

765 EAST THIRD STREET RESIDENTIAL PROJECT

*765-771 East Third Street
South Boston, Massachusetts*

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

submitted to the

Boston Planning & Development Agency



by
Mr. & Mrs. Richard and Joy Cox



February 6, 2019

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

Dear Director Golden:

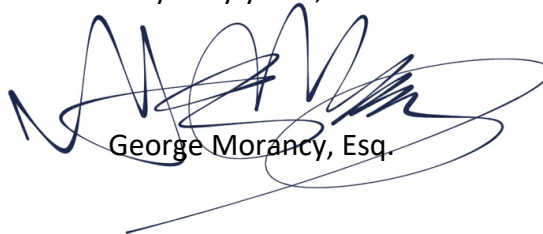
It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 765 East Third Street Residential Project in South Boston.

The proposed project consists of 25 new residential units, primarily market rate, with 3 affordable units and a monetary contribution to the City's IDP fund in accordance with the Inclusionary Development Policy. Thirty-seven garage parking spaces and an interior loading bay will be provided. The project is zoning compliant, meeting all use, dimensional, off-street parking, and off-street loading requirements of Article 68, the South Boston Neighborhood zoning article.

The applicants and owners of the land are Richard Cox and his wife, Joy Cox.

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,



George Morancy, Esq.

765 EAST THIRD STREET RESIDENTIAL PROJECT

~ South Boston ~

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

submitted by

Richard and Joy Cox

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- | | | | |
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I. PROJECT SUMMARY

1.1 Project Team

Owner and Applicant:

Mr. Richard Cox
Mrs. Joy Cox
65 Puritan Drive
Quincy, MA 02169

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: arthur@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 four-story 25-unit residential building at 765 East Third Street in South Boston. The lot size is approximately 20,256 square feet, comprises three parcels, and is currently partially occupied by a single-story brick and masonry commercial building with appurtenant surface parking, serving Cox Electric Company.

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 dwelling units in an attractive low-rise building, including 3 affordable units in accordance with the City of Boston’s 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 of the site, including landscape buffering and associated streetscape improvements; and
- the expected creation of at least 45 construction industry jobs to complete the proposed project;

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 20,256 square feet, comprised of three parcels of land situated at 765-771 East Third Street in South Boston. The site fronts northerly on East Third Street with housing on O Street to the west, housing on East Third Street to the east, and the rear lots of housing on East Broadway to the south.

The proposed new four-story building will consist of 25 new residential units, primarily market rate, with 3 affordable units in accordance with the City’s Inclusionary Development Policy, and 37 garage parking spaces.

2.2 Project Financing and Developer Pro Forma

The applicants have owned and managed a family-owned electrical contracting company that has been headquartered in South Boston for over ninety years, have an established and solid working relationship with many local lenders, and intend to finance the project using traditional institutional financing. The land is owned outright with no acquisition cost or mortgage, providing significant project equity.

Total Development Cost (soft/hard costs): \$8,500,000

Construction Cost (hard cost): \$8,000,000

Disclosure of Beneficial Interests in the Project

- Richard Cox: 50%
- Joy Cox: 50%

Number of Construction Jobs:	45
Estimated Constructions Start:	First Quarter 2020
Estimated Construction Completed:	Third Quarter 2021

2.3 Urban Design Approach – Building Program, Massing and Materials

The proposed project consists of the re-development of a 20,256 square-foot multifamily residential site situated at 765-771 East Third Street in South Boston, by construction of a new five (4) story building containing twenty-five residential units and thirty-seven accessory off-street parking spaces located in the building’s garage, located partly at and partly below grade. The garage will be entered and exited via East Third 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 South Boston’s City Point neighborhood. In planning the building, great care was given to respecting the designs of abutting and surrounding properties, particularly those which share boundaries with the site. As a result, the proposed building has been designed to respect and complement the surrounding neighborhood and to sensitively allow for new multi-family development in a neighborhood with a mix of housing types.

2.4 Traffic, Parking, and Access

The building’s garage will accommodate parking for 37 motor vehicles, achieving zoning compliance and providing a 1.5:1 parking ratio. The project site is also located one block from stops for MBTA bus routes 7, 9, 10 and 11, providing direct access to the MBTA’s Broadway, Andrew, and South Station Red Line rapid transit stations. An existing curb cut on East Third Street will be closed and relocated to a new location also on East Third Street, providing access to and egress from the garage. The garage itself ramps down, owing to the declining grade of the site, providing below-grade structured parking at the rear of the site and allowing a generous green space buffer at grade between the rear of the building and lots fronting on East Broadway. A garage loading bay will serve building move-ins and move-outs, as well as major deliveries.

2.5 Anticipated Permits and Approvals

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

Boston Inspectional Services Department

- Zoning Board of Appeal Approval (IPOD Permit)
 - Demolition Permit
 - Building Permit
 - Certificate of Occupancy
-

III. BOSTON ZONING CODE DATA

Zoning District: MFR – Multifamily Residential – Article 68

	<u>Required</u>	<u>Proposed</u>	<u>Complies with Zoning</u>
Min. Lot Area	none	20,256 s.f.	Yes
Min. Lot Area/Add'l D.U.	none	20,256 s.f.	Yes
Min. Lot Width	20 ft.	162.12 ft.	Yes
Min. Lot Frontage	20 ft.	162.12 ft.	Yes
Max. FAR	2.0	1.65	Yes
Max. Building Height	40 ft.	40 ft.	Yes
Min. Open Space	200 s.f./d.u.	201 s.f./d.u.	Yes
Min. Front Yard Setback	5 ft. ¹	3 ft.	Yes
Min. Side Yard Setback	3 ft.	6 ft.	Yes
Min. Rear Yard Setback	20'	32'-2"	Yes

Off-Street Parking Requirements Per Table H of Article 50

Residential Parking:

21 market-rate 2-bedroom units: 1.5 space per unit = 32 spaces required

1 market-rate 1-bedroom unit: 1 space required

3 IDP (affordable) 2-bedroom units: .7 space per unit = 2 spaces required

Commercial Parking:

None required.

Total spaces required: 35

Total spaces provided: 37

Yes

¹ Footnote 1 to Table D: "The Front Yard Setback shall be determined through Small or Large Project Review, if applicable, but shall be a minimum of 5 feet along First Street to provide additional pedestrian right of way, or the modal front yard depth as calculated by the method provided in Section 18-2 of this Code, whichever is greater."

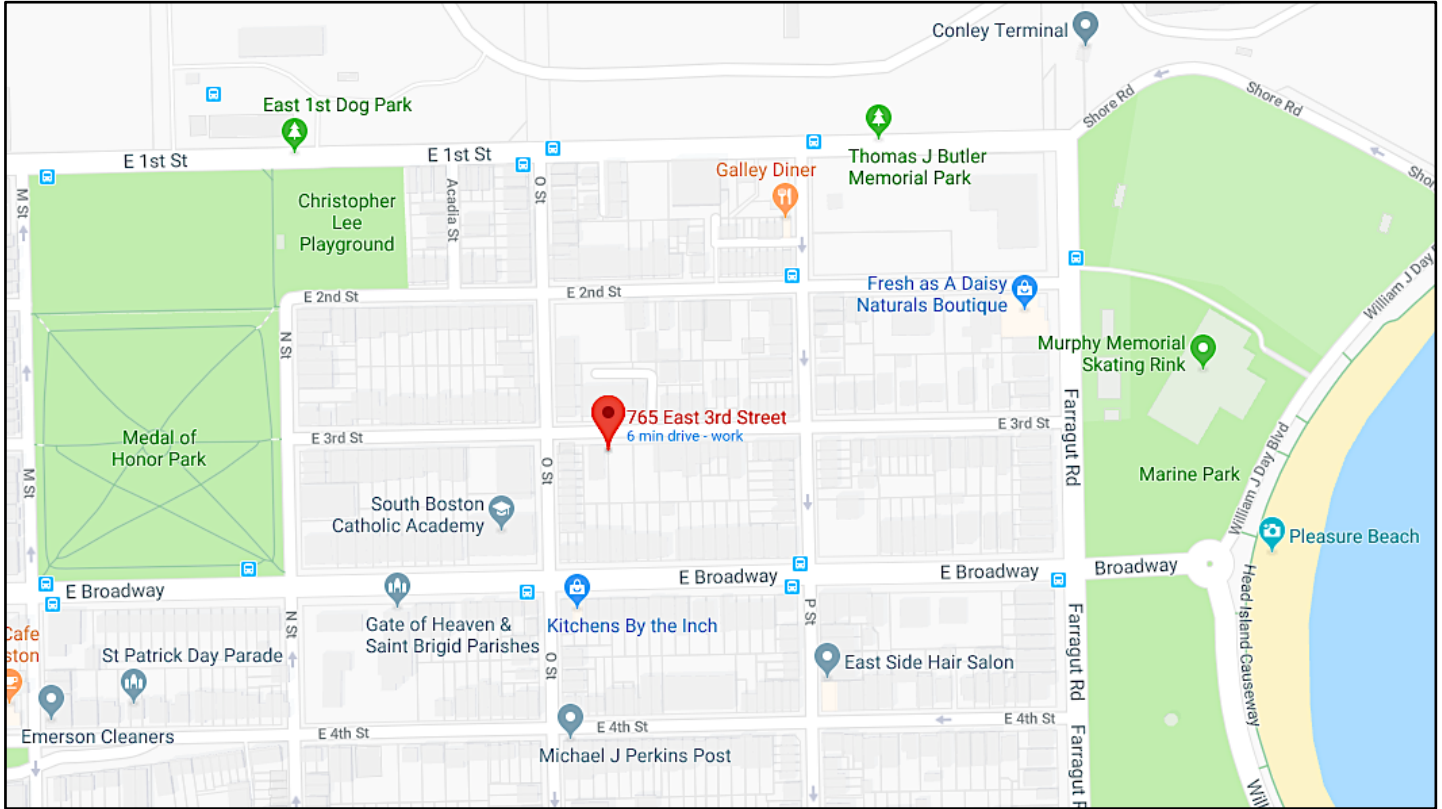
Off-Street Loading Requirements Per Table I of Article 50

15,001 – 49,999 square feet: 1 Off-Street Loading Bay required.

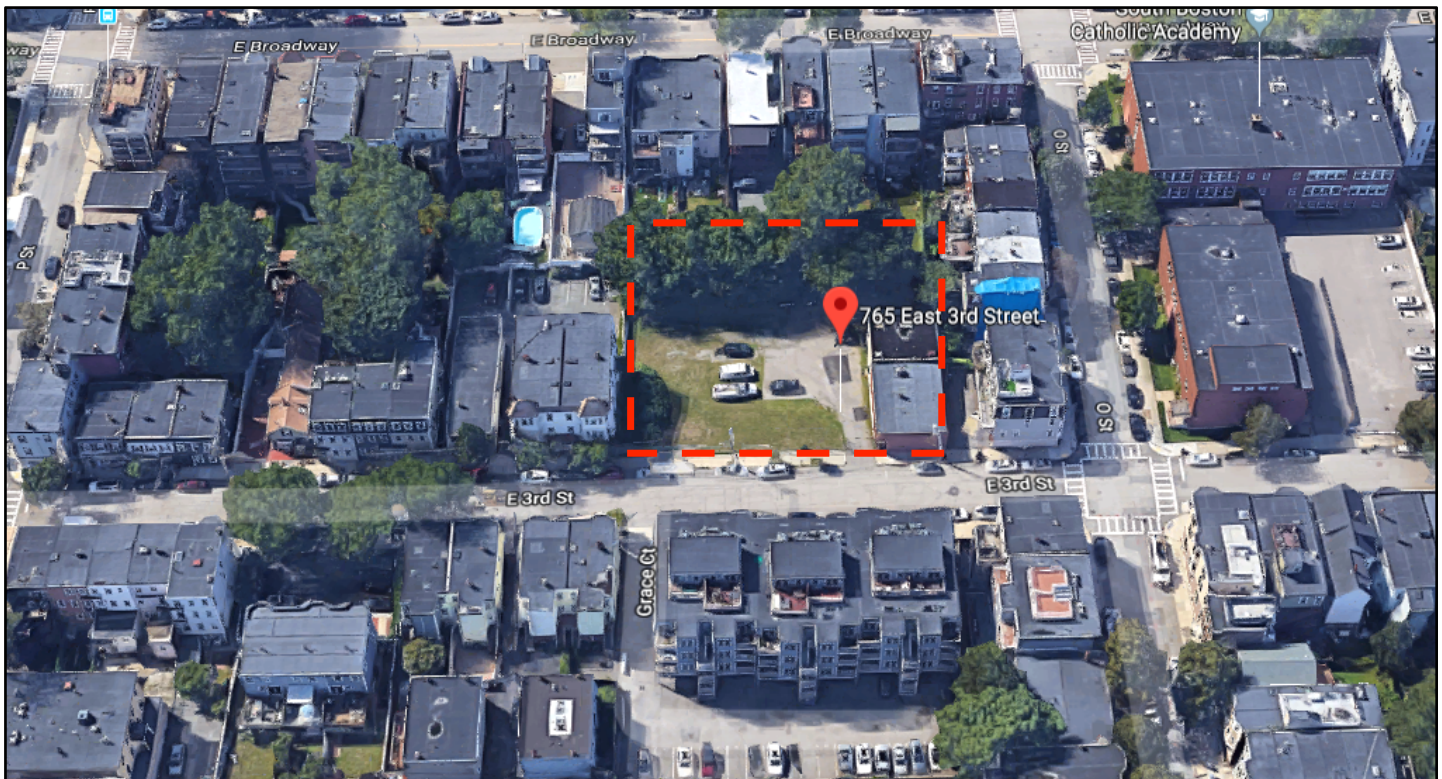
Off-Street Loading Bay provided: 1

Yes

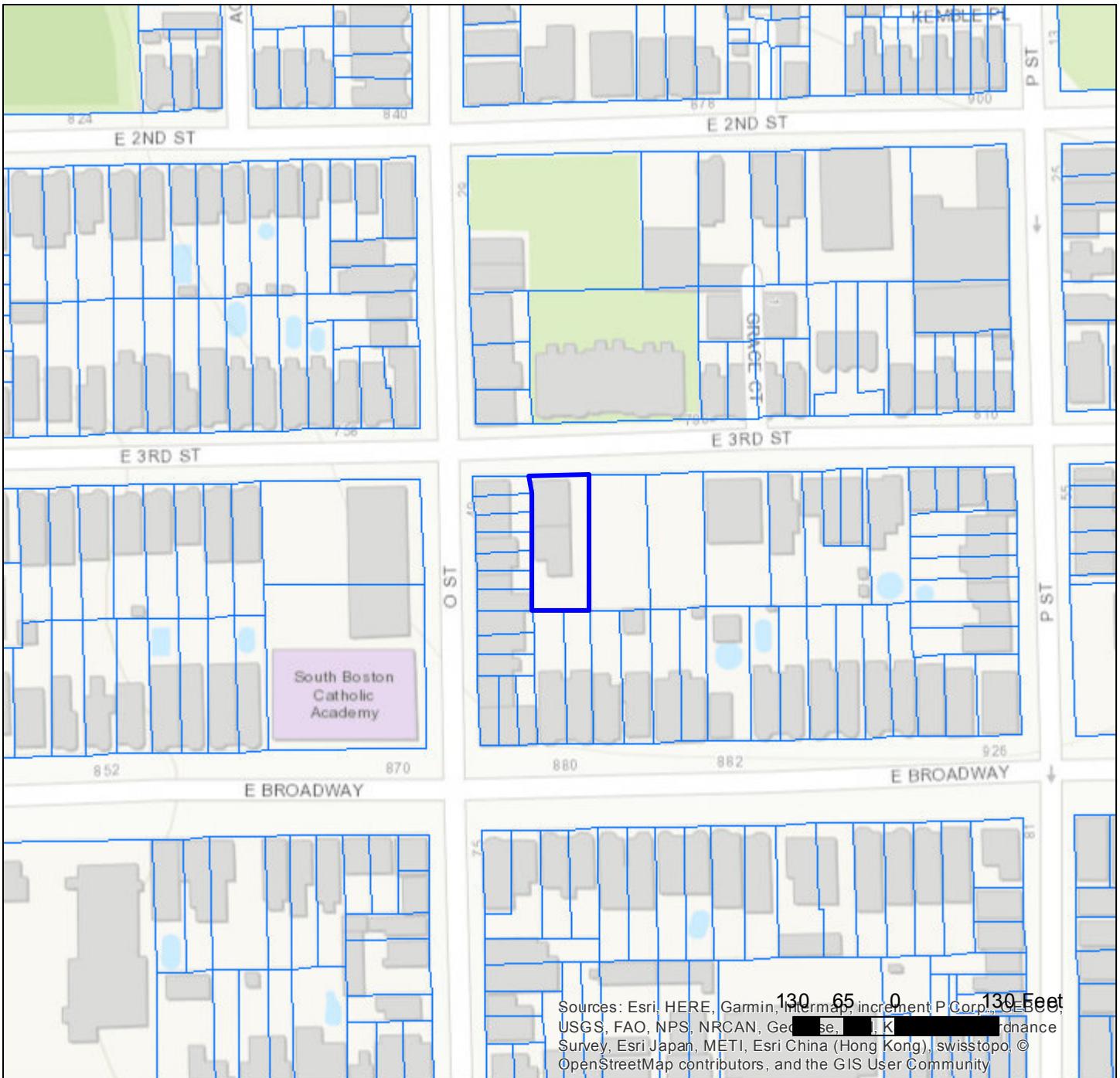
Use Regulations: The proposed multi-family dwelling is an Allowed Use.



LOCUS MAP



AERIAL VIEW OF SITE

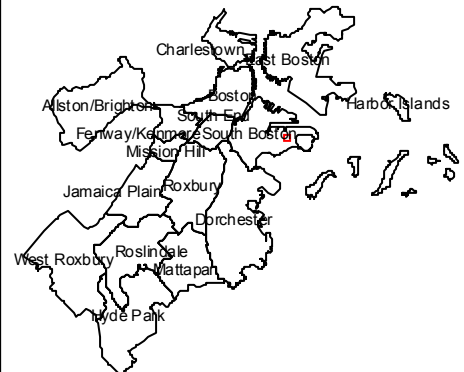


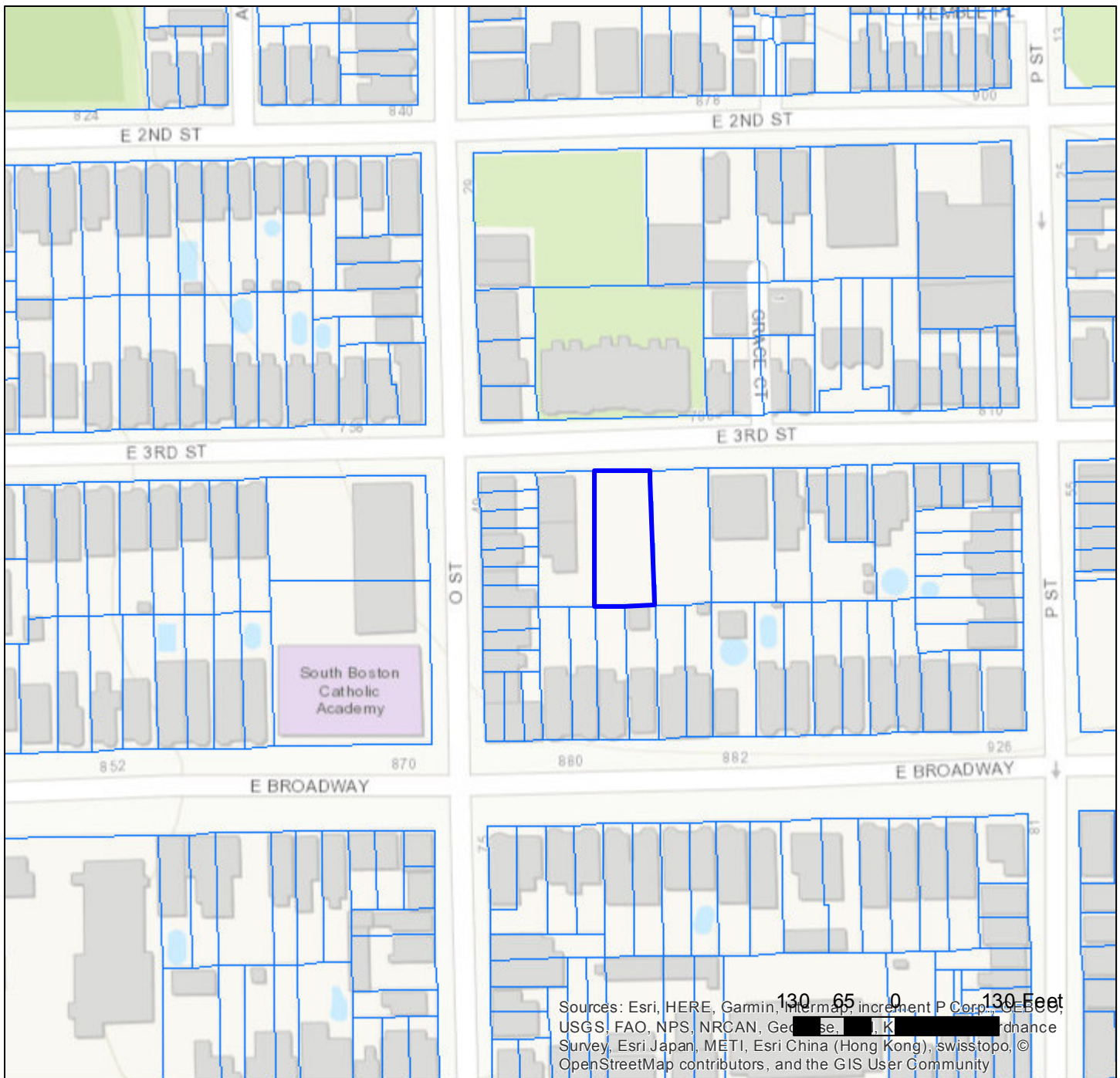
Parcel ID: 0603808000
 Address: 765 767 E THIRD ST
 Zipcode: 02127
 Owner: COX JOY TS
 Land Use: Commercial
 Lot Size: 6,750.00 sq ft
 Living Area: 2,550.00 sq ft
 Total Value: \$470,000.00
 Land Value: \$228,800.00
 Building Value: \$241,200.00
 Gross Tax: \$11,844.00



**MAP FOR REFERENCE ONLY
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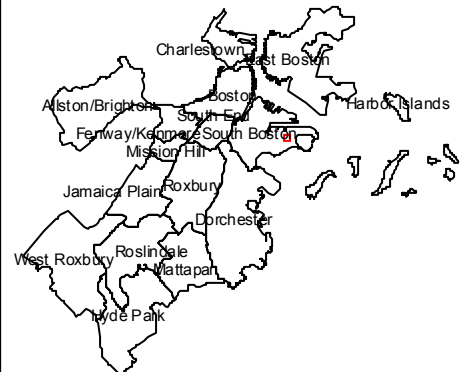


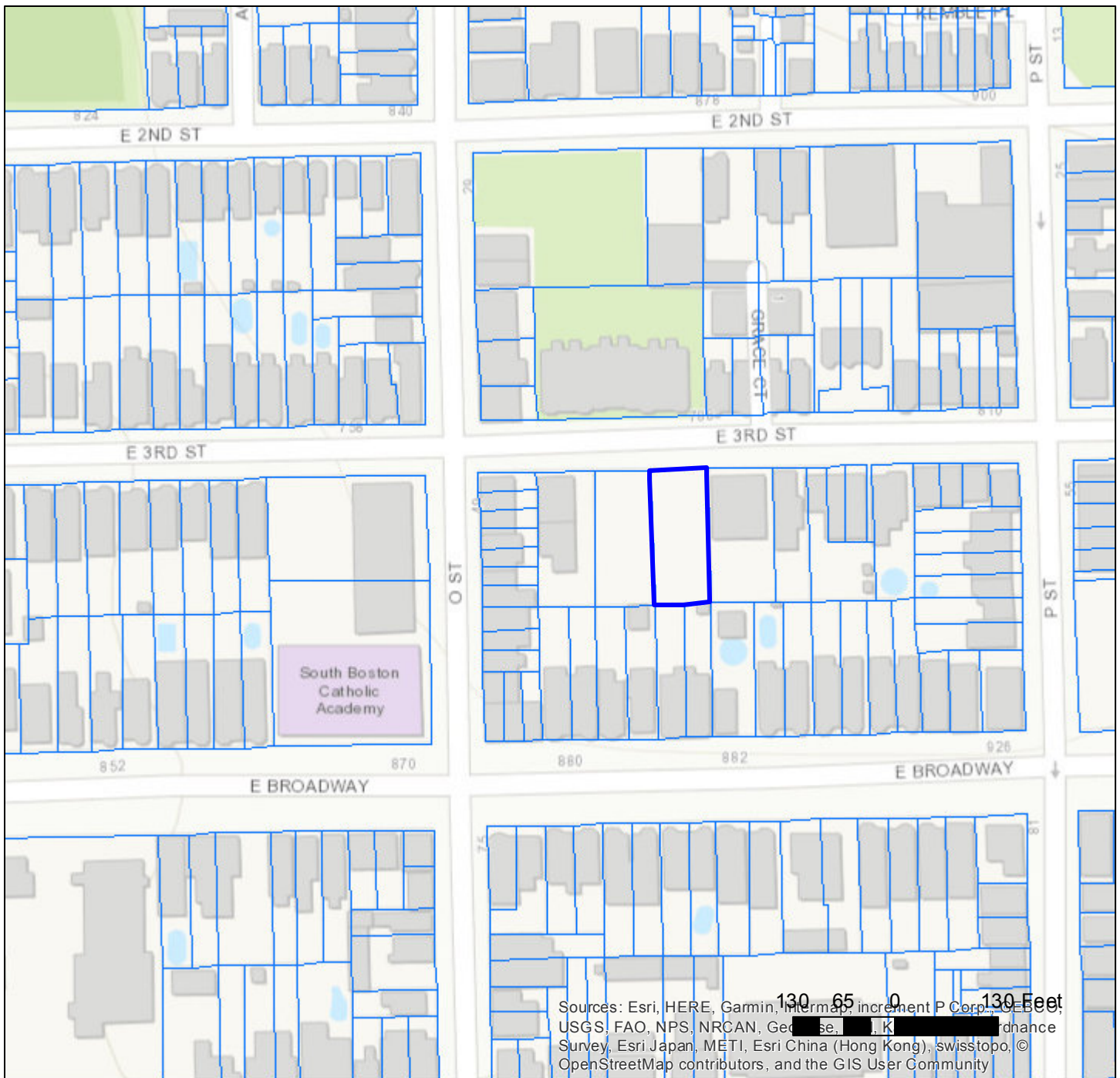
Parcel ID: 0603809000
 Address: 771 E THIRD ST
 Zipcode: 02127
 Owner: COX JOY TS
 Land Use: Commercial land
 Lot Size: 6,750.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$180,900.00
 Land Value: \$180,900.00
 Building Value: \$0.00
 Gross Tax: \$4,558.68



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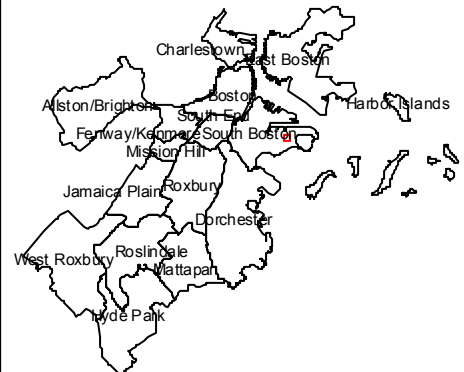
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, Swisstopo, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Parcel ID: 0603810000
 Address: E THIRD ST
 Zipcode: 02127
 Owner: COX JOY TS
 Land Use: Residential land
 Lot Size: 6,796.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$286,300.00
 Land Value: \$286,300.00
 Building Value: \$0.00
 Gross Tax: \$3,000.42



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VIEW OF SITE FROM EAST THIRD STREET FACING WEST



VIEW OF SITE FROM EAST THIRD STREET FACING SOUTH



VIEW OF SITE FROM THE LOT - EAST THIRD STREET TO THE RIGHT



VIEW OF SITE FROM THE LOT - EAST THIRD STREET TO THE LEFT



**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

Sera Lydon
Inspector of Buildings

November 07, 2018

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

Location: 765 E THIRD ST SOUTH BOSTON, MA 02127
Ward: 06
Zoning District: South Boston
Zoning Subdistrict: MFR
Appl. #: ERT852893
Date Filed: July 11, 2018
Purpose: Combine 765 East Third Street with 2 vacant lots PID0603809000 and PID0603810000 for a total of 20,265 sf to erect a new 25 unit residential building with 37 off street parking as per plans. Existing building to be razed under a separate permit. Permit drawings to be submitted upon ZBA approval.

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>
Art. 80 Sec. 80E-2	Small Proj. Review	Small Project Review Applicability
Article 27S-5	IPOD Applicability	S.B. IPOD APPLICABILITY
Notes		Building height to be certified by the Architect and Land Surveyor. Art.85. Sect. 4 Demolition Delai

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.

Marc Joseph
(617)961-3233
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.

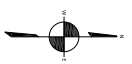
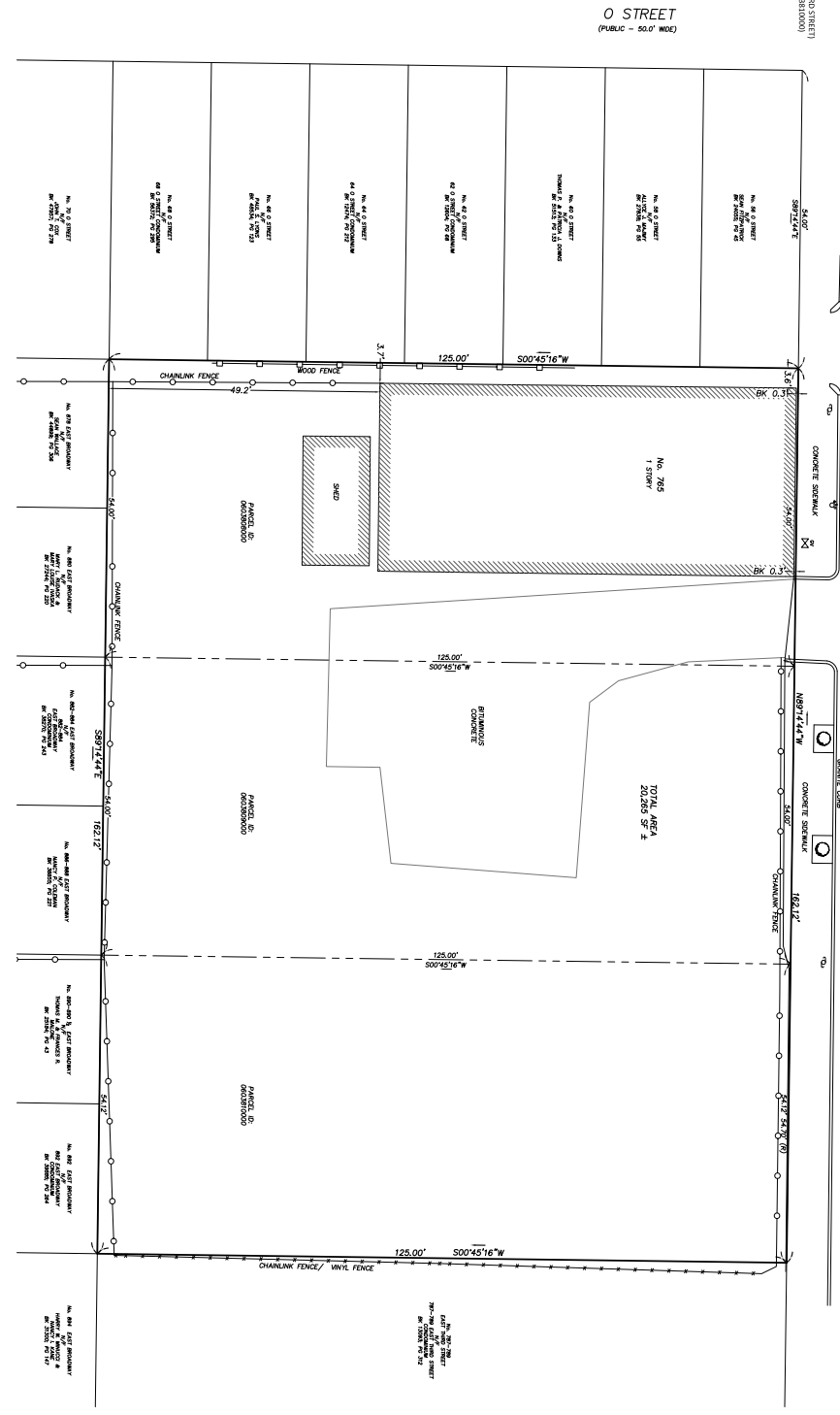
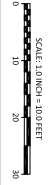
NOTICE THAT THIS PLAN WAS MADE FROM AN INSTRUMENT
 RECORDING IN THE PUBLIC RECORDS OF THE CITY OF BOSTON
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
 (FEMA) MAPS, THE EXISTING IMPROVEMENTS ON THIS PROPERTY
 ZONE: COMMERCIAL X
 EFFECTIVE DATE: MARCH 16, 2015

PREPARED BY:
 ROBERT & ASSOCIATES P.C.
 SOUTH BOSTON, MA 02127

REFERENCES:
 65 AMHATA DRIVE
 QUINCY, MA

DEED: BK 5888, PG 78 (765-771 EAST THIRD STREET)
 PLAN: LCC 14882-A (1/17/2015 TO 06/03/2000)
 LCC 3408A-A

EXISTING CONDITIONS SITE PLAN



EAST THIRD STREET
 (PANELS 507, 509)

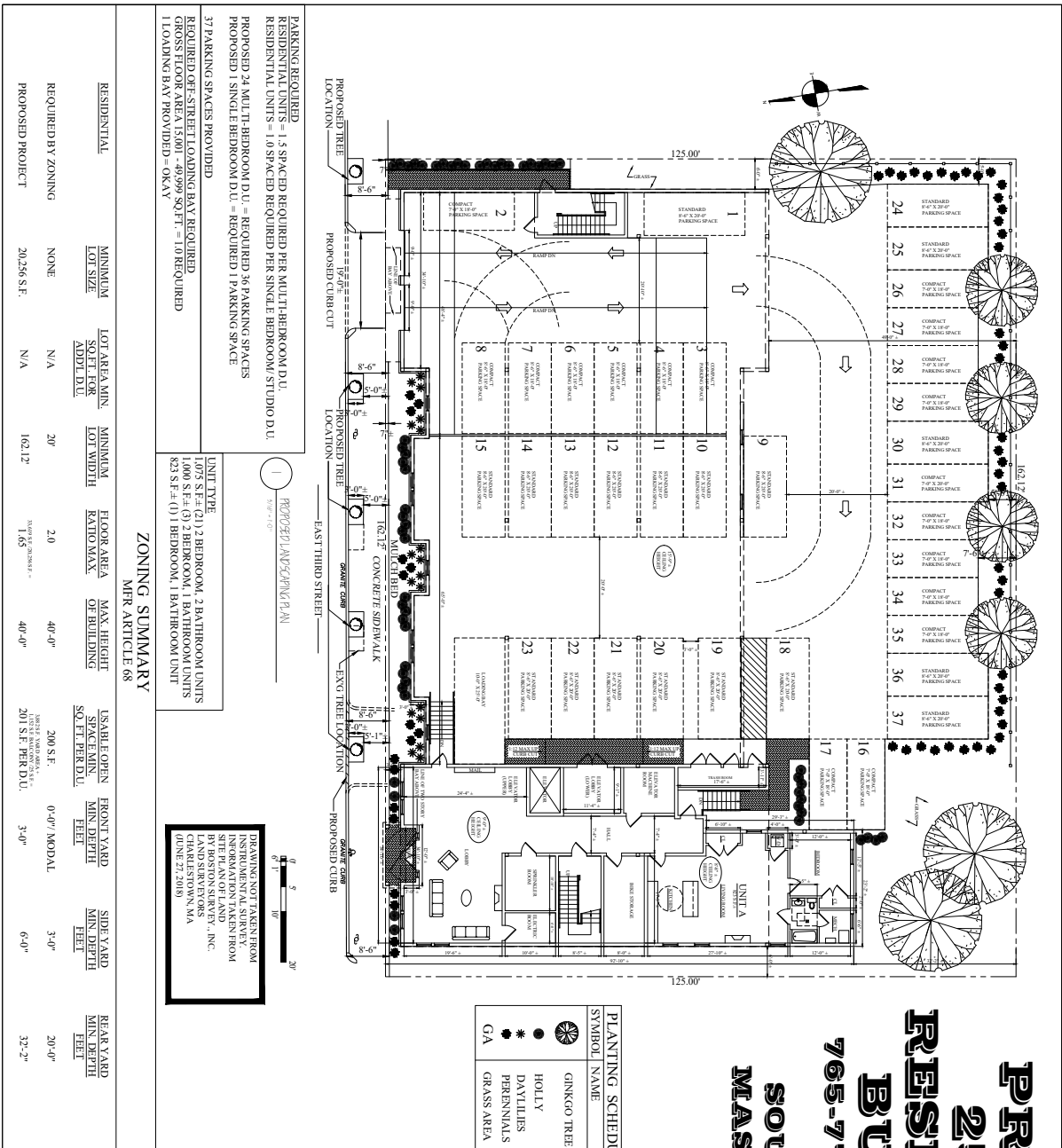
SITE PLAN OF LAND
 LOCATED AT
765-771 EAST THIRD STREET
SOUTH BOSTON, MA
 DATE: FEBRUARY 20, 2018
 SCALE: 1.0 INCH = 10.0 FEET

- LEGEND**
- GAS VALVE
 - ⊕ WATER SHUTOFF
 - ⊙ UTILITY POLE
 - DECORIOUS FINE

FIELD:	JH
DRAWN:	SAP
CHECK:	DCL
DATE:	02/27/18
DWG #:	18-00223



ARCHITECTURAL PLANS COVER SHEET



**PROPOSED
25 UNIT
RESIDENTIAL
BUILDING
765-771 EAST THIRD
STREET,
SOUTH BOSTON,
MASSACHUSETTS**

PLANTING SCHEDULE

SYMBOL	NAME
(Ginkgo Tree Symbol)	GINKGO TREE
(Holly Symbol)	HOLLY
(Daylilies Symbol)	DAYLILIES
(Perennials Symbol)	PERENNIALS
(Grass Area Symbol)	GRASS AREA

KEY

(Smoke Detector Symbol)	SMOKE DETECTOR
(Heat Detector Symbol)	HEAT DETECTOR
(Carbon Monoxide Detector Symbol)	CARBON MONOXIDE DETECTOR
(FAN Symbol)	FAN
(45 Min Door Symbol)	45 MIN. DOOR
(Window Type Symbol)	WINDOW TYPE
(1 Hour C.G. Above Symbol)	1 HOUR C.G. ABOVE (SEE CT. 1A.3.1)
(Fire Extinguisher Symbol)	FIRE EXTINGUISHER
(New Wall Symbol)	NEW WALL
(Eng Wall to Remain Symbol)	ENG WALL TO REMAIN
(Wall to be Removed Symbol)	WALL TO BE REMOVED

CODE SUMMARY

PROPOSED TYPE 5A CONSTRUCTION
 PROPOSED 4 STORIES
 PROPOSED R-2 USE GROUP (25 FAMILY)
 PROPOSED FULLY SPRINKLED/ALARMED
 ZONE MFR

PROPOSED 25 UNIT RESIDENTIAL BUILDING
 765-771 EAST THIRD STREET
 SOUTH BOSTON, MA

One Shilings Street Group, Inc.
 One Shilings Street Group, Inc. MA 02171
 617.626.7277
 1607.06.07.18

Project No: 18076
 Scale: AS NOTED
 Date: 05-01-18
 Drawing No: ST

Revision Table:
 No. | Revision Date | Description
 06-12-18
 08-14-18
 09-24-18
 10-29-18
 12-14-18

COVER SHEET

A-O

PARKING REQUIRED
 RESIDENTIAL UNITS = 1.5 SPACED REQUIRED PER MULTI-BEDROOM D.U.
 RESIDENTIAL UNITS = 1.0 SPACED REQUIRED PER SINGLE BEDROOM/STUDIO D.U.
 PROPOSED 24 MULTI-BEDROOM D.U. = REQUIRED 36 PARKING SPACES
 PROPOSED 1 SINGLE BEDROOM D.U. = REQUIRED 1 PARKING SPACE
 37 PARKING SPACES PROVIDED

REQUIRED OFF-STREET LOADING BAY REQUIRED
 CROSS FLOOR AREA = 1400' x 40' @ 980 SQ FT. = 137,200 SQ FT. = 1.0 REQUIRED
 1 LOADING BAY PROVIDED = OKAY

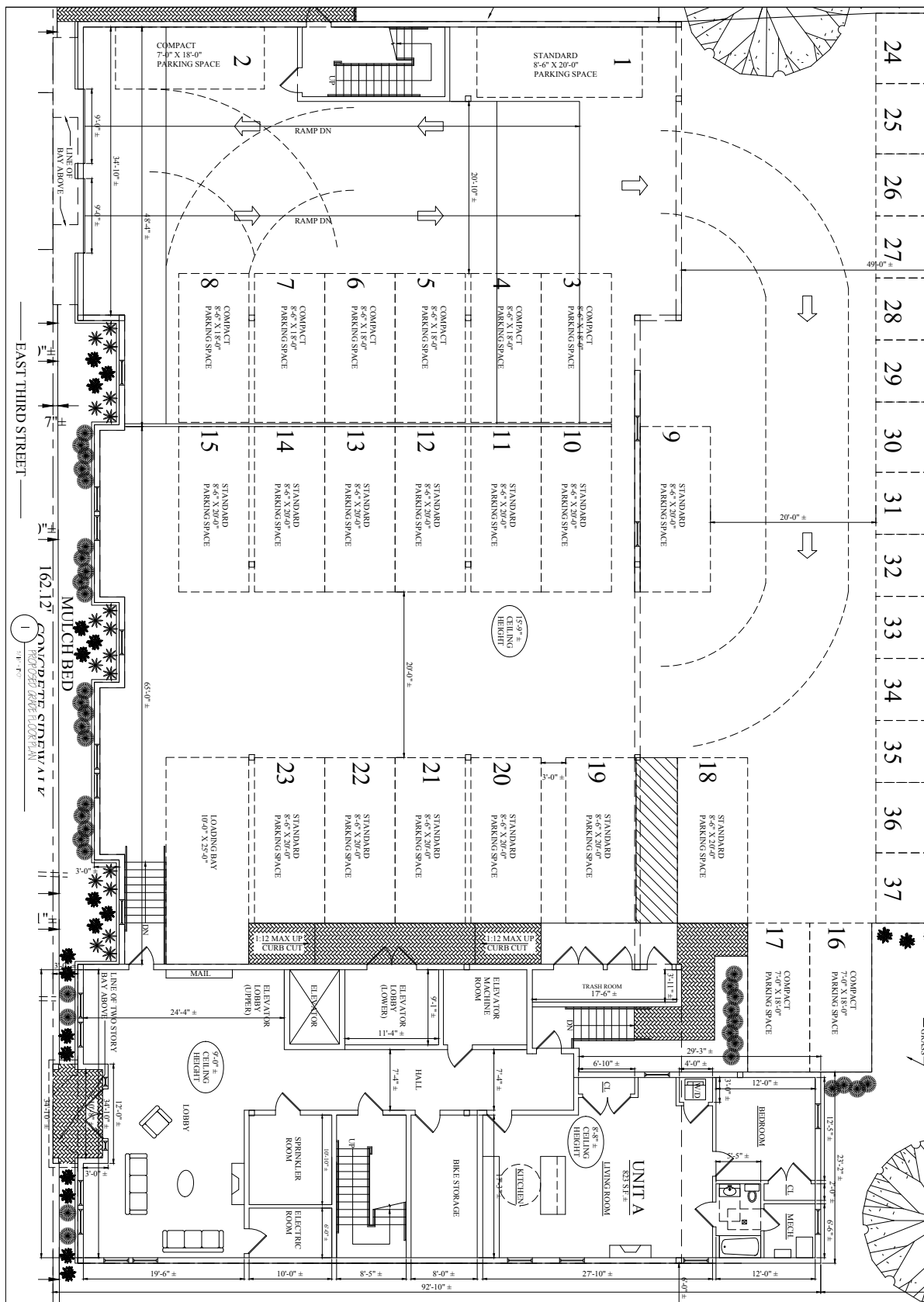
UNIT TYPE
 1075 S.F. (2) 2-BEDROOM, 2 BATHROOM UNITS
 1000 S.F. (3) 2-BEDROOM, 1 BATHROOM UNITS
 823 S.F. (1) 1-BEDROOM, 1 BATHROOM UNIT

DRAWINGS NOT TAKEN FROM
 INSTRUMENTAL SURVEY
 SURVEY INFORMATION TAKEN FROM
 BY BOSTON SURVEY, INC.
 LAND SURVEYORS
 LICENSE NO. 2500

ZONING SUMMARY
 MFR ARTICLE 68

RESIDENTIAL	MINIMUM LOT SIZE	LOT AREA MIN. SQ. FT. D.U.	MINIMUM LOT WIDTH	FLOOR AREA RATIO MAX.	MAX. HEIGHT OF BUILDING	USABLE OPEN SPACE PER D.U.	FRONT YARD MIN. DEPTH	SIDE YARD MIN. DEPTH	REAR YARD MIN. DEPTH
REQUIRED BY ZONING	NONE	N/A	20'	2.0	40'-0"	200 S.F.	0'-0" MODAL	3'-0"	3'-0"
PROPOSED PROJECT	20,256 S.F.	N/A	162.12'	1.65	40'-0"	201 S.F. PER D.U.	3'-0"	6'-0"	32'-2"

Garage and Architectural Site Plan



PROPOSED 25 UNIT RESIDENTIAL BUILDING
765-771 EAST THIRD STREET
SOUTH BOSTON, MA

Engineering Inc.
One Shilling Road Quincy, MA 02271
617-866-0277
www.866.com

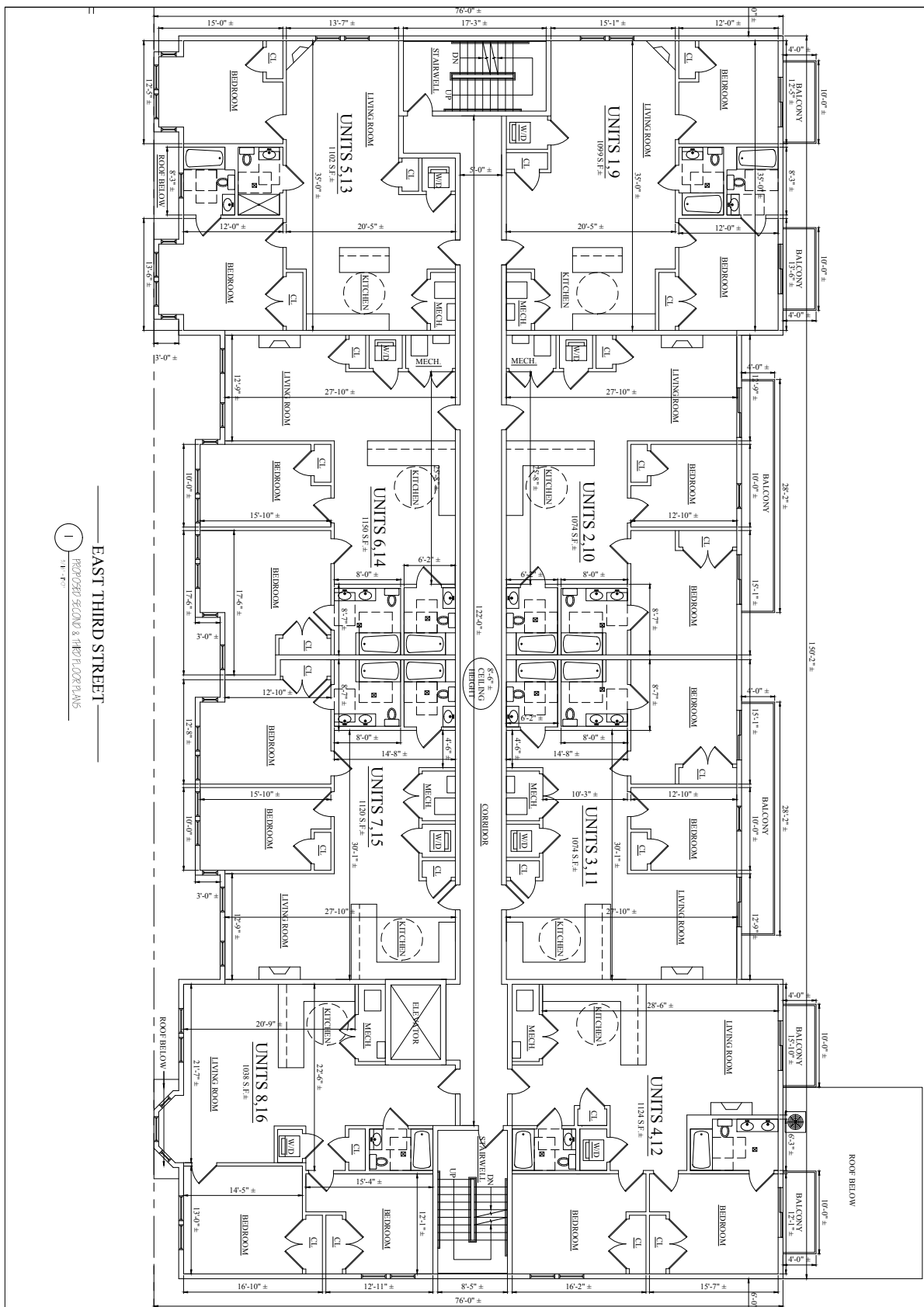
Revision	Date
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08-14-18	
09-24-18	
10-29-18	
12-14-18	

Project No: 18076
 Scale: AS NOTED
 Date: 05-01-18
 Drawing: ST

Project Name: **PROPOSED FLOOR PLANS**

Sheet No: **A-11**

SECOND FLOOR PLAN



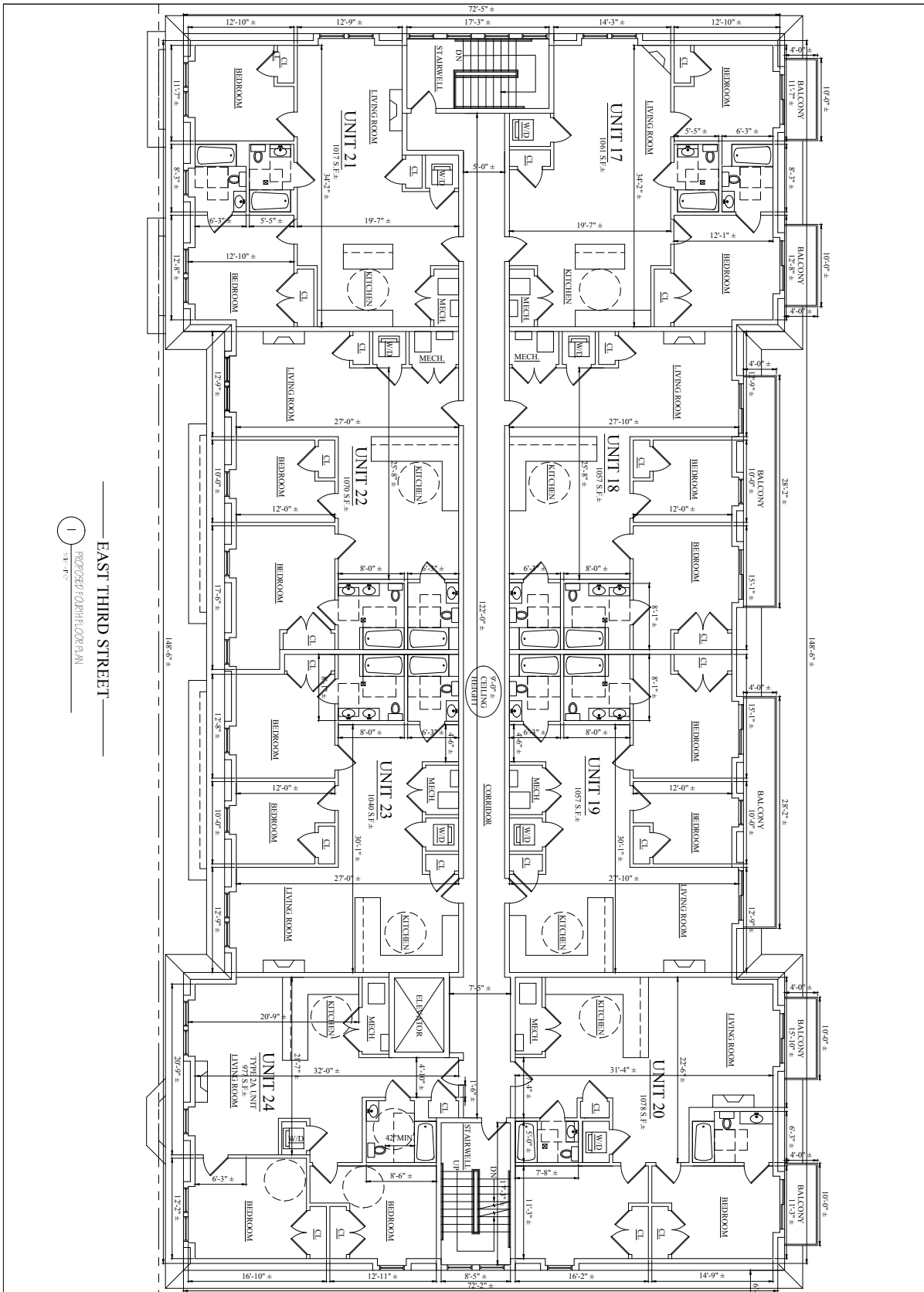
EAST THIRD STREET
 1 PROPOSED SECOND & THIRD FLOOR PLANS

A-1.2

<p>Design Group, Inc. One Sebring Road, Quincy, MA 02271 617-486-0277 600-828-2713</p>	Project No:	18076
	Scale:	AS NOTED
	Date:	05-01-18
	Drawn By:	ST
	Checked By:	
Revision:		
	Revision Date	
	06-12-18	
	08-14-18	
	09-24-18	
	10-29-18	
	12-14-18	

PROPOSED 25 UNIT RESIDENTIAL BUILDING
765-771 EAST THIRD STREET
SOUTH BOSTON, MA

THIRD FLOOR PLAN



EAST THIRD STREET
 1
 PROPOSED FLOOR PLAN

A-1, 3

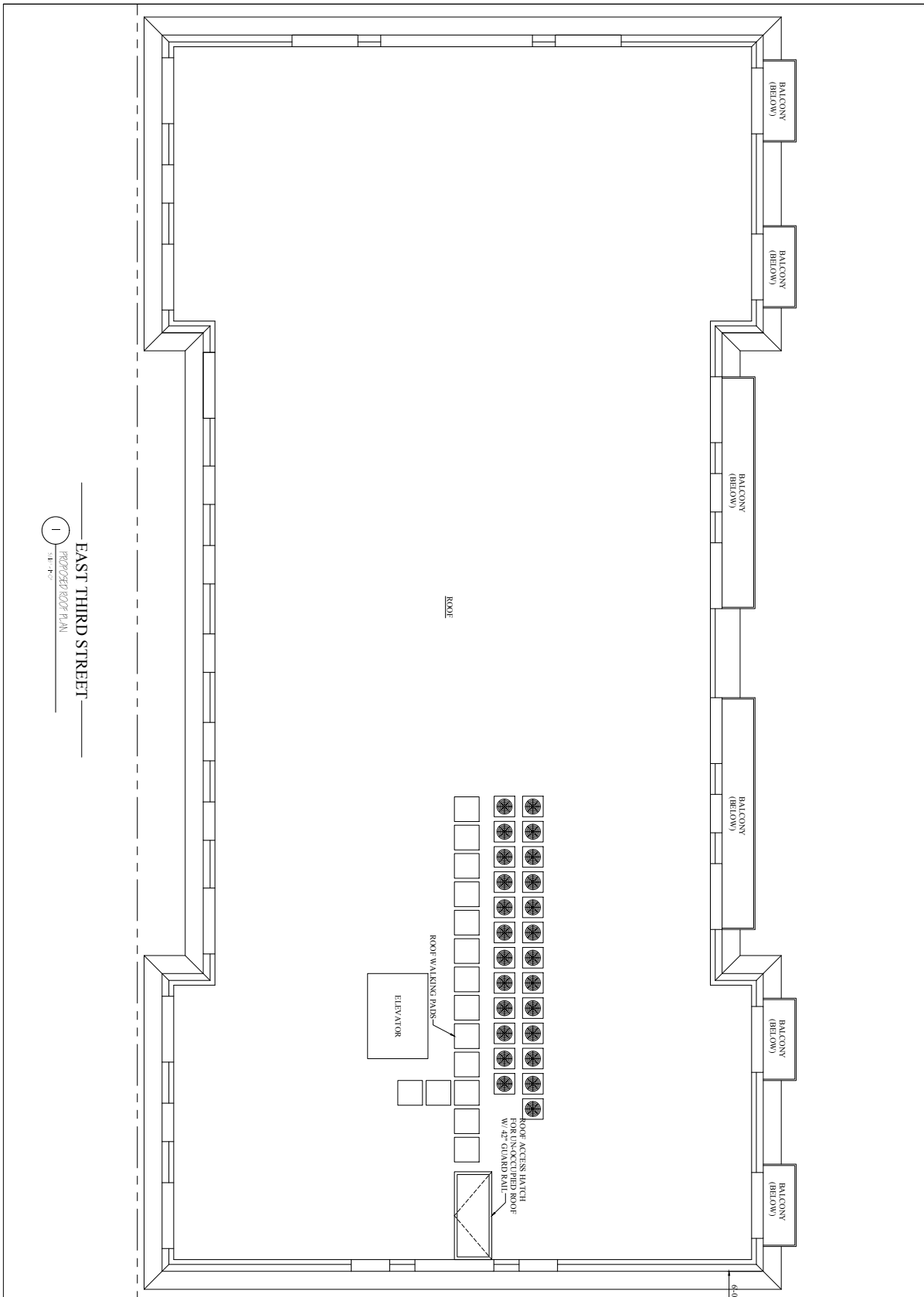
PROPOSED FLOOR PLANS

Project No.	18076
Scale	AS NOTED
Date	05-01-18
Drawn By	ST
Checked By	
Revision	
1	06-12-18
2	08-14-18
3	09-24-18
4	10-29-18
5	12-14-18

Engineering Inc.
 One Belling Road Quincy, MA 02271
 617-552-0277
 www.enr.com

PROPOSED 25 UNIT RESIDENTIAL BUILDING
 765-771 EAST THIRD STREET
 SOUTH BOSTON, MA

ROOF PLAN



1 EAST THIRD STREET
PROPOSED ROOF PLAN

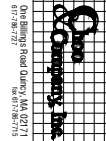
<p>PROPOSED FLOOR PLANS</p> <p>A-1.4</p>	<p>Project No: 18076</p> <p>Scale: AS NOTED</p> <p>Date: 05-01-18</p> <p>Drawn By: ST</p>	<p>Revision Date</p> <table border="1"> <tr><td>06-12-18</td></tr> <tr><td>08-14-18</td></tr> <tr><td>09-24-18</td></tr> <tr><td>10-29-18</td></tr> <tr><td>12-14-18</td></tr> </table>	06-12-18	08-14-18	09-24-18	10-29-18	12-14-18	<p>One Building Inc.</p> <p>One Building Road Quincy, MA 02271</p> <p>617-866-0277</p> <p>www.onebuildinginc.com</p>	<p>PROPOSED 25 UNIT RESIDENTIAL BUILDING</p> <p>765-771 EAST THIRD STREET</p> <p>SOUTH BOSTON, MA</p>
	06-12-18								
08-14-18									
09-24-18									
10-29-18									
12-14-18									
<p>Location</p>	<p>Drawn By</p>	<p>Checked By</p>	<p>Scale</p>	<p>Date</p>					

ELEVATIONS: REAR AND RIGHT

EXHIBIT 16



**PROPOSED 25 UNIT
RESIDENTIAL BUILDING**
765-771 EAST THIRD STREET
SOUTH BOSTON, MA



No.	Revision	Date
06	12-18	
08	14-18	
09	24-18	
10	29-18	
12	14-18	

Project No: 18076
Scale: AS NOTED
Date: 05-01-18
Drawn By: ST

PROPOSED
ELEVATIONS

A-2.2

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.

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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:	765-771 East Third Street Residential Use Project		
Primary Project Address:	765-771 East Third Street, South Boston, MA 02127		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Richard Cox, Principal, Cox Electric, coxelec@aol.com, 617-242-1313		
Owner / Developer:	Richard Cox		
Architect:	Choo & Co., Inc.		
Civil Engineer:	Boston Survey, Inc.		
Landscape Architect:	TBD		
Permitting:	Adams & Morancy, PC		
Construction Management:	None selected at this time		
At what stage is the project at time of this questionnaire? Select below:			
	(x) 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, 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:	20,256 SF	Building Area:	33,619 GSF
Building Height:	40'-0"	Number of Stories:	4
First Floor Elevation:	0	Is there below grade space:	Yes

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What is the Construction Type? (Select most appropriate type) 1B : 5A				
	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 + (x)	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	<i>Residential Lobby, Parking Garage, (1) Residential Unit</i>			
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The neighborhood is primarily residential with townhouses and smaller mutli-family residential buildings.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project is located approximately 499 feet from the East Broadway and O Street 5, 7, 9 & 10 bus line, and 1.6 miles from the Red Line MBTA Train Station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	South Boston Catholic Academy, 866 East Broadway.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None in the immediate vicinity.			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				
Is the development site within a historic district? <i>If yes</i> , identify which district:	No.			

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<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>Sidewalks are existing; they are generally flat on East Third Street. Pedestrian ramps are existing to remain, located at the intersection of East Third Street and O Street and East Third Street and P Street. Concrete sidewalk dimensions average 7'-10". See attached plot plan.</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>The intersection of East Third Street and P Street has existing yellow composite detectable warning surfaces, the intersection of East Third Street and O Street does not. See attached photographs.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? 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, East Third Street is consistent with the minimum Boston Complete Street Guidelines for Neighborhood Residential Street Types.</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 East Third Street is 7'-10". 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 concrete sidewalk on the City of Boston's pedestrian right-of-way is to remain/ be extended to a full width of 8'-6" into the private property of 765-771 East Third Street to allow for tree planting grates.</p>

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<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>Yes, as it relates to the question above.</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>37 parking spaces to be provided. Partially covered parking lot..</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>37 Parking Spaces Provided, 2 Accessible Spaces provided, 0 Van Accessible Spaces Provided</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>No.</p>
<p>Where is the accessible visitor parking located?</p>	<p>Not provided.</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No.</p>
<p>7. Circulation and Accessible Routes:</p>	

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<p><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 will all be a flush condition to the sidewalk. Entry to the Residential Lobby from the garage will be by accessible curb cuts and elevator. Access to the apartments above is also provided by elevator.</p>
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes. Both Access to the stairs and the elevators share a common lobby.</p>
<p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>No.</p>
<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>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>25</p>
<p>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?</p>	<p>All 25 Units will be for sale.</p>
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>1</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>1</p>
<p>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be</p>	<p>N/A</p>

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<p>provided as well? If yes, provide amount and location of equipment.</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. If yes, provide reason.</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? If yes, describe:</p>	<p>Yes. There is one elevator for access to each floor.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>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? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	<p>No.</p>

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<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>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? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>In Progress.</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>Attached.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p> <p>Attached.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p> <p>N/A</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> <p>Plan 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"> • Existing Curb Cut Photographs • • • 	

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

Article 80 | ACCESSIBILITY CHECKLIST

welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

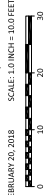
accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682



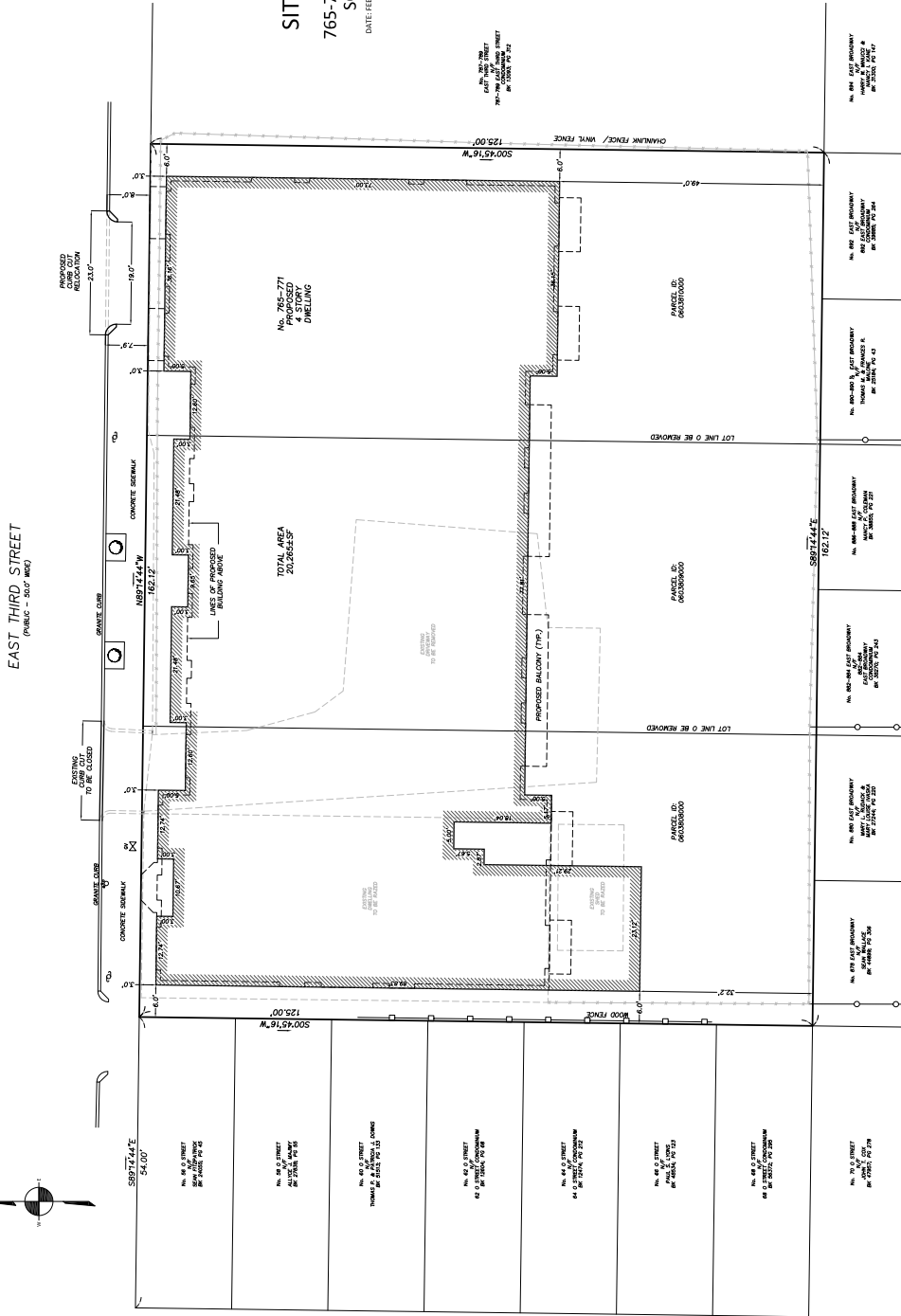
BOSTON SURVEY INC.
 100 STATE STREET
 CHARLESTOWN, MA 02129
 (617) 552-1333

SITE PLAN EXHIBIT TO ACCESSIBILITY CHECKLIST

SITE PLAN OF LAND
 LOCATED AT
765-771 EAST THIRD STREET
SOUTH BOSTON, MA
 DATE: FEBRUARY 20, 2018 SCALE: 1.0 INCH = 10.0 FEET



- LEGEND**
- GAS VALVE
 - WATER SHUTOFF
 - UTILITY POLE
 - DECIDUOUS TREE



EAST THIRD STREET
 (Pavement - 50' WIDE)



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT
 OF RECORD AND THAT THE INFORMATION CONTAINED
 HEREIN IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
 (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY
 ZONE: HAZARD MITIGATION
 X: 2018030604
 EFFECTIVE DATE: MARCH 16, 2018

PREPARED FOR:
 HUBBARD & ASSOCIATES P.C.
 SOUTH BOSTON, MA 02137

REFERENCES:
 OWNER'S SITE PLAN
 65 PULFATH DRIVE
 QUINCY, MA 02269

DEED: 86-9388-PG 78 (765-771 EAST THIRD ST)
 060330000 & 060330000 (PARCEL ID: 060330000)

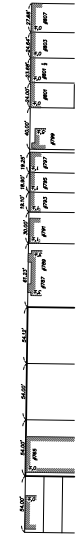
LCC: 1832A
 3408A

NOTES:
 1. SEE ATTACHED CALCULATION SHEET FOR
 EAST THIRD STREET. 0.0'

PURPOSE:
 THIS PLAN IS FOR THE PROPOSED CONSTRUCTION
 OF A BUILDING ON PARCELS 060330000,
 060330000 & 060330000 INTO ONE PARCEL
 HEREON.

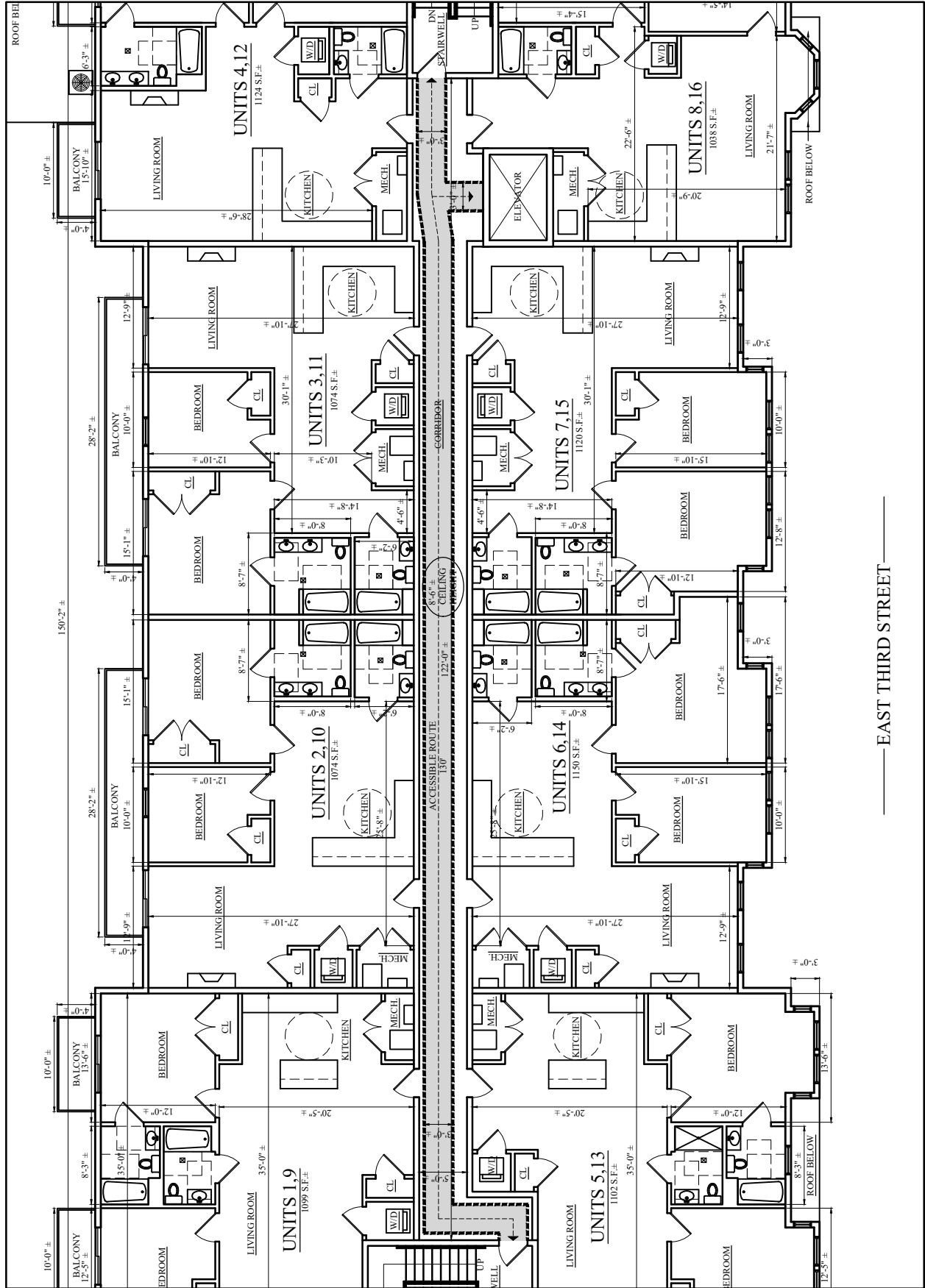
MEASUREMENTS

TOTAL FRONTAGE	208.00'
COMMONS STREET	61.33'
MODAL	3.00'
	40.00'



FIELD:	JH
DRAWN:	SAY/BOB
CHECKED:	CC
DATE:	03/07/19
JOB #:	18-00122

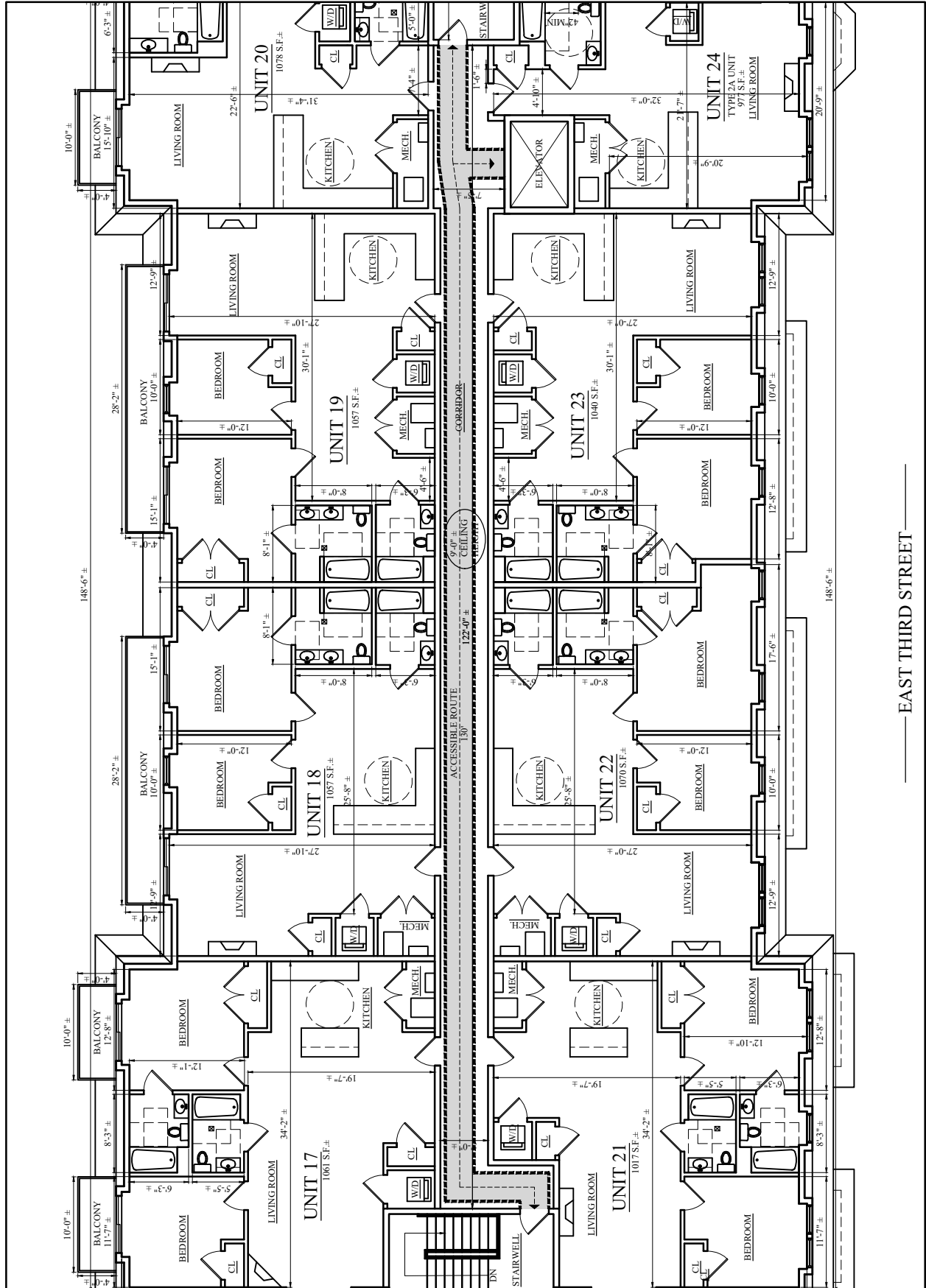
ACCESSIBLE ROUTES



— EAST THIRD STREET —

SECOND AND THIRD FLOOR PARTIALS FLOOR PLANS

ACCESSIBLE ROUTES



———— EAST THIRD STREET ————

FOURTH FLOOR PARTIAL FLOOR PLAN

EXISTING CURB CUT
EXHIBIT TO ACCESSIBILITY CHECKLIST



INTERSECTION OF EAST THIRD STREET AND O STREET

EXISTING CURB CUT
EXHIBIT TO ACCESSIBILITY CHECKLIST



INTERSECTION OF EAST THIRD STREET AND P STREET