

# **603 DORCHESTER AVENUE MIXED-USE PROJECT**

*603 Dorchester Avenue  
South Boston, Massachusetts*

**APPLICATION FOR SMALL PROJECT REVIEW**

*submitted to the*

**Boston Planning and Development Agency**



**Christopher Roche ~ Thomas Falcucci**

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



April 6, 2018

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

Dear Director Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 603 Dorchester Avenue Mixed-Use Project in South Boston.

The proposed project is to consist of 25 new residential apartments, primarily market rate, with 4 affordable units and a monetary contribution to the City's IDP fund in accordance with the City's Inclusionary Development Policy, and approximately 2,012 feet of ground-floor restaurant space. Located within two hundred feet of the Andrew Square Red Line rapid transit station, the project will forego on-site parking in favor of the ground-floor amenity of a restaurant serving local neighborhood needs.

The applicants are Christopher Roche and Thomas Falcucci. 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,

A handwritten signature in blue ink, appearing to read 'George Morancy', is written over a circular stamp. The signature is fluid and cursive. Below the signature, the text 'George Morancy, Esq.' is printed in a black serif font.

George Morancy, Esq.

# 256 DORCHESTER STREET MIXED-USE PROJECT

~ South Boston ~

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

*submitted by*

**Christopher Roche and Thomas Falcucci**

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## **I. PROJECT SUMMARY**

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

## **II. DETAILED PROJECT INFORMATION**

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

## **III. BOSTON ZONING CODE DATA**

## **IV. URBAN DESIGN SUBMISSION AND ACCESSIBILITY CHECKLIST & EXHIBITS**

- Exhibit 1: Locus Map
- Exhibit 2: Aerial Views of Site
- Exhibit 3: Street Views of Site
- Exhibit 4: MBTA Map
- Exhibit 5: Hubway & ZipCar Maps
- Exhibit 6: Current Site Plan
- Exhibit 7: Proposed Site Plan
- Exhibit 8: Front and Rear Elevations
- Exhibit 9: Dorchester Avenue and Boston Street Elevations
- Exhibit 10: Floor Plans
- Exhibit 11: Zoning Refusal Letter
- Exhibit 12: Accessibility Checklist & Drawings

## I. PROJECT SUMMARY

### 1.1 Project Team

#### **Developer and Applicant:**

Christopher Roche  
300 A Street, Ste. 101  
Boston, MA 02210  
Tel: 800-975-1260  
Email: cjr@crowdlending.com

Thomas Falcucci  
15 Lunar Avenue  
Braintree, MA 02184  
Tel: 617-580-1456  
Email: thomasfalcucciboston@gmail.com

#### **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: david@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 six-story 25-unit residential building to be situated at 603 Dorchester Avenue in South Boston. The lot size is approximately 4,074 square feet, triangular in



shape, and is currently occupied by a two-story concrete block building, and appurtenant parking lot, that is the site of Andrew Square Auto Glass.

The proposed new six-story building with frontage on both Dorchester Avenue and Boston Street, in the heart of Andrew Square. The ground floor would consist of the main building entrance on Dorchester Avenue, an elevator lobby and main building lobby, and a new restaurant of approximately 2,012 square feet. The second through sixth floors each would consist of 25 apartments for rent. The roof would house necessary building mechanical units.

### **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 25 new rental apartments in an attractive low-rise building, including 4 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;
- the expected creation of at least 45 construction industry jobs to complete the proposed project;
- a new restaurant in Andrew Square serving the needs of the local community.

## **II. DETAILED PROJECT INFORMATION**

### **2.1 Project Description**

The project site consists of approximately 4,074 square feet, comprised of a single parcel of land situated at 603 Dorchester Avenue in South Boston, being City of Boston Assessor's Parcel No. 0703383000. The site fronts on Dorchester Avenue to the east, Andrew Square to the north, and Boston Street to the west.

The proposed new six-story building will consist of 25 new residential rental apartments, primarily market rate, with 4 affordable units in accordance with the City's Inclusionary Development Policy, and an approximately 2,012 square foot ground-floor restaurant.

## **2.2 Project Financing and Developer Pro Forma**

The applicants have developed numerous commercial and residential projects in Boston. Mr. Roche is a principal at Crowd Lending, Inc., a Boston-based private real estate lender. He has a solid working relationship with many large lenders and intends to finance the project using traditional institutional financing to be provided by Hingham Institution for Savings.

Total Development Cost (soft/hard costs): \$7,000,000

Construction Cost (hard cost): \$6,250,000

### Disclosure of Beneficial Interests in the Project

Christopher Roche:	50%
Thomas Falcucci:	50%
Number of Construction Jobs:	45
Estimated Constructions Start:	Fourth Quarter 2018
Estimated Construction Completed:	Fourth Quarter 2019

## **2.3 Urban Design Approach – Building Program, Massing and Materials**

The proposed project will consist of a new six-story building on a wedged-shape site at the convergence of Dorchester Avenue and Boston Streets. The building will fill the lot along Dorchester Avenue and Boston Streets defining existing the street wall and creating a gateway building to both South Boston and Dorchester. As the building is directly across from the Andrew Square Red Line station, parking is not provided. Instead the first floor will contain a Restaurant. The existing city-owned planting area between the front lot line and the intersection will be leased and redesigned as a planned outdoor café seating area providing activity along the streetscape. The first floor will also contain a residential lobby. There is one basement level below grade with commercial storage space, bicycle storage, and utility and elevator machine rooms. Floors two through six contain 25 residential units. All of the residential units will be one-bedroom, one bath units and will wrap around the perimeter of Dorchester Avenue and Boston Street, offering views of the city beyond.

The main axis of the building is centered on the front curved lot line and is mirrored along both Dorchester Avenue and Boston Streets. At street level, the height of the first floor is taller than the residential floors above and the building is set on round brick piers to provide a wider sidewalk that conforms to the city's Complete Streets program. And, to that end, the line of storefront glazing will be set back from the lot lines on the first floor approximately 3' on Dorchester Avenue and 4' on Boston Street. The floors above align with the existing adjacent buildings and define the street wall to the intersection of Andrew Square. The rear of the building is set back 5' from the rear lot line.

The main commercial and residential entrances are separated from one another to provide identity. The residential entrance faces Dorchester Avenue and the commercial space entrance

is located on Boston Street. A loading zone is proposed along Dorchester Avenue in an existing area striped “No Parking”. Deliveries would be made through the rear alley and down the elevator to the basement.

The building’s skin will be a composition of brick, glass fenestration, metal panels and metal trim elements. Windows will be a combination of operable and fixed sashes. The materials and rhythm of the façade are similar to and consistent with other large residential buildings in the area, incorporating traditional South Boston building materials with the form and scale of many of the newer developments along Prebble Street, Dorchester Avenue, and West Broadway.

The proposed building height is 60’-0” to the roof of the upper story. An elevator overrun and a stairway will rise above that height but will be setback so they are not visible from the street. They will be wrapped in a curved metal panels wall which references the curved front and the materials of the façade below. A brick parapet will conceal mechanical equipment so its not visible from the street below.

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 project will eschew on-site residential parking, taking advantage, instead, on the proximity of the site to the Andrew Square Red Line rapid transit, which also provides bus access to routes 5, 10, 16, 17, 18, 171 and CT3. The site is additionally located .8 mile from the Newmarket commuter rail stop on the Fairmount-Franklin line, and in close proximity to a Hubway station and ZipCar location. The site would be ill-suited to a multi-vehicle garage because of the challenges of exiting onto, and entering from, the heavy traffic on both Dorchester Avenue and Boston Street.

**2.5 Anticipated Permits and Approvals**

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none"> <li>• Article 80 Small Project Review</li> <li>• Affordable Housing Agreement</li> <li>• Design Review Approval</li> </ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Local Sewer and Water Tie-in and Site Plan Approval</li> </ul>

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Boston Inspectional Services Department

- Zoning Board of Appeal Approval
  - Demolition Permit
  - Building Permit
  - Certificate of Occupancy
- 

### III. BOSTON ZONING CODE DATA

#### Zoning District: B1 (H-1)<sup>1</sup> (General Business District - Base Code)

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	5,000 s.f.	4,074 s.f.	No
Min. Lot Area/Add'l D.U.	1,000 s.f.	4,074 s.f.	Yes
Min. Lot Width	50 ft.	76.10 ft.	No
Min. Lot Frontage	50 ft.	76.10 ft.	No
Max. FAR	1.0	6.28	Yes
Max. Building Height	40 ft.	60 ft.	Yes
Max. Story Height	3 stories	6 stories	Yes
Min. Open Space	400 s.f./d.u.	0	Yes
Min. Front Yard Setback	20 ft.	0	Yes
Min. Side Yard Setback	10 + L/20 ft.	0	Yes
Min. Rear Yard Setback	10 + L/20 ft.	5'	Yes

#### Off-Street Parking Requirements Per Table H of Article 50

##### Residential Parking:

21 market rate units: .9 space per unit = 18.9 spaces

---

<sup>1</sup> Section 13-4. - Dwellings in Nonresidential Districts. Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district, or in the case of any dwelling in a B-8 or B-10 district, to the lot area, lot width, usable open space and yard requirements for the least restricted residence district; provided however, that if the nearest S, R, or H district, or the least restricted residence district does not specify a minimum lot width, any such dwelling shall have a minimum street frontage of not less than 50 feet.

4 IDP (affordable) units: .7 space per unit = 2.8 spaces

Commercial Parking:

None required per Article 23, Section 4 (Restricted Parking District)

Total spaces required: 22

Total spaces provided: 0 Yes

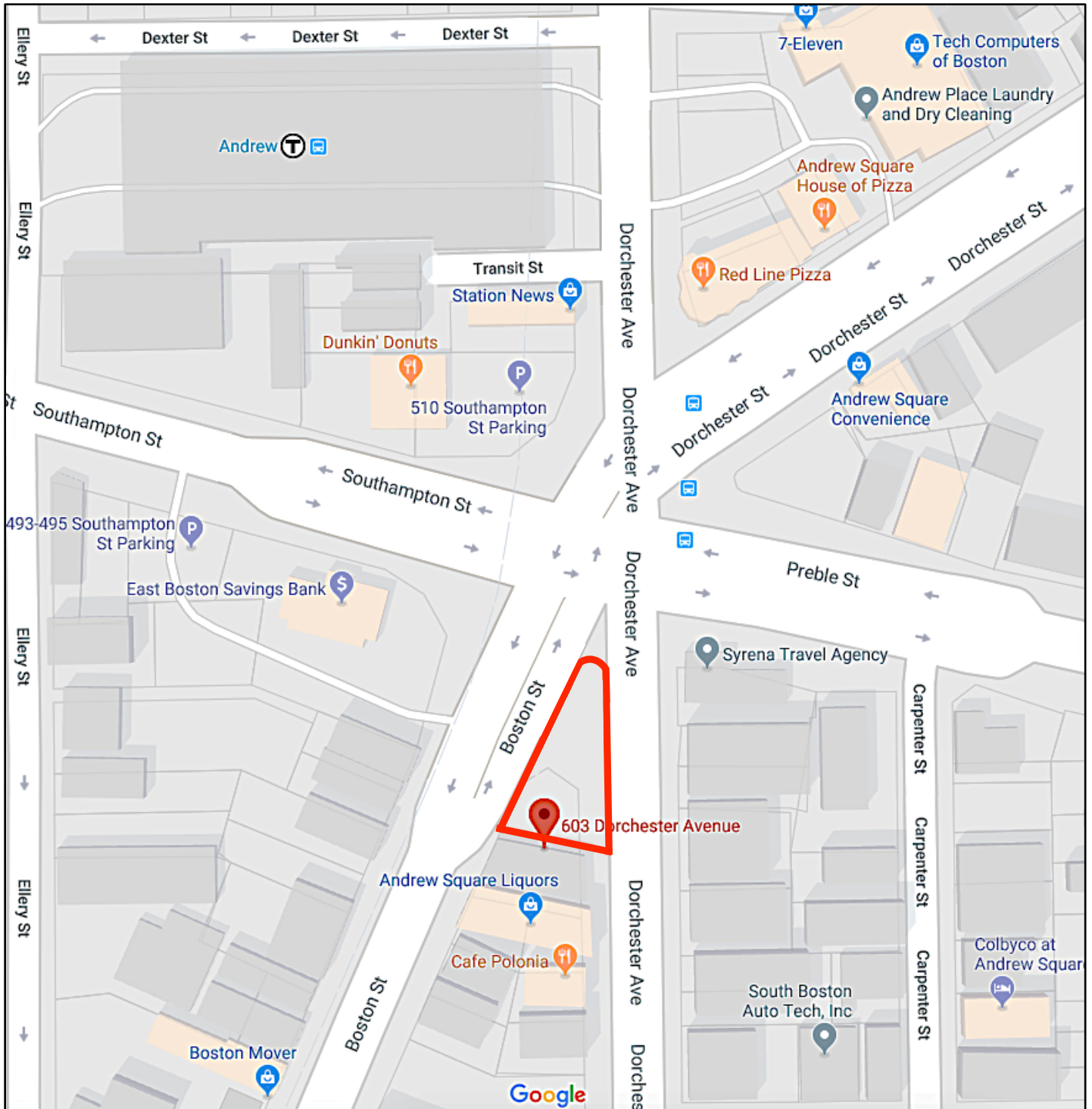
**Off-Street Loading Requirements Per Table I of Article 50**

15,001 – 49,999 square feet: 1 Off-Street Loading Bay required; 0 provided Yes

**Use Regulations:** Proposed multi-family dwelling is an allowed use. Restaurant is an allowed use.

The site is located within the area of the South Boston Dorchester Avenue Planning Initiative, a planning initiative commenced by the BPDA and the City of Boston for the purpose of ensuring that the 144 acres of the Study Area are strategically planned for a broader type of uses and a scale of development best suited to the future growth of the Dorchester Avenue corridor. A product of months of intensive participation by a broad group of area residents, property owners, business owners, advocates, public agencies, and other stakeholders, the Plan, as already approved by the BPDA Board of Directors, details a framework for new zoning for the area that will allow for future growth in a manner that is consistent with the community's vision. The development team has taken great care to work within the applicable framework of the Plan, with respect to building height, density, setbacks, parking, and design, in order to achieve a Proposed Project that lives up to the objectives of the Plan.

# LOCUS





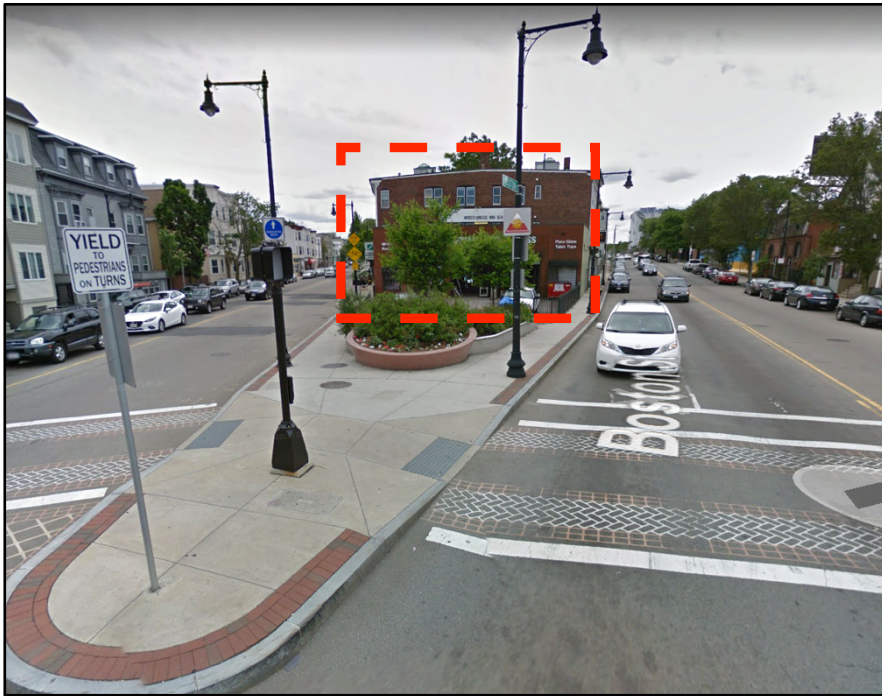
# AERIAL VIEWS OF SITE





# Exhibit 3

## View of Site from Dorchester Avenue



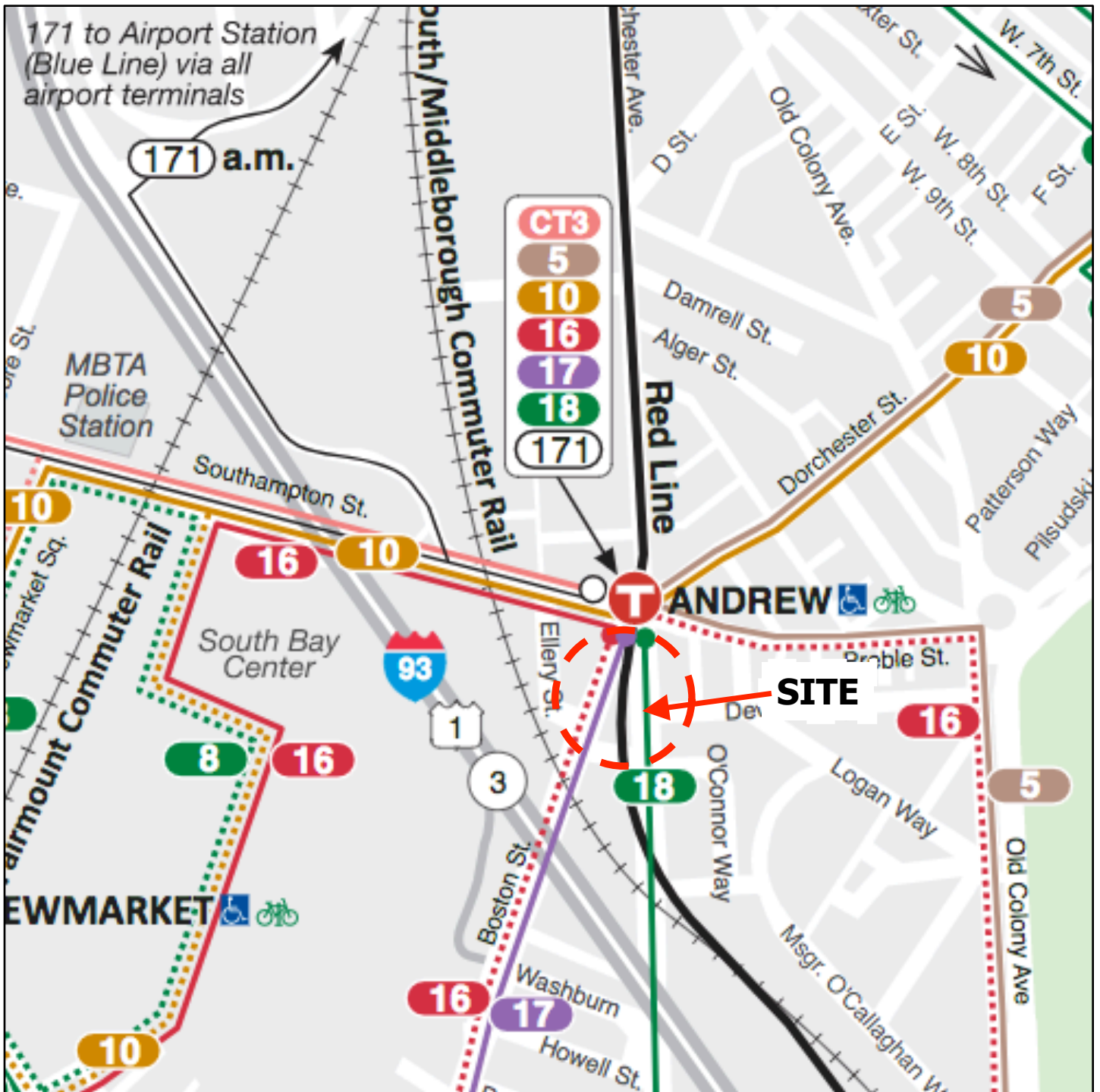
## View of Site from Andrew Square

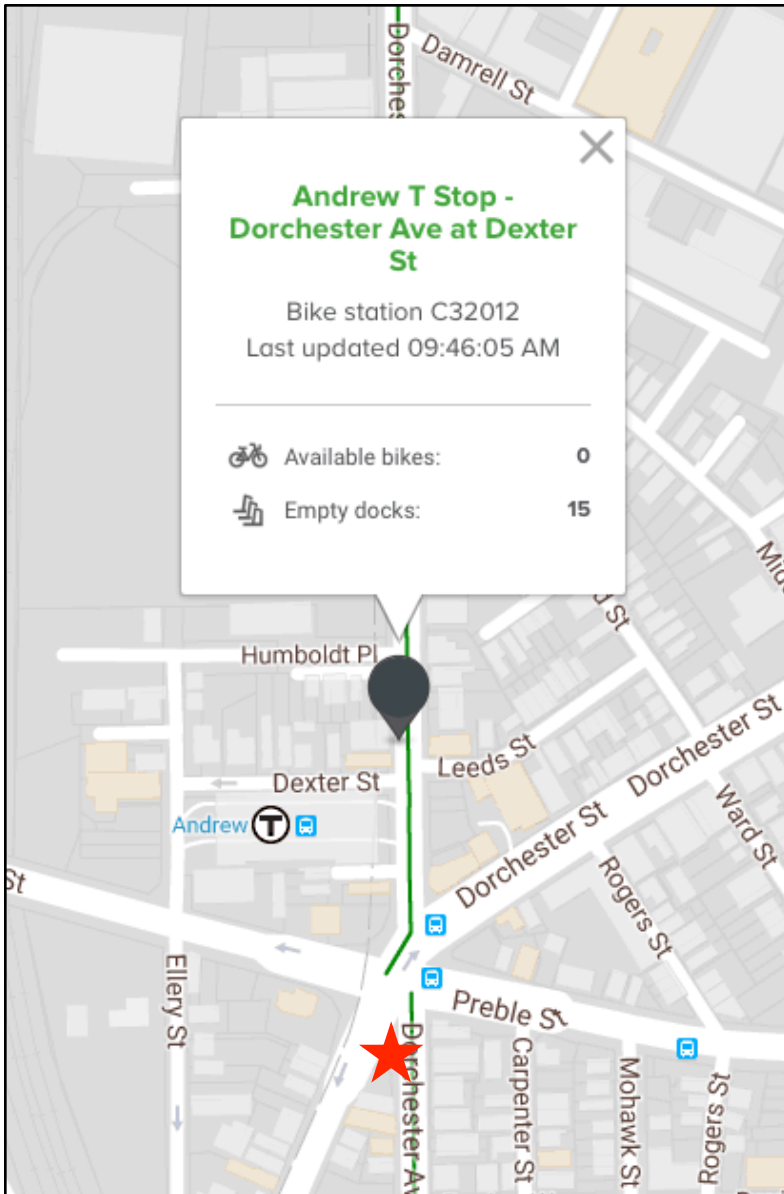
## View of Site from Boston Street





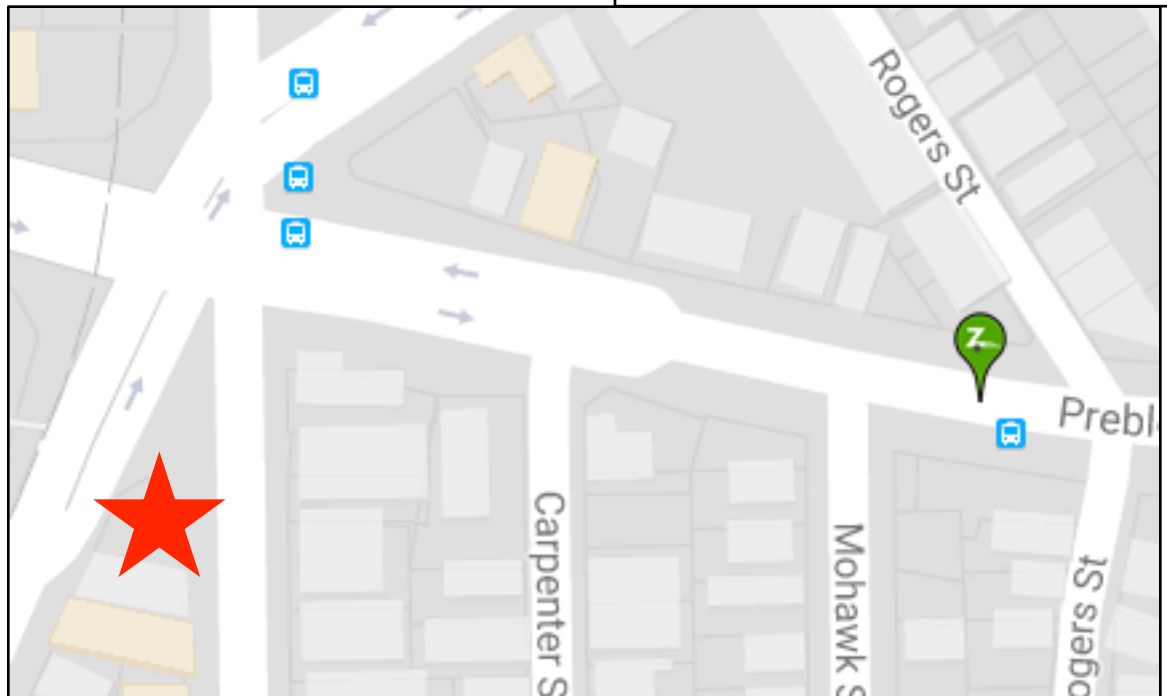
# MBTA TRANSIT MAP





**HUBWAY STATION  
Dorchester Avenue  
&  
Dexter Street**

**ZIPCAR Pick-Up/Drop-Off  
Preble Street**



# EXISTING SITE PLAN

Exhibit 6

## CERTIFIED PLOT PLAN

LOCATED AT  
 2-6 BOSTON STREET  
 SOUTH BOSTON, MA

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 24, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE X  
 COMMUNITY PANEL: 25025C0083J  
 EFFECTIVE DATE: MARCH 16, 2016

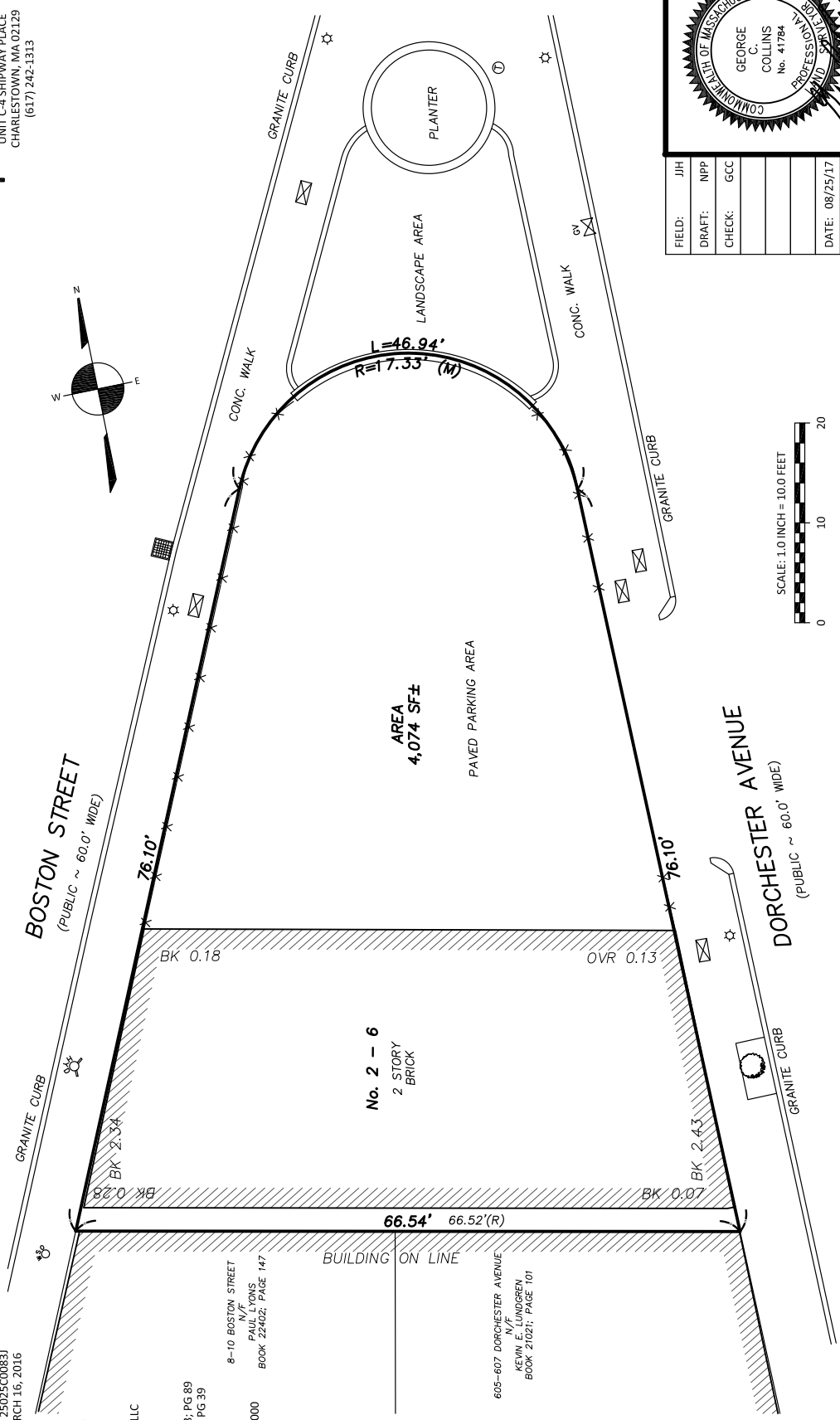
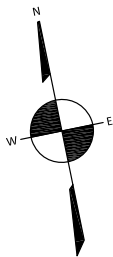
PREPARED FOR:  
 CHRISTOPHER ROCHE

REFERENCES:  
 OWNER OF RECORD:  
 BOSTON STREET, 2-6 LLC  
 18 RITA ROAD  
 BOSTON, MA 02124

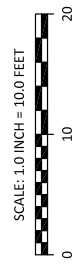
DEED: BK 58003; PG 89  
 PLAN: BK 1018; PG 39  
 LCC: # 9405-A

NOTES:  
 PARCEL ID: 0703383000  
 8-10 BOSTON STREET  
 PAUL LYONS  
 N/F  
 BOOK 22402; PAGE 147

605-607 DORCHESTER AVENUE  
 KEVIN E. LUNDGREN  
 N/F  
 BOOK 21021; PAGE 101



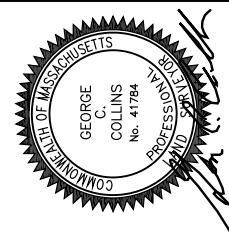
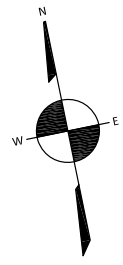
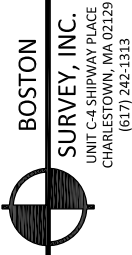
FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	08/25/17
JOB #:	17-00419



# PROPOSED SITE PLAN

# Exhibit 7

## CERTIFIED PLOT PLAN LOCATED AT 603 DORCHESTER AVENUE (AKA 2-6 BOSTON STREET) SOUTH BOSTON, MA



FIELD:	JJH
DRAFT:	NPP/RAP
CHECK:	GCC
DATE:	03/23/18
JOB #	17-00419

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 24, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE X  
COMMUNITY PANEL: 25025C0083J  
EFFECTIVE DATE: MARCH 16, 2016

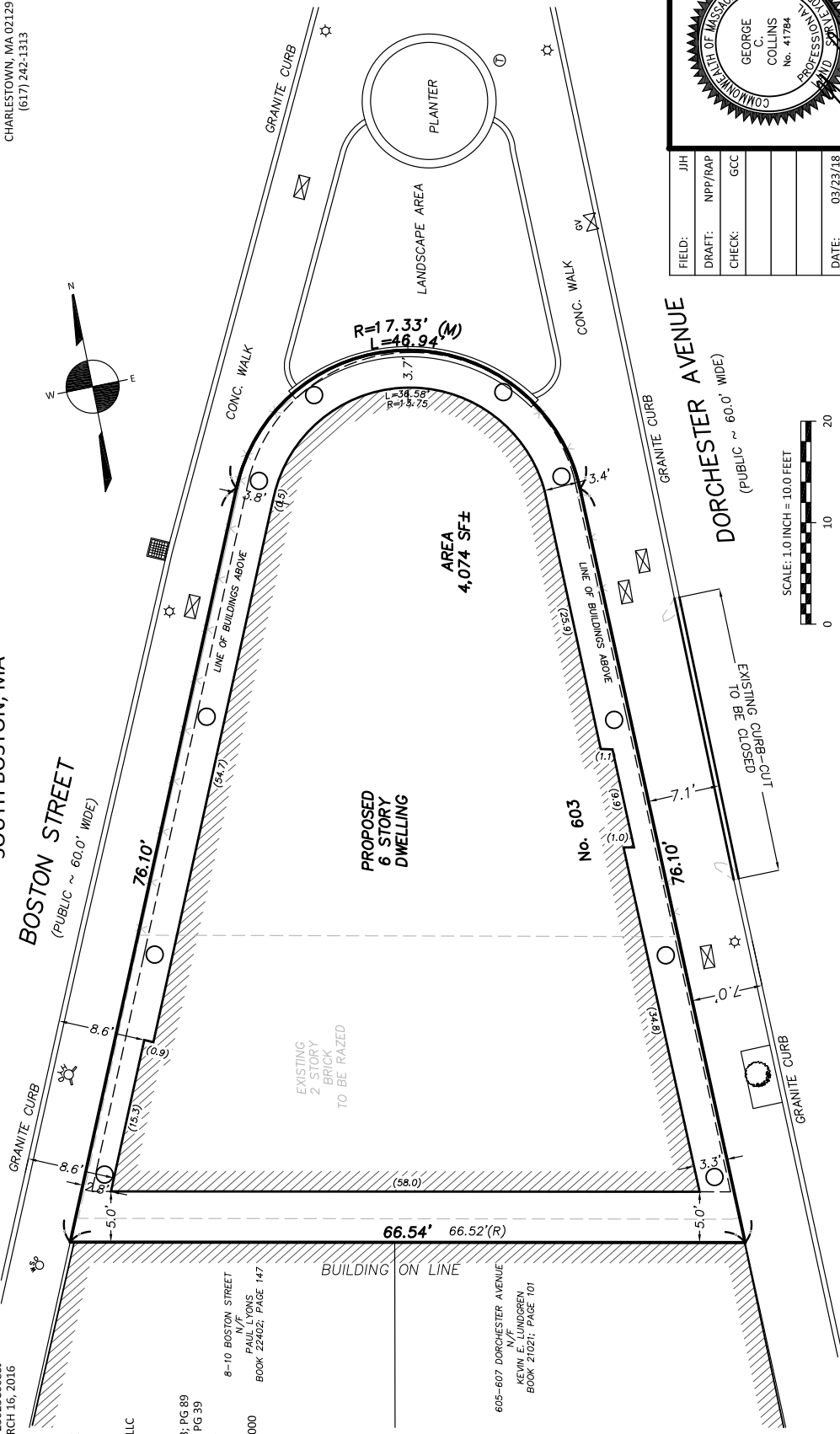
PREPARED FOR:  
CHRISTOPHER ROCHE

REFERENCES:  
OWNER OF RECORD:  
BOSTON STREET, 2-6 LLC  
18 RITA ROAD  
BOSTON, MA 02124

DEED: BK 58003; PG 89  
PLAN: BK 1018; PG 39  
LCC: # 9405-A

NOTES:  
PARCEL ID: 0703383000  
8-10 BOSTON STREET  
PAUL LYONS  
N/F  
BOOK 22402; PAGE 147

605-607 DORCHESTER AVENUE  
KEVIN E. LUNDGREN  
N/F  
BOOK 21021; PAGE 101



# FRONT ELEVATION & REAR ELEVATION

# Exhibit 8



① CORNER ELEVATION  
142' x 1-21'



② REAR ELEVATION

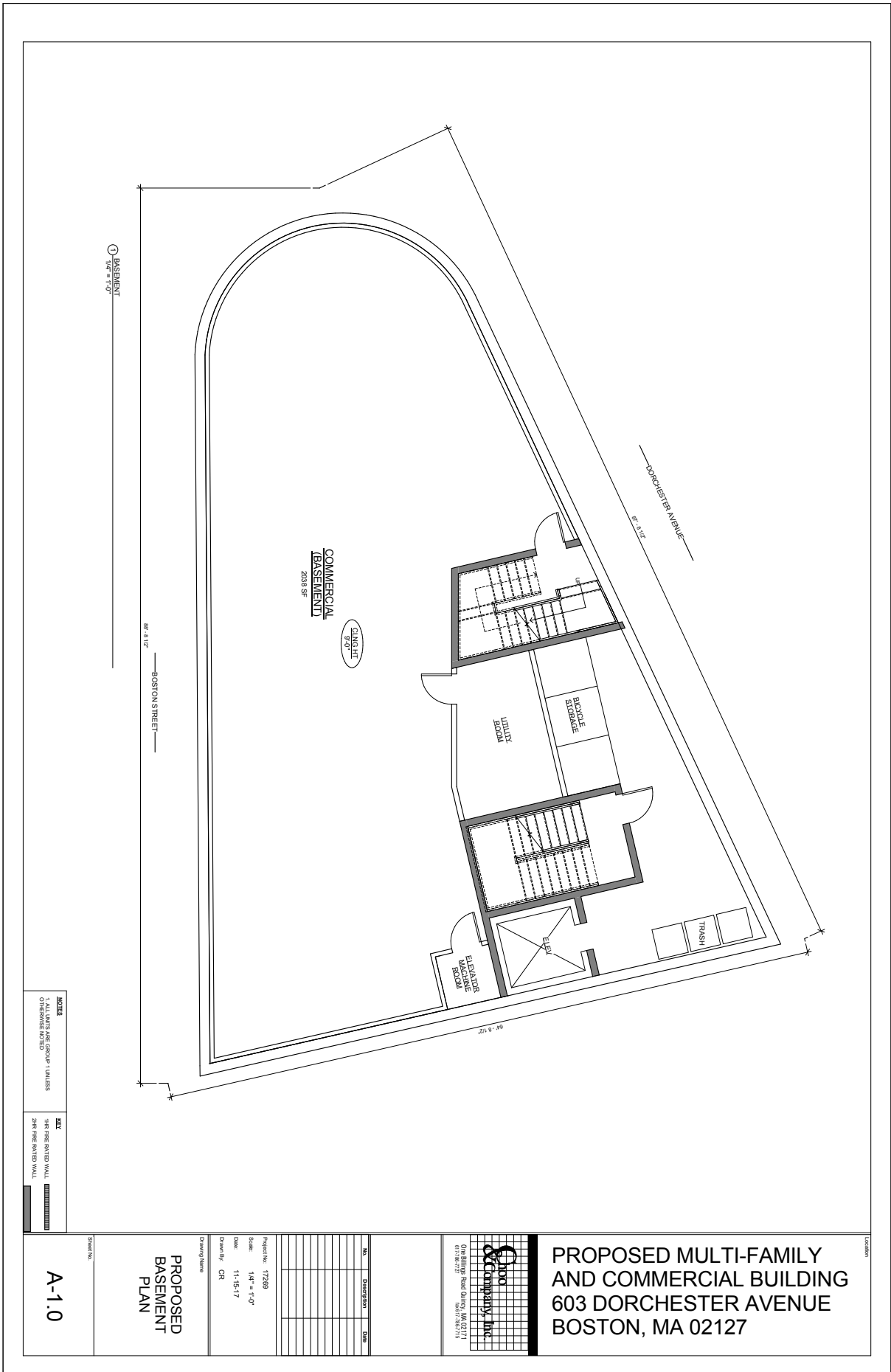




## BOSTON STREET ELEVATION



# Exhibit 10 - Floor Plans



**NOTES**  
1. ALL UNITS ARE GROUP 1 UNITS  
OTHERWISE NOTED

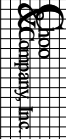
**KEY**  
HUR FINE DATED WALL  
2018 FINE DATED WALL

**A-1.0**

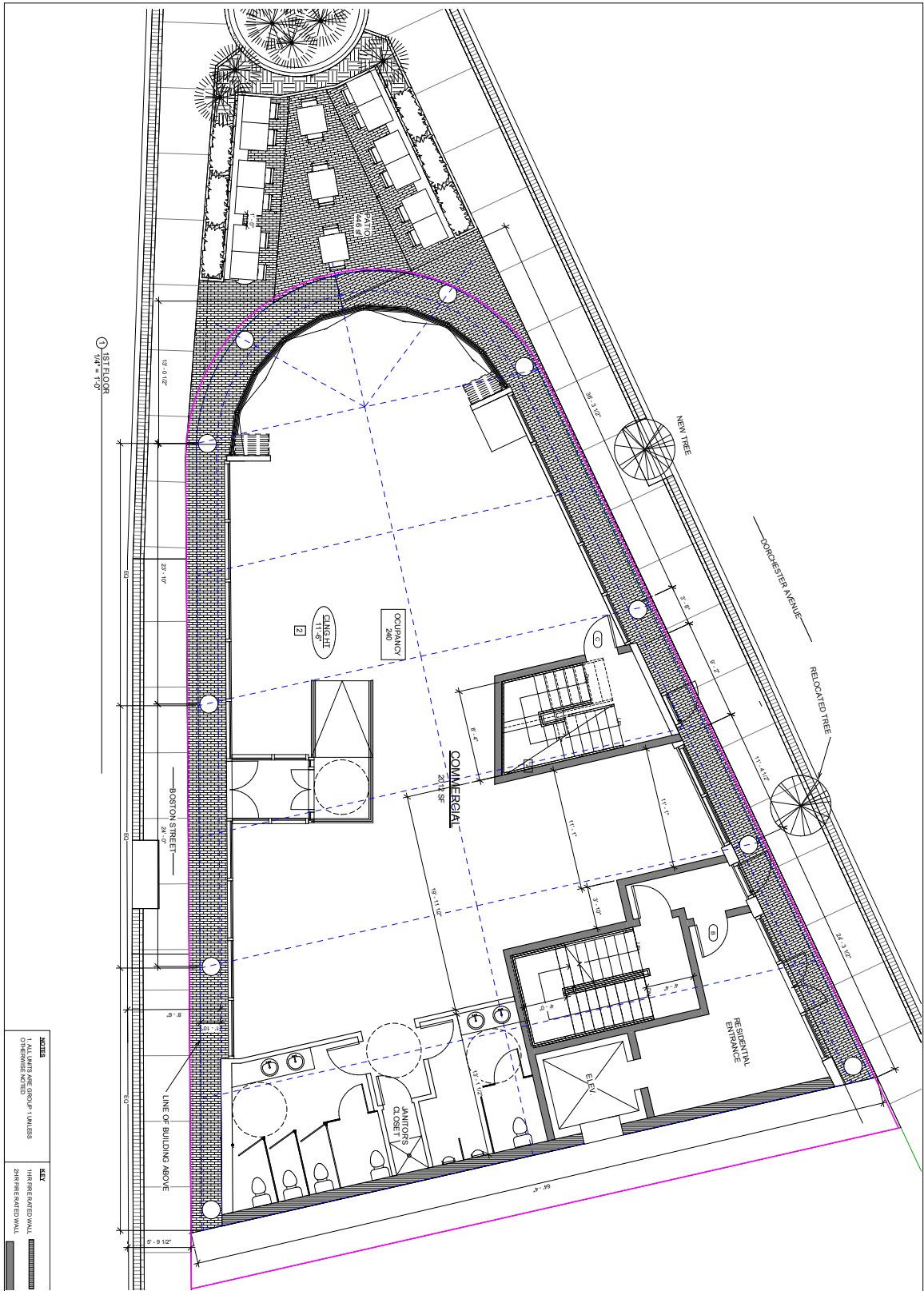
**PROPOSED BASEMENT PLAN**

No.	Description	DATE

Project No: 17289  
 Scale: 1/4" = 1'-0"  
 Date: 11-15-17  
 Drawn By: CR

  
 SDC Company, Inc.  
 0 - Building Road Dairy, MA 02171  
 617-887-7727  
 Fax: 617-887-7713

**PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING  
603 DORCHESTER AVENUE  
BOSTON, MA 02127**



NOTE	KEY
1. ALL LIGHTS ARE GROUP 1 UNLESS OTHERWISE NOTED	HIGH RISE EXISTED WALL
	2ND FLOOR EXISTED WALL

<p><b>PROPOSED FIRST FLOOR PLAN</b></p> <p><b>A-1.1</b></p>	<p>Project No: 17269          Scale: 1/4" = 1'-0"          Date: 11-15-17          Designer: OR</p>	<p><b>PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING</b>  <b>603 DORCHESTER AVENUE</b>  <b>BOSTON, MA 02127</b></p>
	<p>Shaded Area</p>	





**NOTES**  
 1. ALL UNITS ARE GROUP 1 UNITS  
 OTHERS ARE NOTED

**KEY**  
 FIRE RATED WALL  
 NON-FIRE RATED WALL

**A-1.2**

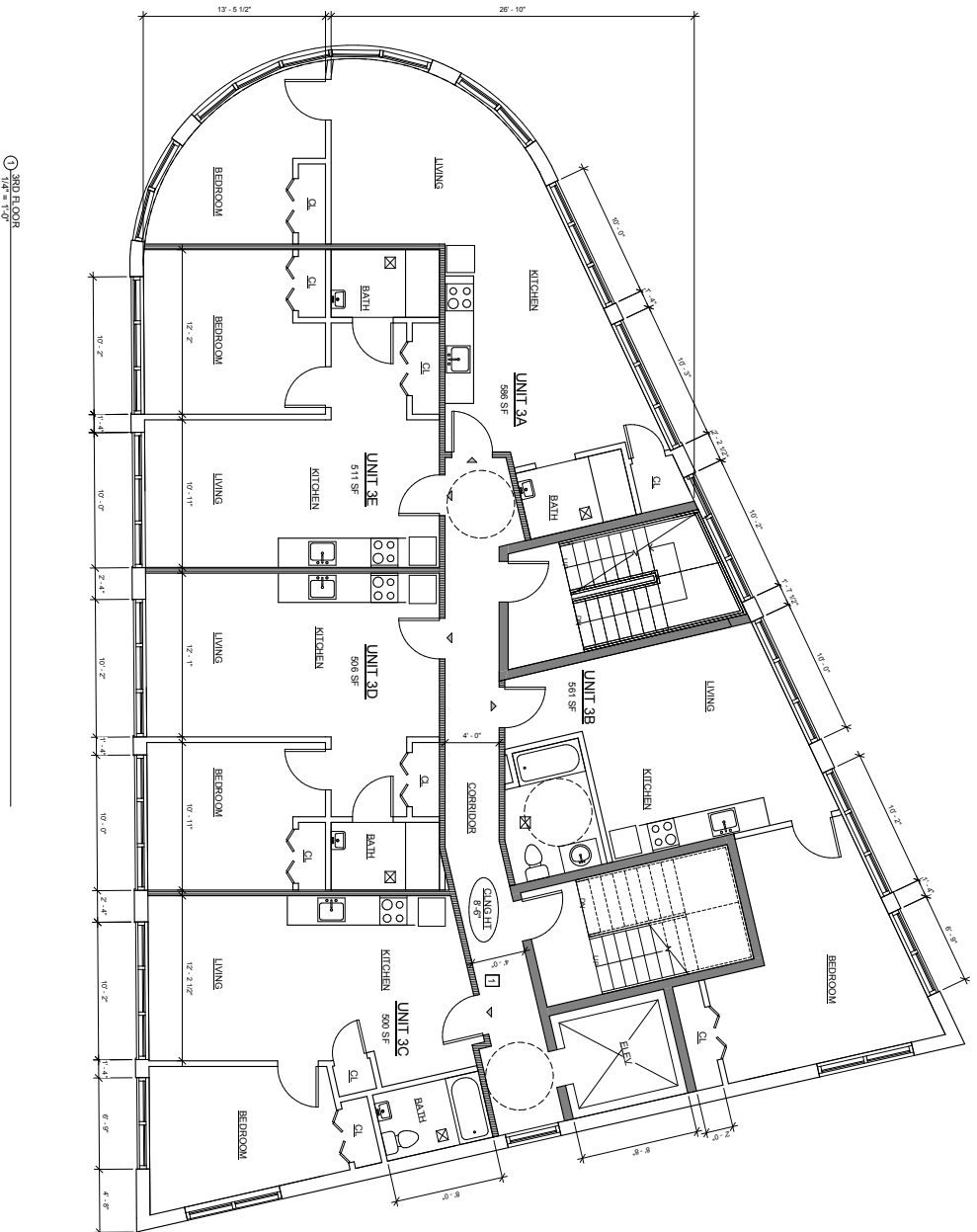
**PROPOSED SECOND FLOOR PLAN**

Project No: 17289  
 Scale: 1/4" = 1'-0"  
 Date: 11-15-17  
 Drawn By: CR  
 Drawing Name:

No.	Description	Date

**8100 COMPANY, Inc.**  
 One Billings Building, MA 02173  
 617-552-8727  
 603 Dorchester Avenue  
 Boston, MA 02127

**PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING  
 603 DORCHESTER AVENUE  
 BOSTON, MA 02127**



① 3RD FLOOR  
1/4" = 1'-0"

<b>NOTE</b>	<b>KEY</b>
ALL WALLS ARE GROUP 1 UNLESS OTHERWISE NOTED	TYPE FIVE RATED WALL
	20 MINUTE RATED WALL

A-1.3

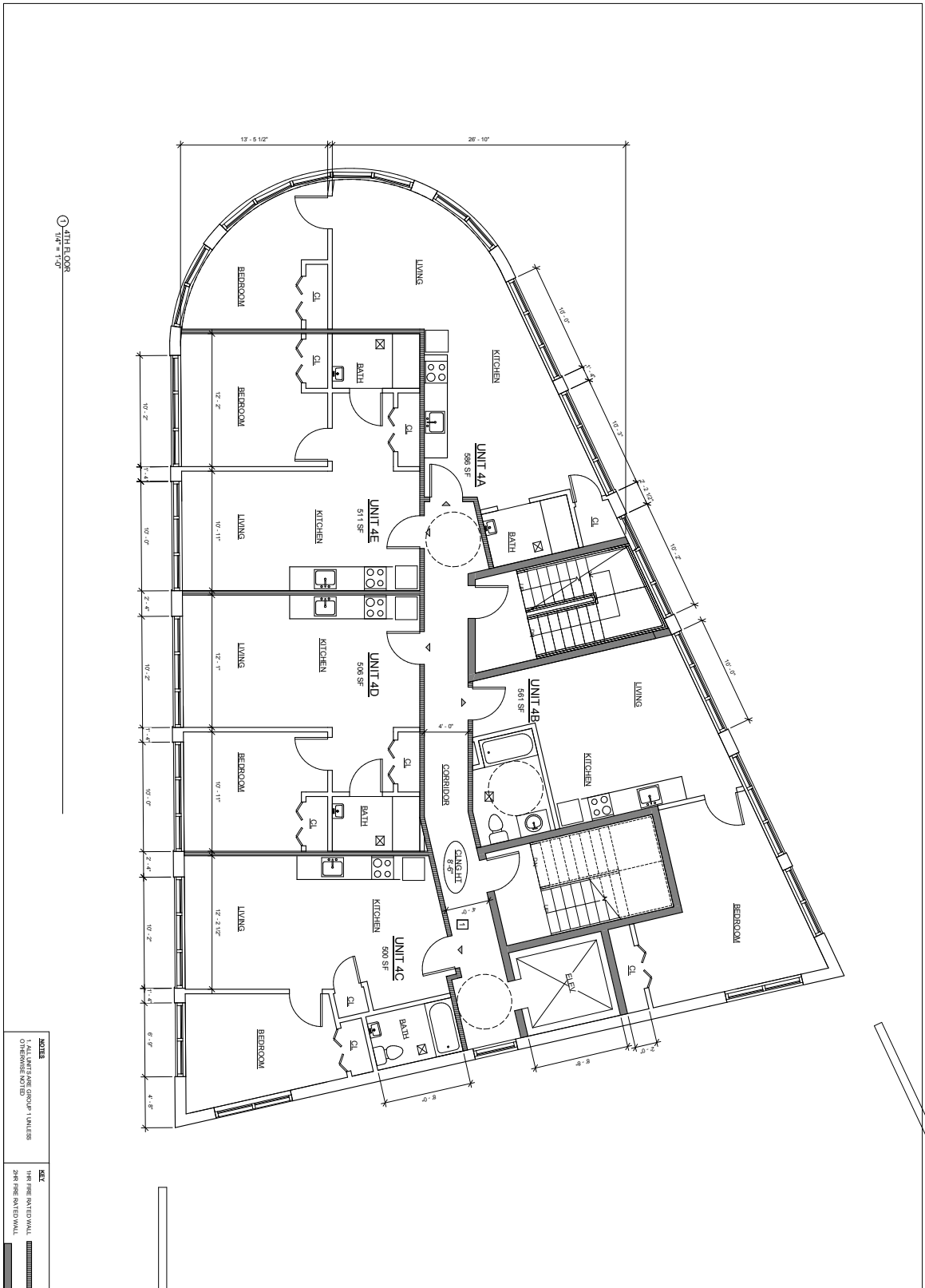
**PROPOSED  
THIRD FLOOR  
PLAN**

Project No: 17289  
 Scale: 1/4" = 1'-0"  
 Date: 11-15-17  
 Drawn By: AUBREY  
 Drawing Name:

No.	Description	Date

**S&DO**  
**SCOTT & DOUGLAS ARCHITECTURE, INC.**  
 One Bluffs Building, MA 02171  
 617-262-2727  
 www.sanddo.com

**PROPOSED MULTI-FAMILY  
AND COMMERCIAL BUILDING  
603 DORCHESTER AVENUE  
BOSTON, MA 02127**



4TH FLOOR  
1/4" = 1'-0"

NOTE	KEY
1. ALL PARTS ARE GROUP 1 UNLESS OTHERWISE NOTED	TYPE FINE SATELITE WALL
	20% FINE SATELITE WALL

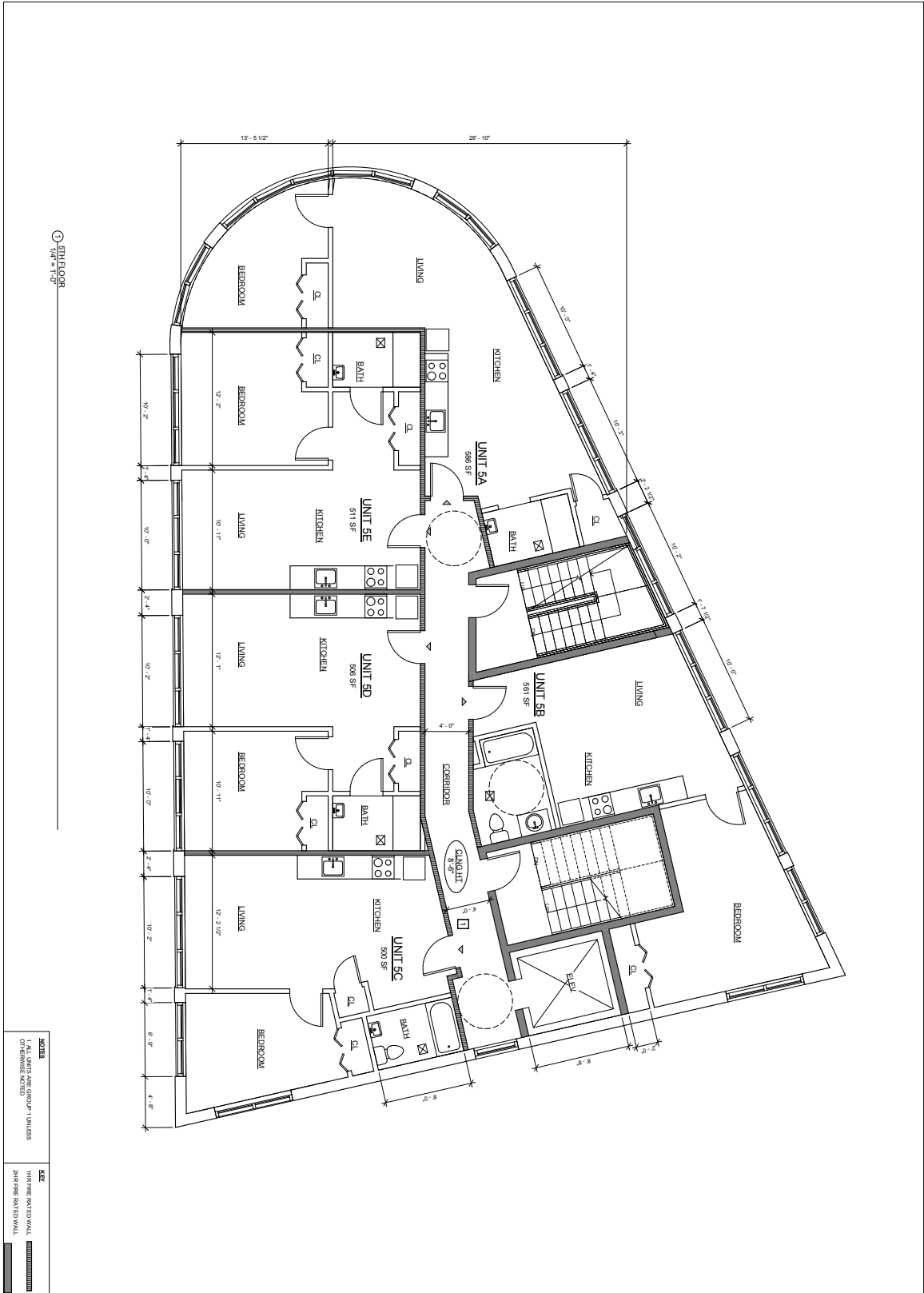
**A-1.4**

**PROPOSED  
FOURTH  
FLOOR PLAN**

Project No.	17289
Scale	1/4" = 1'-0"
Date	11-15-17
Drawn by	AJ/ROD
Checked by	
Drawn by name	
Checked by name	
Project name	
Location	
Client	
Architect	
Engineer	
Interior Designer	
MEP Engineer	
Structural Engineer	
Other	

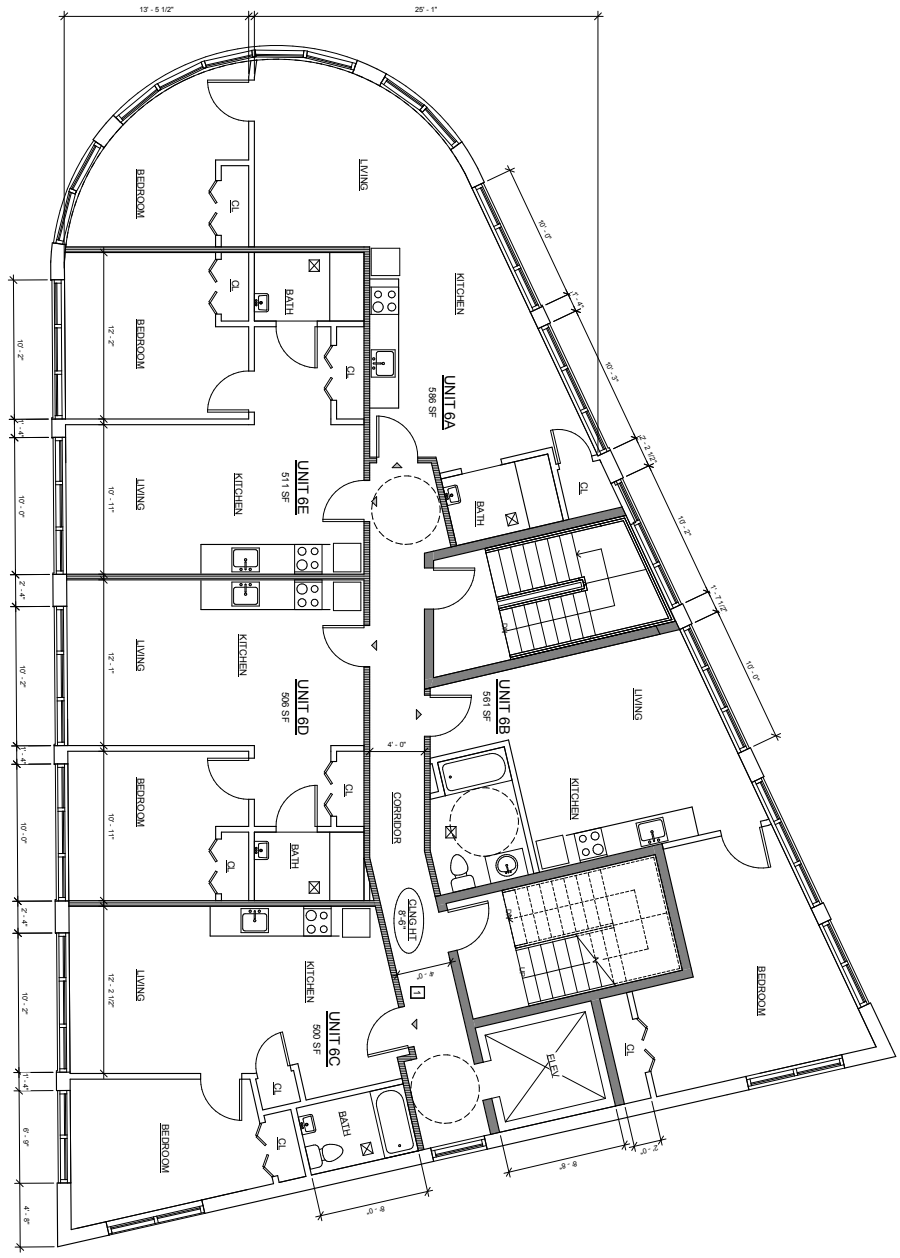
**SKIDMORE OWINGS & MERRILL ARCHITECTS LLP**  
 One Beilngs Building, MA 02171  
 617.338.2727  
 www.som.com

**PROPOSED MULTI-FAMILY  
AND COMMERCIAL BUILDING  
603 DORCHESTER AVENUE  
BOSTON, MA 02127**



NOTE	KEY
1. ALL UNITS ARE GROUP 1 UNITS OTHERWISE NOTED	TYPE FIVE RATED WALL 2. OTHERWISE NOTED

<b>A-1.5</b>	<b>PROPOSED FIFTH FLOOR PLAN</b>	Project No: 17289 Scale: 1/4" = 1'-0" Date: 11-15-17 Drawn By: AUBREY		One Belfry Building, MA 02171 617-262-2727 6/17/2017	<b>PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING 603 DORCHESTER AVENUE BOSTON, MA 02127</b>
--------------	--	--	--	--	---



① SIXTH FLOOR  
 FIG. # 119

**NOTES**  
 1. ALL UNITS ARE GROUP 1 UNLESS OTHERWISE NOTED

**KEY**  
 FIRE RATED WALL  
 ZONE FIRE RATED WALL

A-1.6

Sheet No.

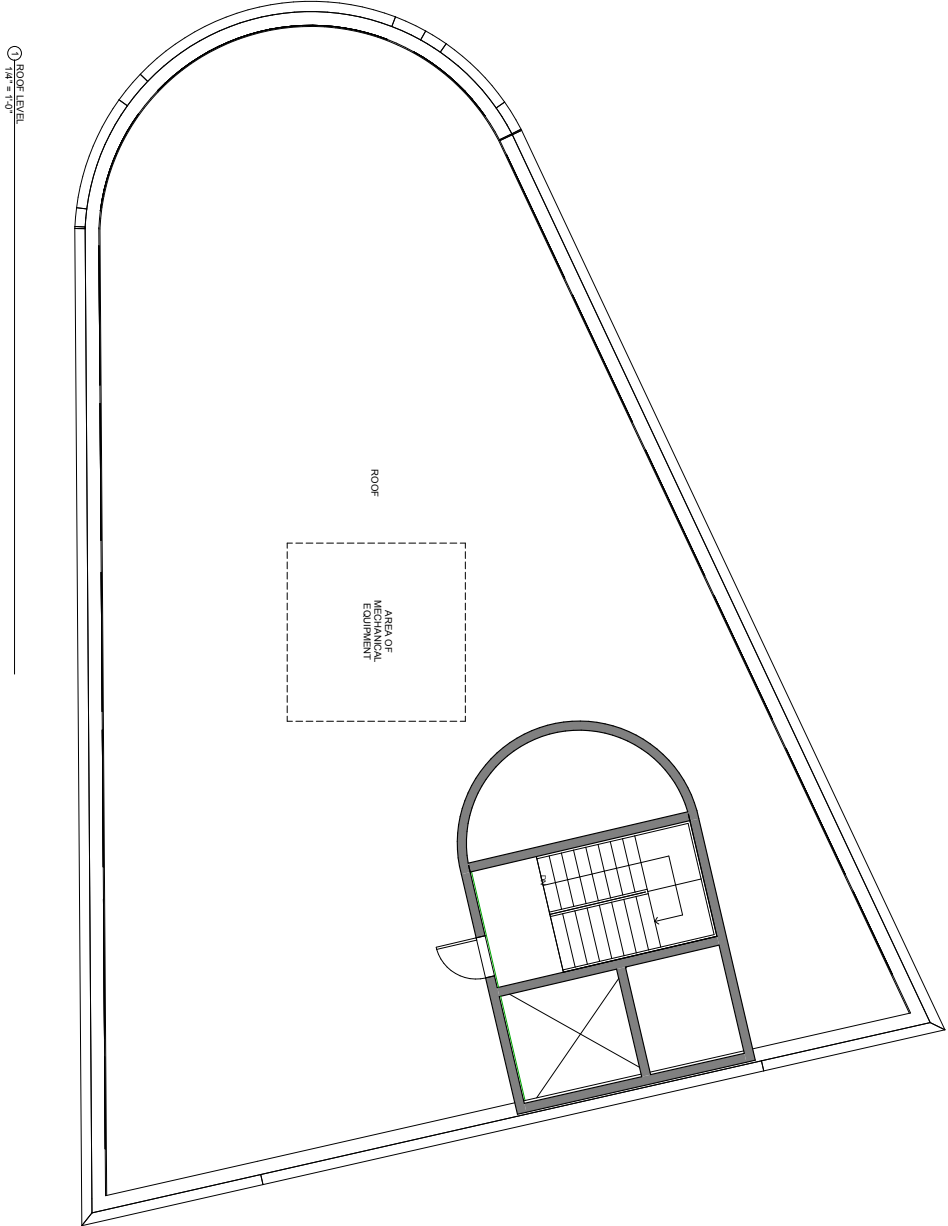
**PROPOSED SIXTH FLOOR PLAN**

Project No: 17289  
 Scale: 1/4" = 1'-0"  
 Date: 11-15-17  
 Drawn By: AUBREY  
 Drawing Name:

No.	Description	Date

**SKIDMORE OWINGS & MERRILL ARCHITECTS P.C.**  
 One Beane Building, MA 02171  
 617-338-2727  
 617-338-7778

**PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING  
 603 DORCHESTER AVENUE  
 BOSTON, MA 02127**



**NOTE**  
 1. ALL UNITS ARE GROUP 1 UNLESS OTHERWISE NOTED

**KEY**  
 1. HIGH PILE BATED WALL  
 2. FINISHED WALL

**S&CO**  
**Company, Inc.**  
 One Bluffs Boulevard, MA 02171  
 617-262-2727  
 617-262-7715

**PROPOSED MULTI-FAMILY AND COMMERCIAL BUILDING  
 603 DORCHESTER AVENUE  
 BOSTON, MA 02127**

No.	Description	Date

Project No: 17289  
 Scale: 1/4" = 1'-0"  
 Date: 11-15-17  
 Drawn By: AUP/DF  
 Drawing Name:  
**PROPOSED  
 ROOF PLAN**

Sheet No:  
**A-1.7**



Martin J. Walsh  
Mayor

**Boston Inspectional Services Department  
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

**ZONING CODE REFUSAL**

Sean Lydon  
Inspector of Buildings

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

April 03, 2018

**Location:** 603 DORCHESTER AV SOUTH BOSTON, MA 02127  
**Ward:** 07  
**Zoning District:** South Boston  
**Zoning Subdistrict:** B-1  
**Appl. # :** ERT780814  
**Date Filed:** November 27, 2017  
**Purpose:** Erect a new six story mixed use building with commercial space on the first floor and twenty (25) residential units above as per plans. Existing structures to be razed under separate permit.

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 13, Section 1 *	Lot Area Insufficient	
Article 13, Section 1 * *	Add'l Lot Area Insufficient	
Article 13, Section 1 **	Floor Area Ratio Excessive	
Article 13, Section 1 ** *	Bldg Height Excessive (Feet)	
Article 13, Section 1 ** **	Usable Open Space Insufficient	
Article 13, Section 1 *** *	Side Yard Insufficient	
Article 13, Section 1 ****	Rear Yard Insufficient	
Article 13, Section 1 **** *	Bldg Height Excessive (Stories)	
Article 23, Section 1	Off Street Parking	Off-Street Parking Insufficient
Article 24, Section 24-1	Off-Street Loading Bay Req's	Off-Street Loading Bay Insufficient
Notes		Project will be subject to Small Project Review due to Article 80E-2. See Building Code Refusal letter. Roof has not been reviewed as occupiable space.

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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.

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Lisa Hoang  
(617)961-3359  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



## 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](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/](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](http://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](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](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)

#### Glossary of Terms:

1. *Accessible Route* – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. *Accessible Group 2 Units* – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. *Accessible Guestrooms* – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. *Inclusionary Development Policy (IDP)* – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. *Public Improvement Commission (PIC)* – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. *Visitability* – A place’s ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

**Article 80 | ACCESSIBILTY CHECKLIST**

<b>1. Project Information:</b> <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	603 Dorchester Avenue Mixed-Use Project		
Primary Project Address:	603 Dorchester Avenue, South Boston, MA 02127		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Christopher Roche, Principal, cjr@crowdlending.com, 800-975-1260		
Owner / Developer:	Christopher Roche and Thomas Falcucci		
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)? If yes, identify and explain.	No.		
<b>2. Building Classification and Description:</b> <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	4,074 SF	Building Area:	25,212 GSF
Building Height:	60 FT	Number of Stories:	6
First Floor Elevation:	0	Is there below grade space:	Yes

**Article 80 | ACCESSIBILTY CHECKLIST**

What is the Construction Type? (Select most appropriate type) : 1A : 3B				
Platform, Steel and Concrete up to 2 <sup>nd</sup> Floor, Wood thereafter	Wood Frame X	Masonry	Steel Frame X	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	Restaurant
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Restaurant and Residential Lobby			
<p><b>3. Assessment of Existing Infrastructure for Accessibility:</b>  <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; 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 Andrew Square in South Boston, bounded by Dorchester Avenue and Boston Street, both being major traffic arteries between South Boston and Dorchester. The site is also in close proximity to Preble Street, leading to Old Colony Avenue and points south, Dorchester Street, leading to East and West Broadway, and Southampton Street, leading to I-93, Roxbury, the South End, and Downtown Boston.			
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 Andrew Square Red line subway stop and sits on several bus lines, including: 5, 10, 16, 17, 18 and CT3.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Mary Ellen McCormack Housing Development, Bellflower Apartments.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None.			
<p><b>4. Surrounding Site Conditions – Existing:</b>  <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, identify which district:</i></p>	<p>No.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</i></p>	<p>Sidewalks are existing, they are generally flat. Pedestrian ramps existing to remain, located on Dorchester Street. Concrete sidewalk dimensions range from 6.6 to 7.5 feet. See attached plot plan.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</i></p>	<p>Yes, Photos to be provided.</p>
<p><b>5. Surrounding Site Conditions – Proposed</b>          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, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</i></p>	<p>Yes, Dorchester Avenue is consistent with the guidelines of Neighborhood Connector. Boston Street is a bit narrower. However, the project provides a frontage zone of 3.5’ on both streets to allow for a wider sidewalk and improved pedestrian experience.</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 existing sidewalk width on Dorchester Avenue is 7.1’ and will be increased to over 10’. The sidewalk width on Boston Street is 5.5’ and will be increased to 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 existing sidewalk is new. The expanded frontage which is on private property will be brick pavers to match the adjacent sidewalk accent band.</p>

**Article 80 | ACCESSIBILTY CHECKLIST**

<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</i></p>	<p>Currently, there is a city-owned trapezoidal shaped planter between the property and the intersection of Andrew Square which we would like to re-design into an outdoor café seating area. It does not impact the existing adjacent sidewalk clearances. The area is approximately 450 sf. It is approximately 27' wide at the front lot line and tapers to 16' in width towards the intersection. The depth is approximately 17'.</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>Yes, as it relates to the question above.</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes, identify PIC actions and provide details.</i></p>	<p>Yes, we will be seeking approval for the outdoor seating area from PIC.</p>
<p><b>6. Accessible Parking:</b>  <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>0</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>0</p>
<p>Will any on-street accessible parking spaces be required? <i>If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</i></p>	<p>No</p>
<p>Where is the accessible visitor parking located?</p>	<p>None.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>Has a drop-off area been identified? <i>If yes, will it be accessible?</i></p>	<p>No.</p>
<p><b>7. Circulation and Accessible Routes:</b> <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, the Market and the Café 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? <i>If yes, describe. If no, what is the reason?</i></p>	<p>Yes. Both Access to the stairs and the elevators share a common lobby. Entrances to the Café and Market and the same.</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i></p>	<p>No.</p>
<p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b> <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>25</p>
<p><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></p>	<p>No units to be sold. All will be rental units. There will be 5 IDP units.</p>
<p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p>	<p>2</p>
<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	<p>1</p>

**Article 80 | ACCESSIBILTY CHECKLIST**

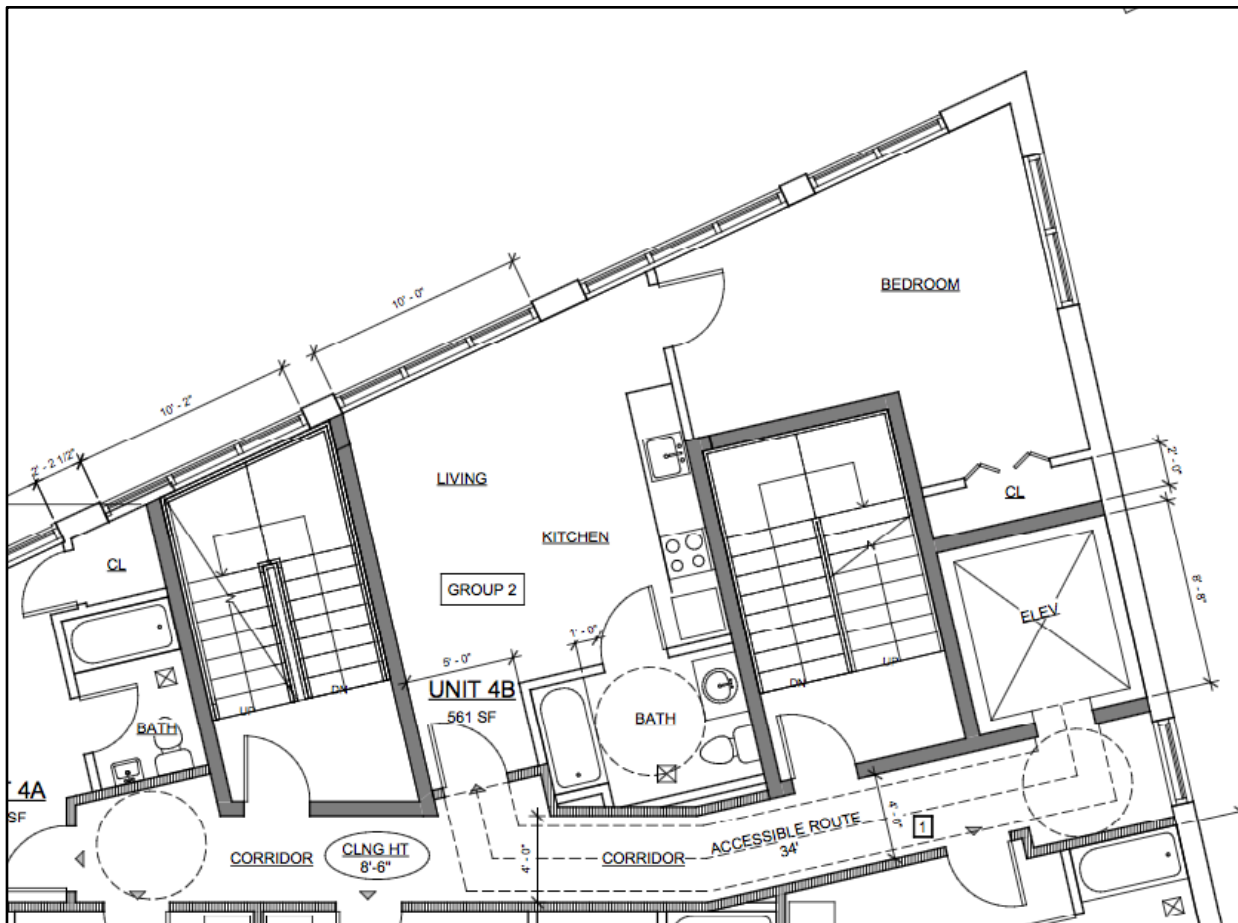
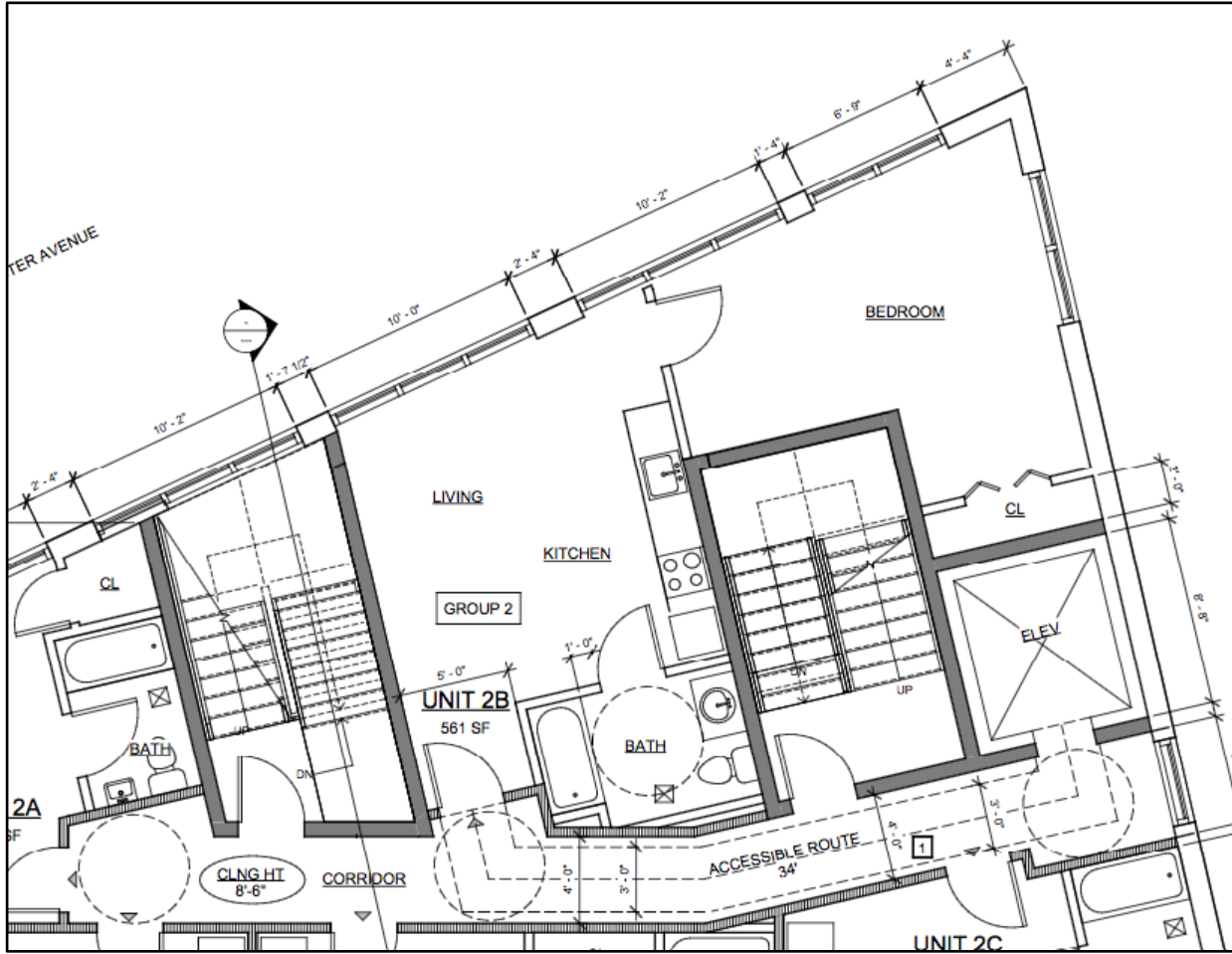
<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes, provide reason.</i></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, describe:</i></p>	<p>Yes. There is one elevator for access to each floor.</p>
<p><b>9. Community Impact:</b>  <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>To be determined.</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>To be determined.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes, will any be single-stall, ADA compliant</i></p>	<p>Yes, to all.</p>

**Article 80 | ACCESSIBILTY CHECKLIST**

<p>and designated as “Family”/ “Companion” restrooms? <i>If no, explain why not.</i></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, did they approve? If no, what were their comments?</i></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? <i>If no, what recommendations did the Advisory Board give to make this project more accessible?</i></p>	<p>In progress.</p>
<p><b>10. Attachments</b>  <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>N/A</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <p>N/A</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) N/A</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> <p>Attached.</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"> <li>• See attached photo for existing sidewalk ramps.</li> </ul>	



# Diagrams of accessible Group 2 Units.



## Article 80 | ACCESSIBILITY CHECKLIST



- Intersection of Dorchester Avenue and Boston Street.

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](http://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](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682