



28-30 Geneva Street, East Boston

Submitted Pursuant to Article 80E of the Boston Zoning Code

Submitted By:

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February 15, 2019

Submitted To:

Boston Planning & Development Agency
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1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This package is being submitted on behalf of Joel DeLuca (the "Proponent") for a residential development that is approximately 23,140 gross square feet in size. The development includes twenty-seven residential units and nineteen parking spaces. (Please see **Figure 1.1. Project Locus.**)

The Project Site comprises approximately 8,240 square feet of underutilized commercial land. The Project will include combining two existing parcels, Parcel ID 0104084000 and Parcel ID 0104083000 to form one lot at 28-30 Geneva Street. The Proposed Project includes a revitalization of the Project Site by razing the two existing single story commercial structures and replacing them with a new residential building. The current estimated cost of this Project, based upon the most recent plans, is approximately \$5,177,000.00.

Mr. DeLuca's goal when conceptualizing this Project was to revitalize this East Boston neighborhood by replacing the existing dilapidated commercial building with a residential building that will add new housing units to the increasingly popular East Boston community.

The Proposed Project will exceed the 20,000-square foot total build-out requirement for a project in a Boston neighborhood, and therefore requires the preparation of filing(s) under the Small Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. The Proponent will also seek dimensional variances from the Boston Zoning Board of Appeal related to the size of the Proposed Project.



Figure 1.1
Project Locus

1.2 Detailed Project Description

The Proposed Project sits on approximately 8,240 square feet of underutilized land along Geneva Street, which is located within a Multifamily Residential Subdistrict. The site borders several multifamily buildings in the rear and to the side, and sits across the street from a Massport Park in the front. Across the street there is a five-story approved project at 175 Gove Street. The site currently contains two single-story commercial structures. As part of the community benefits related to this Project, the existing commercial buildings will be demolished and new market rate housing will be erected. The Proposed Project will serve to invigorate this underutilized section of East Boston.

The Proposed Project will be constructed as a five-story residential building with parking. The Proposed Project is ideally situated within close proximity to the Maverick Square and Airport MBTA stations, making it convenient for future resident commuters. The Project's proximity to Maverick Square offers many neighborhood shops and restaurants within walking distance to service the new residents of the development. The Developer is proposing a project that would include residential units that will allow future residents to take advantage of its ideal location.

The Developer is proposing a residential development that is approximately 23,140 gross square feet in size. The building includes twenty-seven residential units and nineteen parking spaces. The Developer showed his willingness to work with the East Boston community by making several changes to the design, building height, and unit count, including redesigning the building to better fit the neighborhood, removing one floor from the proposed structure, and reducing the total unit count from thirty-two to twenty-seven.

The building will be comprised of a mix of one-bedroom units, two-bedroom units, and three-bedroom units, along with nineteen parking spaces. The mixture of units will accommodate East Boston's diverse and growing population. Specifically, the building will contain twenty-three one-bedroom units, three two-bedroom units, and one three-bedroom unit. The one-bedroom units will be approximately 650 square feet, the two-bedroom units will be approximately 815 square feet, and the three-bedroom unit will be approximately 1,140 square feet. The Proposed Project's proximity to two MBTA stations will minimize community impact from resident parking from the Proposed Project.

The Proposed Project is subject to Small Project Review under Article 80E of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on it.

Table 1-1. Approximate Project Dimensions of 28-30 Geneva Street

Lot Area:	8,240
Gross Square Feet:	23,140
FAR:	2.89
Floors:	5
Height:	56'-4"

2.0 GENERAL INFORMATION

2.1 Project Schedule

Project Schedule: 28-30 Geneva Street Project	
Construction Commencement:	Summer 2019
Construction Completion:	Fall/Winter 2020
Status of Project Design:	Schematic

2.2 Project Proponent

Joel DeLuca and his family are long-term residents of East Boston. As a resident of East Boston, Mr. DeLuca understands the needs of the community, and has kept those needs in mind when designing this project. Mr. DeLuca hopes to revitalize an underutilized plot of land on Geneva Street by creating desirable housing units for future residents of East Boston.

Joel DeLuca and his family have been landlords in East Boston for several years. Specifically, they are responsible for tenants at an apartment complex in Maverick Square. They also manage a thirty-unit apartment complex in Revere. This role will help them ensure this proposed building is properly managed and the needs of the residents are met.

2.3 Public Benefits

The Proposed Project will provide substantial benefits to the City of Boston and the East Boston community. The Proposed Project will generate both direct and indirect economic and social benefits to the East Boston neighborhood. The Proposed Project provides for:

- Creating much needed market rate residential housing in the East Boston Neighborhood.
- Creating on-site affordable rental units, which will meet the Boston Planning & Development Agency's affordable housing standards.
- Revitalizing two underutilized parcels and replacing the current commercial structures with residential units.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the bus lines and the MBTA at Maverick Square and Airport Stations.
- Creating a dedicated bike room for storage of bikes within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.
- Adding revenue in the form of property taxes to the City of Boston.
- Creating temporary construction and labor jobs.

2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Multifamily Residential (MFR) in the East Boston Neighborhood District, Article 53 of the Boston Zoning Code (the "Code"). (See **Table 2.1** 28-30 Geneva Street – Zoning Compliance).

Multi-family dwellings are an Allowed Use under Article 53, Table A. Therefore, a Use Variance would not need to be obtained from the City of Boston Zoning Board of Appeal. The Proposed Project will seek relief from several requirements of the existing Zoning Code outlined in Article 53. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). It also exceeds the height limitations for the district and will require relief from the Zoning Board of Appeal. Along with a variances for FAR and height, the proposed structure will also require variances for the open space, rear yard setback ,minimum lot area requirements and parking.

The Site is located in an area that contains several multi-family residential buildings. The design team feels that given this location and the structures influencing the design, as well as comparable developments in the neighborhood, the proposed building's height, mass, and scale are appropriate for this location and conducive to the East Boston neighborhood.

Table 2.1. 28-30 Geneva Street - Zoning Compliance

Categories	Multifamily Subdistrict	Proposed Project
Minimum Lot Size	2,000 Sq. Ft. for First 2 Units	8,240 Sq. Ft.
Minimum Lot Area Per Dwelling Unit (Square Feet)	1,000 Sq. Ft. Per Unit	305 Sq. Ft. Per Unit
Floor Area Ratio	1.0	2.89
Minimum Lot Width (Feet)	40'	66'6"
Minimum Lot Frontage (Feet)	40'	66'6"
Minimum Front Yard (Feet)	5'	2'
Minimum Side Yard (Feet)	5'	5' / 5'
Minimum Rear Yard (Feet)	30'	12'6"
Maximum Building Height	3 Stories/35'	5 Stories /56'-4"
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	200 Sq. Ft. Per Unit	70 Sq. Ft. Per Unit
Off-Street Parking Spaces	2.0 Spaces Per Market Rate Unit (46) 0.7 Spaces Per Affordable Unit (2.8)	0.70 Spaces Per Unit (19)

2.5 Public Review Process and Agency Coordination

The 28-30 Geneva Street development team has provided extensive community outreach efforts for the Proposed Project. The meetings included community meetings with the Gove Street Neighborhood Association and presentations before State Representative Adrian Madaro and City Councilor Lydia Edwards. As part of the process, the development team scheduled an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The Proponent has already received some positive feedback from the community group members and has made several design changes based upon their feedback.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning & Development Agency ("BPDA") prior to filing this Project Notification Form in order to identify issues/concerns as well as design requirements related to the Proposed Project.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties and will follow the requirements of Article 80 pertaining to the public review process.

3.0 URBAN DESIGN AND SUSTAINABILITY

3.1 Site and Surroundings

The Project Site is located in East Boston Neighborhood of Boston. The proposed project site combines two parcels with a combined area of approximately 8,240 square feet. Two single story commercial buildings currently occupy the site. As part of the proposal the commercial structures will be demolished and a new residential building will be erected. Across the street from the site is a Massport Park. A five story multi-family residential building was approved on the lot diagonal to the project site at 175 Gove Street. To the rear of the site are a variety of residential buildings ranging from three family dwellings to multi-family dwellings along Gove Street and Cottage Street.

For existing site pictures see **Appendix B**.

3.2 Shadow Study

As typically required by the BPDA, a shadow impact analysis was conducted to investigate shadow impacts from the proposed building during four time periods (9:00 a.m., 12:00 noon, 3:00 p.m. and 6:00 p.m.) during the Summer Solstice (June 21), Winter Solstice (December 21), Autumnal Equinox (September 21), and Vernal Equinox (March 21).

The shadow analysis presents the existing shadows and new shadows that would be created by the proposed project, illustrating the incremental impact of the project. The analysis focuses on nearby open spaces, sidewalks & streets, and buildings that are in the vicinity of the project site. Shadows have been determined using the applicable Altitude and Azimuth data for Boston.

A study was generated to conceptually illustrate the anticipated shadows resulting from nearby structures and trees during the four primary seasonal events: Summer Solstice, Winter Solstice, and Spring and Fall Equinox. Each of the dates mark the beginning of a particular season and the study has been modeled at four different times of day, 9:00 a.m., 12:00 p.m., and 3:00 p.m., respectively.

Summer Solstice

During the Summer Solstice (June 21), the sun is at its highest point in the sky, thus producing the least (shortest) shadows. Beginning in the AM, the lower portion of three direct abutters behind the building will be in shadow, however by noon, the sun will rise and the shadows will shorten. As illustrated on the study, the proposed building shadows will be no deeper than those that are implied by the existing structure on site. As the day moves on, the shadows shift around toward the west towards Gove Street, but no new shadows are implied from the proposed building

Winter Solstice

During the Winter Solstice (December 21), the sun is at its lowest point in the sky, thus producing the most (deepest) shadows. Beginning in the AM, the three direct abutters behind the building will be in full shadow. However, as illustrated on the study, only the upper half portion of the rear abutter buildings will be affected by new shadows. The bottom two floors of the rear abutters are in shadow

from the existing structure on site. As the day moves on, the shadows shift around toward the west towards Gove Street, but no new shadows are implied from the proposed building.

Spring and Fall Equinox

During the Spring and Fall Equinox (March 21/September 21), the sun is at a midpoint in the sky, somewhere between summer and winter, resulting in shadows that are deeper than summer but shorter than winter. Similar to summer, beginning in the AM, the three direct abutters behind the building will be in partial shadow. As the day moves on, the shadows shift around toward the west towards Gove Street, but no new shadows are implied from the proposed building.

Based on the shadow study, we feel that there will be no significant impact from the proposed building.

3.3 Urban Design Concept

Building Design:

The proposed building is 56'- 4" and five stories in height, consisting of twenty-seven residential units. Parking will be located at grade and accommodate nineteen spaces total. The parking area is accessed off Geneva Street. The ground floor will be mostly Ironspot Red Brick creating a connection with the surrounding area.

The building itself is expressed as two interlocking volumes, one of brick representing the existing context and the other of contemporary metal panel and clapboard signifying the juxtaposition of new and old. For renderings of the proposed Project, please see **Appendix C**.

3.4 Materials and Finishes

The building has been designed to meet or exceed values set forth under 2015 IBC (Table C402.1.3 of the 2015 IECC) and Massachusetts amendments. The building will be subject to a Home Energy Rating System (HERS) assessment and will include a high performing wood-framed building envelope with clad-wood thermal windows and doors and ENERGY STAR appliances.

Exterior materials have been selected for the project to blend in with the neighborhood contextually and to provide a palette that can withstand the elements over time. A timeless and durable masonry brick base provides a familiar vernacular at the street level while low-maintenance pre-finished fiber-cement and corrugated metal sidings work together on the upper floors to provide visual interest and break up the building massing. A touch of natural wood tones help to soften the building edges.

On a site scale, the project has been designed to reduce the heat island effect of the existing sites by replacing a majority of the open-air hardscaped surfaces with landscaped materials and low-SRI paving materials. Additionally, highly reflective roof materials (white TPO) will be utilized

on the roof of the building. Lastly, all landscaping will be designed with hearty, drought-resistant native plant species to eliminate the need for any irrigation.

3.5 Urban Design Drawings

The Proposed Project's urban design drawings and perspectives are contained in **Appendix A** and include:

- Site Plan
- A21 Proposed Floor Plans – Ground Floor
- A22 Proposed Floor Plans – Second & Fourth Floor
- A23 Proposed Floor Plans – Third Floor Plan
- A24 Proposed Floor Plans – Fifth Floor
- A25 Proposed Elevations – Section Through Building

4.0 ADDITIONAL PROJECT INFORMATION

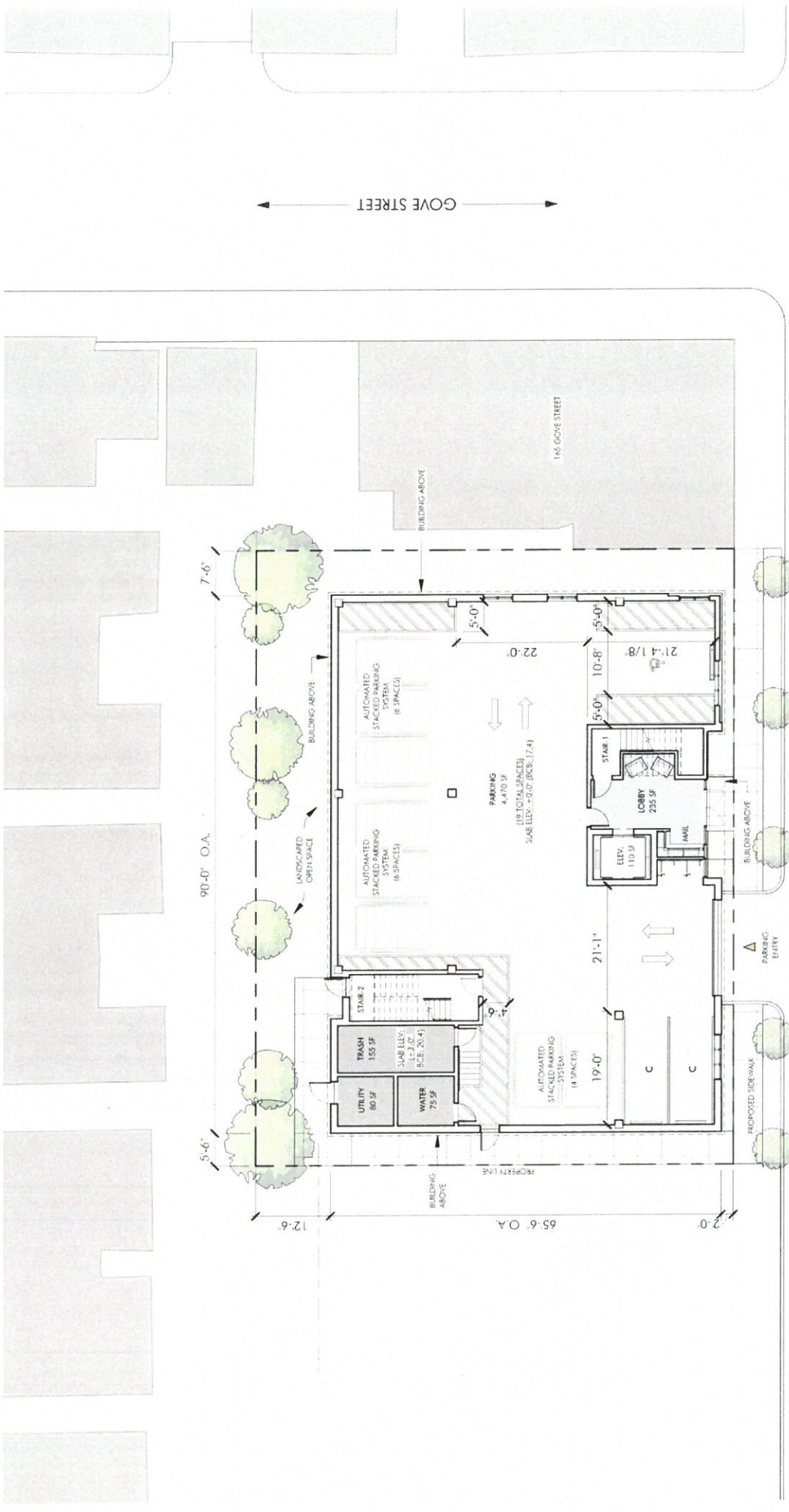
Preliminary List of Permits or Other Approvals Which May Be Sought

Agency Name	Permit or Action*
Local Agencies	
Boston Planning & Development Agency	Article 80 Review and Execution of Related Agreements;
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works, Public Improvement Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Other
Boston Zoning Board of Appeals	Possible Variances and Dimensional Relief from Existing Zoning Code Requirements
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer	Approval for Sewer and Water Connections; Construction Site Dewatering; and Storm Drainage
Boston Parks Department	Approval for Site Location in Relation to Nearby Parks
Boston Department of Inspection Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits

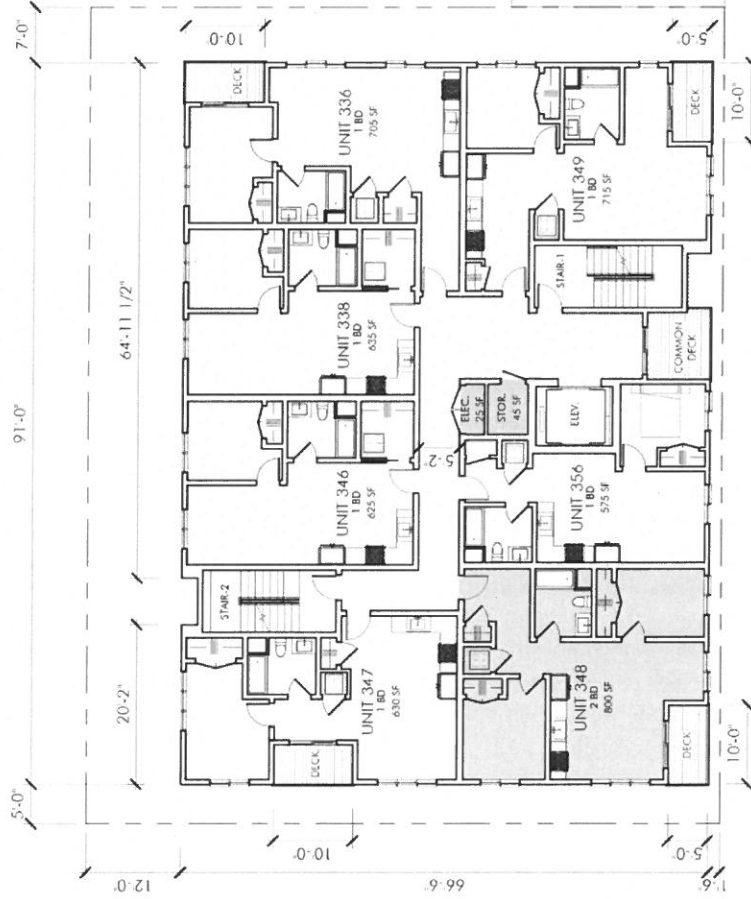
* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.2 Project Team

Project Name: 28-30 Geneva Street		Project Team Information
Property Owner / Developer	Joel DeLuca 154 Lynnway, Unit 502 Revere, MA 01902 617-567-2568 j.deluca@deluxebos.com	
Article 80 Permitting Consultant / Legal Counsel / Outreach	Drago & Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109 617-391-9450 Jeffrey Drago, Esq., jdrago@dtlawllp.com Matthew Eckel, Esq., matt@dtlawllp.com	
Architect	Embarc Studio 60 K Street, 3 rd Floor Boston, MA 02127 617-766-8330 Dartagnan Brown, dbrown@embarcstudio.com Bill Mensinger, bmensinger@embarcstudio.com	

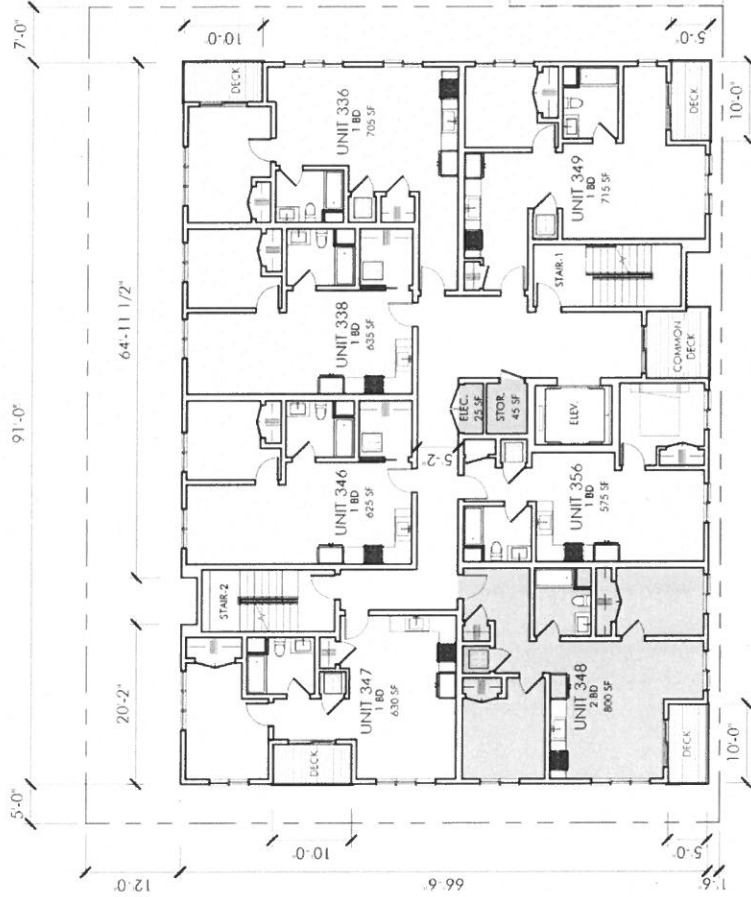


FIRST FLOOR PLAN



GENEVA STREET

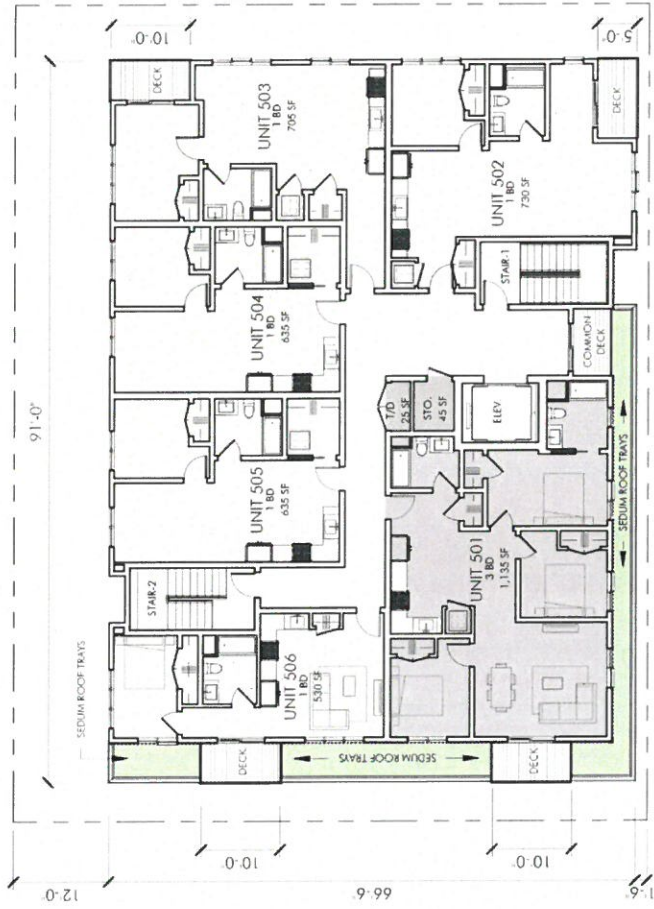
TYPICAL FLOOR PLAN (LEVELS 2 & 4)



GENEVA STREET



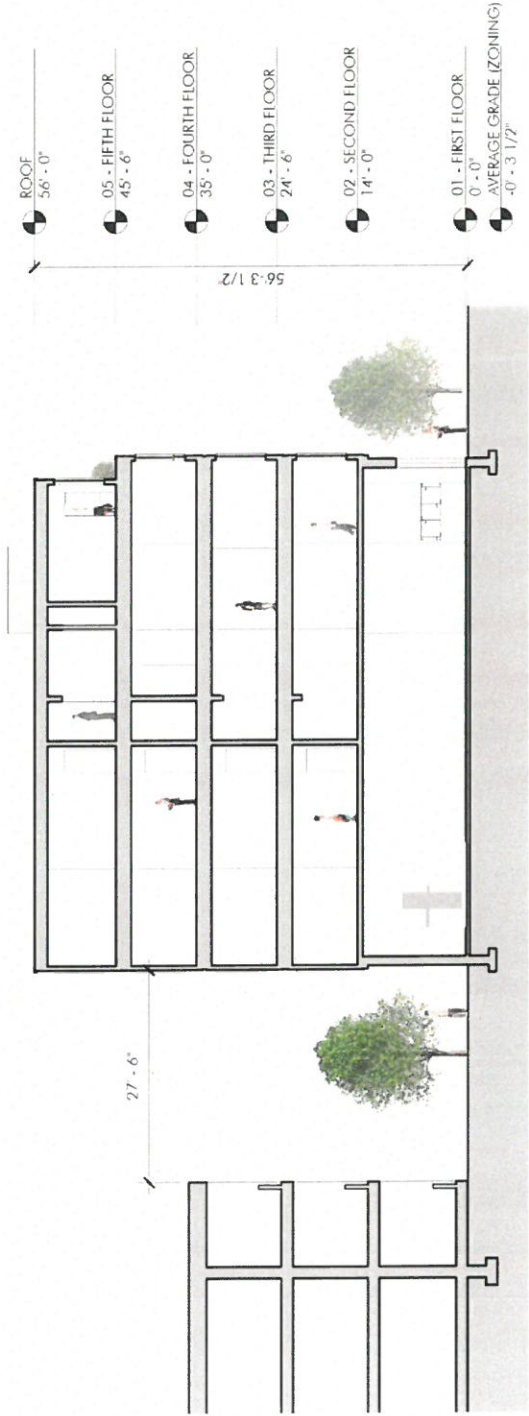
THIRD FLOOR PLAN



GENEVA STREET

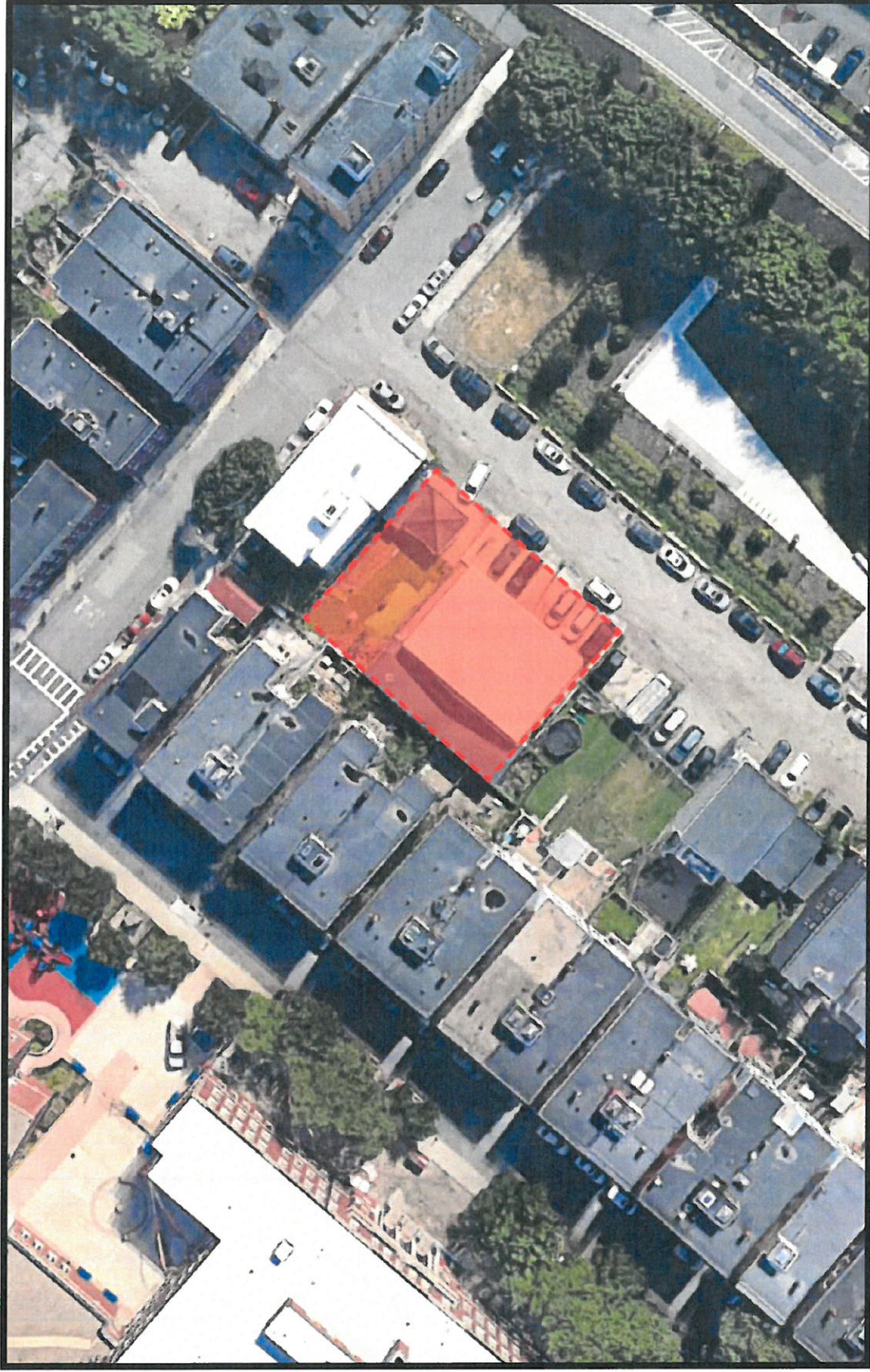


FIFTH FLOOR PLAN

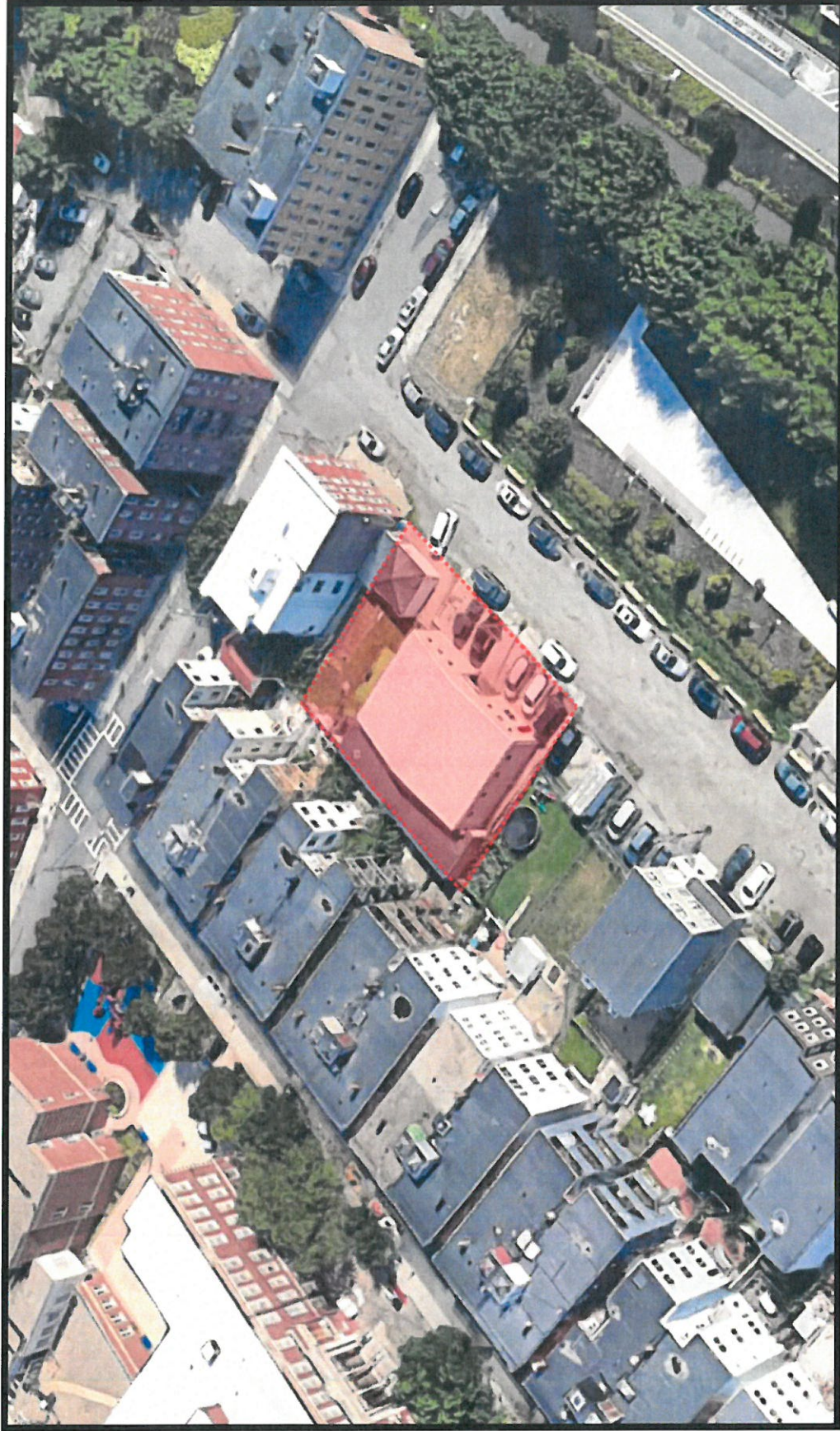


SECTION THROUGH BUILDING

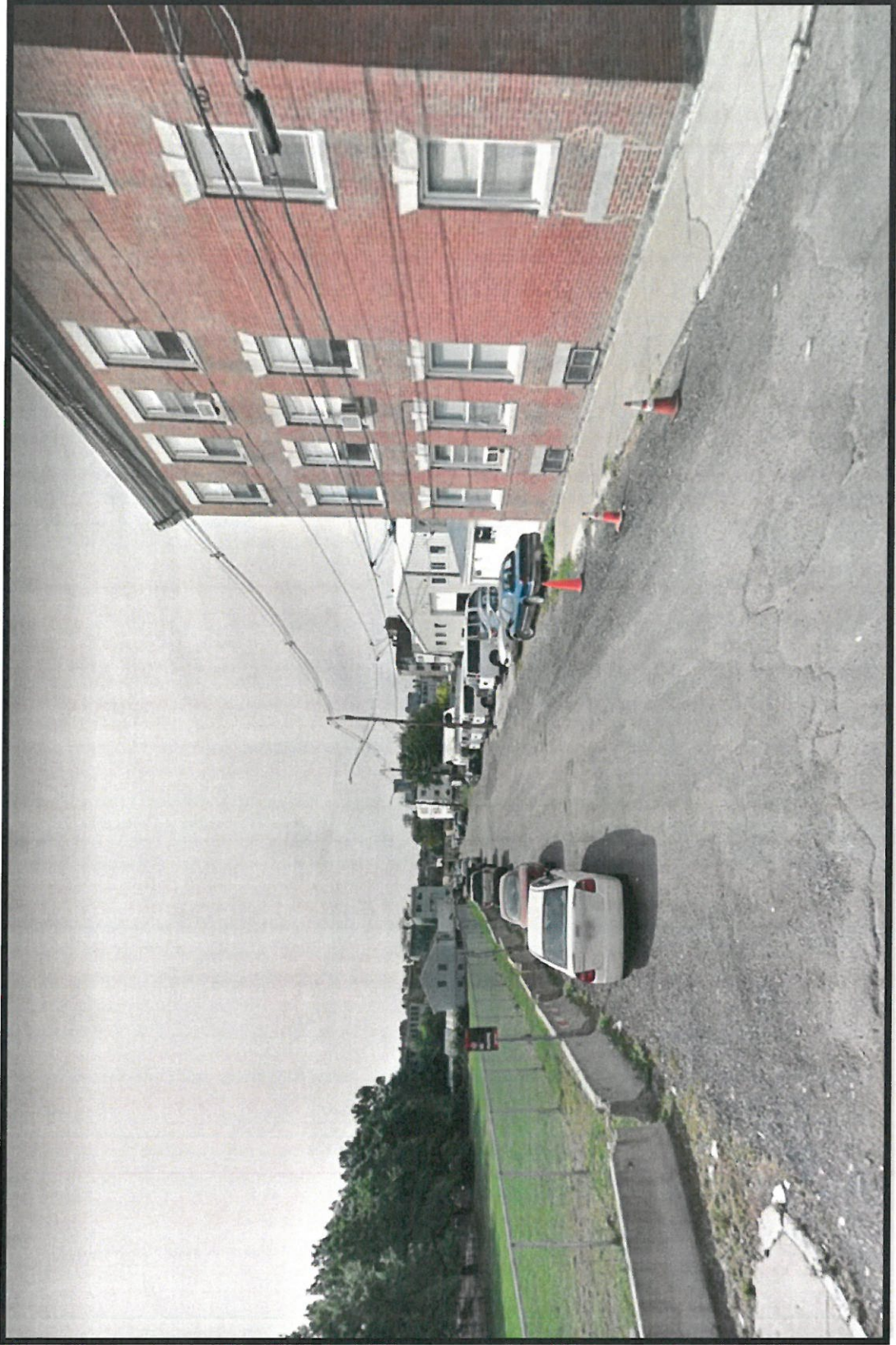
Aerial View – Existing Conditions



Aerial View – Existing Conditions



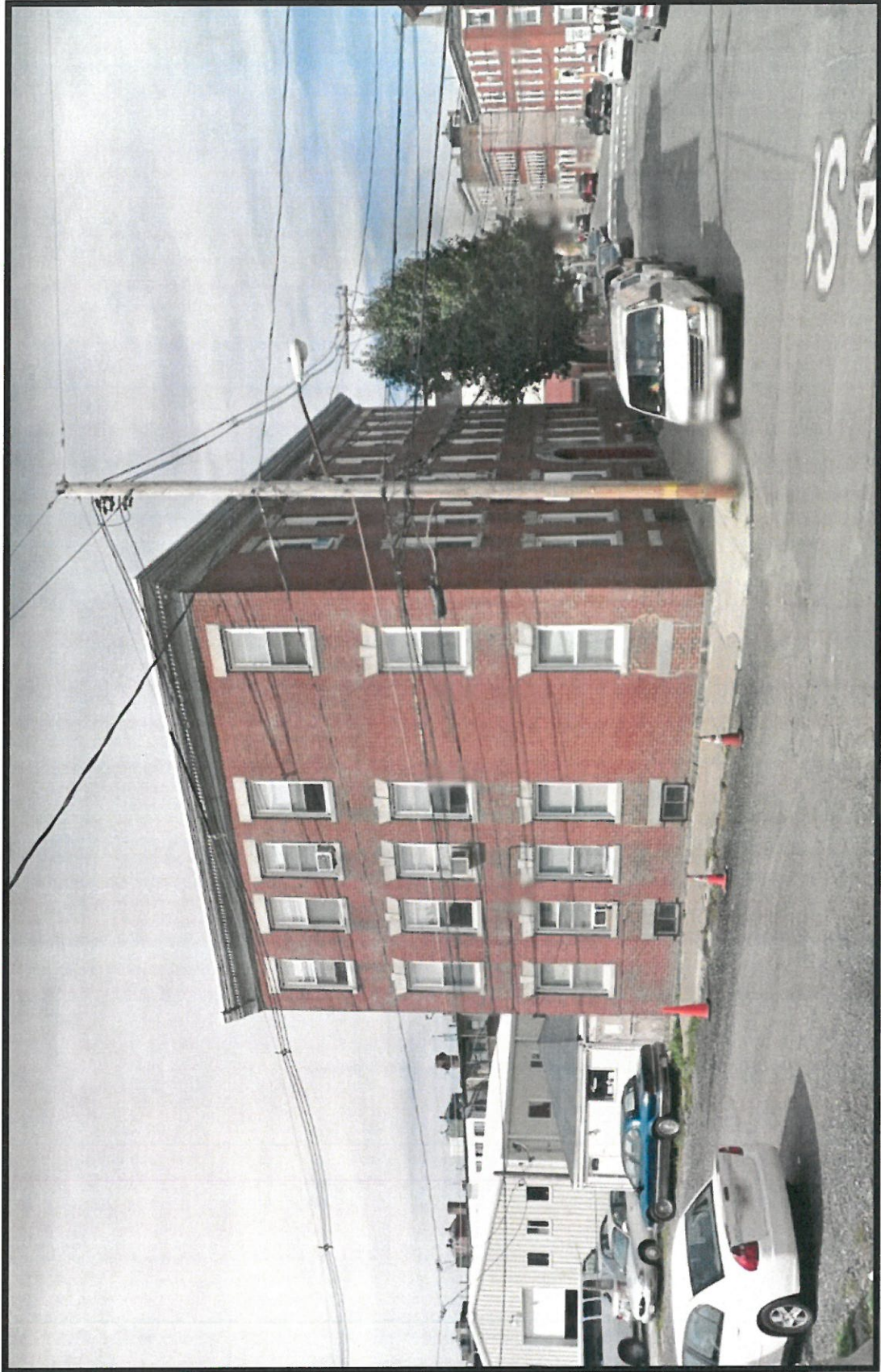
Geneva Street



28-30 Geneva Street - Existing Conditions



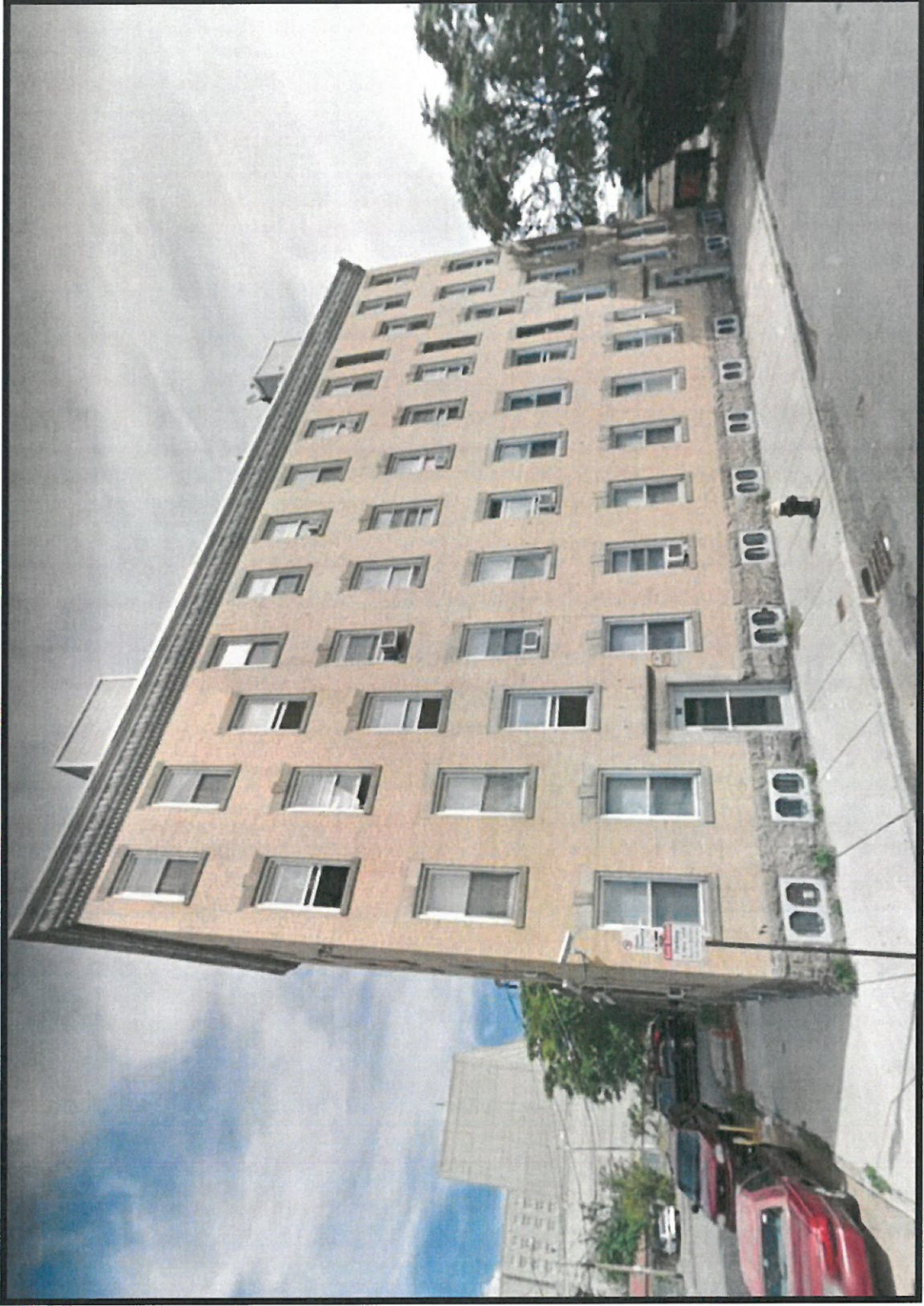
165 Gove Street - Existing Conditions



166-168 Gove Street - Existing Conditions



174-176 Gove Street - Existing Conditions



Massport Park - Existing Conditions






Geneva Street Rendering



Northwest Rendering





-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS

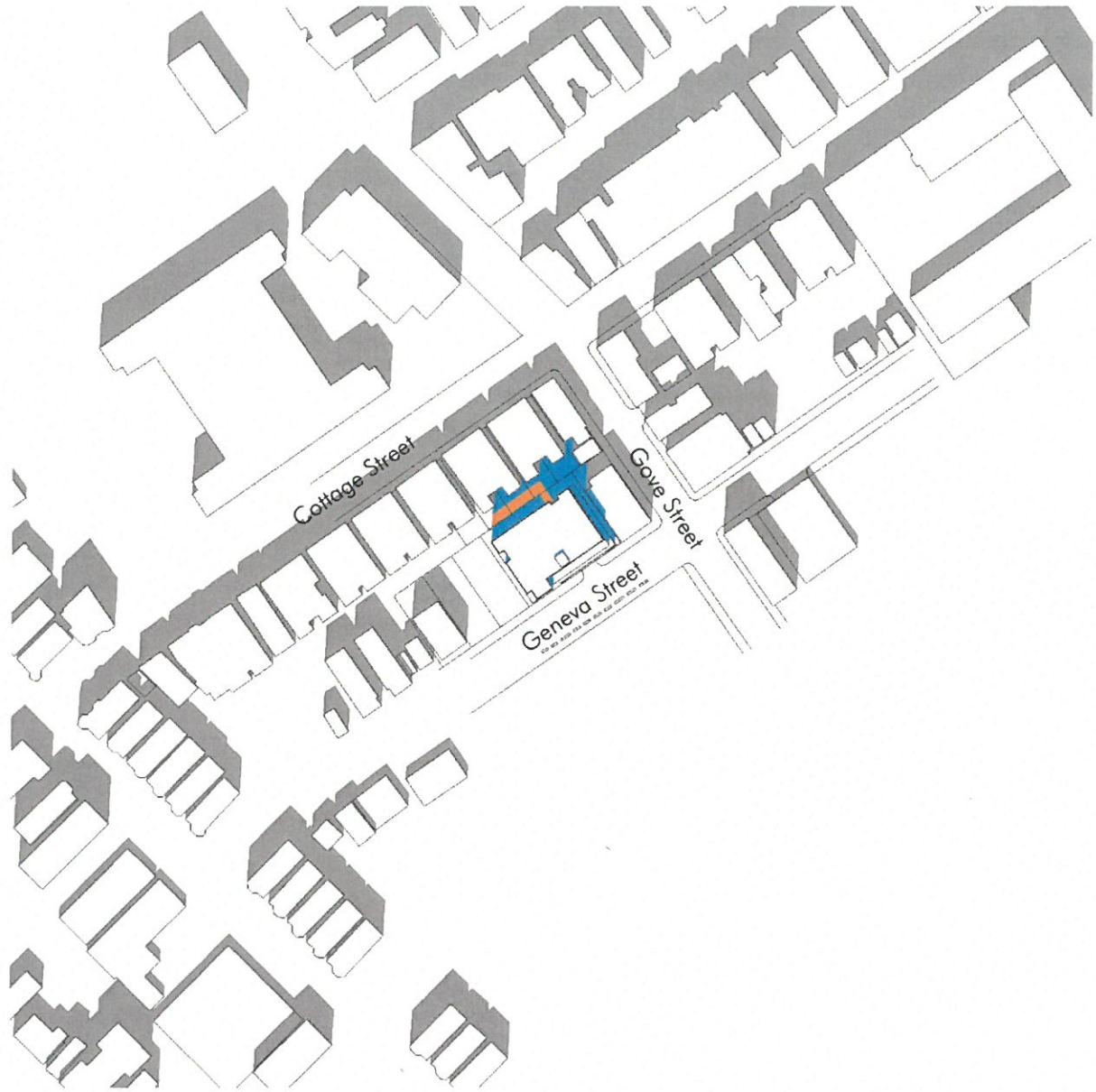


1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; VERNAL EQUINOX (MARCH 21), 9 AM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; VERNAL EQUINOX (MARCH 21), 12 PM

EMBARC



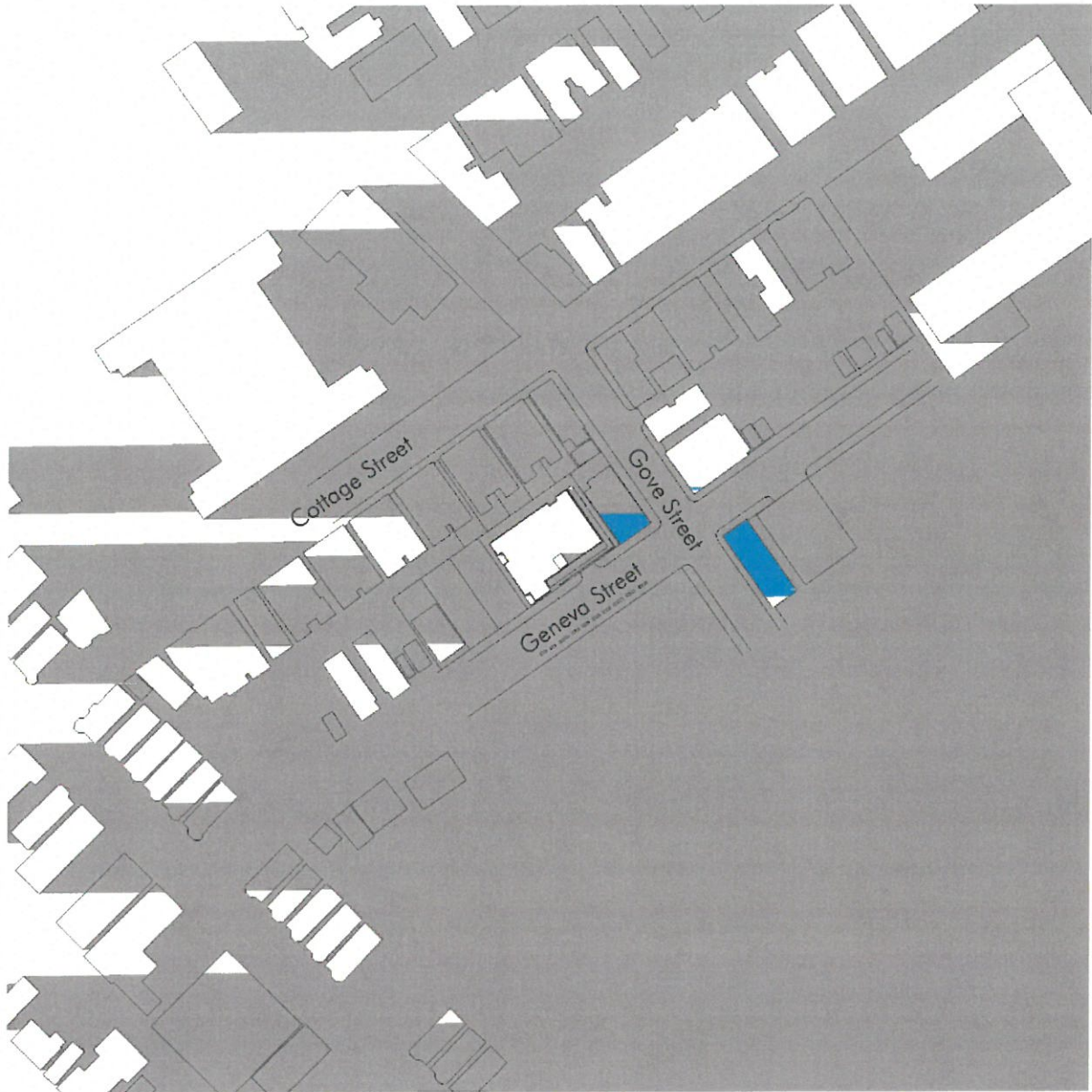
- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; VERNAL EQUINOX (MARCH 21), 3 PM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; VERNAL EQUINOX (MARCH 21), 6 PM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS






1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; SUMMER SOLSTICE (JUNE 21), 9AM

EMBARC



-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; SUMMER SOLSTICE (JUNE 21), 12 PM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS






1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; SUMMER SOLSTICE (JUNE 21), 3 PM

EMBARC



-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS






28 - 30 Geneva Street

SHADOW STUDY; SUMMER SOLSTICE (JUNE 21), 6 PM

EMBARC



-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; AUTUMNAL EQUINOX (SEPTEMBER 21), 9 AM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS



1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; AUTUMNAL EQUINOX (SEPTEMBER 21), 12 PM

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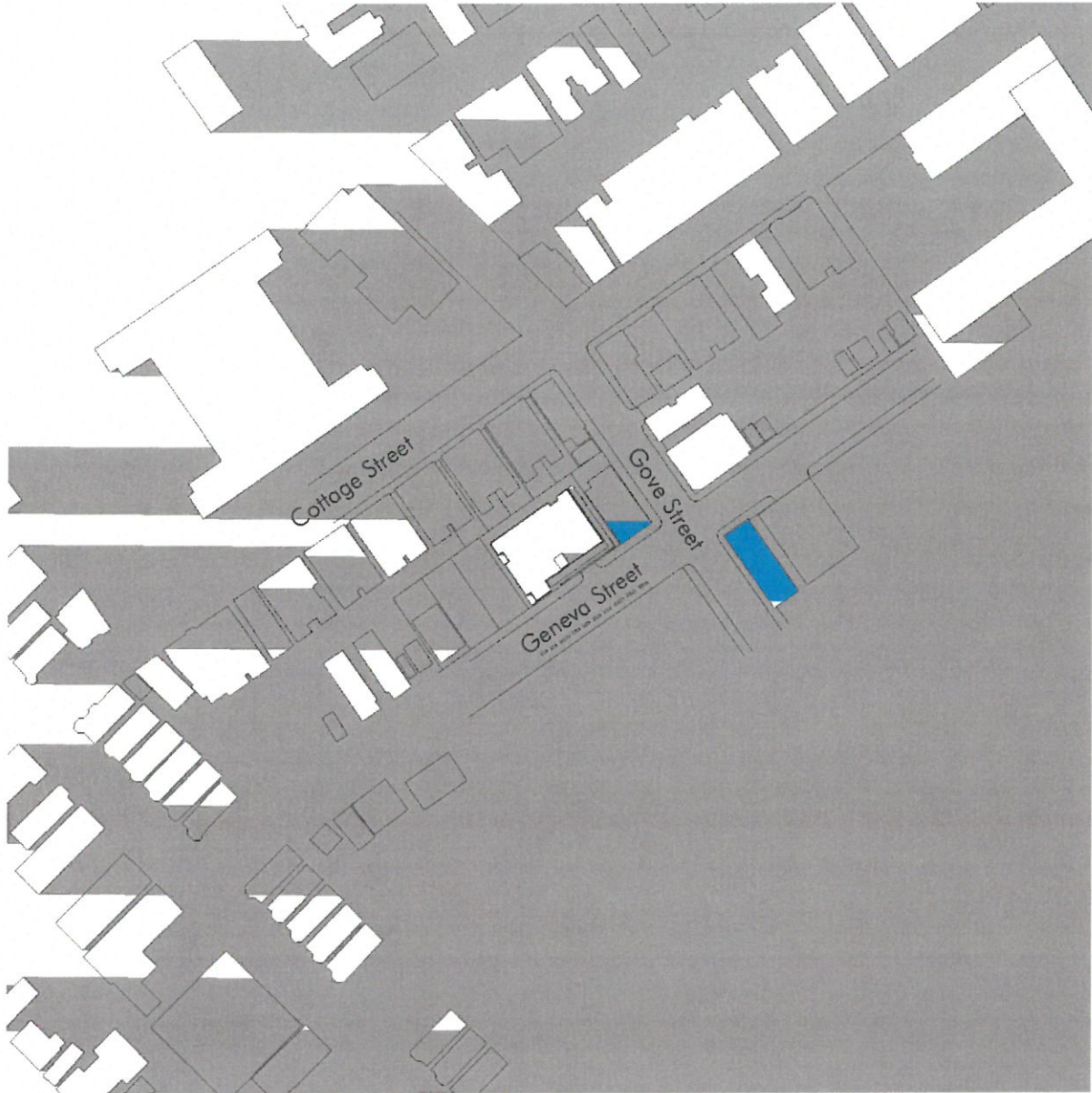
- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS



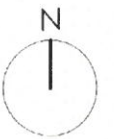
28 - 30 Geneva Street

SHADOW STUDY; AUTUMNAL EQUINOX (SEPTEMBER 21), 3 PM

EMBARC



- SHADOW OF EXISTING BUILDING
- SHADOW OF PROPOSED BUILDING
- EXISTING SURROUNDING SHADOWS






1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; AUTUMNAL EQUINOX (SEPTEMBER 21), 6 PM

EMBARC



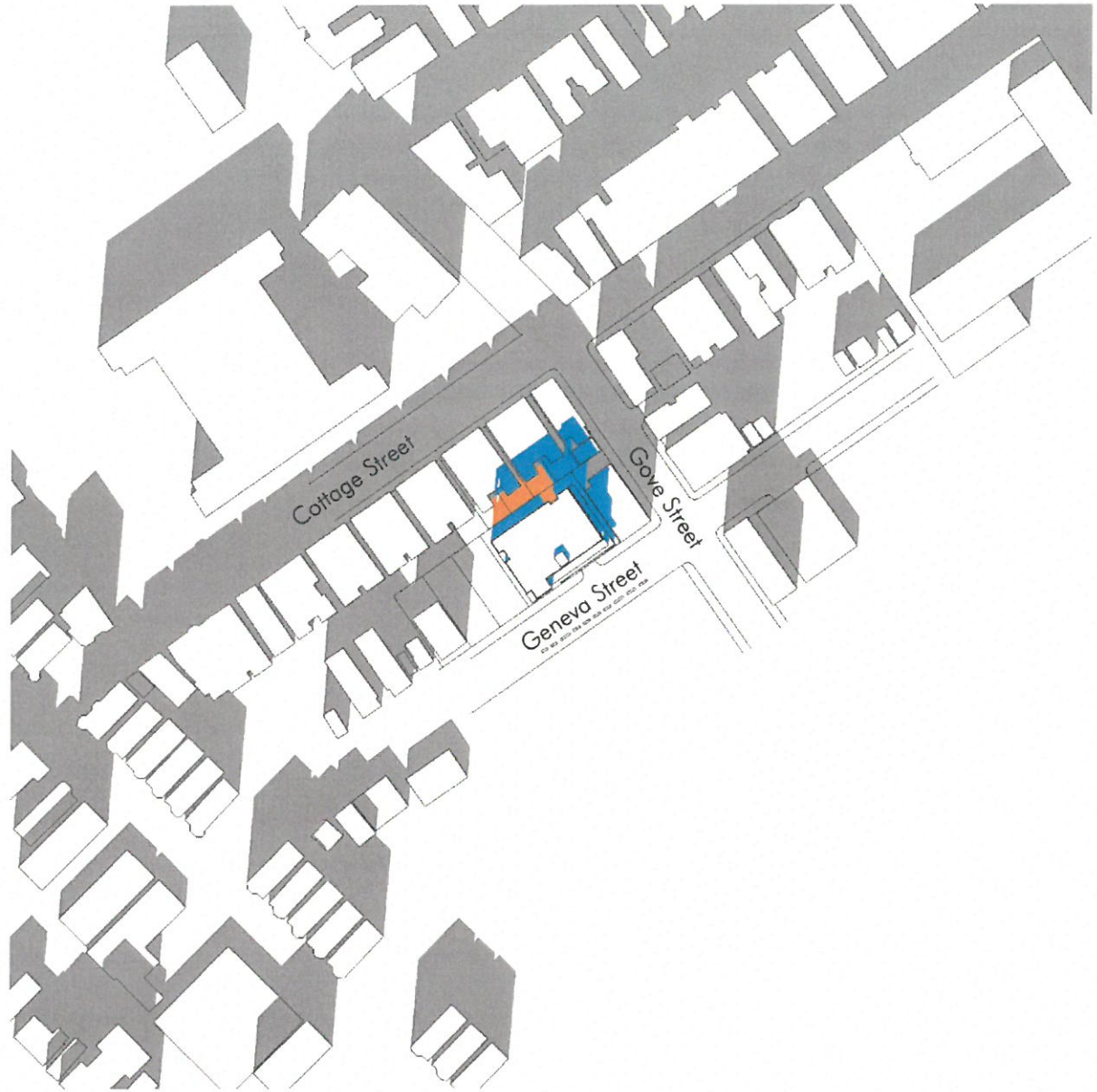
-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS






28 - 30 Geneva Street

SHADOW STUDY; WINTER SOLSTICE (DECEMBER 21), 9 AM

EMBARC



-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS

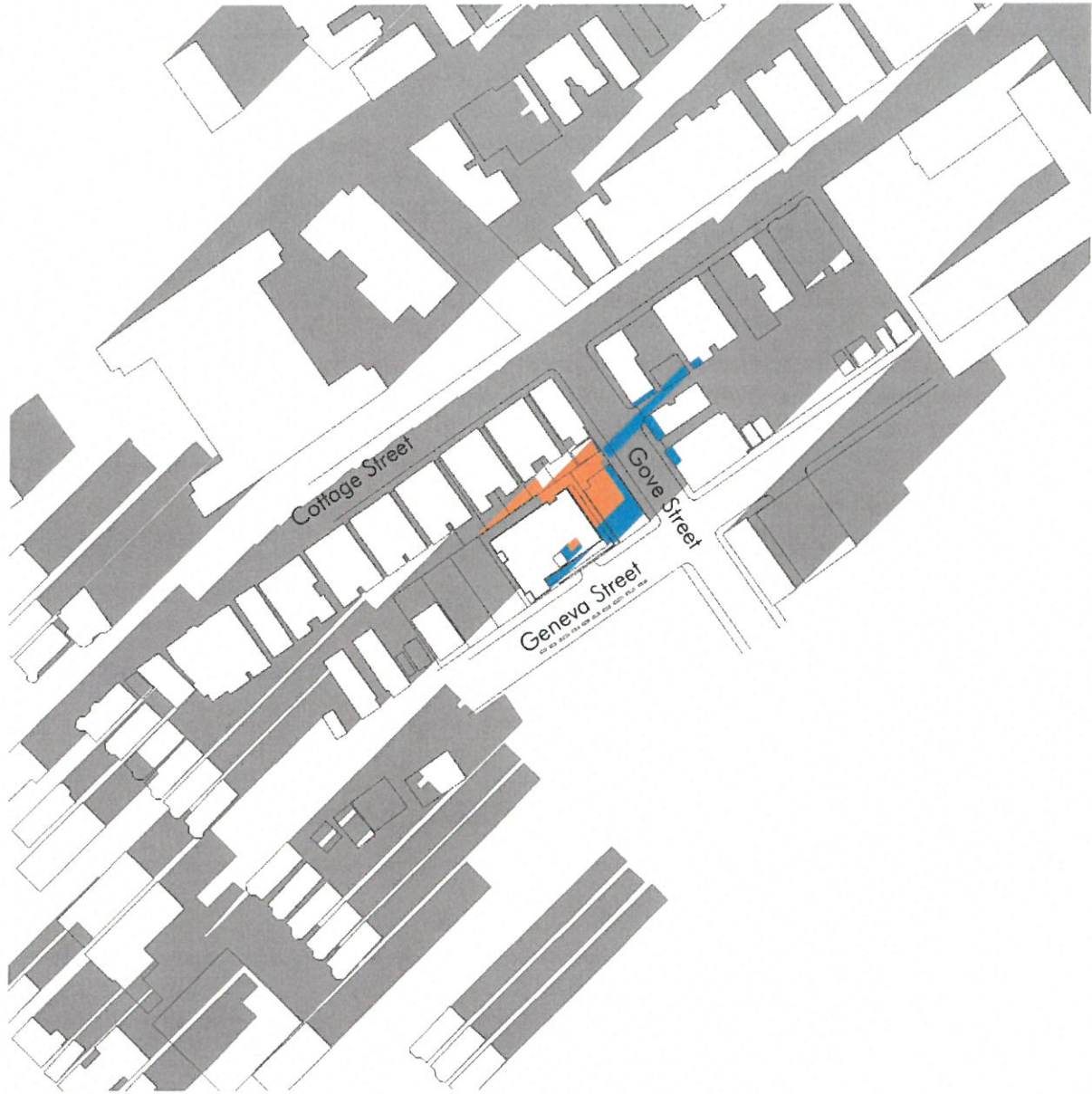





1" = 160'-0"

28 - 30 Geneva Street

SHADOW STUDY; WINTER SOLSTICE (DECEMBER 21), 12 PM

EMBARC



-  - SHADOW OF EXISTING BUILDING
-  - SHADOW OF PROPOSED BUILDING
-  - EXISTING SURROUNDING SHADOWS



28 - 30 Geneva Street

SHADOW STUDY; WINTER SOLSTICE (DECEMBER 21), 3 PM

EMBARC

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 BPDA 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>
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 | ACCESSIBILTY 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:	28-30 Geneva Street		
Primary Project Address:	28-30 Geneva Street, East Boston, MA 02128		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Jeffrey R. Drago, Esq. Drago + Toscano, LLP jdrago@dtlawllp.com 617-391-9450		
Owner / Developer:	Joel DeLuca		
Architect:	Embarc Studio		
Civil Engineer:	TBD		
Landscape Architect:	TBD		
Permitting:	Drago + Toscano, LLP		
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:	8,240 SF	Building Area:	29, 806 GSF

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Building Height:	56.7 FT.	Number of Stories:	5 Flrs.	
First Floor Elevation:	17.4 FT. (BCB)	Is there below grade space:	No	
What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Residential Lobby and Parking/building utilities			
<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:	<p>The proposed site is situated in the middle of the Jeffries Point neighborhood in East Boston, bound to the east and the north by the East Boston Greenway and Memorial Park. Just to the west, the Logan International Airport rental car facilities can be found, buffered only by a small park across Geneva Street., while to our immediate west, the Donald McKay School can be found,</p> <p>The current neighborhood is primarily a mixed-used of 3-family and multi-family residential developments surrounded by some industrial buildings and open space (Boston Proper) areas, including Logan airport to the immediate east.</p> <p>The site is relatively flat, given its proximity the airport, and worthy of noting that the site is not located within the FEMA AE flood zone.</p>			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<p>¼ Mile Radius: MBTA Station: Maverick (Blue Line) Bus Connections: 114, 116, 117, 120, 121 ½ Mile Radius: Everything included within the ¼”mi radius plus the following: MBTA Station: Airport (Blue Line) Bus connections: 171, SL3</p>			

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<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>Hospitals/Medical Facilities within ½ mi: East Boston Neighborhood Health, Gove St (northwest) East Boston Neighborhood Health, Maverick St (west) East Boston Neighborhood Health, Orleans St (northwest) Boston Medical Center (northwest)</p> <p>Elderly and Disabled Housing within ½ mi: Victory Gardens Apartments (southwest)</p> <p>Public Housing within ½ mi: Maverick Shipyard Apartments (west) Maverick Landing (west) Greenway Apartments (west) Living Eastie (west)</p> <p>Educational Facilities within ½ mi: Donald Mckay School (west) East Boston EEC (west) East Boston Meditation Center (south) Babblingbrook Family Learning Center (west) Take Lessons Music and voice Lessons (north) Adams Elementary School (south)</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Government Buildings within a ½ mi: Passacantilli Boston City Council District 1 (northwest) Boston Housing Authority (west)</p> <p>Libraries within a ½ mi: East Boston Branch of the Boston Public Library</p> <p>Community Centers within a ½ mi: Paris Street Community Center (northwest) Jeffries Point Neighborhood Association (south)</p> <p>Recreational Facilities within a ½ mi: YMCA (north) Jeffries Yacht Club (south) Piers Park Sailing Center CrossFit Jeffries Point (west) Zumix (southwest)</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? If yes, identify which district:</p>	<p>No</p>

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<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>No, however as part of the site development, the project proposes to improve a portion of Geneva St and incorporate new sidewalks to tie into Gove St.</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>N/A (see above)</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? 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>Yes, Gove Street is categorized as Neighborhood Connector Street Type, while Geneva Street is categorized as Neighborhood Residential Street 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>+/-8'-0". TBD</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>TBD</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</p>	<p>TBD</p>

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what will the remaining right-of-way clearance be?	
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	N/A
Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.	TBD
<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>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	19; Parking Garage on Ground Floor
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?	1 Van Accessible Space
Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?	TBD
Where is the accessible visitor parking located?	N/A
Has a drop-off area been identified? If yes, will it be accessible?	Location TBD, however it will be accessible
<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>	

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Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Residential Lobby to be flush condition with the sidewalk at building exterior, From the Lobby, elevator and stairs to provide access to upper floors.
Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?	Yes (see above)
If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.	N/A. Project is under 50,000sf
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</p> <p><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?	27 Housing Units
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?	27 Units for Sale; Affordability Breakdown TBD
If a residential development, how many accessible Group 2 units are being proposed?	None
If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.	N/A
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.	N/A

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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. All entrances and unit balconies are ADA accessible.</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, from the Lobby, elevator to provide access to upper 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>The current condition of Geneva Street is unpaved without sidewalks. This development will add a portion of paved road, sidewalk, curbing and street trees. Additional off-site roadway improvements are 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>TBD</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as "Family" /</p>	<p>No restrooms are planned in common spaces at this time.</p>

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<p>“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>	<p>Proponent has not reviewed proposed plan with the City of Boston Disability Commissioner or Architectural Access staff at this time.</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>Proponent has not presented the proposed plan to the Disability Advisory Board.</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. (Attached)</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances. (Attached)</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) (N/A)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. (N/A)</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"> • Photo A/B/C/D: Existing Geneva Street Views • • • 	

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

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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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