



656 Saratoga Street East Boston

ARTICLE 80E-2 – SMALL PROJECT REVIEW APPLICATION &
PROJECT NOTIFICATION FORM

MG2 Group, LLC

50 FRANKLIN STREET, SUITE 400 – BOSTON, MA 02110

Contents

Project Summary

Project Team	03
Project Summary	04
Community Benefits	04

Detailed Project Information

Project Description	05
Proposed Program, Data and Dimensions	05
Design Approach	05
Traffic, Parking and Access	05
Anticipated Permits and Approvals	06

Boston Zoning Code Data

Zoning District Requirements	07
Proposed Design	07
Zoning Relief Required	08
Building Code Analysis	08

Development Proposal – Exhibits 09

Project Summary

Project Team

Developer and Applicant

MG2 Group, LLC
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Boston, MA 02110
Email: jdonovan@mg2group.com

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Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
245 Sumner Street, Suite 110
East Boston, MA 02128
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Architecture:

Dartagnan Brown, AIA
Embarc Studio, LLC
60 K Street
Boston, MA 02127
Tel. 617-766-8330
Email: dbrown@embarcstudio.com

Landscape Architecture:

Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02446
617-735-1180

Surveyor

Feldman Land Surveyors
112 Shawmut Avenue
Boston, MA 02118
617-357-9740

Project Summary

Project Summary

The Proposed Project consists of the development of a 16,490 square-foot vacant site situated at 656 Saratoga Street in East Boston, by construction of a new three story, multifamily residential building, containing thirty (30) residential units and thirty (30) accessory off-street parking spaces located in the building's at grade garage. The garage will be entered and exited via Chaucer Street, which has access to McLellan Highway and Saratoga Street.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Orient Heights Neighborhood of East Boston. Further, located within 0.2 miles of public transportation with access to the MBTA's Wood Island Line Rapid Transit station, the Proposed Project will provide an additional unique high density housing opportunity for the area.

In planning the building, great care was given to respecting the abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process with direct Abutters, the Orient Heights Neighborhood Council, and the HarborView Neighborhood Association. As a result, the proposed building has been designed and scaled to compliment other current and future potential developments in the area and the surrounding streets including Saratoga and Bennington Streets, and the proximity to public transportation.

Community Benefits

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

- The creation of thirty eight (30) new residential units, including upto four (4) units subject to the City of Boston Inclusionary Development Policy ("IDP");
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than forty (40) construction jobs over the length of the project; and

Detailed Project Information Cont.

Project Description

The Project Site includes 16,490 Ft² of land area, comprising of six (6) parcels situated at 656 Saratoga Street, East Boston. The City of Boston Assessor's Parcel Numbers are 0100790000, 0100789000, 0100788000, 0100764000, 0100767000, and 0100768000.

The Parcels are presently vacant land.

Proposed Program, Data and Dimensions

Lot Area: 16,490 Ft²

Maximum Building Height/Stories: 33' 4" (3 stories)

Number of Residential Units Proposed: 30

Total Building Square Footage: 28,645Ft²

Floor Area Ratio: 1.71:1

Parking Spaces: 30 (1 Handicap, 1 Compact, 28 full size (14 stacker spaces))

Design Approach

The Proposed Project would consist of a new three story building. The at grade floor will contain 6,155 +/- square feet of an enclosed parking garage intending to accommodate the needs of the building's residents through the provision of 30 parking spaces and bicycle racks. Floors one, two and three will contain 30 total residential units, with a mix of fourteen (14) studio units (589 s.f. average), seven (7) one bedroom (800 s.f. average), and nine (9) two bedroom (932 s.f. average) units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, storage.

The building's massing is derived from an assessment of it's site context and urban conditions. A mix of hardi board, metal panels and other design elements which are consistent with the design standards set forth by the BPDA will provide a strong identity along Maverick Street, and serve to have the building become a focal point. The design will present a unique appearance as it relates to it's immediate context and will serve as a compelling precedent for the area's future development.

Traffic, Parking and Access

The project's 30 on-site parking spaces will be accessed via a single entrance on Chaucer Street, which is one way street leading to Curtis Street and the North Bound on ramp to Route C1 (McLellan Highway). Vehicles will both enter and discharge from the garage on the rear of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

Detailed Project Information Cont.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Rental Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

- Approval for construction within 100 feet of City Park (if applicable)

Boston Conservation Commission

- Order of Conditions concerning construction within Flood Zone (if required)

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within the 2F-2000 zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 Feet
Minimum Lot Size:	2,000 s.f. (for 1-2 Units)
Minimum Lot Area / Add'l Unit:	1,000 s.f.
Minimum Usable Open Space Per Dwelling Unit:	300 s.f.
Minimum Lot Width:	20 feet
Minimum Lot Frontage:	20 feet
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	2.5 feet
Minimum Rear Yard Setback:	30 feet
Parking:	2.0 Spaces Per Unit (10+ Units)

Proposed Design

Use:	Multifamily
Units:	30 residential
Lot Area:	16,490Ft ²
Lot Width:	108 Ft
Lot Frontage:	108 Ft
Floor Area Ratio:	1.71:1
Maximum Building Height: Building Height (stories):	33' 4"
Usable Open Space:	4,890+/- Ft ² (excluding balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	Varies; 2' 10" - 5Ft
Rear Yard Setback:	Modal per Article 53-57(10) (Through Lot)
Off-Street Parking Requirements:	30 Spaces Total 30 Spaces (1 Compact, 1 HP, 14 stacked)

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive (Stories)
Article 53, Section 9:	Lot Area for Additional Unit Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 1st to 5th floor.

The building will be fully sprinklered in conformance with NFPA 13.

The building will be a residential building with interior garage:

- Residential: R-2
- Parking Garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

Development Proposal - Exhibits

Exhibit 1:	Assessor's Maps
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Neighboring Transit Locations
Exhibit 6:	Existing Perspectives
Exhibit 7:	Unit Schedule
Exhibit 8:	Existing Conditions Survey & Site Plan
Exhibit 9:	Ground/Garage Plan
Exhibit 10:	2 nd and 3rd Floor Plan
Exhibit 11:	Front Elevation
Exhibit 12:	Rear Elevation
Exhibit 13:	Front Elevation
Exhibit 14:	Landscape Plans
Exhibit 15:	Rendering – Saratoga Street Perspective
Exhibit 16:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 17:	BPDA Accessibility Checklist

656 saratoga

September 20, 2017

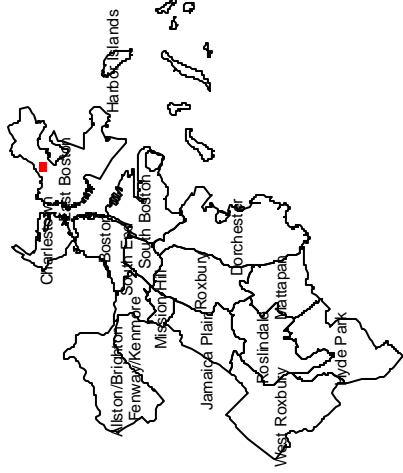


Parcel ID: 0100764000
 Address: 656 SARATOGA ST
 Zipcode: 02128
 Owner: ARESCO FAMILY LP
 Land Use: Residential land
 Lot Size: 6,763.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$148,300.00
 Land Value: \$148,300.00
 Building Value: \$0.00
 Gross Tax: \$1,570.50



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Parcel 0100790000

September 27, 2018



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Parcel ID: 0100790000
Address: WM F MCCLELLAN HW
Zipcode: 02128
Owner: ARESCO ANTHONY SR
Land Use: Residential land
Lot Size: 1,882.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$24,800.00
Land Value: \$24,800.00
Building Value: \$0.00
Gross Tax: \$259.90



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Parcel 0100789000

September 27, 2018



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Parcel ID: 0100789000
Address: WM F MCCLELLAN HW
Zipcode: 02128
Owner: ARESCO ANTHONY SR
Land Use: Residential land
Lot Size: 1,558.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$20,500.00
Land Value: \$20,500.00
Building Value: \$0.00
Gross Tax: \$214.84



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Parcel 0100788000

September 27, 2018



Parcel ID: 0100788000
Address: WM F MCCLELLAN HW
Zipcode: 02128
Owner: ARESO ANTHONY SR
Land Use: Residential land
Lot Size: 1,298.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$17,100.00
Land Value: \$17,100.00
Building Value: \$0.00
Gross Tax: \$179.21



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656 saratoga parcel 1

September 20, 2017



Parcel ID: 0100768000
Address: SARATOGA ST
Zipcode: 02128
Owner: ARESO ANTHONY SR
Land Use: Residential land
Lot Size: 2,500.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$102,100.00
Land Value: \$102,100.00
Building Value: \$0.00
Gross Tax: \$1,081.24



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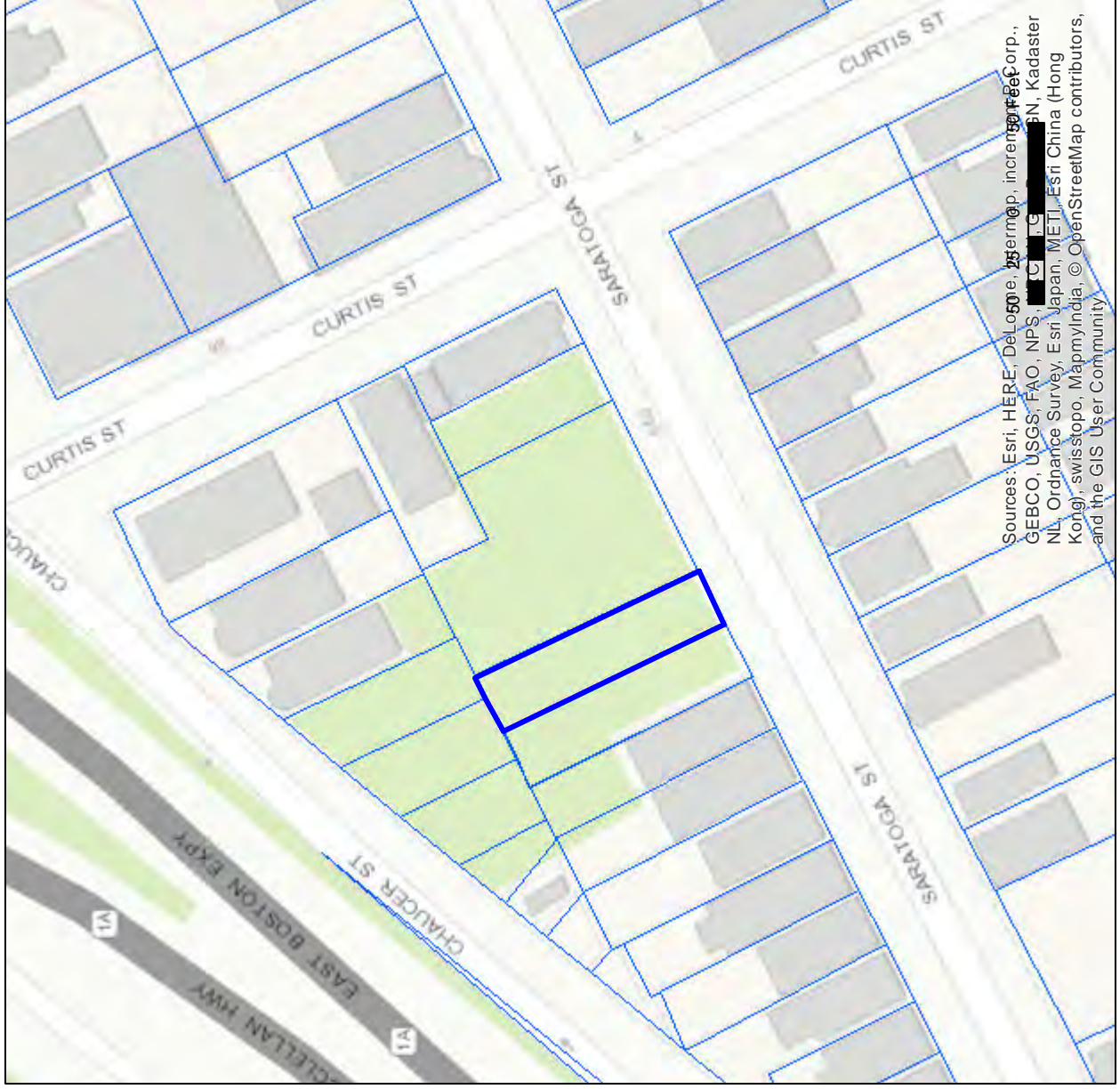
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656 saratoga parcel 2

September 20, 2017



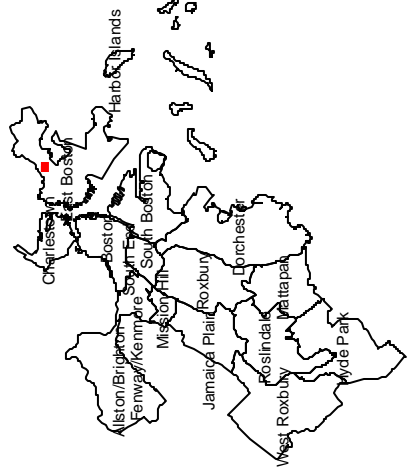
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Parcel ID: 0100767000
Address: SARATOGA ST
Zipcode: 02128
Owner: ARESO ANTHONY SR
Land Use: Residential land
Lot Size: 2,500.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$102,100.00
Land Value: \$102,100.00
Building Value: \$0.00
Gross Tax: \$1,081.24



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Boston Inspectional Services Department

Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
245 SUMNER STREET, SUITE 110
EAST BOSTON, MA 02128

March 23, 2018

Location: 656 SARATOGA ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 2F-2000
Appl. # : ERT800399
Date Filed: February 08, 2018
Purpose: Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and 0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also ERT800399. (Survey descriptions corrected 3.15.18)

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 53 Section 56	Off-Street Parking & Loading Req	Insufficient # of spaces
Article 53 Section 56.5.a	Parking maneuverability	
Article 53 Section 8	Use Regulations	Proposed use Forbidden
Article 53 Section 9	Dimensional Regulations	Excessive F.A.R.
Article 53 Section 9	Dimensional Regulations	# of stories exceeded
Article 53 Section 9	Dimensional Regulations	Max allowed height exceeded
Article 53, Sec. 54	Screening & Buffering Req	
Article 53, Section 57.2	Conformity Ex Bldg Alignment	
Notes		Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required. *Application is further subject to ARTICLE 80 review and compliance approval.

RICHARD LYNDS
245 SUMNER STREET, SUITE 110
EAST BOSTON, MA 02128

March 23, 2018

Location: 656 SARATOGA ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 2F-2000
Appl. # : **ERT800399**
Date Filed: February 08, 2018
Purpose: Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and 0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also ERT800399. (Survey descriptions corrected 3.15.18)

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.

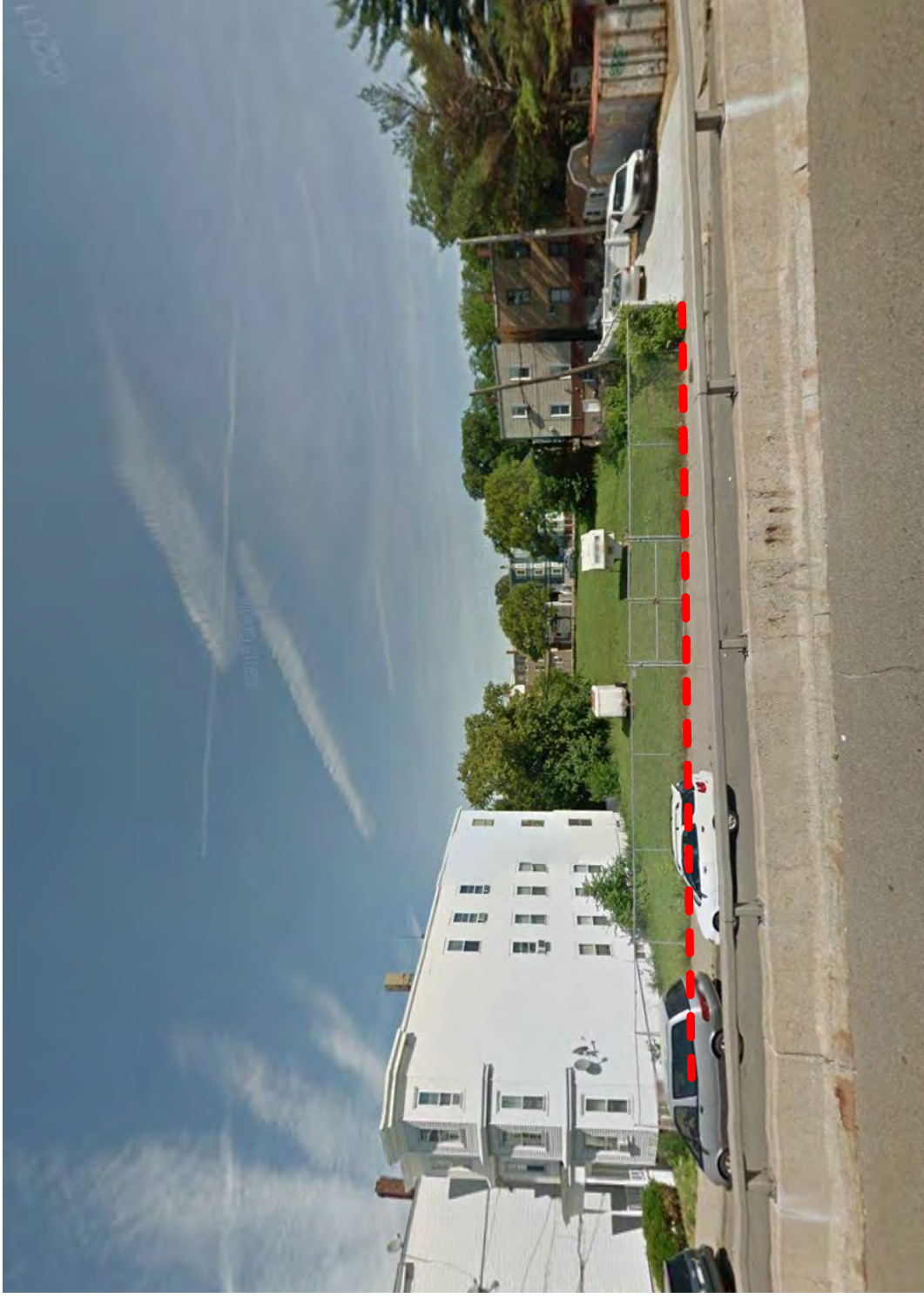
Francesco D'Amato

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.



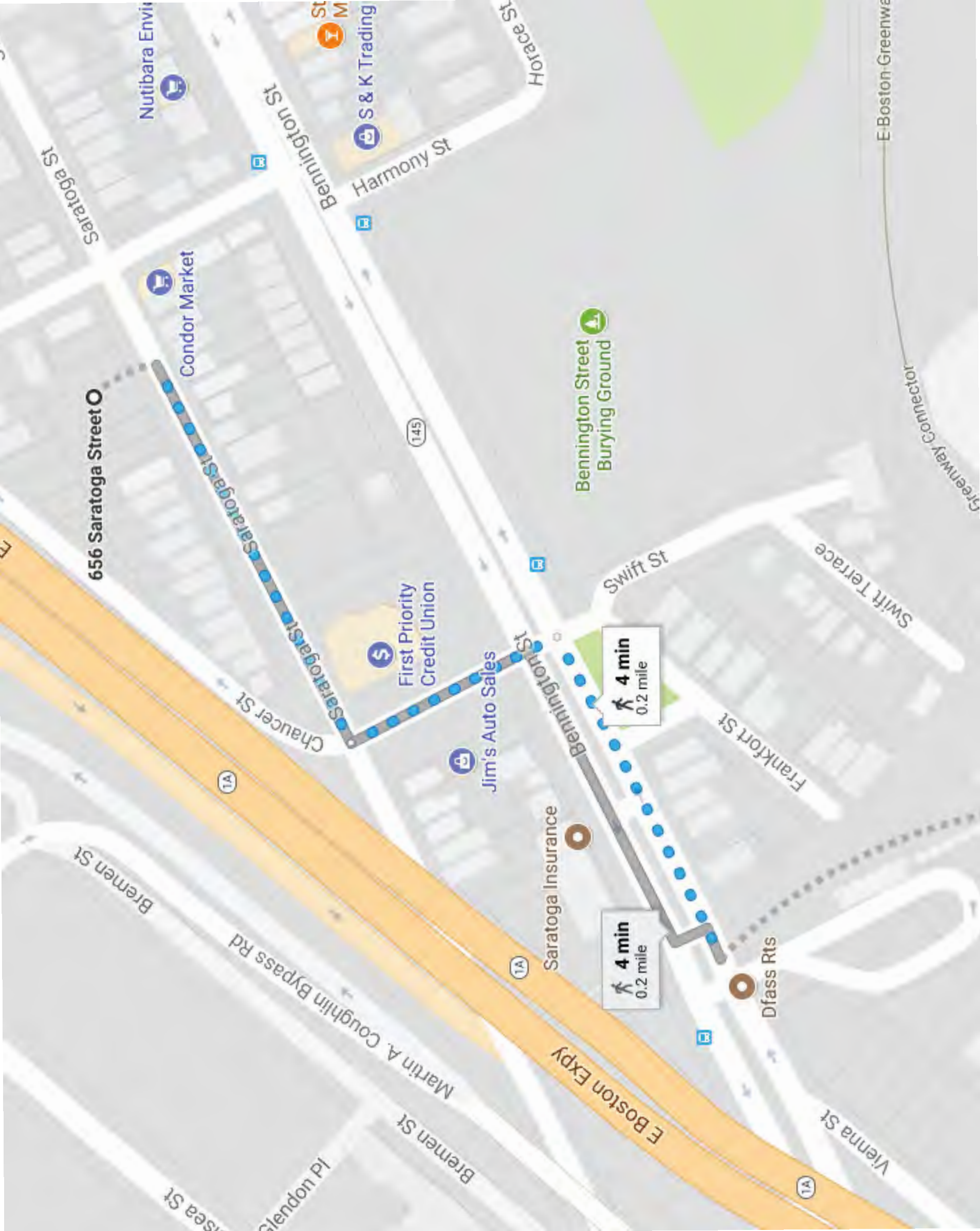




VIEW 1 WILLIAM MCCLELLAN HIGHWAY



VIEW 2 CORNER OF SARATOGA AND CURTIS STREET



656 Saratoga Street O

Condor Market

S & K Trading

First Priority Credit Union

Jim's Auto Sales

Saratoga Insurance

Bennington Street Burying Ground

Dfass Rts

4 min
0.2 mile

4 min
0.2 mile

E Boston Greenway

Greenway Connector

Saratoga St

Bennington St

Harmony St

Horace St

Swift St

Frankfort St

Swift Terrace

Bremen St

Martin A. Coughlin Bypass Rd

1A

E Boston Expy

Bremen St

Vienna St

1A

1A

1A



Saratoga St

660

NO
PARKING
EXCEPT
AS SHOWN



Saratoga St



East Bush
Resident
Permit
Parkin
Only

NO PARKING
ANYTIME

EMBARC

656 SARATOGA STREET, EAST BOSTON

PROGRAM AREAS

MAY 16, 2018

GROSS SQUARE FEET (GSF)

	SELLABLE RENTABLE		COMMON		
		GSF		GSF	
GROUND FLOOR	RESIDENTIAL	2,195		LOBBY STAIRS ELEV	1,810
	UNIT 101	1,080	1 BD+	COMMON ROOM	1,040
	UNIT 102	1,115	2 BD	STORAGE UTILITIES PARKING	400 5,575
FLOOR SUBTOTAL		2,195			3,250
SECOND FLOOR	RESIDENTIAL	10,340		HALL STAIRS ELEV	1,260
	UNIT 201	510	STUDIO		
	UNIT 202	580	STUDIO		
	UNIT 203	740	1 BD		
	UNIT 204	1,050	2 BD		
	UNIT 205	1,055	2 BD		
	UNIT 206	760	1 BD		
	UNIT 207	760	1 BD		
	UNIT 208	660	STUDIO		
	UNIT 209	650	STUDIO		
	UNIT 210	1,010	2 BD		
	UNIT 211	985	2 BD		
	UNIT 212	465	STUDIO		
	UNIT 213	475	STUDIO		
	UNIT 214	640	STUDIO		
FLOOR SUBTOTAL		10,340			1,260
THIRD FLOOR	RESIDENTIAL	10,340		HALL STAIRS ELEV	1,260
	UNIT 301	510	STUDIO		
	UNIT 302	580	STUDIO		
	UNIT 303	740	1 BD		
	UNIT 304	1,050	2 BD		
	UNIT 305	1,055	2 BD		
	UNIT 306	760	1 BD		
	UNIT 307	760	1 BD		
	UNIT 308	660	STUDIO		
	UNIT 309	650	STUDIO		
	UNIT 310	1,010	2 BD		
	UNIT 311	985	2 BD		
	UNIT 312	465	STUDIO		
	UNIT 313	475	STUDIO		
	UNIT 314	640	STUDIO		
FLOOR SUBTOTAL		10,340			1,260

RETAIL RENTABLE GSF	0
RESIDENTIAL RENTABLE GSF	22,875

COMMON GSF	5,770
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BUILDING GSF	
GROUND FLOOR (NO PARKING)	5,445
SECOND FLOOR	11,600
THIRD FLOOR	11,600
TOTAL BUILDING GSF	28,645

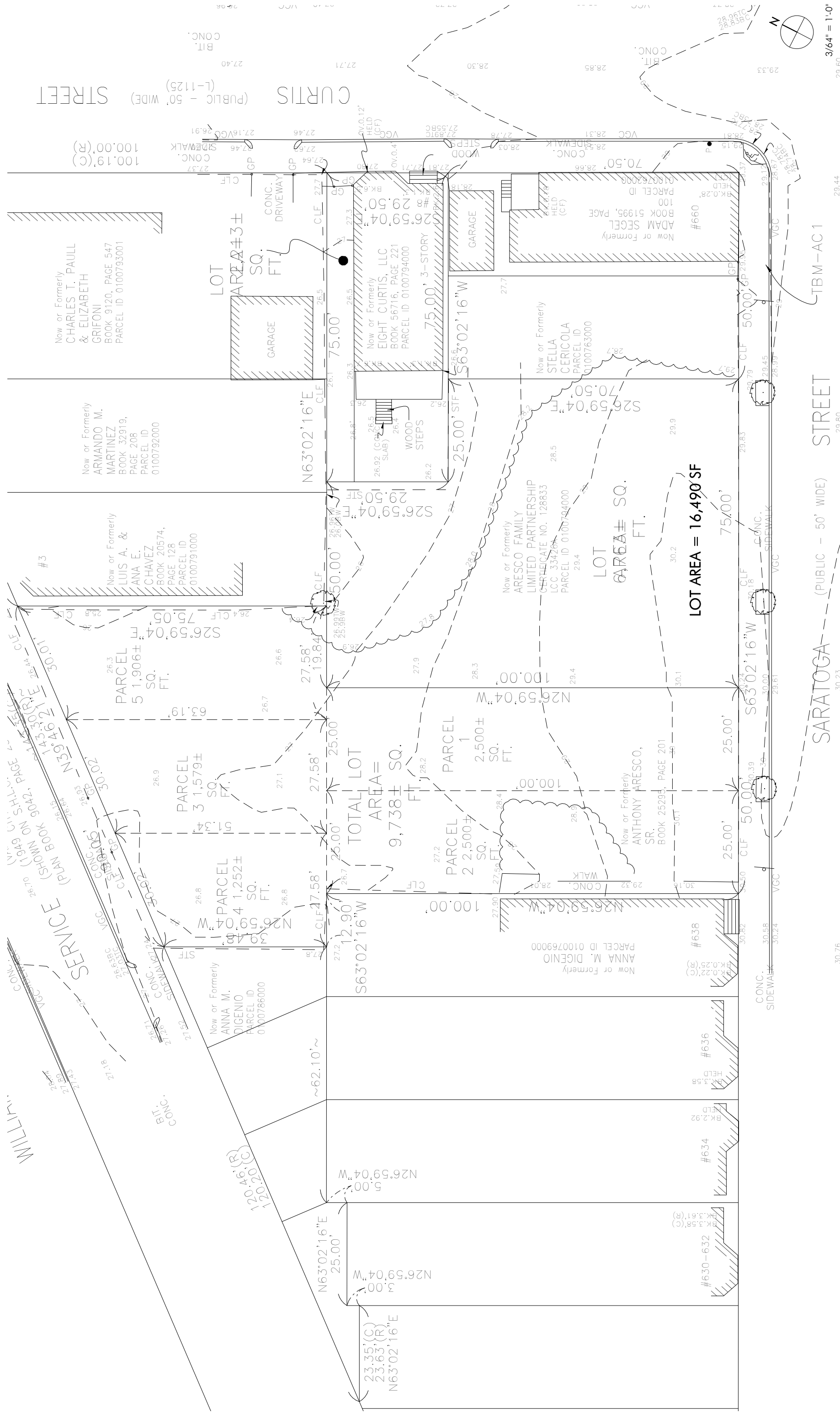
SITE	16,490
FAR	1.71

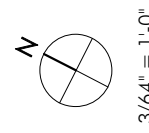
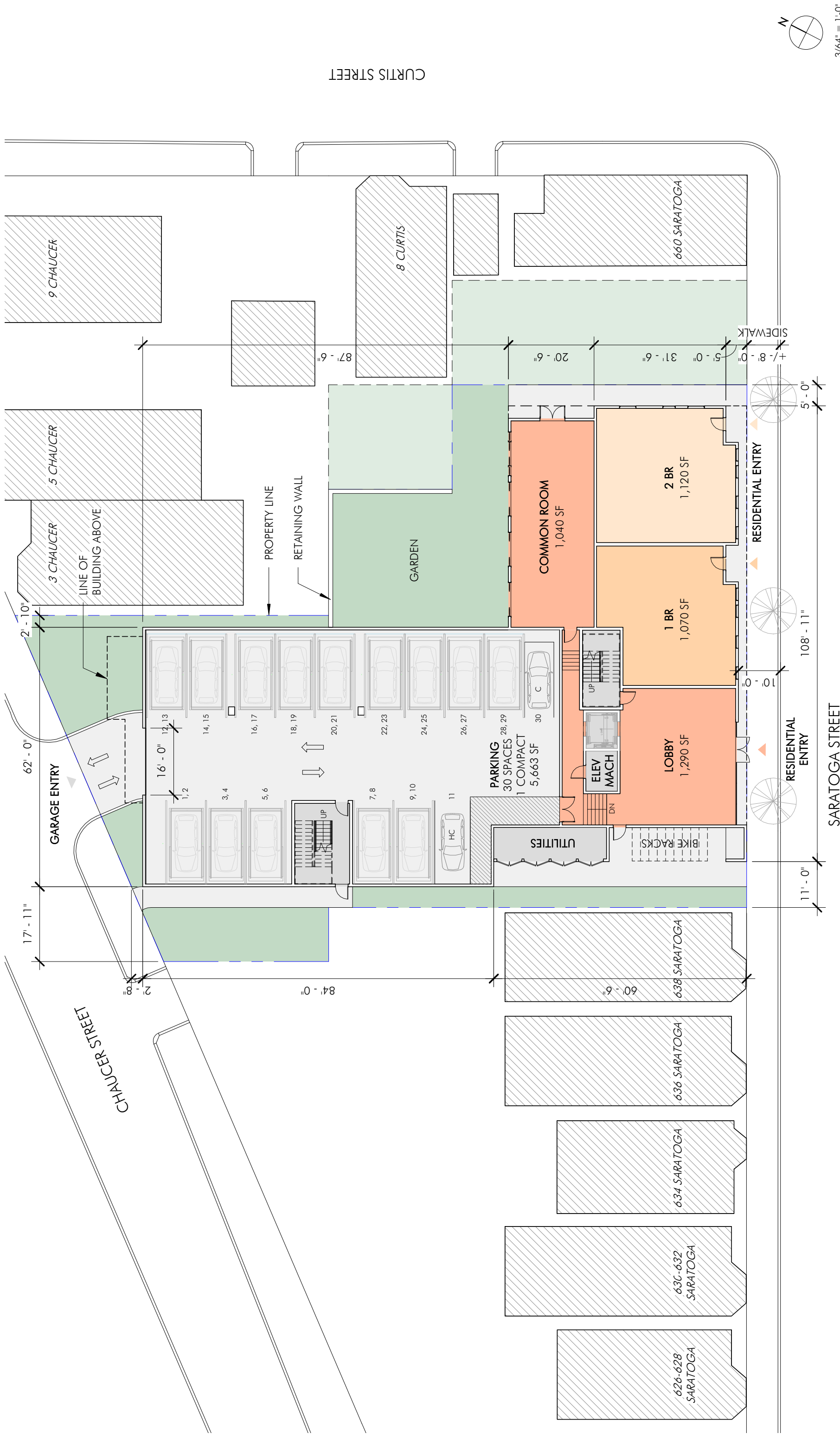
GROUND FLOOR PARKING	5,575
TOTAL GSF (PARKING)	34,220

UNITS PROPOSED	30
PARKING SPACES PROPOSED	30
PARKING/UNIT RATIO	1.00

UNIT MIX	TOTAL	PERCENT	AVERAGE AREA
STUDIO	14	47%	569
1 BD	7	23%	800
2 BD	9	30%	1,035
TOTAL UNIT COUNT	30		763

GSF: measured to outside face of exterior walls, centerline of party walls and demising walls
 Measurements are based on initial field visit, subject to full set of measurements

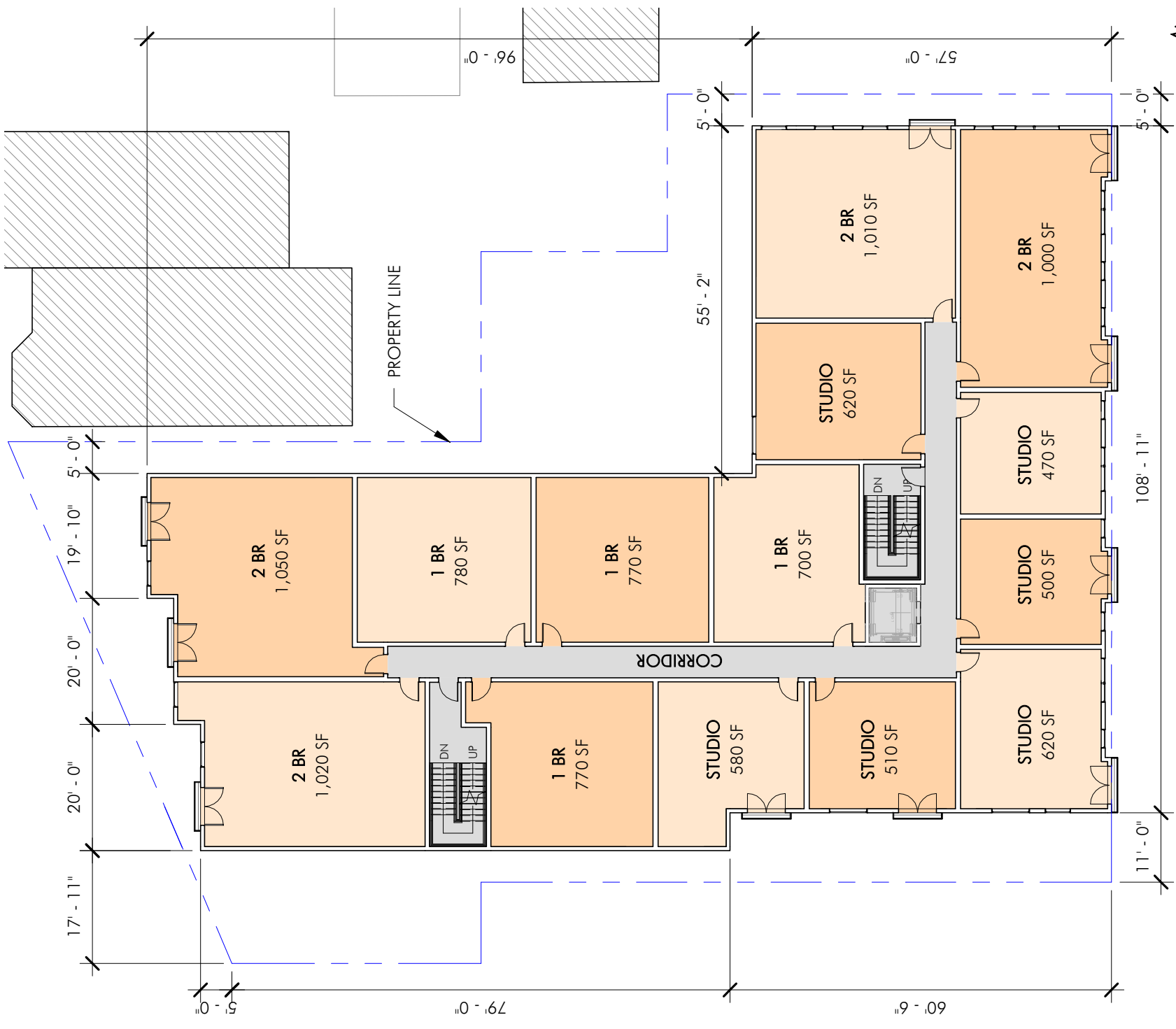




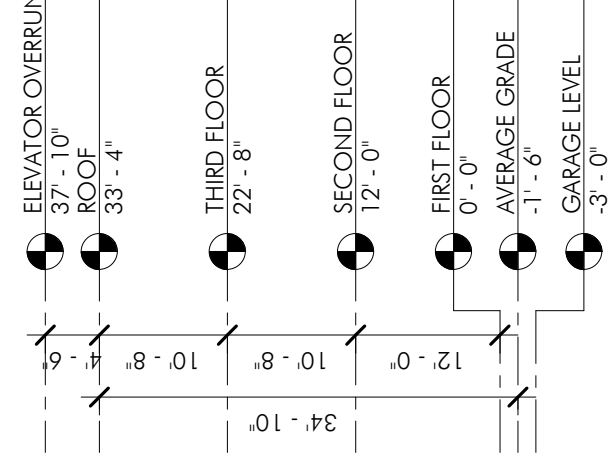
3/64" = 1'-0"

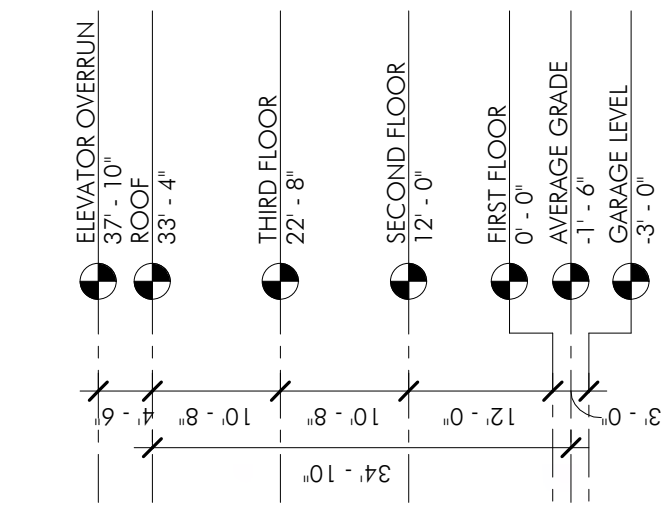


1 SECOND FLOOR PLAN
3/64" = 1'-0"



2 THIRD FLOOR PLAN
3/64" = 1'-0"









Permeable Pavers define the Rear Yard Terrace allowing infiltration of storm water



Fence (42" ht. for fall guard) on Wall



Using wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood



Permeable Pavers define the Rear Yard Terrace allowing infiltration of storm water

Fence (42" ht. for fall guard) on Wall

Using wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood



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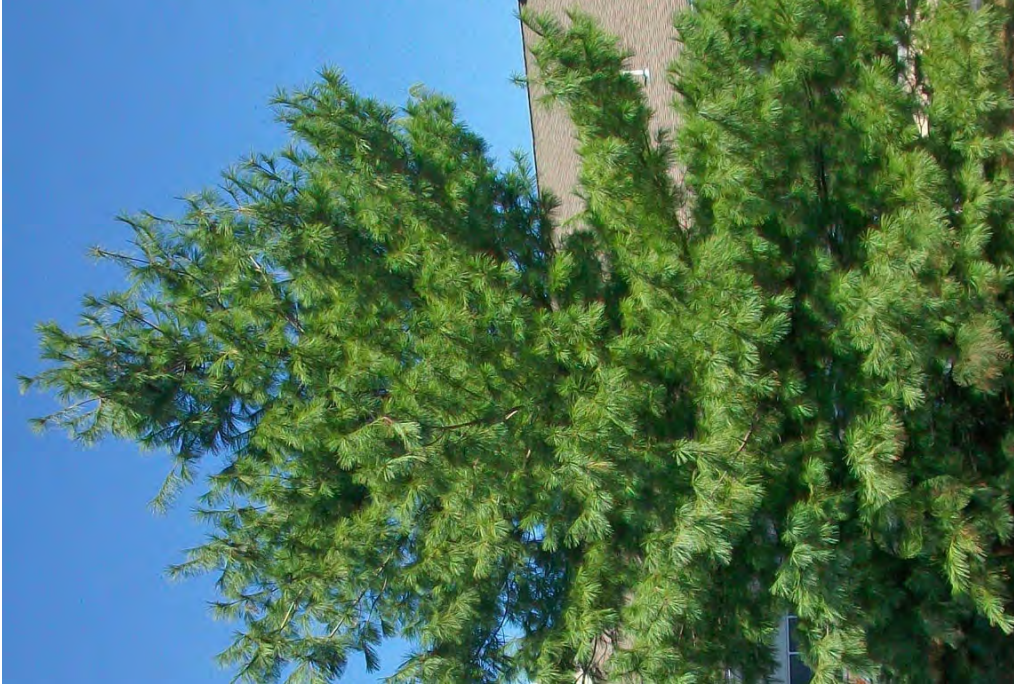


Perennial Boarder for curb appeal



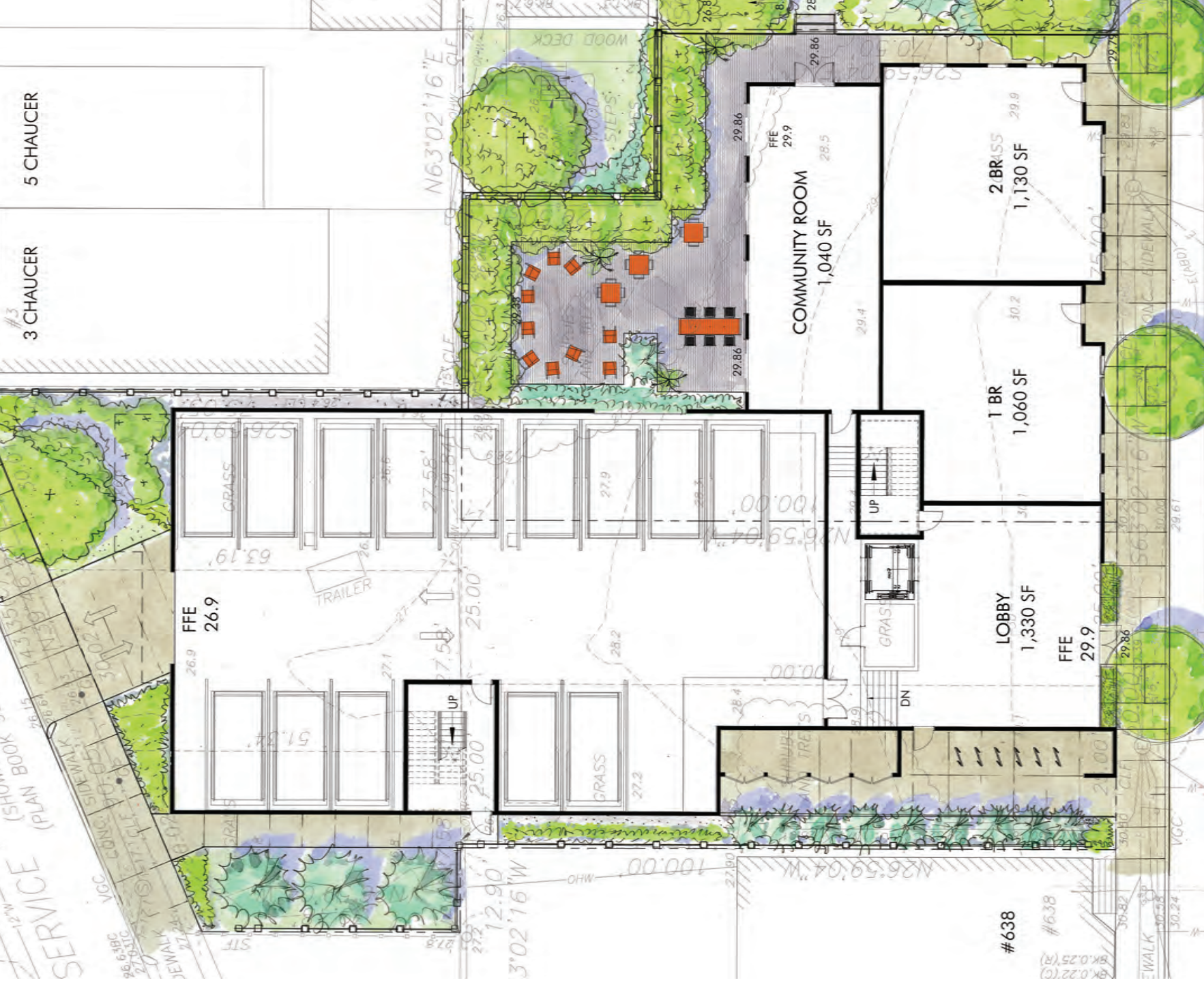
Community Picnic Table in the Shade





Evergreen trees form hedge row that can't be infiltrated; block sight lines, absorb noise. Using both large and small varieties of pines.

Whole Site: Wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood





Streetscape Planters

The planters are planted with sculptural evergreen plants for year-round appeal.

BIKE PARKING

Good bike parking design using permanently fixed racks, orderly appearance, secure and simple to use.

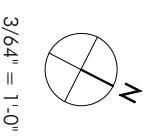
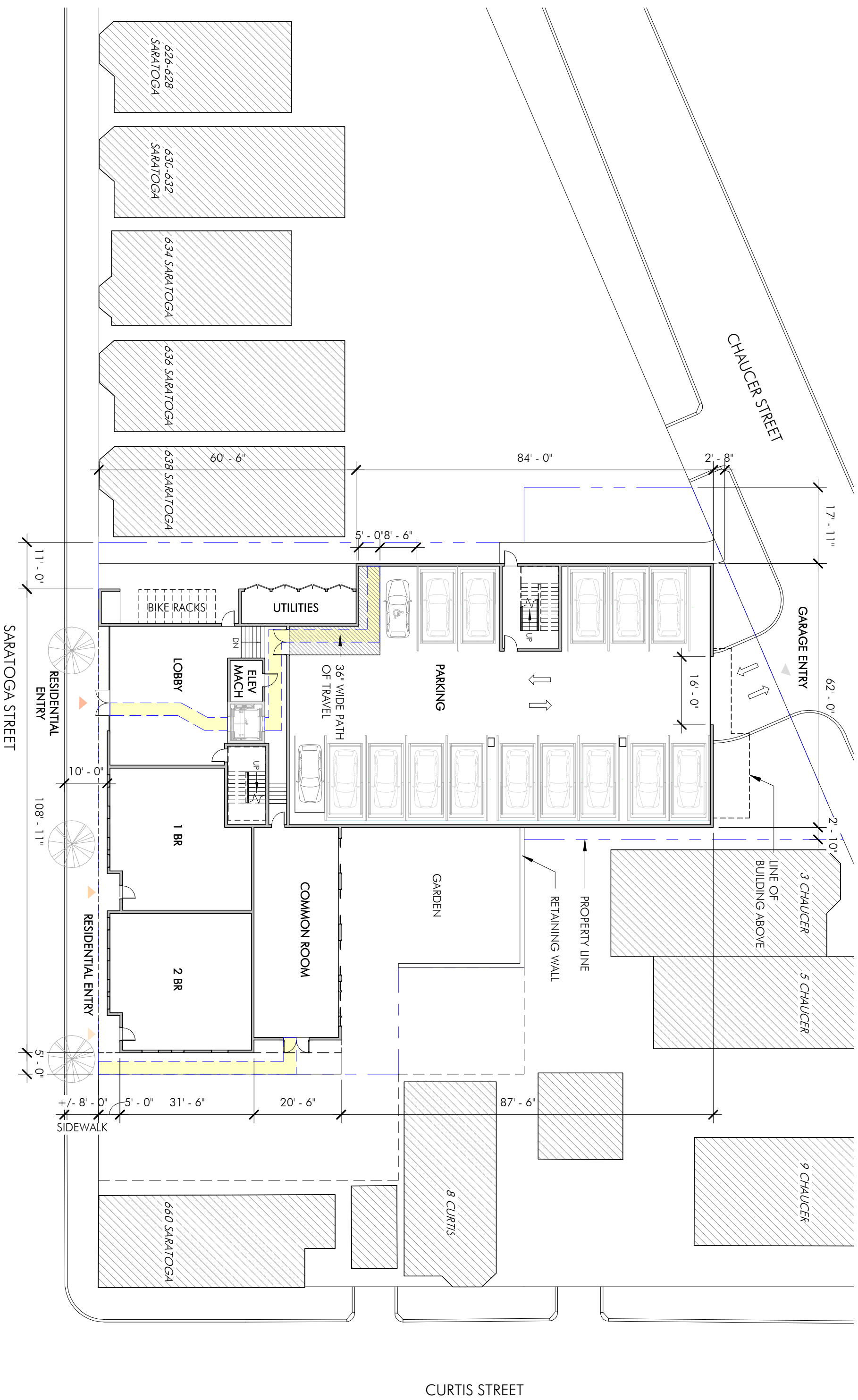


PROPOSED RACK





LOOKING NORTHEAST DOWN SARATOGA STREET



ACCESSIBLE PATH OF TRAVEL DIAGRAM

SARATOGA AND CHAUCER
656 SARATOGA STREET, EAST BOSTON, MA 02128

Article 80 | ACCESSIBILTY CHECKLIST

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>			
Project Name:	656 Saratoga Street		
Primary Project Address:	656 Saratoga Street, East Boston		
Total Number of Phases/Buildings:	1 phase / 1 building		
Primary Contact (Name / Title / Company / Email / Phone):	Richard C. Lynds. Esq. Law Office of Richard C. Lynds 1216 Bennington Street East Boston, MA 02128 rclyndsesq@lorcl.com 617-207-1190		
Owner / Developer:	MG2 Group		
Architect:	Embarc 60 K Street, 3 rd Floor Boston, MA 02127 617-766-8330		
Civil Engineer:	Columbia Design Group 14 Upham Avenue Dorchester, MA 02125 617-506-1474		
Landscape Architect:	Verdant Landscape Architecture 318 Harvard Street, Suite 25 Brookline, MA 02446 617-735-1180		
Permitting:	Richard C. Lynds. Esq.		
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:

Article 80 | ACCESSIBILITY CHECKLIST

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	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:	16,490 SF	Building Area:	28,645 GSF	
Building Height:	34 FT 10 IN	Number of Stories:	3 Floors	
First Floor Elevation:	0 FT	Is there below grade space:	No	
What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Residential Lobby, Residential Units, Community Room and Patio, Garage Entry (Chaucer Street), Bike Storage, Utilities			
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 identifying topographical characteristics:	Saratoga Street is primarily a residential street made up of 2 and 3 story bow front residences. The project site is currently a vacant grassy lot and the surrounding topography is rather flat. The rear of the site (Chaucer Street) abuts Route 1A. Saratoga Street is a few blocks from the waterfront.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA bus route 120 stops at the corner of Bennington and Curtis Streets, 308 feet from the project site. Wood Island Station on the Blue Line is 0.2 miles or 4 minutes’ walk away.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Cheverus School, Excel Academy East Boston, Brooke Charter School East Boston, Savio Preparatory High School, Excel Academy Charter High School, Bunker Hill Community College			

Article 80 | ACCESSIBILITY CHECKLIST

<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>East Boston Branch Boston Public Library, Porrazzo Skating Rink, Salesian Boys and Girls Club of East Boston</p>
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>No.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Existing sidewalk on Saratoga Street is 8'-0" wide. No existing pedestrian ramp.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>Existing sidewalk will remain and be replaced where new utilities come into the building. No existing pedestrian ramp.</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? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, 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>Frontage zone width (setback) is 2'-0" at residential lobby and 5'-0" at residential units. Pedestrian and Furnishing zone width is 8'-0".</p>

Article 80 | ACCESSIBILTY CHECKLIST

<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>Frontage zone is on private property and proposed material is concrete to match sidewalk. Pedestrian zone is existing concrete and new concrete to match. Furnishing zone is existing concrete and new concrete to match.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and 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>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>No.</p>
<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>	
<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>Thirty (30) parking spaces, all in enclosed garage.</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>There is one (1) van accessible parking space with 8-foot access aisle.</p>
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>TBD</p>
<p>Where is the accessible visitor parking located?</p>	<p>TBD</p>

Article 80 | ACCESSIBILITY CHECKLIST

Has a drop-off area been identified? If yes , will it be accessible?	Not required.
<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:	Entrances to residential lobby, residential units and common room will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors.
Are the accessible entrances and standard entrance integrated? If yes , describe. If no , what is the reason?	Yes. Entrances to residential lobby and common room are accessible and integrated.
If project is subject to Large Project Review/Institutional Master Plan , describe the accessible routes way-finding / signage package.	Project is not subject to Large Project Review.
<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?	Thirty (30) dwelling units.
If a residential development , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	All thirty (30) dwelling units are for rent.
If a residential development , how many accessible Group 2 units are being proposed?	Twenty-eight (28) units will meet Group 1 requirements and three (3) units will meet accessible Group 2 requirements.
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	TBD

Article 80 | ACCESSIBILTY CHECKLIST

<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:	Elevator provides access to all floors. There are no ramps or lifts in the development.
<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>	
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?	Upon permit issuance, the project proponent shall agree to support area organizations including \$10,000 to the Salesian Boys and Girls Club, \$10,000 to the East Boston Greenway, and \$10,000 to be contributed to the cost of a comprehensive Transportation Improvement Access Plan for East Boston
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?	Common Room and Common Terrace are fully accessible.
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.	No.

Article 80 | ACCESSIBILITY CHECKLIST

<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>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? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>TBD</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<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:

Article 80 | ACCESSIBILITY CHECKLIST

The Mayor's Commission for Persons with Disabilities
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