

August 20, 2019

Mr. Brian Golden
Director
The Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

**706 Dudley Street, Dorchester, Massachusetts
Article 80E, Small Project Review Application**

Dear Director Golden:

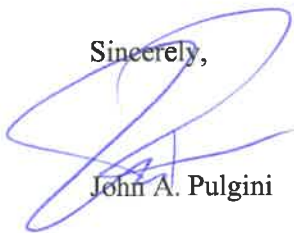
On behalf of 706 Dudley Street, LLC, I am pleased to submit this letter as Notice of our Small Project Review Application Submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 706 Dudley Street in Dorchester.

The proposed project is a five-story building comprised of 26 residential units, with a residential lobby and retail/commercial space on the first floor. Parking for 26 cars is provided below grade and will be accessed via a ramp from Humphrey's Street. Additionally, there will be 26 bicycle spaces provided in the basement area.

The development team will be led by Greg McCarthy. Mr. McCarthy will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential and mixed-use projects. The development team has participated in several neighborhood/abutter meetings, as well as a pre-scoping meeting with the BPDA staff members and associated city agencies.

On behalf of the development team, we would like to express our excitement in moving this proposal forward, and we look forward to continuing our strong working relationship with the BPDA, the Dorchester Community, and elected officials in the months ahead.

Sincerely,



John A. Pulgini

CC: Jonathan Greeley, BPDA
John Campbell, BPDA
Michael Christopher, BPDA
Frank Baker, Boston City Council
Christine Brandao, Mayor's Office

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i. Proposed Project Overview

Project Name:	Proposed Mixed Use - 706 Dudley Street, Dorchester Mass
Address:	706 Dudley Street, Dorchester, 02125
Project Description:	Construction of a new 5-story building will include twenty-five (25) 2-bedroom residential units and one (1) 1-bedroom unit with a residential entry lobby, service spaces, and a 2,747 square foot commercial space on the ground level. Parking is provided below grade and accessed via a ramp from Humphreys Street. Twenty-six (26) parking spaces are proposed (one per residential unit), twenty-four (24) internal to the building and two (2) external on the access ramp. Additionally, 26 bicycle parking spaces are provided in the basement.
Lot / Site Area:	10,396 square feet
No. of Dwelling Units:	26 Units (one (1) 1-bedroom and twenty-five (25) 2-bedroom)

Floor Area, Gross

Basement:	Approx. 7,408 square feet (parking included)
Ground Floor:	Approx. 6,427 square feet residential and retail with approx. 981 square feet of lobby area
Floor Two:	Approx. 7,459 square feet
Floor Three:	Approx. 7,459 square feet
Floor Four:	Approx. 7,459 square feet
Floor Five:	Approx. 6,262 square feet

Total Floor Area: Approx. 36,799 square feet, Gross
Floor Area Ratio: 3.54

Unit Configurations

One Bedroom: 1
Two Bedrooms: 25
Three Bedroom 0
Height: 56'
Stories: 5
Parking Spaces: 26
Zoning District: Article 65, Dorchester Neighborhood District -
Neighborhood Shopping ("NS") -
Neighborhood Design Overlay District -
NDOD
Variances: Preliminary analysis outlines the following
relief (i) FAR (ii) Parking (iii) Height (iv) Open
Space

ii. Proposed Project

The proposed project consists of the redevelopment of a 10,396 square-foot lot at 706 Dudley Street in Dorchester. Construction of a new 5-story building will include twenty-five (25) 2-bedroom residential units and one (1) 1-bedroom unit with a residential entry lobby, service spaces, and a 2,747 square foot commercial space on the ground level with an entrance at the corner of Dudley and Humphreys. Parking is provided below grade and accessed via a ramp from Humphreys Street. Twenty-six (26) total parking spaces are provided (one per residential unit), twenty-four (24) internal to the building and two (2) located on the access ramp to the garage. Additionally, 26 bicycle parking spaces are provided.

The proposed project is a mixed use, transit-oriented development providing market rate housing within one block from the Uphams Corner Commuter Rail Station. The building has been designed with a contemporary aesthetic in a scale and massing that is appropriate to the larger neighborhood context. The site is located less than 255 feet from the Uphams Corner Station which, and when used averages nine (9) minutes to South Station.

The proposed development calls for the creation of a new, attractive and energy efficient building that will enliven and visually enhance the western access point to the Uphams Corner primary retail node and remove what is an unsightly empty lot that has sat vacant for decades. The enliven use of will consist of twenty-six (26) dwelling units and twenty-six (26) parking spaces (collectively, the “Proposed Project”).

iii. The Neighborhood and Project Location

The Proposed Project is located at the eastern terminus of Dudley Street, just beyond the Uphams Corner MBTA Commuter Rail Station and bridge at the corner of Humphreys and Dudley Street on a gateway parcel to the primary retail node of Uphams Corner retail district. The Proposed Project represents the continued investment and ongoing efforts to redevelop of underutilized lots on Dudley Street. The project does require zoning relief but takes into account the positive energy the project will bring to Uphams Corner - minimizing all impacts with its transit oriented development and urban parking ratio. The Proposed Project is located at the western gateway to Uphams Corner and very accessible, walking or biking to so many amenities like the following:

- | | |
|---|------------------|
| a. Salvation Army Kroc Community Center | 1 minute (walk) |
| b. Strand Theatre | 6 minute (walk) |
| c. Leyland Community Garden | 6 minute (walk) |
| d. Uphams Corner Branch Library | 8 minute (walk) |
| e. Dorchester Brewing Company | 11 minute (walk) |
| f. Carlson Beach & Joe Moakley Park | 9 Minutes (bike) |

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. As noted, the Uphams Corner Commuter Rail Station is only 255 feet away from the Project Site. The Proposed Project is also served by the MBTA #15 bus to Ruggles Station (Orange Line), #41 bus to JFK UMASS (Red Line).

iv. Development Context

The Proposed Project will contain twenty-six (26) residential units of housing. Twenty-five (25) two-bedroom units will average approximately 994 square feet Floor Area, Gross per floor.

Per Map 5A-5E of the Dorchester Neighborhood District, the Proposed Project is located within the Neighborhood Shopping "NS". Based on the attached schematic designs and determination from the city's Inspectional Services Department ("ISD") the Proposed Project requires zoning relief and will be seeking variances from the City of Boston's Zoning Board of Appeals.

v. Urban Design Context

The proposed buildings scale fits well into its' immediate surroundings. To the Northwest, there is a 5-7 story former storage building which is currently underutilized. To the south, across Dudley Street, there are seven and six story apartment buildings. To the Southwest and directly across Dudley Street there is a small park that will have no shadow impacts from the project. Abutting the property to the Southeast is a 2 story religious use building and next to that back towards Upham's Corner, exists several 4 story mixed use buildings. To the Northeast, there is more of the traditional 2.5 story Dorchester housing stock as the area off of Dudley becomes strictly residential. To help with the intersection of the different scales, we set the rear of the building back 26' where as the rest of the proposal has the building close to the property lines. We also took the top story of the back of the proposed building and stepped in the front of this back section to break up the street plain. We also stepped the materials to create the appearance of reduced scale. The ground floor commercial space fits well into this stretch of Dudley and works to continue the existing commercial street scape which is a bit severed in this area do to the existing empty lot and underutilized building after it.

vi. Proposed Project Benefits

- a. New Housing Units -. These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional

housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active residential district.

- b. Site Enrichment – the Proposed Project will greatly improve the current use which will, enlivening the retail uses within Uphams Corner, adding to the overall fabric of the district.
- c. Enlivened Edge – the Proposed Project will enliven the street wall of Dudley Street and Humphreys Street, with a new edge of attractive architecture
- d. Job Creation & Taxes – the Proposed Project will be a job creator during and after construction. In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of twenty-six (26) units of homeownership.
- e. Total Development Cost is Eight Million (\$8,000,000)

vii. Zoning Analysis

706 Dudley Street

New Construction – 26 Residential Dwelling Units – 26 Parking Spaces

Zoning District: NS

Lot Area: 10,396

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	None	10,396 sf	10,396sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	26 units
3.	Minimum Lot Width (feet)	None	N/A	N/A
4.	Maximum Floor Area Ratio (FAR)	1.0	N/A	3.54
5.	Maximum Building Height	40 feet	N/A	56 feet
6.	Minimum Open Space Per Dwelling Unit	50	N/A	0
7.	Minimum Front Yard	None	N/A	N/A
8.	Minimum Side Yard	None	N/A	N/A

9.	Minimum Rear Yard	20 feet	N/A	124 feet
10.	Minimum Off-Street Parking	1.5 per dwelling Unit	N/A	24 spaces (1.0 parking spaces/unit) spaces needed 39
11.	Use	MFR	N/A	MFR

Floor Area Calculation $36,799/10,396 = 3.54$

Off Street Parking Calculations $1.5 \text{ per dwelling unit} \times 26 \text{ units} = 39 \text{ parking spaces}$

viii. Inclusionary Development Policy (IDP)

The 706 Dudley Street project will provide 26 new ownership housing units with approximately 3 units designated as IDP units, per Boston's Inclusionary Housing Ordinance. The Developer will enter into an Affordable Housing Agreement and Restriction with the BRA for the IDP Units. The Affordable Rental Housing Agreement and Restriction must be executed along with, or prior to, issuance of a Certification of Approval. The Developer will submit an Affirmative Marketing Plan (the "Plan") to the City of Boston Office of Fair Housing and Equity and the BRA, which shall be approved along with the execution of the Affordable Housing Agreement and Restriction. Preference for the IDP Units will be given to applicants who meet the following criteria, weighted in the order below:

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

The IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on each IDP Unit(s) to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BRA option to extend for an additional period of twenty (20) years).

In addition to the above three (3) units being designated affordable the Developer will contribute approximately \$78,261 towards the creation of

another affordable unit due the calculation method of affordability per the city's guidelines.

ix. Project Team

Proponent / Owner

706 Dudley Street, LLC
Greg McCarthy, Principal
275 Main Street, Unit 1
Charlestown, MA 02129
(508) 868-0801
gmccarthyfr@gmail.com

Architect

Choo & Company Inc.
Shane Losi, AIA
One Billings Road
Quincy, MA 02171
(617) 786-7727
shanel@choo-design.comE

Zoning / Permitting

Pulgini and Norton LLP
John A. Pulgini, Esq
10 Forbes Road
Braintree, MA 02184
(781) 843-2200
JPulgini@pulgininorton.com

Civil Engineer

C&G Survey Company
37 Jackson Road
Scituate, MA 02066
(617) 930-2149

Exhibit B
Aerial Perspective
The Project Site



Exhibit C

Google Street Views









Exhibit D

Schematic Design Set

July 2019



**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**



07-16-2019

18166
AS NOTED
02-15-2019
SL

ARCH
SITE
PLAN

A-1.0

1 FIRST FLOOR PLAN



**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**

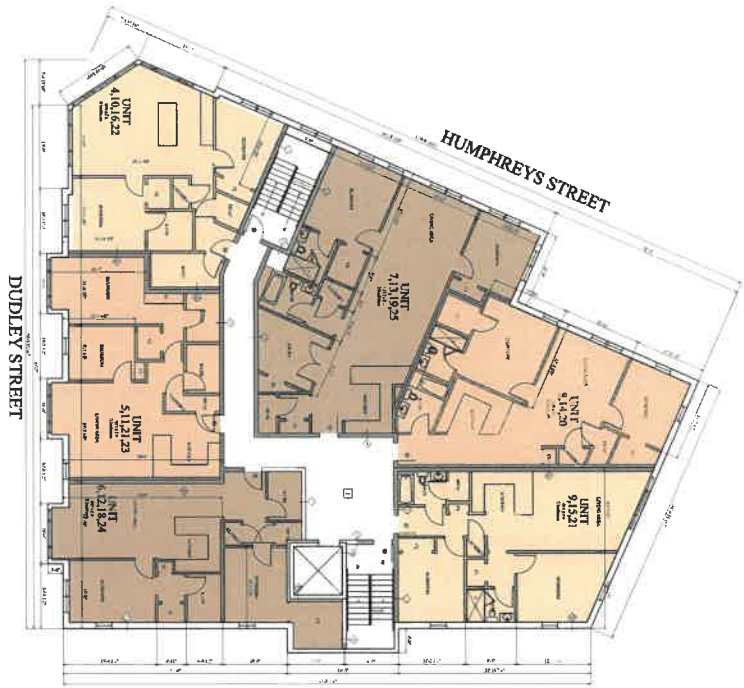


DATE	01-25-2019
BY	AS NOTED
DATE	06-04-2019
BY	02-15-2019
DATE	07-08-2019
BY	SL

PROJECT NO. 18166
STATUS AS NOTED
DATE 02-15-2019
BY SL

PROPOSED
FLOOR PLANS

A-1.2

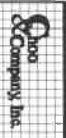


1 3/8" = 1'-0"

DUDLEY STREET

HUMPHREYS STREET

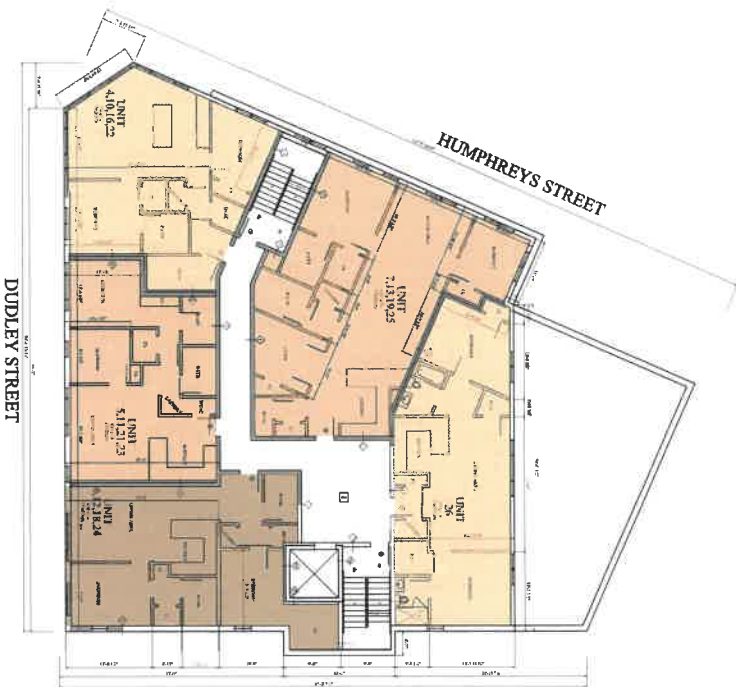
**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**



1866	01-25-2019
AS NOTED	07-16-2019
02-15-2019	
SL	

**PROPOSED
FLOOR PLANS**

A-13



**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**

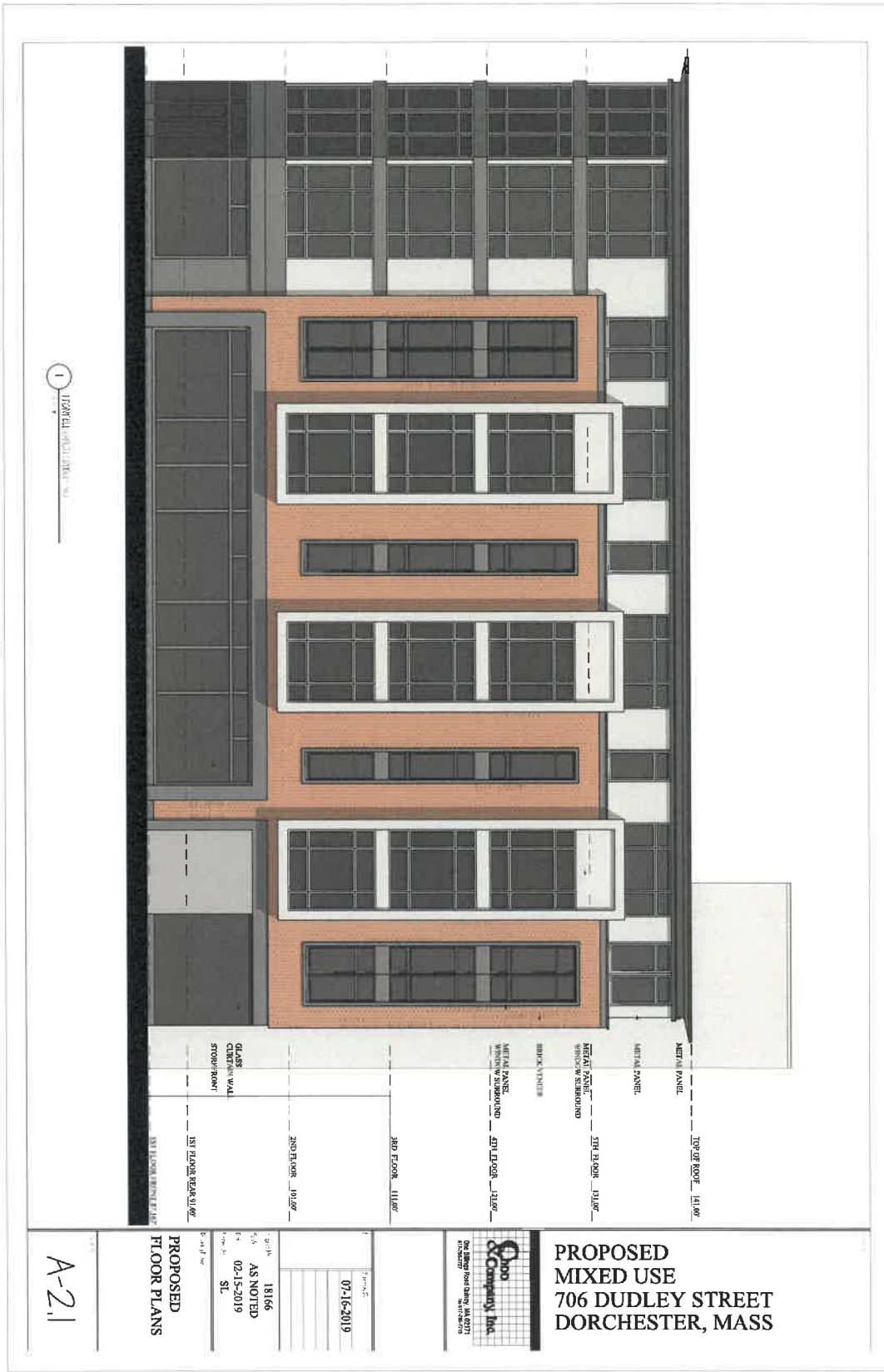


07-15-2019

18166
AS NOTED
02-15-2019
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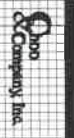
**PROPOSED
FLOOR PLANS**

A-1.4



1 Elevation (North Side) - 00

**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**

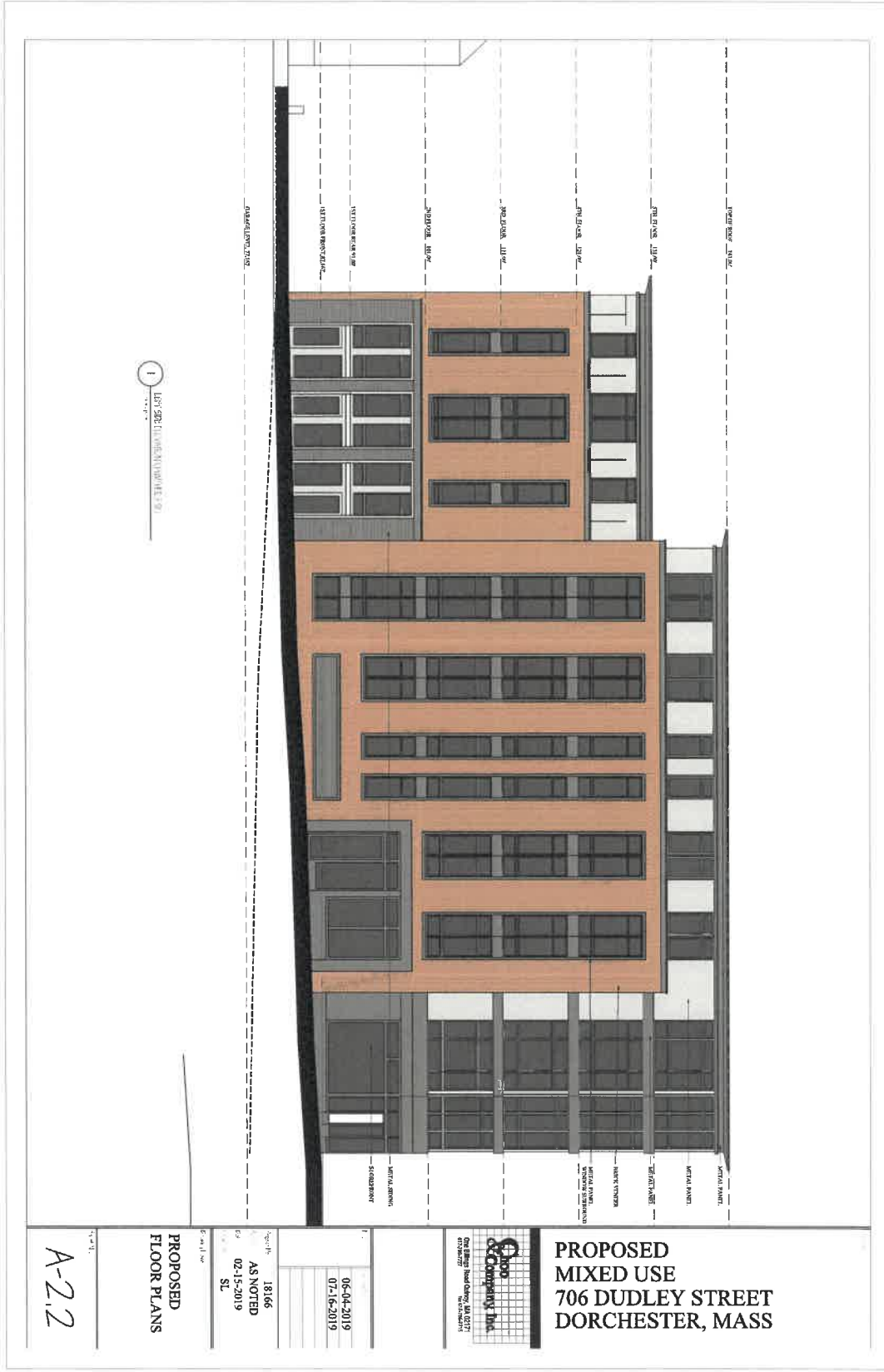


07-16-2019

18166
 AS NOTED
 02-15-2019
 SL

**PROPOSED
FLOOR PLANS**

A-2.1



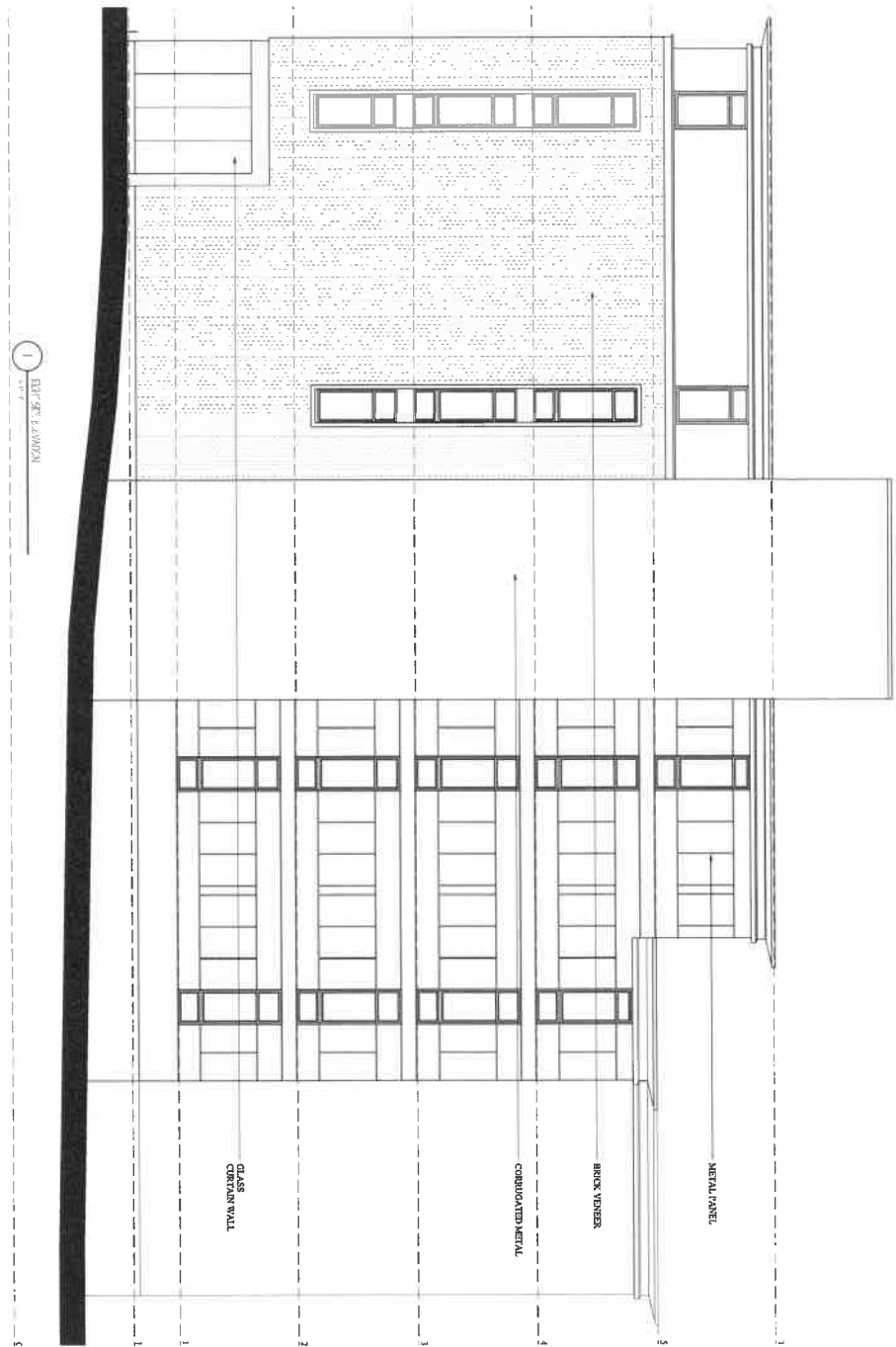
**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**



18166	06-04-2019
AS NOTED	07-16-2019
02-15-2019	
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**PROPOSED
FLOOR PLANS**

A-2.2



1
SECTION
ELEVATION

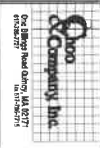
GLASS
CURTAIN WALL

CORRUGATED METAL

BRICK VENEER

METAL PANEL

**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**

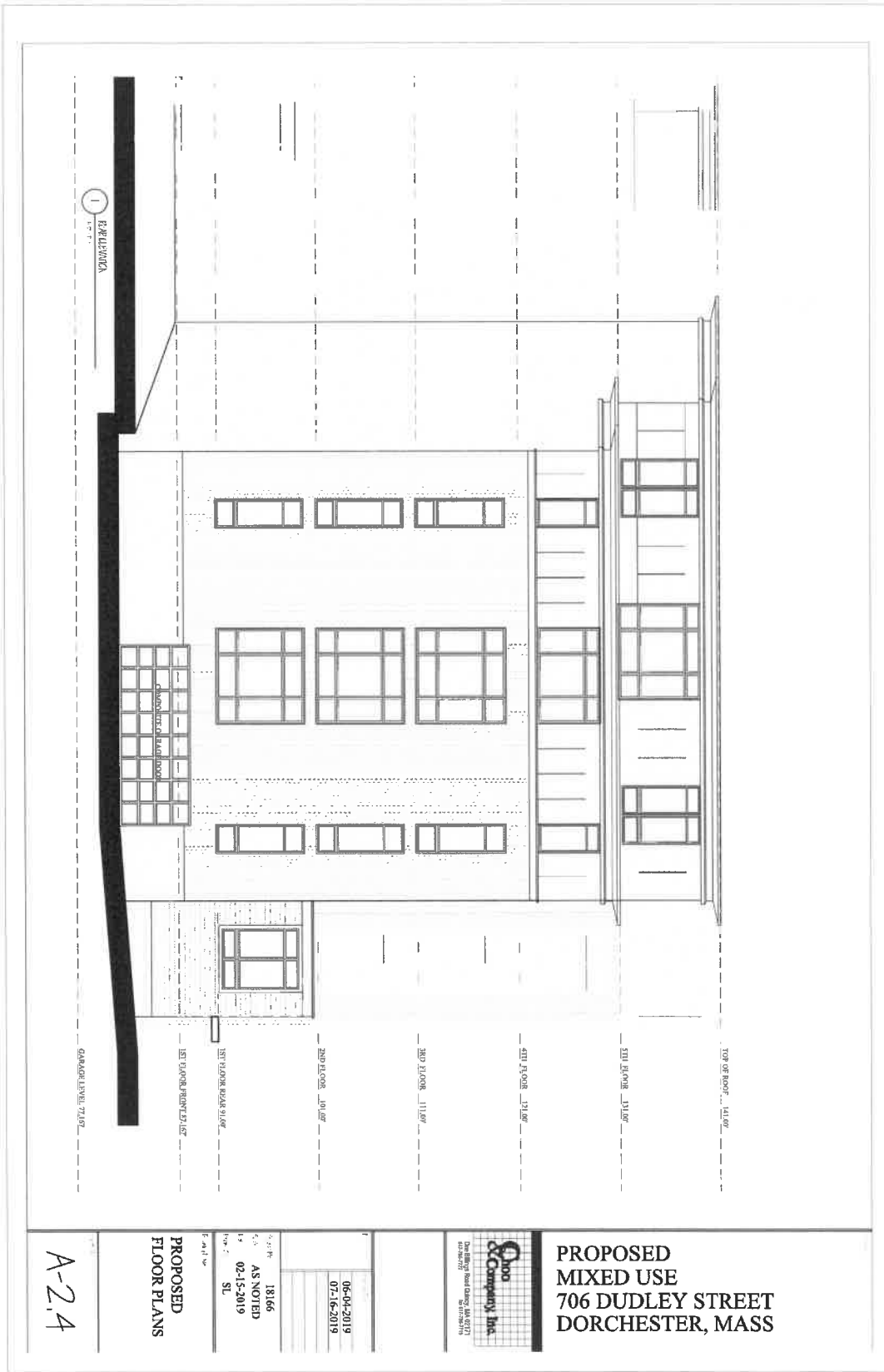


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AS NOTED
02-15-2019
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**PROPOSED
FLOOR PLANS**

A-2.3



**PROPOSED
MIXED USE
706 DUDLEY STREET
DORCHESTER, MASS**



DATE	DESCRIPTION
06-04-2019	18166
07-16-2019	AS NOTED
02-15-2019	19
	SL

**PROPOSED
FLOOR PLANS**

A-2.4

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.

Article 80 | ACCESSIBILTY 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:	PROPOSED MIXED USE		
Primary Project Address:	706 DUDLEY ST, DORCHESTER		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Greg McCarthy, Principal, 706 Dudley Street, LLC, gmccarthyfr@gmail.com , (508)-868-0801		
Owner / Developer:	Greg McCarthy		
Architect:	Choo and Co Inc		
Civil Engineer:	C+G Survey Company		
Landscape Architect:			
Permitting:	Pulgini & Norton, LLP		
Construction Management:	Greg McCarthy		
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.			
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:	10396 SF	Building Area:	36799 GSF
Building Height:	56 FT.	Number of Stories:	5 Flrs.
First Floor Elevation:	0'	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame		Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
		Residential - Multi-unit, Four +		
	Business	Mercantile		
List street-level uses of the building:	<i>Business/ Mercantile</i>			
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	<p>The project is located in Upham's Corner, one of Dorchester's largest commercial areas. There is a variety of local and corporate business's and services of many different types in the immediate area. Along the main thoroughfares, dense housing is located. Branched off from the main roads are smaller scale, typically 2 and 3 story, low density housing of mostly 2 and 3 family buildings. The area includes the Strand Theatre, the Columbia Square Masonic Hall Building, the Dorchester North Burying Ground, are all identifying elements of the area.</p>			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<p>Uphams Corner Commuter Rail Station is only 255 feet away from the Project Site. The Proposed Project is also served by the MBTA #15 bus to Ruggles Station (Orange Line), #41 bus to JFK UMASS (Red Line).</p>			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<p>Veteran's Services Office Pine Street Inn 1010 MASS Ave Career Centers Upham's Corner Health Center John Winthrop Elementary School Haynes Early Education Center Dudley Street Neighborhood Charter School Mason Samuel W Elementary School Boston Latin Academy William E Russell School Boston Collegiate Charter School Conservatory Lab Charter School - Lower School Edward Everett Elementary School</p>			
List the surrounding government buildings: libraries, community centers,	<p>Upham's Corner Branch Library Upham's Corner Municipal Building</p>			

Article 80 | ACCESSIBILITY CHECKLIST

<p>recreational facilities, and other related facilities:</p>	<p>Salvation Army Kroc Community Center Boston Workers Alliance Vine Street Community Center Black Community Info Center Inc</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? <i>If yes</i>, identify which district:</p>	<p>NO</p>												
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Yes. Sidewalks are concrete and are 9'+ along Dudley and 6'+ along Humphrey.</p>												
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>Existing yellow warning surface at corner. Sidewalks will be redone and expanded.</p>												
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>													
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Dudley street will have a proposed sidewalk dimension of 9'4" Neighborhood Main Humphrey Street will be expanded to provide an 8'-10" sidewalk. Neighborhood Residential Street</p>												
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing</p>	<table border="0"> <tr> <td>Dudley</td> <td>9'-4"</td> <td>Slope is minimal</td> </tr> <tr> <td>Frontage</td> <td>0'</td> <td></td> </tr> <tr> <td>Pedestrian</td> <td>5'-10"</td> <td></td> </tr> <tr> <td>Furnishing</td> <td>3'</td> <td></td> </tr> </table>	Dudley	9'-4"	Slope is minimal	Frontage	0'		Pedestrian	5'-10"		Furnishing	3'	
Dudley	9'-4"	Slope is minimal											
Frontage	0'												
Pedestrian	5'-10"												
Furnishing	3'												

Article 80 | ACCESSIBILITY CHECKLIST

Zone:	Humphrey Frontage Pedestrian Furnishing	8'-10" Slope is around 5% 0' 5'-4" 3'
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?	Pedestrian Furnishing	Concrete Concrete and street trees City ROW and private City ROW
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?	No	
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	Yes	
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	Only for pedestrian easement, see above	
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>		
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	26 in a garage	
What is the total number of accessible spaces provided at the development site? How many of these are "Van Accessible" spaces with an 8 foot access aisle?	2 Spaces 1 van space	
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission	No	

Article 80 | ACCESSIBILITY CHECKLIST

for Persons with Disabilities regarding this need?	
Where is the accessible visitor parking located?	On the Street
Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	No
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Main entry is flush to Dudley Street and connects to the building elevator and a egress stairwell. The entry along Humphreys St is flush, but only has access to an egress stair to the upper levels. The commercial entry is flush to Dudley St. Units 1, 2, and 3 have separate private entrances along Humphreys accessed by stairs to the living level but have their main entries accessed from the interior common space and elevator.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes, with the exception that units 1, 2, and 3 have secondary private entrances.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	Not subject to LPR
<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?	26
<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>	All for sale 3 units being offered for IDP

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If a residential development , how many accessible Group 2 units are being proposed?	2 units
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	1 unit
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.	NA
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. If yes , provide reason.	All units minimally are designed to Group 1 units. Units 1, 2, and 3 have separate ground level entries accessed by stairs, but also have main entries interior of the building served by the building elevator.
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes , describe:	Yes, Elevator access is provided to all levels.
<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?	Adding street trees on both Dudley and Humphreys Street is proposed.
What inclusion elements does this development provide for persons with	There are no common congregation spaces proposed.

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<p>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>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	<p>There are no common bath facilities. Commercial facilities will be designed with a future fit out plan for the commercial space which is being designed as only a shell.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	<p>It has not been reviewed</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>It has not been presented</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"> • 	

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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.

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