



775 MORTON STREET

June 18, 2018

Mr. Brian Golden
Director
Boston Planning and Development Agency
One City Hall Square (9th Floor)
Boston, MA 02201

**RE: 767 Morton Street, Mattapan, Massachusetts
Small Project Review Application under Article 80E of the Boston Zoning Code**

Dear Director Golden:

On behalf of Corvo Construction Corporation, 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 767-769 Morton Street, in the Mattapan section of Boston.

The proposed project site consists of two (2) parcels of land totaling approximately 18,118 square feet and is located on the corner of Morton Street and Wildwood Street. Currently, the site is a vacant lot adjacent to five (5) retail stores fronting Morton Street. This proposed development calls for the creation of a new, attractive and energy efficient building that will enhance the residential look and feel along Morton Street.

The proposed development project is a four-story building, containing twenty-seven (27) dwelling units and twenty-nine parking spaces. Additionally, the street will be activated with designated retail space affronting Morton Street.

The development team will be led by Anthony Ruscitto, who will lead a team of professional architects, engineers, contractors and consultants with years of experience with residential and commercial development.

The entire team looks forward to our continued working relationship with the BPDA, the community, and the elected officials as we move forward with this proposal.

Sincerely,


John A. Pulgini

CC: City Councilor Tim McCarthy
Jon Greeley, BPDA
Gary Webster, BPDA
Roudnie Celestin, ONS

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i. Proposed Project Overview

Project Name:	775 Morton Street
Address:	775 Morton Street, Mattapan, 02126
Project Description:	Transformation of what is currently a vacant lot, one block from the intersection of Morton Street and Blue Hill Avenue and only 4 blocks from the newly improved Morton Street MBTA Commuter Rail Station which is serviced by the Fairmount Line between Readville and South Station. Project calls for the construction of a residential building totaling twenty-seven (27) units, twenty-nine (29) parking spaces, ground floor space that will contain two (2) retail opportunities and ten (10) <i>PROTECTED</i> bicycle parking spaces.
Lot / Site Area:	18,118 square feet
No. of Dwelling Units:	27 Units (3 one-bedroom, 24 two-bedroom)

Building Area

Ground Floor:	2,659 square feet
Floor Two:	9800 square feet
Floor Three:	9800 square feet
Floor Four:	9800 square feet
Total Area:	32,059 square feet (does not include garage)
Floor Area Ratio:	1.76 FAR

Unit Configurations

One Bedroom:	3
Two Bedrooms:	24
Three Bedroom	0
Height:	45
Stories:	4
Parking Spaces:	29
Zoning District:	Article 60, Greater Mattapan Neighborhood District - 3F-6000 - No Overlays
Variances:	Preliminary analysis outlines the following relief (i) Height (ii) FAR (iii) Use (iv) Front, Side, Rear Setbacks (v) Off-Street Parking

ii. Proposed Project

The site located at 767-769 Morton Street, on two (2) parcels of land, parcel ID# 1403945000 and 1403915000 totaling approximately 18,118 square feet (the "Project Site"). The Project Site sits on the corner of Morton Street and Wildwood Street. Currently the site is a vacant lot adjacent to five (5) retail stores fronting Morton Street. The site is located one block from the intersection of Blue Hill Avenue and Morton Street and four (4) blocks from the newly improved Morton Street Commuter Rail Station that is serviced by the Fairmount Line.

The proposed development calls for the creation of a new, attractive and energy efficient building that will enliven and visually enhance the residential look and feel of secondary intersection along Morton Street. The enliven use of will consist of a four-story residential building, containing twenty-seven (27) dwelling units and twenty-nine (29) parking spaces. The twenty-seven (27) units will consist of three (3) one-bedroom units and twenty-four (24) two-bedroom units. All parking is located at grade and concealed within the footprint of the building. As many as two (2) retail opportunities are associated with the Proposed Project. Access and egress to the internal vehicle and bicycle parking spaces will be from the newly created curb-cut located on Wildwood

Street which is a one-way street heading south from Morton Street to Woolston Street (collectively, the “Proposed Project”).

iii. The Neighborhood and Project Location

The Proposed Project is located at the corner of Morton Street at the southeast corner intersection of Wildwood Street in the Greater Mattapan Neighborhood District of Boston. The Proposed Project is located east of the intersection of Blue Hill Avenue and Morton Street and just to the west of the newly improved Morton Street Commuter Rail Station within walking distance of the following:

- | | |
|---|------------|
| a. Morton Street Commuter Rail Station | 6 minutes |
| b. Mildred Avenue School | 12 minutes |
| c. Sportsman Tennis & Enrichment Center | 14 minutes |

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. As noted the Morton Street Commuter Rail Station is a six (6) minute walk and the MBTA #21, 28, 29, and 31 Bus routes on Blue Hill Avenue and Morton Street connect to all adjacent major station hubs like Ashmont Station (Red Line and additional bus routes), Forest Hills (Orange Line, Commuter Rail and additional bus routes) and Ruggles (Orange Line, Commuter Rail and additional bus routes).

iv. Development Context

The Proposed Project will contain twenty-seven (27) residential units of housing. The three (3) one-bedroom units will average approximately 665 square feet Floor Area, Gross per floor and the twenty-four (24) two-bedroom units average will approximately 782 square feet of Floor Area, Gross per floor.

Per Map 8ABC of the Greater Mattapan Neighborhood District, the Proposed Project is located within the Three Family Residential Subdistrict “3F-6000”. Based on the attached schematic designs the Proposed Project will be seeking relief from the City of Boston’s Zoning Board of Appeals.

v. Urban Design Context

The project and building are being designed so as to be in harmony with the established neighborhood. The façade detail and material palette are consistent with the neighboring building and homes. The retail/commercial spaces designed at the ground level are intended to be that of walkable neighborhood supporting business entities. The project has captured all required parking within the footprint of the building. The developer is investigating installing electric vehicle recharge stations. The project scope of work includes developing the current shared driveway into a shared service court in an effort to minimize street serving of the subject development and neighboring building/businesses.

vi. Proposed Project Benefits

- a. New Housing Units - removing what is a blighted parcel with no activity and a low tax basis. 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 transform the current use into a typical residential use, enlivening the retail uses all along Morton Street and adding to the overall fabric of the district.
- c. Enlivened Edge - the Proposed Project will enliven the corner of Morton Street, Wildwood 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-seven (27) units of housing.

- e. Total Development Cost is Five Million Five Hundred Thousand (\$5,500,000) Dollars.

vii. Zoning Analysis

775 Morton Street

New Construction – 27 Residential Dwelling Units – 29 Parking Spaces

Zoning District: 3F-6000

Lot Area: 18,118

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	6,000sf	18,118sf	18,118sf
2.	Minimum Lot Area for Additional Dwelling Unit	3,000sf	N/A	27 units
3.	Minimum Lot Width (feet)	25'		
4.	Maximum Floor Area Ratio (FAR)	0.8	N/A	
5.	Maximum Building Height	35 feet	N/A	
6.	Minimum Open Space Per Dwelling Unit	600	N/A	
7.	Minimum Front Yard	10'	N/A	
8.	Minimum Side Yard	7'	N/A	
9.	Minimum Rear Yard	30'	N/A	
10.	Minimum Off-Street Parking	1.0 per dwelling Unit	N/A	29 spaces (1.07 parking spaces/unit)
11.	Use	3F-6000	N/A	MFR

Floor Area Calculation $18,118/32,059 = 1.76$

Off Street Parking Calculations $1.07 \text{ per dwelling unit} \times 27 \text{ units} = 29 \text{ parking spaces}$

viii. Inclusionary Development Policy (IDP)

The 775 Morton Street project will provide 27 new ownership housing units with approximately 4 units designated as IDP units, per Boston's Inclusionary Housing Ordinance. The Developer will enter into an Affordable Rental

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 Rental 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).

ix. Project Team

Proponent / Owner

Corvo Properties
 Anthony Ruscito
 PO Box 287
 Randolph, MA 02368
 (866) 766-3001
anthony@corvoproperties.com

Architect

Phase Zero Design, Inc.
 35 Pond Park Road
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 Hingham, MA 02043
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 Mark D. Joyce, AIA, NCARB
 Associate Principal

Zoning / Permitting

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General Contractor

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21 Mazzeo Drive, Suite 101
Randolph, MA 02368
617-212-3041
anthony@corvoproperties.com

Engineer

Norwood Engineering Co., Inc.
1410 Route One
Norwood, MA 02062
Contact: Richard Morris
781-762-0143
dmorris@norwoodengineering.com

Exhibit B
Aerial Perspective
The Project Site

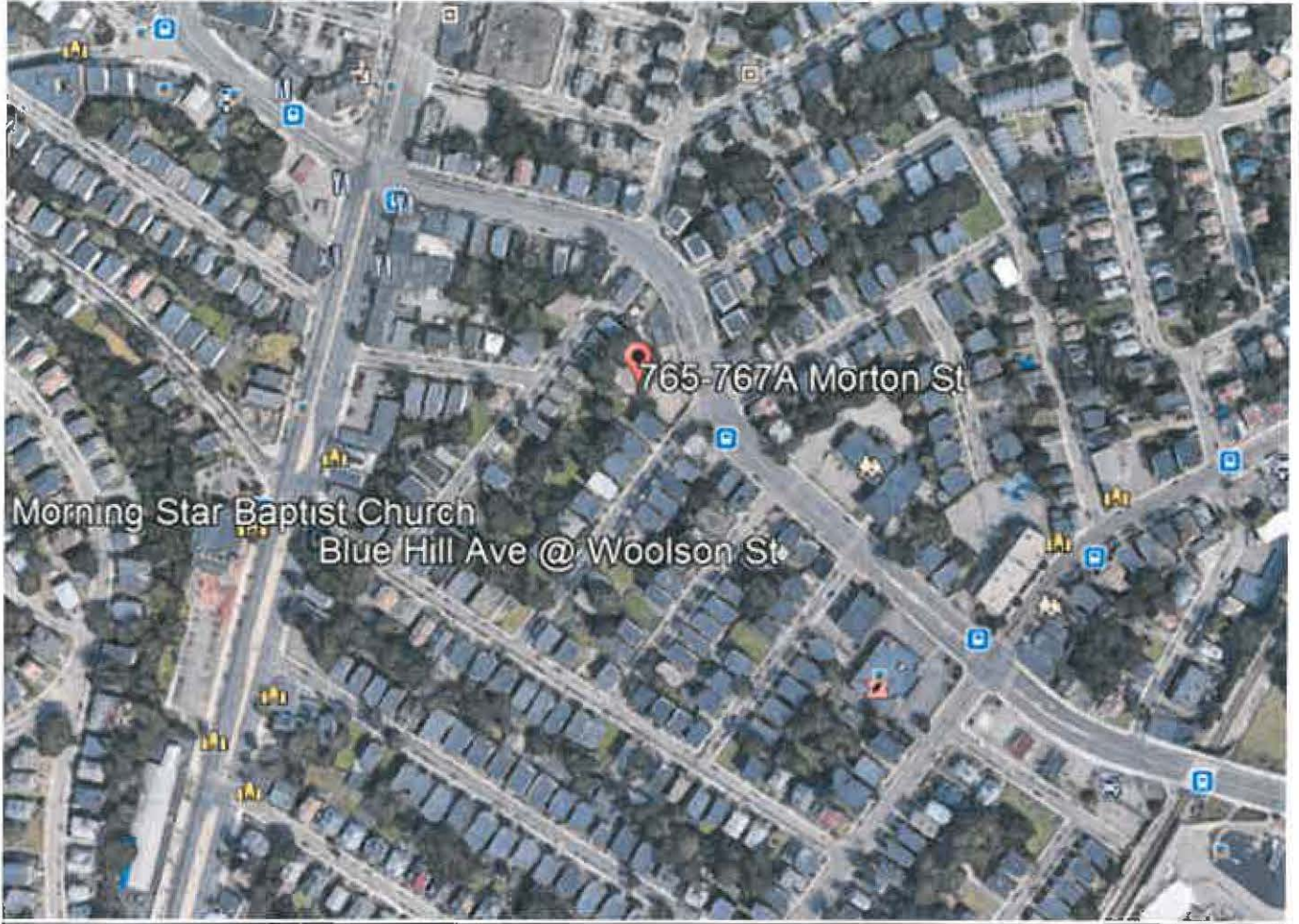


Exhibit C
Google Street Views



Exhibit D
Schematic Design Set
April 23, 2018



767 MORTON STREET
WALTHAM, MA
02451-1000





EXTERIOR ELEVATION - MORTON STREET
1/8" = 1'-0"



EXTERIOR ELEVATION - WILDWOOD STREET
1/8" = 1'-0"

PROJECT SUMMARY

THE SUBJECT BUILDING IS A NEW CONSTRUCTION MIXED USE BUILDING WITH R-2 (MULTI-UNIT RESIDENTIAL), S2 (PARKING), AND M (RETAIL) USES. THE DEVELOPMENT CONSISTS OF 29-PARKING SPACES AND 27-RENTAL APARTMENT UNITS ON THE 3-UPPER LEVELS. THE CONSTRUCTION TYPE FOR THE GROUND LEVEL PARKING IS TYPE IIB. THE CONSTRUCTION TYPE FOR THE RESIDENTIAL LEVELS IS TYPE VB. THE DEVELOPMENT IS EQUIPPED WITH A FULLY AUTOMATIC FIRE PROTECTION SYSTEM.

APPLICABLE CODES

BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC-2015) WITH MA AMENDMENTS OF THE 9TH. EDITION COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE (780 CMR)
STRUCTURAL CODE	INTERNATIONAL BUILDING CODE (IBC-2015) WITH MA AMENDMENTS OF THE 9TH. EDITION COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE (780 CMR)
ACCESS CODES	(MAAB) MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR)
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE
FIRE ALARM	NFPA-72
FIRE PROTECTION	NFPA-2015 (IBC-2009) SPECIFIC SE CTIONS
ENERGY CONSERVATION	INTERNATIONAL ENERGY CONSERVATION CODE (IECC-2009)
ACCESSIBILITY	MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR)
MECHANICAL	INTERNATIONAL MECHANICAL CODE (IMC-2009)
ELECTRICAL	NATIONAL ELECTRICAL CODE (NEC-2014)
PLUMBING	COMMONWEALTH OF MASSACHUSETTS STATE PLUMBING AND GAS FITTERS CODE (248 CMR)

BUILDING OVERVIEW

NUMBER OF STORIES	4 STORIES			
OVERALL BUILDING HEIGHT	44' TO TOP OF ROOF STRUCTURE			
FIRST LEVEL	11'-0" FLOOR TO FLOOR			
SECOND LEVEL TO FOURTH LEVEL	33'-0" FLOOR TO ROOF			
GROSS SQUARE FOOTAGE	GROUND LEVEL	9,800 SF	THIRD LEVEL	9,800 SF
	SECOND LEVEL	9,800 SF	FOURTH LEVEL	9,800 SF

ZONING BY-LAWS REVIEW SUMMARY

ARTICLE 60	GREATER MATTAPAN NEIGHBORHOOD DISTRICT				
SECT. 60.7	THREE FAMILY RESIDENTIAL SUB-DISTRICT (3F)				
TABLE D FOR 3F DISTRICT					
		REQUIREMENT	PROPOSED	COMPLIANT	VARIANCE REQUIRED
SET-BACKS	LOT WIDTH	45'	-	YES	NO
	LOT FRONTAGE	45'	-	YES	NO
	FAR	0.8	0.45	NO	YES
	BUILDING HEIGHT	3-STORIES / 35'	4-STORIES / 44'	NO	YES
	OPEN SPACE PER UNIT	600 SF	299 SF	NO	YES
	FRONT YARD	10'	10'	YES	NO
	SIDE YARD	7'	7'	YES	NO
	REAR YARD	30'	30'	YES	NO
PARKING	1-SPACE PER DWELLING UNIT		29 SPACES	YES	NO

CH. 3 USE/OCCUPANCY CLASSIFICATION

S-2 LOW HAZARD STORAGE (PARKING)	GROUND LEVEL
R-2 (MULTI-UNIT RESIDENTIAL)	SECOND, THIRD AND FOURTH FLOOR
M (MERCANTILE / RETAIL)	GROUND LEVEL

CH.4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

	ALLOWED	PROVIDED
SECTION 406.3 OPEN PARKING GARAGE	A STRUCTURE OR PORTION OF A STRUCTURE WITH THE OPENINGS AS DESCRIBED IN SECTION 406.3.3.1 ON TWO OR MORE SIDES THAT IS USED FOR THE PARKING OR STORAGE OF PRIVATE MOTOR VEHICLES AS DESCRIBED IN SECTION 406.3.4.	COMPLIANT
SECTION 406.3.3.1 OPENINGS	FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER MUST BE AT LEAST 25 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER.	COMPLIANT

CH.5 GENERAL BUILDING HEIGHTS AND AREAS

	ALLOWED	PROVIDED
GARAGE: S-2 USE -TYPE 2B CONSTRUCTION	3 STORIES / 26,000 SF PER FLOOR	1 STOREY +/- 7,500 SF
MERCANTILE: M USE -TYPE 2B CONSTRUCTION	3-STORIES / 26,000 SF PER FLOOR	1 STOREY +/- 2,300 SF
RESIDENTIAL: R-2 USE -TYPE 5B CONSTRUCTION	4-STORIES / 16,000 SF PER FLOOR	3 STORIES +/- 9,800 SF PER FLOOR
SECTION 508.4	SEPARATION BETWEEN R-2, M, AND S-2 USE = 1 hour (min.)	1 HOUR

CH.6 CONSTRUCTION TYPE

TABLE 601	TYPE 2B	ALLOWED		TYPE 5A		NOTES
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
PRIMARY STRUCTURAL FRAMING	0-HOUR	0-HOUR	0-HOUR	0-HOUR	0-HOUR	(TABLE 602)
BEARING WALLS	EXTERIOR	0-HOUR	0-HOUR	0-HOUR	0-HOUR	(TABLE 602)
	INTERIOR	N/A	N/A	0-HOURS	0-HOURS	COMPLIANT
	DWELLING UNIT SEPARATION	N/A	N/A	1-HOUR	1-HOUR	COMPLIANT
	AREA SEPARATION (DWELLING TO COMMON AREAS)	1-HOUR	1-HOUR	1-HOUR	1-HOUR	COMPLIANT
	AREA SEPARATION (S-2 USE TO R-2 USE)	1-HOUR	1-HOUR	1-HOUR	1-HOUR	COMPLIANT
NON-BEARING WALLS AND PARTITIONS	INTERIOR	0-HOURS	0-HOURS	0-HOURS	0-HOURS	COMPLIANT
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1-HOUR	1-HOUR SEPARATION BETWEEN S-2 AND R-2 USE, 1-HOUR SEPARATION AT EACH R-2 USE FLOOR LEVEL	0-HOURS	1-HOUR SEPARATION BETWEEN S-2 AND R-2 USE, 1-HOUR SEPARATION AT EACH R-2 USE FLOOR LEVEL		
ROOF CONSTRUCTION & SECONDARY MEMBERS (SEE SECT. 202)	0-HOURS	0-HOURS	0-HOURS	0-HOURS		COMPLIANT

CH. 7 FIRE SEPARATION

TABLE 705.8	GROUND LEVEL		2ND, 3RD AND 4TH LEVELS	
MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS (TABLE 705.8)	<25% (5' TO 10' SEPARATION)	COMPLIANT	<25% (5' TO 10' SEPARATION)	COMPLIANT

CH. 8 INTERIOR FINISHES

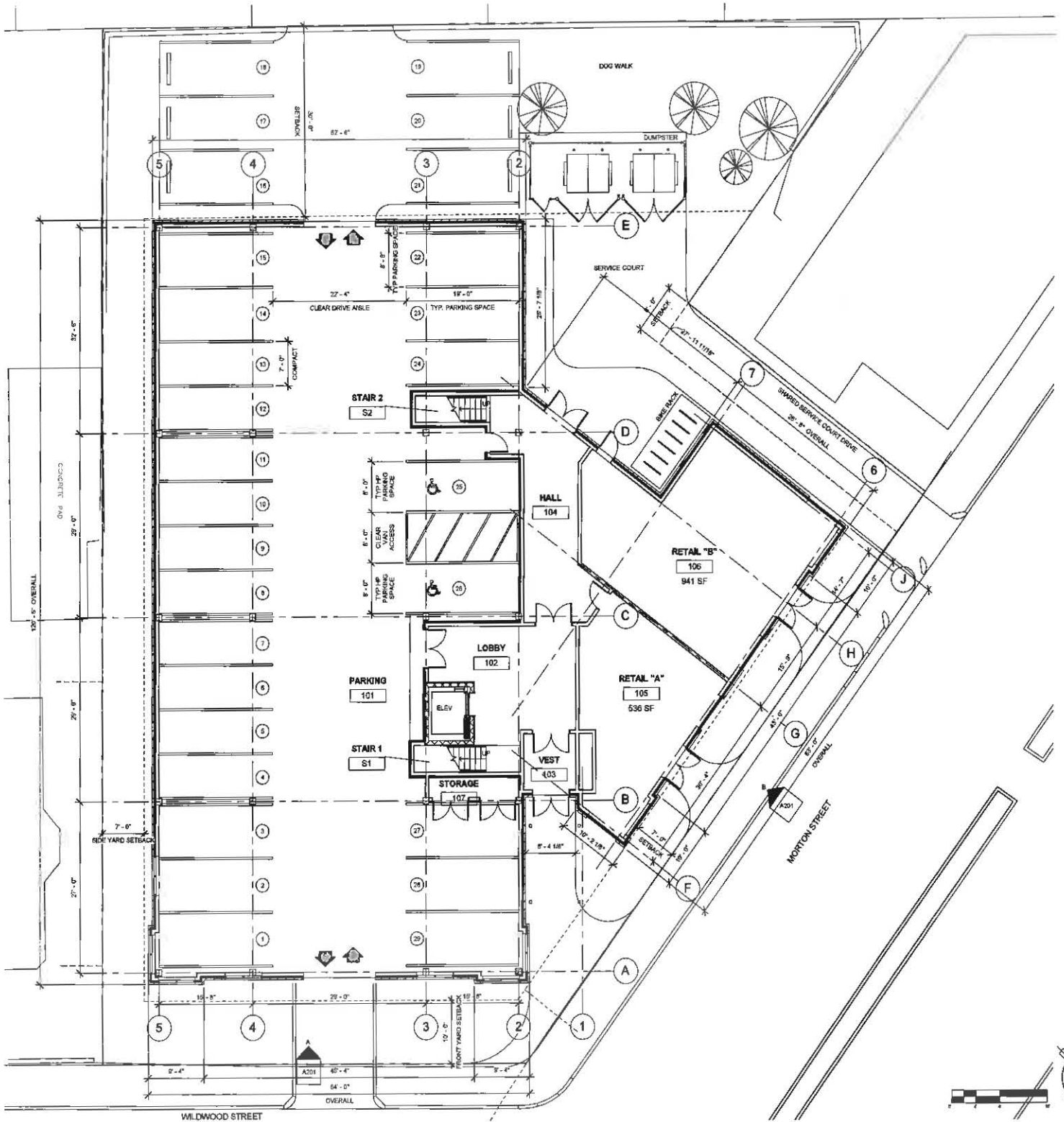
INTERIOR FINISH REQUIREMENTS (TABLE 803.5)	ROOMS AND ENCLOSED SPACES	CLASS "C" OR BETTER
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CH.9 FIRE PROTECTION

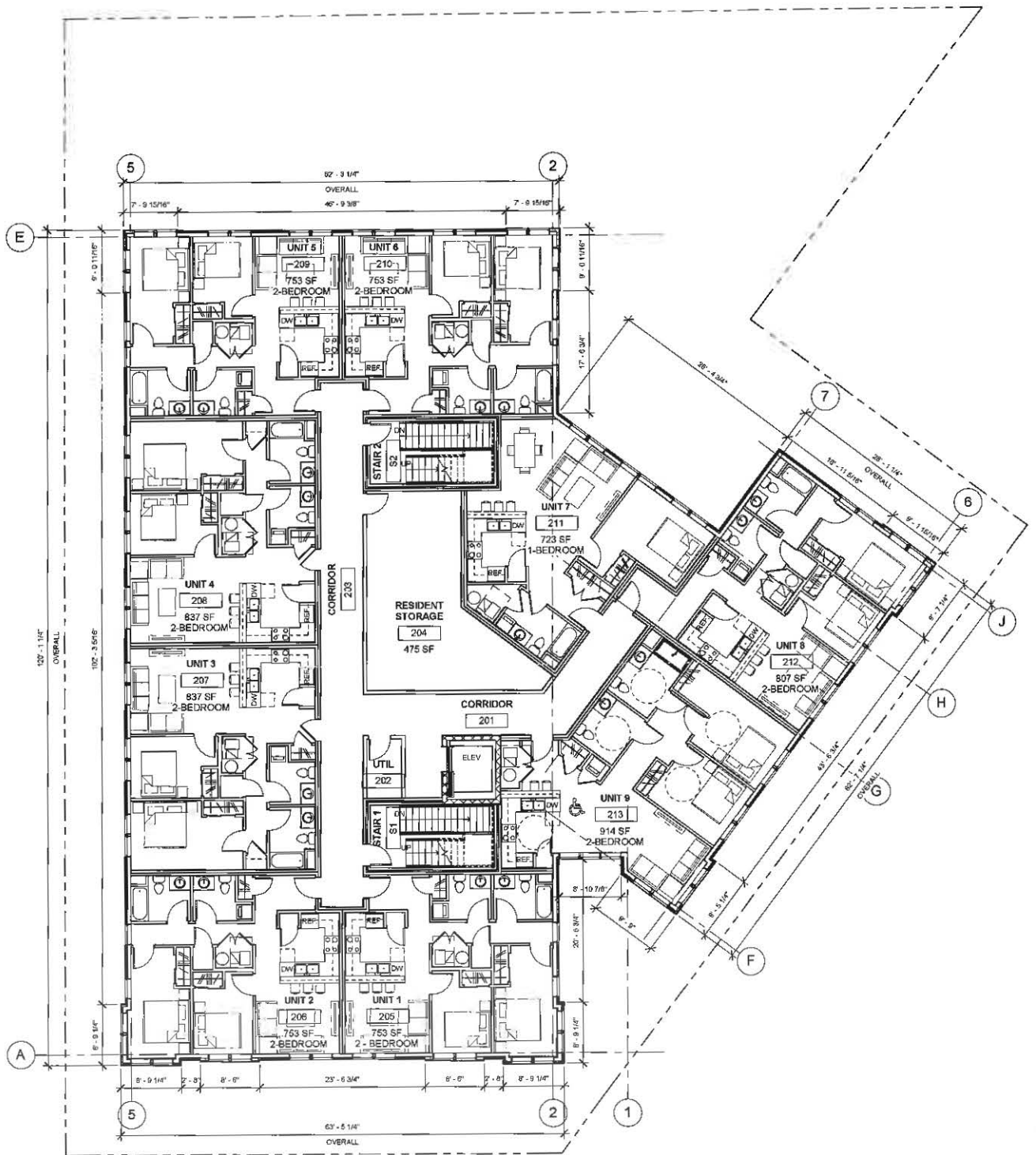
SPRINKLER SYSTEM (903.2.7)	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DOCUMENTS FOR FURTHER INFORMATION
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CH. 10 EGRESS

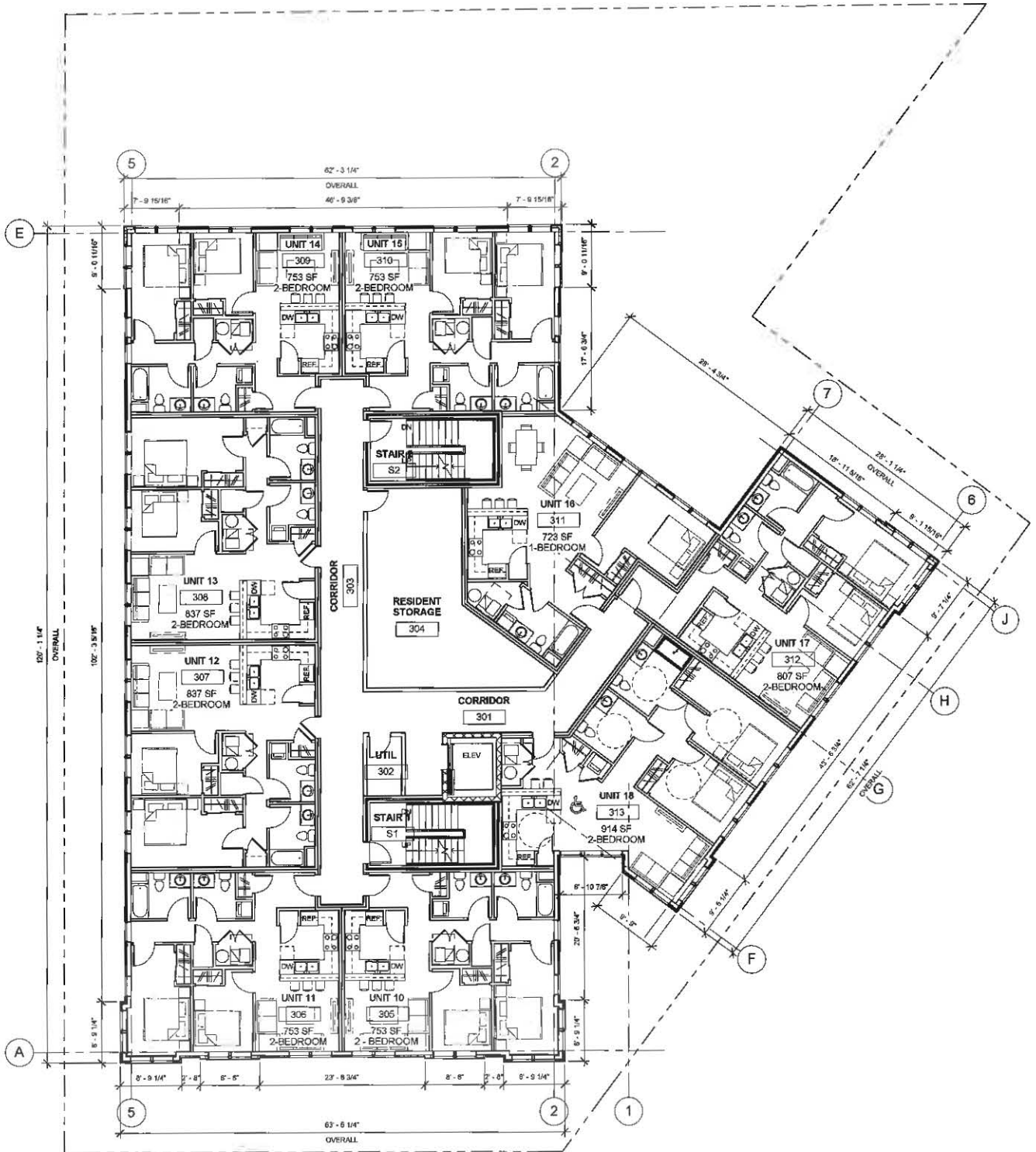
SPACE	USE	OCCUPANCY LOAD (TABLE 1004.1.2)	EGRESS WIDTH (TABLE 1005.1)		# OF EXITS REQUIRED (1006.3.1)	# OF EXITS PROVIDED	EGRESS WIDTH @ STAIRS PROVIDED
			STAIRS (1005.3.1)	DOORS (1005.3.2)			
PARKING AREA	S-2	7,500 SF / 200 GROSS = 38 OCC.	N/A	38 OCC. X 0.2" = 8"	2 EXITS	2 EXITS	44"
DWELLING UNITS	R-2	9,800 SF / 200 GROSS = 49 OCC. PER FLOOR	49 OCC. X 0.3" = 15"	150 OCC. X .2" = 30"	2 EXITS	2 @ 34"	44"
RETAIL	M	2,300 SF / 60 GROSS = 39 OCC	N/A	39 OCC. X 0.2" = 8"	2 EXITS	2 @ 34"	44"



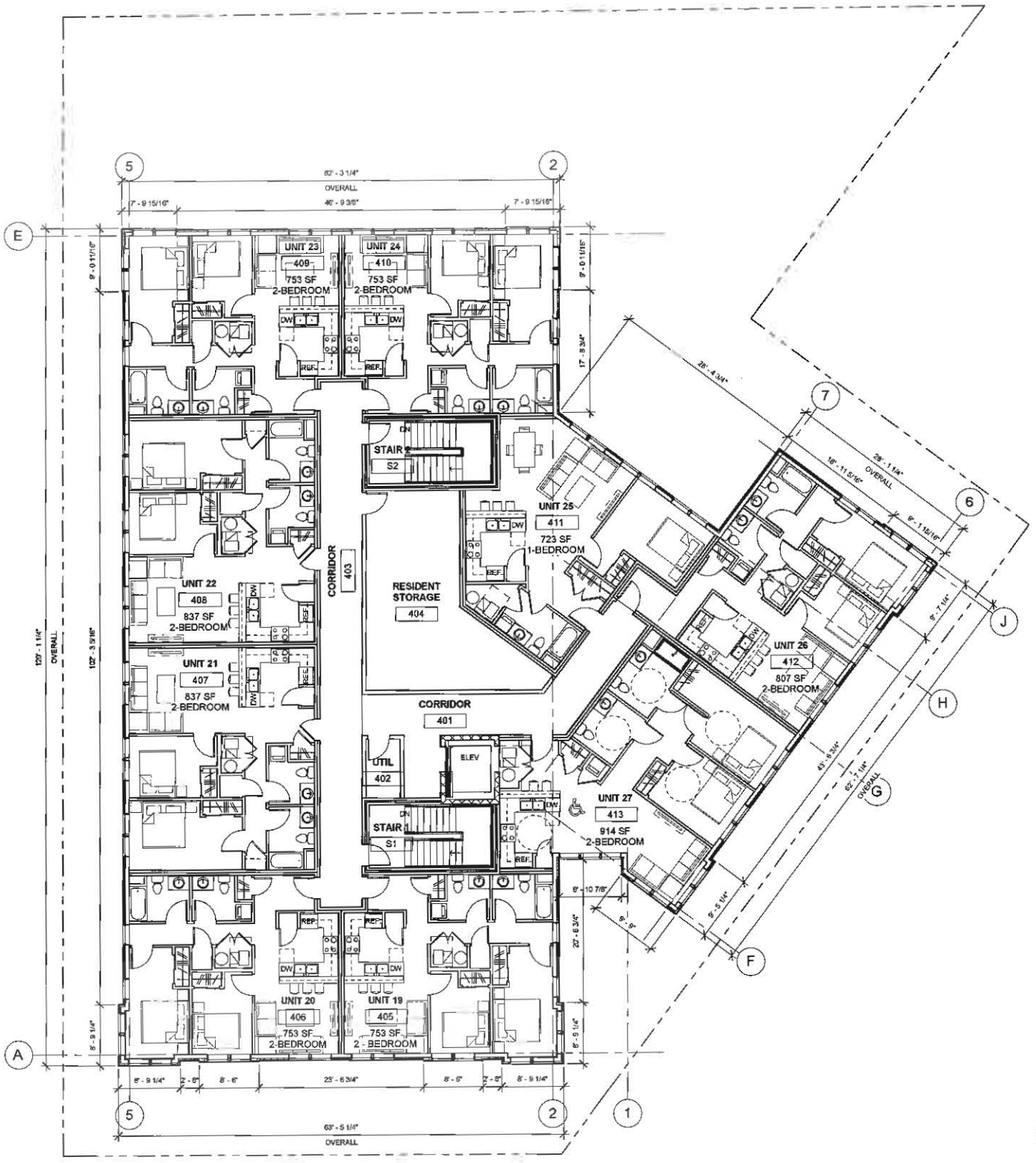
GROUND LEVEL FLOOR PLAN
 1/8" = 1'-0"



LEVEL 2 - FLOOR PLAN **1**
 1/8" = 1'-0"



LEVEL 3 - FLOOR PLAN
 1/8" = 1'-0" **1**



LEVEL 4 - FLOOR PLAN
 1/8" = 1'-0"

EXHIBIT E

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>

Article 80 | ACCESSIBILITY CHECKLIST

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.

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:	775 Morton Street	
Primary Project Address:	767-769 Morton Street, Mattapan, MA	
Total Number of Phases/Buildings:	1	
Primary Contact (Name / Title / Company / Email / Phone):	John Pulgini, Attorney. Pulgini & Norton, LLP jpulgini@pulginiorton.com . 617-851-6457	
Owner / Developer:	Anthony Ruscito, Corvo Construction	
Architect:	Phase Zero Design, Inc. 35 Pond Park Road Bay 16 Hingham, MA 02043 Contact: Mark D. Joyce, AIA, NCARB Phone: (781) 452-7121 Email: mjoyce@phasezerodesign.com	
Civil Engineer:	Norwood Engineering Co., Inc 1410 Route One Norwood, MA 02062 Contact: Richard Morris Phone: (781) 762-0143 Email: dmorris@norwoodengineering.com	
Landscape Architect:		
Permitting:	John Pulgini, Esq. 617-851-6457 jpulgini@pulginiorton.com	
Construction Management:	Anthony Ruscito	
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

Article 80 | ACCESSIBILITY CHECKLIST

	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>	N/A			
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:	18,118 SF	Building Area:	39,004 GSF	
Building Height:	45'-0" FT.	Number of Stories:	4-Flrs	
First Floor Elevation:		Is there below grade space:	Yes / No	
What is the Construction Type? (Select most appropriate type)				
<i>Podium style construction with structural steel and concrete at Ground to 2nd Floor Level. Wood frame construction at 2nd, 3rd and 4th Floor Levels.</i>	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
Proposed building is designed as a separated mixed-use building with S-2 (Parking), B (Business), m (Mercantile) and R-2 (Residential)	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:				
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:	Refer to the attached Project Document Section iii			

Article 80 | ACCESSIBILITY CHECKLIST

<p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p><i>Refer to the attached Project Document Section iii</i></p>
<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p><i>Refer to the attached Project Document Section iii</i></p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p><i>Refer to the attached Project Document Section iii</i></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><i>There are existing concrete sidewalks along Morton Street and Wildwood Street that are 6'-7' wide and generally flat. There are existing pedestrian ramps. Refer to the attached plan and photographs.</i></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><i>The sidewalks are to remain. Ramps are to be evaluated for compliance and specifications detailed on the final drawings. ADA/MAAB verification of the design will be requested.</i></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</i></p>	

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<p><i>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>To be determined</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>To be determined</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>To be determined</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>N/A</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>N/A</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>N/A</p>

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<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><i>(2) two H.P. Parking spaces are being provided within the Ground Level Parking area.</i></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><i>The (2) two H.P. Parking spaces are proved with an 8'-0" wide Van Access space.</i></p>
<p>Will any on-street accessible parking spaces be required? <i>If yes</i>, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p><i>N/A</i></p>
<p>Where is the accessible visitor parking located?</p>	<p><i>N/A</i></p>
<p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>	<p><i>N/A</i></p>
<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>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p><i>Flush Condition</i></p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes</i>, describe. <i>If no</i>, what is the reason?</p>	<p><i>Yes</i></p>

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<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	<i>N/A</i>
<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?	<i>(27) Twenty seven rental apartment units</i>
<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>	<i>All units are market rate rental offering</i>
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	<i>Unit #9, 18 and 27 are designed as Group 2</i>
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	
<i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i>	<i>N/A</i>
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes, provide reason.</i>	<i>N/A</i>
Are there interior elevators, ramps or lifts located in the development for access	<i>N/A</i>

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<p>around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</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>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><i>The proposed development program includes Business and/or Mercantile Use opportunity. The desired tenants will be that of neighborhood supporting enterprises with functions that are of walkable nature.</i></p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as "Family"/"Companion" restrooms? <i>If no</i>, explain why not.</p>	<p><i>The Ground Level B and M Use Group areas will be provided with public toilet rooms as required by building and plumbing code regulations.</i></p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	

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<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no,</i> what recommendations did the Advisory Board give to make this project more accessible?</p>	
<p>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. <i>Refer to Page 10</i></p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) <i>N/A</i></p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. <i>Refer to Page 11</i></p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <i>Refer to the attached Project Document Exhibits C and D</i></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:

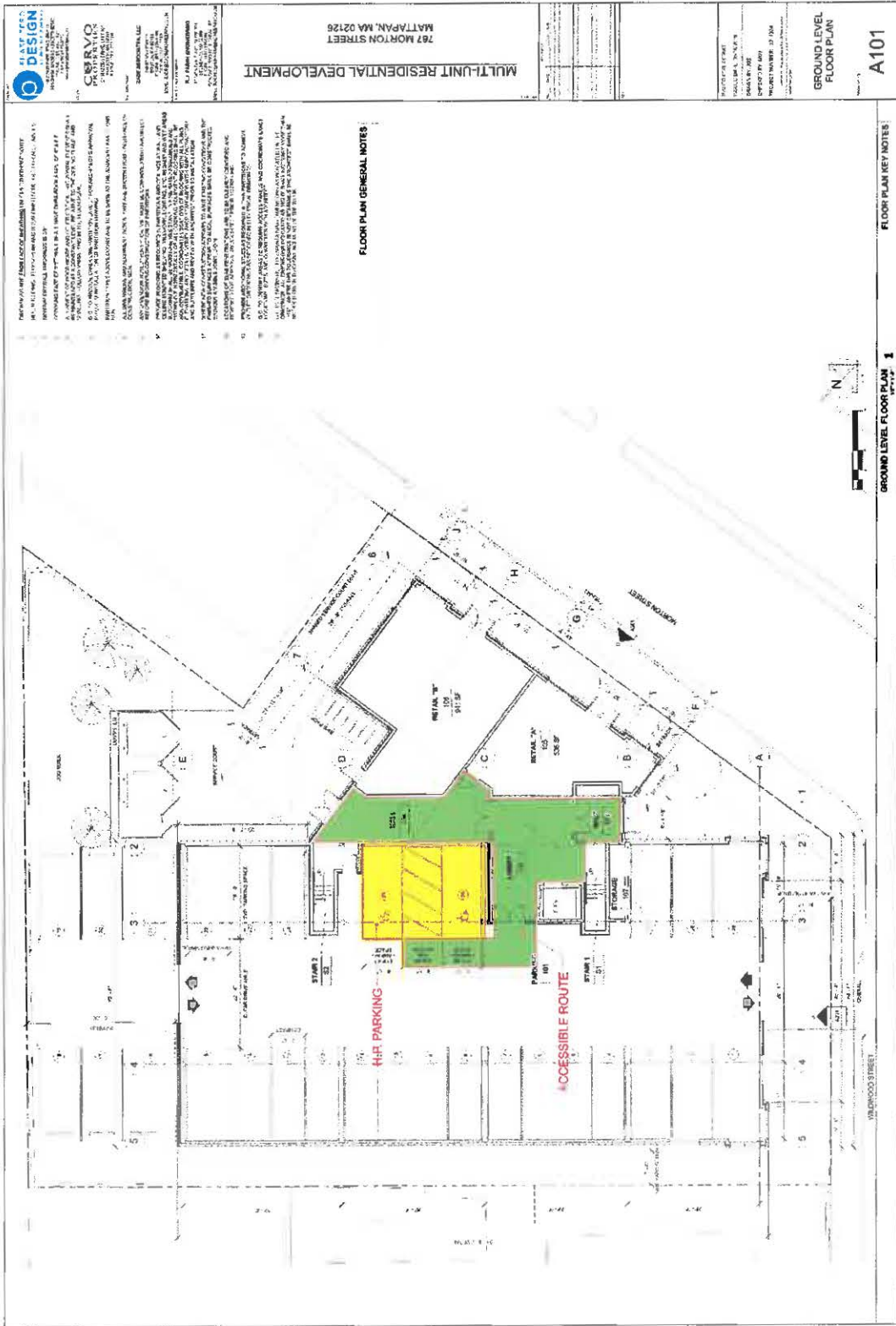
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The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

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

Attachment '10.A' Accessible route at Ground Level



Attachment '10.B' Accessible route at Typical Floor Level



EXHIBIT F



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

ANTHONY RUSCITO
20 LEDGEBROOK AVE
STOUGHTON, MA 02021

May 31, 2018

Location: 775 MORTON ST MATTAPAN, MA 02126
Ward: 14
Zoning District: Mattapan N.D
Zoning Subdistrict: 3F - 6000
Appl. # : ERT807220
Date Filed: March 05, 2018
Purpose: Proposal includes the joining of Parcels 3945-000 and 3915-000. Erect a 4 story Mixed-Use Building on 18,118 sq ft Lot. On the Ground Level will be a 29 space Parking Garage with 2 Retail spaces. On Floors 2 thru 4 will be 27 Residential Dwelling Units. This Project will require Zoning Code relief.

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 60, Section 40 *	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 60, Section 40 *	Off-Street Parking & Loading Req	Off-Street Parking Design / Maneuverability
Article 60, Section 40 *	Off-Street Parking & Loading Req	Off-Street Loading Insufficient
Article 60, Section 8	Use Regulations	Use : Retail Stores : Forbidden
Article 60, Section 8	Use Regulations	Use : Multifamily Dwelling : Forbidden
Article 60, Section 9	Dimensional Regulations	Lot Area for Additional Dwelling Units Insufficient
Article 60, Section 9	Dimensional Regulations	Floor Area Ratio Excessive
Article 60, Section 9	Dimensional Regulations	Building Height Excessive
Article 60, Section 9	Dimensional Regulations	Building Height (# of Stories) Excessive
Article 60, Section 9	Dimensional Regulations	Usable Open Space Insufficient
Article 60, Section 9	Dimensional Regulations	Rear Yard Insufficient

ANTHONY RUSCITO
20 LEDGEBROOK AVE
STOUGHTON, MA 02021

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THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White
(617)961-3275
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.