

February 28, 2018

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

RE: 55 West Fifth Street, South Boston, MA
Notice of Project Change: Article 80A-6

Dear Mr. Golden:

This office represents Boston Real Estate Capital LLC in connection with the development approval of the above-referenced property. On behalf of the project proponent, I hereby submit this Notice of Project Change ["NPC"] under the provisions of Article 80A-6 of the Boston Zoning Code.

Prior Project Approval

This project was previously approved by the Board of Directors of the Boston Planning and Development Agency ["BPDA"] on August 11, 2016 pursuant to the provisions of Article 80E, Small Project Review. As approved, the project consists of construction of a new five story, mixed-use building with 32 residential rental units, approximately 2,000 square feet of street level commercial space and 36 accessory off-street parking spaces. Four of the residential units will be affordable under the Inclusionary Development Plan ["IDP"] and the developer will enter into an Affordable Rental Housing Agreement and Restriction ["ARHAR"] for the IDP units prior to the Certification of Approval being issued. There will also be a contribution to the IDP Fund in the amount of \$48,000.00 and community benefits package of \$15,000.00 to benefit the South Boston neighborhood. The BPDA Board Memorandum approving the original plan is attached hereto as Exhibit 1.

Following approval by the BPDA Board of Directors, the project was heard by the Board of Appeal which granted the zoning relief necessary for the proposal. The Board of Appeal decision was entered at ISD on February 13, 2017 and became final thereafter.

Plan: South Boston Dorchester Ave.

Since the completion of this prior approval process, the BPDA Board has adopted and approved the Plan: South Boston Dorchester Ave. ["Plan"]. Subsequent to Board approval, a public zoning session was held on May 2, 2017 to advance the process for implementing the new Plan into the zoning code. That process is ongoing but the parameters of the anticipated new zoning are clearly articulated in the Plan.

Under the Plan, new zoning will be established within the boundaries of the planning study area. For height and density, the Plan sets forth the goal of “increase[d] height and density in the study area to provide much needed middle-income housing for the City and provide opportunities for an economically sustainable district with a bustling street life to serve South Boston neighborhood needs.”

In order to achieve this stated goal, the Plan proposes to create a district within South Boston that is built around the concept of increased height and density in return for a range of public benefits to be used and enjoyed by existing residents and new neighbors. The precise methodology to be employed is density bonus zoning used to create additional value for private development.

Density bonus is described in the Plan as “a zoning tool that permits developers to build more height and floor space than otherwise allowed under base as-of-right zoning in exchange for the provision of defined public benefits, such as an increased percentage of affordable housing units, open space, affordable retail, or innovation space.” There are six density bonus height zones established in the Plan.

The proposed project at 55 West Fifth Street, which lies at the corner of B Street and abuts the South Boston Bypass Road, is located in a density bonus height zone which sets a maximum building height limit of 70 feet.

Proposed Changes to Project

In order to build the project to be more consistent with the Plan and more consistent with future development likely to follow in this density bonus height zone, the developer proposes the following changes:

	<i>Prior Approval</i>	<i>Proposed Change</i>
Height:	50 ⁷ / ₅ stories	59’ 6 ⁷ / ₆ stories
# of Units:	32	50
IDP Units ¹ :	4	7 ²
Middle-income Units:		2 ³

¹ As required by the IDP, 13% of the units shall be affordable in accordance with the applicable price guidelines published annually by the BPDA.

² 13% of 50 units is 6.5 units; rounded up to 7 units. Therefore, the prior fund contribution of \$48,000.00 will be eliminated since the unit count will be rounded up.

³ 4% of the additional units to be built under the density bonus shall be designated as middle income units in accordance with the applicable price guidelines for such units published annually by the BPDA.

	<i>Prior Approval</i>	<i>Proposed Change</i>
Parking:	36 spaces	44 spaces
Gross Area:	34,696	45,757

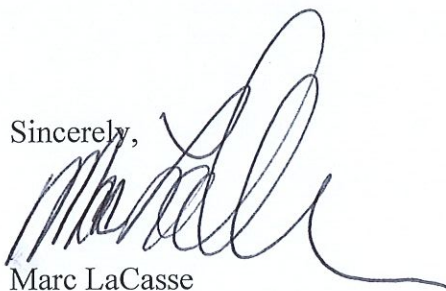
In order to satisfy the eligibility criteria for the density height bonus, the project will increase its IDP commitment by the required additional 4%, for a total of 7 IDP units and 2 middle-income units; and will provide 18% of the street level commercial space as affordable. All of these changes are entirely consistent with the goals of the Plan and the proposed new zoning to be implemented under the Plan. The proposed plans for the project with all of these changes are attached hereto as Exhibit 2.

The project proponent requests that the Director evaluate these changes under Article 80A-6(2)(a)-(g) and determine that the changes do not represent a material change requiring further review under Article 80E. Further, a determination is requested that the changes do not increase the project's impacts and that the design changes to accommodate the additional floor are consistent with the requirements of Article 80E-4.

Following this review by the Director, a request is hereby made for a Director's Determination pursuant to Article 80A-6(2) that no further review is necessary for the proposed changes to the project as they are consistent with the Plan.

Thank you for your consideration of the foregoing request. We look forward to working with BPDA staff on the review process for this Notice. If you need any further information regarding this Notice of Project Change, please contact me at your convenience.

Sincerely,



Marc LaCasse

Exhibit 1

MEMORANDUM

BOARD APPROVED

AUGUST 11, 2016

TO: BOSTON REDEVELOPMENT AUTHORITY AND
BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
MATTHEW MARTIN, URBAN DESIGNER
RAUL DUVERGE, PROJECT MANAGER
MARY KNASAS, PLANNER

SUBJECT: 55 WEST FIFTH STREET, SOUTH BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 55 West Fifth Street in South Boston (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is located at 55 West Fifth Street in the South Boston neighborhood of Boston. The site is located at the corner of West Fifth Street and B Street and is currently occupied by an automobile repair shop (the "Project Site"). The Project Site consists of approximately 10,000 square feet of land with direct vehicular and pedestrian access from both West Fifth Street and B Street.

The Project Site is within an approximately five minute walking distance (0.2 miles away) from MBTA Red Line subway service (Broadway Station), providing direct access to Downtown and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Boston Real Estate Capital LLC
Joseph Hassell

Architect: Choo and Company, Inc.
Austin Ludwig

Legal Counsel: LaCasse Law, LLC
Marc LaCasse

DESCRIPTION AND PROGRAM

Boston Real Estate Capital LLC (the "Proponent") proposes to demolish the existing auto repair facility on the Project Site and construct a five story, approximately 34,700 square foot mixed-use building with thirty-two (32) residential rental units, including four (4) units made affordable to households earning not more than 70% of the Area Median Income ("AMI"), thirty-six (36) off-street vehicle parking spaces, and 2,053 square feet of ground floor retail space (the "Proposed Project").

As currently proposed, the thirty two (32) residential units will consist of six (6) studio units, eight (8) one bedroom units, and eighteen (18) two bedroom units.

The estimated total development cost for the Proposed Project is \$10,000,000.

ARTICLE 80 REVIEW PROCESS

On Friday, May 6, 2016, the Proponent filed an Application for Small Project Review with the BRA, pursuant to Article 80E of the Boston Zoning Code. The BRA sponsored and held a public meeting on Monday, June 13, 2016 at the BCYF Condon Community Center in South Boston. In response to feedback from the community, a follow up BRA sponsored public meeting was subsequently advertised and held on Monday, July 11, 2016. Both public meetings were advertised in both the *South Boston Online* and *South Boston Today*. The public comment period concluded on Friday, July 15, 2016.

Outside of the BRA sponsored public meetings, the development team conducted additional outreach with the Saint Vincent's Lower End Neighborhood Association, Cityside Neighborhood Association, state and local elected officials, and abutters to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located in the South Boston Neighborhood District and L-5 Subdistrict.

The Proposed Project will require zoning relief from the following: lot area, floor area ratio [FAR], building height, usable open space, front yard, rear yard, traffic visibility at corner, and off-street parking.

PUBLIC BENEFITS

The Proposed Project will result in an enhanced use of the site including new pedestrian and commercial activity along West Fifth Street and B Street. The new construction proposed for the site will create four (4) new residential units made affordable to households earning not more than 70% of AMI as well as provide a contribution of \$48,000 towards the IDP Fund.

Additionally the Proponent will make the following contributions to benefit the South Boston neighborhood:

- \$10,000 to the Friends of Second Street Park within sixty (60) days of building permit issuance;
- \$2,500 contribution to the Cityside Neighborhood Association within sixty (60) days of building permit issuance; and
- \$2,500 contribution to the Saint Vincent Lower End Neighborhood Association within sixty (60) days of building permit issuance

The Proponent has also agreed to collaborate with representatives from the BCYF Condon Community Center, to remodel the existing community room within the Condon Community Center into a state of the art teen center with new furniture, kitchenette, computers, and additional equipment/materials. The Proponent anticipates completing the renovation and installation of new equipment/materials within approximately one (1) year of building permit issuance.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone B, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, four (4) units within the Proposed Project will be created as IDP Units, made affordable to households earning not more than 70% of the AMI, as based upon the United States Department of Housing and Urban Development ("HUD").

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The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of IDP Unit	Percent of Median Income	Approximate Rent
Studio	505 SF	Unit 24- 4 th Floor	70%	\$1065.00
1	600 SF	Unit 3- 2 nd Floor	70%	\$1242.00
2	791 SF	Unit 7- 2 nd Floor	70%	\$1419.00
2	846 SF	Unit 13- 3 rd Floor	70%	\$1419.00

The location of the IDP Units will be finalized in conjunction with BRA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rental prices and income limits will be adjusted according to BRA published maximum rents, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BRA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years). The household income of any subsequent renter of the IDP Units during this fifty (50) year period must fall within the applicable income limit for each IDP Unit. The BRA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

In addition to the four (4) designated IDP Units, the Proponent has agreed to make an IDP contribution of \$48,000 as a partial unit payment to the IDP Special Revenue Fund ("IDP Fund") managed by the Department or Neighborhood Development ("DND"). This payment will be made at the time of the building permit. Combined, this contribution together with the four (4) designated IDP Units satisfies fully the IDP requirements pursuant to the December 10, 2015 IDP.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, Staff recommends that the BRA approve and authorize the Director to: (1) issue a Certification of Approval for the Proposed Project at 55 West Fifth Street in South Boston; and (2) enter into an Affordable Rental Housing Agreement and Restriction, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

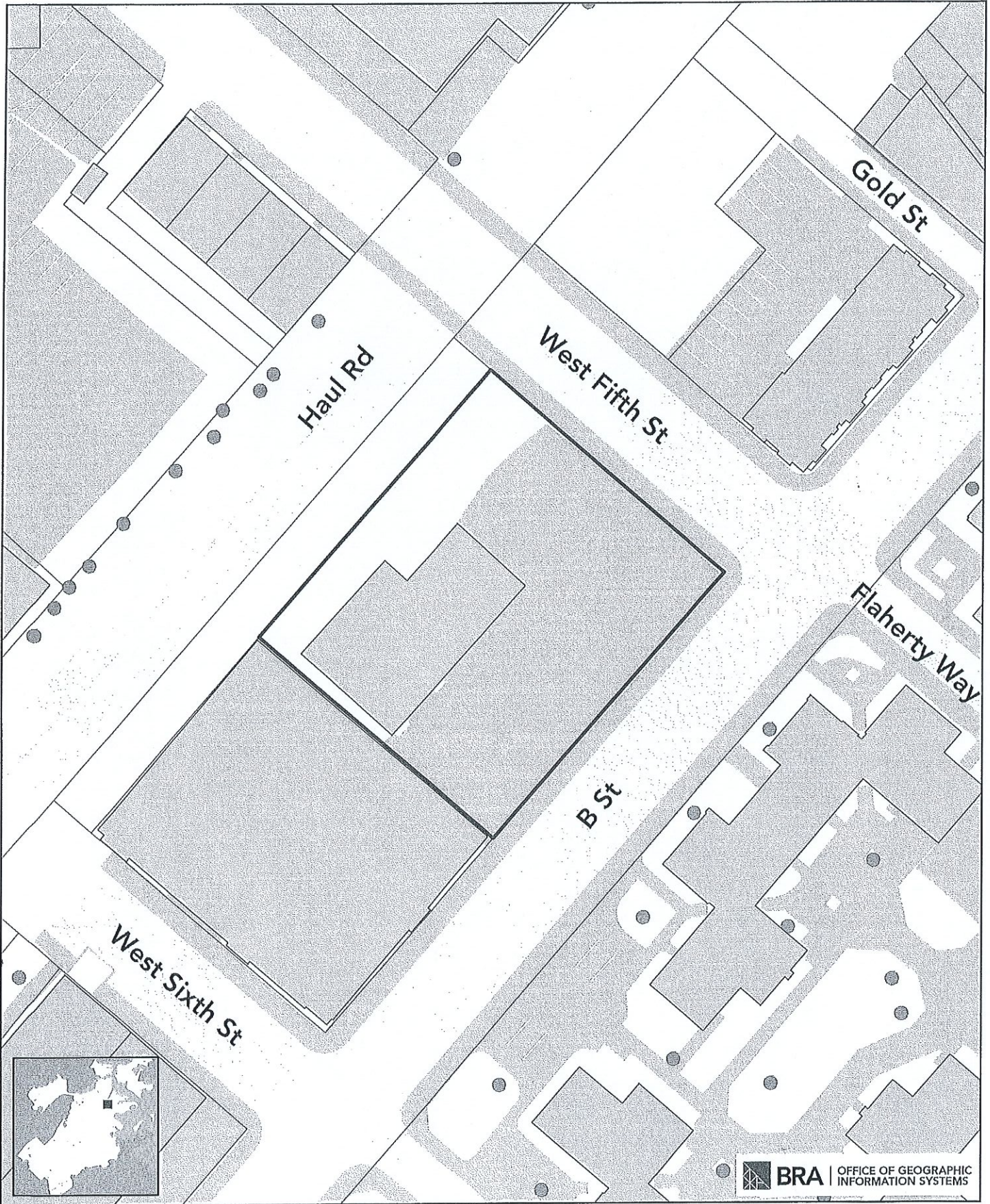
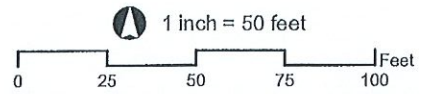
Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development proposed by Boston Real Estate Capital (the "Proponent") at 55 West Fifth Street in South Boston (the "Proposed Project"), in order to construct thirty (32) residential rental units, including four (4) IDP units, ground floor retail, and thirty six (36) off street parking spaces, in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of four (4) on-site IDP Units, a \$48,000 contribution towards the IDP Fund, and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

55 West Fifth Street, South Boston



55 West Fifth Street, South Boston

2014 Aerial
1 inch = 50 feet

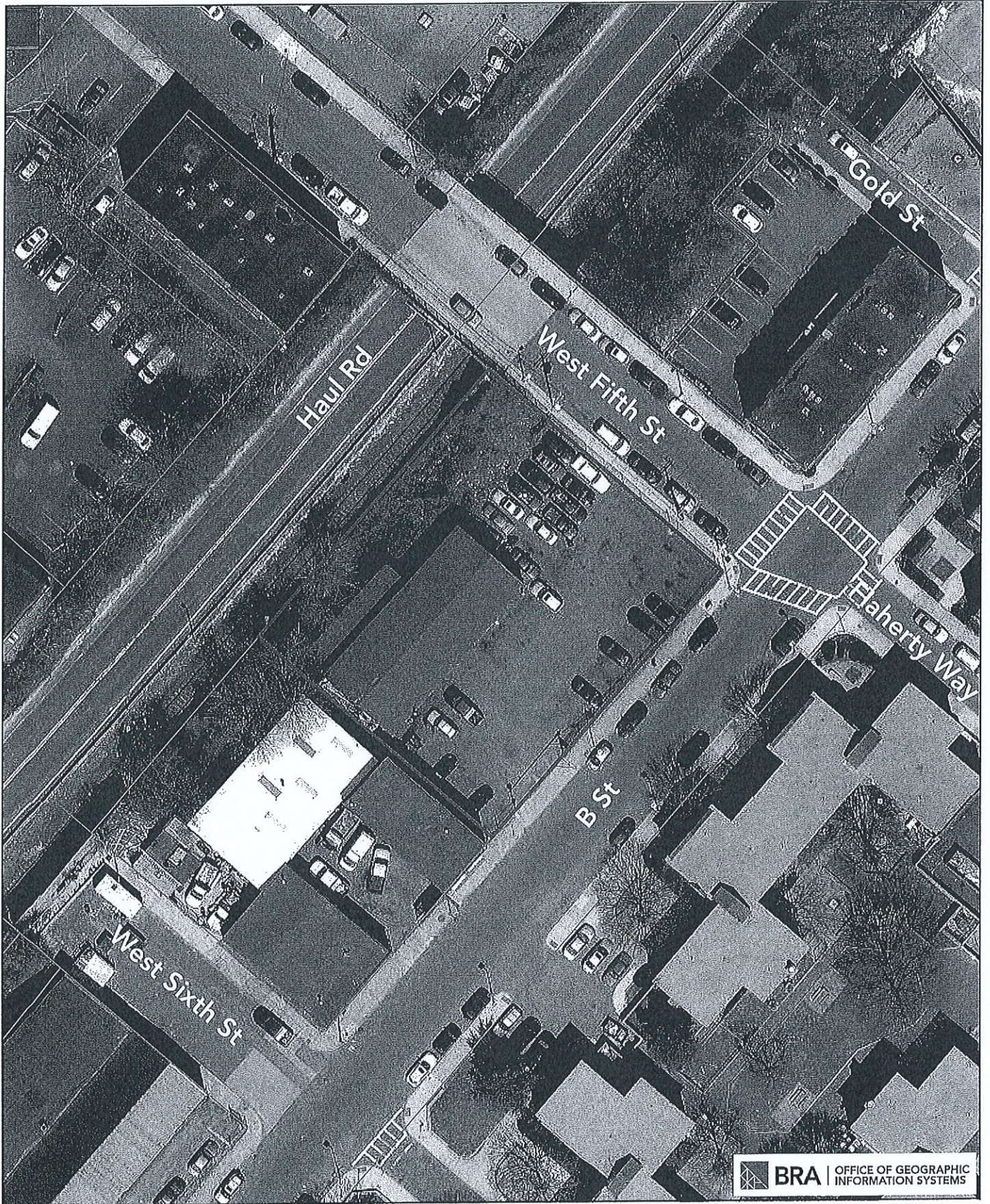
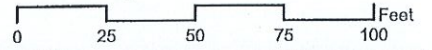


Exhibit 2

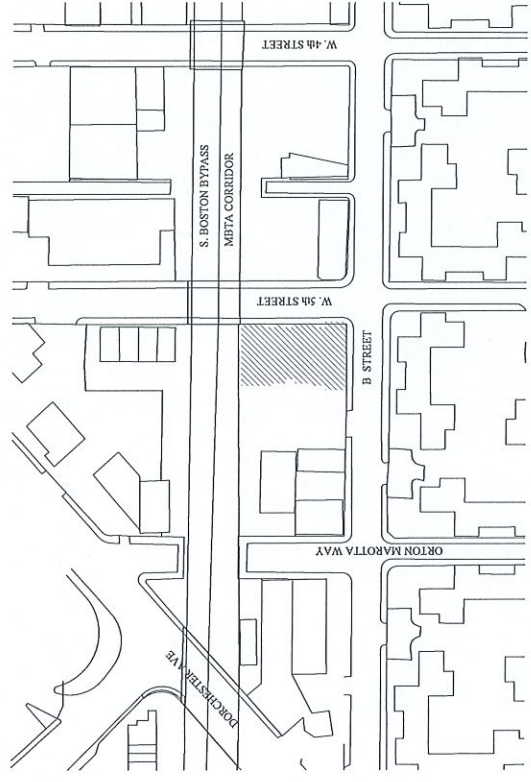
Location

PROPOSED MIXED-USE
RETAIL w 50 UNITS ABOVE
55 W. 5th STREET
BOSTON, MA



**PROPOSED MIXED-USE RETAIL
WITH 50 UNITS ABOVE
PARKING GARAGE**

**55 W. 5TH STREET
SOUTH BOSTON, MA**

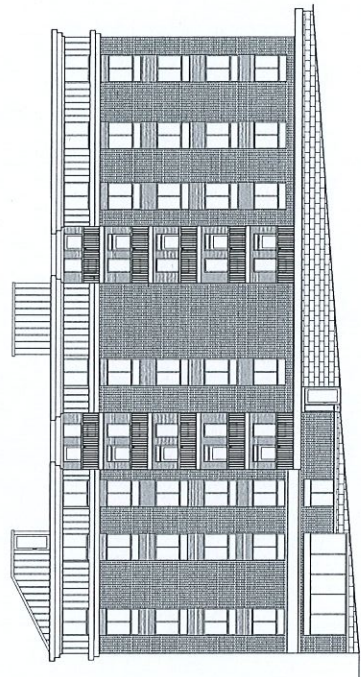


ZONING SUMMARY
L-0.5

SOUTH BOSTON	MIN. LOT SIZE	MIN. LOT AREA PER ADDIT. UNIT	LOT WIDTH	FAR	MAX. HEIGHT	SETBACK FRONT	SETBACK EACH SIDE	SETBACK REAR	SETBACK OF PARAPET	MIN. OPEN SPACE PER UNIT	MIN. PARKING SPACES PER UNIT
REQUIRED BY ZONING	5000 SF	1000 SF	50	0.5	35'-0" / 2.5 STORIES	20	NONE	30	NONE	400' UNIT (14,400 SF)	1 / UNIT (50 SPACES)
PROPOSED PROJECT	10,000 SF	156 SF (3%)	78'-6"	4.57 (45,000)	59'-6" / 6 STORIES	11'-6"	0'-0"	0'-0"	0'-0"	0' UNIT (0 SF)	0.887 UNIT (44 SPACES)

PROJECT SUMMARY

UNITS	
STUDIO	15
1 BEDROOM	15
2 BEDROOM	20
TOTAL	50
PARKING	
ACCESSIBLE	2
COMPACT	19
STANDARD	19
TANDUM	4
TOTAL	44
SQUARE FOOTAGES	GROSS
BASEMENT	556
GROUND FLOOR	2,841
2ND FLOOR	8,472
3RD FLOOR	8,472
4TH FLOOR	8,472
5TH FLOOR	8,472
PENTHOUSE LEVEL	8,472
TOTAL	45,757



Project No. 15144
Scale: AS NOTED
Date: 2.15.2018
Drawn By: MS
Checked By: [Blank]
Project Name: [Blank]

COVER SHEET

Sheet No. A-O.O

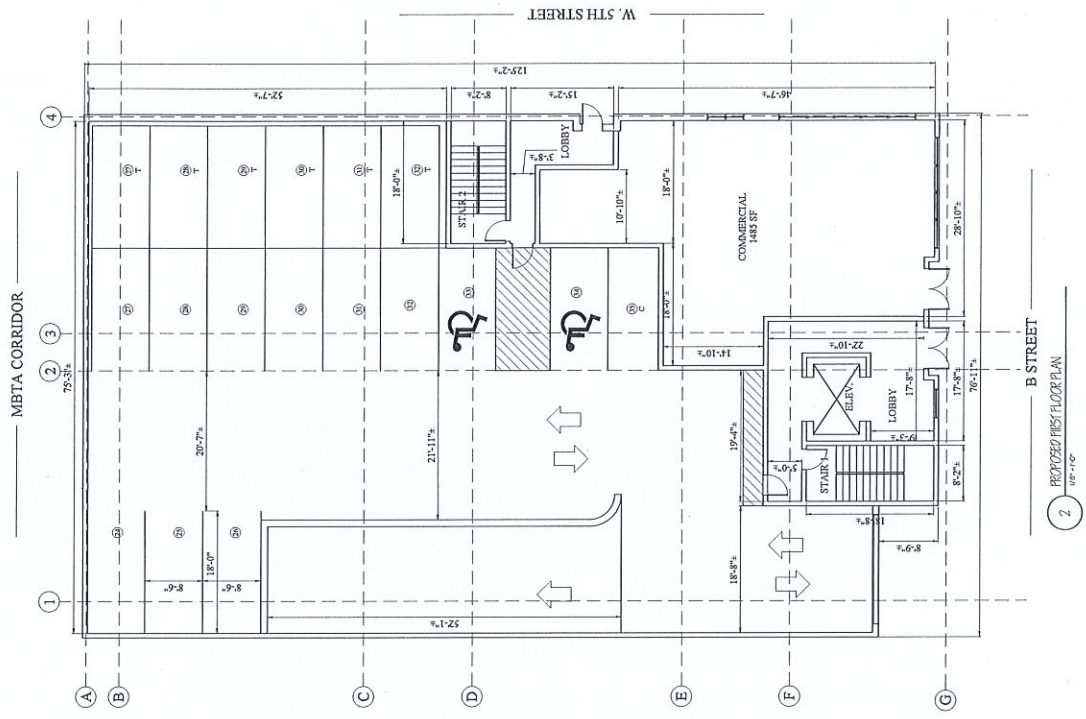
PROPOSED MIXED-USE
RETAIL w 50 UNITS ABOVE
55 W. 5TH STREET
BOSTON, MA



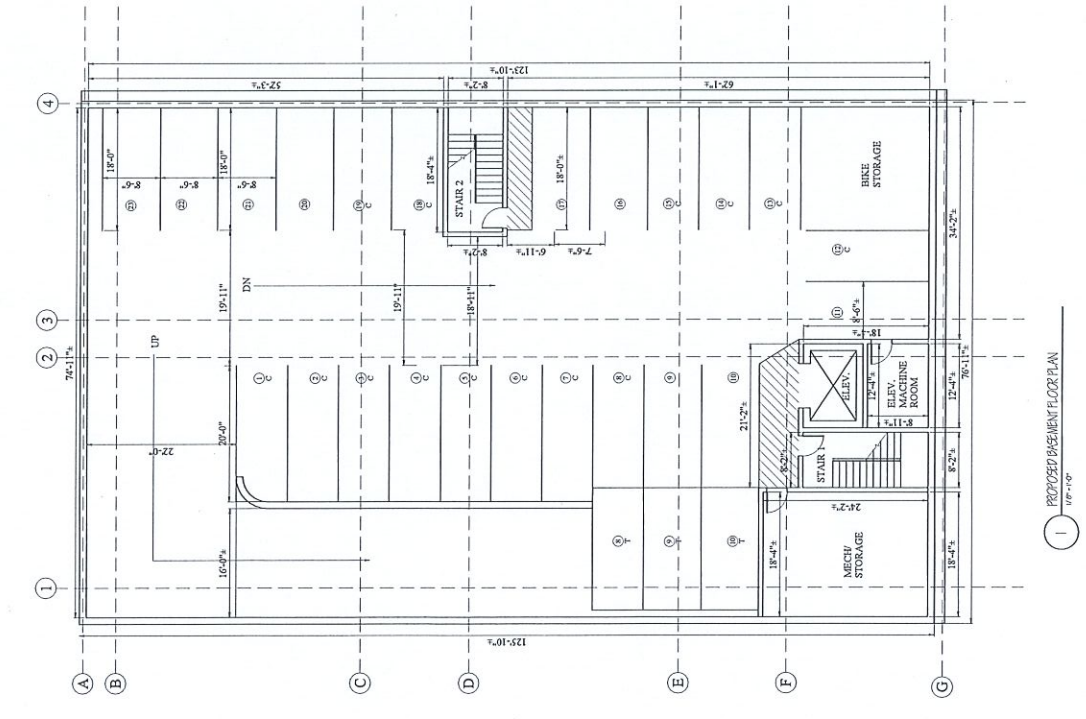
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Scale	AS NOTED
Date	2.15.2018
Drawn By	MS
Checked By	MS
Drawn Date	

PROPOSED
FLOOR
PLANS

A-111



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



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

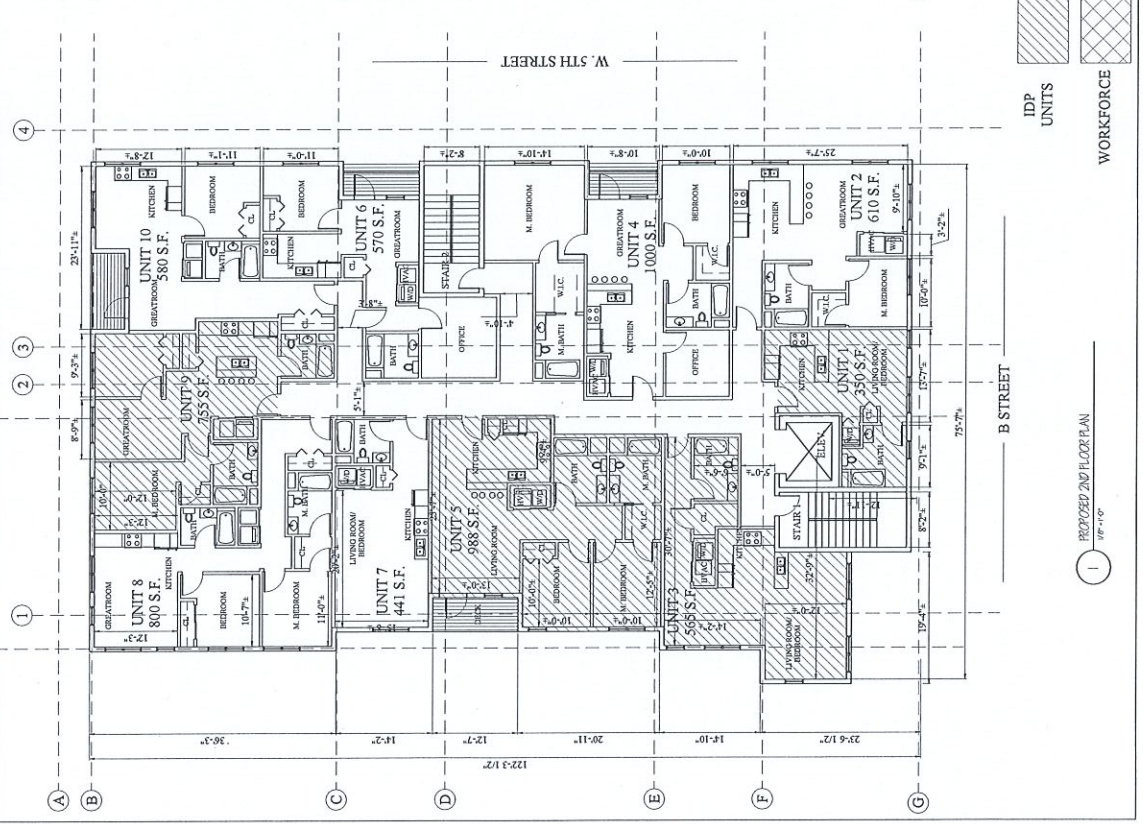
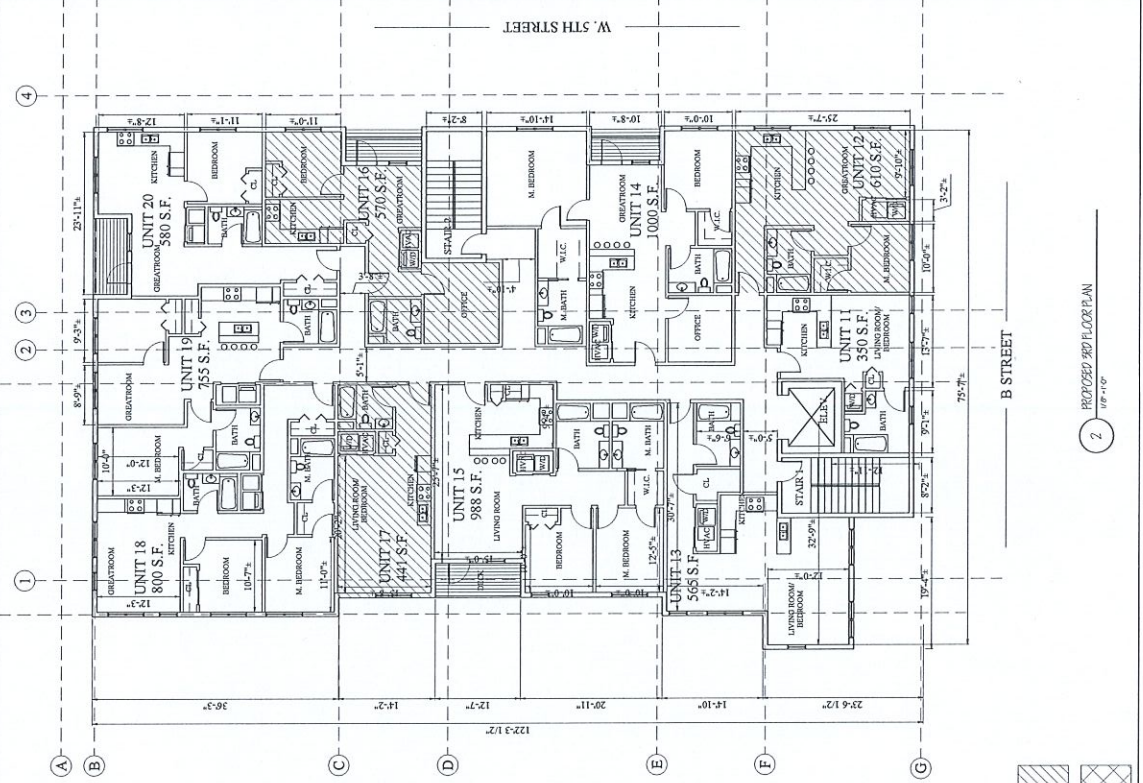
PROPOSED MIXED-USE
RETAIL W 50 UNITS ABOVE
55 W. 5TH STREET
BOSTON, MA

1000 & Company Inc.
One Boston Place, Suite 1000, Boston, MA 02111
617-267-1727 Fax 617-267-1710

Project No: 15144
Scale: AS NOTED
Date: 2.15.2018
Drawn by: MS
Checked by: [Signature]

PROPOSED FLOOR PLANS

Sheet No: **A-1.2**



2 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

1 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

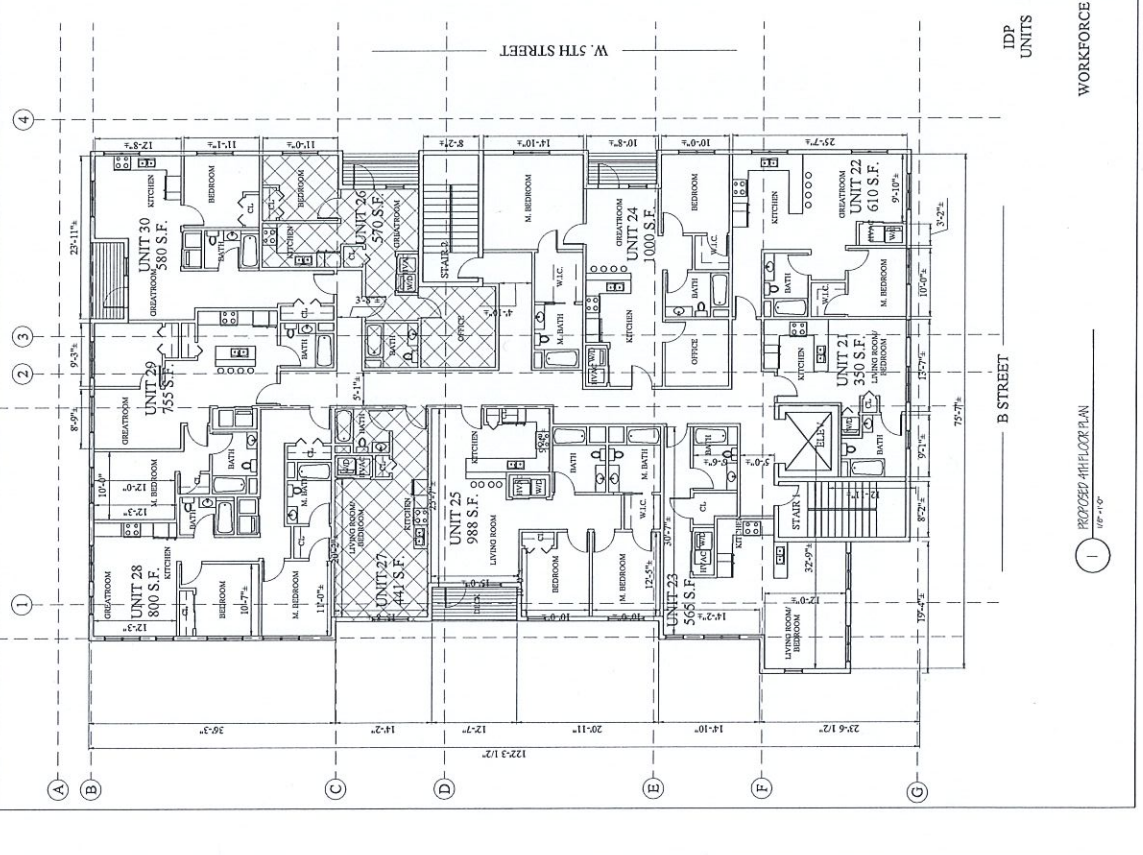
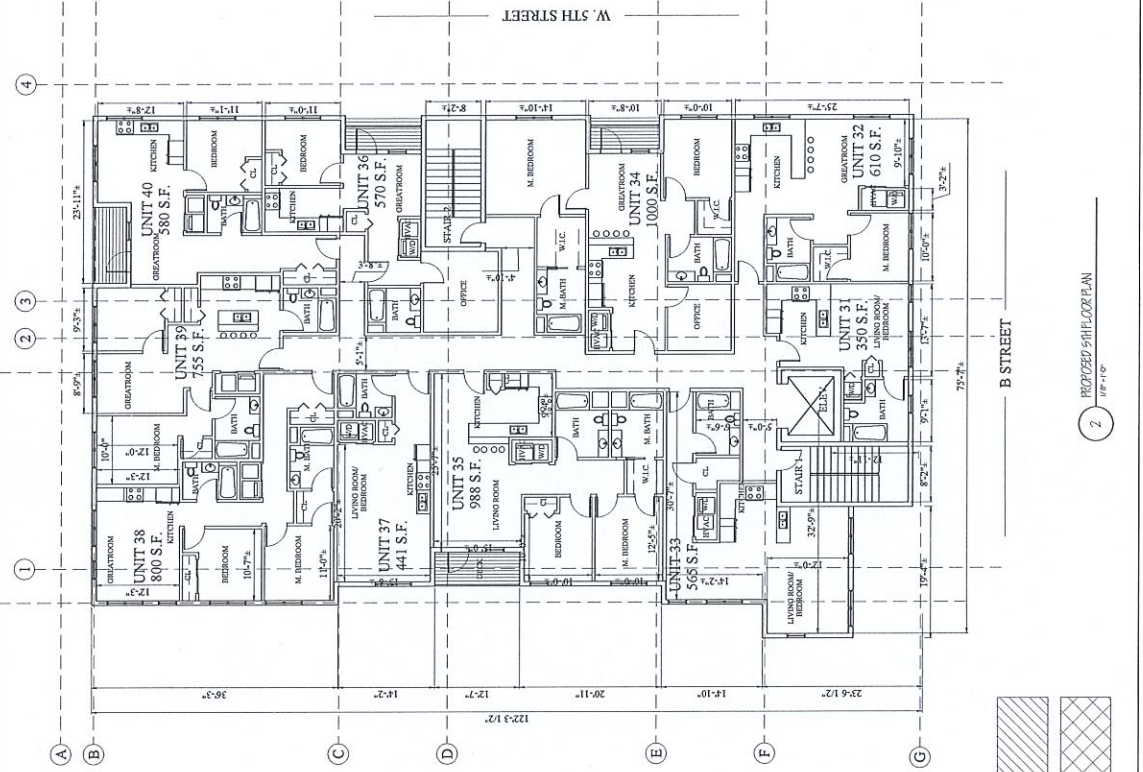
**PROPOSED MIXED-USE
RETAIL W 50 UNITS ABOVE
55 W. 5TH STREET
BOSTON, MA**

Shook & Company Inc.
One Bldg Road Quincy, MA 02271
617-780-1127 Fax 617-780-7115

Project No: 15144
Scale: AS NOTED
Date: 2.15.2018
Drawing: MS
Drawing User: MS

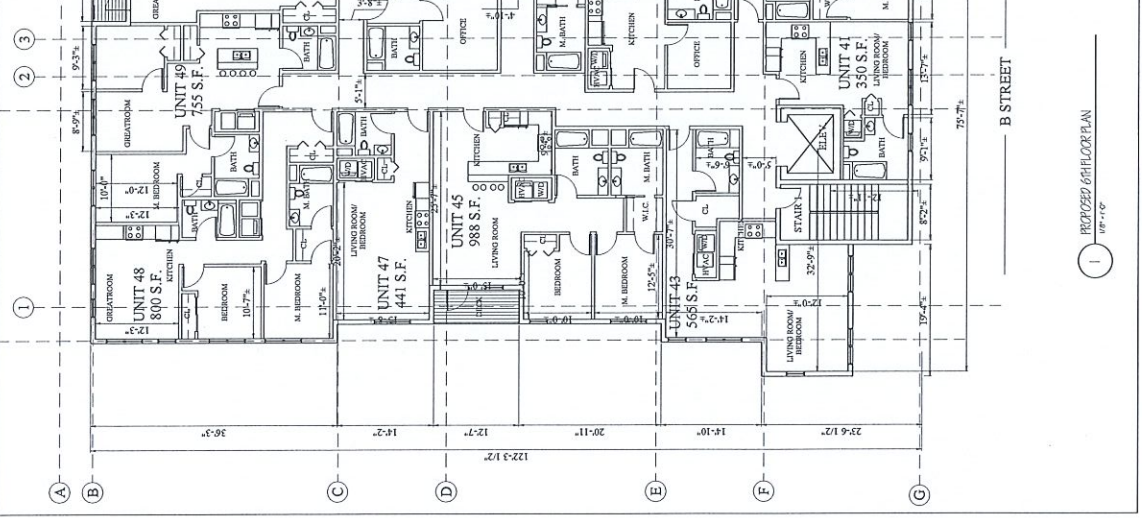
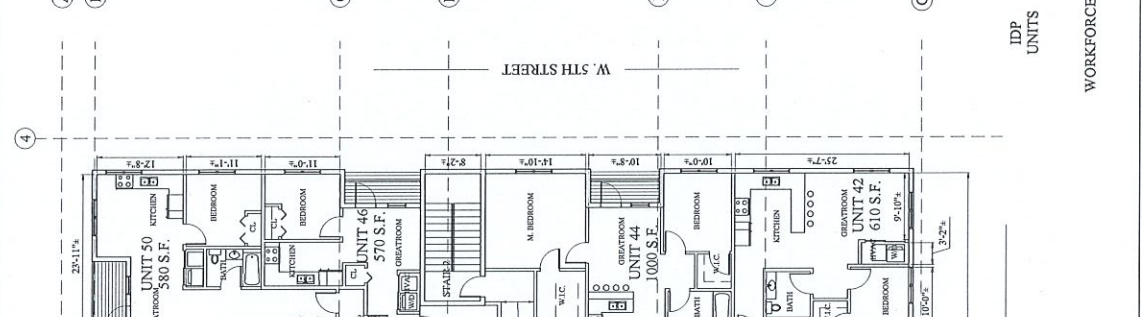
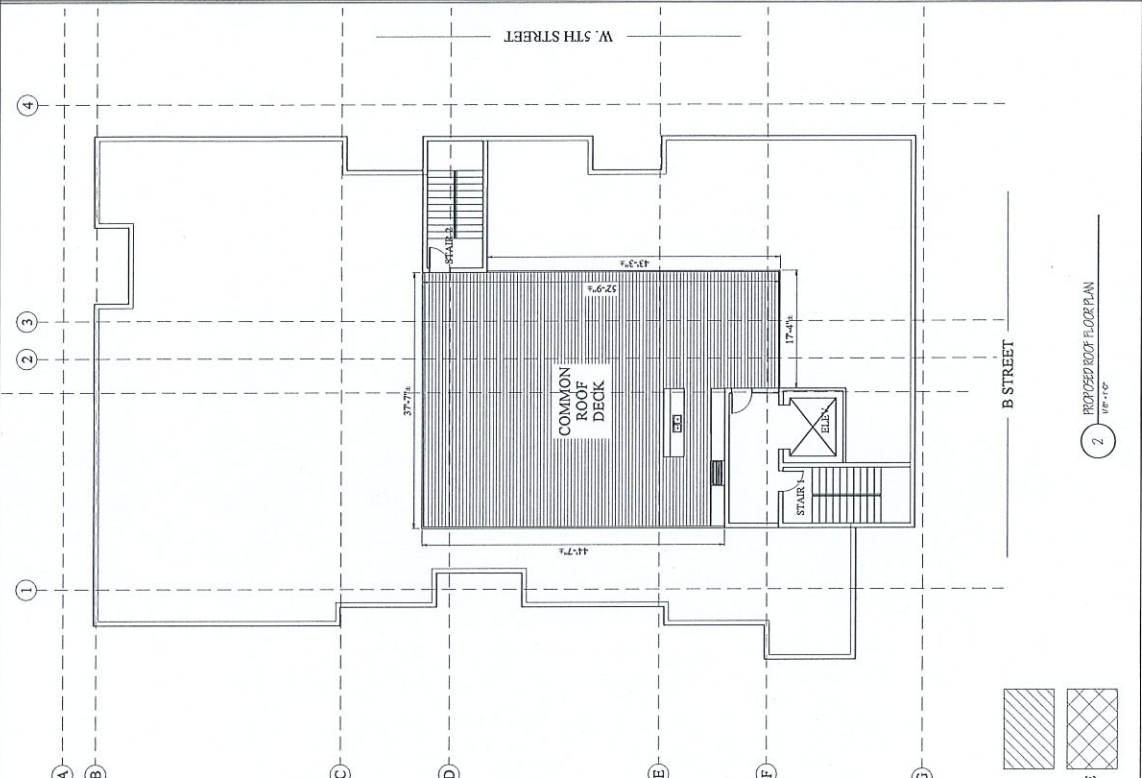
**PROPOSED
FLOOR
PLANS**

A-1.3



IDP UNITS
 WORKFORCE

Location PROPOSED MIXED-USE RETAIL w 50 UNITS ABOVE 55 W. 5TH STREET BOSTON, MA	 One State Street, Suite 1000, Boston, MA 02109 Tel: 617-267-1727 Fax: 617-267-1715	Project No: 15144 Scale: AS NOTED Date: 2.15.2018 Drawn By: MS Design: MS		Proposed FLOOR PLANS	Sheet No: A-1,4
		No. _____ Design Date: _____			



IDP UNITS

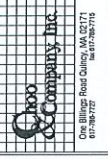
WORKFORCE

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

1 PROPOSED 6TH FLOOR PLAN
 1/8" = 1'-0"

Location

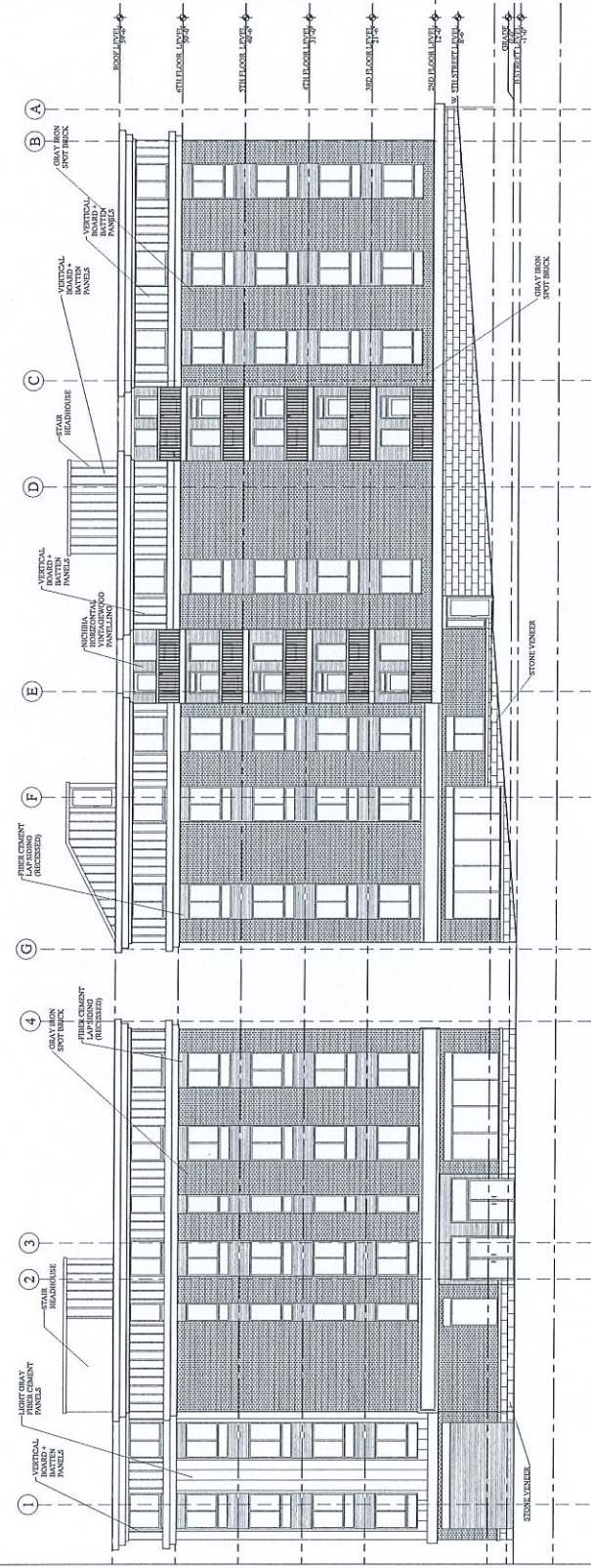
PROPOSED MIXED-USE
RETAIL w 50 UNITS ABOVE
55 W. 5th STREET
BOSTON, MA



Name	
Address	
City	
State	
Zip	
Phone	
Fax	
E-mail	
Project No	
Scale	
Date	
Drawn By	
Checked By	
Drawn Date	
Sheet No	

PROJECT NO 15144
SCALE AS NOTED
DATE 2.15.2018
DRAWN BY MS

STREET
ELEVATIONS
A-2.1



2 PROPOSED WEST 5th STREET ELEVATION
1/8" = 1'-0"

1 PROPOSED WEST STREET ELEVATION
1/8" = 1'-0"

Location

PROPOSED MIXED-USE
RETAIL w/ 50 UNITS ABOVE
55 W. 5th STREET
BOSTON, MA



No. _____
Drawn Date

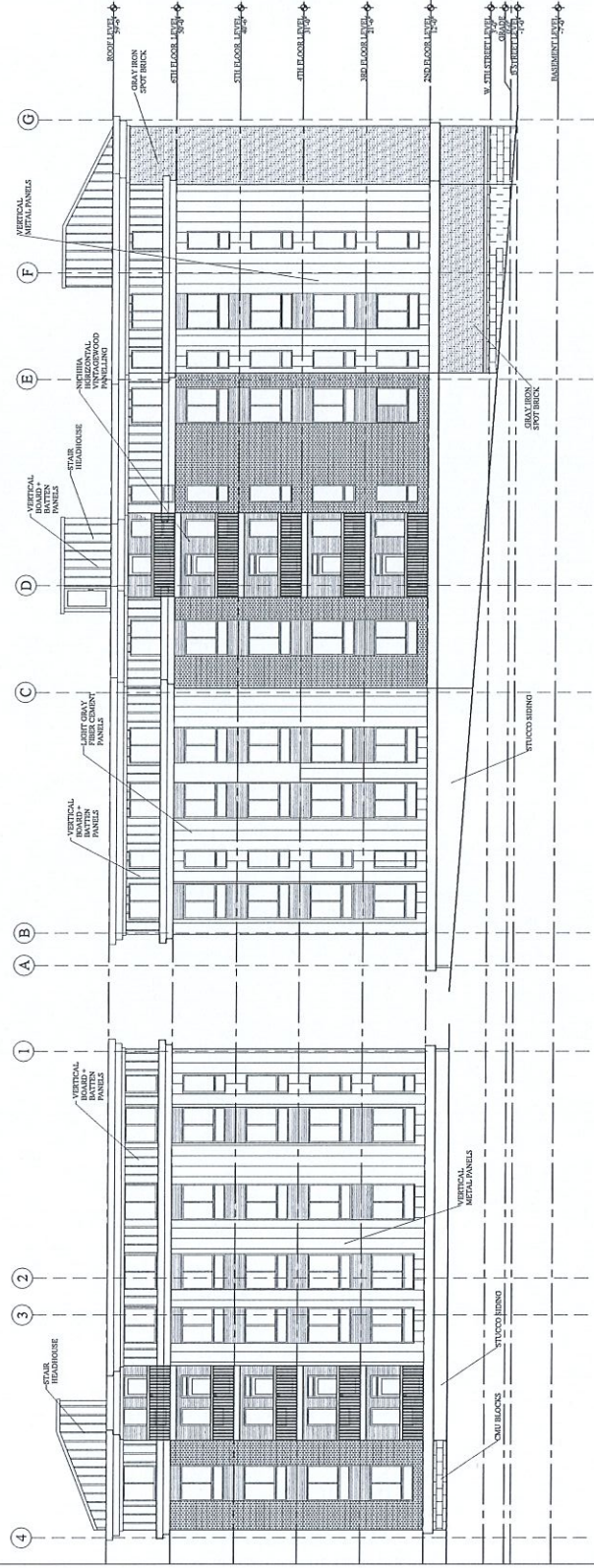
Project No. 15144
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Date 2.15.2018
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Drawn Name

PROPOSED
ELEVATIONS

Sheet No.

A-2.2



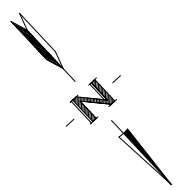
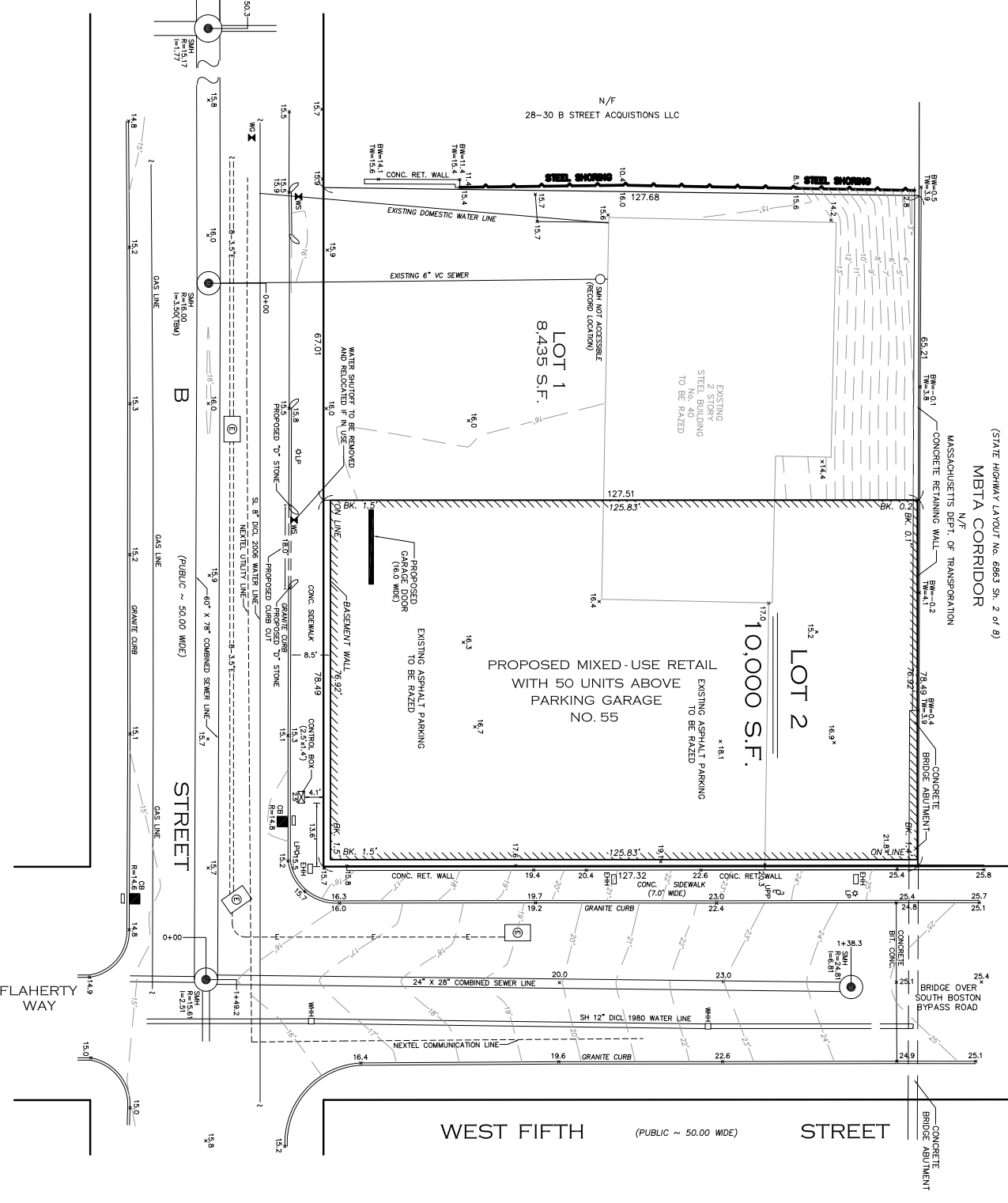
2 PROPOSED SOUTH-WEST ELEVATION
1/8" = 1'-0"

1 PROPOSED NORTH-WEST ELEVATION
1/8" = 1'-0"

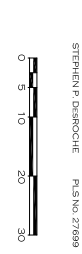


SOUTH BOSTON BYPASS ROAD
(STATE HIGHWAY LAYOUT No. 6963 SH. 2 of 9)
MBTA CORRIDOR

N/F
MASSACHUSETTS DEPT. OF TRANSPORTATION



- LEGEND**
- Water Main Valve
 - Water Service/ Fire/Hydrant Valve
 - Hydrant
 - Water Meter
 - Drain Manhole
 - Catch Basin
 - Sewer Manhole
 - Electric Hand Hole
 - Light Pole
 - Utility Power Pole



SITE PLAN
SHOWING
PROPOSED 6 STORY BUILDING
AT
55 WEST FIFTH STREET
IN
BOSTON (SO.), MASS.

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

DATE: 02/20/18
FEBRUARY 21, 2018

SCALE: 1"=10'

Article 80 – Accessibility Checklist

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

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

In conformance with this directive, the BDPA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston’s built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor’s Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4

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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.

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:	55 West 5th		
Primary Project Address:	55 West 5th St. Boston Ma 02127		
Total Number of Phases/Buildings:	1/1		
Primary Contact (Name / Title / Company / Email / Phone):	Joe Hassell/Managing Partner/BREC/ Joe@bostonrealestatecapital.com/781-727-7678		
Owner / Developer:			
Architect:	Choo and Company		
Civil Engineer:	Steve Desroche		
Landscape Architect:	Choo and Company		
Permitting:	Marc Lacasse		
Construction Management:	N/A		
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 X
	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>	N/A		
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?			

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Site Area:	10,000 SF	Building Area:	45,757 GSF
Building Height:	59'6" FT.	Number of Stories:	6 Flrs.
First Floor Elevation:	12'	Is there below grade space:	XYes / No
What is the Construction Type? (Select most appropriate type)			
	Wood Frame X	Masonry	Steel Frame Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	Residential – One - Three Unit	Residential - X Multi-unit, Four +	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:	Commercial space/residential and garage access		
<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 are with both commercial and residential properties. Many sites being converted to residential due to high demand and new planning initiatives from the city.		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Both within short walking distance. .2 mile for bus and .3 miles for Broadway T		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Boston Medical Center is within 1 mile. The old Colony housing project is right across the street. Marion Manner at 130 Dorchester St. and the senior center at 136 H st.		
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	South Boston Library on East Broadway, Condon school community center on D St.		
<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? <i>If yes, identify which district:</i>	No		
Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes, list the existing sidewalk and pedestrian ramp</i>	Yes all will be preserved or improved during development		

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<p>dimensions, slopes, materials, and physical condition at the development site:</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>yes. I have no current info. but they will conform after construction.</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? <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>We will do whatever the city requires of us</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>all are 8'6"</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>all concrete and granite as required by the city. To be stored on private property</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>no</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>no</p>

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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?	44 Garage spaces
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?	2/2
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?	on street
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	no
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	all will be flush conditions leading to elevator
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	yes

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<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	N/A
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	50
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	50 rental units. 41 Market rate, 7 IDP 2 Middle income
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	2 group 2 unitd
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	1
<i>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.</i>	
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, provide reason.</i>	no
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes, describe:</i>	N/A

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9. Community Impact:

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.

<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>Yes, donations to local civic associations, rebuilding a teen center and providing funding for a park.</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>Common roof deck with grills. will be accessed by elevator</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 Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	<p>not yet</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>not yet</p>

10. Attachments

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<p><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
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

