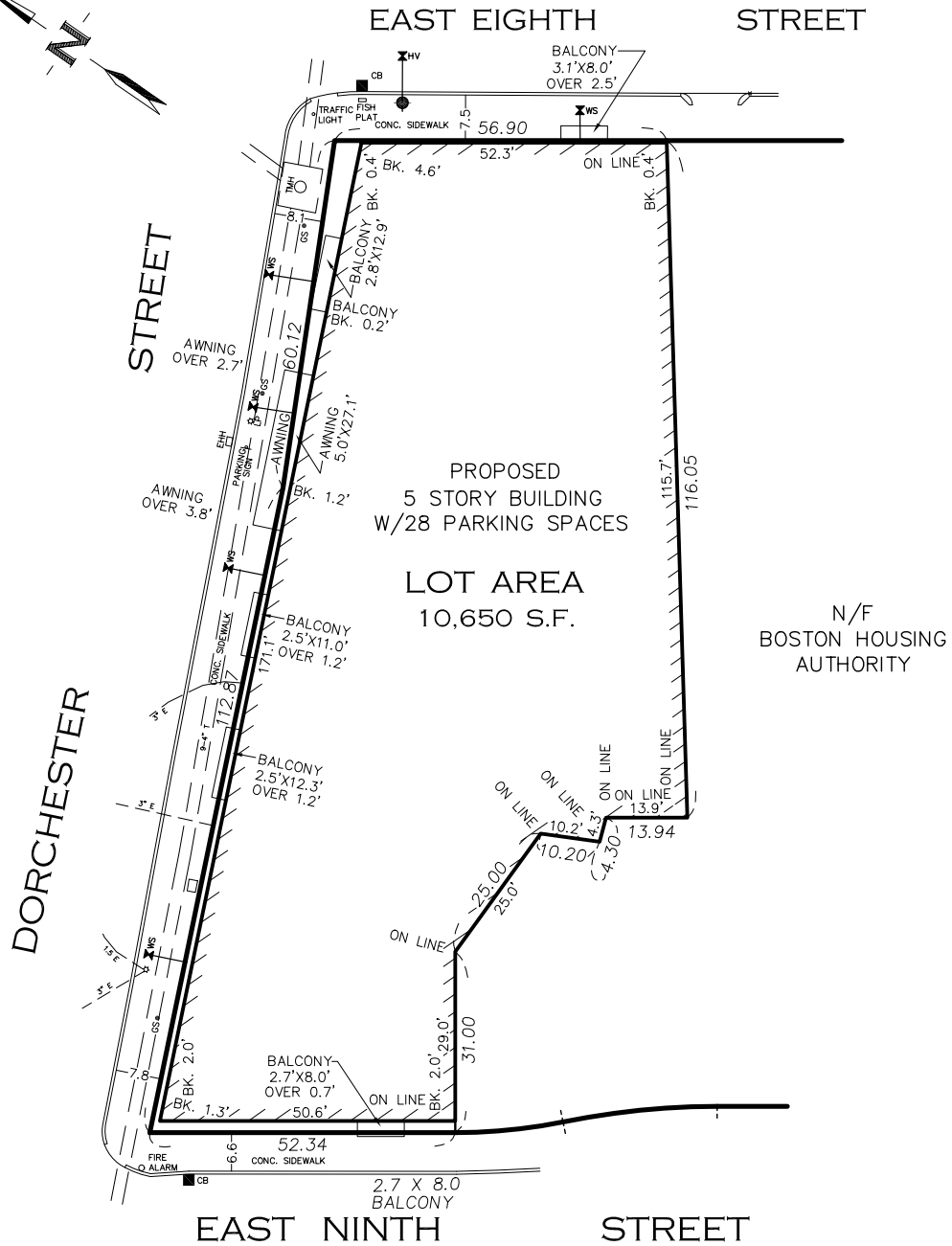
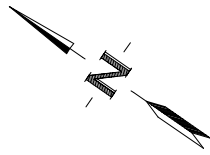


Exhibit "8"



View of Site from East Ninth Street (above) & East Eighth Street (below)





PLOT PLAN
 SHOWING
PROPOSED 5 STY. BUILDING
 AT
236 - 256 DORCHESTER STREET
 IN
BOSTON (SO.), MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
 95 WHITE STREET
 QUINCY, MA 02169

STEPHEN P. DESROCHE PLS No. 27699



SCALE: 1"=20'	DATE: -OCTOBER 6, 2017 OCTOBER 12, 2017
SHEET 1 OF 1	

JMH (16-112)

Exhibit "19"

Article 80 | ACCESSIBILITY CHECKLIST

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:	Bell's Market and Apartments		
Primary Project Address:	256 Dorchester Street, South Boston, MA 02127		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	George Khoury, Owner, Bells Market, Jurius@outlook.com		617 968 0360
Owner / Developer:	George Khoury, / None selected at this time.		
Architect:	Douglas Stefanov		
Civil Engineer:	Neponset Valley Survey Associates, Inc.		
Landscape Architect:	BSC Group		
Permitting:	Adams & Morancy, P.C.		
Construction Management:	None selected at this time.		
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.		
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:	10,650 SF	Building Area:	48,279 GSF
Building Height:	58 FT.	Number of Stories:	5 Flrs.
First Floor Elevation:	0	Is there below grade space:	Yes

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What is the Construction Type? (Select most appropriate type)				
Platform, Steel and Concrete up to 2 nd Floor, Wood thereafter	Wood Frame x	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:	Grocery Market and Cafe			
<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>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The site is at the base of Telegraph Hill in South Boston, bounded by Eighth and Ninth Streets and fronting Dorchester Street, a major traffic artery from South Boston to Dorchester. It fronts and asides the Old Colony Housing development, some of which has been renovated and those behind are slated for renovation to buildings that would be as tall as the proposed development at Bell's, across the street are some small businesses as this is a L-1 District. On the next block is Up Academy, a large four-story brick public charter school.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project is located about 8 blocks away from Andrew Square Red line subway stop and sits on several bus lines, including: 5, 10 & 11			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Old Colony Housing Development, West Ninth Street Elderly housing development, Up Academy BPS Charter School, Marian Manner			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Boys and Girls Club on Sixth Street.			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				

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<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Sidewalks are existing, they are generally flat. Pedestrian ramps existing to remain, located on Dorchester Street. Concrete sidewalk dimensions range from 6.6 to 7.5 feet. See attached plot plan.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>Yes, Photos to be provided.</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>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>N/A</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>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>Will sidewalk cafes or other furnishings be programmed for the</p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</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>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>Yes. Projecting bays on the exterior.</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>23</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>2, both are Van Accessible.</p>
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No</p>
<p>Where is the accessible visitor parking located?</p>	<p>None</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>None</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</i></p>	

Article 80 | ACCESSIBILITY CHECKLIST

<i>with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Entry to the Residential lobby, the Market and the Café will all be flush conditions to the sidewalk. Access to the apartments above is provided by elevator.
Are the accessible entrances and standard entrance integrated? If yes, describe. If no , what is the reason?	Yes. Both Access to the stairs and the elevators share a common lobby. Entrances to the Café and Market and the same.
If project is subject to Large Project Review/Institutional Master Plan , describe the accessible routes way-finding / signage package.	No.
<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?	32
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?	No units to be sold. All 32 units will be rental units.
If a residential development , how many accessible Group 2 units are being proposed?	2 units will be Group 2 accessible.
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	2 units will be IDP units.
If a hospitality development , how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If	N/A

Article 80 | ACCESSIBILITY CHECKLIST

<p>yes, provide amount and location of equipment.</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. If yes, 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? If yes, describe:</p>	<p>Yes. There are two elevator banks for access to each floor.</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>To be determined.</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>To be determined.</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>Yes, to all.</p>

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<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>In Progress.</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>In progress.</p>
<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> <ul style="list-style-type: none"> • See Sheet B1.01 – Accessibility - Basement. 	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <ul style="list-style-type: none"> • See Sheet B1.02 – Accessibility – First Floor. 	
<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> <ul style="list-style-type: none"> • See Sheet B1.03 – Accessibility – Typical Floor. 	
<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"> • See attached photos for existing sidewalk ramps. 	

Article 80 | ACCESSIBLTY CHECKLIST



- Intersection of East 8th & Dorchester Street



- Intersection of East 9th & Dorchester Street

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.

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