



277-279 Border Street East Boston

ARTICLE 80E-2 – SMALL PROJECT REVIEW APPLICATION &
PROJECT NOTIFICATION FORM

MG2 Group, LLC
50 FRANKLIN STREET, SUITE 400 – BOSTON, MA 02110

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Project Summary

Project Team

Developer and Applicant

MG2 Group, LLC
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Boston, MA 02110
Email: jdonovan@mg2group.com

Legal Counsel:

Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
245 Sumner Street, Suite 110
East Boston, MA 02128
Tel. 617-207-1190
Email: rclyndsesq@lorcl.com

Architecture:

Joy Street Design
69 Joy Street
Boston, MA 02114
Email: info@joystdesign.com

Surveyor

Greater Boston Survey and Engineering
19 Fredith Road
Weymouth, MA 02189
781-331-6128

Project Summary

Project Summary

The proposed project consists of the re-development of a 5143 square foot site at 277 Border Street in East Boston. The project combines two parcels, which are currently used for auto body repair. The proposed project would include demolition of the existing structure and construction of a new five-story mixed-use building containing eighteen residential units, one commercial unit, and eight off-street parking spaces located in a first floor garage. The garage will be accessed by a driveway and door off of Border Street.

The proposed Project is at the edge of the Central Square Business District, and is close to many amenities, such as retail, grocery, restaurants, community centers, and MBTA bus lines. The proposal to create a residential development combining market-rate and affordable housing with a small commercial space is in keeping with the mixed-use nature of the surrounding neighborhood. The height and design of the building is consistent with both new and existing projects in the immediate area, such as the Seville (completed), Boston East (completed), and 300 Border Street (approved).

Because of its location at the bottom of a steeply sloped site, the first floor is below grade at the rear of the building, helping to reduce the scale of the building relative to the uphill abutters on Meridian Street. The building is broken down into multiple masses, with different cladding materials and recesses for decks, in order to reduce the visual scale of the building. Every unit in the building has an exterior deck, which helps to animate the building and create connections between neighbors. The parking garage is tucked into the rear of the building, so that the commercial space and residential lobby can create an active presence on the sidewalk.

Community Benefits

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

- The creation of eighteen new residential units, including two units subject to the City's Inclusionary Development Policy (IDP);
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than forty construction jobs over the length of the project; and
- Conversion of an industrial and blighted property into a vibrant mixed-use building that is compatible with the surrounding neighborhood;

Boston Zoning Code Data

Project Description

The project site is located at 277 Border Street in East Boston. It includes 5,142 square feet of land area, combining two parcels currently identified as City of Boston Assessor Parcel Nos. 0103660000 and 0103661000. The parcels are currently used as an auto body repair shop and a vacant parcel.

Proposed Program, Data and Dimensions

Lot Area: 5,142 Ft²

Maximum Building Height/Stories: 54' -0" (5 stories)

Number of Residential Units Proposed: 23

Total Building Square Footage: 20,595Ft²

Floor Area Ratio: 3.8:1

Parking Spaces: 8 (1 Handicap, 7 Stackers)

Design Approach

The proposed project consists of a new five story building. The ground floor will include an enclosed parking garage set to the rear of the site to accommodate 1 accessible parking space, 7 parking spaces in stacker units, and bicycle racks for 8 bikes. In addition, there will be a 510 square foot commercial space, intended to house a small local business. The residential entry and lobby is at grade.

Floors two through five include eighteen residential units, with a mix of 4 studios (600 sf average), 11 one-bedrooms (660 sf average), 2 two-bedrooms (1050 sf average), and 1 three-bedroom unit (1920 sf). Each residential unit will have an exterior deck and large picture windows in the living area to maximize daylight. On the fifth floor is a 680 sf common roof deck.

The building's design is contemporary in style, including large windows, simple materials, articulated massing, and minimal trim. The building facades are expressed as different volumes and are clad with multiple materials in order to break down the scale of the building and create visual interest. The residential lobby and commercial space will have large glazed openings in order to provide activity along the sidewalk. The street facade includes six unit balconies, which break up the facade and bring activity to the street throughout the day. The building has been designed with both the needs of the residents and the community in mind.

Boston Zoning Code Data

Traffic, Parking and Access

The project's eight on-site parking spaces will be accessed by a single driveway and garage door on Border Street, which is a two-way street leading into Central Square, near the Liberty Shopping Plaza. Vehicles will both enter and leave the garage through a single garage door which has been set back from the sidewalk to improve safety and clearance for cars and pedestrians. The lobby and garage are connected by an interior ramp and have elevator access to all floors of the building. Secure bicycle storage is provided within the garage. The site is in close proximity to multiple MBTA bus lines that go into Maverick Square.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Rental Agreement
- Final Design Review Approval

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 Zoning Board of Appeal

- Variances from the Boston Zoning Code
-

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

- Approval for construction within 100 feet of City Park (if applicable)

Boston Conservation Commission

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

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within the Multifamily Residential – Local Services (MFR-LS) zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 Feet
Minimum Lot Size:	2000 Ft ² for 1 st 2 Units
Minimum Lot Area / Add'l Unit:	1000 Ft ²
Minimum Usable Open Space Per Dwelling Unit:	200 Ft ²
Minimum Lot Width:	40 Ft
Minimum Lot Frontage:	40 Ft
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	5 Ft
Minimum Rear Yard Setback:	30 Ft
Parking:	2.0 Spaces Per Unit (10+ Units)

Proposed Design

Use:	Multifamily / Retail
Units:	18 residential / 1 Commercial
Lot Area:	5,142 Ft ²
Lot Width:	70 Ft
Lot Frontage:	70 Ft
Floor Area Ratio:	3.8:1
Maximum Building Height: Building Height (stories):	54'-0"
Usable Open Space:	<200 Ft ² / (including balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	0 Ft (left); 4 Ft (right)
Rear Yard Setback:	3 Ft

Off-Street Parking: 8 Spaces Total (1 HP, 7 Stackers)

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 9:	Lot Area - Insufficient
Article 53, Section 9:	Floor Area Ratio - Excessive
Article 53, Section 9:	Building Height - Excessive
Article 53, Section 9:	Useable Open Space - Insufficient
Article 53, Section 9:	Side Yard - Insufficient
Article 53, Section 9:	Rear Yard - Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

All work shall comply with 780 CMR 9th Edition, IBC 2015 Edition with Massachusetts Amendments.

- The proposed work includes the New Construction of a 5-story, 18 unit residential building with ground floor retail and covered parking.
- The building will be fully sprinklered in accordance with NFPA 13.
- Use Group: R-2, S-2 (parking), and B or M use in commercial space.
- Construction Type: Ground Floor is IA. Upper floors are VA. The construction types will be separated by a 3 hour rated assembly.
- In accordance with 510.4, the number of stories allowed above the parking garage is measured from the floor assembly above the parking garage.
- Allowable height: 1 story of type IA, plus 4 stories of type VA. Maximum overall height is 70 feet.
- Allowable area: 36000 Ft²

Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Neighboring Transit Locations
Exhibit 6:	Existing Border Street Perspective
Exhibit 7:	Existing Conditions Survey & Site Plan
Exhibit 8:	Garage and Retail Plan/2 nd Floor Plan
Exhibit 9:	3 rd Floor Plan/4 th Floor Plan
Exhibit 10:	5 th Floor Plan/Roof Plan
Exhibit 11:	Exterior Elevations
Exhibit 12:	Building Sections
Exhibit 13:	Rendering – Border Street Perspective
Exhibit 14:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 15:	BPDA Accessibility Checklist



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

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
245 SUMNER STREET, SUITE 110
EAST BOSTON, MA 02128

May 15, 2018

Location: 277 BORDER ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: MFR/LS
Appl. # : ERT822603
Date Filed: April 23, 2018
Purpose: Raze existing structure, combine lots (See ALT822597) and erect a mixed-use building consisting of retail on first floor and 18 residential units above with parking for 10 vehicles.

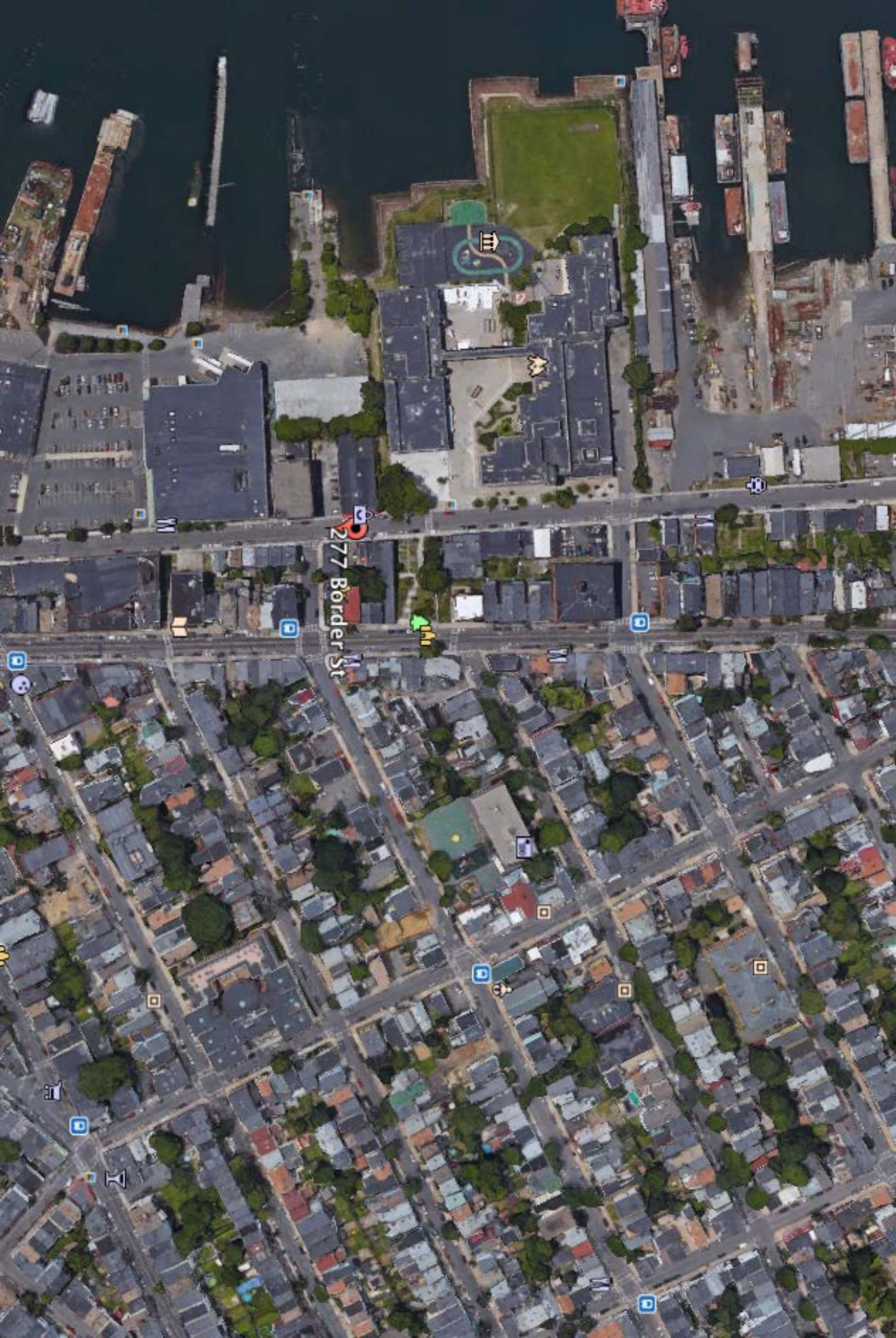
YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 53 Section 56	Off-Street Parking & Loading Req	Off street parking insufficient
Article 53 Section 56	Off-Street Parking & Loading Req	Off street loading insufficient
Article 53 Section 9	Dimensional Regulations	Lot Area for additional dwelling unit(s) insufficient
Article 53 Section 9	Dimensional Regulations	Floor Area Ratio excessive
Article 53 Section 9	Dimensional Regulations	Height excessive
Article 53 Section 9	Dimensional Regulations	Usable Open Space insufficient
Article 53 Section 9	Dimensional Regulations	Side Yard insufficient
Article 53 Section 9	Dimensional Regulations	Rear Yard insufficient

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.

Luis Santana
(617)961-3286
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.



277 Border St



Border St

6112

B.D.'s

DISCOUNT



B.D.'s FURNITURE CURTAINS & HOUSE WARE \$100.00 & UP B.D.'s

AUTO BODY

SCHOOL

der St

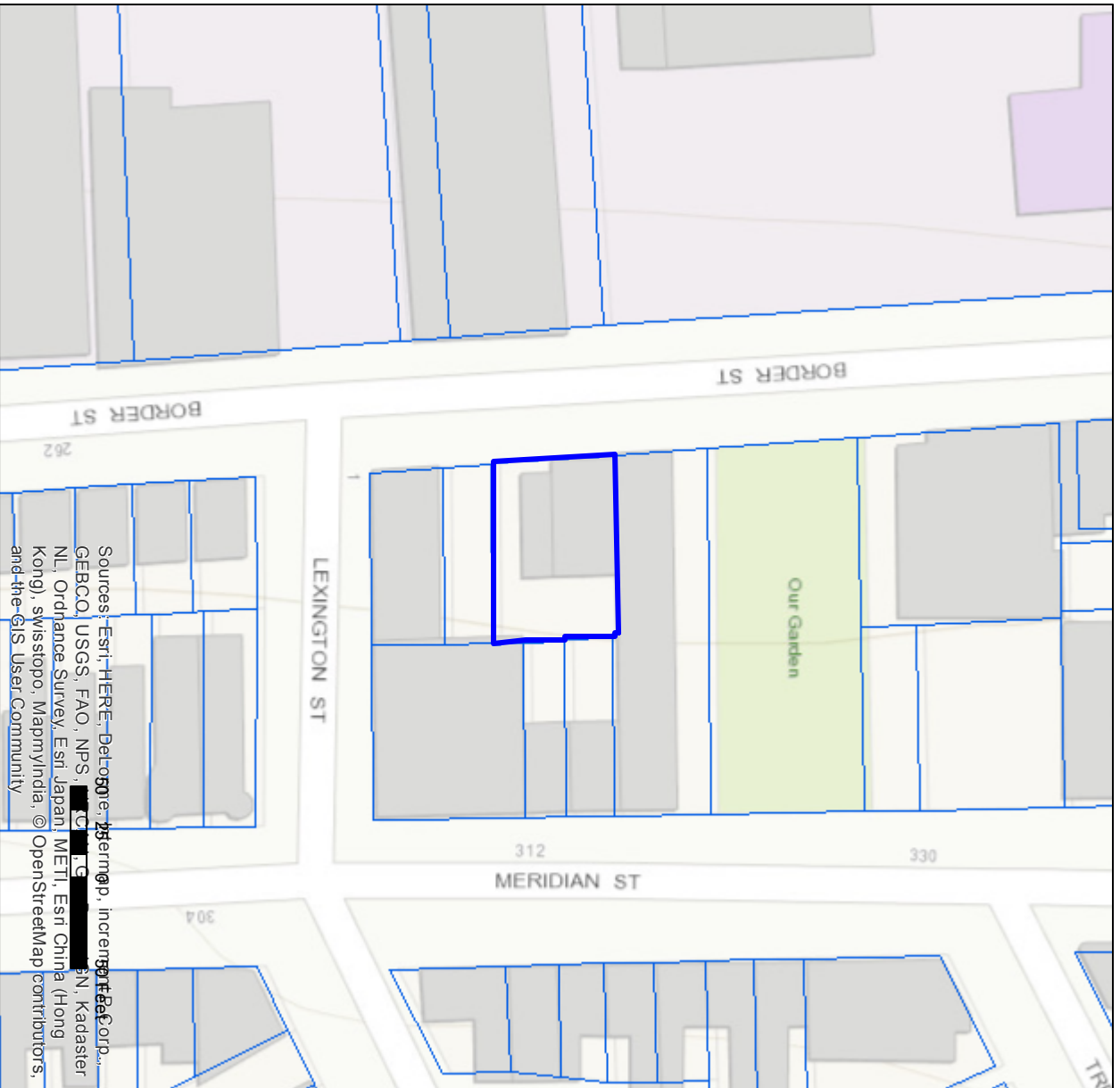
PAID COSTUME
2
Quarterly
Cleaning

NO PARKING
Between
Carpenter
St. &
Hwy 101

NO PARKING
Between
Hwy 101 &
Hwy 102

277 Border

September 20, 2017



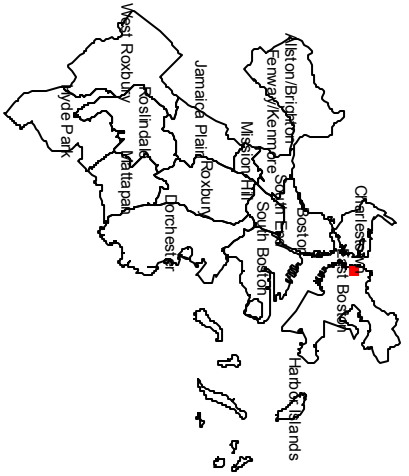
Sources: Esri, HERE, DeLorme, Swire, Microsoft, Bing, IGN, Kadaster
 GEBCO, USGS, FAO, NPS, NGA, Swire, GEBCO, Esri, Japan, METI, Esri, China (Hong
 Kong), Swisstopo, Mapbox India, OpenStreetMap contributors,
 and the GIS User Community

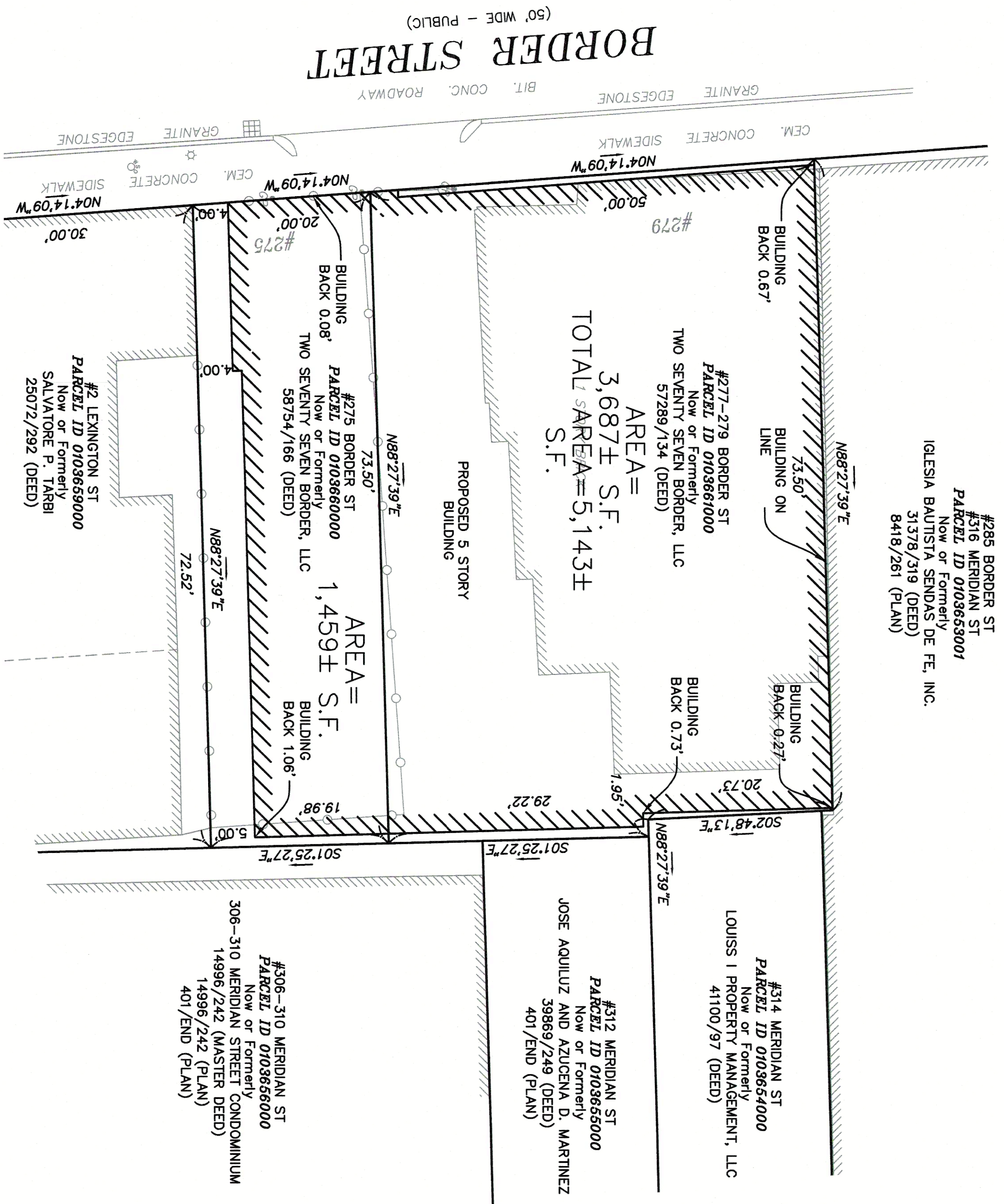
Parcel ID: 0103661000
 Address: 279 277 BORDER ST
 Zipcode: 02128
 Owner: BETENCOURT ANNA M
 Land Use: Commercial
 Lot Size: 3,650.00 sq ft
 Living Area: 2,082.00 sq ft
 Total Value: \$168,500.00
 Land Value: \$65,500.00
 Building Value: \$103,000.00
 Gross Tax: \$4,274.85



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

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PLAN OF PROPOSED CONSTRUCTION
 275 BORDER STREET
 BOSTON, MASSACHUSETTS
 (EAST BOSTON DISTRICT)

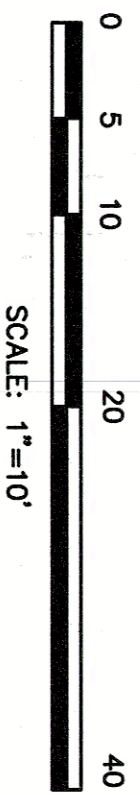
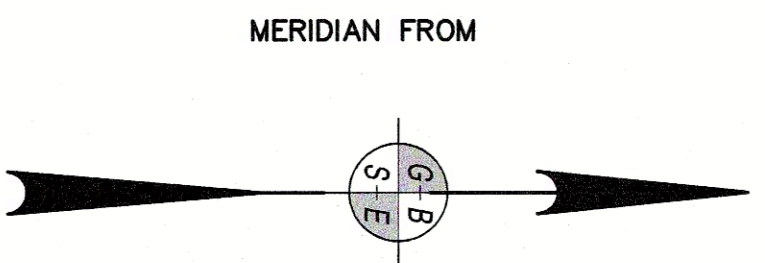
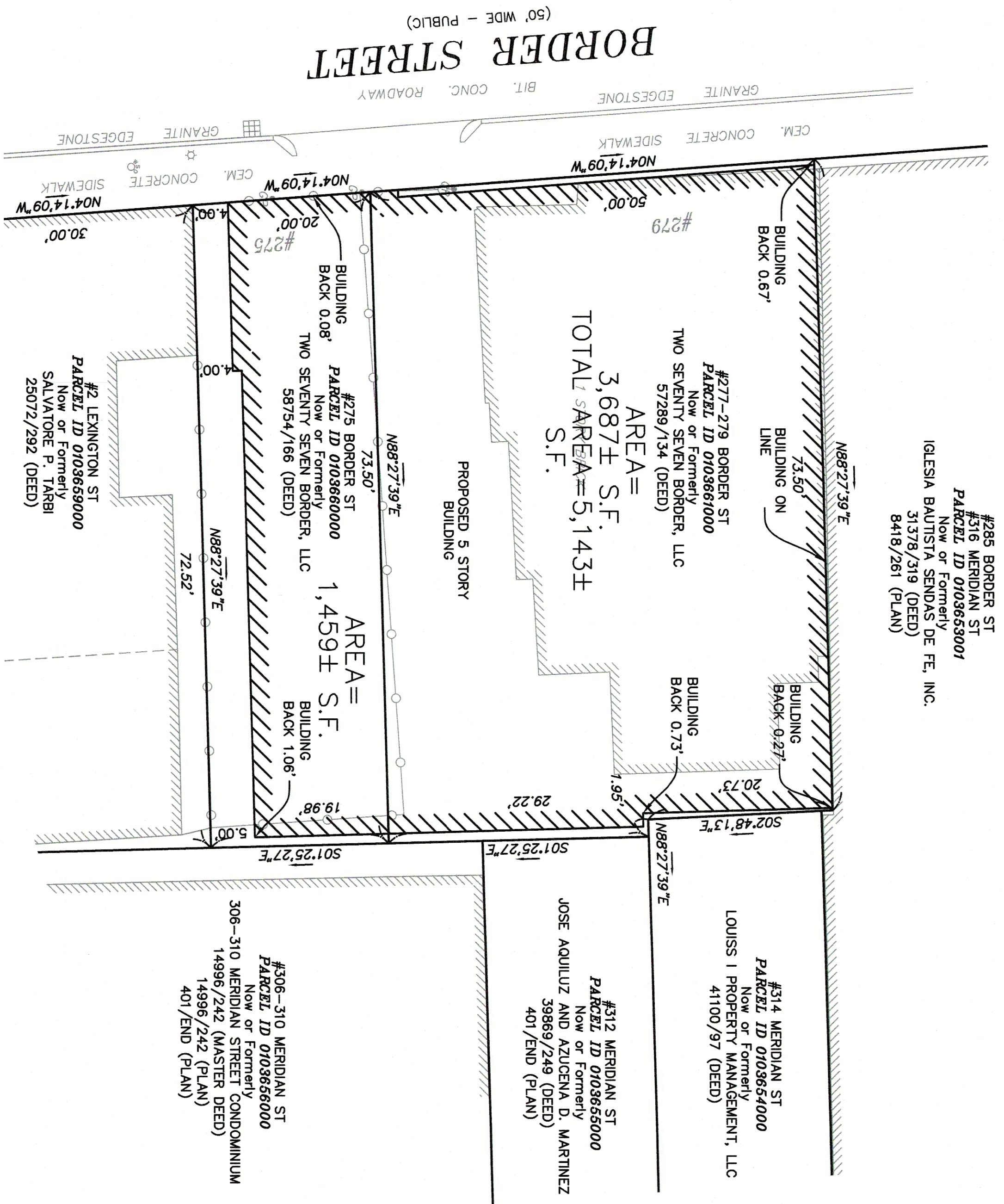
PREPARED FOR
 MG2
 50 FRANKLIN STREET
 BOSTON, MA 02210
 617968-0126

GREATER BOSTON SURVEYING AND ENGINEERING
 19 FREDRICK ROAD
 WENQUITH, MA 02189
 (781) 331-6128

DATE: MARCH 26, 2018
 SCALE: 1" = 10'



Handwritten signature: Paul J. Tyrell



PLAN OF PROPOSED CONSTRUCTION
 275 BORDER STREET
 BOSTON, MASSACHUSETTS
 (EAST BOSTON DISTRICT)

PREPARED FOR
 MG2
 50 FRANKLIN STREET
 BOSTON, MA 02210
 617968-0126

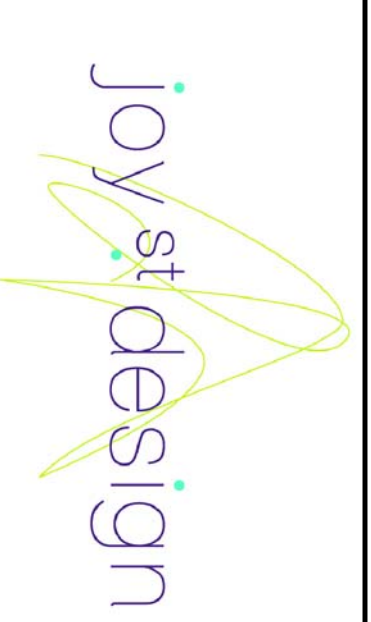
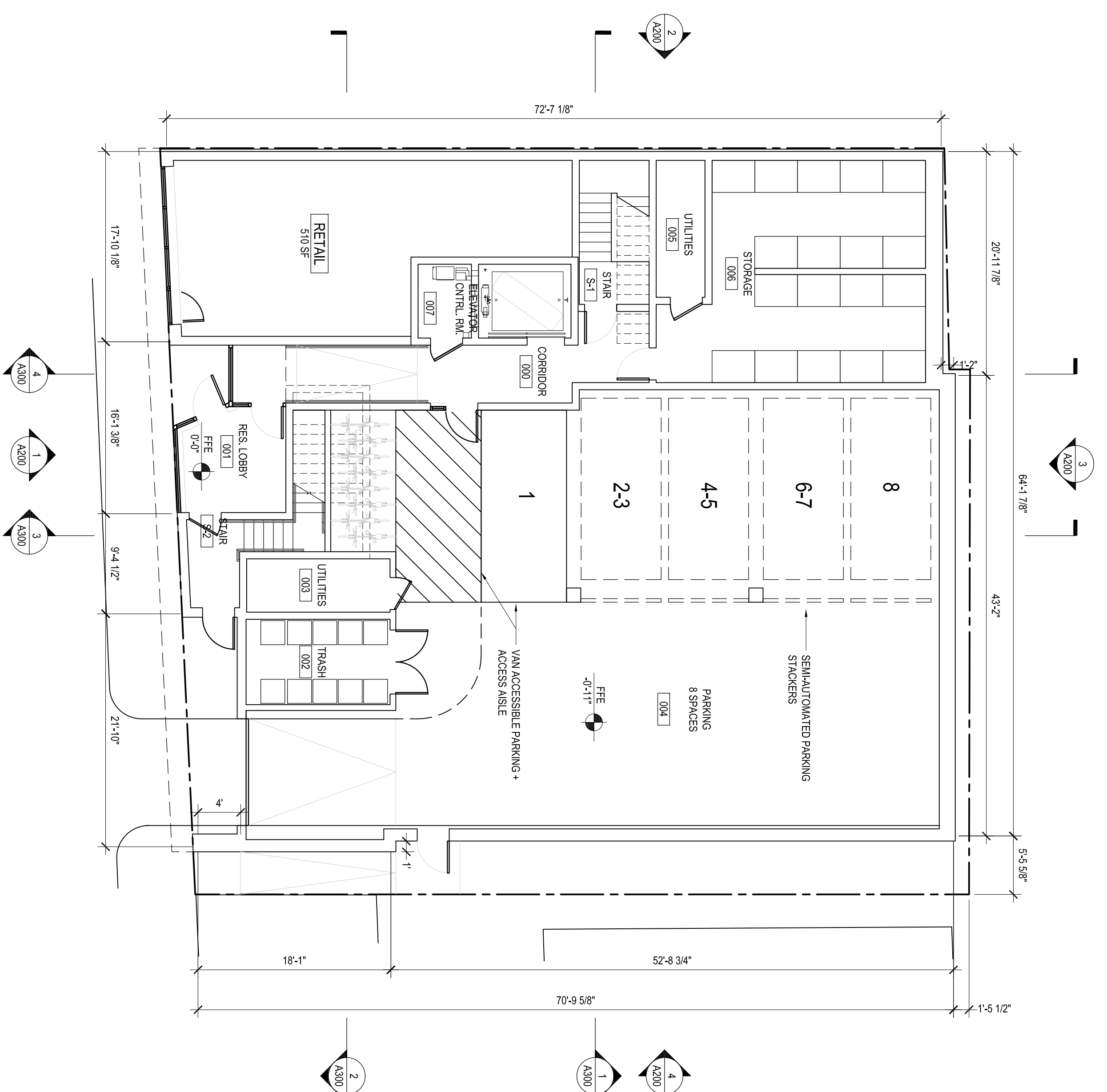
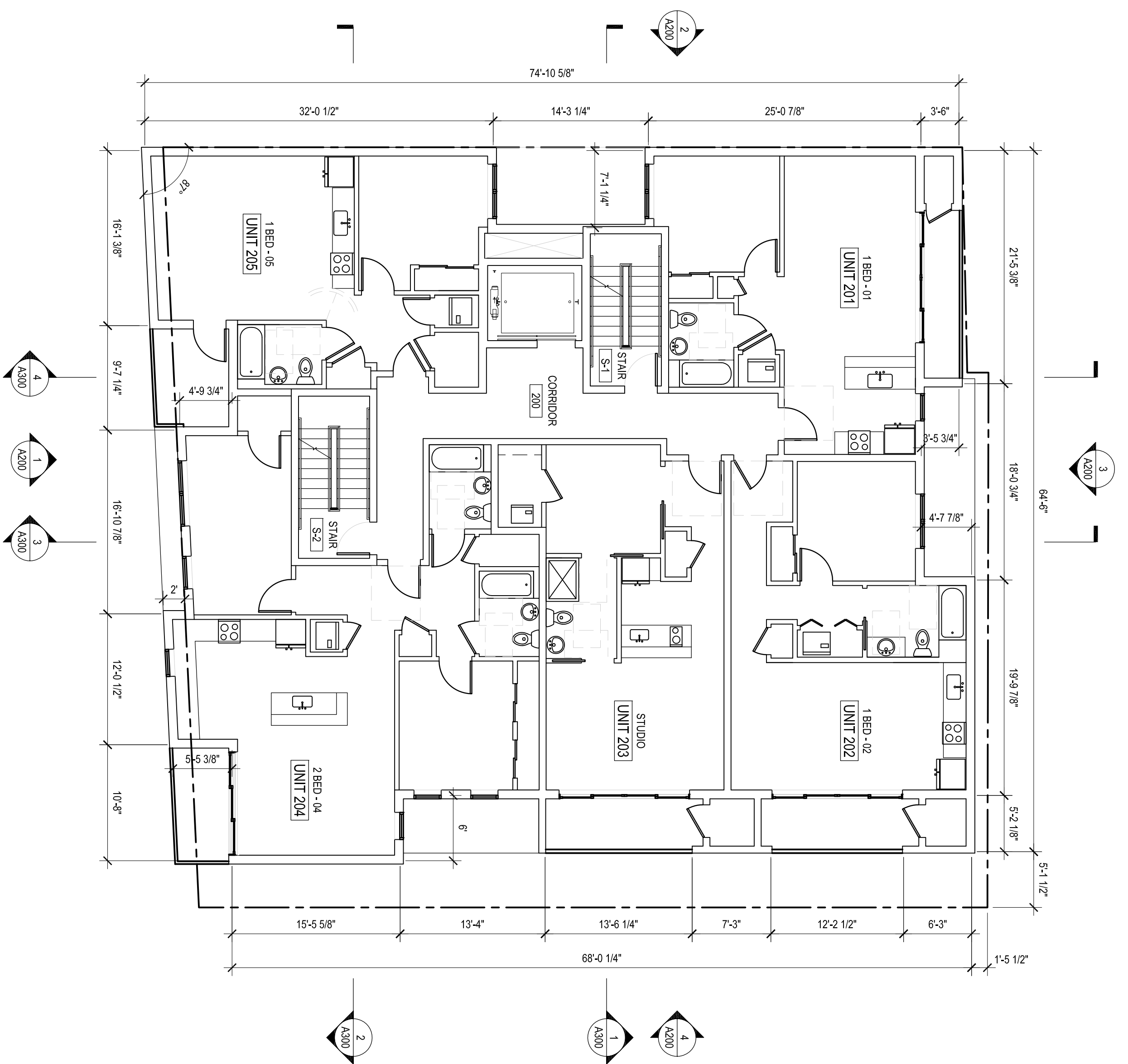
GREATER BOSTON SURVEYING AND ENGINEERING
 19 FREDRICK ROAD
 WENQUITH, MA 02189
 (781) 331-6128

CALC BY: DM DATE: MARCH 26, 2018 SCALE: 1"=10'

NOTES

DO NOT SCALE DRAWINGS.

DRAFT - NOT FOR CONSTRUCTION



Consultant

No.	REVISIONS/SUBMISSIONS	Date

Project: NEW CONSTRUCTION
 277 BORDER STREET
 EAST BOSTON, MA

Title: FLOOR PLANS
 PROPOSED

Scale: AS NOTED	A100
Date: 07-15-18	
Project No: 17002	A100
Scale: AS NOTED	
Author: SGT/RL	A100
Check: SGT/RL	
Part: SGT/L	A100
Drawn: SGT/L	

Project: NEW CONSTRUCTION
 277 BORDER STREET
 EAST BOSTON, MA

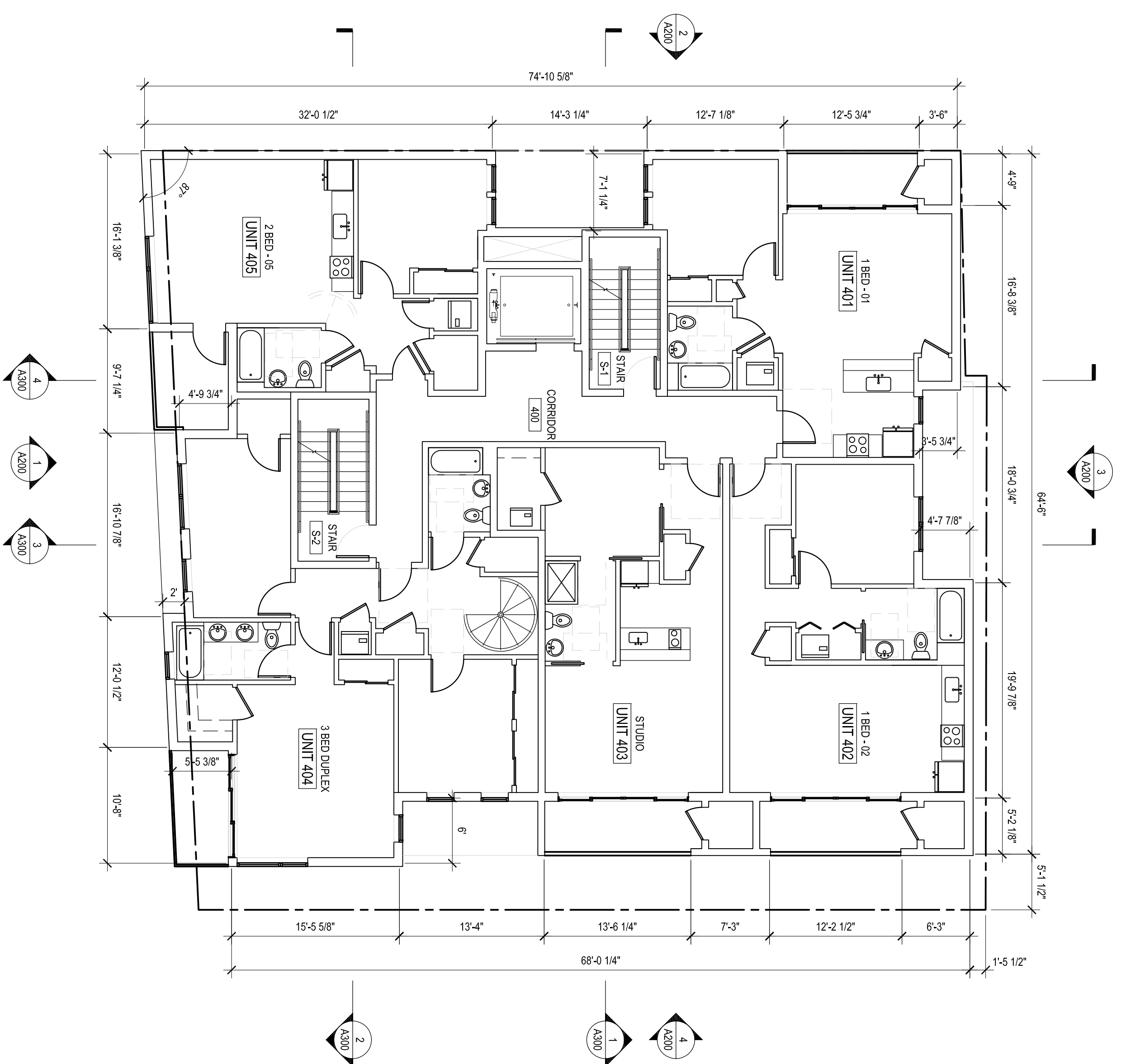
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 PROPOSED

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Drawn: SGT/L	

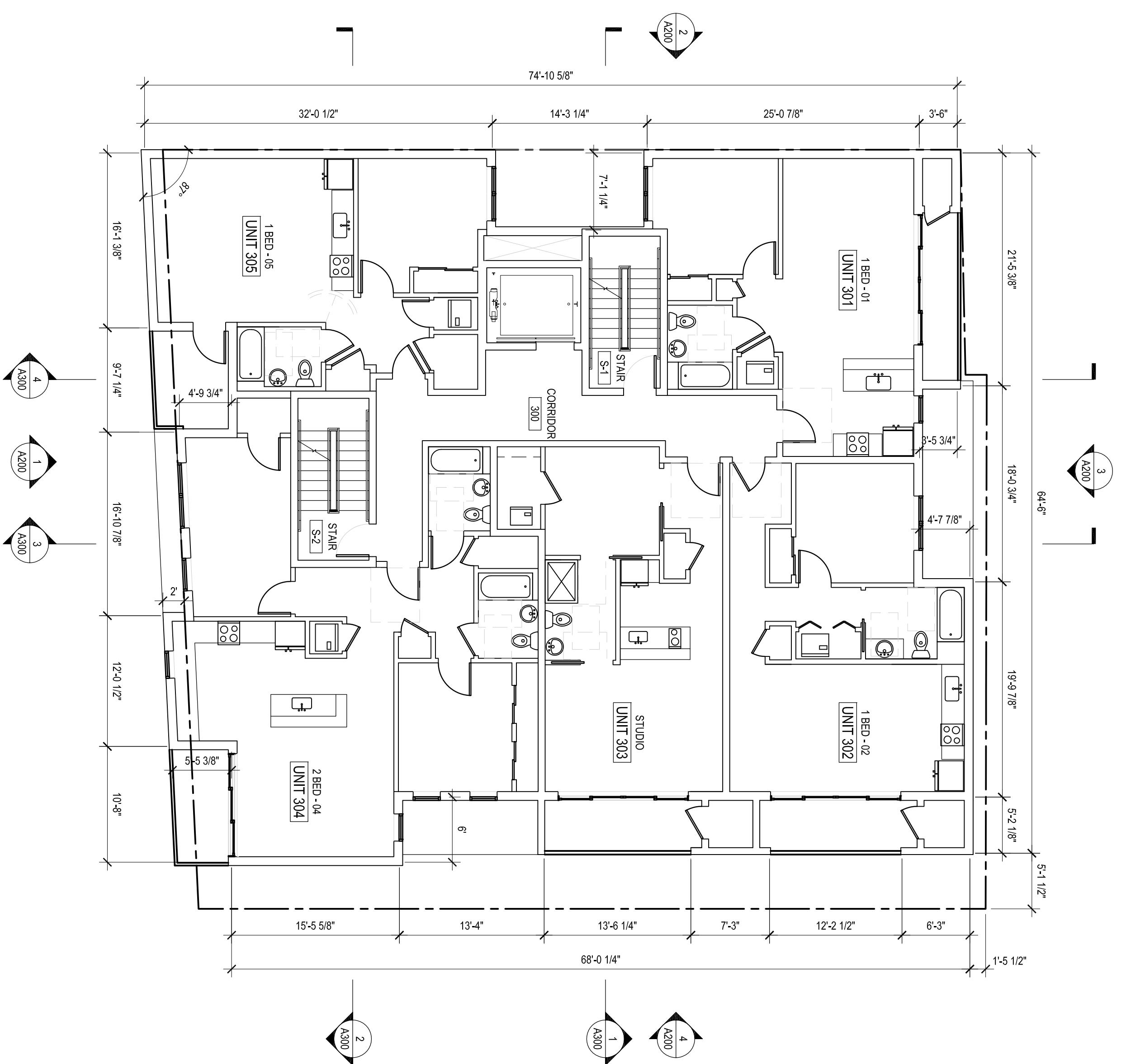
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DO NOT SCALE DRAWINGS.

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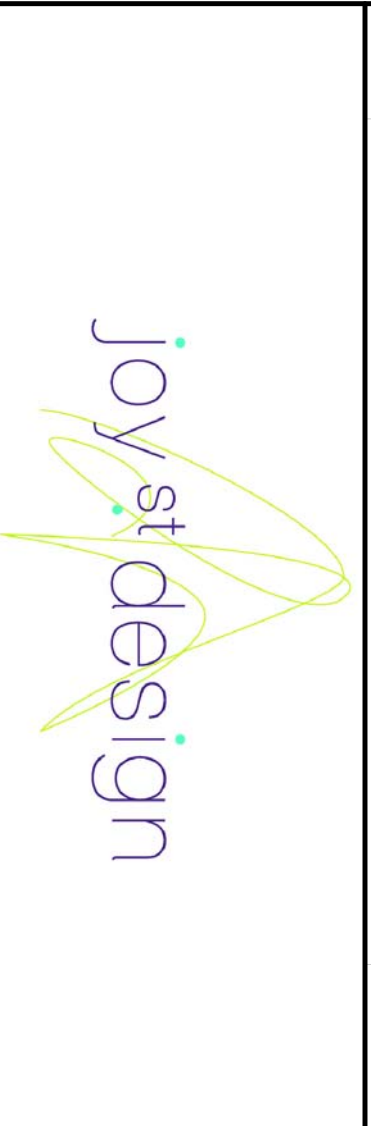


FOURTH FLOOR PLAN



THIRD FLOOR PLAN

No.	REVISIONS/SUBMISSIONS	Date



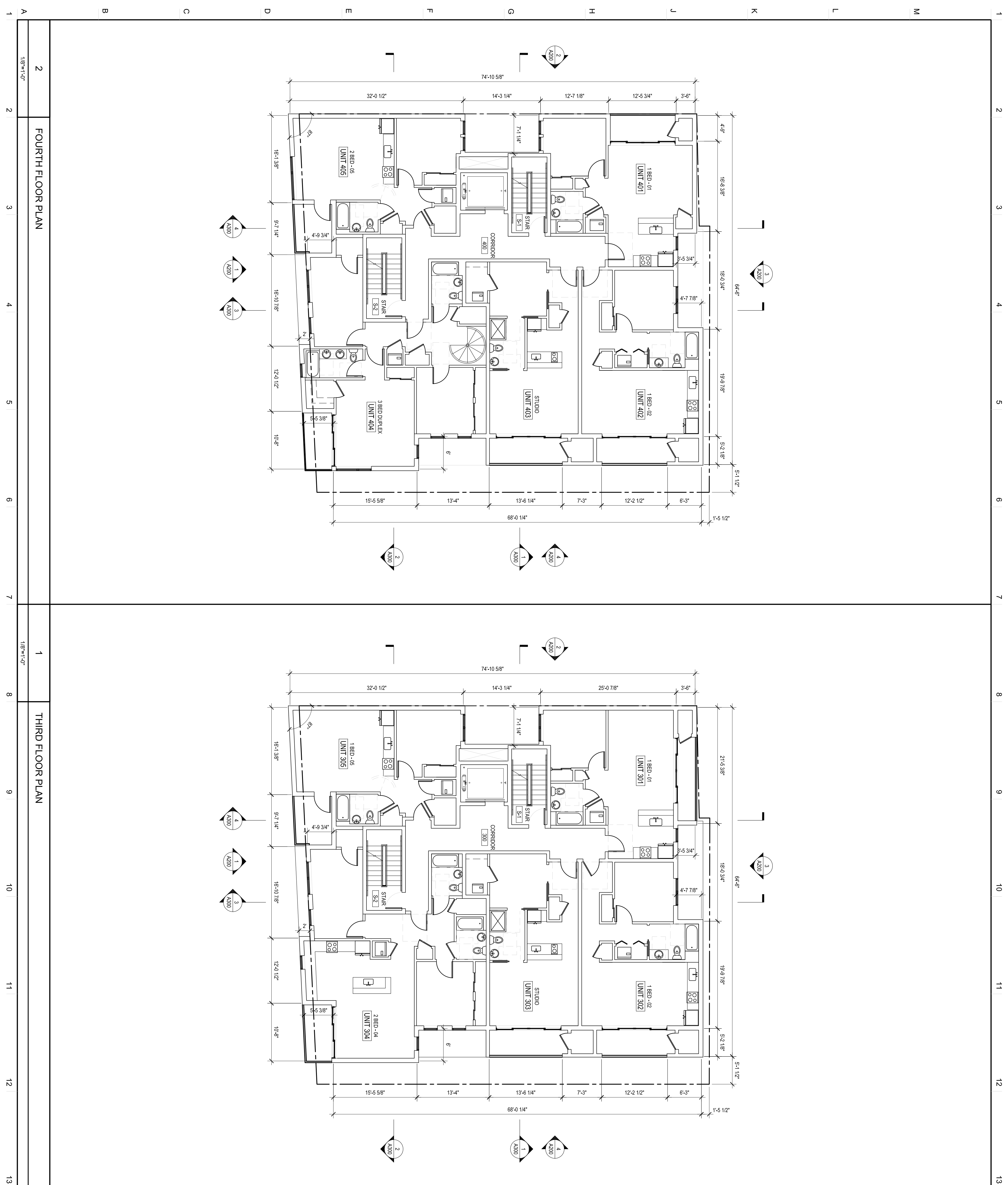
Consultant

Project **NEW CONSTRUCTION
277 BORDER STREET
EAST BOSTON, MA**

Title **FLOOR PLANS
PROPOSED**

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Drawn by	SGIT/L
Checked by	SGIT/L
Date	07-15-18

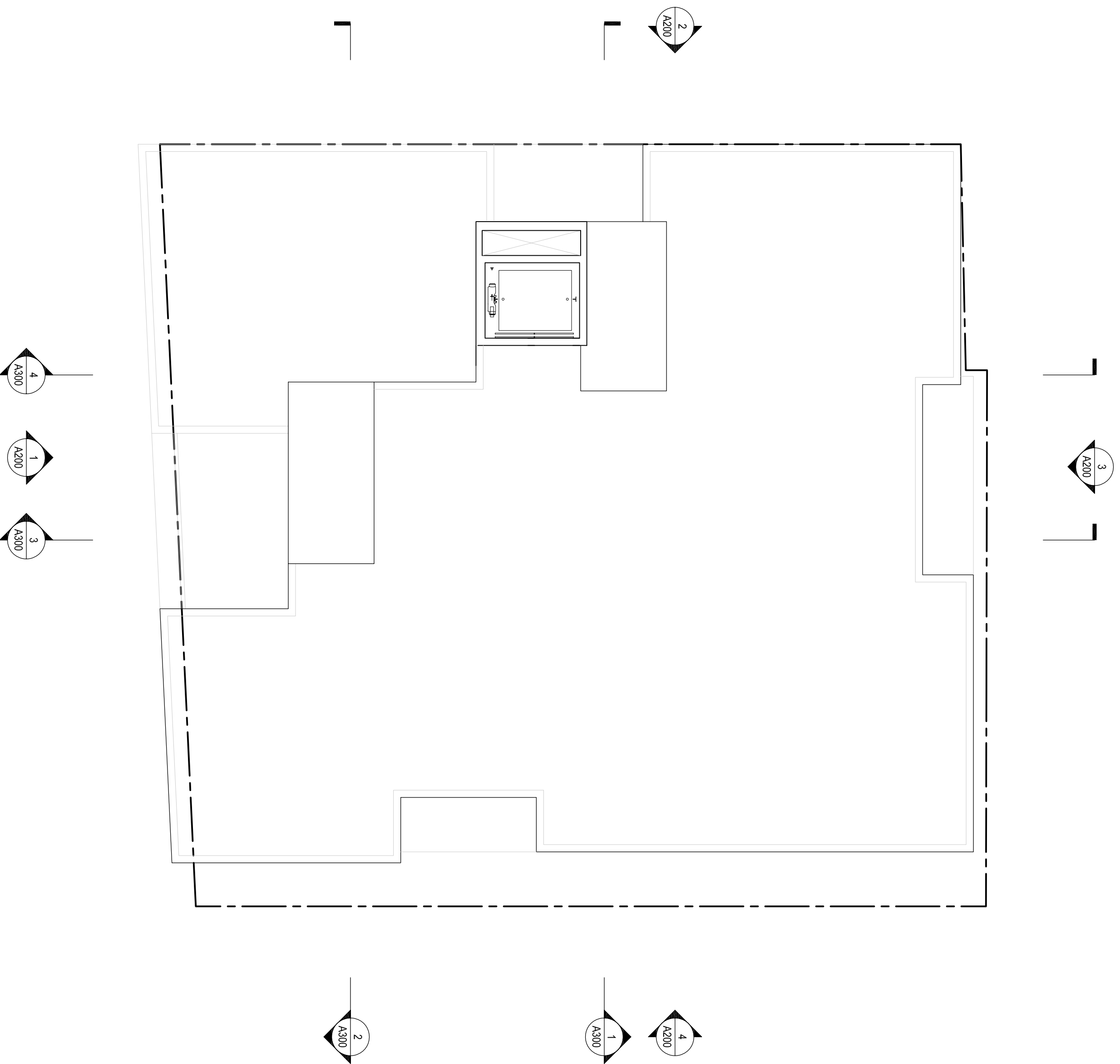
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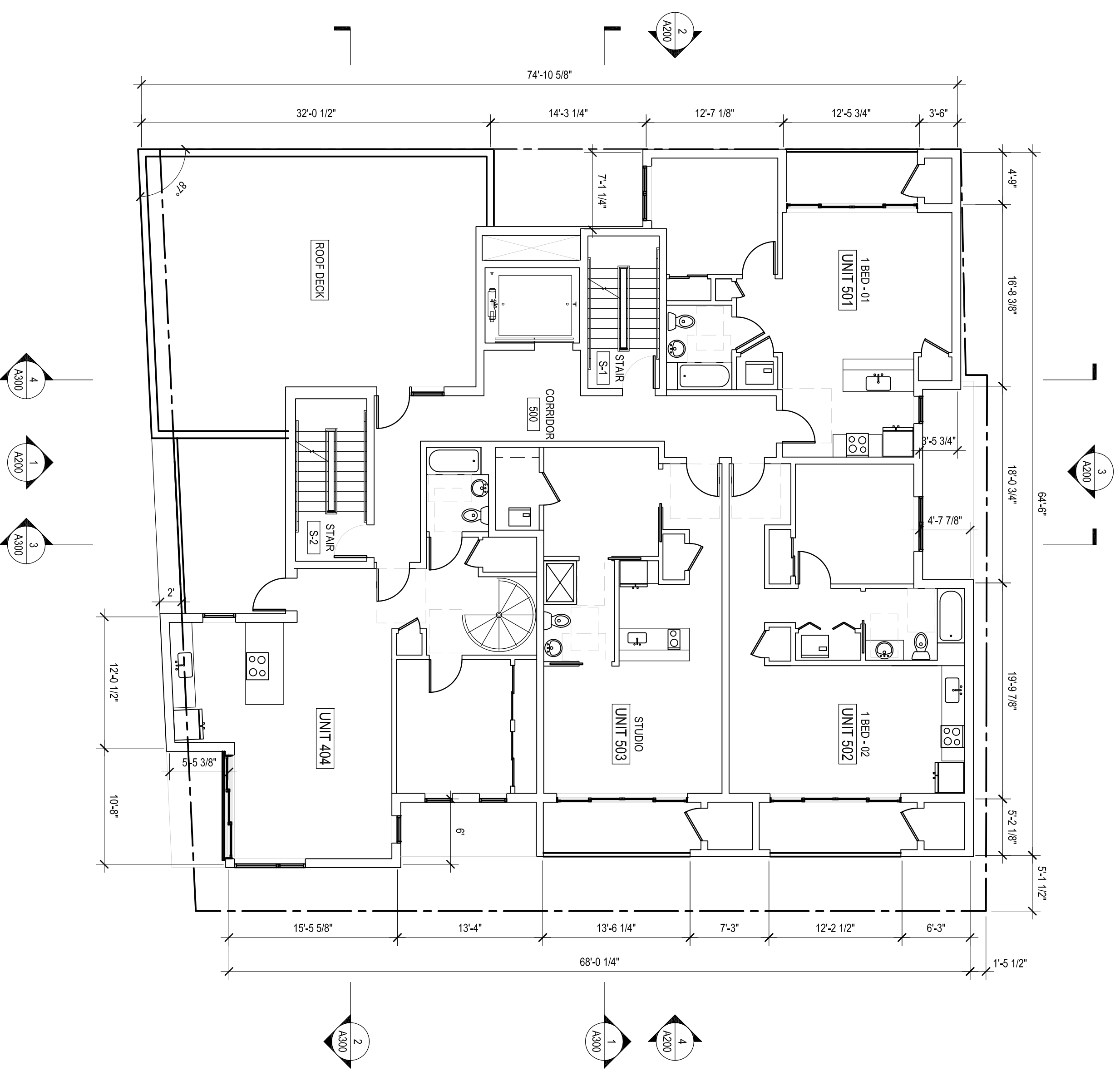
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2
ROOF PLAN T **TBD**



1
FIFTH FLOOR PLAN

No.	REVISIONS/SUBMISSIONS	Date



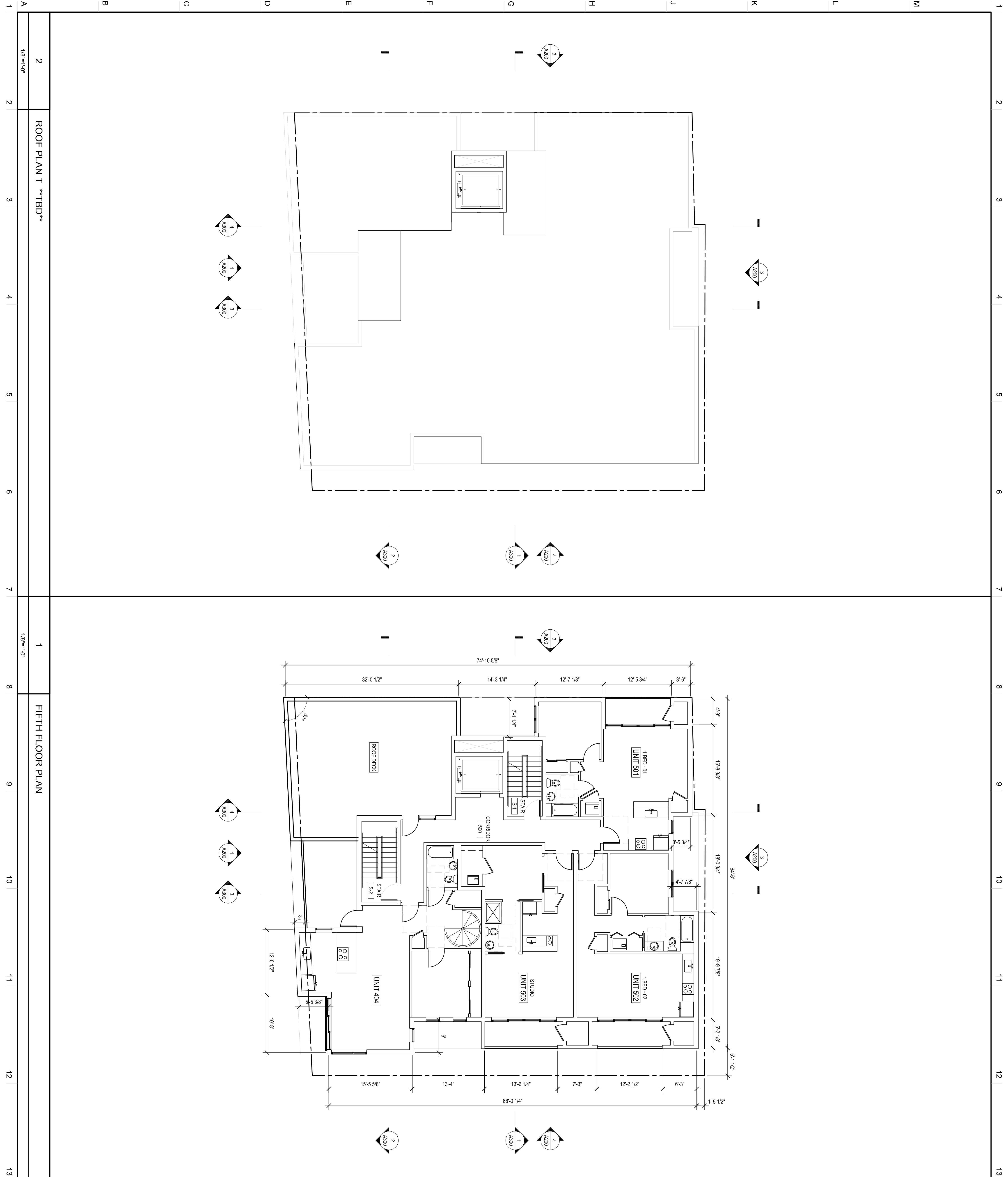
Consultant

Project **NEW CONSTRUCTION
277 BORDER STREET
EAST BOSTON, MA**

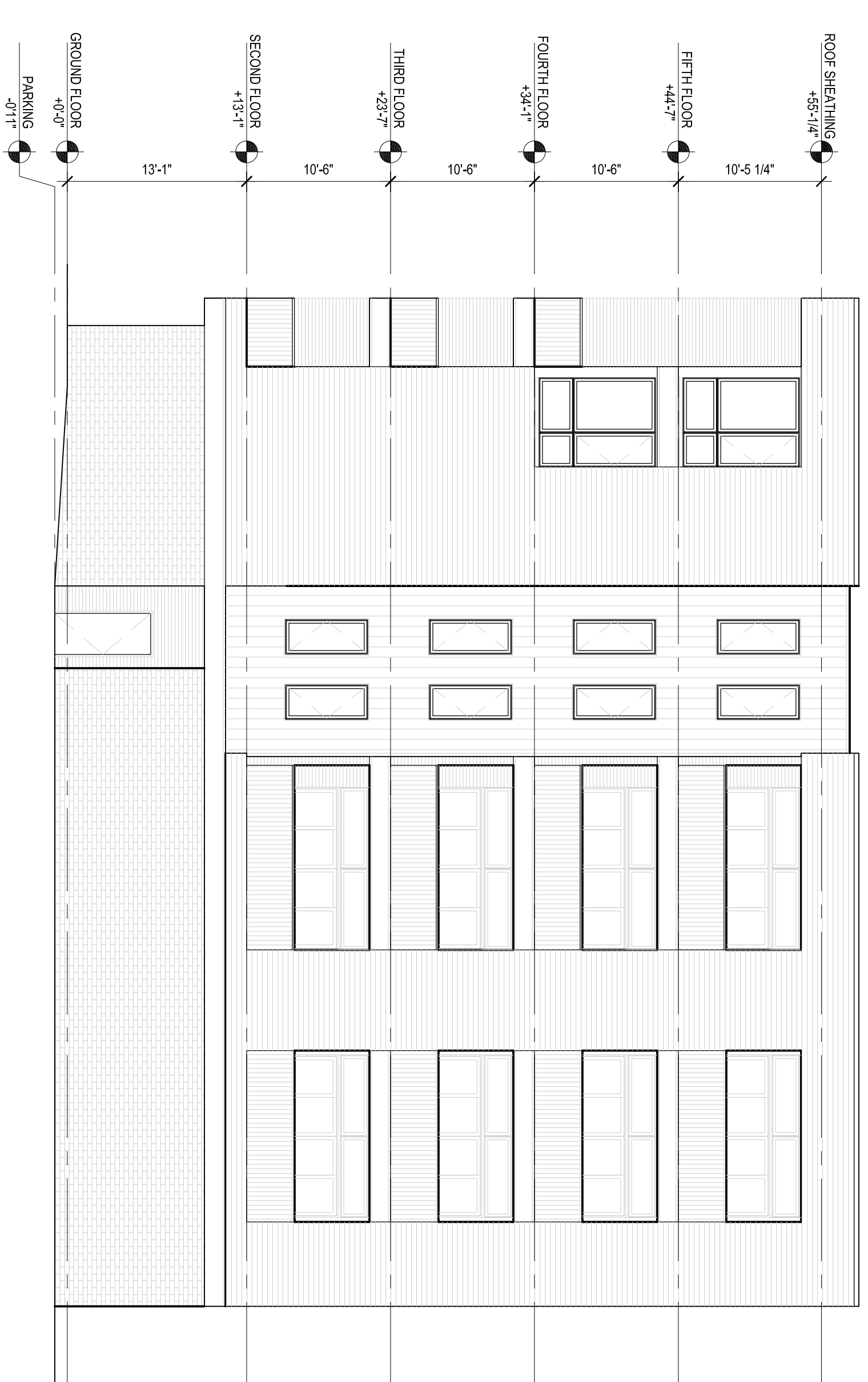
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Date	07-15-18		

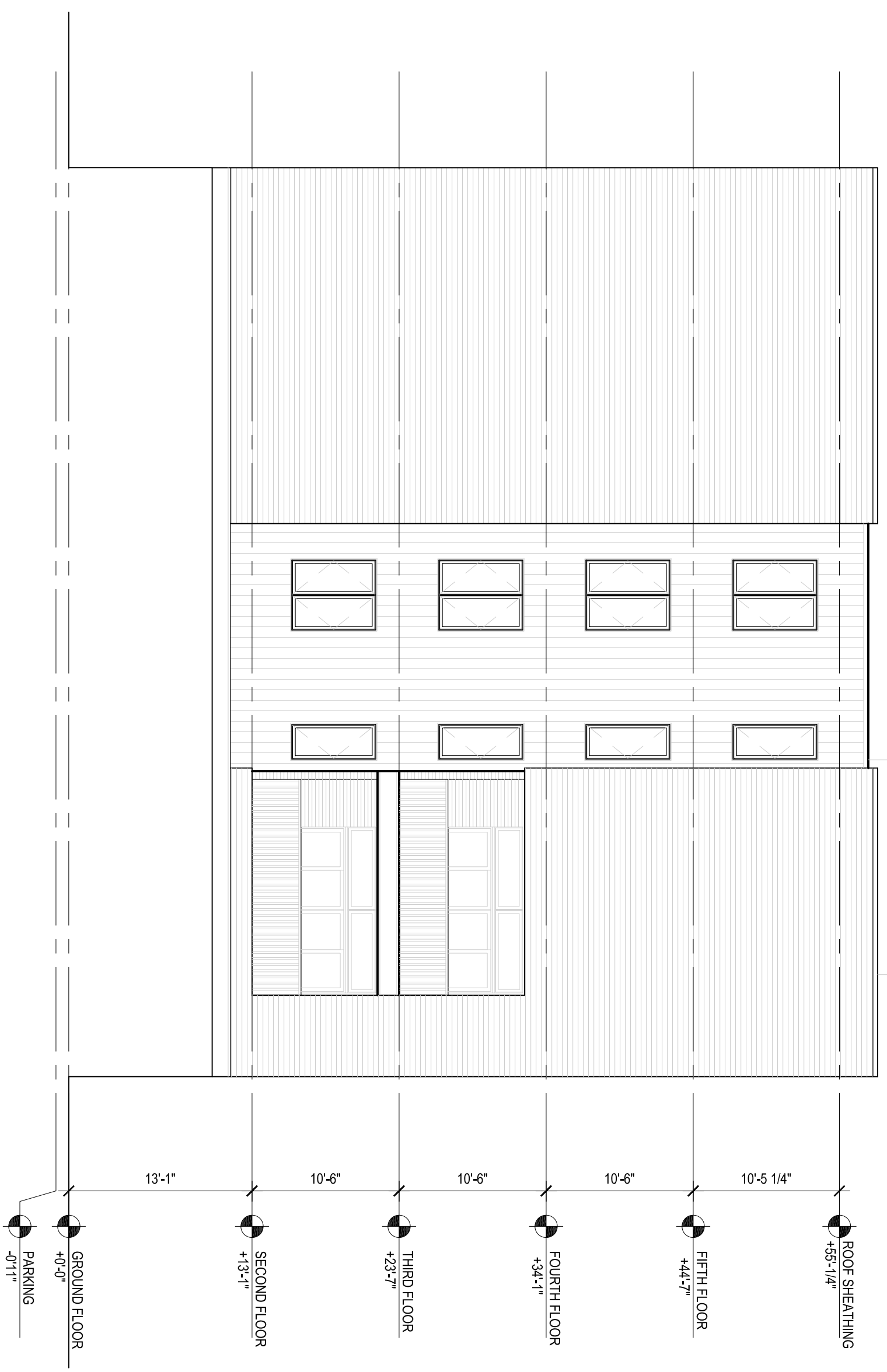
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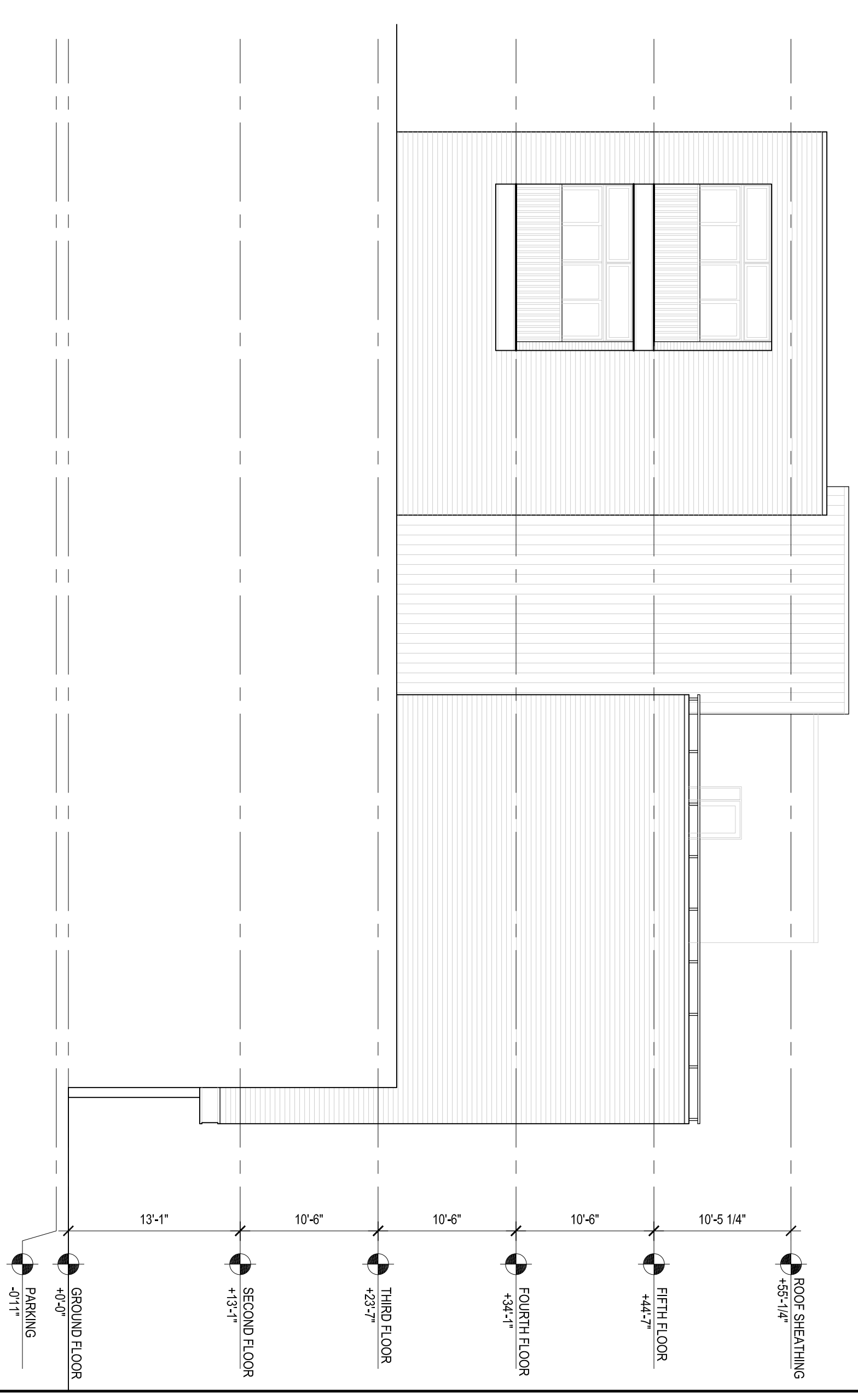
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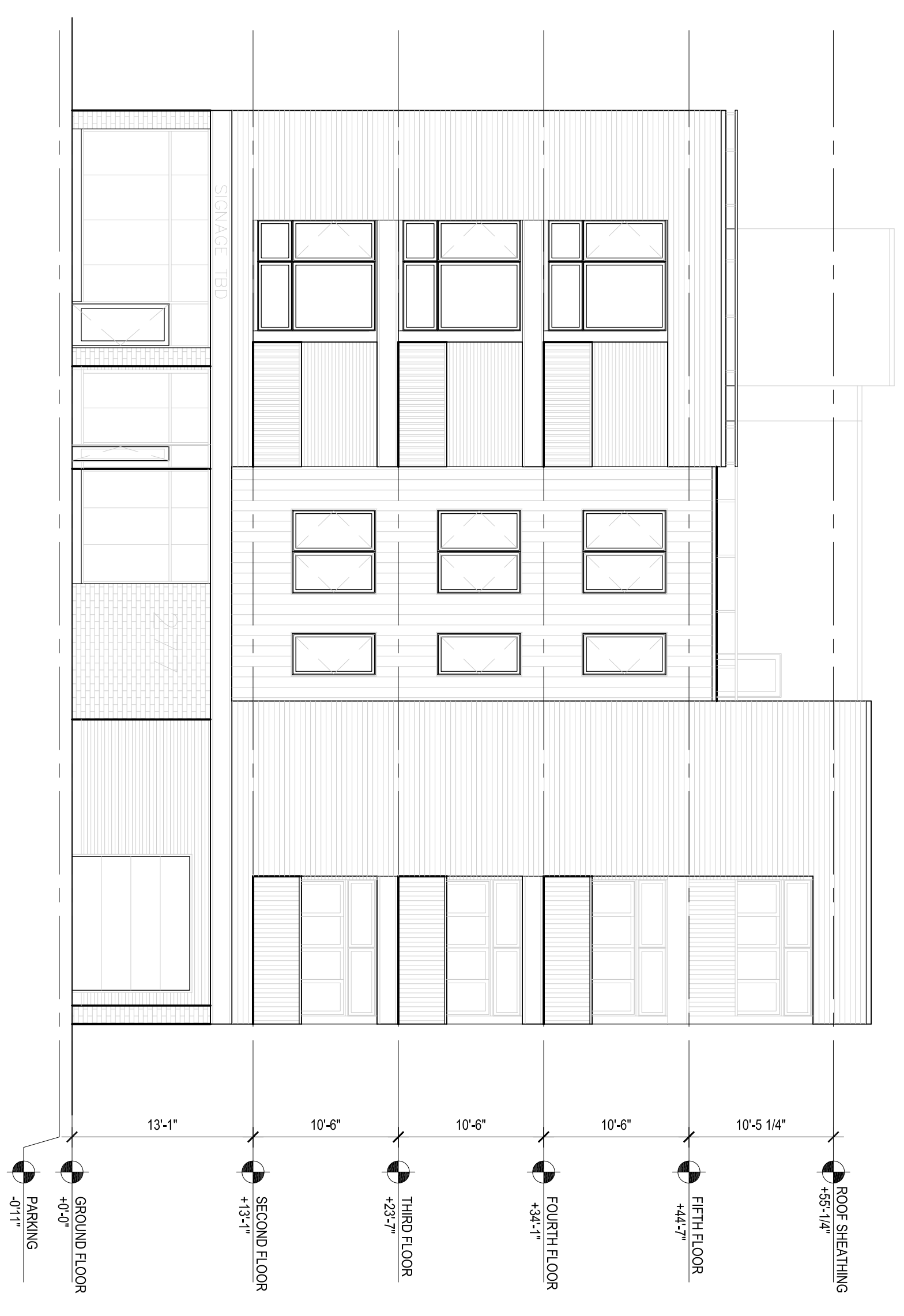
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3 REAR ELEVATION



2 LEFT ELEVATION



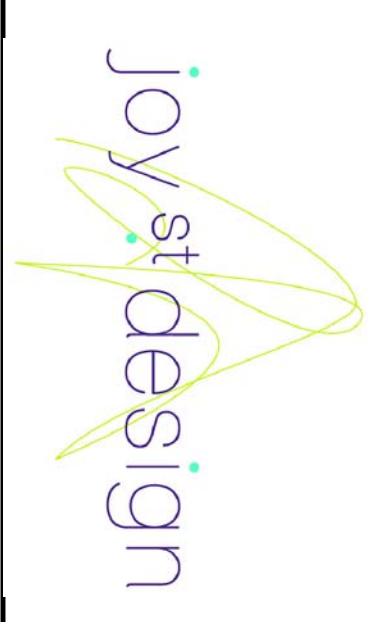
1 FRONT ELEVATION

NOTES

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No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project NEW CONSTRUCTION
277 BORDER STREET
 EAST BOSTON, MA

Title EXTERIOR ELEVATIONS

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Date	07-15-18		

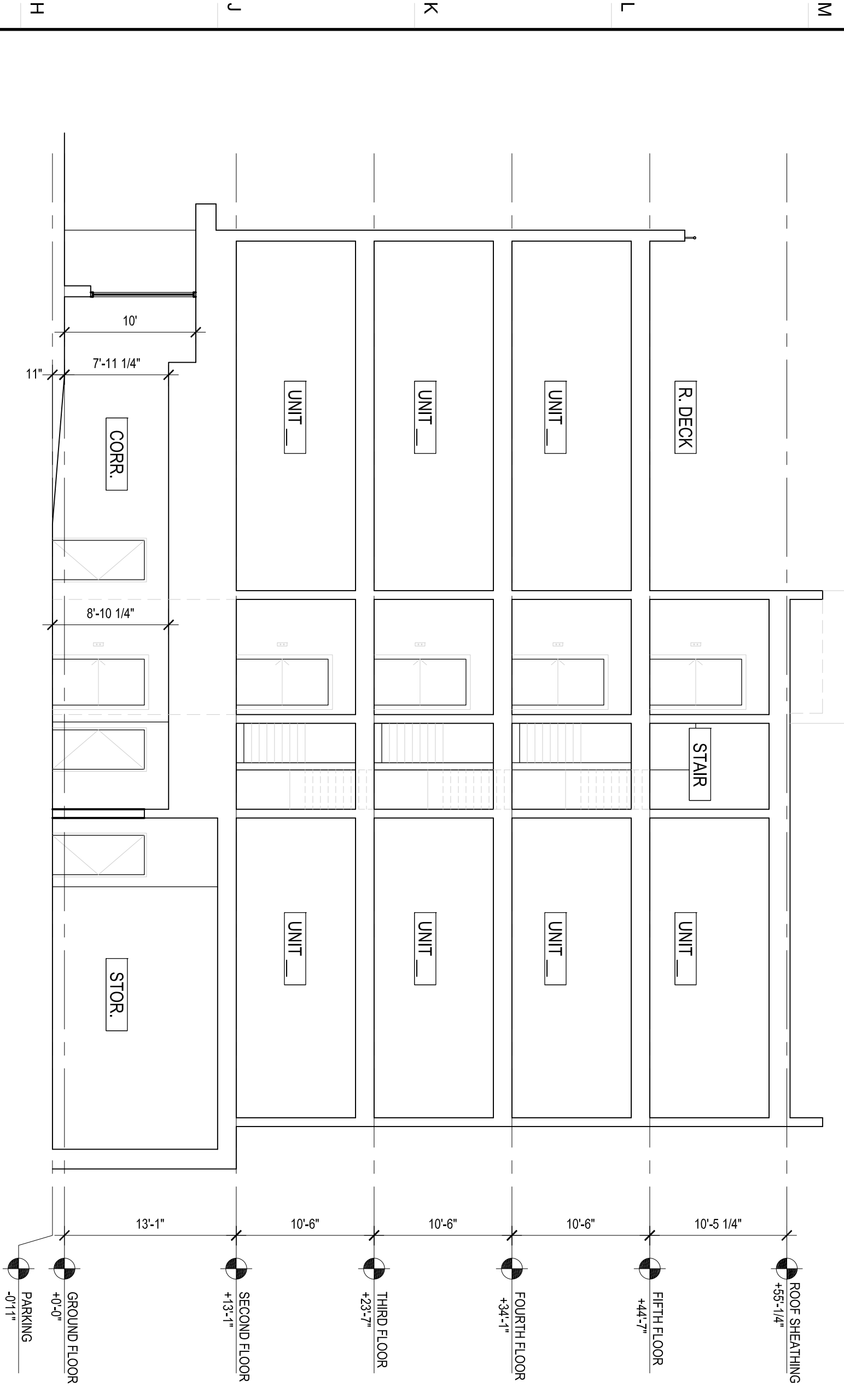
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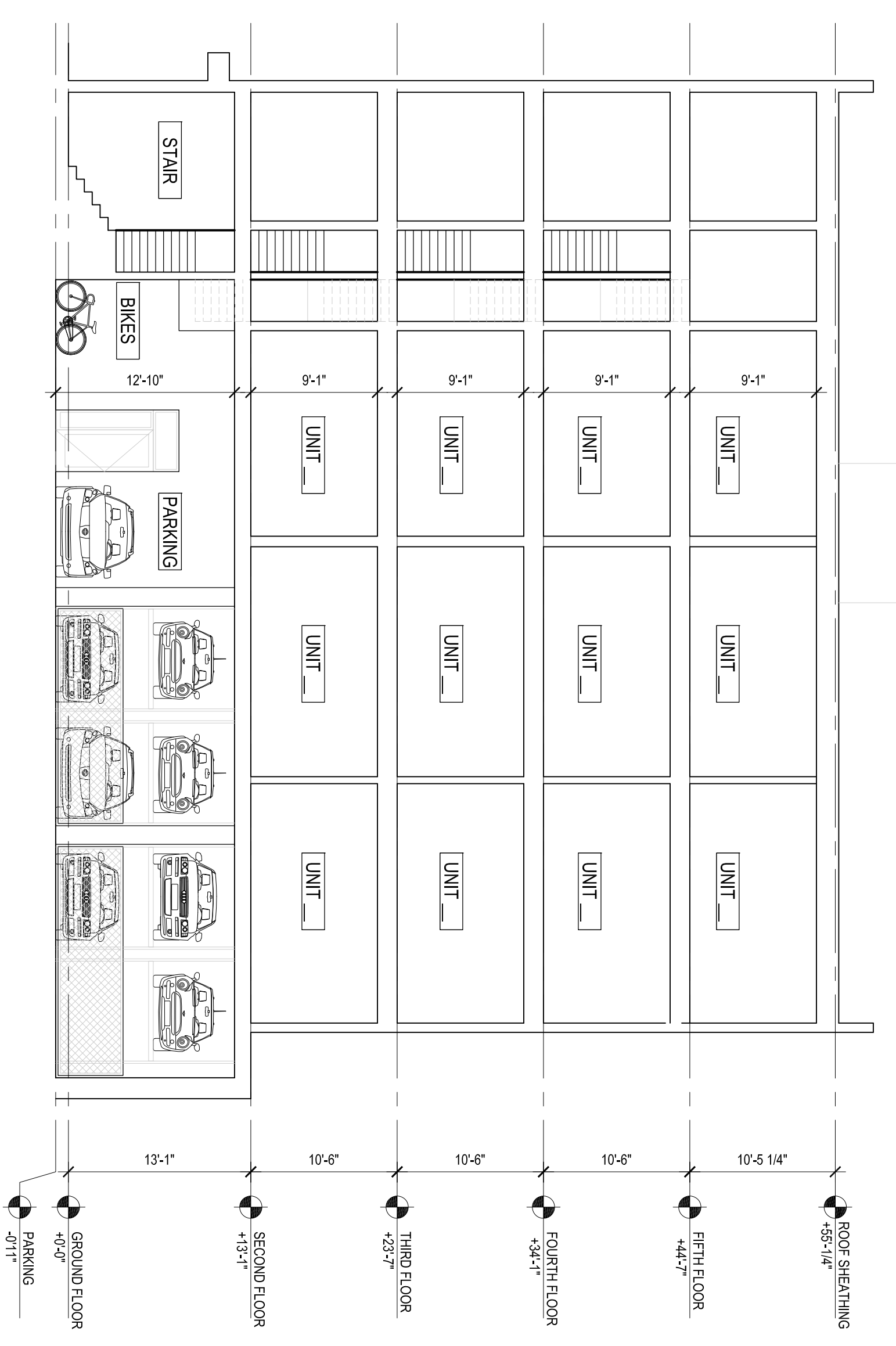
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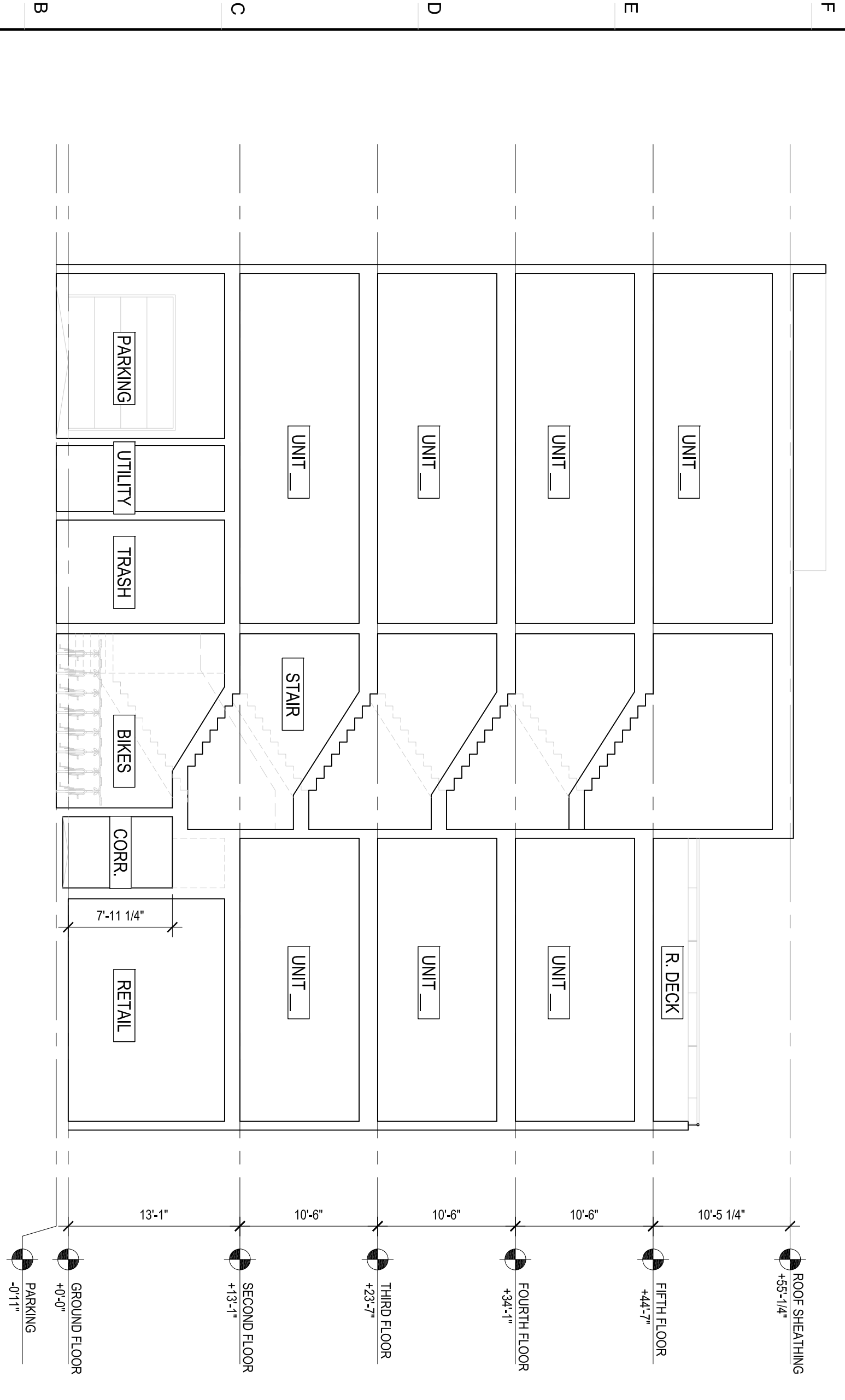
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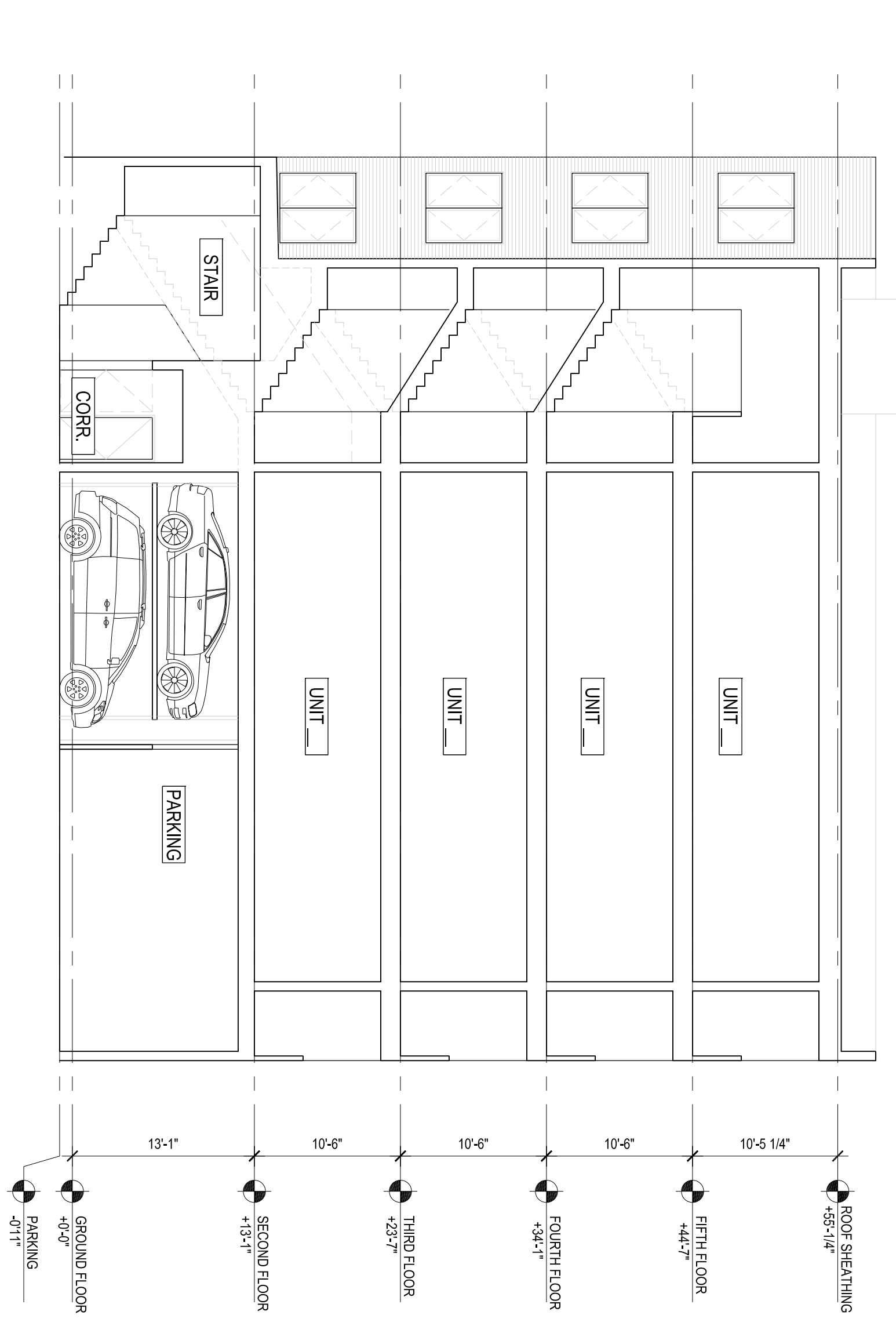
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3 SECTION THROUGH STAIR 2 & PARKING

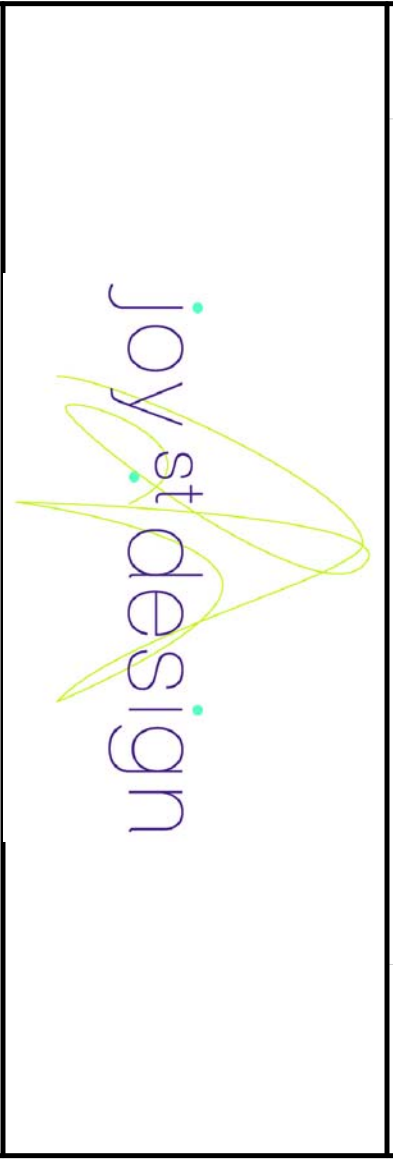


2 SECTION @ STAIR 2



1 SECTION @ STAIR 1

No.	REVISIONS/SUBMISSIONS	Date



Consultant
 Project NEW CONSTRUCTION
 277 BORDER STREET
 EAST BOSTON, MA
 Title BUILDING SECTIONS

Part of SGI/T/L
 SGI/T/L
 Designer: SGI/T/L
 Project No: 17002
 Scale: AS NOTED
 Date: 07-15-18

A300





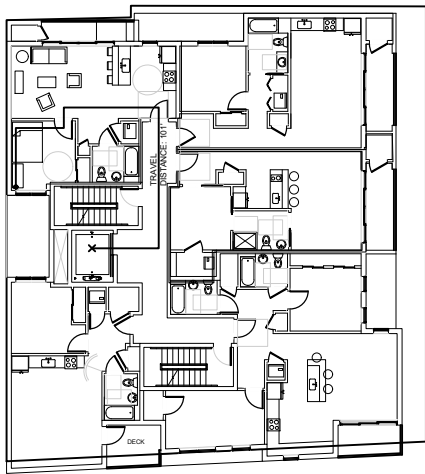
B-D's
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B-D's

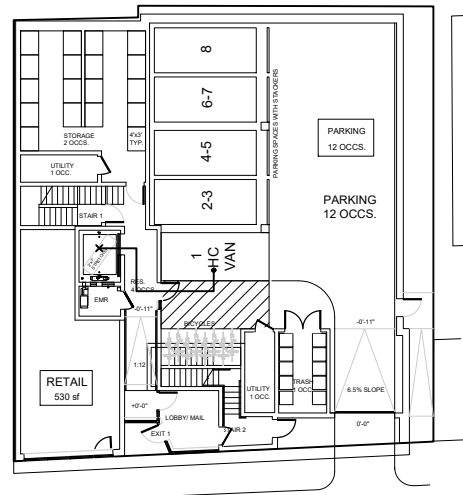
EASTIE MARKET

277





2ND FLOOR

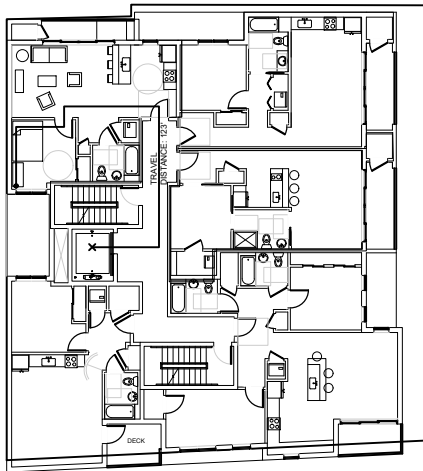


1ST FLOOR

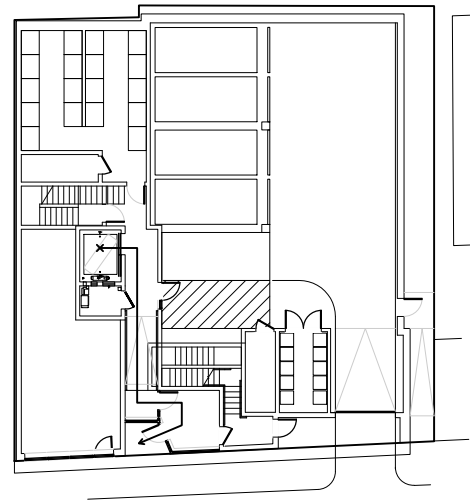
A-2

ACCESSIBLE ROUTE FROM PARKING LOT TO UNIT

1/32" = 1'-0"



2ND FLOOR



A-1

ACCESSIBLE ROUTE FROM UNIT

1/32" = 1'-0"

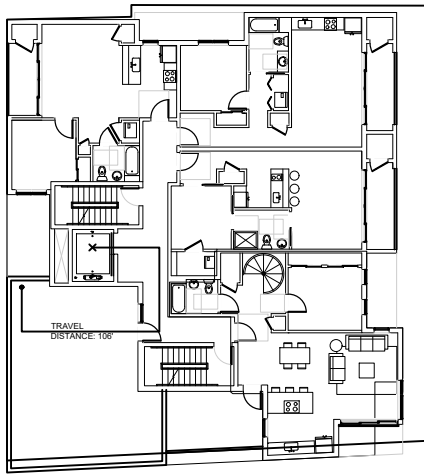
SK-1

Drawing No.
Designed
Checked
Project No.
17002
Scale
AS NOTED
Date
07/23/18

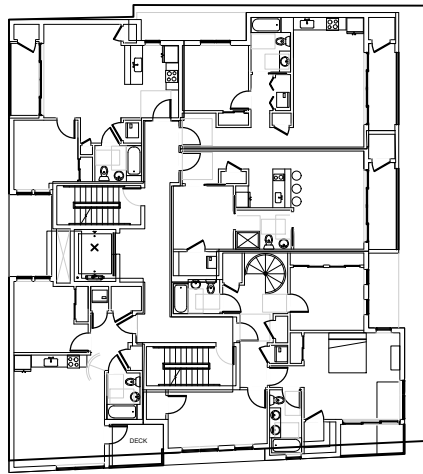


Project
TENANT FIT-OUT
277 BORDER STREET
BOSTON, MA

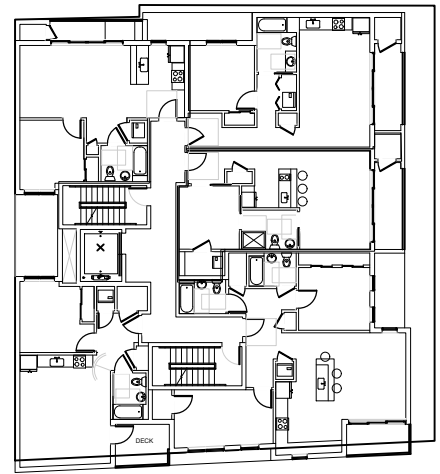
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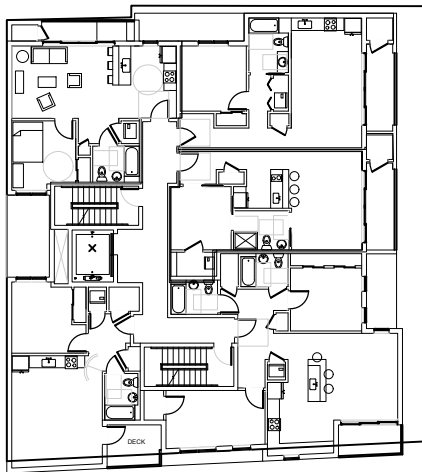
5TH FLOOR



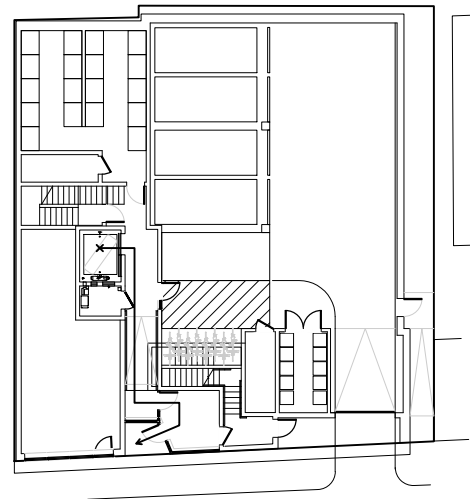
4TH FLOOR




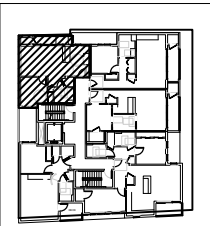
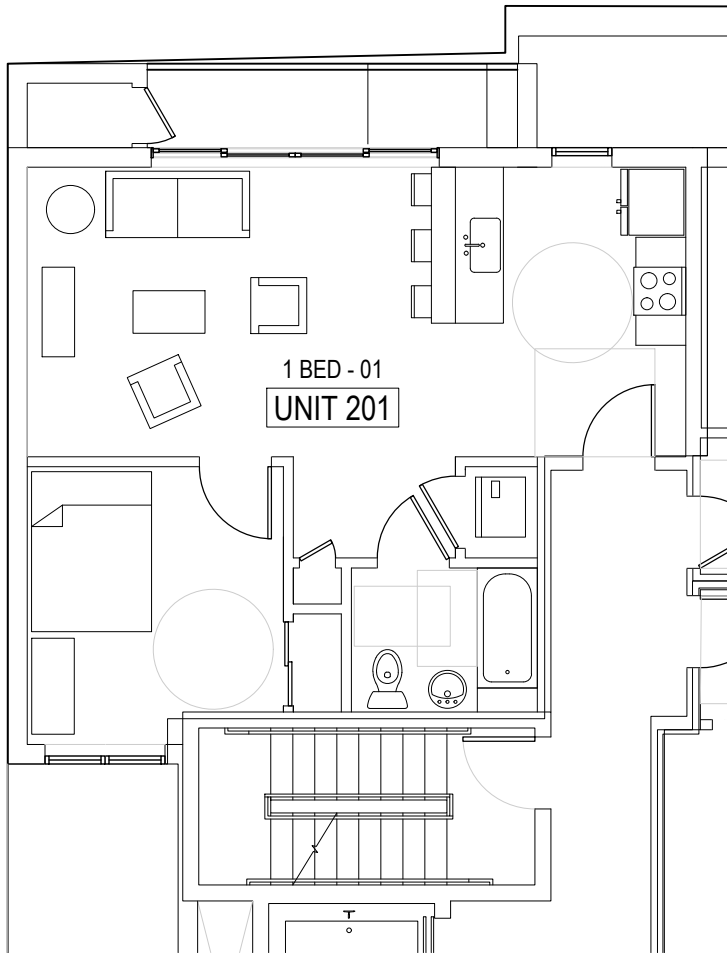
3RD FLOOR



2ND FLOOR



A-1	ACCESSIBLE ROUTE FROM ROOF DECK TO ST. LEVEL		
1/32" = 1'-0"			
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Drawing No.</p> <p style="font-size: 2em; font-weight: bold;">SK-2</p> <p>Designed</p> <p>Checked</p> <p>Project No. 17002</p> <p>Scale AS NOTED</p> <p>Date 07/23/18</p>			<p>Project TENANT FIT-OUT 277 BORDER STREET BOSTON, MA</p> <p>Title MAAB ACCESSIBLE DIAGARMS</p>



KEY PLAN

A-1

ACCESSIBLE UNIT

1/8" = 1'-0"

SK-3

Drawing No.
 Designed
 Checked
 Project No.
 17002
 Scale
 AS NOTED
 Date
 07/23/18



Project
 TENANT FIT-OUT
 277 BORDER STREET
 BOSTON, MA

Title
 MAAB ACCESSIBLE DIAGARMS

Article 80 | ACCESSIBILTY 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:	277 Border Street		
Primary Project Address:	277 Border St., East Boston, MA 02128		
Total Number of Phases/Buildings:	One phase/ one building		
Primary Contact (Name / Title / Company / Email / Phone):			
Owner / Developer:			
Architect:	Sharon Gentges Joy Street Design 69 Joy Street, Boston, MA 02114 sharon@joystdesign.com 617-943-5750		
Civil Engineer:			
Landscape Architect:			
Permitting:			
Construction Management:			
At what stage is the project at time of this questionnaire? Select below:			
	<u>PNF / Expanded PNF Submitted</u>	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:	5143 SF	Building Area:	20,595 GSF
Building Height:	54'-0" FT.	Number of Stories:	5 Flrs.
First Floor Elevation:	0'-0"	Is there below grade space:	Yes / No

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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:	<i>Retail, Residential Lobby, Garage entry</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>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Mixed Use: Residential and Retail The Site is located at the bottom of a steeply sloped hill. The street in front of the site is relatively flat.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The MBTA #114/116/117 Bus stops on Meridian St. and goes into Maverick Square. The stop at Lexington St requires a hill climb, but the stop at Saratoga St is easier to access.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Mario Umana Academy K-8, O'Donnell Elementary, ABCD Head Start			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	East Boston Social Center, Harborside Community Center,			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				
Is the development site within a historic district? If yes , identify which district:	No			
Are there sidewalks and pedestrian ramps existing at the development	Yes, the existing sidewalk is about 7' wide. It is concrete and is moderately sloped.			

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<p>site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</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>The sidewalk will be replaced with the new curb cut and utility work.</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>Sidewalk design will be coordinated with Complete Streets Guidelines, most likely to comply with Neighborhood Connector type.</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>Sidewalk width will generally match existing, except at garage and building entry zones where the first floor of the building is set back. Based on a 7’ existing sidewalk, we would likely have a 0’ frontage (except at entries), a 5’ pedestrian zone, and a 2’ 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>Concrete sidewalk with granite curbing. Where building entry is set back, a combination of pavers and planters will be used. Concrete will be on the public way. Pavers and planters will be on private property.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the 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>No</p>
<p>If the pedestrian right-of-way is on private property, will the proponent</p>	<p>N/A</p>

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<p>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>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>8 spaces in a garage. 7 of the spaces will use a stacking system</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>One van accessible space will be provided</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>No visitor parking is provided.</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No drop off area is provided</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>The primary entrances to the retail and residential lobby are flush with the sidewalk. There is an internal ramp to access the parking garage</p>

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<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes, the primary entrances are all accessible.</p>
<p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>N/A</p>
<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>18 units</p>
<p>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?</p>	<p>All units are for sale. 2 units are IDP.</p>
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>One unit is Group 2 accessible</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>The one Group 2 unit will also be IDP.</p>
<p>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</p>	<p>N/A</p>

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<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 is a ramp on the first floor to access the parking garage. There is a stretcher compatible elevator for access to all floors.</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>Project will include the addition of street trees along Border Street subject to the approval of the Boston Parks Commission and the Department of Public Works. In addition, the project proponent will make the following contributions upon permit issuance: \$5000 to the Harborside Community Center After School Program; \$2500 to the East Boston Social Centers; \$2500 to the Veronica Robles Cultural Center; and \$10,000 towards the cost of study for a East Boston comprehensive transportation access plan.</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>All common areas are accessible, including the common roof deck, lobby, storage, and parking.</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</p>	<p>No, we have not reviewed the project with the Disability Commissioner yet.</p>

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<p>Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>No, we have not presented.</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>	
<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"> • • • • 	

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