

43 LOCHDALE ROAD RESIDENTIAL PROJECT

*43 Lochdale Road
Roslindale, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning & Development Agency



Owen Kiernan

Choo & Co., Inc., Architects ~ Adams & Morancy, P.C.



Adams & Morancy

COUNSELORS - AT - LAW

March 21, 2019

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

Dear Director Golden:

It is our pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 43 Lochdale Road Residential Project in Roslindale.

The proposed project is to consist of 36 new residential units, primarily market rate, with 5 IDP affordable units, and 46 interior garage parking spaces.

The applicant, and our client, is Owen Kiernan. Architectural services are being provided by Choo & Co., Inc.

On behalf of the applicants 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,



George Morancy, Esq.

43 LOCHDALE ROAD PROJECT

~ Roslindale ~

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

submitted by

Owen Kiernan

I. PROJECT SUMMARY

- 1.1 Project Team
- 1.2 Project Summary
- 1.3 Community Benefits

II. DETAILED PROJECT INFORMATION

- 2.1 Project Description
- 2.2 Project Financing and Developer Pro Forma
- 2.3 Urban Design
- 2.4 Traffic, Parking, and Access
- 2.5 Anticipated Permits and Approvals

III. BOSTON ZONING CODE DATA

IV. EXHIBITS: URBAN DESIGN SUBMISSIONS & ACCESSIBILITY CHECKLIST

- Exhibit 1: Locus Map
- Exhibit 2: Aerial Views of Site
- Exhibit 3: Street Views of Site
- Exhibit 4: Parcel Map
- Exhibit 5: Parcel Map (portion)
- Exhibit 6: Zoning Refusal Letter
- Exhibit 7: Subdivision Plan of Land
- Exhibit 8: Architectural Plans
- Exhibit 9: Current and Proposed Views of Site
- Exhibit 10: Accessibility Check List

I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Owen Kiernan
33 Adrian Road
Milton, MA 02186

Legal Counsel:

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

Architecture:

Choo & Co., Inc.
One Billings Road
Quincy, MA 02171
Tel.: 617-786-7727
Email: shanel@choo-design.com

Surveying:

Boston Survey, Inc.
George Collins, P.L.S.
Unit C-4, Shipway Place
Charlestown, MA 02129
Tel: 617-242-1313
Email: gcollins@bostonsurveyinc.com

1.2 Project Summary

The proposed project consists of a new four-story 36-unit residential building to be situated at 43 Lochdale Road in Roslindale. The lot size is approximately 22,500 square feet and is currently vacant land. Lochdale Road runs off of Washington Street and is located within easy walking distance of the MBTA's Forest Hills Orange Line rapid transit station, and a short distance from Bussey Brook Meadow.

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 36 new rental apartments in an attractive low-rise building, including 5 affordable units 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; and
- the expected creation of at least 45 construction industry jobs to complete the proposed project;

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 22,500 square feet, comprised of one full parcel of land fronting on Lochdale Road, and a portion of a second, smaller parcel that fronts on Washington Street. The second parcel is being subdivided to enlarge the project site, while leaving a portion with Washington Street frontage for later infill development.

The proposed new four-story building will consist of 36 new residential rental apartments, primarily market rate, with 5 affordable units in accordance with the City’s Inclusionary Development Policy. Access to the site will be from Washington Street to Lochdale Road, with access to the building’s garage provided via Kitson Road, a private way.

2.2 Project Financing and Developer Pro Forma

The applicant has developed numerous commercial and residential projects in Boston over more than twenty-five years, has an established and solid working relationship with many lenders, and intend to finance the project using traditional institutional financing.

Total Development Cost (soft/hard costs): \$7,000,000
 Construction Cost (hard cost): \$6,500,000

Disclosure of Beneficial Interests in the Project

Owen Kiernan: 100%

Number of Construction Jobs:	45
Estimated Constructions Start:	Fourth Quarter 2019
Estimated Construction Completed:	First Quarter 2021

2.3 Urban Design Approach – Building Program, Massing and Materials

The proposed project will consist of a new four-story building. The first floor will contain a lobby space, garage parking for 46 motor vehicles, a bicycle storage room, and a loading dock. Floors two through four will contain 36 residential units. Each floor will contain one 1-bedroom unit, ten 2-bedroom units, and one 2-bedroom-plus-study unit. The building will define the street wall along both Lochdale Road and Kitson Road, and will fill the most of the combined lot.

The front face of the building will be set back 9 feet from the lot line to provide for a wider sidewalk with tree planters and a planting bed. On the Kitson Road side, the building face is setback 19 feet from the lot line to provide for a generous 9-foot wide sidewalk and a minimum road width for vehicles to encourage pedestrian and bicycle activity. Kitson Road and the new 9-foot walkway/bike path will serve as a connection to the bike path off Arboretum Street. On the south side lot line, the building face is set back 21.3 feet from the lot line to provide for added green space. The rear building face is set back 10.5' from the lot line. The building is configured as three modules, in between which are light courts that provide views, and light and air to the interior second bedroom of each unit.

The building's skin will be a composition of fiber cement lap siding in two depths, fiber cement vertical siding, glass fenestration, and painted fiber cement trim and aluminum storefront. The materials and rhythm of the façade are similar to adjacent residential buildings along Washington Street. The buildings form and scale are similar to other newer developments along Washington Street.

The proposed building height is approximately 40 feet to the roof of the uppermost story. Mechanical equipment, the stairways, and an elevator shaft head-house will rise above that point, but will set back from the front edge of the building so to not be visible from the street.

The materials and architectural massing have been planned and designed to relate and complement the scale of the existing adjacent buildings and to be consistent with neighborhood design. The materials and architectural massing have been designed to visually reinforce the geometry and movement of the site. Final elevation studies will continue to be reviewed by the BPDA as the design process evolves.

2.4 Traffic, Parking, and Access

The building's garage will accommodate parking for 46 motor vehicles, providing an off-street parking ratio of 1.28 spaces per unit. This ratio was achieved in response to community concerns and requests for adequate on-site parking. The site is located one-half mile from the Forest Hills MBTA station, which provides access to Orange Line rapid transit, the Needham Commuter Rail line, and bus routes 16, 21, 30, 31, 32, 33, 34, 34E, 35, 36, 37, and 38. Access to the garage will be via Kitson Road, leading from Washington Street and Lochdale Road. Kitson Road, and the new

9-foot walkway/bike path to be created as part of the project, will serve as a connection to the bike path off Arboretum Street.

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 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: Local Industrial (LI), Article 55

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	None	22,500 s.f.	No
Min. Lot Area/Add'l D.U.	None	N/A	No
Min. Lot Width	None	110 ft.	No
Min. Lot Frontage	None.	110 ft.	No
Max. FAR	1.0	1.87	Yes
Max. Building Height	35 ft.	40 ft.	No
Max. Story Height	N/A	4 stories	No
Min. Open Space	50 s.f./d.u.	129 s.f./d.u.	No
Min. Front Yard Setback	None	9'	No
Min. Side Yard Setback	None	19'/5.3'	No
Min. Rear Yard Setback	20'	10.5'	Yes

Off-Street Parking Requirements Per Table J of Article 55

Residential Parking:

31 market rate units: 1.5 space per unit = 46 spaces

5 IDP (affordable) units: .7 space per unit = 4 spaces

Total spaces required: 50

Total spaces provided: 46

Yes

Off-Street Loading Requirements Per Table K of Article 55

15,001 – 49,999 square feet: 1 Off-Street Loading Bay required; 1 provided No

Use Regulations: Proposed multi-family dwelling is a forbidden use.

Yes

43 Lochdale Road Residential Project

43 Lochdale Road, Roslindale

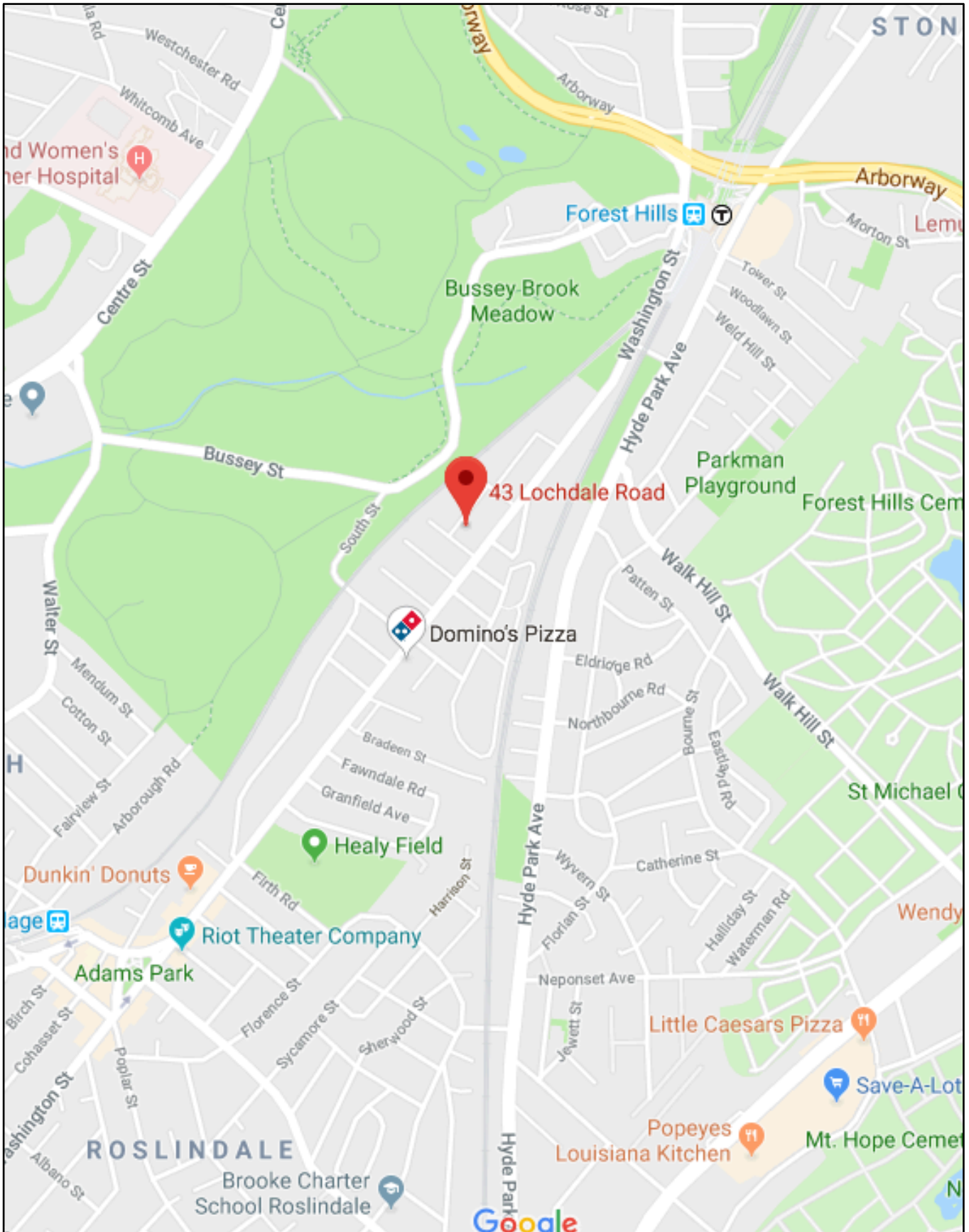


EXHIBIT "2"

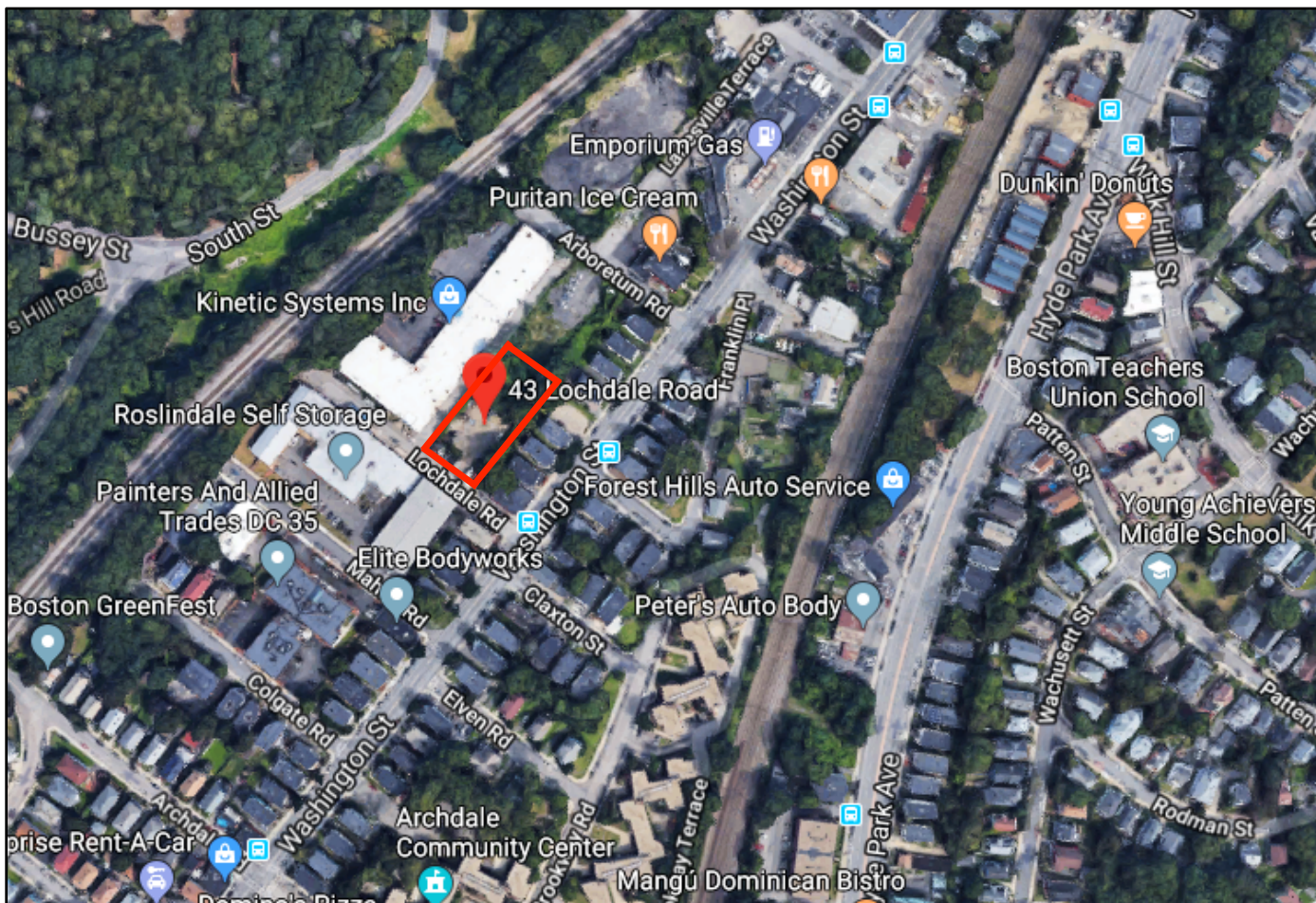
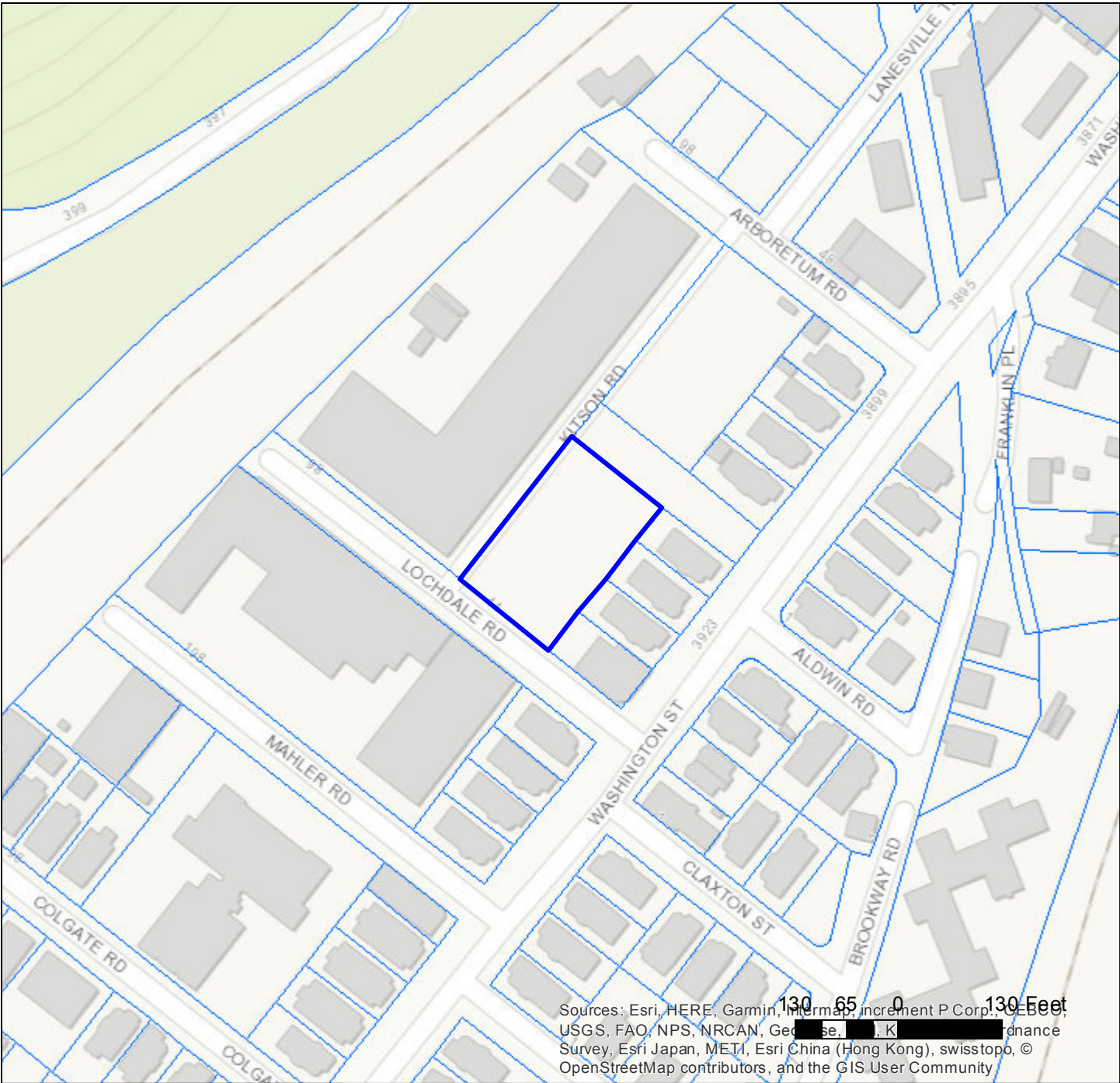


EXHIBIT "3"





EXHIBIT "4" Parcel 1902888010



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, Swisstopo, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Parcel ID: 1902888010
 Address: LOCHDALE RD
 Zipcode: 02131
 Owner: KIERNAN OWEN
 Land Use: Commercial land
 Lot Size: 18,700.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$321,400.00
 Land Value: \$321,400.00
 Building Value: \$0.00
 Gross Tax: \$8,099.28

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

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.

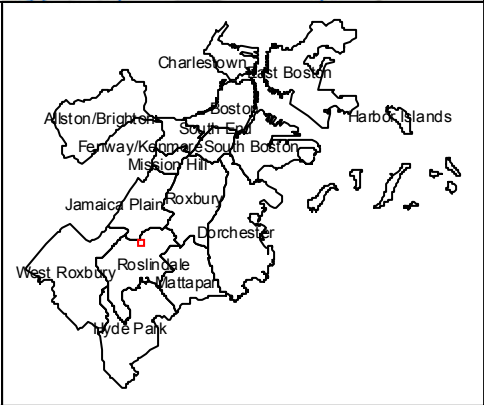
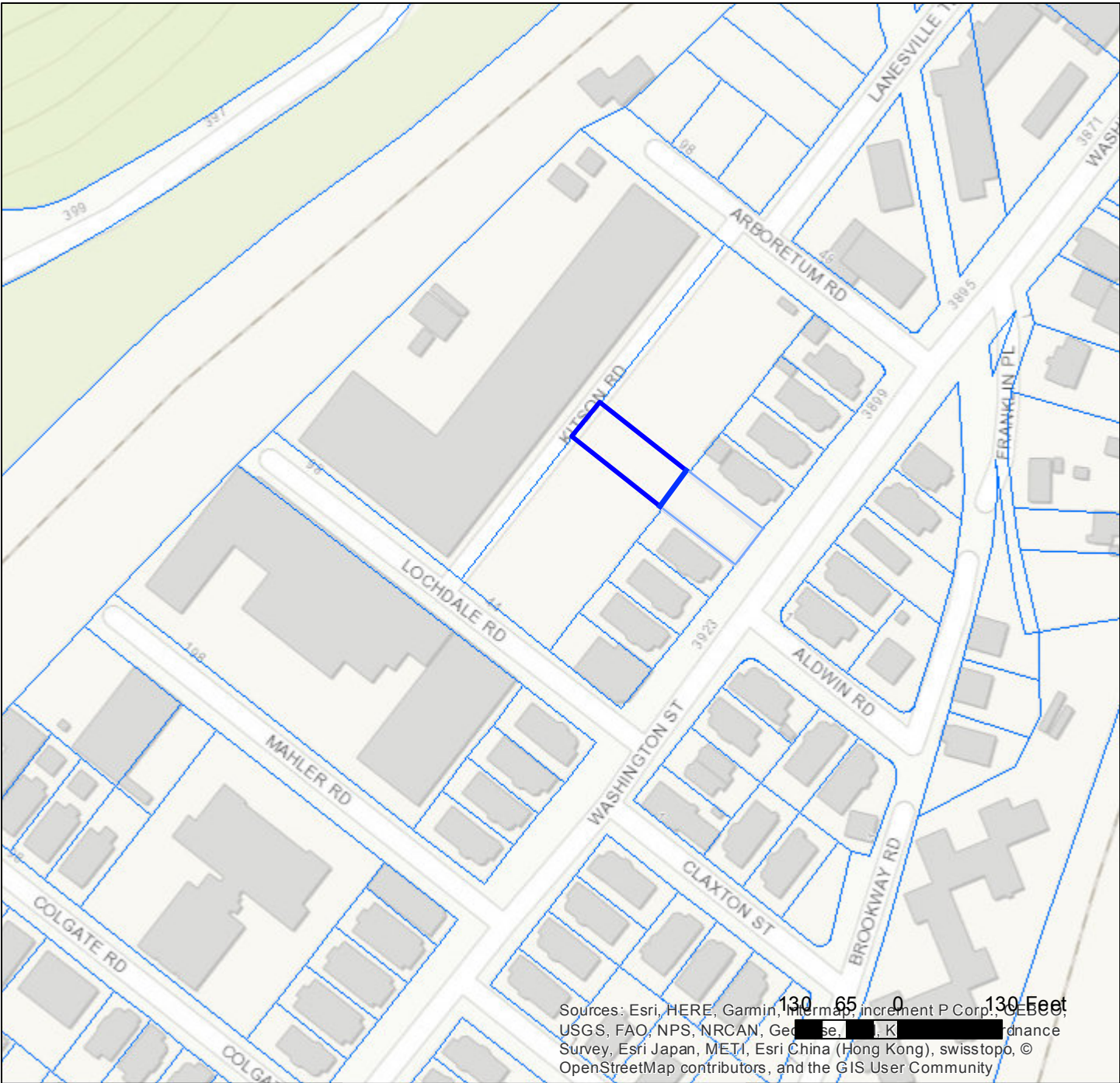


EXHIBIT "5"
Parcel 1902884000 (portion)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, Swisstopo, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Parcel ID: 1902884000
 Address: WASHINGTON ST
 Zipcode: 02131
 Owner: KIERNAN OWEN
 Land Use: Commercial land
 Lot Size: 7,800.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$161,400.00
 Land Value: \$161,400.00
 Building Value: \$0.00
 Gross Tax: \$4,067.28

3,800 sq. ft. used



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

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.





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

PING MANDAWÉ
CHOO & COMPANY INC.
ONE BILLINGS ROAD
QUINCY, MA 02171

November 02, 2016

Location: 43 LOCHDALE RD ROSLINDALE, MA 02131
Ward: 19
Zoning District: Jamaica Plain Neighborhood
Zoning Subdistrict: LI
Appl. # : ERT641677
Date Filed: September 28, 2016
Purpose: Subdivide parcel ID# 1902884000 into 2 lots: Lot 1 to have 3,800 sq ft and Lot 2 to have 4,000 sq ft. (Lot 2 is to remain a vacant Lot). Combine Lot 1 and Lot 3 (parcel ID#1902888010) to have 22,500 sq ft (current propose land). Erect a new multi-family (42 units) with parking on ground level as per plans.

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 55 Section 19	Use Regs in Local Industrial	Multi-Family Dwelling is Forbidden Use
Article 55 Section 20	Dimensional regs in LI	Floor Area Ratio Excessive
Article 55 Section 20	Dimensional regs in LI	Building Height Excessive
Article 55 Section 20	Dimensional regs in LI	Rear Yard Setback Insufficient
Article 55 section 40	Off-Street Parking/Loading Reqs	Off-Street Parking Insufficient
Article 55 section 40	Off-Street Parking/Loading Reqs	Off-Street Loading Insufficient
Notes		Upon favorable ZBA decision, two sets of construction documents will be required for building review.

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.

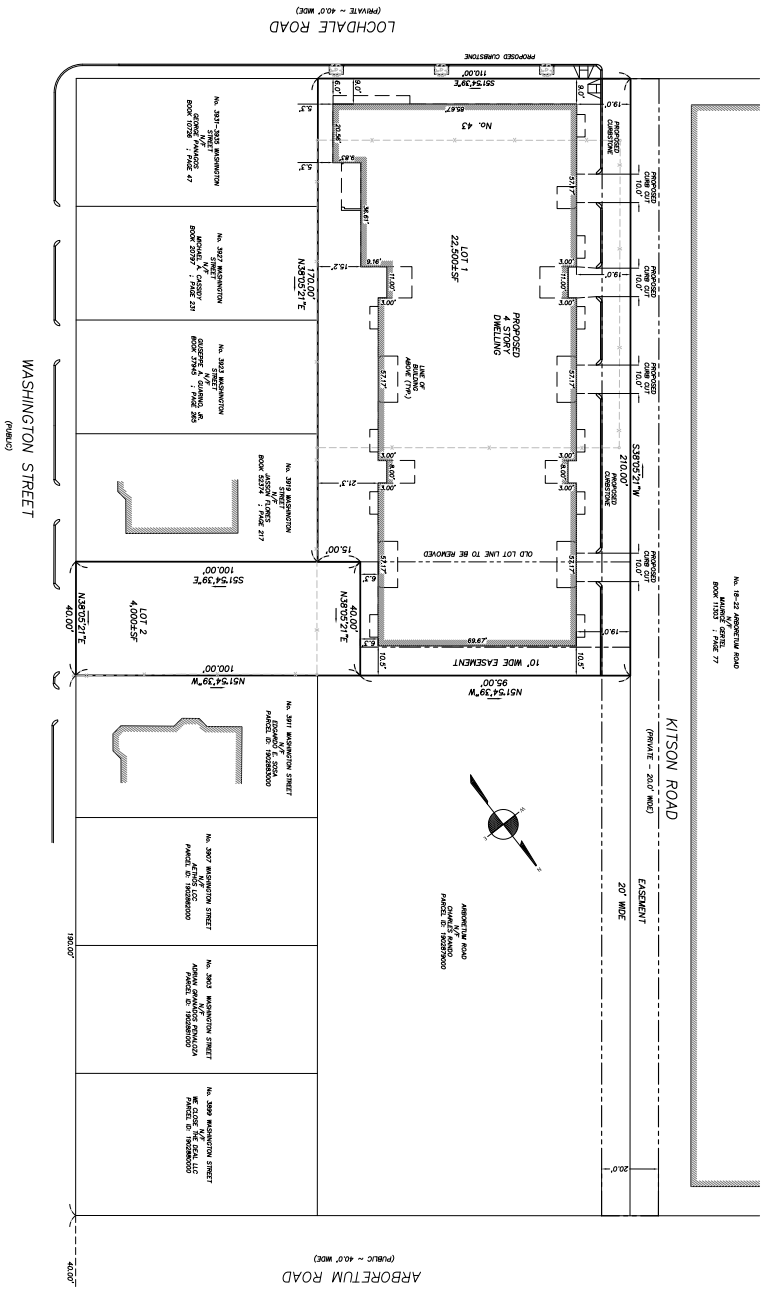
 Lisa Hoang
 (617)961-3359
 for the Commissioner

FOR REGISTRAR USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN ALL STRUCTURES AND LOCATED AS SHOWN HEREON.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A FLOOD HAZARD.
 COMADUNITY PANEL: 25025-C0886
 EFFECTIVE DATE: 05-25-2009

SUBDIVISION PLAN OF LAND

LOCATED AT
 43 LOCHDALE ROAD
 ROSLINDALE, MA
 DATE: JANUARY 3, 2019 SCALE: 1/8" = 1'-0"



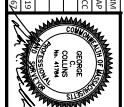
PREPARED FOR:
 OWNER: HERMAN SUIN
 343 WASHINGTON STREET
 ROSLINDALE, MA 02132

REFERENCES:
 FIELD BOOK 25284-1 PG 37
 PLAN NO. 272 PG 80
 PLAN NO. 272 PG 80

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PROJECT ID: 1005888000

FIELD:	DNV
DRAWN:	DNV
CHECK:	DNV
DATE:	02/21/19
JOB #:	14-00252

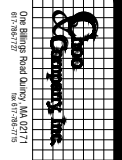


PROPOSED MULTI-FAMILY BUILDING

43 LOCHDALE ROAD, ROSLINDALE, MASSACHUSETTS

Location

PROPOSED MULTI-FAMILY BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA



One Shilling Road LLC
One Shilling Road, Roslindale, MA 02171
617-862-1722
www.1shilling.com

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AWARE OF ALL EXISTING UTILITIES AND ALL OTHER CONDITIONS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

ZONING SUMMARY

MULTIFAMILY USE	JAMACA PLAIN ARTICLE 55
OTHER DWELLING	LOCAL INDUSTRIAL SUBDISTRICT
REQUIRED BY ZONING	NONE
EXISTING PROJECT	22,500 SF
PROPOSED PROJECT	22,500 SF
PARKING REQUIREMENTS	110
REQUIRED PARKING SPACES PER UNIT	1.5
PROPOSED PARKING SPACES	165
REQUIRED PARKING SPACES - TOTAL	165
PROPOSED PARKING SPACES - TOTAL	165

KEY

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL
- ◇ 2 HOUR WALL
- ◇ FAN
- ⊗ 45 MIN DOOR
- ⊗ 1-1/2 HOUR DOOR
- ⊗ WINDOW TYPE
- ⊗ 1 HOUR CLG. ABOVE (SEE CT.1/A.3.1)
- ⊗ 2 HOUR CLG. WALL (SEE CT.2/A.3.1)
- ⊗ FIRE EXTINGUISHER

CODE SUMMARY

PROPOSED TYPE 5A CONSTRUCTION
PROPOSED S-2 & R-2 USE GROUPS
PROPOSED 4 STORIES
ZONE: LOCAL INDUSTRIAL

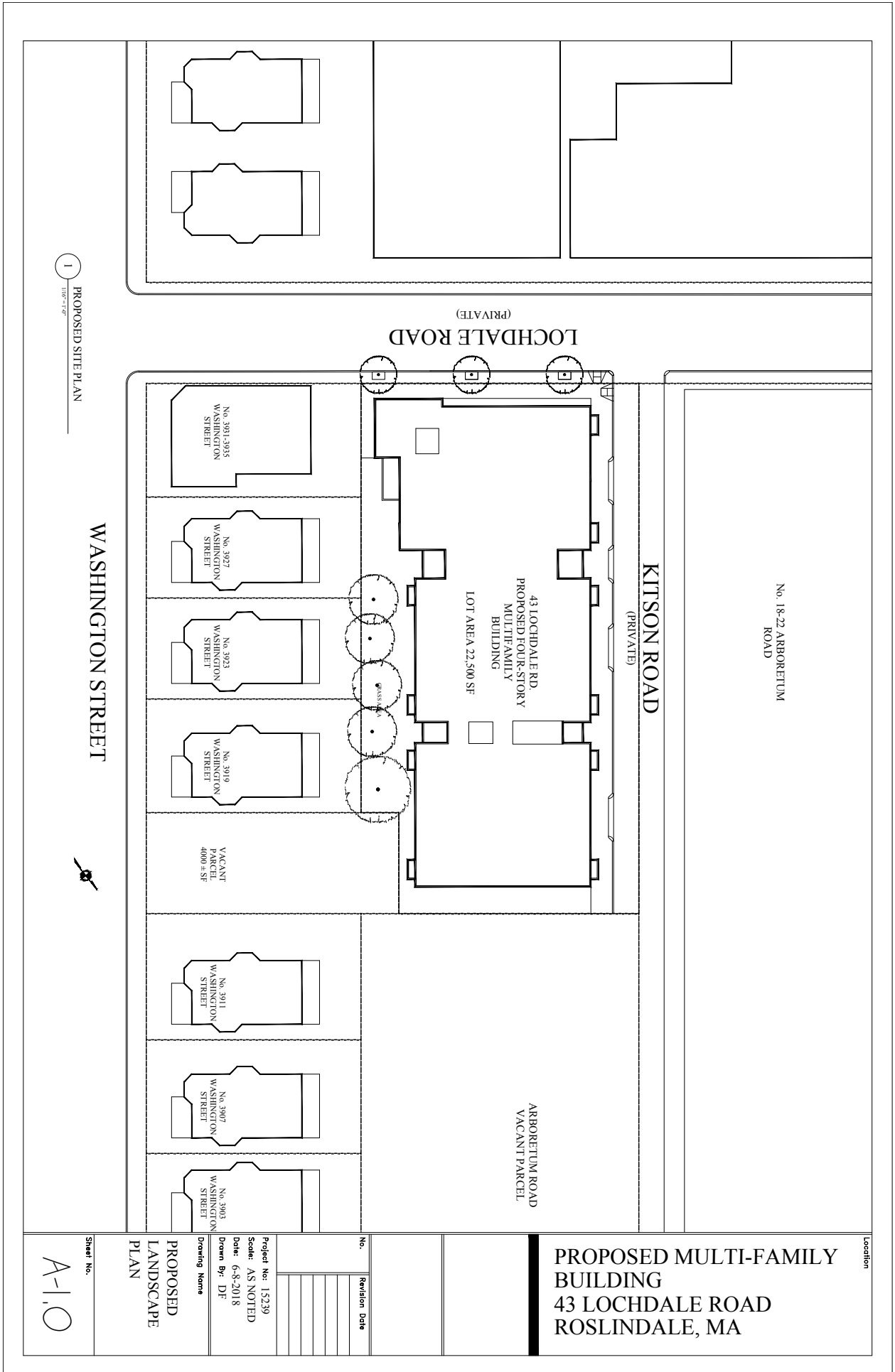
SOIL TESTING
NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE. THE DESIGNER HAS BASED THE FOUNDATION DESIGN ON A SYSTEM AS DESIGNED IS BASED ON A 1 TON MINIMUM SOIL BEARING CAPACITY. SOIL BEARINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A CAPACITY IS NOT AVAILABLE, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REVISION.

No.	Revision	Date
1	11-16-18 BPPD	

Project No: 15239
Scale: AS NOTED
Date: 9-1-16
Drawn By: DF

Drawing Name
COVER SHEET

Sheet No.
A-0



1 PROPOSED SITE PLAN

WASHINGTON STREET



Sheet No. A-1.0

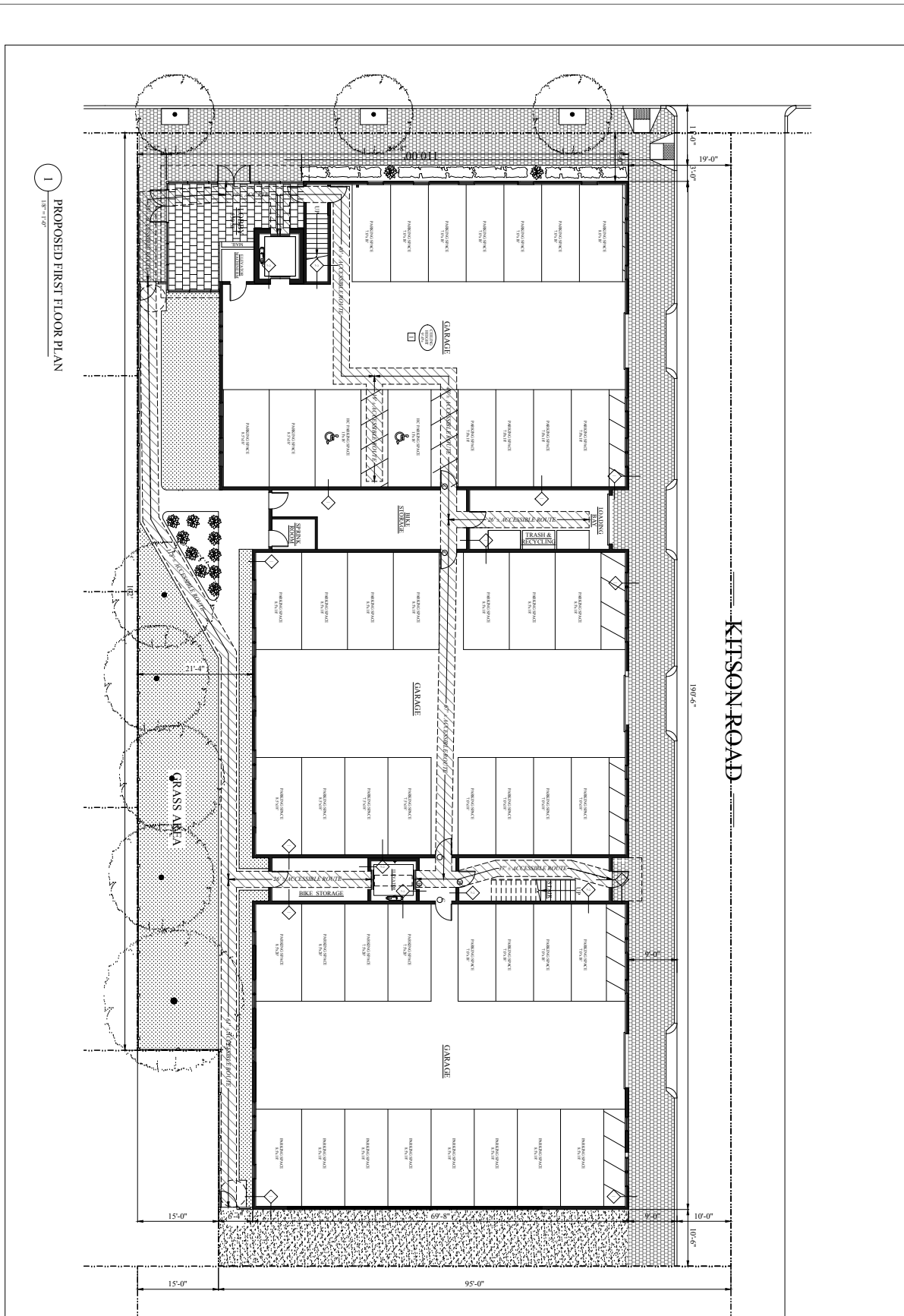
PROPOSED LANDSCAPE PLAN

No.	Revision Date

Project No: 15239
 Scale: AS NOTED
 Date: 6-8-2018
 Drawn By: DF
 Drawing Name

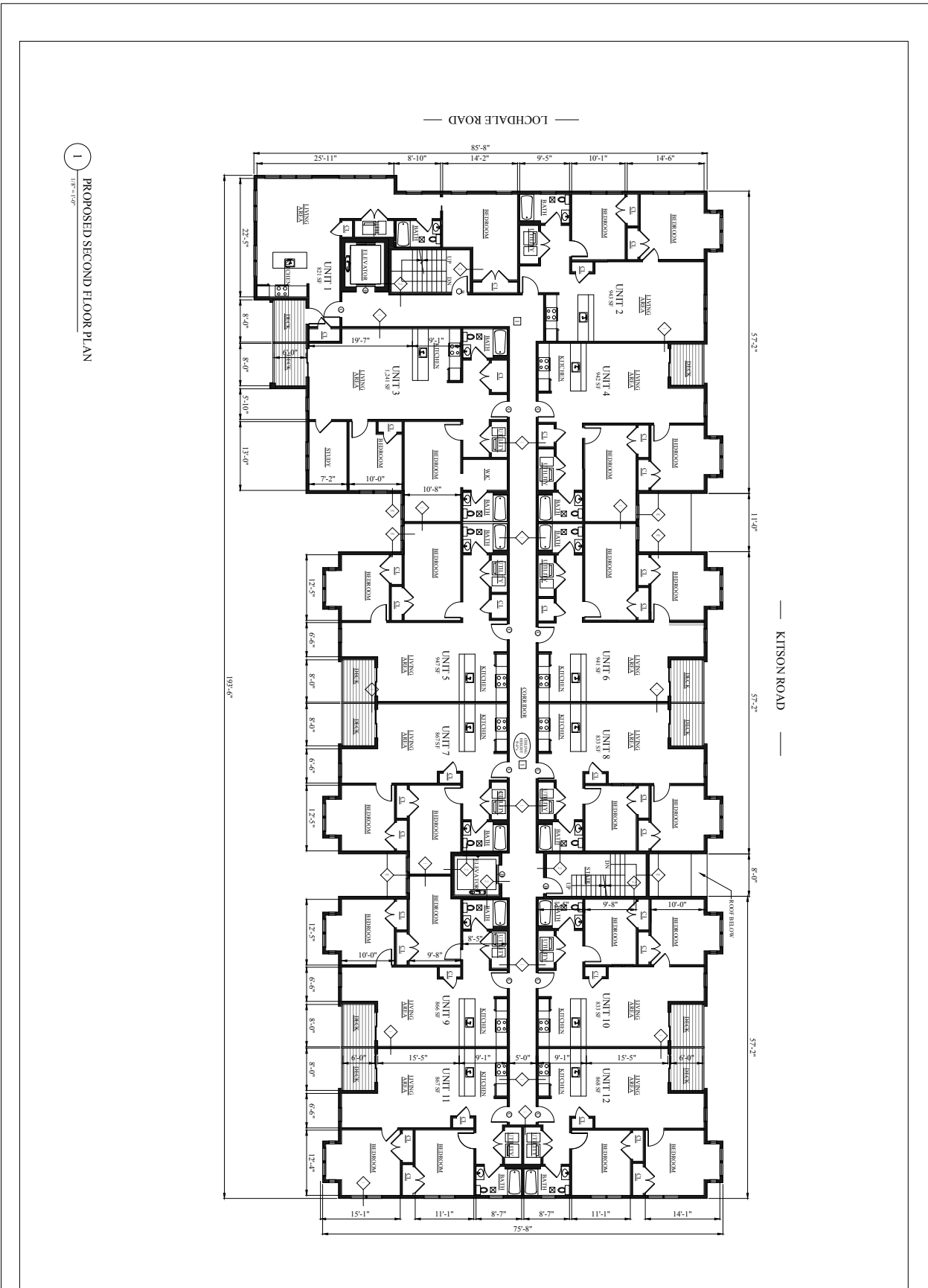
PROPOSED MULTI-FAMILY BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA

Location



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

<p>Location</p> <p>PROPOSED MULTI-FAMILY BUILDING 43 LOCHDALE ROAD ROSLINDALE, MA</p>	<p>Design Group, Inc. One Billing Street Dairy, MA 02171 617.866.7277 www.dginc.com</p>	<p>Project No: 15239 Scale: AS NOTED Date: 6-8-2018 Drawn By: DJF</p>	<p>Drawing Name</p> <p>PROPOSED FIRST FLOOR PLAN</p>	<p>Sheet No.</p> <p style="font-size: 2em; font-weight: bold;">A-11</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 90%;">Revision Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	No.	Revision Date								
No.	Revision Date														



Location

PROPOSED MULTI-FAMILY BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA

Design Group, Inc.
 One Shilps Road, Danvers, MA 01923
 87-284-1177
 86-07-262-719

No.	Revision	Date

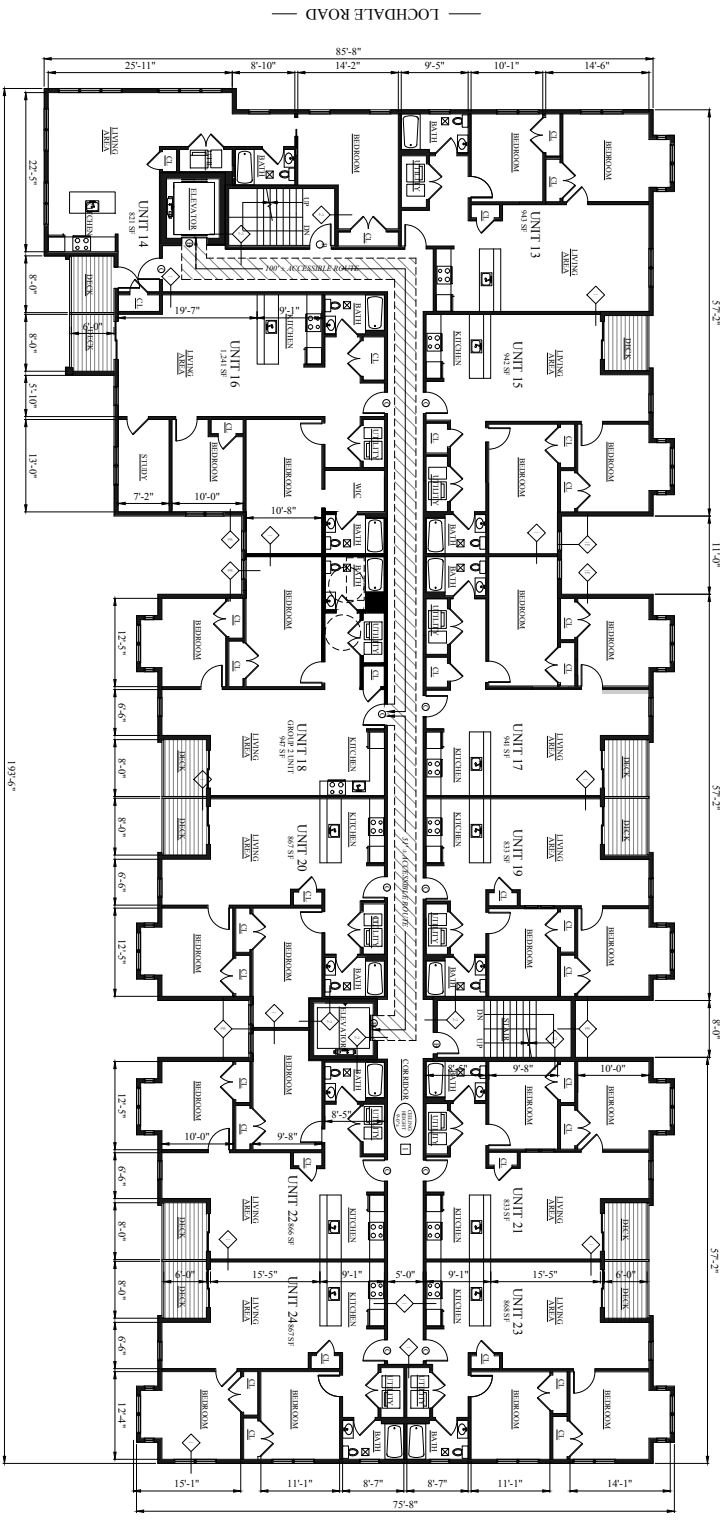
Project No: 15239
 Scale: AS NOTED
 Date: 6-8-2018
 Drawn By: DF

Drawing Name
PROPOSED SECOND FLOOR PLAN

Sheet No.
A-1.2

1
 1/8" = 1'-0"
PROPOSED SECOND FLOOR PLAN

1
18'-7 1/8"
PROPOSED THIRD FLOOR PLAN




Sheet No.
A-1,3

PROPOSED
THIRD FLOOR
PLAN

Drawing Name
Project No: 15239
Scale: AS NOTED
Date: 6-8-2018
Drawn By: DJF

No.	Revision	Date

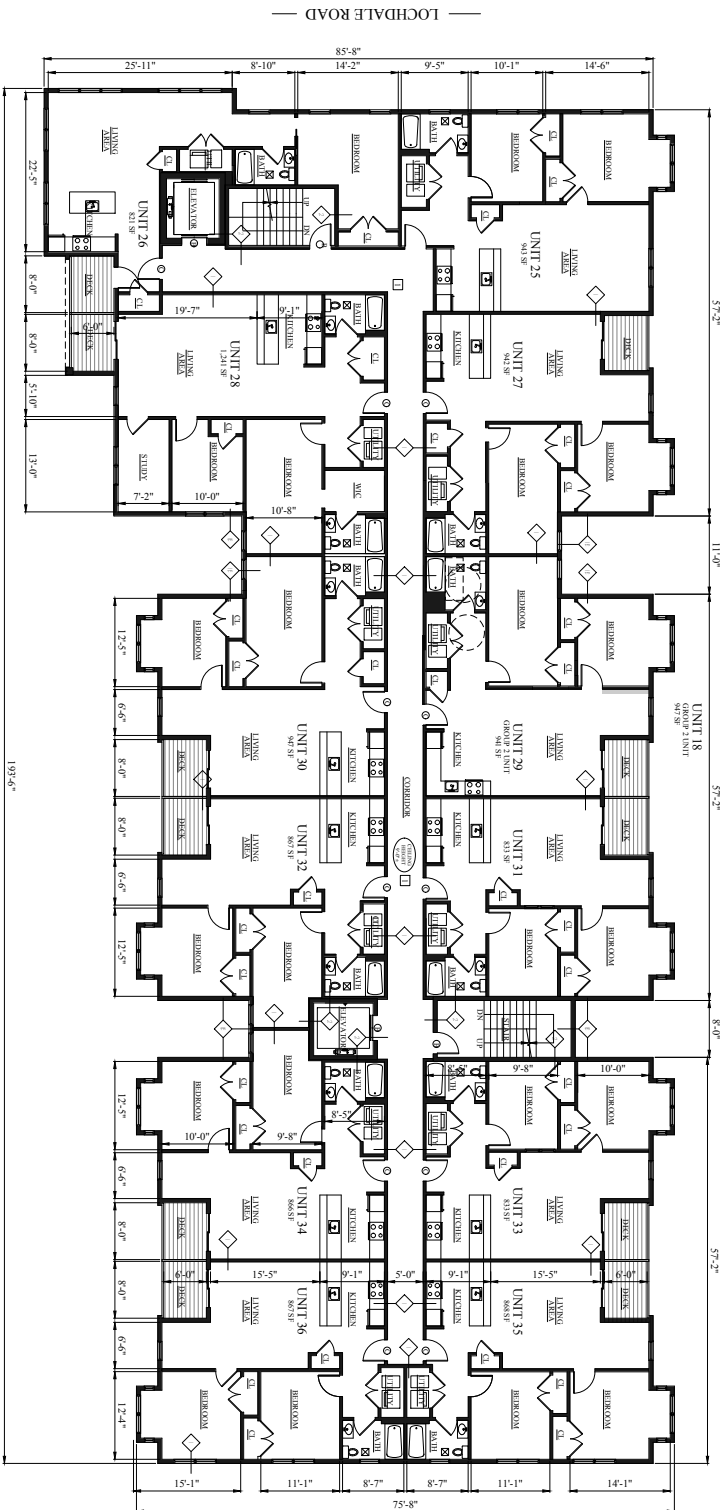


 One Billing Road, Danvers, MA 01921
 978-752-7172
 961-882-7278

PROPOSED MULTI-FAMILY
BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA

Location

1 PROPOSED FOURTH FLOOR PLAN
18'-7 1/8"



Sheet No.
A-1.4

PROPOSED
FOURTH FLOOR
PLAN

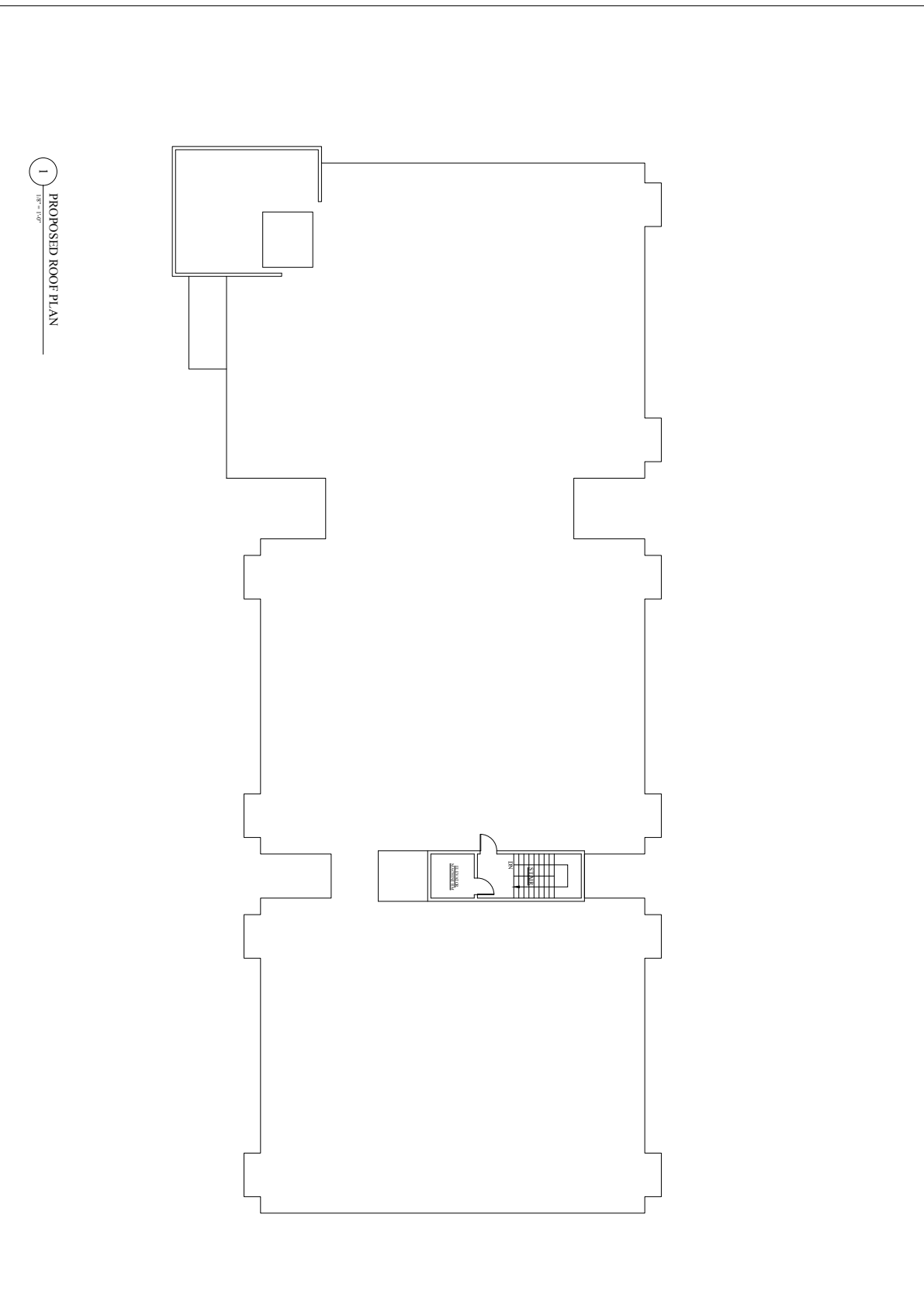
Drawing Name
Project No: 15239
Scale: AS NOTED
Date: 9-1-16
Drawn By: DJF

No.	Revision Date

One Shilling Road, Danvers, MA 01923
978-752-7172
www.danversma.com

PROPOSED MULTI-FAMILY
BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA

Location



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

<p>Location</p> <p>PROPOSED MULTI-FAMILY BUILDING 43 LOCHDALE ROAD ROSLINDALE, MA</p>																								
<p>No.</p> <table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Revision	Date																					<p>Drawing Name</p> <p>PROPOSED ROOF PLAN</p>	<p>Project No: 15239</p> <p>Scale: AS NOTED</p> <p>Date: 9-1-16</p> <p>Drawn By: DJF</p>
Revision	Date																							
<p>Sheet No.</p> <p>A-1,5</p>																								



1
1/8" = 1'-0"

PROPOSED FRONT ELEVATION

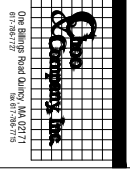


2
1/8" = 1'-0"

PROPOSED KITSON ROAD ELEVATION

Location

PROPOSED MULTI-FAMILY BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA



No.	Revision Date
1	11-16-18 BPP/DK

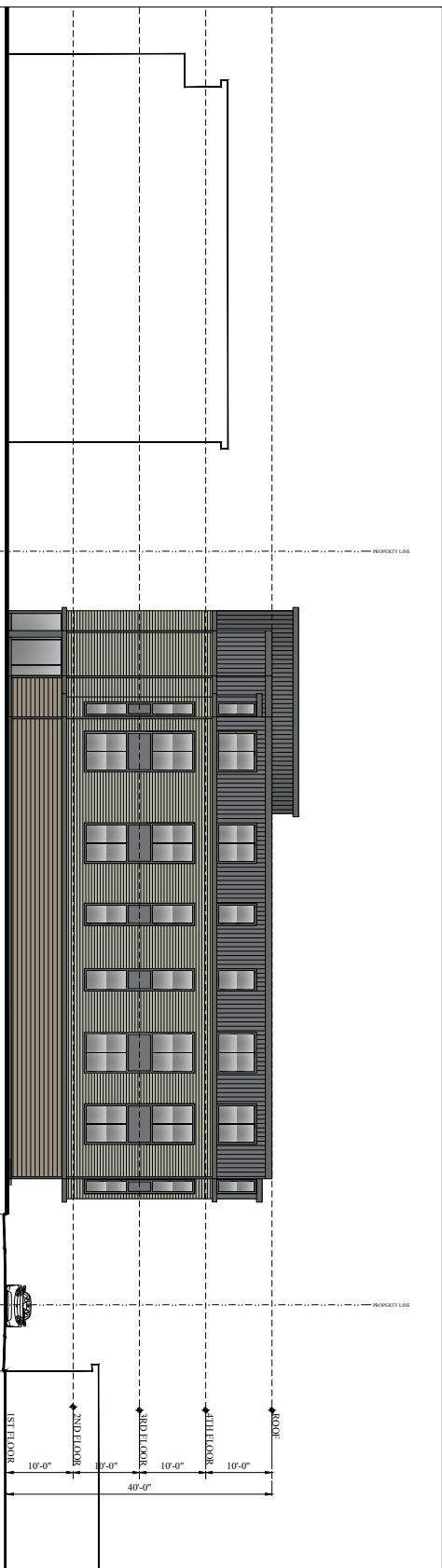
Project No: 15239
 Scale: AS NOTED
 Date: 9-1-16
 Drawn By: DJF

Drawing Name

PROPOSED ELEVATIONS

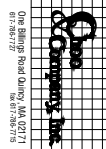
Sheet No.

A-2.1



Location

PROPOSED MULTI-FAMILY BUILDING
43 LOCHDALE ROAD
ROSLINDALE, MA



No.	Revision Date

Project No: 15239
Scale: AS NOTED
Date: 9-1-16
Drawn By: DJF

Drawing Name
PROPOSED GARDEN SIDE ELEVATION

Sheet No.

A-2.2

EXHIBIT "9"



CURRENT VIEW FROM WASHINGTON STREET



FUTURE VIEW FROM WASHINGTON STREET

EXHIBIT “10”

Article 80 | ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor’s Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city’s built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the 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 | 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:	43 Lochdale Road Multi-Family Project		
Primary Project Address:	43 Lochdale Road, Roslindale, MA 02131		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Gerrard Harrigan, Gerard.Harrigan@yahoo.com , (617) 818-8665		
Owner / Developer:	Owen Kiernan		
Architect:	Choo & Co., Inc.		
Civil Engineer:	TBD		
Landscape Architect:	TBD		
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:	22,500 SF	Building Area:	42, 103 GSF
Building Height:	40 FT	Number of Stories:	4
First Floor Elevation:	0	Is there below grade space:	No

Article 80 | ACCESSIBILTY CHECKLIST

What is the Construction Type? (Select most appropriate type) : 5A				
	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	<u>Residential - Multi-unit, Four +</u>	Institutional	Educational
	Business	Mercantile	Factory	Restaurant
	Laboratory / Medical	<u>Storage, Utility and Other</u>		
List street-level uses of the building:	<i>Residential Lobby and Garage</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:	The site is in a light industrial zone is just off Washington Street and east of the Arnold Arboretum. It lies halfway between the Forest Hills T Station to the north and Roslindale Square to the south. The western edge of the parcel is a private road named Kitson.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project is located approximately 200 feet from an MBTA Bus Stop at the corner of Lochdale Road and Washington Street which includes the following bus lines; 30, 34, 34E, 35, 36, 37, 40, 40/50, 50 and 51. The Forest Hills T Station is .5 miles away and provides access to the Orange line and Commuter Rail. The Roslindale Village Commuter Rail is .8 miles away.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Faulkner Hosiptal, Lemuel Shattuck Hospital, Roslindale House, Hebrew Senior Life, Weld Research Building of the Arnold Arboretum			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Archdale Community Center, Roslindale Community School Council, Inc., Flaherty Pool, Roslindale Branch of the Boston Public Library			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				

Article 80 | ACCESSIBILTY CHECKLIST

<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>No.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>No.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>No.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p>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.</p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, Lochdale Road will be consistent with the guidelines of Neighborhood Connector. The sidewalk width of the abutting parcel on Lochdale Road is 5’. We provide an additional 9’ of width on private property for a wider sidewalk, tree planters and a 3’ wide frontage zone for an overall improved pedestrian experience. As Kitson Road is private property, we are providing a 9’ wide sidewalk consistent with the Neighborhood Residential guidelines.</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>The proposed sidewalk width on Lochdale Road is 11’ plus a 3’ frontage zone. The proposed sidewalk width on Kitson Road is 9’. The sidewalk is level and there is almost no slope.</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>The materials of the proposed sidewalk are concrete and brick pavers consistent with city of Boston standard. The expanded frontage which is on private property will be brick pavers to match the adjacent sidewalk accent band.</p>

Article 80 | ACCESSIBILTY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	Kitson Road will be paved for motor vehicle access as well as serving as a connection to the bicycle path at the end of Arboretum Road.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	No.
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	No.
<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?	The total number of parking spaces provided is 46, allof which are garaged.
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?	Two Accessible parking spaces are provided. There are no Passenger Van parking spaces
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	None.

Article 80 | ACCESSIBILITY CHECKLIST

<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No.</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>Entry to the Residential Lobby and Garage will all be flush conditions to the sidewalk. Access to the apartments above is provided by elevator.</p>
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes. Both Access to the stairs and the elevators share a common lobby.</p>
<p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>No.</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>36</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>No units to be sold. All will be rental units. There will be 4 IDP units.</p>
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>2</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>1</p>

Article 80 | ACCESSIBILTY CHECKLIST

<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>No.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>Yes. There are two elevators that provide 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>The project will be adding street trees along its frontage on Lochdale Road, as well as providing sidewalk improvements. Kitson Road will also be improved by the development of the project.</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>There is a large outdoor grassy area which will be accessible to all.</p>

Article 80 | ACCESSIBILTY CHECKLIST

<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>N/A</p>
<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 A-1.1 – Accessibility – First Floor 	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <ul style="list-style-type: none"> • See Sheet A-1.1 – 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 A-1.2 – 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 | ACCESSIBILITY CHECKLIST



- View of Lochdale and Kitson Roads

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

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

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682