



E+ Highland

273, 275, 277, 279, 281, 283 & 287 Highland Street

Roxbury

ARTICLE 80 SMALL PROJECT REVIEW APPLICATION

June 26, 2019

Rees-Larkin Development LLC

Studio G Architects

McDermott, Quilty & Miller LLP

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QUILTY &
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VIA HAND DELIVERY

June 24, 2019

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201
Attn: Stephen J. Harvey, Project Manager

**Re: Article 80 Small Project Review Application
273, 275, 277, 279, 281, 283 & 287 Highland Street | Roxbury, MA**

Dear Director Golden:

As counsel to Rees-Larkin Development LLC, the proponent of a development project at the above-referenced property in Roxbury ("Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

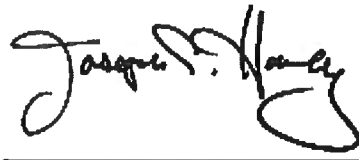
Situated on approximately 16,354 square feet of vacant land with a unique topographical grade change, the overall combined project site is comprised of seven (7) adjacent parcels on Highland Street in Roxbury owned by the City of Boston (collectively, the "Project Site" or "Site"). The Site is located between Highland Park and Jackson Square and in short walking distance to the Jackson Square Orange Line Station, the Jackson Square Playground, Marcella Playground, Highland Park and the Southwest Corridor Park. The proposed project contemplates the improvement and revitalization of this underutilized and vacant property site at 273-287 Highland Street with the construction of a new four (4) story residential building including 23 mixed-income rental units, semi-below-grade garage parking for 19 vehicles, and community art space, in an appropriately designed building along with related improvements in landscaping, site design and pedestrian access that is consistent with the character and housing needs of the surrounding community (the "Proposed Project"). The Proposed Project will revitalize this underutilized property Site with a building aesthetic appropriate in scale, massing and design for this section of the Roxbury neighborhood. Additionally, the Proponent is proposing both broader and deeper affordability than the City of Boston's Inclusionary Development Policy requirements by designating 15 of the units as affordable, with a range of between 30% AMI and 100% AMI throughout the building.

The Proponent is also excited to undertake the Proposed Project in conjunction with the City of Boston's E+ Green Building Program. The proposed building will be a high-performance, energy positive building, producing more energy than it consumes. The building will be designed to Passive House standards and, when completed, will be one of the largest residential Passive House buildings in Boston. The building will achieve LEED Platinum certification.

In support of its application, the Proponent has conducted extensive preliminary outreach with nearby and abutting property owners, area residents, local elected and appointed officials, the Department of Neighborhood Development ("DND"), the Highland Park Project Review Committee (the "PRC"), and agency staff to seek and integrate input on its development program. In this regard, since its selection as the designated developer of the Project Site by the DND, the Proponent has worked with the DND, the BPDA, the PRC, and neighborhood residents to improve the design of the Proposed Project. As a result of the input received and continued community outreach, the Proponent has made certain changes to the initial project scope, design, landscape, vehicular and pedestrian access, and looks forward to continuing to work with the DND, the BPDA, and the PRC during the remainder of the design review and permitting process for the Proposed Project.

Thank you for your consideration of this application, and we look forward to working with you on this positive development project in the Roxbury community.

Very truly yours,



Joseph P. Hanley, Partner

JPH/njz

Enclosures

cc:

Jon Greeley, BPDA Director of Development Review

Michael Christopher, BPDA Deputy Director for Development Review/Government Affairs

Mark McGonagle, BPDA Community Affairs Liaison

Jerome Smith, ONS Director

Jessica Thomas, ONS Liaison for Roxbury

City Councilor Janey

Senator Sonia Chang-Diaz

State Representative Elizabeth A. Malia

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OVERVIEW

Project Team

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Project Summary

This Small Project Review Application (the "Application") is being submitted by Rees-Larkin Development LLC (the "Proponent") in accordance with Article 80, Section E of the City of Boston Zoning Code (the "Code"). The proposed project consists of the development of seven (7) adjacent parcels of vacant land on Highland Street at 273, 275, 277, 279, 281, 283 & 287 Highland Street, in the Highland Park section of Roxbury (collectively, the "Project Site"). The scope of the development project includes the new construction of 23 mixed-income multi-family residential units in a four-story building that includes a semi-below-grade parking garage of 19 spaces and community art space, along with related improvements in site, landscaping, and pedestrian and vehicular access (the "Proposed Project").

In 2018, the City of Boston selected the Proponent as the developer of the Project Site, which is owned by the City, through a Request for Proposals process – specifically Package 4 of the Marcella and Highland Streets RFP (the "RFP"). The development of the RFP and the selection of the Proponent included extensive collaboration with the Highland Park Project Review Committee (the "PRC").

The Proposed Project is being undertaken in conjunction with the City of Boston's Energy Positive (E+) Green Building Program. The proposed building will be a high-performance, energy positive building, producing more energy than it consumes. The building will be designed to Passive House standards and, when completed, will be one of the largest residential Passive House buildings in Boston. The building will achieve LEED Platinum certification.

The 23 residential units will include four (4) one-bedroom units; 15 two-bedroom units; and four (4) three-bedroom units. In consideration of the approach suggested by the RFP, the Proposed Project will provide both greater (i.e. broader) and deeper affordability than the City of Boston's zoning requirements and the requirements of the RFP itself. The incomes of the residents will be restricted as follows:

<30% AMI:	3 units
<60% AMI:	7 units
<100% AMI:	5 units
Market/Unrestricted:	8 units

The Proposed Project will be set up as a limited-equity cooperative.

Community Benefits

The Proposed Project will provide numerous public benefits to the Highland Park neighborhood and to the City of Boston. These include the following:

- *Infill Development*. The Proposed Project will repair a hole in the urban fabric by revitalizing seven (7) long-vacant and unused lots in a residential neighborhood.
- *Residential Development without Displacement*. The Proposed Project will create 23 new residential units with a deep affordable component, serving residents with a variety of incomes, without any displacement of existing residents.
- *Affordable Housing*. The Proposed Project will significantly exceed the City's standard 13% affordable housing requirements (a) by income-restricting 15 of the 23 units and (b) through deep-income targeting with the inclusion of units at 30% AMI and 60% AMI.
- *Community Space*. The Proposed Project will include 860 SF of community art space.
- *Improved Street and Pedestrian Environment*. The Proposed Project will include a community art space that opens onto outdoor space which functions as the entry plaza for the building, all of which fronts Highland Street and will enhance the streetscape experience for neighbors and pedestrians. The Proposed Project will also construct a public walkway that will help connect Highland Street to Marcella Street (above the Project Site) and, ultimately, to Highland Park; such a walkway has been a long-standing neighborhood goal which will be accomplished as part of the Proposed Project via the Proponent's efforts.
- *Model for Energy-Efficient Sustainable Development*. Consistent with the requirements of the RFP, the Proposed Project is being undertaken in conjunction with the City of Boston's Energy Positive (E+) Green Building Program. The Proposed Project intends to exceed the requirements of the RFP by designing the building to Passive House standards. When completed it will be one of the largest residential Passive House buildings in Boston and, as such, can serve as a model for the new production of sustainable mixed-income and affordable housing in the City.
- *Employment Opportunities*. With estimated construction costs of over \$7.0 million, the Proposed Project will create approximately thirty to forty new construction jobs over a 15-month construction period. Moreover, the Proposed Project intends to incorporate participation by YouthBuild Boston to provide placement opportunities for participants in YouthBuild's Pre-Apprentice program.

- *New Property Tax Revenue.* The seven (7) parcels that comprise the Project Site are currently owned by the City of Boston and produce no property tax revenue. Once completed, the Proposed Project will generate tens of thousands of dollars of property tax revenue annually for the City.

DETAILED PROJECT INFORMATION

Project Site Description

The Project Site consists of seven (7) adjacent parcels, comprising a total of 16,354 SF of land area situated on Highland Street, Roxbury. The parcels comprising the site are currently owned by the City of Boston. The current condition of the Project Site is vacant land.

A public sidewalk on Highland Street runs the length of the Project Site. The grade drops significantly along the sidewalk, from the east side of the Project Site at elev. +/-51', to the west side at elev. +/-41'. Similarly, there is a significant grade change from the front of the Project Site on Highland Street, climbing +/- 14' up to the rear of the Project Site.

The Project Site is surrounded on two sides (to the southeast to the right; and to the northeast above) primarily by residential uses, particularly two- and three-family multi-family buildings. A commercial / light industrial property is adjacent to the Project Site to the northwest. A City of Boston Public Works facility is across the street from the Project Site.

The Project Site is located in an area of the City bestowed with an abundance of public open space. Marcella Playground is located on the other side of Highland Street from the Project Site. Highland Park, with its iconic water tower, is at the top of the hill behind the Project Site; a new pedestrian path from Highland Street, climbing uphill along the eastern end of the Project Site, and across other City owned parcels, will connect the Project to the park. Only a few blocks to the east of the Project site, the Jackson Square Playground offers more play opportunities, and the Southwest Corridor Park provides a parkland link to point to the south, and downtown to the north.

The street addresses and City of Boston Assessor's Parcel ID numbers are as follows:

<u>Address</u>	<u>Ward / Parcel #</u>
273 Highland Street	11/00840000
275 Highland Street	11/00841000
277 Highland Street	11/00842000
279 Highland Street	11/00843000
281 Highland Street	11/00844000
283 Highland Street	11/00845000
287 Highland Street	11/00846000

Proposed Program, Data, and Dimensions

Lot Area:	16,354 SF
Maximum Building Height / Stories:	49' (from average grade)/4 stories of housing, 1 of garage.
Number of Residential Units Proposed:	23
Proposed Gross Floor Area:	28,593 GFA
Floor Area Ratio:	1.87
Parking Spaces:	19
Bicycle Spaces	41

Design Approach

The Proposed Project will be constructed on 7 vacant contiguous parcels on Highland Street, and the Project's street alignment will restore the long-time disrupted street wall. The Proposed Project consists of 4-stories of residential units over a parking garage, and is situated on the site to take maximum advantage of the site's significant grade changes. An at-grade plaza at the east side of the parcel provides a universally accessible main entry to the building, while the driveway at the lower west side of the parcel allows for at-grade entry to the underground parking garage.

The entry plaza provides outdoor gathering space for residents and users of the Project's art space. Landscaped beds at the street front provide opportunities for greening the street with trees and other plantings. Quiet outdoor areas are provided at the rear of the Proposed Project. In support of the community's desire for a pedestrian connection to Highland Park directly uphill and behind the site, the Proposed Project also includes a new path at the west end of the parcel, which, in conjunction with the Development Proposal for the adjacent uphill parcel, will provide the desired connection.

Located on a street which is home to both residential and light industrial uses, the Proposed Project makes a contemporary contribution to, and reinforces, the residential character of the street and neighborhood. Through the use of two different kinds of masonry which define the building mass, and wood-like materials, the building's mass is reduced in apparent scale, and reflects the traditional materials used in Boston's residential structures. The expanses of glass further break the building mass, denote the shared and more public spaces of the building (art gallery and circulation lobbies), and offer opportunities for visual connections inside and out. Residential unit windows punctuate the façade, and wood-like accents at living room windows provide additional visual interest to the façade.

Sustainability

The Proposed Project is part of the City's E+ development initiative. It will be LEED Platinum certified, and most significantly, energy positive—whereby on an annual basis, the building will generate more energy than it will consume by achieving a Home Energy Rating Standard (HERS) Index Score of -4. Furthermore, the Proposed Project will be constructed to meet climate specific Passive House standards (PHIUS+2018) and will be certified with Passive House Institute US (PHIUS). To achieve these standards of sustainability, the Proposed Project includes: air-tight envelope that meets 0.06cfm/sf air tightness requirement with high R-values comprised of cavity and continuous insulation; triple-glazed windows; a rain screen wall assembly; roof area to support 92.7kW of solar PV arrays; high-efficiency heating/cooling system and heat recovery ventilation system for fresh air; air-tight compartmentalized residential units; low water consumption fixtures; LED lighting; low/no VOC finishes.

Transportation, Access, and Parking

The Proposed Project will provide 19 on-site covered parking spaces in a garage on the lower level of the proposed building. Vehicles will enter into and discharge from the garage via a short private driveway on the northwesterly side of the Project Site; the driveway will connect to Highland Street via a new curb cut. All loading and unloading activity associated with the building will be directed to the ground-level garage, where direct elevator access will be provided to the upper floors.

Secure and covered bicycle racks with the capacity to store 41 bicycles will be provided in the garage.

The Project Site is a six-minute walk (approximately 0.3 miles on foot) from the Jackson Square MBTA Station, which serves the Orange Line and numerous bus lines; as such the Proposed Project represents a transit-oriented development opportunity.

Three (3) Zipcar locations are within a walkable distance to the Project Site (0.3 miles or less).

Anticipated Permits and Approvals

Pursuant to the requirements of Small Project Review under Article 80 of the Zoning Code, the Proposed Project shall undergo further public comment and community process. The table below outlines the City of Boston’s permits and approvals anticipated to be required for the Proposed Project (see Appendix A hereto for related exhibits).

Agency Name	Permit or Action*
Boston Planning and Development Agency	Article 80 Small Project Review Certificate of Approval and Design Review Approval; Affordable Rental Housing Agreement and Restriction
Boston Parks Commission	Proposed Project within 100 feet of park subject to City Ordinance 7.4-11 (Marcella Playground)
Boston Public Safety Commission – Committee on Licenses	Garage License, Flammable Fuels
Boston Department of Public Works Public Improvement Commission	Possible Sidewalk Specific Repairs Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Permit for Street Opening
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer Commission	Site Plan Approval; Approval for Sewer and Water and Connections; Construction Site Dewatering; and Storm Drainage
Boston Department of Inspectional Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits
Boston Zoning Board of Appeal	Variances, IPOD Permit, Conditional Use Permit(s), Zoning Relief, as required
Boston Transportation Department	Review and Approval of the Construction Management Plan

*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

Public Review Process

The Proposed Project has already benefited from extensive public review. Over a period of several years, the City of Boston Department of Neighborhood Development (“DND”) collaborated closely with neighborhood stakeholders, including the Highland Park PRC, to assess neighborhood needs and set parameters for neighborhood development. That effort led to the issuance by DND, in 2017, of the multi-Package Marcella and Highland Streets RFP. The Project Site was Package 4 in the RFP. Following extensive review by DND, the PRC, and neighborhood residents, which included a public presentation of the Proposed Project, DND designated the Proponent as the developer of Package 4, the Project Site, in 2018.

Since its selection as the designated developer of the Project Site, the Proponent has worked with DND, the BPDA, the PRC, and neighborhood residents to improve the design of the Proposed Project. Initially the design review process included the review of formal comments from the neighborhood/PRC as well as from DND and the BPDA. Subsequently, the Proposed Project development team met with representatives of DND, the BPDA, and the PRC several more times to review the evolving redesign of the Proposed Project. Finally, the development team presented the revised design of the Proposed Project in a public meeting held in the neighborhood in conjunction with these agencies. As a result, at this final public meeting, the reception to the revised design of the Proposed Project was extremely positive.

The Proponent will continue to meet with the DND, the BPDA, and the PRC during the design review and permitting process. The Proponent will meet all of the public review requirements pertaining to the Article 80 Small Project Review.

Date	Name/Purpose	Location	Attendees
04/14/2018	RFP Presentation	Shelburne Community Center	PUBLIC
10/29/2018	E+ Green Communities Reception	Boston Society of Architects	PUBLIC
12/10/2018	DND Kickoff Meeting	DND	DND Staff, BPDA Staff, PRC Rep’s
01/10/2019	Design Review	DND	DND Staff, BPDA Staff, PRC Rep’s
03/28/2019	Design Update Meeting	Hawthorne Youth & Community Center	PUBLIC
04/08/2019	Design Review	DND	DND Staff, BPDA Staff
05/06/2019	Pre-File Meeting	BPDA	BPDA Staff, DND Staff

BOSTON ZONING CODE DATA

Zoning Overview

The Project Site is located within the 3F-4000 (Three Family Residential) sub-district of the Roxbury Neighborhood District which is subject to Article 50 of the Zoning Code. As a result, the Proposed Project therefore requires a Variance for the proposed multi-family dwelling residential Use from the City of Boston Zoning Board of Appeal ("ZBA"). The Project Site is located within a Neighborhood Design Review Overlay District ("NDOD"), as it is a neighborhood containing an historically significant streetscape according to the Zoning Code. Buildings in a NDOD may be subject to special provisions per the requirements of Article 80E of the Zoning Code. Additionally, the Site is subject to City Ordinance 7.4-11 and the Proposed Project requires Parks Design Review by the Boston Parks and Recreation Department due to the Site's proximity to the Marcella Playground across Highland Street.

The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Table – 3F-4000 Subdistrict - Dimensional Requirements – "Any Other Dwelling or Use"

Dimensional Element	3F-4000 Subdistrict	Proposed Project	Anticipated Zoning Relief Required?
Minimum Lot Size	4,000 sf for 1-2 units	16,354 sf	No
Additional Lot Area for Each Add'l Dwelling Unit	2,000 sf	711 sf	Yes
Max. Floor Area Ratio	0.8	1.87	Yes
Max. Building Height	35 feet, 3 Stories	49 feet, 4 stories	Yes
Min. Usable Open Space per DU	650 sf	285 sf	Yes
Min. Lot Width	45 feet	168 feet, 10 inches	No

Min. Lot Frontage	45 feet	185 feet, 5 inches	No
Min. Front Yard	20 feet (See Section 50-44.2, Street Wall Continuity)	15 feet – 0 inches (average)	Yes
Min. Side Yard	10 feet	10 feet - 3 inches (at narrowest point)	No
Min. Rear Yard	30 feet	18 feet – 10 inches feet (at narrowest point)	Yes
Min. Number of Parking Spaces	1.0 per market rate unit; 0.7 per affordable unit; 19 total spaces required	19 parking spaces	No
Min. Size of Parking Spaces	(9) 7' x 18' (10) 8.5' x 20'	(19) 8'x18'	Yes
Min. Number of Loading Spaces	1 Bay	None	Yes

1. The Proposed Project dimensions described in this above table may change as the Proposed Project undergoes design review with the BPDA.

EXHIBITS

- Exhibit 1: Assessor's Map
- Exhibit 2: Zoning Code Refusal
- Exhibit 3: Zoning Code Appeal
- Exhibit 4: Locus Plan
- Exhibit 5: Public Transportation
- Exhibit 6: Existing Conditions Context Photos
- Exhibit 7: Existing Conditions Survey
- Exhibit 8: Proposed Building Program
- Exhibit 9: Preliminary Code Analysis
- Exhibit 10: Plot Plan
- Exhibit 11: Garage Floor Plan
- Exhibit 12: First Floor Plan
- Exhibit 13: Second Floor Plan
- Exhibit 14: Third and Fourth Floor Plans
- Exhibit 15: Roof Plan
- Exhibit 16: South Elevation
- Exhibit 17: East and West Elevations
- Exhibit 18: North Elevation
- Exhibit 19: Main Entry View
- Exhibit 20: View Down Highland Street
- Exhibit 21: View Up Highland Street
- Exhibit 22: LEED checklist
- Exhibit 23: Article 80 Accessibility Checklist
- Exhibit 24: Public Facilities Commission Approval

Exhibit 1: Assessor's Map

June 20, 2019



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.

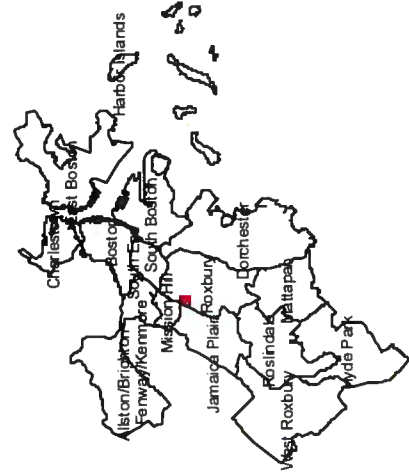


Exhibit 2: Zoning Code Refusal

**Zoning Code Refusal
to be provided**

Exhibit 3: Zoning Code Appeal

**Zoning Code Appeal
to be provided**

Exhibit 4: Locus Plan



Note: 1-6 markers denote locations of context images (exhibit 6).

Exhibit 5: Public Transportation

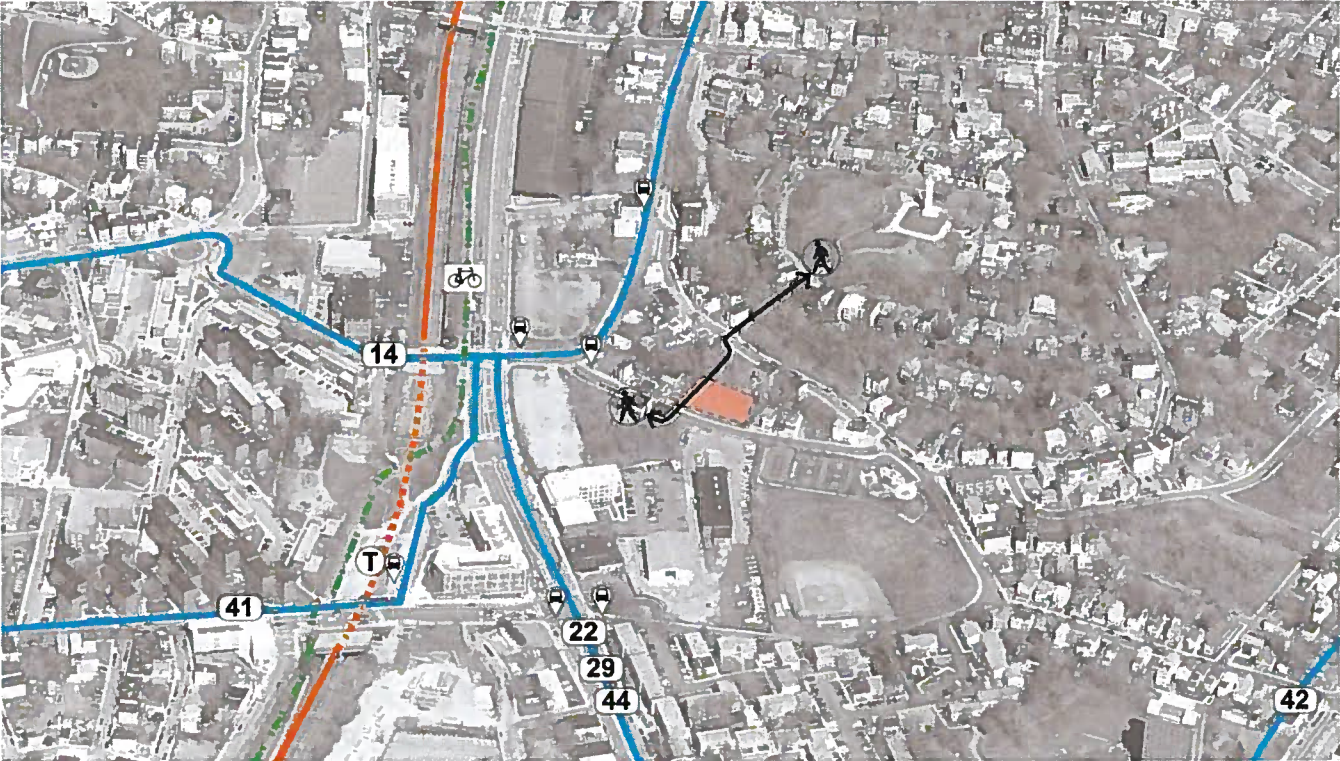


Exhibit 6: Existing Conditions Context Photos

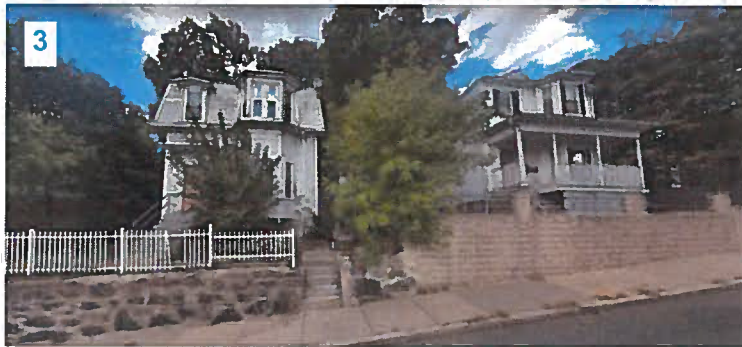


Exhibit 7: Existing Conditions Survey

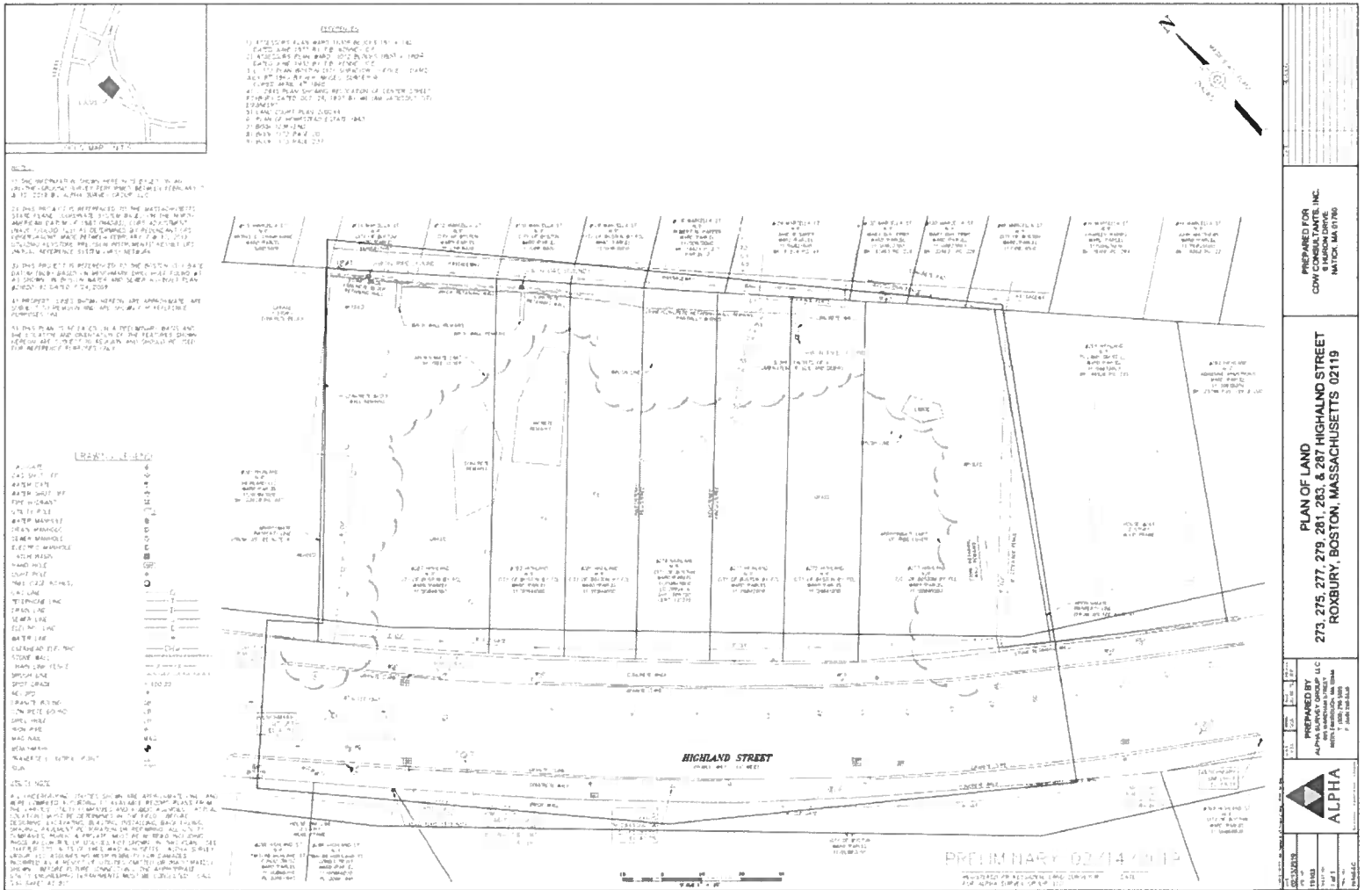


Exhibit 8: Proposed Building Program

	Residential	Residential Common	Community Space	Building Service	GSF	GFA
Garage	0 SF	509 SF	0 SF	6953 SF	7,462 SF	509 SF
First Floor	4,748 SF	1,325 SF	1,070 SF	501 SF	7,644 SF	7,142 SF
Second Floor	5,699 SF	1,275 SF	0 SF	530 SF	7,504 SF	6,974 SF
Third Floor	5,699 SF	1,228 SF	0 SF	569 SF	7,504 SF	6,984 SF
Fourth Floor	5,699 SF	1,228 SF	0 SF	569 SF	7,504 SF	6,984 SF
	21,845 SF	5,581 SF	1,070 SF	9,122 SF	37,618 SF	28,593 SF

	Count	% of unit mix	NSF	% of NSF	Avg Unit Size
1- Bedroom	4	17.4%	2392 SF	12%	598 SF
2- Bedroom	15	65.2%	12,891 SF	66%	859 SF
3- Bedroom	4	17.4%	4396 SF	22%	1,099 SF
	23	100%	19,679 SF	100%	852 SF

— **Harold R. Cutler, P.E.**

Fire Safety, Building and Access Code Consultant

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**Summary of Building Code Requirements
Massachusetts State Building Code - Ninth Edition**

**E+ Highland Street Apartments
Roxbury, MA**

This Code Summary is based upon the Ninth Edition of the Massachusetts State Building Code (MSBC9) and the following physical and occupancy characteristics of the proposed apartment building.

General Characteristics

The proposed building will have four stories above grade above a single basement arranged as a podium in accordance with MSBC9 Section 510.2.

The height to the flat roof of the building will be approximately 49 feet above the average grade plane.

The footprint area will be approximately 7,563 sf. The aggregate area of all floors of the building is 37,500 sf.

The building will be an apartment building classified in Use Group R-2 (Residential, Apartments) in accordance with MSBC9 Section 310.4.

A portion of the First Floor at grade at one end of the building will be occupied for a Art Workspace and Gallery classified in Use Group B (business) in accordance with MSBC9 Section 303.1.2, Exception 1, that states:

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy

The residential levels of the building will be configured with double loaded corridors providing exit access via those corridors to one exit stair and one exit access stair.

Because the Use Group A-3 assembly space is only allowed on the First, Second or Third Floor of a sprinklered building of Type VA construction, satisfaction of the story height limitations of Section 504.3 will require that the building shall be arranged as a separated mixed use building in accordance with MSBC9 Section 508.4. The requirements of that section are the following:

508.4.1 Occupancy classification. Separated occupancies shall be individually classified in accordance with Section 302.1. Each separated space shall comply with this code based on the occupancy classification of that portion of the building.

508.4.2 Allowable building area. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

508.4.3 Allowable height. Each separated occupancy shall comply with the building height limitations based on the type of construction of the building in accordance with Section 503.1.

Exception: Special provisions of Section 510 shall permit occupancies at building heights other than provided in Section 503.1.

508.4.4 Separation. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

508.4.4.1 Construction. Required separations shall be fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.

Basic requirements of the MSBC9 under these circumstances are identified below. The details of the requirements affecting specific building features shall be determined from the Code as required.

Construction Type

- (1) Provide Type IA construction for the First Floor assembly and its supporting construction and provide Type VA construction above the First Floor to and including the roof assembly. (T-504.3, T-504.4, T-506.2, 509.2)

MSBC8 Section 509.2 allows a building built on a fire resistive "pedestal" to have the story height limitations of the building above the pedestal to be based on measurement from the top of the pedestal while its dimensional height limitation must be based on measurement from the grade plane. The detailed provisions of Section 509.2 include the following conditions:

- a. The buildings shall be separated with a *horizontal assembly* having a minimum 3-hour *fire-resistance rating*.

Condition 1 will require that the pedestal shall include a three-hour rated First Floor assembly supported by three hour rated columns and beams.

- b. The building below the *horizontal assembly* is no more than one *story above grade plane*.

This restriction means that the First Floor assembly is the top of the pedestal.

- b. The building below the *horizontal assembly* is
- c. of Type IA construction.

Condition 3 explicitly requires that the pedestal be of Type IA construction. In addition to the three-hour fire rating of the First Floor assembly and its supporting construction, that portion of the building must satisfy other Type IA construction requirements of Table 601 that might be applicable to the structure.

- d. Shaft, *stairway*, ramp and escalator enclosures through the *horizontal assembly* shall have not less than a two-hour *fire-resistance rating* with opening protectives in accordance with Section 715.4.

As a general requirement, this means all shafts that penetrate the First Floor will have to have two-hour fire ratings and, above the First Floor, will have to be supported by two-hour construction.

- e. The building or buildings above the *horizontal assembly* shall be permitted to have Group B, M, R or S occupancies.

The building above the First Floor assembly will be of Use Group R-2 and B occupancy.

- f. The building below the *horizontal assembly* shall be protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, and shall be permitted to be any of the following occupancies:

- 6.1. Group S-2 parking garage
- 6.2. Multiple Group A, each with occupant load < 300 p.
- 6.3. Group B;
- 6.4. Group M;
- 6.5. Group R; and
- 6.6. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).

The First Floor will be used for Use Group S-2 parking.

g. The maximum *building height* in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the *grade plane*.

This height condition will be satisfied for any of the construction types because the least allowable dimensional height (for Type VA construction) is 70 feet.

Occupancy Separations

(2) None required.

It is proposed to treat the building by the Code's provisions for nonseparated mixed uses in MSBC8 Section 508.3. The code's provisions concerning nonseparated mixed uses are the following:

- Nonseparated occupancies shall be individually classified in accordance with Section 302.1.
- The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.
- The most restrictive applicable provisions of Section 403 (high rise buildings) and Chapter 9 (fire protection) shall apply to the building in which the nonseparated occupancies are located.
- The allowable building area and height of the building shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.
- No separation is required between nonseparated occupancies.

Although no occupancy separations are required on the basis of height and area limitations, the building is subject to dwelling unit separations in accordance with MSBC9 Section 420.0 as documented below.

Dwelling Unit Separations

- (3) Provide one-hour rated fire partitions between dwelling units. (420.2, 708.1, 708.3, Table 1020.1)
- (4) Provide one-hour fire partitions for dwelling unit-to-corridor separation with appropriate opening protectives (doors). (1018.1, T-1018.1)
- (5) Provide one hour fire partitions and floor assemblies between the dwelling units and the garage on the Parking Garage level and the Art Workshop and Gallery on the First Floor. (420.2, 420.3)

Bearing and nonbearing walls separating dwelling units and separating dwelling units from corridors will be required to have one-hour fire ratings.

The requirement for a floor assembly between the Parking Garage and the residential dwelling unit levels will be satisfied by the Fire Floor assembly of Type IA construction.

The provisions concerning continuity of a rated corridor in MSBC9 Sections 1020.6, 1016.2, 3006.2 and 716.5.3 taken together require that the elevator hoistway of a building shall be separated by fire partitions from the corridors that are required to be fire rated on each level. The relevant code provisions do allow travel through the elevator lobby when the lobby is isolated by fire partitions from separate corridor segments.

See also Item 6 below.

Floor Systems

- (6) Provide one-hour rated floor assemblies for all floors as required for construction of dwelling unit separations and provide one-hour fire ratings for the floor assemblies that support the one-hour rated stair and shaft enclosures. (Table 601, 420.3, 711.2.4.3)

The combination of requirements of Items 1, 3, 4, and 6 above and Items 6 and 7 below may be summarized as follows:

- a. The roof assembly and its structural supports must have a one-hour fire rating.
- b. All floor assemblies must have minimum one-hour ratings.
- c. Floor assemblies serving as the Use Group B to R-2 separation must have one-hour fire ratings.
- d. Floor assemblies supporting one-hour or two-hour rated fire barriers of stair and shaft enclosures must have a one or two-hour fire rating.

- e. Interior and exterior bearing walls and partitions on all floors supporting only dwelling unit separations and dwelling unit to corridor separations must have one-hour fire ratings.
- f. Bearing fire barrier walls must have one-hour fire ratings to match the rating of the dwelling unit separation floor assemblies supported.
- g. Nonbearing walls and partitions separating dwelling units must have minimum one-hour fire ratings.
- h. Nonbearing walls and partitions enclosing corridors on all floors must have minimum one-half hour fire ratings.
- i. Other interior and exterior non-bearing walls and partitions including walls and partitions within dwelling units may be unrated.

Interior Walls and Partitions

- (7) Provide minimum one half-hour rated fire partitions with 20 minute rated doors for enclosures of corridors. (420.2, 1020.1, T-1020.1, T-716.5)
- (8) Provide minimum one-hour rated fire partitions separating dwelling units. (420.2, 708.1, 708.3)
- (9) Extend fire partitions enclosing dwelling units and corridors from the floor deck below to the underside of the floor or roof deck above or to the underside of the gypsum board membrane of the rated floor or roof deck above. (708.4)
- (10) Provide unrated partitions designed to resist the passage of smoke constructed of combustible or non-combustible materials which extend from the floor below to the underside of the floor or roof above around the spaces as indicated in Table No. 2 concerning incidental use areas, if present in the building. (509.4, T-509)

The partitions required by Item 9 are *not* required to be smoke partitions (Section 711) or smoke barriers (Section 710) but are required to resist the passage of smoke. Duct penetrations of those partitions are not required to be provided with smoke dampers but air transfer openings, if provided, are required to have smoke dampers.

- (11) Provide doors to the areas identified in Item 9 that are unrated but self-closing or arranged for automatic closing upon detection of smoke. (509.4.2)

Exterior Walls

- (12) Provide one-hour rated exterior bearing walls for all floors supporting dwelling unit separations and provide two-hour fire ratings for those portions of the exterior walls that support two-hour rated stair and shaft enclosures.

(Table 601, 420.3, 711.2.4.3)

(13) Provide unrated nonbearing exterior walls. (T-602)

(14) Utilize not more than 45% of openings in exterior walls. (T-705.8)

Bearing exterior walls must have one-hour fire ratings on the basis of construction type and must have two-hour fire ratings when supporting two-hour rated shaft enclosures. Non-bearing exterior wall may be unrated because the fire separation distances for all exterior walls exceeds 10 feet.

For fire separation distance of 10 feet or more, exterior walls may have up to 45% unprotected window and door opening on a story-by-story basis.

Roof Assembly

(15) Provide a one-hour rated roof assembly. (T-601)

Fire Alarm System

(16) Provide a single manual fire alarm system at an approved location in the building. (907.2.9.1, Exception 2, 907.2)

(17) Do not provide an automatic, system connected, smoke detection system for the common (public) spaces of the residential areas of the building. (907.2.9)

Because the building is required to be fully sprinklered and the waterflow detectors will activate building alarms, there is no requirement for common (public) area smoke detectors.

(18) Provide a waterflow detector for the automatic sprinkler system arranged to sound alarms throughout the building. (903.4.2, 907.5)

(19) Provide multiple station smoke alarms within the common spaces of the individual dwelling units in the immediate vicinity of the bedrooms. (907.2.11.2(1))

(20) Provide multiple station smoke alarms within the individual sleeping rooms. (907.2.11.2(2))

(21) Provide multiple station smoke alarms in each story within a dwelling unit, if multi-level dwelling units are utilized. (907.2.11.2(3))

- (22) Utilize photoelectric type smoke detectors at all locations where smoke detectors or smoke alarms are required. (907.2.11)
- (23) Arrange the fire protective signaling system for activation by the sprinkler system waterflow detector and any other smoke or fire detection device or fire suppression system except multiple station smoke alarms within individual dwelling units. (907.5)

The audibility requirements of NFPA 72 will probably require that building system alarm devices be placed in common (public) areas and on each level within the dwelling units.

Means of Egress

- (24) Provide two exit or exit access paths from all rooms or spaces of Use Group R-2 occupancy having an occupancy of more than 10 persons or in which the common path of travel distance exceeds 125 ft. (1006.2.1, T-1006.2.1)
- (25) Provide two exit or exit access paths from all rooms or spaces of Use Group A-3 occupancy having an occupancy of more than 49 persons or in which the common path of travel distance exceeds 75 ft. (1006.2.1, T-1006.2.1)

Based on its area of 862 sf and an occupant load factor of 30 sf/p for galleries, the Art Workshop and Gallery will have any occupant load of 28 persons. Its internal travel distance will be less than 75 feet. Therefore, that space is permitted to have a single means of egress.

- (26) Where two exit or exit access doors are required from a room or other space, separate the doors by a distance equal to or greater than one third of the longest diagonal of the area served if sprinklered. (1007.1.1, Exception 2)
- (27) Limit dead ends of corridors to less than 50 ft. (1020.4, Exception 2)
- (28) Provide common corridors, aisles and passageways with a minimum clear width of 44 inches when serving 50 or more occupants and 36 inches when serving less than 50 occupants. (1020.2, T-1020.2)
- (29) Provide a minimum of two independent exits from each story of the building. (1006.3.1, T-1006.3.1)
- (30) Provide sufficient egress capacity for the occupant load of the individual rooms and floors of the building. (1005.1)

Sufficient egress capacities for the modest projected populations of the individual stories of the building are provided by the two interior stairs for above grade stories and doors to the outside from the at-grade stories.

(31) Utilize doors without locks on the egress side in all means of egress paths. (1010.1.9)

(32) Provide doors locked from the stairway side with remote unlocking capability in accordance with Exception 3 in Section 1010.1.9.11. (1010.1.9.11, Exception 3)

The basic requirement of Section 1010.1.9.11 is that stairway doors shall be without locks on both the egress and non-egress sides. In the cited exception, doors in stairways serving not more than four stories are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from a single location inside the main entrance to the building. That unlocking arrangement is required to facilitate reentry of building occupants as well as to facilitate entry for firefighting operations.

(33) Locate exits as required to limit travel distances to less than 250 ft in spaces of R-2 occupancy and 400 feet in spaces of Use Group S-2 occupancy. (1017.1, T-1017.2)

(34) Provide exit discharge directly from stairs as allowed by Section 1027.0 directly to the exterior, to the exterior through an exit passageway or to the exterior through spaces on the level of exit discharge in accordance with the restrictions in Exception 1 of Section 1028.1. (1028.0)

(35) Provide access to the roof of the buildings via an enclosed stair or an alternating tread device, a ships ladder or permanent ladder. (1011.12)

Assuming the roof is to be unoccupied, Section 1011.12 allows access to the roof as described in Item 34.

Accessible Means of Egress

(36) Provide a minimum of two accessible exits from each floor of the building and from each space within the building that requires two exit or exit access paths. (1009.1)

(37) Arrange interior stairs as accessible exits but *without* (1) an area of refuge or an oversized stair landing within the stair enclosure, (2) an area of refuge

outside the stair or (3) a horizontal exit through which access is provided to the stair. (1009.1, 1009.3, Exceptions 2 and 3)

An egress stair is permitted by the cited exceptions in Section 1007.3 to be considered an accessible means of egress without the listed features in a fully sprinklered building.

(38) Provide accessible routes from exit or exit accesses to a public way or provide an exterior area of assisted rescue . (1009.7)

Stair 2 that does not have an exterior accessible route to a public way will require an exterior area for assisted rescue arranged in accordance with Section 1009.7.

Sprinkler Systems

(39) Provide a complete automatic suppression system designed in accordance with NFPA Standard 13 in all portions of the building. (T-903.2, Note a(2))

(40) Provide supervision of all suppression system control valves in accordance with the options indicated in Section 903.4.1. (903.4.1)

Standpipe

(41) Provide a fire standpipe system. (905.3.1)

Fire standpipes are required in this building because the highest floor is more than 30 feet above the lowest level of fire department vehicle access.

Water Supply

(42) Provide a water supply for the sprinkler systems using a connection to the municipal water supply system. (NFPA 13)

Fire Extinguishers

(43) Provide portable fire extinguishers having a minimum rating of 1-A:10-B:C within each dwelling unit, with a minimum rating of 2A in the assembly space and at locations specified in Section 906.1, Items 2 through 6. (906.1(1), Table 906.1)

The MSBC9 does not require common area fire extinguishers on the Use Group R-2 stories of the building. It does require extinguishers (1) within dwelling units as indicated in Item 42, (2) in the assembly space and (3) as required by Table 906.1 for several specific hazards. The details of those additional required extinguishers shall be determined from Section 906.

Emergency Power

(44) Provide emergency power for the fire alarm system, exit signs and emergency lights except. for self-luminous exit signs. (907.6.2, NFPA 72, 1011.5.3, 1006.3)

(45) Do not provide standby power for the elevator. (1009.2.1)

An elevator in a building that is four stories or less in height is not required by Section 1009.2.1 to be an accessible means of egress component. Therefore, the standby power requirement of Section 1009.4 for elevators that are part of an accessible means of egress is not applicable.

Interior Finish

(46) Utilize interior finish in the Use Group R-2 areas of the building as follows:

- * Class C or better interior finish in exit stairs.
- * Class C or better interior finish in exit access corridors.
- * Class C or better interior finish the individual dwelling units.

(803.11, T-803.11)

(47) Utilize interior finish in the Use Group A-3 areas of the building as follows:

- * Class B or better interior finish in exit stairs.
- * Class B or better interior finish in exit access corridors.
- * Class C or better interior finish the individual rooms.

(803.11, T-803.11)

(48) Utilize traditional floor coverings such as wood, vinyl, linoleum, terrazzo or other resilient floor finish materials or carpeting which complies with the DOC FF-1 "pill test" (CPSC 16 CFR, Part 1630) in all spaces of Use Group R-2 and A-3 occupancy including exits and exit access corridors. (804.4.21, Exception)

TABLE NO. 1
MSBC9 ALLOWABLE HEIGHT AND AREA CALCULATIONS
E+ HIGHLAND STREET APARTMENTS

BASIC BUILDING AND SITE CHARACTERISTICS			
OCCUPANCY		R-2	B
CONSTRUCTION TYPE		VA	VA
HEIGHT (FT.)		45	45
HEIGHT (ST.)		4	4
LARGEST SINGLE FLOOR AREA (SF.)		18,000	18,000
AGGREGATE BUILDING AREA (SF.)		64,000	64,000
SPRINKLERS (Y OR N)		y	y
% FRONTAGE		33	33
WIDTH OF PUBLIC WAY OR OPEN SPACE (FT.)		30	30
(SEE RESTRICTIONS IN SECTION 506.2.1)			
(20 ≤ W ≤ 30)			
ALLOWABLE HEIGHT DETERMINATION			
TABLE 504.3 LIMITATION W/AS (FT)		70	70
TABLE 504.3 LIMITATION W/AS (FT)		4	4
ALLOWABLE SINGLE FLOOR AREA DETERMINATION			
TABLE 506.2 LIMITATION W/AS (SF.)		36,000	54,000
TABLE 506.2 LIMITATION W/O/AS (SF.)		12,000	18,000
% INCREASE FOR FRONTAGE (506.2)		0.08	0.08
"=(% FRONTAGE - 25%)*(WIDTH/30)"			
NET INCREASE FOR FRONTAGE		960	1,440
TOTAL ALLOWABLE SINGLE FLOOR AREA (SF.)		36,960	55,440
ALLOWABLE AGGREGATE AREA OF ALL STORIES			
MULTISTORY AGGREGATE AREA FACTOR		3	3
ALLOWABLE AGGREGATE AREA		110,880	166,320

Table No. 2
Protection Requirements for Incidental Use Areas
in a Sprinklered Building
(See Section 509)

TABLE 509
INCIDENTAL USES

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic sprinkler system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic sprinkler system
Refrigerant machinery room	1 hour or provide automatic sprinkler system
Hydrogen fuel gas rooms, not classified as Group H	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.
Incinerator rooms	2 hours and automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic sprinkler system
In Group E occupancies, laboratories and vocational shops not classified as Group H	1 hour or provide automatic sprinkler system
In Group I-2 occupancies, laboratories not classified as Group H	1 hour and provide automatic sprinkler system
In ambulatory care facilities, laboratories not classified as Group H	1 hour and provide automatic sprinkler system
Laundry rooms over 100 square feet	1 hour or provide automatic sprinkler system
In Group I-2, laundry rooms over 100 square feet	1 hour
Group I-3 cells and Group I-2 patient rooms equipped with padded surfaces	1 hour
In Group I-2, physical plant maintenance shops	1 hour
In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater	1 hour
In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet	1 hour
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion and lithium metal polymer used for facility standby power, emergency power or uninterruptible power supplies	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.

For SI: 1 square foot = 0.0929 m², 1 pound per square inch (psi) = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L, 1 cubic foot = 0.0283 m³.

Note: The separation requirements for incidental uses shall be based on the sprinkler options of this table, where indicated, and the requirements for the separation listed in Items 9 and 10.

Exhibit 11: Garage Floor Plan

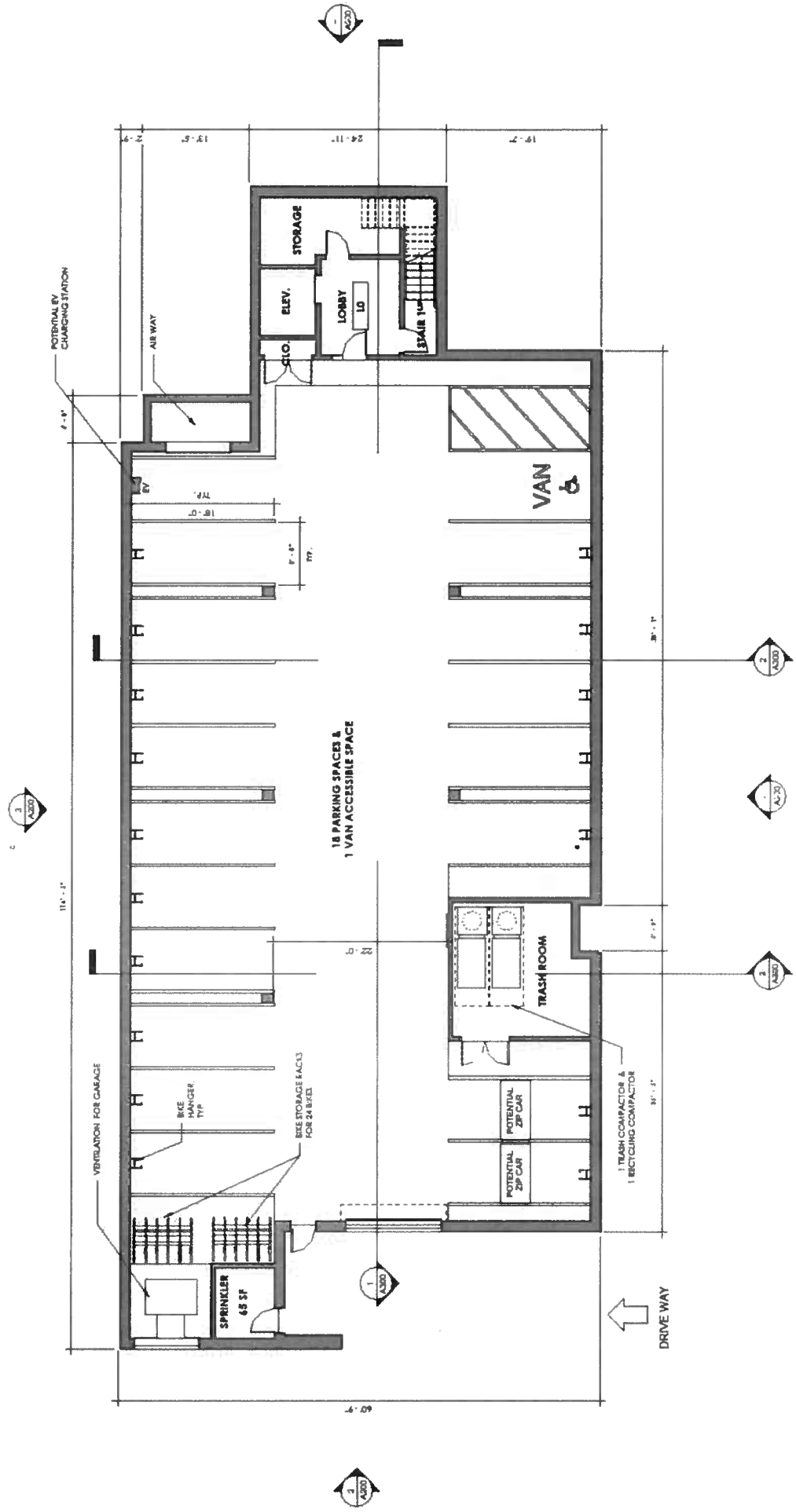


Exhibit 12: First Floor Plan

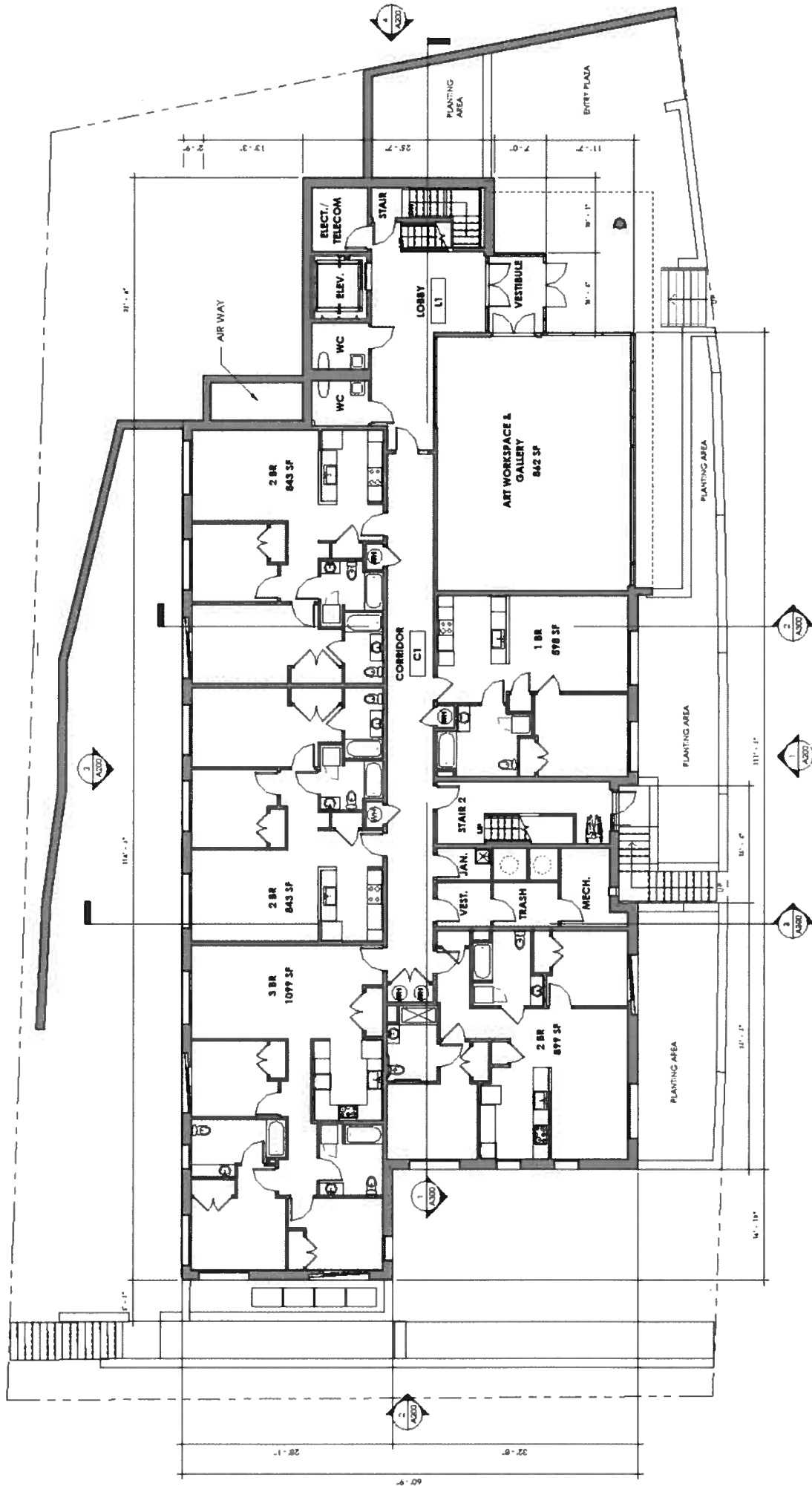


Exhibit 13: Second Floor Plan

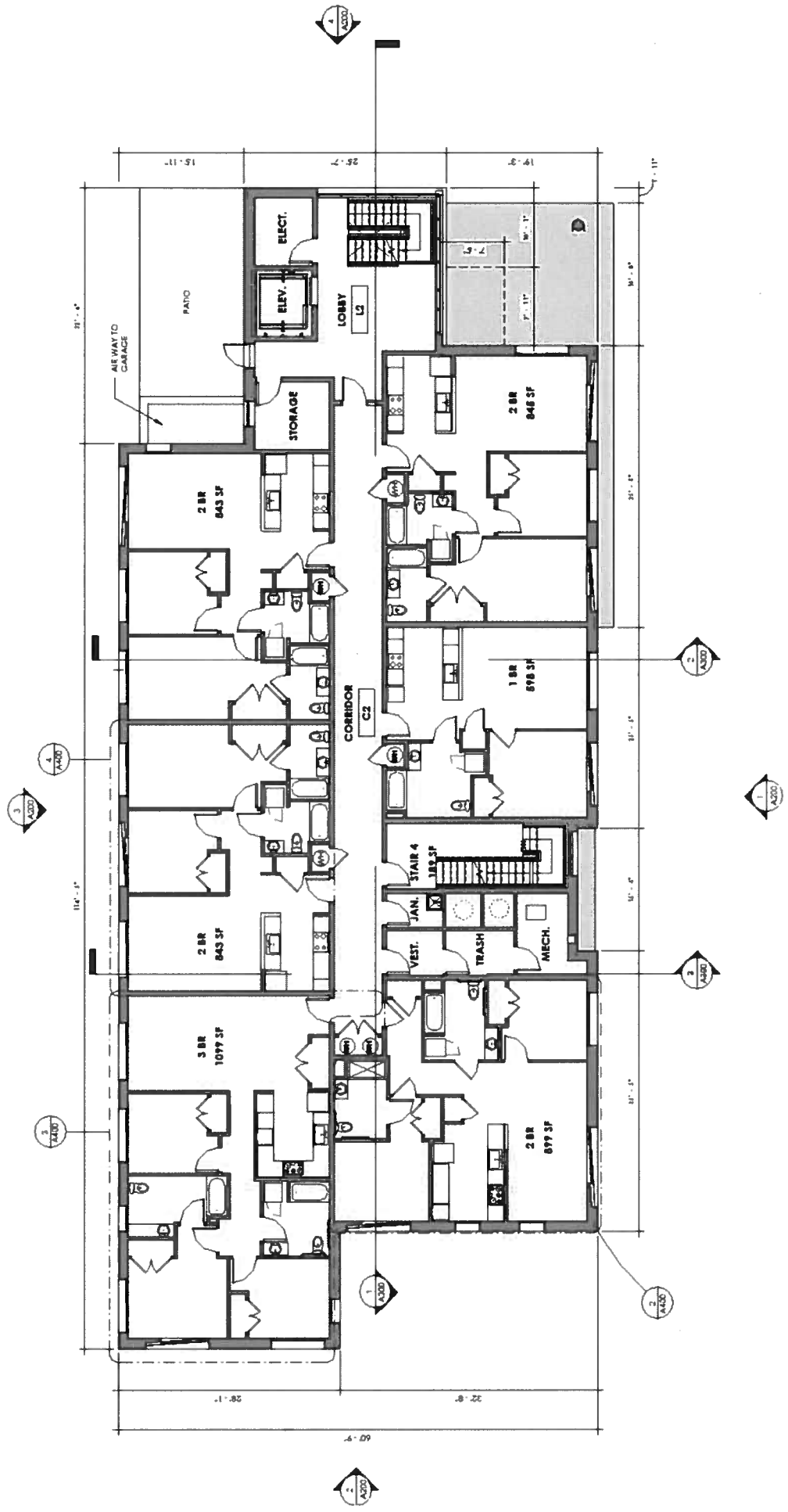


Exhibit 14: Third and Fourth Floor Plans

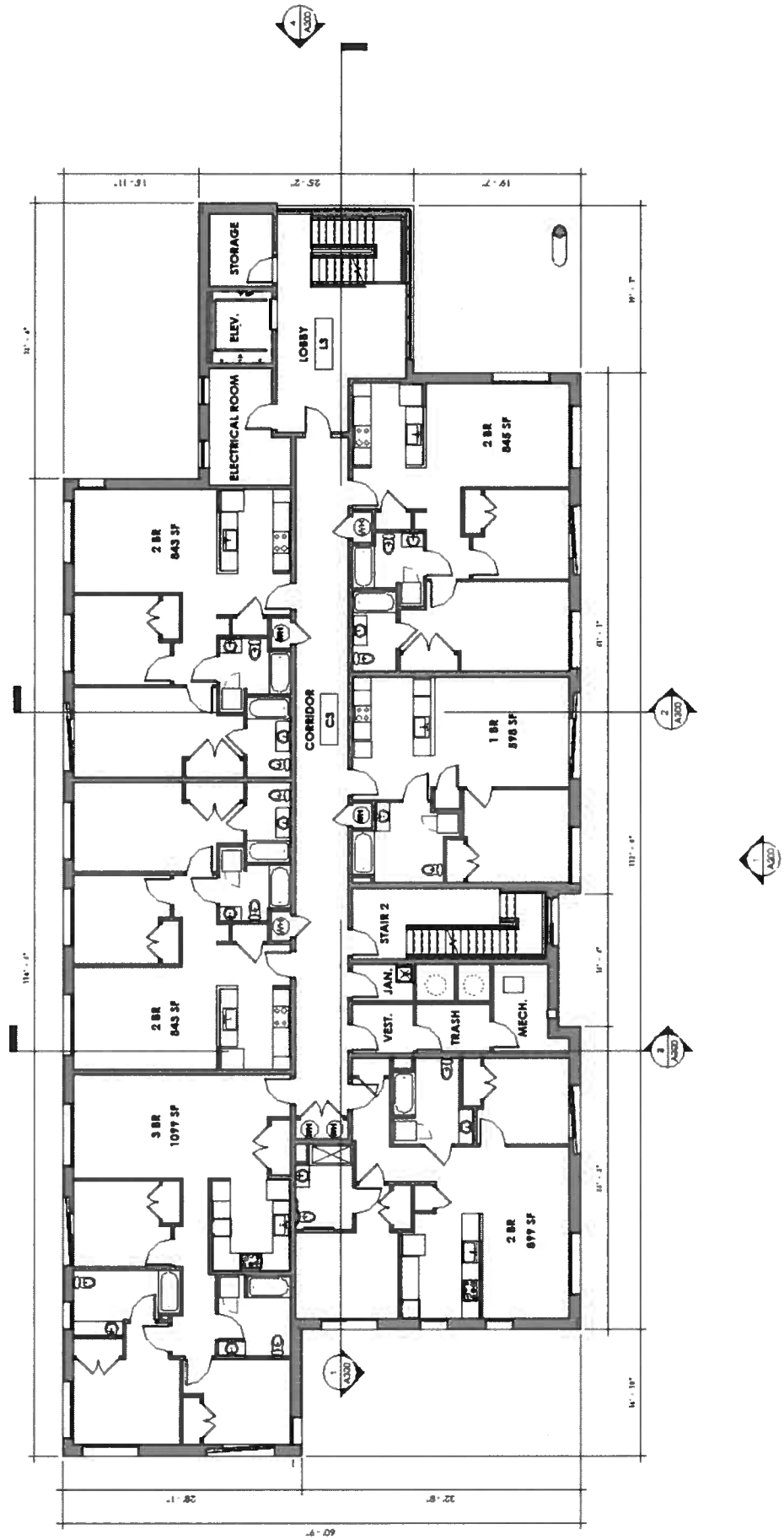


Exhibit 15: Roof Plan

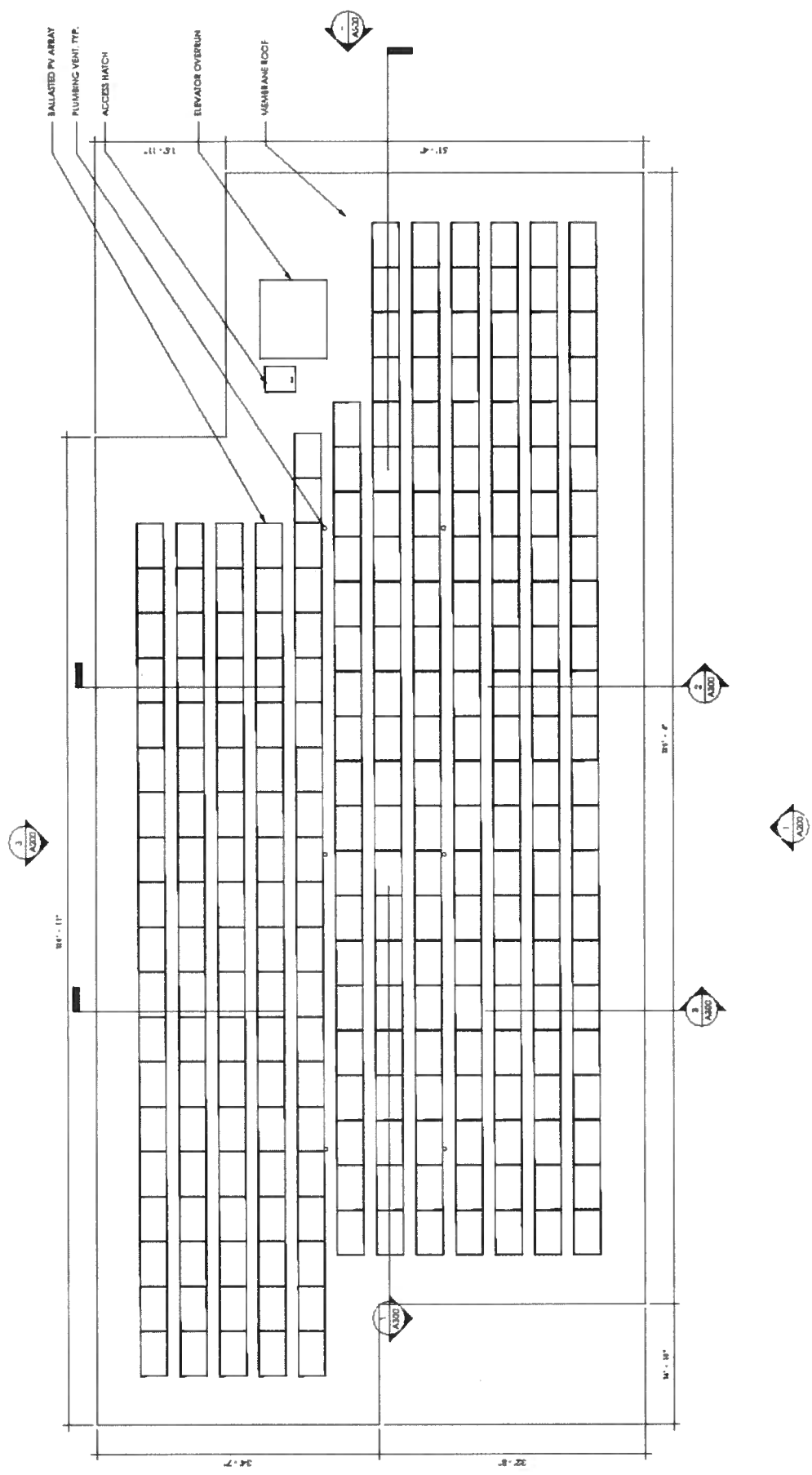


Exhibit 16: South Elevation

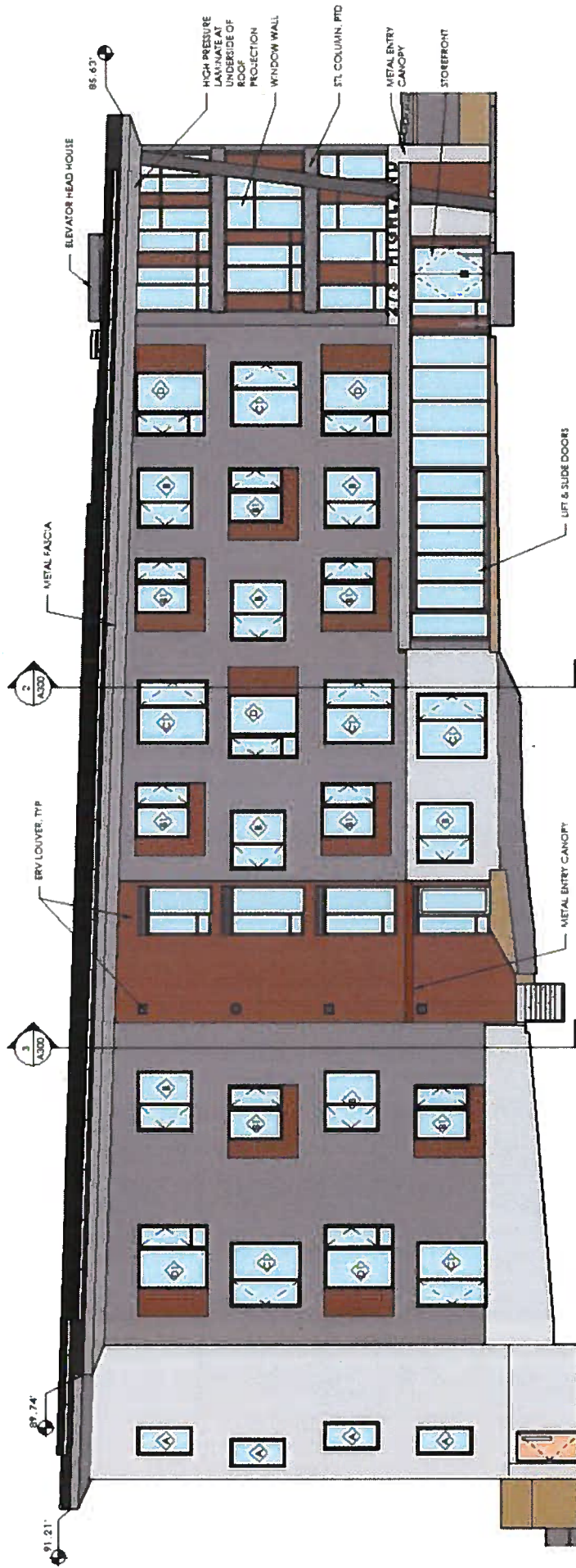


Exhibit 17: East and West Elevations

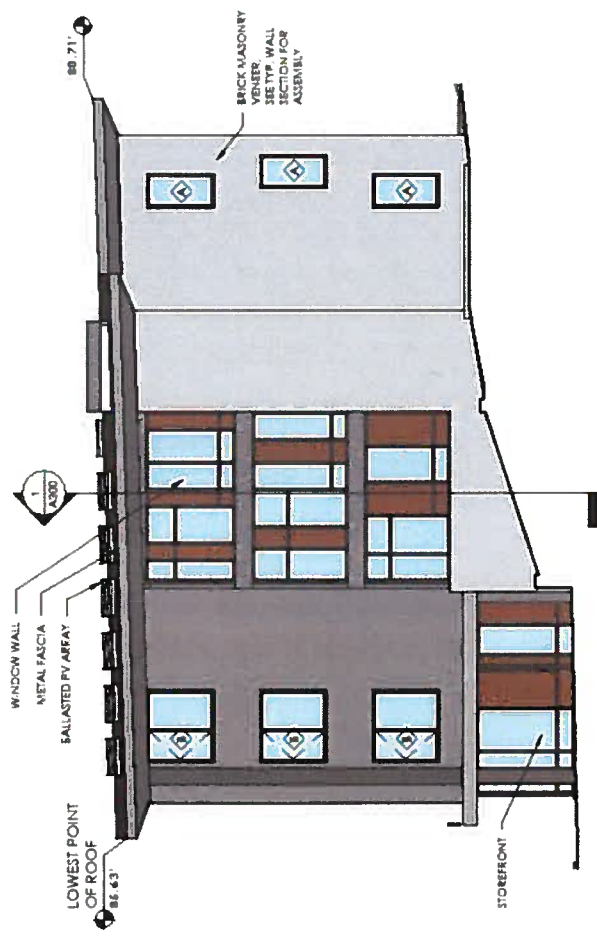
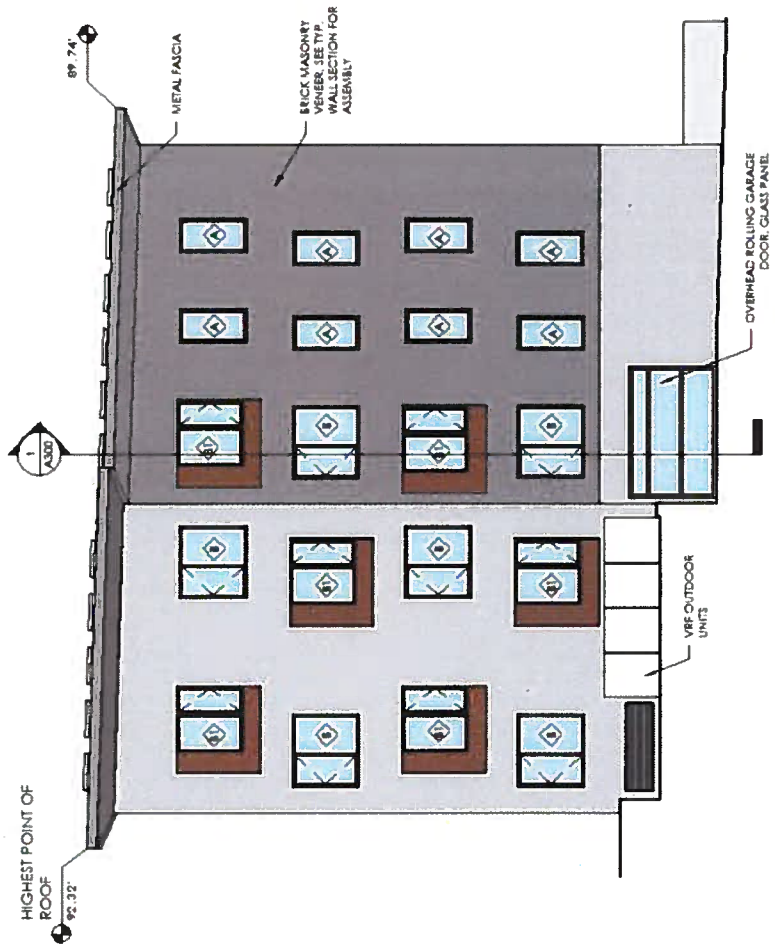


Exhibit 18: North Elevation

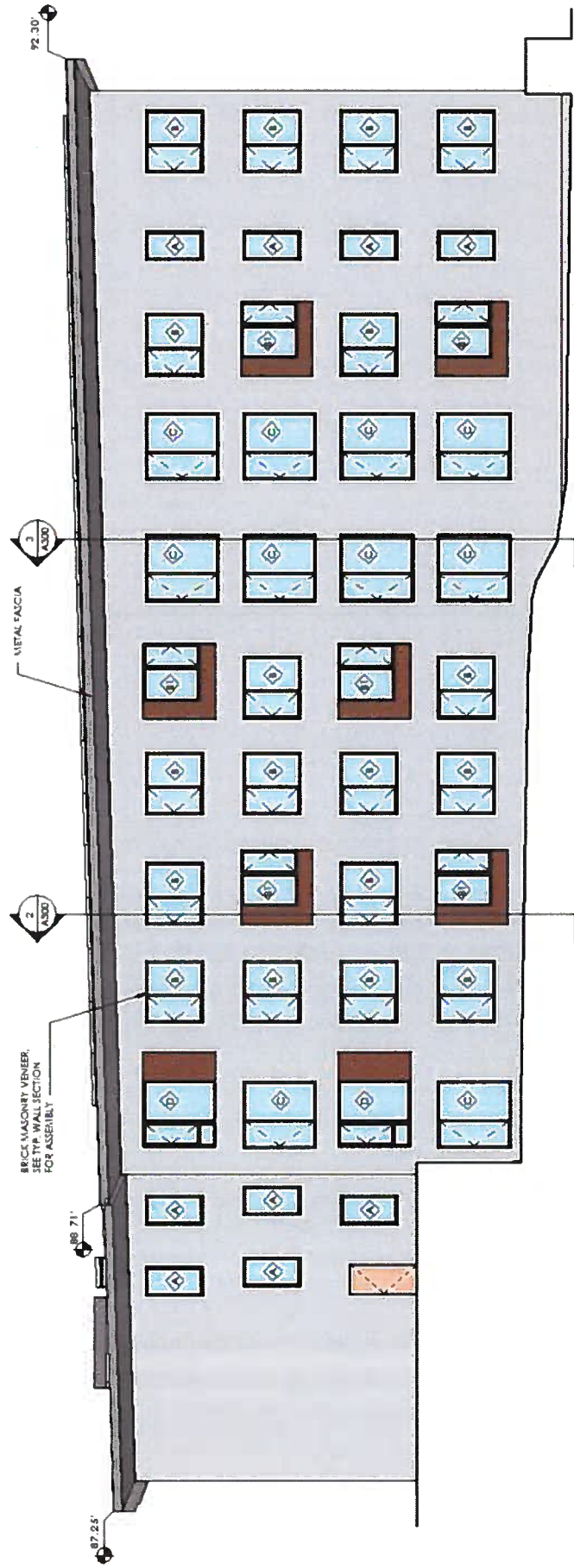


Exhibit 19: Main Entry View

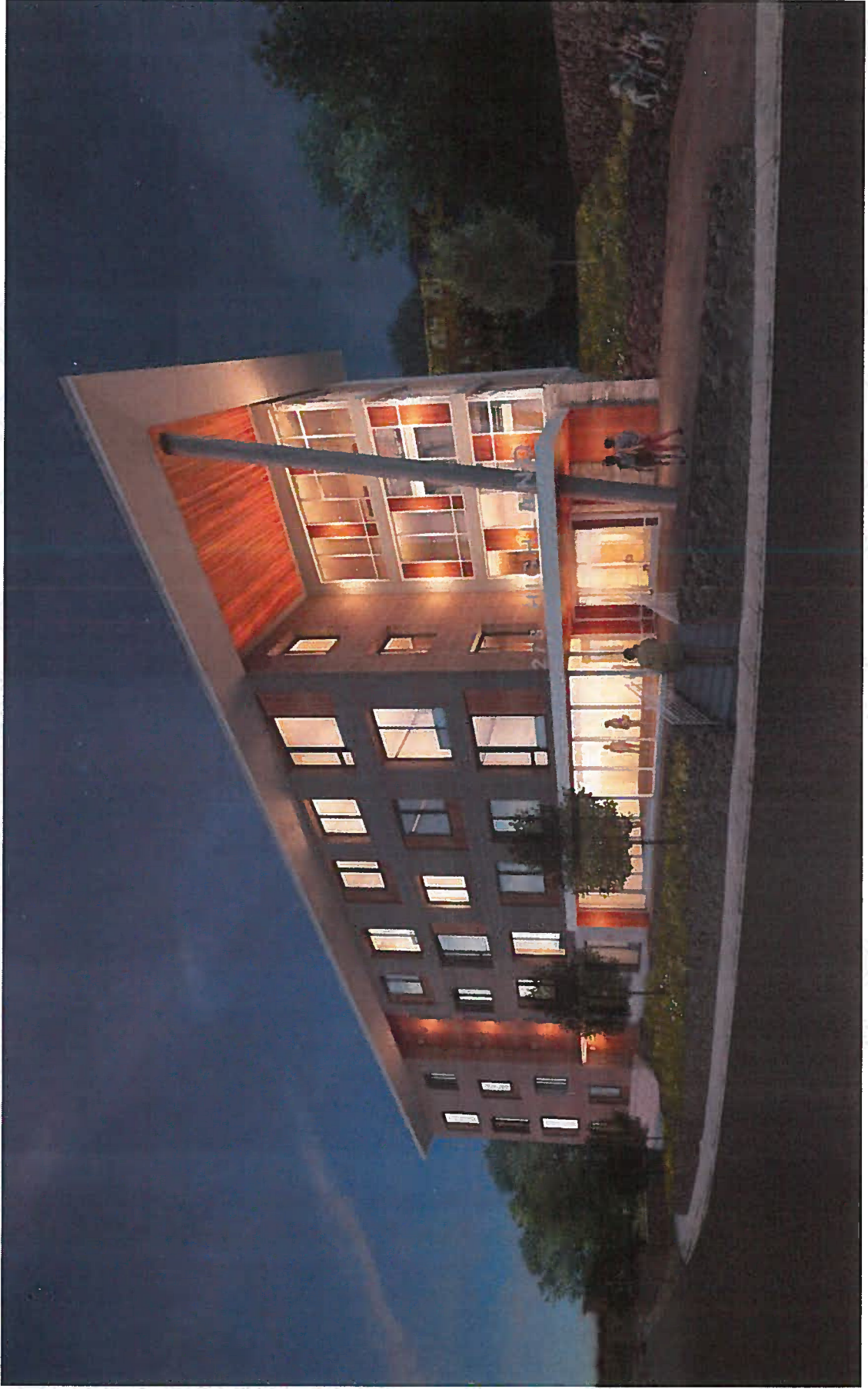


Exhibit 20: View Down Highland Street

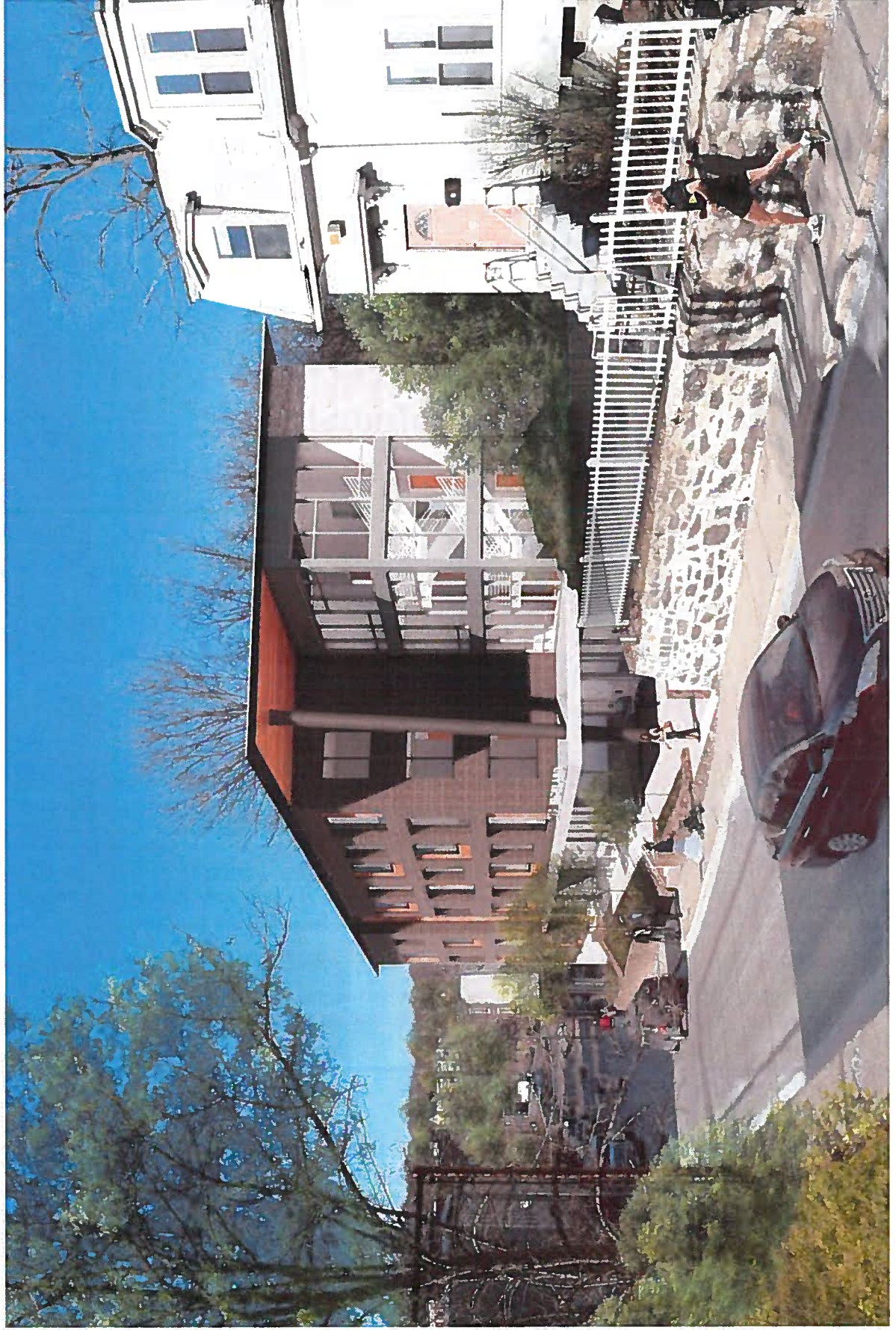


Exhibit 21: View Up Highland Street

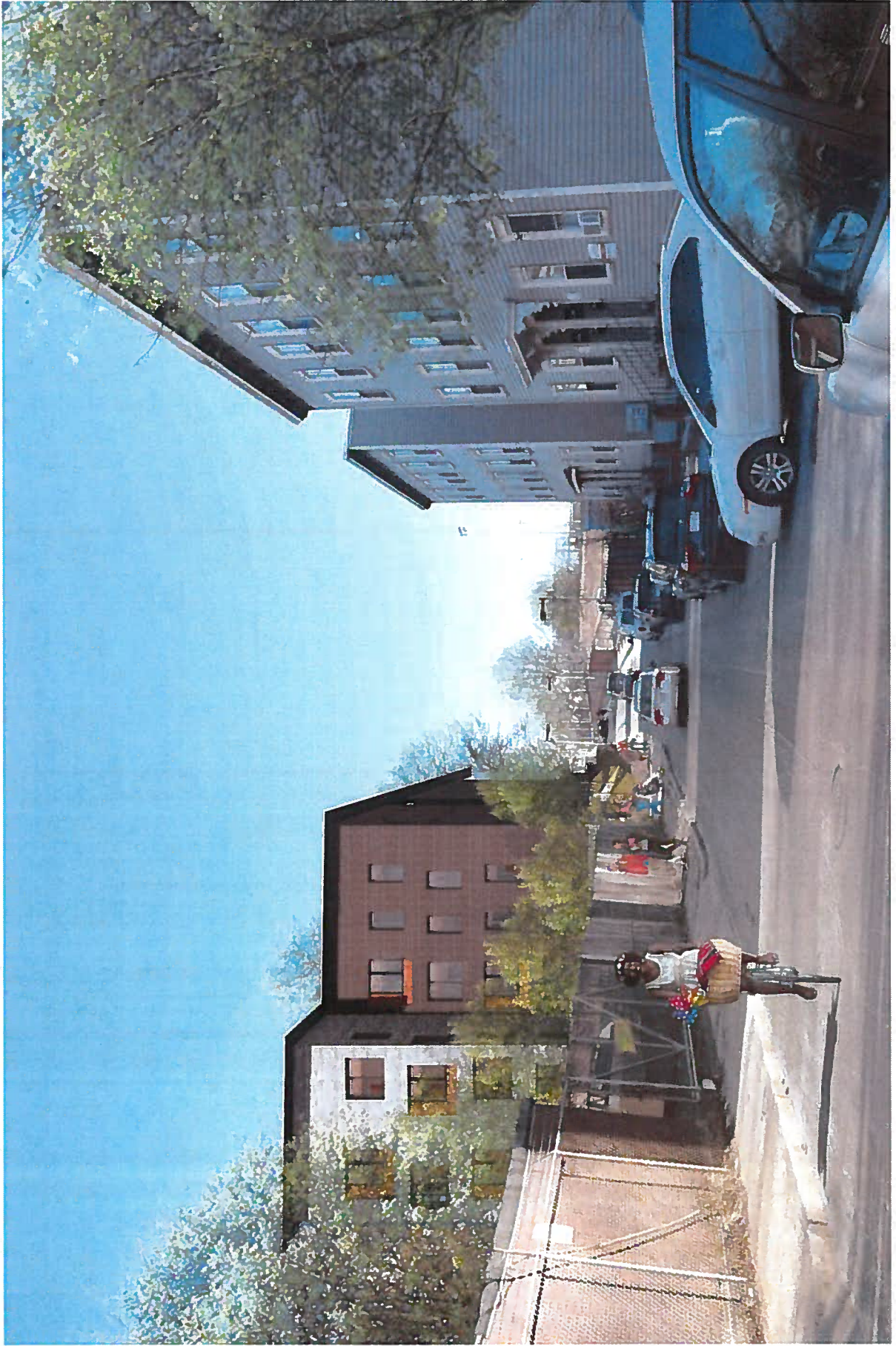


Exhibit 22: LEED Checklist



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise Project Checklist

Project Name: DND E+ Marcella and Highland Streets - Package 4
 Date: 6/3/2019

Y	2	Credit	Integrative Process	2	
Y	14	1	0	Location and Transportation	15
		Prereq	Floodplain Avoidance	Required	
		Credit	LEED for Neighborhood Development Location	15	
		Credit	Site Selection	8	
		Credit	Compact Development	3	
		Credit	Community Resources	2	
		Credit	Access to Transit	2	
	5	0	2	Sustainable Sites	7
		Prereq	Construction Activity Pollution Prevention	Required	
		Prereq	No Invasive Plants	Required	
		Credit	Heat Island Reduction	2	
		Credit	Rainwater Management	3	
		Credit	Non-Toxic Pest Control	2	
	6	4	0	Water Efficiency	12
		Prereq	Water Metering	Required	
		Credit	Total Water Use	12	
		Credit	Indoor Water Use	6	
		Credit	Outdoor Water Use	4	
	36	1	1	Energy and Atmosphere	38
		Prereq	Minimum Energy Performance	Required	
		Prereq	Energy Metering	Required	
		Prereq	Education of the Homeowner, Tenant or Building Manager	Required	
		Credit	Annual Energy Use	29	
		Credit	Efficient Hot Water Distribution System	5	
		Credit	Advanced Utility Tracking	2	
		Credit	Active Solar Ready Design	1	
		Credit	HVAC Start-Up Credentialing	1	
		Prereq	Home Size	Required	
		Credit	Building Orientation for Passive Solar	3	
		Credit	Air Infiltration	2	
		Credit	Envelope Insulation	2	
		Credit	Windows	3	
		Credit	Space Heating & Cooling Equipment	4	
		EA PRESCRIPTIVE PATH (continued)			
		Credit	Heating & Cooling Distribution Systems	3	
		Credit	Efficient Domestic Hot Water Equipment	3	
		Credit	Lighting	2	
		Credit	High Efficiency Appliances	2	
		Credit	Renewable Energy	4	
	4	5	0	Materials and Resources	10
		Prereq	Certified Tropical Wood	Required	
		Prereq	Durability Management	Required	
		Credit	Durability Management Verification	1	
		Credit	Environmentally Preferable Products	4	
		Credit	Construction Waste Management	3	
		Credit	Material Efficient Framing	2	
	15	0	0	Indoor Environmental Quality	16
		Prereq	Ventilation	Required	
		Prereq	Combustion Venting	Required	
		Prereq	Garage Pollutant Protection	Required	
		Prereq	Radon-Resistant Construction	Required	
		Prereq	Air Filtering	Required	
		Prereq	Environmental Tobacco Smoke	Required	
		Prereq	Compartmentalization	Required	
		Credit	Enhanced Ventilation	3	
		Credit	Contaminant Control	2	
		Credit	Balancing of Heating and Cooling Distribution Systems	3	
		Credit	Enhanced Compartmentalization	1	
		Credit	Enhanced Combustion Venting	2	
		Credit	Enhanced Garage Pollutant Protection	2	
		Credit	Low Emitting Products	3	
	5	1	0	Innovation	6
		Prereq	Preliminary Rating	Required	
		Credit	Innovation	5	
		Credit	LEED AP Homes	1	
	2	2	0	Regional Priority	4
		Credit	Regional Priority: Specific Credit	1	
		Credit	Regional Priority: Specific Credit	1	
		Credit	Regional Priority: Specific Credit	1	
		Credit	Regional Priority: Specific Credit	1	
	89	14	3	TOTALS	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
 Possible Points: 110

Article 80 | ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA)
Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the 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

Article 80 | ACCESSIBILITY CHECKLIST

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.

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>	
Project Name:	E+ Highland
Primary Project Address:	273 Highland Street, Roxbury, MA 02119
Total Number of Phases/Buildings:	1 Phase/ 1 Building
Primary Contact (Name / Title / Company / Email / Phone):	Rees Larkin Development, LLC 179 Boylston Street Jamaica Plain, MA 02130 Jon Rudzinski, Principal jon@rees-larkindevelopment.com 617-838-9388
Owner / Developer:	Rees Larkin Development, LLC Jon Rudzinski, Principal
Architect:	Studio G Architects, Inc 179 Boylston Street Jamaica Plain, MA 02130 Sylvia Mihich, Principal sylviam@studiogarchitects.com 617-524-5558
Civil Engineer:	CDW Consultants, Inc. 6 Huron Drive Natick, MA 01760 Lars Andresen, Assistant Project Manager larsandresen@cdwconsultants.com 508-875-2657
Landscape Architect:	Ray Duneitz Landscape Architecture 179 Green Street Jamaica Plain, MA 02130 617-524-6265 Ray Duneitz, Principal rd@rayduneitz.com
Permitting:	McDermott Quilty & Miller, LLP

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28 State Street, Suite 802 Boston, MA 02109 617-946-4600 Joseph P. Hanley, Esq., Partner Nicholas J. Zozula, Esq., Senior Associate jhanley@mamlip.com		Draft / Final Project Impact Report Submitted		BPDA Board Approved	
Construction Management: TBD		Under Construction		Construction Completed:	
At what stage is the project at time of this questionnaire? Select below:					
PNF / Expanded PNF Submitted		PNF Submitted		BPDA Board Approved	
BPDA Design Approved		Under Construction		Construction Completed:	
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAAB)? If yes, identify and explain.		Maybe. A variance may be required to provide the community desired pedestrian connection from Highland Street to Highland Park. The filing would be a team effort with the developer of the adjacent lots to the rear.			
2. Building Classification and Description: This section identifies preliminary construction information about the project including size and uses.					
What are the dimensions of the project?					
Site Area:		SF		Building Area:	
Building Height:		± 49 FT (from average grade).		Number of Stories:	
First Floor Elevation:		±51.5'		Is there below grade space:	
What is the Construction Type? (Select most appropriate type)		Wood Frame [Level 1-4]		Steel Frame	
What are the principal building uses? (IBC definitions are below - select all appropriate that apply)		Masonry		Concrete [Garage]	
Residential - One - Three Unit		Residential - Multi-unit, Four ±		Institutional	
Business		Mercantile		Factory	
Laboratory / Medical		Storage, Utility and Other		Hospitality	

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<p>List street-level uses of the building:</p>	<p>Residential Lobby, Community Art workspace/Gallery, Toilets, Mechanical</p>
<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>	
<p>Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:</p>	<p>The project site is located on Highland Street, between Centre and Marcella Streets. The site slopes ± 10 ft from the eastern property line to the western property line, along the side walk, in a span of 185 ft.</p>
<p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p>MBTA #14 and #41 (Centre St at Highland Street): ±472 ft MBTA #14 and #41 (Centre St at Columbus Ave): ±551 ft MBTA #22, #29 (Columbus Ave at Centre St): ±570 ft MBTA #22, #29 (Columbus Ave at Heath St): ±672 ft MBTA Jackson Square Station (Orange Line, Bus stops #14, #22, #29, #41, and #44): 0.3 miles</p>
<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>Dimock Health Center, Boston Children's at Martha Elliot Health Center, Academy Homes I, Mildred Hailey Apartments, Roxbury Community College, Emmanuel College Notre Dame Campus, Nathan Hale Elementary School, Paige Academy, Nativity Preparatory School, John F Kennedy Elementary School, Urban Edge, are located within 0.5 miles of the project site.</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>The Shelburne Community Center and the Meheua Cass Recreational Complex are located within 0.5 miles of the project site.</p>
<p>4. Surrounding Site Conditions – Existing:</p>	
<p><i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>Yes, Roxbury Neighborhood Design Overlay District.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development</p>	<p>No.</p>

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<p>site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>See above. As part of the construction of the building, the existing public sidewalk will be modified as necessary to meet the entry plaza of the building and the pedestrian connector path proposed.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>TBD</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>TBD</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>TBD</p>
<p>Will sidewalk cafes or other furnishings be programmed for the</p>	<p>No.</p>

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<p>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>No.</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>No.</p>
<p>6. Accessible Parking: 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.</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>19 parking spaces inside the garage.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>1 accessible space will be provided. The space will be “Van Accessible”.</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>TBD</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No.</p>

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<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>The main entry to the building will be Flush Condition.</p> <p>Yes.</p> <p>The project is not subject to Large Project Review.</p>								
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p> <p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p> <p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>The project is subject to Large Project Review.</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>23 dwelling units.</p> <p>All dwelling units will be rental apartments in a Limited Equity Cooperative structure. The development will include affordable units exceeding the City's of Boston's Inclusionary Development Policy:</p> <table border="0"> <tr> <td><30% AMI:</td> <td>3 units</td> </tr> <tr> <td><60% AMI:</td> <td>7 units</td> </tr> <tr> <td><100% AMI:</td> <td>5 units</td> </tr> <tr> <td>Market/Unrestricted:</td> <td>8 units</td> </tr> </table> <p>Minimum of 3 and maximum of 12.</p>	<30% AMI:	3 units	<60% AMI:	7 units	<100% AMI:	5 units	Market/Unrestricted:	8 units
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<60% AMI:	7 units								
<100% AMI:	5 units								
Market/Unrestricted:	8 units								
<p>What is the total number of proposed housing units or hotel rooms for the development?</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>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>23 dwelling units.</p> <p>All dwelling units will be rental apartments in a Limited Equity Cooperative structure. The development will include affordable units exceeding the City's of Boston's Inclusionary Development Policy:</p> <table border="0"> <tr> <td><30% AMI:</td> <td>3 units</td> </tr> <tr> <td><60% AMI:</td> <td>7 units</td> </tr> <tr> <td><100% AMI:</td> <td>5 units</td> </tr> <tr> <td>Market/Unrestricted:</td> <td>8 units</td> </tr> </table> <p>Minimum of 3 and maximum of 12.</p>	<30% AMI:	3 units	<60% AMI:	7 units	<100% AMI:	5 units	Market/Unrestricted:	8 units
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Market/Unrestricted:	8 units								

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<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	<p>TBD.</p>
<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. 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. A passenger elevator will provide access to all floors. There are no interior ramps or lifts proposed in the development.</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>Yes. A pedestrian connector path to Highland Park will be provided in collaboration with adjacent development.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs</p>	<p>All interior and exterior common spaces will be accessible, these include, the Community Art Workspace/Gallery, seating areas at each floor lobby, the entry plaza, and the shared back yard and patio areas.</p>

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<p>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? <i>If yes, will any be single-stall, ADA compliant and designated as "Family" / "Companion" restrooms? If no, explain why not.</i></p>	<p>Yes. 2 single stall ADA compliant bathrooms will be provided.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes, did they approve? If no, what were their comments?</i></p>	<p>TBD.</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no, what recommendations did the Advisory Board give to make this project more accessible?</i></p>	<p>TBD.</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	

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Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <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.

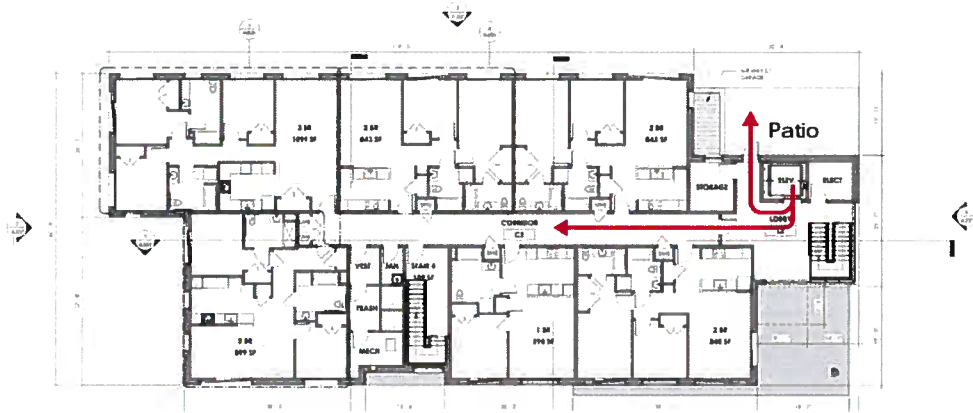
For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

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

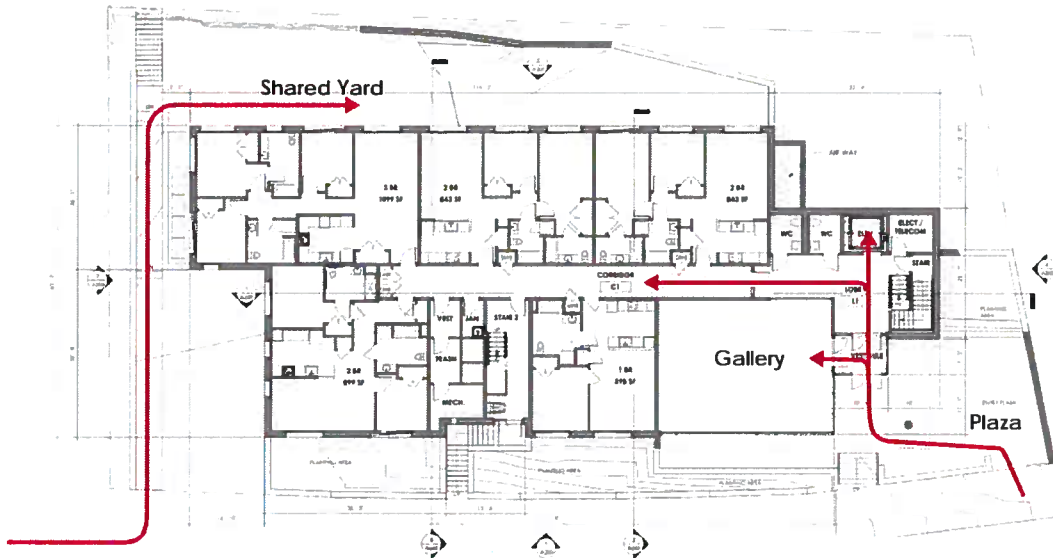
Architectural Access staff can be reached at:

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

Exhibit 23: Article 80 Accessibility Checklist



Second Floor Plan



First Floor Plan

- * All routes to units will be accessible via elevator.
- ** Location of Group 2 units to be determined.

Exhibit 24: Public Facilities
Commission Approval



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

The undersigned hereby certifies that she is the Secretary of the Public Facilities Commission, and that at a meeting of said Commission, duly called and held on Wednesday, October 24, 2018, whereat Chair Katherine P. Craven, Commissioner Lawrence D. Mammoli and Commissioner Dion S. Irish of said Commission were present, it was voted:

That, having duly advertised a Request for Proposals to develop said properties Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130 be tentatively designated as developer of the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

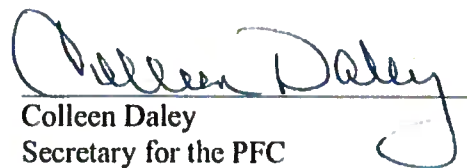
283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Rees-Larkin Development LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.


Colleen Daley
Secretary for the PFC

APPROVED:



Mayor Martin J. Walsh

