



NORTHAMPTON STREET RESIDENCES

ROXBURY

Article 80E – Small Project Review Application
September 6, 2019

TABLE OF CONTENTS

PROJECT TEAM..... 4

OVERVIEW..... 6

 Project Summary..... 6

 Community Benefits 6

DETAILED PROJECT INFORMATION..... 6

 Site Description..... 6

 Proposed Program, Data and Dimensions..... 7

 Urban Design Approach 7

 Architectural Design..... 7

 Transportation, Parking and Loading..... 8

PERMITTING PROCESS 9

 BPDA and South End Urban Renewal Area Approvals..... 9

 Anticipated Permits and Approvals 9

 Public Outreach..... 10

EXHIBITS 11

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OVERVIEW

Project Summary

This Small Project Review Application (the "Application") is being submitted by Transom Real Estate, LLC and Harbor Run Development, LLC on behalf of THR Acquisition, LLC (the "Proponent") in accordance with Article 80, Section E of the City of Boston Zoning Code (the "Code" or "Zoning Code"). The proposed project consists of the re-development of a 9,586 SF surface parking lot located on Northampton Street between the Southwest Corridor Park and the Newcastle Court residential building in the Roxbury neighborhood (the "Property" or "Site"). The proposed project includes 47 income-restricted housing units in a new 5-1/2 story residential building (the "Proposed Project").

In planning the Proposed Project, great care was given to designing a building that responds to the site's context, location in the South End Landmark District, adjacency to the Southwest Corridor Park and proximity to the Massachusetts Avenue MBTA Orange Line.

Community Benefits

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

- 100% Income-Restricted Housing: The Proposed Project will create approximately 47 income-restricted housing units, which will be a mix of Studio, 1BR, 2BR and 3BR units. All of the units will be income-restricted;
- Infill Development: The Proposed Project will transform a private surface parking lot into a transit oriented 100% income-restricted residential development.
- Development without Displacement: The Proposed Project will contribute 47 new income-restricted housing units toward reaching the residential policy goals of Boston Mayor Martin J. Walsh's 2030 Housing Plan without displacing any existing housing units.
- Improved Pedestrian Environment and Public Safety: The new residential units, pedestrian improvements and site lighting will improve safety through increased neighborhood appropriate residential activity;
- Increased Employment: The Proposed Project is expected to create more than seventy (70) temporary construction jobs over the length of the project and approximately 5 new permanent jobs.

DETAILED PROJECT INFORMATION

Site Description

The Site is a 9,586 SF parcel of land, currently used as a surface parking lot. The Site will be subdivided from a 24,206 square foot parcel listed by the City of Boston Assessor as Parcel ID 0901006000. The Site is located to the south of Newcastle Court (private way), west of the existing Newcastle Court residential building, to the north of Northampton

Street and to the west of the Southwest Corridor Park. The Site is located approximately 400 feet from the Massachusetts Avenue MBTA Orange Line.

Proposed Program, Data and Dimensions

Lot Area:	9,586 SF
Maximum Building Height / Stories:	61' / 5 ½ stories
Number of Residential Units Proposed:	47
Proposed Gross Floor Area:	40,653 SF
Floor Area Ratio:	4.24
Parking Spaces:	0 Parking Spaces

Urban Design Approach

The Proposed Project fronts on Northampton Street, adjacent to the Southwest Corridor Park. Newcastle Ct alley is a private alley running along the north of the site, which is shared with the rear of townhouses fronting along Massachusetts Ave.

Central to the urban design strategy of the Proposed Project is its relationship with the adjacent Newcastle Court building. The Proposal pulls back along its eastern edge, creating a shared pocket park between the two buildings with plantings to soften the transition between the two buildings. The dimension and scale of this pocket park is similar to that found in the exterior courtyard of the Newcastle Court building and will serve as an amenity to residents of both buildings.

The pocket park will also serve as an accessible means to navigate the approximately 4-foot grade change from Northampton Street to Newcastle Ct. Plantings line these circulation elements to add visual interest to the park both from within and from the street.

The Proposed Project is set back from Northampton Street to create a more generous sidewalk width and plantings along the ground level.

The Proposed Project is new construction with a massing that is visually split along a north/south axis to produce two massing expressions, one at five (5) stories on the eastern portion and one at six (6) stories on the west. The lower massing is situated adjacent to the Newcastle Building in order to match its scale and height. The Proposed Project's ground level consists of an entrance off of Northampton Street, common room and bike storage, also accessible from Northampton Street. A small building service space is located in the southeast corner of the ground level and residential units occupy the remaining portion of the ground floor. Floors 2 through 6 contain residential units with a mix of studio, one, two and three bedrooms.

Architectural Design

Due to the Proposal's visibility on the West and South from the park, as well as its adjacency to the Newcastle building, the Proposed Project's design utilizes a number of

moves in order for it to integrate seamlessly with the surrounding context. The building is visually split along a north/south axis, allowing the Proposed Project to read as two volumes on the primary Northampton Street elevation. Along the west and east facades, the building steps in plan producing a series of outside corners and facade subdivisions that reference the scale of the brownstone row houses along Massachusetts Avenue to the north. This stepped approach adds visual interest to these elevations, both in views from the park, as well as views from the Newcastle Building and new pocket park between the two buildings.

The Proposed Project is located within the South End Landmark District. Richly textured brickwork is borrowed from historic buildings such as the Joshua Bates School, Cyclorama Building and the former Bancroft-Rice School. This detailing manifests in the Proposed Project as a series of gradient brick patterns that extend from the outside corners of the stepped building massing. The brick achieves this texture by mixing the brick thickness with dimensionally deeper bricks that project beyond the building face by 2 inches. This change in depth produces a series of richly textured areas. An increased number of deep bricks are located at the building corners, tapering down in number as the pattern moves across the facade. The concentration of brick patterning at the building corners also references the rusticated corners that can be found on many of the historic buildings in the South End Landmark District.

In addition to the brick texturing on the facade, the massing uses brick patterning to establish a base, middle and top for the Proposed Project. The first floor of the design is clad in soldier course brick of a different tone than the brick above. This establishes a base on the first level which borrows elevational datums from the adjacent Newcastle Building. The top of the building is articulated in a similar manner with a series of bricks in soldier course bands.

The proposed tone of brick is a direct relationship to the adjacent Newcastle Court building, which uses a yellow beige/buff palette of colors.

Transportation, Parking and Loading

The Proposed Project is located within a two-minute walk of the Massachusetts Avenue MBTA Orange Line station, which also provides residents with access to the 1 and CT-1 bus routes, as well as the MBTA Orange Line rapid transit line. The site is also in close proximity to the MBTA Symphony Green Line station, the MBTA Ruggles Orange Line station, the MBTA Silver Line and many other bus routes, making this site a true transit-oriented development opportunity. See Exhibit 5 for a more detailed look at the site and the proximity to MBTA bus and rail stations.

Occupants of downtown transit-oriented properties most often walk, use public transportation, use ride sharing services (such as Uber or Lyft) or ride bicycles to get around. To address these modes of transportation, the development purports to do the following:

- Improve pedestrian safety by adding sidewalks and site lighting;
- Implement transportation demand management measures to ensure using public transportation is as seamlessly as possible;
- Create an active pick-up/drop-off zone along Northampton Street for safe access to taxis and ride sharing services; and
- Provide enclosed bicycle parking for approximately 47 bicycles

The Proposed Project does not propose any new off-street parking or loading or off-street loading areas. Refuse and recycling are scheduled to be picked up from the building service area along Northampton Street.

PERMITTING PROCESS

BPDA and South End Urban Renewal Area Approvals

The entire site, also known as Parcel 59 under the South End Urban Renewal Plan (the “Urban Renewal Plan”), was approved and regulated in 1973 by the BPDA under a Land Disposition Agreement that was binding on the original developer and its successors and assigns. If the Proposed Project is approved by the BPDA under Article 80E of the Code, it is anticipated that the BPDA will adopt a minor modification of the Urban Renewal Plan to allow for the subdivision of Parcel 59 and for the construction of the Proposed Project on the Site in accordance with the Article 80E approval. It is also anticipated that the BPDA will request that the Boston Zoning Commission adopt an Urban Renewal Area Overlay District under Section 3-1A(b) of the Code to allow for the Proposed Project to be constructed as approved under Article 80E. The BPDA and the Proponent will enter into a Land Disposition or other regulatory agreement that will establish the use and dimensional controls over the Site for the Proposed Project that will be binding on the Proponent and its successors and assigns.

Anticipated Permits and Approvals

Agency Name	Permit/Approval
Federal	
U.S. Environmental Protection Agency	Notice of Intent for EPA Construction Activities General Discharge Permit with associated SWPPP (if required)
State	
Massachusetts Department of Environmental Protection, Division of Air Quality Control	Fossil Fuel Permit (if required)
Local	
Boston Planning and Development Agency	Article 80 Small Project Review Certificate of Approval and Design Review Approval; Minor modification to the South End Urban Renewal Plan; Zoning amendment to adopt U-District;

	Amended at restated Land Disposition Agreement; Affordable Housing Agreement and Restriction;
Boston Zoning Commission	Approval of Map Amendment depicting "U" Zoning Overlay District
Boston Fire Department	Approval of Fire Safety Equipment
Boston Inspectional Services Department	Building Permit; Certificate of Occupancy
Boston Parks and Recreation Department	Design Review (if required)
Boston Public Improvement Commission (PIC)	Specific Repairs Approvals; Temporary support of excavation (if required); Sidewalk Occupancy Permit
Boston Transportation Department	Review and Approval of a Construction Management Plan
Boston Water and Sewer Commission	Site Plan Approval; Cross Connection/Backflow Prevention Approval; Storm Drainage Approval;
South End Landmark District Commission	Design Approval

Public Outreach

Prior to submission of this application, the Applicant conducted extensive preliminary outreach with abutting and nearby property owners, residents, the elected officials representing Roxbury and the South End. The Applicant has also reached out to the Roxbury Neighborhood Council, Claremont Neighborhood Association, United Neighbors of Lower Roxbury and Tenant Development Corporation and will be meeting with each of these groups throughout the process to gather input and suggestions about the Proposed Project. The Applicant has also discussed the Proposed Project with representatives of the BPDA on several occasions prior to filing this Application in order to identify issues as well as gather feedback on the design and program of the Proposed Project. This also includes a joint consultation meeting with the BPDA and South End Landmarks commission. The feedback from BPDA and other important neighborhood stakeholders during the initial outreach is reflected in this Application. The Applicant will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties.

EXHIBITS

- Exhibit 1: Assessor's Map
- Exhibit 2: Proposed Subdivision Plan
- Exhibit 3: Locus Plan
- Exhibit 4: Existing Conditions Context Photos
- Exhibit 5: Public Transportation
- Exhibit 6: Car and Bike Share
- Exhibit 7: Proposed Building Program
- Exhibit 8: Site Plan
- Exhibit 9: Building Plans
- Exhibit 10: West & South Building Elevations
- Exhibit 11: East & North Building Elevations
- Exhibit 12: View from Southwest Corridor Park
- Exhibit 13: View from Saranac
- Exhibit 14: View from Columbus Ave
- Exhibit 15: Preliminary Building Code Analysis
- Exhibit 16: Article 80 Accessibility Checklist

EXHIBIT 3 - LOCUS PLAN

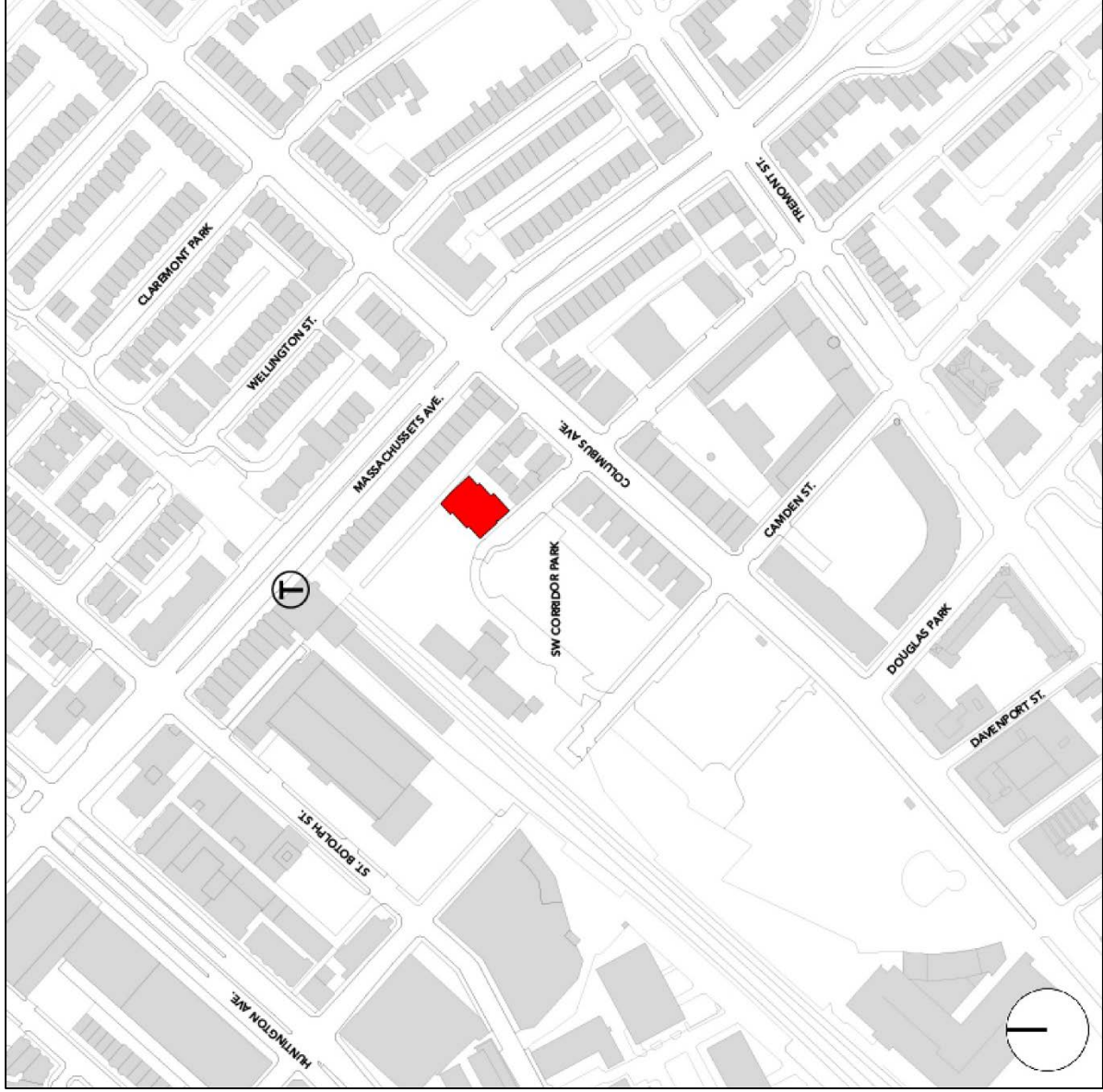


EXHIBIT 4 - EXISTING CONDITION CONTEXT PHOTOS

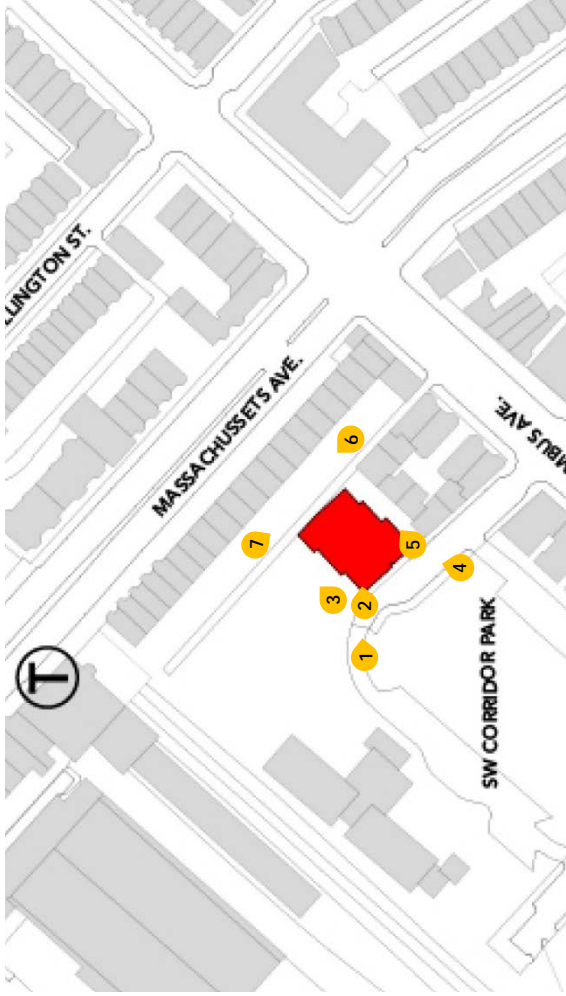


EXHIBIT 4 - EXISTING CONDITION CONTEXT PHOTOS



EXHIBIT 5 - PUBLIC TRANSPORTATION



EXHIBIT 6 - CAR AND BIKE SHARE

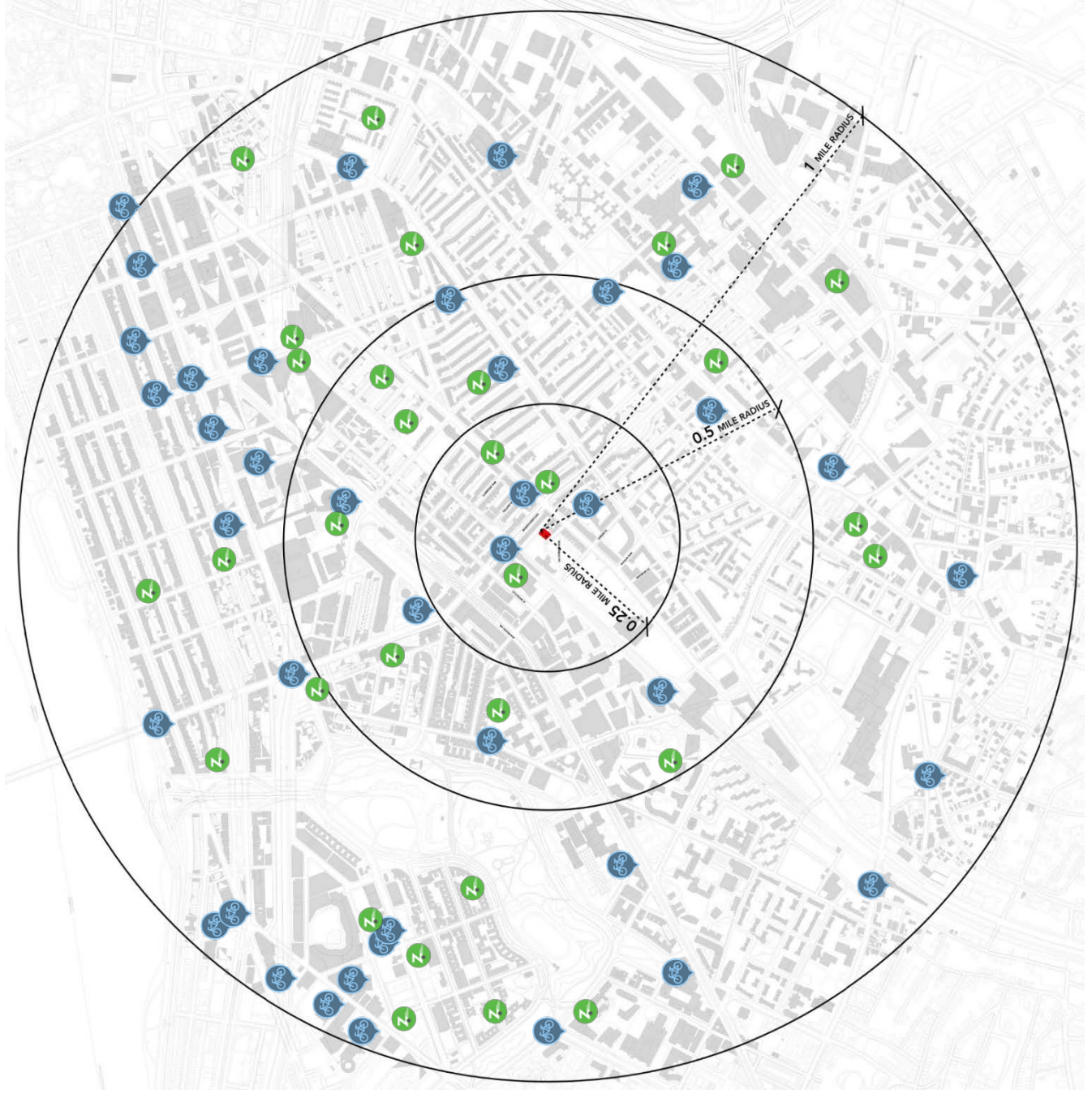


EXHIBIT 7 - PROPOSED BUILDING PROGRAM

	Retail	Residential	Residential Common	Building Service	GSF	GFA
1st Floor	0	4,611	1,475	1,115	7,201	6,086
2nd Floor	0	6,170	987	118	7,275	7,157
3rd Floor	0	6,170	987	118	7,275	7,157
4th Floor	0	6,170	987	118	7,275	7,157
5th Floor	0	6,170	987	118	7,275	7,157
6th Floor	0	3,245	1,008	99	4,352	4,253
	0	32,536	6,431	1,686	40,653	38,967

	Count	% of Unit Mix	NSF	% of NSF	Ave Unit Size
Studio	16	34%	8,201	25%	513
1-Bedroom	19	40%	12,529	39%	659
2-Bedroom	7	15%	6,286	19%	898
3-Bedroom	5	11%	5,520	17%	1104
	47	100%	32,536	100%	692

EXHIBIT 8 – SITE PLAN

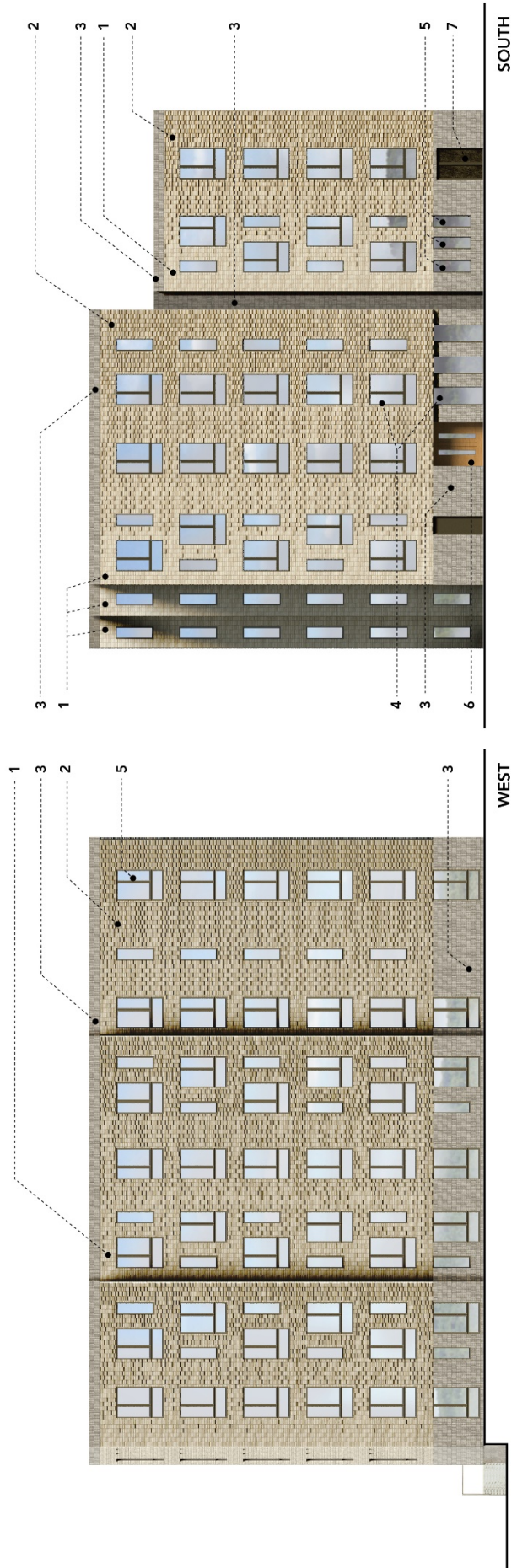


EXHIBIT 9 – BUILDING PLANS



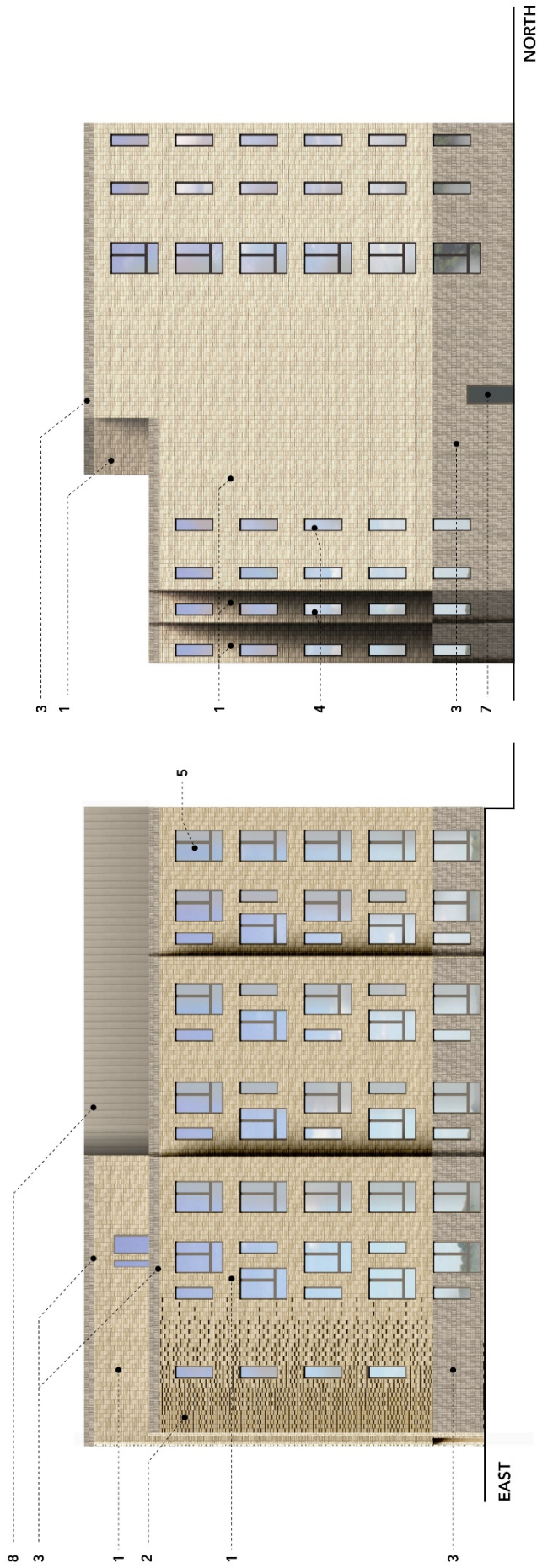
TYPICAL FLOOR PLAN

EXHIBIT 10 – WEST & SOUTH BUILDING ELEVATIONS



- 1. MODULAR BRICK RAINSCREEN - BEIGE TONE
- 2. PROJECTION BRICK RAINSCREEN - BEIGE TONE
- 3. MODULAR BRICK RAINSCREEN - SOLDIER COURSE, GRAY TONE
- 4. PUNCHED WINDOW - GLAZED
- 5. PUNCHED WINDOW - FROSTED GLASS
- 6. WOOD PANEL DOOR
- 7. METAL DOOR

EXHIBIT 11 – EAST & NORTH BUILDING ELEVATIONS



- 1. MODULAR BRICK RAINSCREEN - BEIGE TONE
- 2. PROJECTION BRICK RAINSCREEN - BEIGE TONE
- 3. MODULAR BRICK RAINSCREEN - SOLDIER COURSE, GRAY TONE
- 4. PUNCHED WINDOW - GLAZED
- 5. PUNCHED WINDOW - FROSTED GLASS
- 6. WOOD PANEL DOOR
- 7. METAL DOOR
- 8. METAL PANEL

EXHIBIT 12 – VIEW FROM SOUTHWEST CORRIDOR PARK



EXHIBIT 13 – VIEW FROM SARANAC



EXHIBIT 14 – VIEW FROM COLUMBUS AVE



EXHIBIT 15 – PRELIMINARY CODE ANALYSIS



VMY Architects LLC

V. Victors Vitols Marquis G. Major Hiroshi Yoneyama

July 31, 2019

Reference: **Building Code Analysis
Northampton Street Apartments--Boston, MA**

Applicable Codes: Massachusetts State Building Code, 780 CMR, Ninth Edition
2015 International Building Code (IBC)
2015 International Energy Conservation Code
521 CMR, Massachusetts Architectural Access Board Code
Fair Housing Act Design Manual
ICC / ANSI A117.1-2003 Accessibility Code
2010 ADA Accessibility Guidelines

The proposed construction consists of a 6-story podium type double loaded corridor apartment building with 47 units (Studio, One, Two and Three-Bedroom types). The building is a mixture of two Construction Types. The top five floors are wood framed Construction Type IIIB and contain apartments. The Second Floor is a concrete slab on a steel frame acting as a horizontal 3-hour fire separation. The building's non-combustible framed Construction Type 1A First Floor has the residential lobby with accessory spaces, seven apartments and mechanical/back-of-house spaces.

A. General Building Configuration Compliance:

2009 IBC Section 510: Special Provisions

(No section amendments in 780 CMR, 9th Edition)

510.2 Horizontal building separation allowance. A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of *fire walls*, limitation of number of *stories* and type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a minimum 3-hour *fire-resistance rating*.
--**The Second Floor is a 3-hour fire rated concrete/steel framed horizontal fire separation.**
2. The building below the *horizontal assembly* is of Type IA construction.
--**First Floor construction shall be Type I-A.**
3. Shaft, *stairway*, ramp and escalator enclosures through the *horizontal assembly* shall have not less than a 2-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5.
--**All enclosures are 2-hour fire rated assemblies.**

Exception: Where the enclosure walls below the *horizontal assembly* have not less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating*, provided:

1. The building above the *horizontal assembly* is not required to be of Type I construction;
 2. The enclosure connects less than four *stories*; and
 3. The enclosure opening protectives above the *horizontal assembly* have a minimum 1-hour *fire protection rating*.
4. The building or buildings above the *horizontal assembly* shall be permitted to have multiple Group A occupancy uses, each with an *occupant load* of less than 300, or Group B, M, R or S occupancies.
--**The building above the horizontal fire separation is a Use Group R-2 Apartment Building.**
5. The building below the *horizontal assembly* shall be protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 (NFPA 13), and shall be permitted to be any occupancy allowed by the Code except Group H.
--**NFPA 13 automatic fire sprinkler system provided for the whole building.**

EXHIBIT 15 – PRELIMINARY CODE ANALYSIS

- 5.1. Any occupancy except Group H shall be allowed under the *horizontal assembly*;
--Group R-2 apartments are provided below the horizontal assembly.
- 5.2. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).
--Incidental Areas are provided and compliant.
6. The maximum *building height* in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the *grade plane*.
--Complies; see Building Height paragraph below.

- B. Use Groups:** R-2 – Apartments and incidental uses
- C. Construction Type:** Type III-B for the 5-story Apartment Building (starting on 2nd Floor)
Type I-A for all First Floor Areas
- D. Fire Protection:** NFPA 13 automatic fire sprinklers for all levels
- E. Allowable Bldg Area:** Apartment Building (Use Group R-2 / Construction Type III-B)

Area Calculation as
Per Section 506.2.3:

$$\text{Total Allowable Area} = [48000^* + (16000^{**} \times 0.18^{***})] \times 3^{****}$$

*48000 SF from Table 506.2 (R-2/Type III-B) SM

**16000 SF from Table 506.2 (R-2/Type III-B) NS

***Frontage Increase (Section 506.3)

****3 (Actual number of stories above grade plane, not to exceed 3)

**Total Allowable Building
Area (Section 506.2.3):** 152,640 Square Feet

Actual Total Area: 40,653 Square Feet

F. Allowable Bldg Height: Table 504.4 allows 5 stories above the grade plane (starting at the horizontal fire separation--Section 510.2), or a maximum of 75 feet from the Grade Plane (Table 504.3).

Actual Number of Stories is Six (6); allowed by Section 510.2.

Actual Building Height is 63'-4".

G. Fire Ratings for Building Elements as per Table 601: All to be provided in this building.

- Exterior 6" Wood Stud Bearing Walls (Upper Floors) – Two Hours
- Exterior 6" Wood Stud Non-Bearing Walls (Upper Floors) – One Hour
- Exterior 6" Metal Stud Non-Bearing Walls (First Floor) – No Rating
- Interior 4" or 6" Wood Stud Bearing Walls (Upper Floors)--One Hour
- Floor/Ceiling Assembly (Second Floor Fire Separation) – Three Hours
- Floor/Ceiling Assembly (Upper Floors-Wood Truss) – One Hour
- Corridor Walls (Wood or Metal Stud) – One Hour
- Demising Walls between Apartments (Double Wood Stud) – One Hour
- Roof/Ceiling Assembly (Wood Truss) – One Hour
- Egress Stair Enclosure (8" CMU or Wood) – Two Hours

EXHIBIT 15 – PRELIMINARY CODE ANALYSIS

- Elevator Shaft Enclosure (8" CMU) – Two Hours
- Main Electrical/Compactor Room Enclosures (Metal Studs) – Two Hour
- Upper Floor Electrical/Mechanical Room Enclosures (Wood or Metal Studs) – One Hour
- Trash Chute Enclosure (Wood / Metal Stud Shaft Wall) – Two Hours

H. Accessible Means of Egress: 2015 IBC / MA Ninth Edition states:

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

1009.1 Accessible means of egress required. *Accessible means of egress* shall comply with this section. *Accessible* spaces shall be provided with not less than one *accessible means of egress*. Where more than one *means of egress* are required by Section 1006.2 or 1006.3 from any *accessible* space, each *accessible* portion of the space shall be served by not less than two *accessible means of egress*.

---The building currently has two (2) accessible stairways (accessible as defined by the Building Code, not 521 CMR MA Architectural Access Board Regulations).

And is further modified by:

1009.2.1 Elevators required. In buildings where a required *accessible* floor is four or more stories above or below a *level of exit discharge*, at least one required *accessible means of egress* shall be an elevator complying with Section 1007.4.

---This means a building with 5 or more stories; which applies to this building.
However:

1009.2.1 Exception 1: In buildings equipped with an automatic sprinkler system in accordance with Section 903.1.1 or 903.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the levels of exit discharge.

---The building will have an NFPA 13 sprinkler system, which complies with Section 903.1.1.

---The building will have horizontal exits on each floor by use of fire doors and a 2-hour fire wall complying with Section 1026.2, 707.3.5 and Table 707.3.10. The fire doors do not have to swing in the direction of travel since the occupant loads of each of the two sections is under 50 as per Section 1010.1.2.1. The gross area of each floor is approximately 7,275 square feet and Table 1004.1.2 allows 200 square feet per occupant for Residential Use, for a floor occupant total of 37 persons per floor.

Prepared By,
VMY Architects LLC



Mark Major, Principal



EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

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 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
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.

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

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:	North Hampton Street Residences
Primary Project Address:	TBD; Address will be determined upon completion of the subdivision of the 599 Columbus Street parcel.
Total Number of Phases/Buildings:	1 Phase / 1 Building
Primary Contact (Name / Title / Company / Email / Phone):	Transom Real Estate, LLC Peter A. Spellios, Principal 527 Albany Street, Suite 100 Boston, MA 02118 617-216-4820 pspellios@transomrealestate.com
Owner / Developer:	THR Acquisition, LLC c/o Transom Real Estate, LLC 527 Albany Street, Suite 100 Boston, MA 02118 617-216-4820 pspellios@transomrealestate.com
Architect:	VMY Architects, LLC Mark Major, AIA 188 Needham Street Newton, MA 02464 617-216-4820 mark@vmyarchitects.com
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Landscape Architect:	OJB Landscape Architecture Cody Klein, PLA, ASLA / Principle One Bowdoin Square, Suite 801 Boston, MA 02114 857-233-5171 cklein@ojb.com
Permitting:	Pierce Atwood LLP Paula Devereaux, Esq. - Partner 100 Summer Street Boston, MA 02110

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

	617-488-8186 pdevereaux@pierceatwood.com		
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		
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:	9,586 SF	Building Area:	40,653 GSF
Building Height:	+/- 63'-4" FT.	Number of Stories:	5/6 Flrs.
First Floor Elevation:	16.46 BCB	Is there below grade space:	No
What is the Construction Type? (Select most appropriate type)			
	Wood Frame (Level 2-6)	Masonry	Steel Frame (Level 1) Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:	<i>Residential Lobby, Bike Storage, Residential Units, Mechanical, Storage</i>		
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>			
Provide a description of the neighborhood where this development is located and its	The Proposed Project occupies a site situated in-between the Newcastle Court building to the East and the SW Corridor park to the West. The primary street frontage of the Proposal occurs along Northampton Street to the South, across		

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

identifying topographical characteristics:	from which extends the SW Corridor Park. Newcastle Ct alley runs along the North of the site, which is shared with the rear of the townhouses that line Massachusetts Ave. There is +/-4 FT grade change from the South of the site along Northampton St. down to the North of the site at Newcastle Ct.
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA Orange Line Massachusetts Ave. Station; +/- 400 FT MBTA Green Line Symphony Station; +/- 0.2 miles MBTA #1 & CT-1 bus stop at Mass Ave and Columbus +/- 240 FT MBTA #43 bus stop at Tremont and Northampton +/- 0.1 miles MBTA #39 bus stop at Mass Ave and Huntington Ave +/-0.2 miles MBTA Orange Line Ruggles Station; bus stop for CT2, CT3, 8, 15, 19, 22, 23, 28, 44, 45, 47; +/- 0.5 miles
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Newcastle Court Housing, Saranac Housing, William E. Carter School, Boston Symphony Hall, Northeastern University, Boston Medical Center
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	South End Public Library, The Dewitt Center, The Clubhouse Network, Eritrean Community Center of Greater Boston, Blackstone Community Center, SW Corridor Park, Carter Playground, Northampton Community Garden, Worcester Street Community Garden
4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>	
Is the development site within a historic district? <i>If yes</i> , identify which district:	Yes. South End Landmark District
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:	Yes. The sidewalk to the South of the site along Northampton St. is 6 FT wide cast in concrete. The sidewalk slopes subtly in the East/West direction. There are no pedestrian ramps at the development site.
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:	Yes. Compliant sidewalks with be maintained or reconstructed along Northampton St.

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

<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? <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. Northampton Street: Neighborhood Residential</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>Northampton Street: Curb Zone: 0'-6" Furnishing Zone: 2'-0" Pedestrian: 5'-0"</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>Curb Zone: stone curbs, typical. Furnishing Zone: Permeable unit pavers and/or unit pavers. Pedestrian Zone: poured-in-place scored concrete. Final configuration to be in compliance with Boston Complete Streets.</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>N/A.</p>
<p>Will any portion of the Project be</p>	<p>Yes. The proposed project eliminates an existing curb cut on Northampton</p>

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	Street and will require action by PIC for the approval of the specific repair plan.
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>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	0
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?	0
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?	TBD
Where is the accessible visitor parking located?	There is no on-site parking. Visitor parking, including accessible visitor parking, will utilize on-street visitor parking.
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	No.
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>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Main entry for the building will be Flush Condition.
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes.

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

<i>If project is subject to Large Project Review/Institutional Master Plan,</i> describe the accessible routes way-finding / signage package.	N/A. The project is not subject to Large Project Review.
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>	
What is the total number of proposed housing units or hotel rooms for the development?	47 dwelling units.
<i>If a residential development,</i> 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?	All units will be affordable units. A decision whether the units are to be rental or for sale is pending financing requirements for the project.
<i>If a residential development,</i> how many accessible Group 2 units are being proposed?	5% of any rental units will be Group 2 units.
<i>If a residential development,</i> how many accessible Group 2 units will also be IDP units? <i>If none,</i> describe reason.	The project will be 100% affordable.
<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.	N/A.
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.	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,</i> describe:	A passenger elevator will provide access to all floors.

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

<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>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>Resident common area adjacent to the lobby and common roof deck is fully accessible.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, 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? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>TBD</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>TBD</p>

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

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>	
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.	
Provide a diagram of the accessible route connections through the site, including distances.	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <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

EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

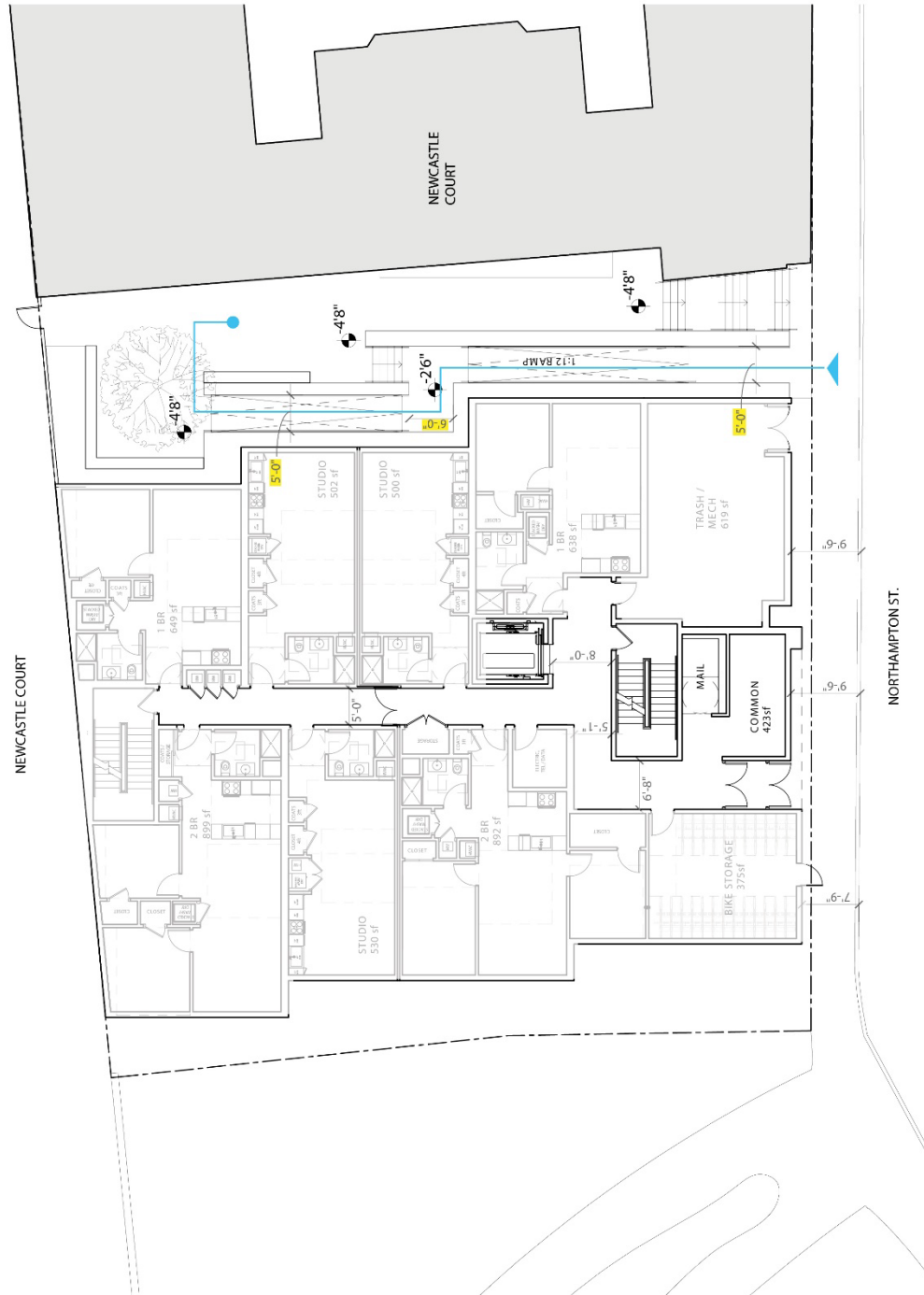


EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

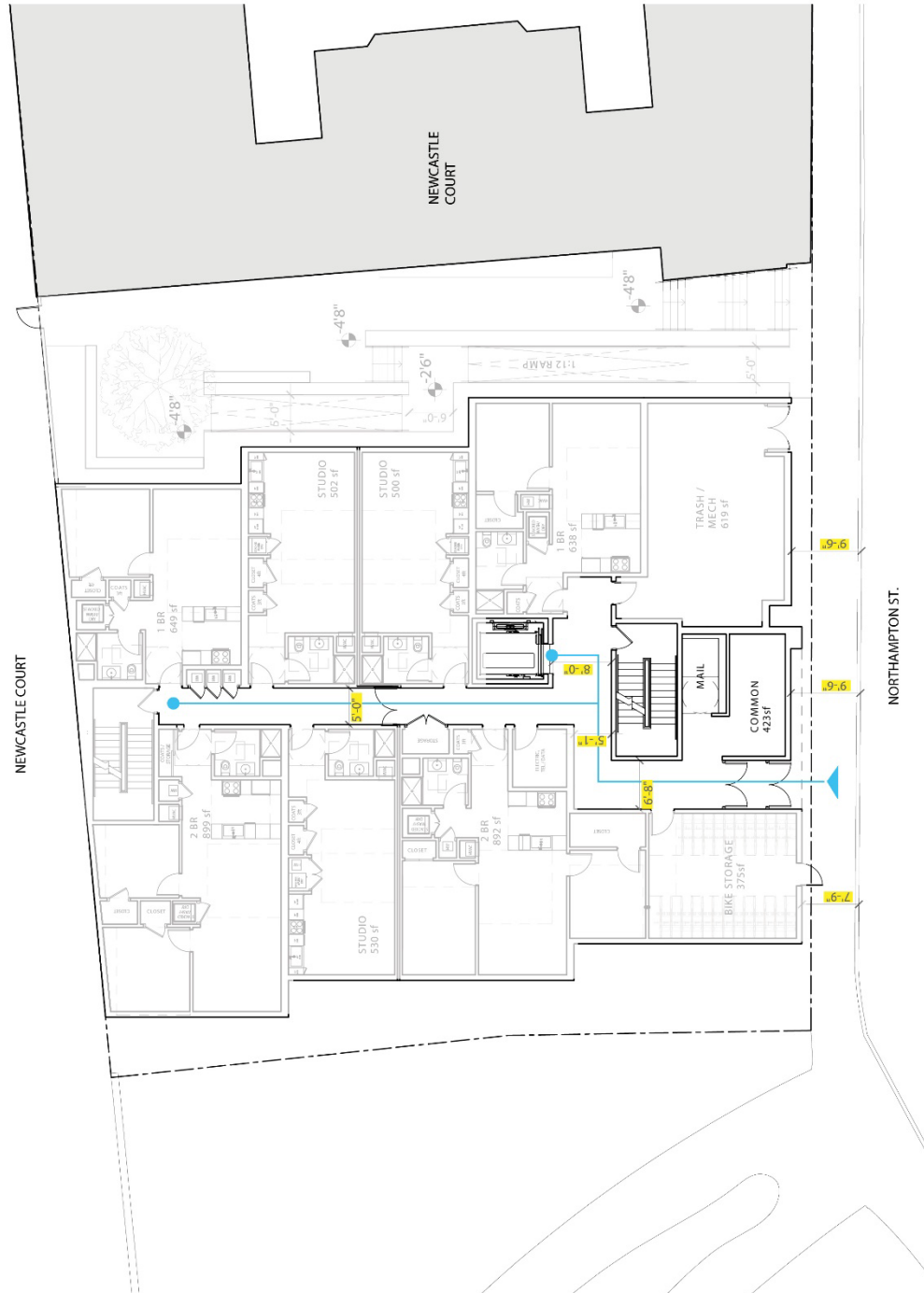


EXHIBIT 16 – ARTICLE 80 ACCESSIBILITY CHECKLIST

