

# Morton Station Village

## *872 Morton Street, Mattapan MA*

Proposed New Construction for Rental and Condominium Residential and Community Space

adjacent to the Stephen P. Odom Serenity Garden



### Article 80 Small Project Review Application

Boston Planning and Development Agency

*September 5<sup>th</sup>, 2018*

Development Team:

Caribbean Integration Community

Development Inc.

and

The Planning Office for Urban Affairs, Inc.

Design / Permitting Team:

Davis Square Architects

RBLA Design LLC

Horsley Witten Group

Pulgini Norton Associates

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## Cover Letter



Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

September 5, 2018

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

RE: Morton Station Village, 872 Morton Street, Mattapan, MA 02126  
Small Project Review Application under Article 80E of the Boston Zoning Code

Dear Director Golden:

We are pleased to submit this letter with our Small Project Review Application under Article 80E of the Boston Zoning Code in connection with Morton Station Village, a 40 unit mixed-income rental and affordable condominium development (the “Proposed Development”), at 872 Morton Street in the Mattapan neighborhood of Boston.

Caribbean Integration Community Development (CICD), and the Planning Office for Urban Affairs (POUA), are working on redeveloping 872 Morton Street, a property owned by the City of Boston, into mixed-income and mixed tenure housing. When completed, this Proposed Development will bring back into active use land that has been vacant since 2013 after the former Boston Police Department precinct station was demolished. It is also a site that is adjacent to the Morton Street MBTA Fairmount Station, making it an excellent transit-oriented location which will be adjacent to the Stephen P. Odom Serenity Garden (the “Serenity Garden”).

The Proposed Development site consists of two (2) parcels of City of Boston-owned land totaling 34,103 square feet which will be repurposed into (1) a 27,170sf parcel consisting of 40 units of mixed-income affordable and workforce housing, of which thirty-one (31) units will be rental units for households with incomes of 30% AMI to 100% AMI and nine (9) units will be deed-restricted affordable condominium units for households with incomes of 80% AMI to 100% AMI and (2) a 6,500sf parcel for the Serenity Garden, with about 2,000sf additional Serenity Garden space also located on the housing parcel. The Serenity Garden is currently in design by the City of Boston’s Parks Department. Resident amenity spaces will be provided in the building as well as over 1,000 square feet of community space. This community space will be adjacent to the Serenity Garden, so they may be used together. The Proposed Development and Serenity Garden will be constructed together, although this Application is solely for the Proposed Development.

CICD and POUA are very grateful for being designated developers of this important parcel by the Department of Neighborhood Development. By bringing our two non-profits together, with CICD invested in providing housing and economic development opportunities for residents of Mattapan,

and POUA a well-established and mission driven housing developer, we offer a unique combination of very local representation and deep real estate development experience that will lead to successful creation of this new Proposed Development and Garden.

Our development team consists of Davis Square Architects, RBLA Design LLC, Horsley Witten Group, and Pulgini & Norton LLP. We look forward to continuing our work with the BPDA and with the community, with whom we have undertaken an extensive community driven process to refine the Proposed Development, including seven (7) meetings with abutters and neighborhood groups, supplemented by three (3) additional meetings sponsored by the City of Boston's Parks Department for the design of the Garden which also informed the creation of Morton Station Village.

Sincerely,



Caribbean Integration Community Development  
Donald Alexis, President



Planning Office for Urban Affairs  
Lisa B. Alberghini, President

CC: Rep. Russell Holmes  
Rep. Daniel Cullinane  
City Councilor Andrea Campbell  
City Councilor Timothy McCarthy  
Lance Campbell, BPDA  
Roudnie Celestin, ONS  
Kelly Shay, DND  
John Pulgini, Pulgini & Norton  
David Aiken, POUA

## Project Overview

The parcel at 872 Morton Street, Mattapan, MA 02126 has been vacant since 2013 following the demolition of the local Boston Police Department precinct station, representing both uncertainty and a missed opportunity for the neighborhood. With the City's designation of Caribbean Integration Community Development (CICD) and the Planning Office for Urban Affairs (POUA) as Developers in 2017, redevelopment of the site can move forward. This Article 80 Small Project Review application (the "Application") to the Boston Planning and Development Agency is a key next step in realizing the potential of this property to serve the local community once again. POUA and CICD have undertaken an extensive community driven process to refine the development plan that is the subject of this Application including seven (7) meetings with abutters and neighborhood groups, supplemented by three (3) additional meetings sponsored by the City of Boston's Parks Department for the design of the Stephen P. Odom Serenity Garden which also assisted in refining this Application.

### The Project

Morton Station Village (the "Proposed Development") consists of two lots, one at 872 Morton Street and the other off of Hopkins Street where there is currently a sign indicating the "future home" of the Stephen P. Odom Serenity Garden (the "Garden"). The Morton Street parcel started as residential in the early 1900s before turning into the area police station in 1915. The building became generally vacant in the 1980s and had been entirely vacant since 1995. In 2013 the City of Boston demolished the vacant building and undertook site remediation activities.

The Proposed Development consists of 40 units of mixed-income housing, which further consists of nine (9) deed-restricted affordable homeownership and thirty-one (31) rental units, plus common area spaces including laundry, a fitness center, bicycle storage, on-site management and parking in a modern LEED Silver Certifiable structure. All thirty-one (31) rental units will be deed-restricted affordable between 30% and 100% AMI and approximately 10% will be designated, in compliance with fair housing laws, with a preference for artists during initial marketing. The Sponsors have also worked with the community to incorporate nearly 1,500sf of community space in the building adjacent to the approximately 8,000sf location of a City of Boston Parks Department-designed Stephen P. Odom Serenity Garden. The Garden will sit towards the rear of the site abutting Hopkins Street and provide a respite location for the community in a public park setting, and the community space will be intricately tied into the Garden to enable the community and neighbors to use these spaces together.

The proposed building façade has street frontage of about 46 feet on Morton Street southeast of the MBTA's Fairmount Line train station and tracks and is within a 100' walking distance of the Morton Street station. The building runs nearly 205' along the site to the north, parallel to the railroad, with a community room located at the rear of the building which will enter out into the Garden.

The grade of the site makes for several challenges but allows the Sponsors to place parking, loading, bicycle storage, trash storage, and most mechanical spaces below the grade of Morton Street and the bridge so that they are not visible from the street level and will not affect regular operations of Morton Street. The southern portion of the site closest to Evans Street will have vehicular access to the parking underneath the building. The site is ideally located to bridge the connection between Morton Street and the quieter

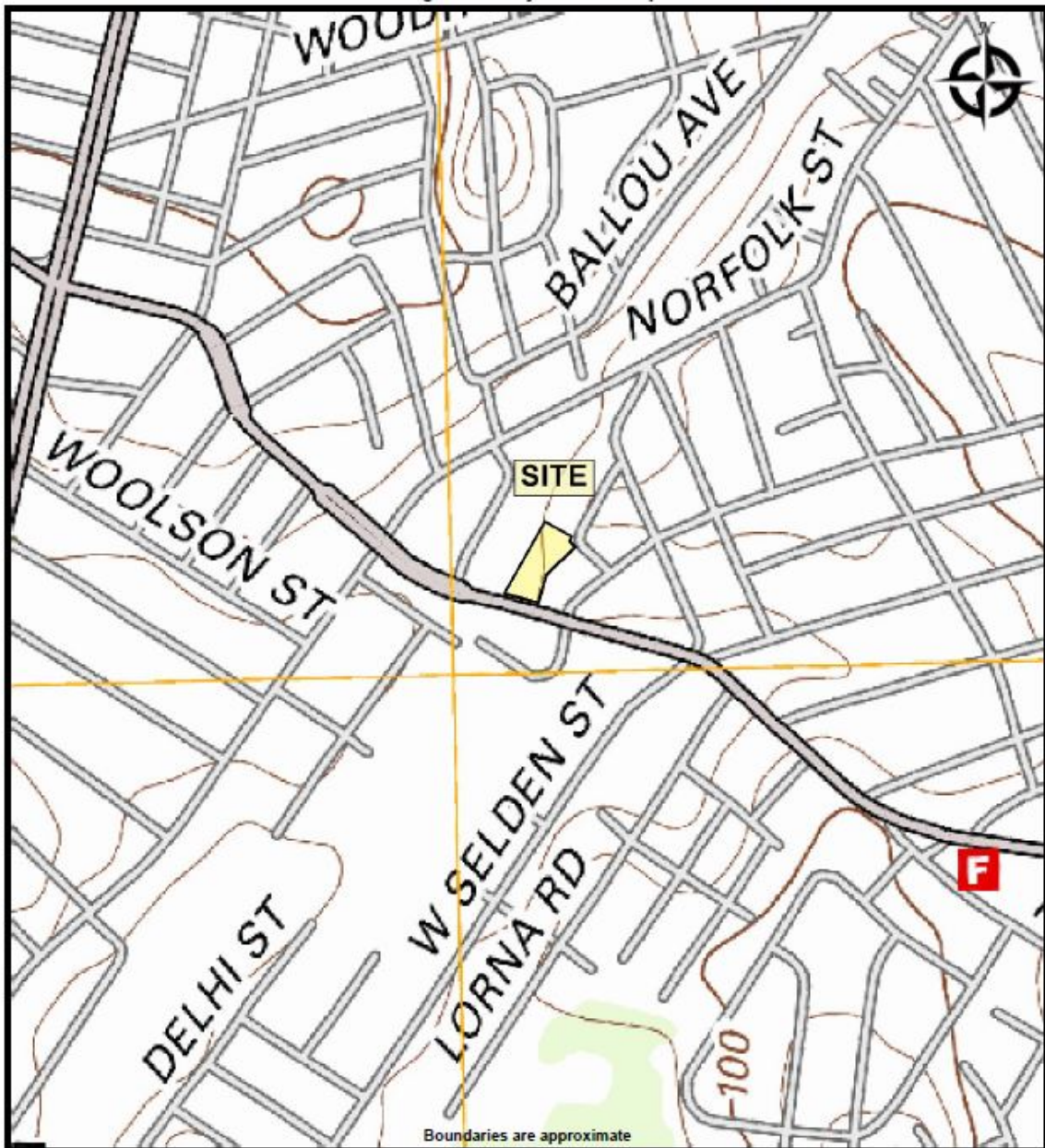
adjacent residential streets of Hopkins and Evans Streets by adding public park space and new residential uses adjacent to a transit corridor.

In order to create an economically diverse new residential community and to meet the needs of and desires expressed by neighborhood residents through the seven (7) community conversations, there will be 40 units of housing available to residents earning from 30% to 100% of the Area Median Income (AMI) of which nine (9) of the units, consisting of 1BR and 2BR units, will be created as affordable homeownership condominium units restricted at 80% AMI to 100% AMI. This income mix has been purposely established both in response to neighborhood objectives, and to provide opportunity for a wide-ranging population to afford to rent or purchase a condominium here. There will be thirty (30) parking spaces on-site, of which at least two (2) of these spaces to be used by management for operations and other short term uses.

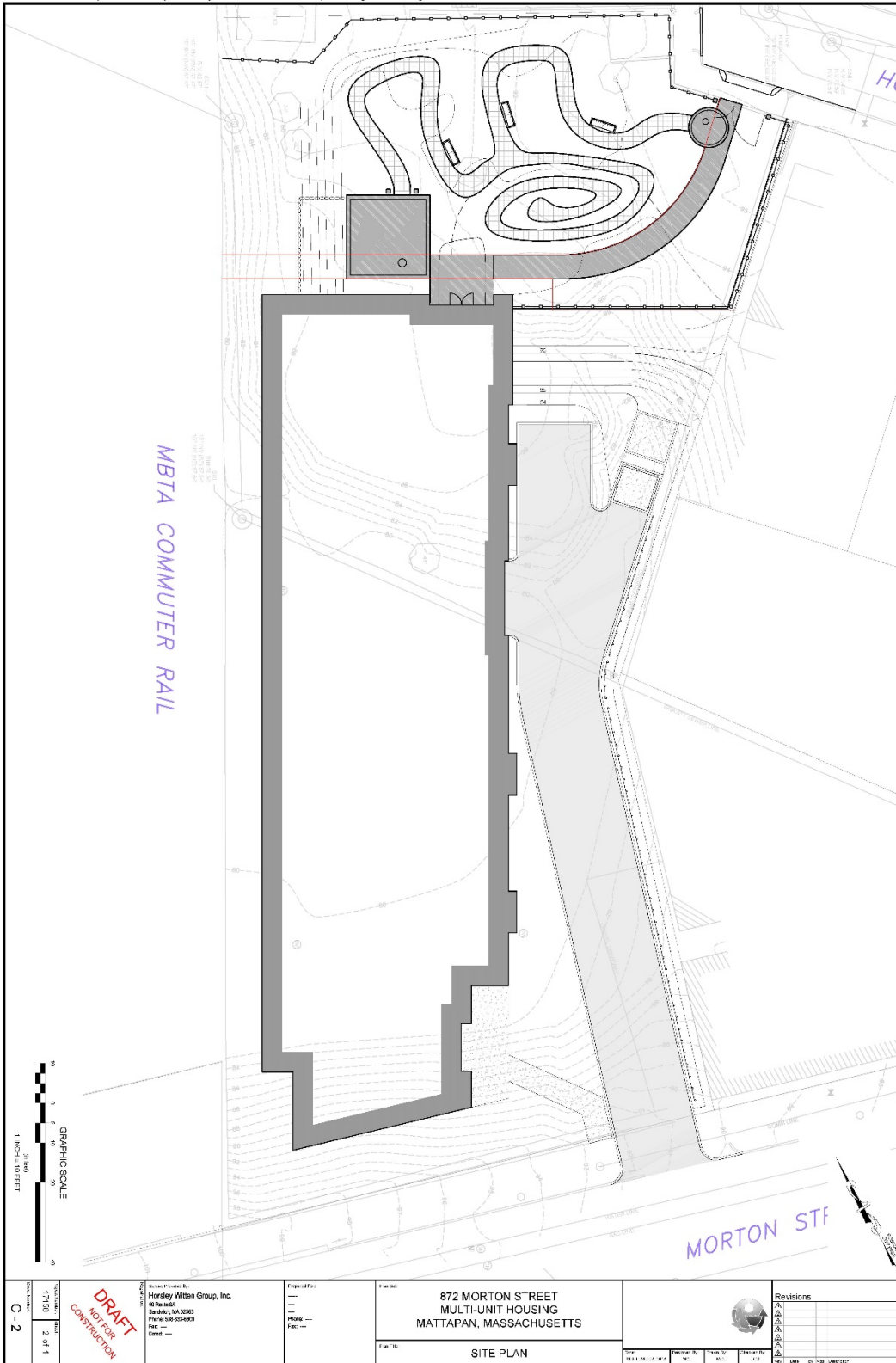
In honor the memory of Steven P. Odom, who was murdered in a 2007 senseless act of violence, a Serenity Garden of approximately 8,000 square feet will be built on a parcel that is to be subdivided from the Proposed Development and which is being designed to encourage peaceful gatherings and opportunities for local youth to participate in activities and recreation, to be used in conjunction with the Proposed Development's community room. The Garden is expected to include areas for quiet reflection and contemplation, community gatherings and conversations, and active youth engagement and is being further designed through the City of Boston's Parks Department.

# Locus Map and Site Plan

Image Provided By ESRI Street Map



 <b>GZA GeoEnvironmental, Inc.</b> <i>Engineers and Scientists</i> www.gza.com	<b>FIGURE 1 - LOCUS PLAN</b> <b>PHASE I ENVIRONMENTAL SITE ASSESSMENT</b> 872 Morton Street Boston, Massachusetts 02124
	PREPARED FOR: Planning Office for Urban Affairs, Inc. PROJ. MGR: DMT DRAWN BY: MEM DATE: 9/25/2017 PROJ. #: 04.0190753.00





# Morton Station Village Proposal

## Massing Diagram



Rendering of Morton Station Village, Mattapan, MA  
Credit: Davis Square Architects

## Proposed Unit Mix

Rental		
Unit Type	Average Square Footage	Number of Units
<b>1 Bedroom / 1 Bath</b>	686	13
<b>2 Bedroom/ 1 Bath</b>	860	21
<b>3 Bedroom / 1.5 Bath</b>	1094	4
<b><u>Condominium</u></b>		
Unit Type	Average Square Footage	Number of Units
<b>1 Bedroom / 1 Bath</b>	662	3
<b>2 Bedroom/ 1 Bath</b>	842	6
<b>Community Room/Fitness Room</b>	1,088-1,488	1

## Existing Site Photos

The following photographs show the currently vacant land at 872 Morton Street where the local Boston Police Department precinct most recently stood prior to demolition by the City of Boston in 2013.



*Photo 1: View at Morton Street Entrance*



*Photo 2: NW view at entrance towards MBTA tracks*



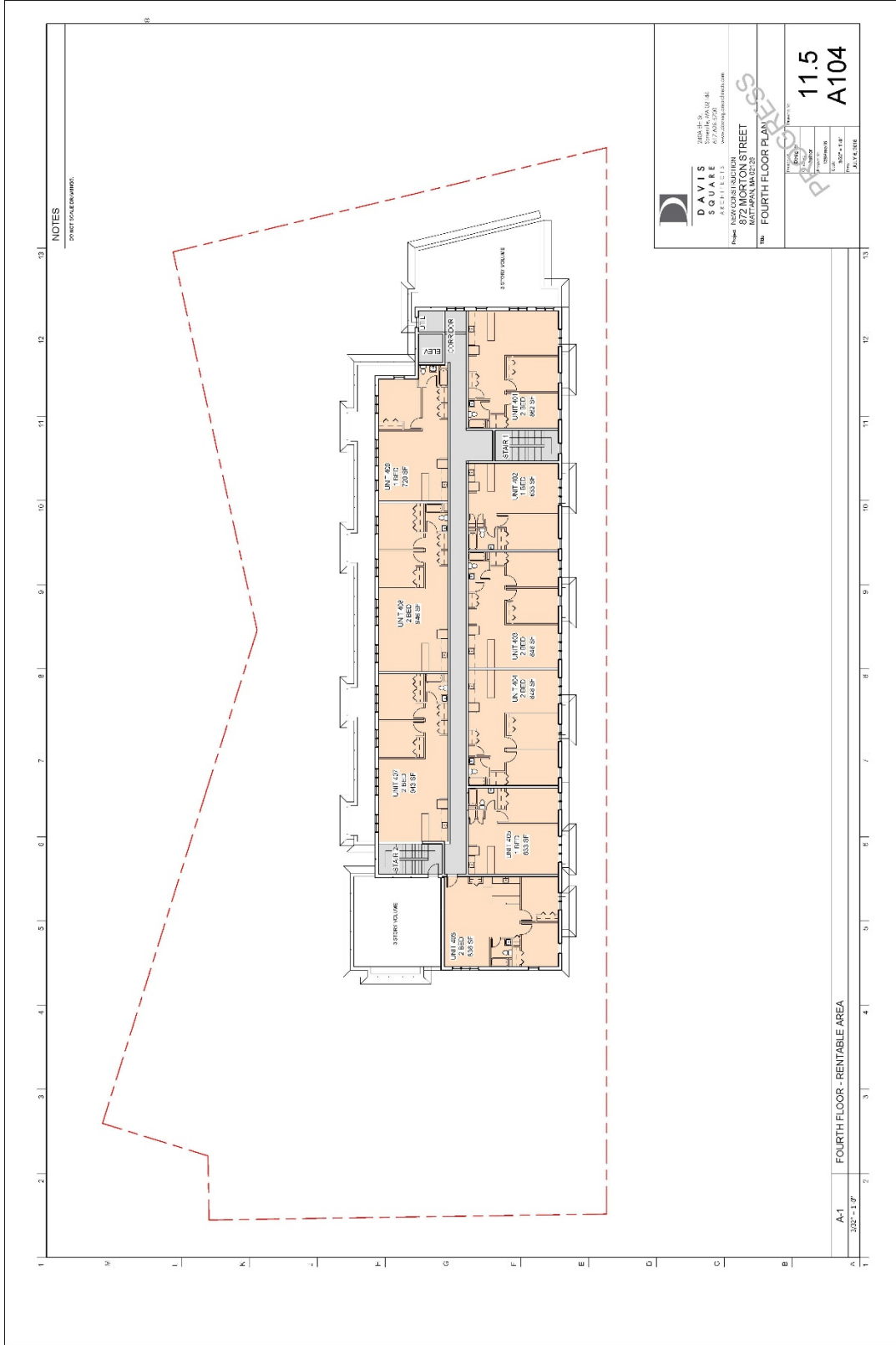
*Photo 3: NE view at entrance towards Hopkins St*











## Elevations and Design Context

Morton Street Village has been designed to strengthen the urban design context of Morton Street and Hopkins Street, reflected by the massing and building materials presented on the Morton Street façade and by incorporating the design of the Odom Serenity Garden towards Hopkins Street. This design has been done while working within the constraints presented by the design and construction of the Morton Street railroad bridge and the challenging topography of the site, which allows the parking, loading and operating functions of the building to be located below the visible grade of both Morton Street and abutting neighbors, particularly on Hopkins Street. The building will have prominent entrances at both facades, to ensure welcoming entrances for both residents and neighbors who are visiting the community room area for public events.



Elevation 1: Morton Street (North) Elevation

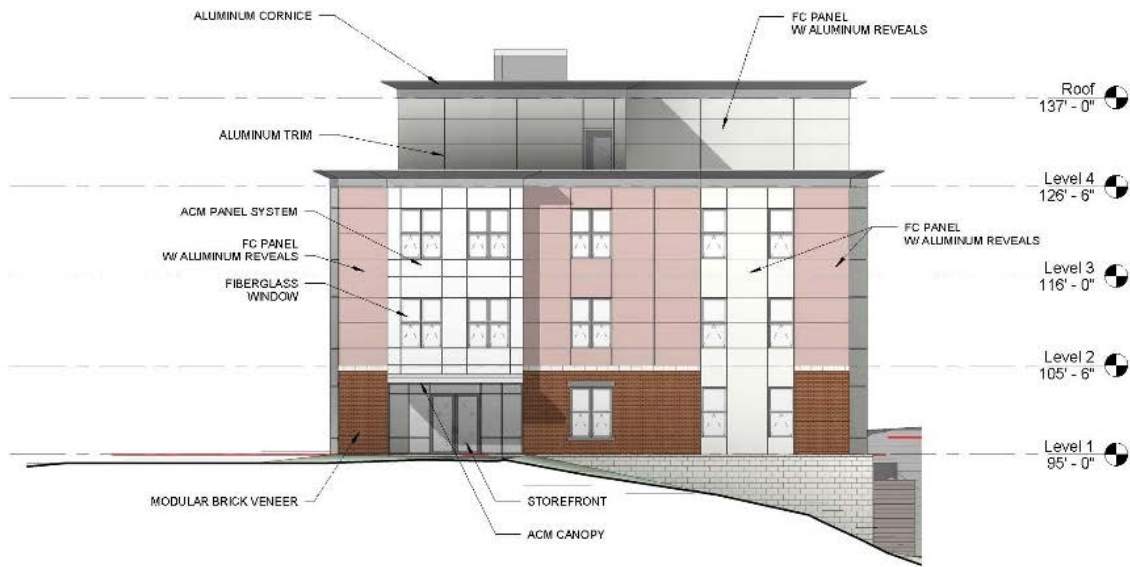


Elevation 2: East Elevation





Elevation 3: West Elevation



Elevation 4: South Elevation

## Financing

The total development cost, including both rental and homeownership components, is estimated to be \$19.1 million. The project will be financed using a combination of state and federal tax credits, funding from the City of Boston, including the Community Preservation Act, the Commonwealth of Massachusetts, and other private sources as described below.

### **Equity Financing:**

The Development Team received a Letter of Interest from Bank of America to purchase State and Federal Low Income Housing Tax Credits.

### **Local Funding Commitment:**

The Development Team has applied to, and received, an award of financing from the City of Boston Department of Neighborhood Development in the amount of \$2,495,824 to support the rental component. The Development Team is applying for Community Preservation Act and Department of Neighborhood Development funding to support the nine (9) affordable homeownership units.

### **Construction Financing:**

The Development Team received a Letter of Interest from Bank of America for construction financing.

### **Permanent Financing:**

The Development Team received a Letter of Interest for permanent financing from MassHousing Finance Agency.

### **Anticipated Financing Timeline:**

The Development Team will apply for DHCD funding in the winter of 2019, with a projected funding commitment in the fall of 2019. The project will be ready to proceed into final design, permitting and construction upon receiving the DHCD funding award.

## Community Impact

### Community Outreach

CICD and POUA have undertaken an extensive community driven process to refine the development plan that is the subject of this Application including seven (7) meetings with abutters and neighborhood groups, supplemented by three (3) additional meetings sponsored by the City of Boston's Parks Department for the design of the Stephen P. Odom Serenity Garden which also assisted in refining this Application. These meetings have taken place since 2017 and have allowed the Development Team to revise the proposal to incorporate (1) homeownership units (2) artist units and (3) a large community room space that connects to the Odom Serenity Garden allowing for the public to use both the indoor and outdoor spaces for programming. We will continue to meet with community members and residents throughout the entire duration of the project and will ensure that contacts are always available for questions during construction.

### Community Benefits

The new construction of Morton Station Village will benefit the local community in the following ways:

**Concentrating Development and Mix Uses** - The Proposed Development will concentrate development by re-using a formerly active and now dormant parcel of land adjacent to the Morton Street MBTA Fairmount Line Station to provide both rental and homeownership housing for the community in a transit accessible location.

**Advancing Equity** - The Proposed Development will provide affordable and middle income rental and homeownership housing. On the architectural design side, the Proposed Development will create a new mixed-tenure development with public open space and publicly accessible interior community space to provide both outside respite spaces for the neighbors and interior spaces to encourage neighborhood programming and engagement between residents of the development and the adjacent neighborhood. Finally, the Proposed Development meets all affirmative marketing requirements, thereby promoting diversity and social equity in the City of Boston. The Proposed Development will also provide new Group 2 accessible units and meet other accessibility criteria as outlined in the attached Article 80 Accessibility Checklist.

**Reactivation of a Vacant Site**- The redevelopment of this site will follow through on the City of Boston's process to reuse the site to provide multiple community benefits. It is important to redevelop parcels such as this by opening it up to new residential housing as well as providing new community space and access to a newly created Public Park.

**Using Natural Resources Wisely** - The development plan will comply with energy and efficiency guidelines that have been established by both the Department of Neighborhood Development and the Department of Housing and Community Development, which will both assist in financing the Proposed Development. We anticipate that the architectural design also meets or exceeds state and federal code requirements relative to building materials, conservation and energy use. The developer continues to explore additional energy and water saving measures for incorporation into the design.

**Expanding Housing Opportunities** - This Proposed Development is a multifamily mixed-tenure housing development that will increase the number of high quality affordable, middle income rental and homeownership units available in Mattapan. The addition of these housing units in this location is consistent with the the proximity to mass transit that closely links the housing opportunities with transportation choice for access to jobs.

**Providing Transportation Choices** - The location of the Proposed Development near mass transit makes it uniquely situated to provide increased transportation choice. With its location less than a 100' to the MBTA Fairmount Line/Morton Street Station and bus routes 21 and 26, the Proposed Development is very accessible to frequent public transportation. The variety of public transportation modes that will be available to prospective residents will help reduce the dependence on automobiles and increase the use of mass transit, especially as the Fairmount Line receives added investment in the construction of new stations and increased frequency of service. Mattapan is also now home to an increasing number of Blue Bikes bikeshare stations that increase area mobility, including a dock being installed at the Morton Street Station in Summer 2018.

# Zoning

## Tabular Analysis

The redevelopment of the site requires Article 80 Small Project Review along with the anticipated zoning variances stated in Figure 1 below and the Anticipated Permits and Approvals in Figure 2 under the Permits and Approvals section. These items are subject to change.

Zoning District:  
1009 - Greater Mattapan Neighborhood NS-1  
Parcels: 1702190000 & 1702184000  
*PROPOSED MORTON STATION VILLAGE*

<i>LOT</i>	<i>27170 SF</i>	
<i>GSF</i>	<i>45501 SF</i>	
<i>UNITS</i>	<i>40</i>	
<i>COMMUNITY</i>	<i>1488 SF</i>	
<i>PARKING</i>	<i>30</i>	<i>Includes 2 on surface</i>
<i>OPEN SPACE</i>	<i>5137 SF</i>	

ZONING CHART			
	REQUIRED	PROPOSED DESIGN	VARIANCE REQUIRED
USE MULTI-FAMILY FIRST FLOOR	COND.	YES	YES
LOT SIZE	none	27170 SF	NO
LOT AREA (MIN. SQ.FT. FOR EACH ADDTL UNIT)	none	684	NO
LOT WIDTH	none	99	NO
FAR	1	1.67	YES
HEIGHT OF BLDG	35	54 see note 6	YES
USEABLE OPEN SPACE (MIN SQ.FT. PER UNIT)	50	0	YES
FRONT YARD	none <sup>3</sup>	15	Yes
SIDE YARD	10ft see note 4	8	NO
REAR YARD	none	7	NO
OFF STREET PARKING 40 UNITS x 1	40	30	YES
Off STREET LOADING	1	1	NO

3. See Section 60-37.1, Street Wall Continuity.

4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.  
**Abutting 3F on South-East side, which requires 10ft.**

5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

6. Building height will be 42 ft from the median of Morton Street but lowest grade elevation to the top of roof sheathing is 54 feet. Variance will depend on interpretation by ISD.

Figure 1: Zoning Chart

## Permits and Approvals

Anticipated Permits and Approvals	
<u>Agency</u>	<u>Approval(s) Anticipated</u>
Boston Planning and Development Agency	Article 80 Small Project Review
Boston Parks Department	Stephen P. Odom Serenity Garden Design coordination
Zoning Board of Appeals	Variances as outlined in Figure 1: Zoning Table
Boston Water and Sewer	Site Plan approval; utility connection permits
Boston Public Works / MassDOT	Curb cut approval
Boston Transportation Department	Construction Management Plan approval
Boston Inspection Services Department	Building Permits; Certificates of Occupancy; Certificates of Fitness; other construction and occupancy related permits
MBTA	Zone of Influence (ZOI) License
<i>This list of Anticipated Permits and Approvals is preliminary based on the current project proposal. Not all of these permits or actions may be required, and additional requirements may be identified during the permitting and community review process.</i>	

**Figure 2: Anticipated Permits and Approvals**

## Environmental

GZA GeoEnvironmental, Inc. conducted a Phase 1 Environmental Site Assessment of 872 Morton Street in September of 2017. The assessment revealed no evidence of “Recognized Environmental Conditions” in connection with the property.

Prior to the City of Boston’s Department of Neighborhood Development advertising the “872 Morton Street and Hopkins Street, Mattapan” RFP in 2016 a Controlled Recognized Environmental Condition (CREC) with a Permanent Solution with Conditions (PSC) was put in place due to elevated contaminants of petroleum compounds and metals impacting the Site soil. The PSC recommends “placement of clean top soil over the historic fill layer [which] would serve to minimize exposure to future residents and park visitors, as well as the use of pavement, concrete, and/or foundations as exposure barriers.” The fully engineered site design and use of the site will ensure that all controls are in place to handle and manage the

site. The Sponsors will work closely with **GZA GeoEnvironmental Inc.**, and the **Planning Office for Urban Affairs, Inc.** has extensive experience working on urban redevelopment.

## **Article 80 Accessibility Checklist**

The Article 80 Accessibility Checklist is enclosed with this Application as Exhibit 1.

## **Development Team**

Resumes for **Caribbean Integration Community Development, Inc.**, the **Planning Office for Urban Affairs, Inc.**, and **Davis Square Architects** are included as Exhibit 2.

Exhibit 1: 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 BPDA 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](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/](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](http://www.boston.gov/disability)
8. City of Boston – Public Works Sidewalk Reconstruction Policy  
[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%20200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%20200114_tcm3-41668.pdf)
9. City of Boston – Public Improvement Commission Sidewalk Café Policy  
[http://www.cityofboston.gov/images\\_documents/Sidewalk\\_cafes\\_tcm3-1845.pdf](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)

#### Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

**Article 80 | ACCESSIBILITY CHECKLIST**

<b>1. Project Information:</b> <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	Morton Station Village		
Primary Project Address:	872 Morton Street, Mattapan, MA 02126		
Total Number of Phases/Buildings:	One Phase; One Building.		
Primary Contact (Name / Title / Company / Email / Phone):	David Aiken, Senior Project Manager, Planning Office for Urban Affairs, Inc. 617-350-8885 x 115; <a href="mailto:daiken@poua.org">daiken@poua.org</a>		
Owner / Developer:	Morton Station Village LLC		
Architect:	Davis Square Architects		
Civil Engineer:	Horsley Witten Group		
Landscape Architect:	RBLA Design LLC		
Permitting:	John Pulgini, Pulgini & Norton, LLP		
Construction Management:	TBD		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No variances are anticipated.		
<b>2. Building Classification and Description:</b> <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	+/- 29,228 SF	Building Area:	45,501 GSF
Building Height:	42 FT.	Number of Stories:	4 plus parking level Flrs.

**Article 80 | ACCESSIBILITY CHECKLIST**

First Floor Elevation:	Entry is at grade	Is there below grade space:	Garage <i>Yes/ No</i>	
What is the Construction Type? (Select most appropriate type)				
	<b>Wood Frame</b>	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	<b>Residential - Multi-unit, Four +</b>	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:				
<p><b>3. Assessment of Existing Infrastructure for Accessibility:</b>  <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Site is between residential and commercial structures, MBTA tracks, and Morton Street. It is steeply sloped going down from the residential end to the frontage on Morton Street.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA Fairmount Line; Route 21 and 26 busses. More description in project narrative under Community Impact/Providing Transportation Choices			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	North: Residential; South; Commercial; East: Mixed-Use residential and commercial; West: MBTA Fairmount Line tracks and residential neighborhood			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None immediately surrounding.			
<p><b>4. Surrounding Site Conditions – Existing:</b>  <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				

**Article 80 | ACCESSIBILITY CHECKLIST**

<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>Side walk at Morton Street end is part of recently constructed bridge structure that crosses MBTA tracks. It is approximately 6 feet wide, constructed of concrete, and is in excellent condition. Its slope may exceed 5% as it rises to cross the MBTA tracks. The sidewalk at the North end of the site (which will be a public park currently in design by the Parks Department) on Hopkins street is also concrete, in good condition, and about 5 feet wide. At the location where it passes in front of the site, it is very moderately sloped.</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>Morton Street sidewalk will not be changed as part of the proposed project. It is not known if the Hopkins sidewalk will be modified when the public park is constructed. There are currently no detectable warning surfaces in either walkway.</p>
<p><b>5. Surrounding Site Conditions – Proposed</b></p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Morton Street sidewalks reconstructed by MassDOT as part of Morton Street Bridge Accelerated Bridge construction in 2014. Sidewalks appear consistent with Neighborhood Connector street-type, but to be further reviewed.</p> <p>Existing Hopkins Street sidewalks may be modified as part of the public park construction.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<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>Sidewalk changes are not part of the proposed scope of work.</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>Existing public sidewalks to be repaired in-kind where needed due to construction. Materials for new private sidewalk entrance to building will be concrete.</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>No.</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>Not applicable.</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes</i>, identify PIC actions and provide details.</p>	<p>N/A</p>
<p><b>6. Accessible Parking:</b> <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>There are a total of 30 parking spaces provided in the ground level of the building.</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>Four (4) accessible parking spaces to be provided within the ground level garage. Two spaces are located at the 8-foot wide van access aisle.</p>
<p>Will any on-street accessible parking spaces be required? <i>If yes</i>, has the</p>	<p>N/A</p>

**Article 80 | ACCESSIBILTY CHECKLIST**

proponent contacted the Commission for Persons with Disabilities regarding this need?	
Where is the accessible visitor parking located?	An accessible visitor space is located in the ground level parking area.
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	Accessible drop off can happen at the main entry at the front walkway, or within the ground level parking area that has elevator access to all floors of the building.
<p><b>7. Circulation and Accessible Routes:</b>  <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	All building entries are flush with grade (front entry, community room entry to rear open space, and garage entry).
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes.
<i>If project is subject to Large Project Review/Institutional Master Plan</i> , describe the accessible routes way-finding / signage package.	N/A
<p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b>  <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?	40 units of housing
<i>If a residential development</i> , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP	31 rental units of 30% AMI to 100% AMI 9 affordable homeownership units of 80% to 100% AMI No IDP units required.

**Article 80 | ACCESSIBILITY CHECKLIST**

<p>(Inclusionary Development Policy) units?</p>	
<p><i>If a residential development</i>, how many accessible Group 2 units are being proposed?</p>	<p>2</p>
<p><i>If a residential development</i>, how many accessible Group 2 units will also be IDP units? <i>If none</i>, describe reason.</p>	<p>N/A. IDP units are not required.</p>
<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</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. <i>If yes</i>, 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? <i>If yes</i>, describe:</p>	<p>There will be an elevator that accesses all levels</p>
<p><b>9. Community Impact:</b>  <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>Developers will be participating in the construction of the new Stephen P. Odom Serenity Garden which will be located on a to-be-subdivided parcel at the rear of the Proposed Development. Financial or other in-kind support of this park is to-be determined as the design process is underway by the Parks Department.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

<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>Indoor common spaces all accessible, including the community room with accessible access to the outside rear of the building into the Odom Serenity Garden.</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>Yes, there will be two (1) ADA compliant restrooms in the common public space for use by those using the community room for neighborhood functions.</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>	<p>Review has not yet occurred</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</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>Presentation has not yet occurred</p>
<p><b>10. Attachments</b>  <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. <b>Garage is located in the lower level of the building.</b></p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.  <b>To be submitted separately.</b></p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	



**Article 80 | ACCESSIBILITY CHECKLIST**

Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. <b>Detailed plans not available at this point in design process.</b>
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"><li>• N/A</li><li>•</li><li>•</li><li>•</li></ul>

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](http://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](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682

Exhibit 2: Development Team Resumes

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## Who We Are



### About Us

Caribbean Integration Community Development (CICD) is a housing and community development organization that creates affordable housing in Boston's neighborhoods with large numbers of people of Caribbean descent. We also invest in high-impact opportunities to enhance the socio-economic well-being for local working families. Our team is passionate and committed to improving lives and helping working families become successful members of their local communities.

### History

When the Great Recession hit in 2008, many working Caribbean-American families in Boston became victims of foreclosures. Their life savings were depleted and instead of pursuing the American Dream, many people were struggling to pay rent and deal with damaged credit ratings. Motivated to solve this dire situation for the Caribbean-American community, Caribbean Integration Community Development (CICD) was founded in 2011.

CICD joined 70 other Boston non-profits in 2012 to kick off "You Have Rights", a campaign delivered in Haitian Creole to help renting families confront their landlords about unfair and unsafe living conditions. We also assisted

the Boston Housing Authority, translating their housing application forms and video to Haitian Creole so that they were accessible for Caribbean immigrants.

We are currently building an urban residential development adjacent to the MBTA Fairmount/Indigo Line (Mattapan) that will connect families with quality jobs around Downtown . A total of 90% of the housing units will be affordable. We're excited about the opportunities this project will create as it contributes to the revitalization of the neighborhood.

## Vision

We envision a thriving Caribbean Diaspora, where families are supported and able to invest in their future.



*"CICD's initiatives focus on some of the most pressing long term needs of the Caribbean Diaspora; economic stability, self-sufficiency and housing. Our housing and workforce development activities' objective is to revitalize communities, while developing tangible resources that will have a profound impact on catalyzing success from within".*

**George Durante, Caribbean Integration Community Development Board President**

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1601-1601 Blue Hill Ave, Mattapan, MA 02126 | (617) 942-3591 | [mail@cicdofboston.org](mailto:mail@cicdofboston.org)

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## Board of Directors



**George Durante**

President and Director



**Alex Taylor**

Treasurer and Director



**Carl Bernard**

Clerk and Director



**Ralf Rho**

Director



**Vince Orgeat**

Director



**Cassie Ramos**

Director

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**Michelle Cilien**

Director



**Rina Bernardez**

Director

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# Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

84 State Street, Suite 600  
Boston, MA 02109  
Tel. (617) 350-8885  
Fax (617) 350-8889

## **OVERVIEW & MISSION**

The Planning Office for Urban Affairs is a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. Since its inception in 1969, the Planning Office has developed over 2,700 units of elderly, family, mixed income and special needs housing, channeling nearly \$625 million of investment into developments throughout metropolitan Boston, and currently has several additional properties under active development. The emphasis of the Office is not on numbers, though, but on having a qualitative impact on the harsh reality of housing deprivation for poor families, middle-income people, the elderly and disabled persons.

This means producing high quality residential developments; forming strong communities characterized by economic, racial, and ethnic diversity for people of all ages and abilities; providing both affordable rental and homeownership opportunities; and undertaking development efforts that address the needs of a wide ranging population including the most vulnerable among us, as well as those of moderate means.

The Office has also been a leading advocate for affordable housing and strong communities over the years, providing leadership in the development of high quality mixed-income housing; the preservation of existing affordable housing; building permanent supported housing for the homeless; the protection of homeowners and tenants in foreclosure; the creation of additional programs and resources to support affordable housing; and the continued integrity and strength of the State's inclusionary zoning law, Chapter 40B, to help all cities and towns provide housing for our neighbors in need.

The properties developed by the Planning Office for Urban Affairs demonstrate the capacity, drive, knowledge and commitment to social justice that enables the Office to succeed in undertaking complex, mixed-income residential developments that create strong, diverse, and healthy communities. We are most grateful to our development and finance partners with whom we share this success, for their tremendous support over the years.

For additional information on our developments please visit our website at [www.poua.org](http://www.poua.org), or call 617-350-8885.

**PLANNING OFFICE FOR URBAN AFFAIRS**  
**ARCHDIOCESE OF BOSTON**

**DEVELOPMENT INFORMATION**

**DEVELOPMENTS COMPLETED:**

<b>Project Name</b>	<b>Location</b>	<b>Completion Date</b>	<b>Housing Units</b>	<b>Development Cost</b>
1 North Ridge	Beverly, MA	1975	98	\$9,300,000
2 Pine Grove	Lexington, MA	1977	16	\$1,050,000
3 Wood Ridge	North Andover, MA	1979	230	\$13,500,000
4 Kent Village	Scituate, MA	1983	64	\$8,000,000
5 Constitution Coop.	Charlestown, MA	1985	120	\$7,500,000
6 Fenwick House	Lynn, MA	1985	96	\$6,000,000
7 McNamara House	Brighton, MA	1985	80	\$5,000,000
8 Paul Revere House	Boston, MA	1985	24	\$2,500,000
9 St. Helena House	Boston, MA	1986	74	\$7,000,000
10 Collins Non-Profit Apts.	Chelsea, MA	1986	100	\$6,000,000
11 Friendly Garden Coop	Revere, MA	1986	107	\$6,000,000
12 Siena Village	Watertown, MA	1987	84	\$14,000,000
13 Hased House	Billerica, MA	1990	12	\$681,500
14 Mt. Carmel Housing	Worcester, MA	1991	75	\$5,200,000
15 Cardinal's Rehab	Boston, MA	1994	81	\$5,300,000
16 St. Cecilia House	Boston, MA	1995	123	\$8,500,000
17 Tuttle House	Dorchester, MA	1995	26	\$1,020,000
18 Neagle Apts.	Malden, MA	1996	76	\$5,800,000
19 West End Place	Boston, MA	1997	183	\$32,800,000
20 McBride House	Boston, MA	1998	17	\$2,600,000
21 St. Mary's	Waltham, MA	2001	70	\$5,600,000
22 Rollins Square (Cost includes housing, retail, subsurface garage, park)	Boston, MA	2004	184	\$73,660,000
23 St. John of God, Phase I	Brighton, MA	2003	213	\$68,900,000
St. John of God, Phase II	Brighton, MA	2006	78	\$10,000,000
24 St. Jean Baptiste	Lynn, MA	2005	38	\$9,150,000
25 Riley House	Hyde Park, MA	2005	40	\$7,200,000
26 D'Youville Elderly Housing	Lowell, MA	2009	42	\$8,460,000
27 St. Aidan (Cost includes subsurface garage, historic, conservation easement)	Brookline, MA	2009	59	\$36,850,000
28 Hayes Building	Haverhill, MA	2010	57	\$20,350,000
29 Upton Street	Boston, MA	2011	19	\$10,167,642



30	Rose Hill Manor	Billerica, MA	2011	41	\$11,240,000
31	Barstow Village (with EA Fish Associates)	Hanover, MA	2012	66	\$11,700,000
32	St. Joseph's	Salem, MA	2013	51	\$20,050,000
33	Uphams Crossing	Dorchester, MA	2015	80	\$36,750,000
34	The Apartments at 165 Winter	Haverhill, MA	2015	12	\$5,075,000
35	Harbor Place (Cost includes commercial building, subsurface garage, public plaza and boardwalk)	Haverhill, MA	2016	80	\$66,000,000
<b>TOTAL Completed</b>				<b>2816</b>	<b>\$548,904,142</b>

**DEVELOPMENTS UNDERWAY:**

Project Name	Location	Projected Completion Date	Housing Units	Development Cost
1 Kennedy Building Apartments	Hanover, MA	2017	37	\$14,685,000
2 48 Boylston Street	Boston, MA	2018	46	\$30,000,000
3 Cote Village	Mattapan, MA	2018	76	\$27,756,000
4 48 Boylston Street - NC	Boston, MA	2020	126	\$56,000,000
5 872 Morton Street	Mattapan, MA	2020	38	\$16,340,000
<b>TOTAL Underway</b>			<b>323</b>	<b>\$144,781,000</b>
<b>TOTAL</b>			<b>3,139</b>	<b>\$693,685,142</b>

# CLIFFORD BOEHMER AIA

*Principal*

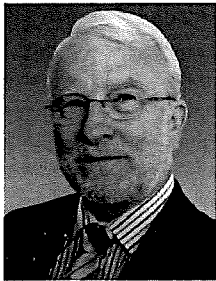
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EDUCATION: Harvard Graduate School of Design, Master in Architecture, 1987  
Massachusetts Institute of Technology, Bachelor of Science in Art and Design, 1974

REGISTRATION: Architect: Massachusetts #10697

AFFILIATIONS: American Institute of Architects  
Boston Society of Architects

PROFESSIONAL  
EXPERIENCE:



Clifford Boehmer is a co-founder and President of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. In 1991, he was a founder of Dirigo Design, a small Fort Point firm specializing in single-family homes.

Cliff's current responsibilities focus on site and project feasibility analysis, conceptual and schematic design, master planning and programming, project advocacy with government and funding agencies, neighborhood engagement, permitting, and renovation/adaptive reuse of historic buildings. He reviews state-funded housing proposals for the Massachusetts Department of Housing & Community Development (DHCD) and consults with many communities and developers in Massachusetts and Rhode Island.

Before pursuing a full-time architectural career, Cliff was known throughout the Early Music world as a maker of historically informed keyboard instruments. He has taught studios at the Graduate School of Design (Harvard), Massachusetts Institute of Technology, the Museum of Fine Arts (Boston), and the National Conservatory in San Sebastian, Spain. His housing designs, musical instruments, and architectural photographs have been published in magazines, journals, and city guides. He sits on boards of the Cambridge Society for Early Music and the Boston Clavichord Society.



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## ARTAN SADIKU

*Project Architect*

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EDUCATION: Polytechnic University of Tirana, University Degree in Architecture

PROFESSIONAL  
EXPERIENCE:



Artan Sadiku is a Project Architect and joined Davis Square Architects in 2014. He is highly skilled in design drafting, 3D visualization, and 3D modeling. He is responsible for reviewing schematic drawings, pricing sets, and construction documents. Artan specializes in the production of quality images, video animations, and presentations for public and private community meetings.

Currently Artan is working on Northampton Lumber Yard, the mixed-use development closely located in the downtown Northampton, MA area. He is also working on Bartlett Place, the 315-unit affordable, moderate, homeownership, and commercial space venture in Roxbury, MA. Artan's recent work also includes GLCAC, the mixed-use daycare/housing development in Lawrence, MA.

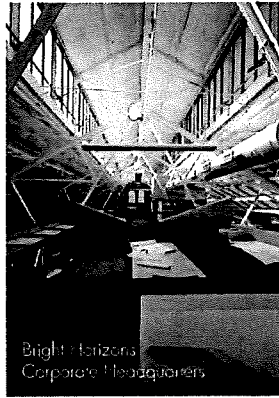
Artan is also fluent in Albanian and Italian.



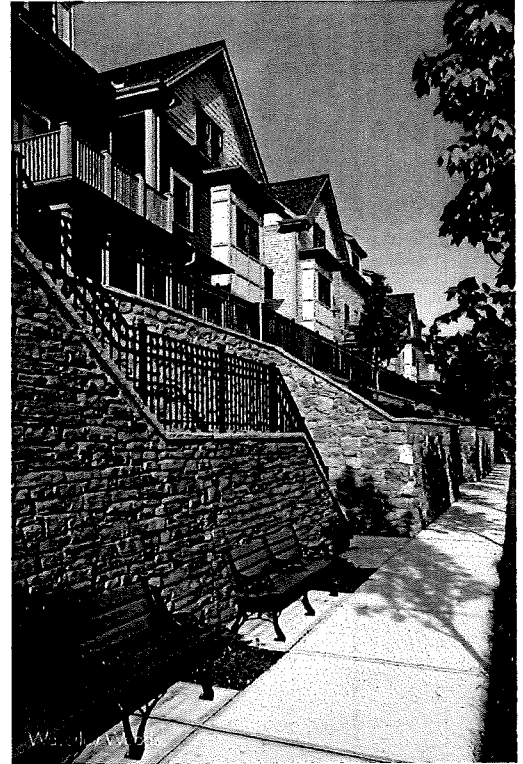
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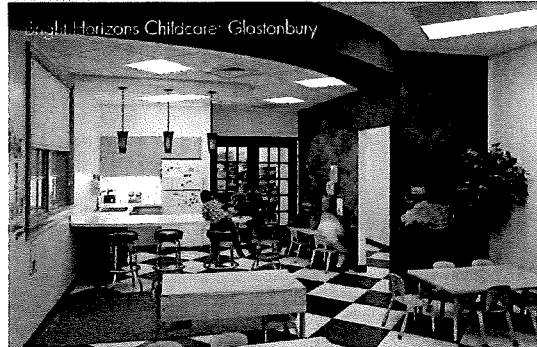
First Church of Christ  
in Rockbury



Bright Horizons  
Corporate Headquarters



Interfaith Housing



Bright Horizons Childcare - Glastonbury

## DAVIS SQUARE ARCHITECTS, INC.

We are an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities.

Our current areas of expertise include:

- Multi-family housing
- Renovation and historic preservation
- Smart growth planning
- Feasibility and needs assessment
- Corporate interiors
- Child care centers
- Academic facilities
- Community service buildings

### Principals:

- Clifford J. Boehmer AIA
- Brooks A. Mostue AIA, LEED AP BD+C
- Ross A. Speer AIA
- Eric L. Rex AIA, LEED AP BD+C

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams.

To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



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Registered to practice in Massachusetts, New Hampshire, Connecticut and Rhode Island, Rebecca Bachand has been working in landscape architecture and civil engineering firms on small to large scale commercial projects since 1998. Her range of expertise encompasses feasibility studies, master planning, design, and permitting. Offering landscape architecture and permitting services to owners, municipalities, developers, architects, and civil engineers, at RBLA we personally follow projects through from inception to completion.

Our process begins with an assessment of existing site conditions to determine how the land will best be utilized, followed by a thorough analysis of the site's opportunities and constraints. Throughout the design process, we combine progressive ideas about stormwater management, water reclamation, use of native, low maintenance plants, and potential use of appropriate recycled and/or repurposed materials to maximize programming of our client's needs while engaging the site's natural features. As LEED Accredited Professionals, we work with clients to integrate LEED points and sustainable techniques into all projects.

Providing services to both public and private sector clients makes RBLA uniquely suited to projects soliciting public participation. We've completed projects with the communities of Marblehead, Beverly, Hamilton, and Stoughton, MA, redeveloping civic spaces for gathering, gardening, and play. In the City of Quincy, we developed Open Spaces overlooking the daylighted Town Brook after completion of the smelt run landscape installation. With a background in Therapeutic Landscape Design and Universal Accessibility, RBLA incorporates facets of these topics - strolling gardens with multi-season/multi-sensory plant palettes, contemplative labyrinths, semi-public gathering areas - into spaces for use by all generations and abilities.

We team with local architects, civil engineers, contractors, and allied professionals to provide development teams with an integrated design process. We believe that this partnership makes for a better project experience for all involved, and streamlines the permitting and development processes. As of April 2017, we are a Massachusetts certified Women Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE). We believe this status will be a benefit to our clients, particularly in the multi-family housing market.

### Representative Clients

*The Architectural Team:* Mike Binette, mbinette@architecturalteam.com

*Design Technique:* Lee Sollenberger, lee@deztek.com

*DREAM Collaborative:* Troy Depeiza, tdepeiza@dreamcollaborative.com

*JSA Architects:* Robin Tufts, rtufts@jsainc.com

*LBC Boston:* Margarita Kvacheva, margarita@lbcboston.com

*LCB Senior Living:* Italo Visco, ivisco@lcbseNIorliving.com

*Mount Vernon Company:* Morgan Pierson, mpierson@mvernon.com

*The Northbridge Companies:* Wendy Nowokunski, wnowokunski@northbridgecos.com

*Northland Residential:* Jack Dawley, Jdawley@northlandresidential.com

*Planning Office of Urban Affairs:* Lisa Alberghini, lba@poua.org

*Prellwitz Chilinski Architects:* Dave Snell, dsnell@prellchil.com

*Quincy Planning Department:* Rob Stevens, rstevens@quincyma.gov

*Samiotes Consultants:* Andy Truman, atruman@samiotes.com

*Saint Mark's School:* Bob Meyer, robertmeyer@stmarksschool.org

*Shore Country Day School:* Bobbi Whiting, bwhiting@shoreschool.org

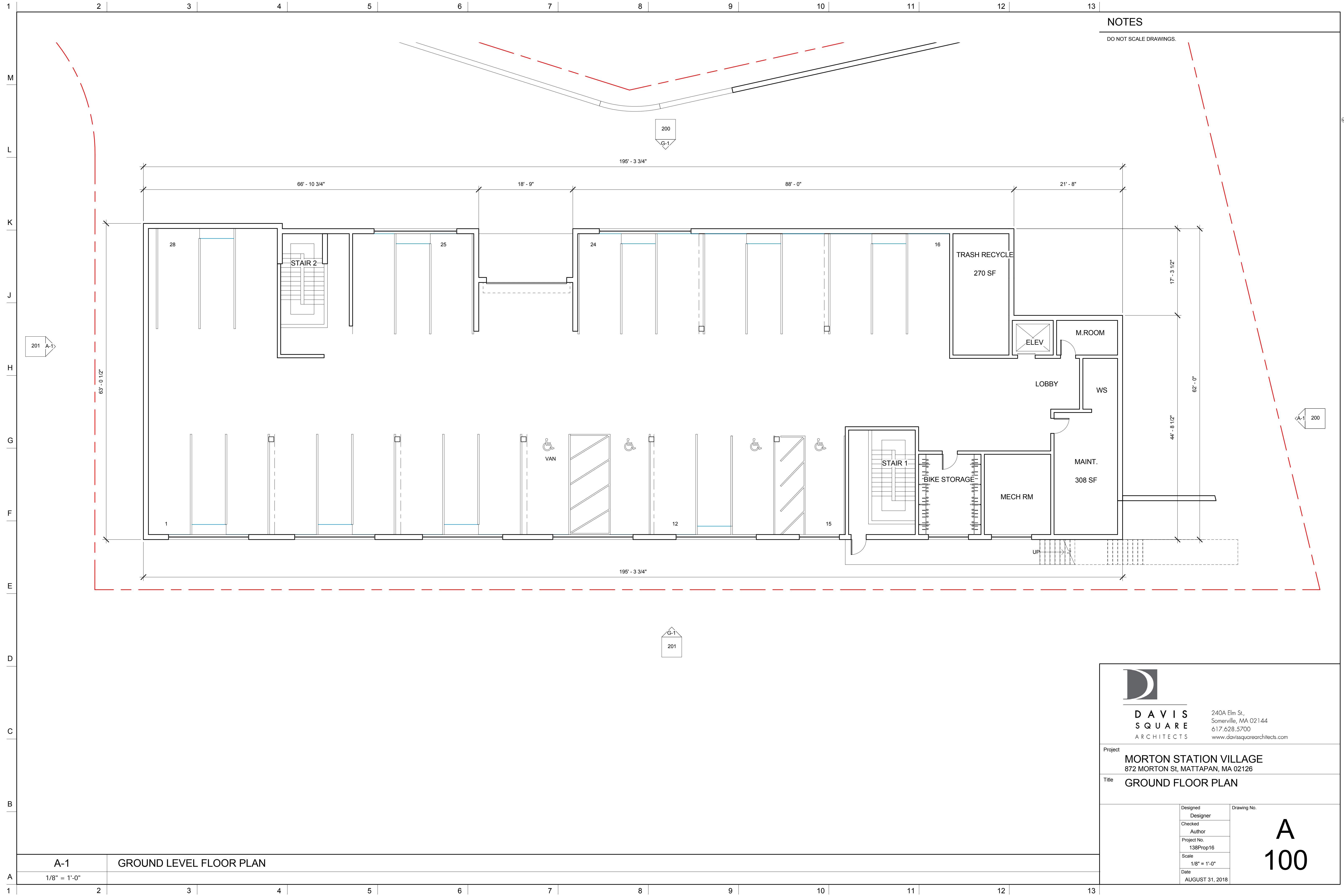
*Stoughton Recreation Department:* John Denison, jwdenison@stoughton-ma.gov

*Torrington Properties:* Jay Bisognano, jb@torprops.com

*WaypointKLA:* Jim Mitrano, jamesmitrano@waypointKLA.com

**Exhibit 3: Schematic Plans (11x17)**





**NOTES**

DO NOT SCALE DRAWINGS.



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240A Elm St.,  
Somerville, MA 02144  
617.628.5700  
www.davissquarearchitects.com

Project  
**MORTON STATION VILLAGE**  
872 MORTON ST, MATTAPAN, MA 02126

Title  
**GROUND FLOOR PLAN**

Designed	<b>A 100</b>
Designer	
Checked	
Author	
Project No. 138Prop16	
Scale 1/8" = 1'-0"	Drawing No.
Date AUGUST 31, 2018	

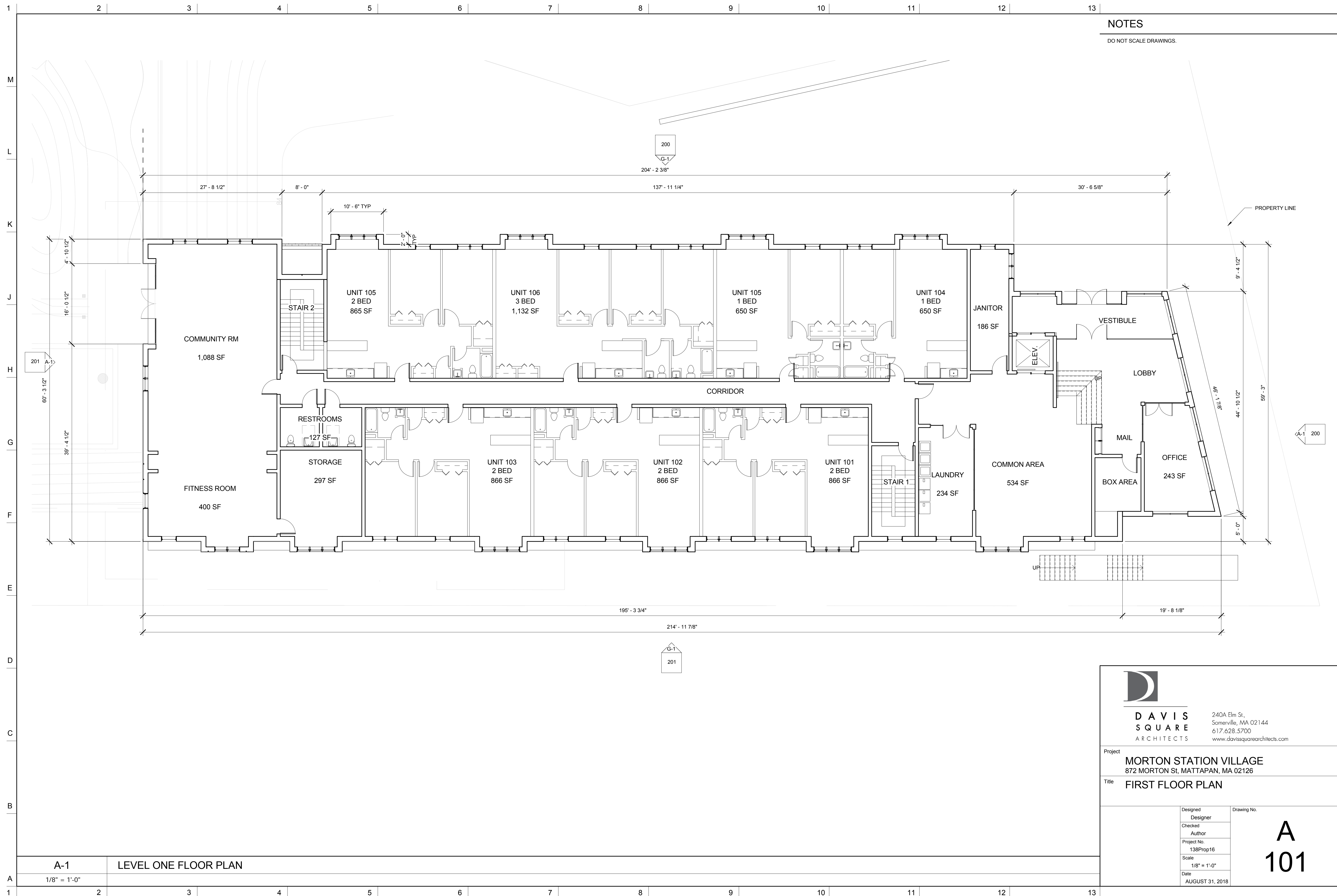
**A-1** GROUND LEVEL FLOOR PLAN

1/8" = 1'-0"



**NOTES**

DO NOT SCALE DRAWINGS.



**A-1 LEVEL ONE FLOOR PLAN**

1/8" = 1'-0"



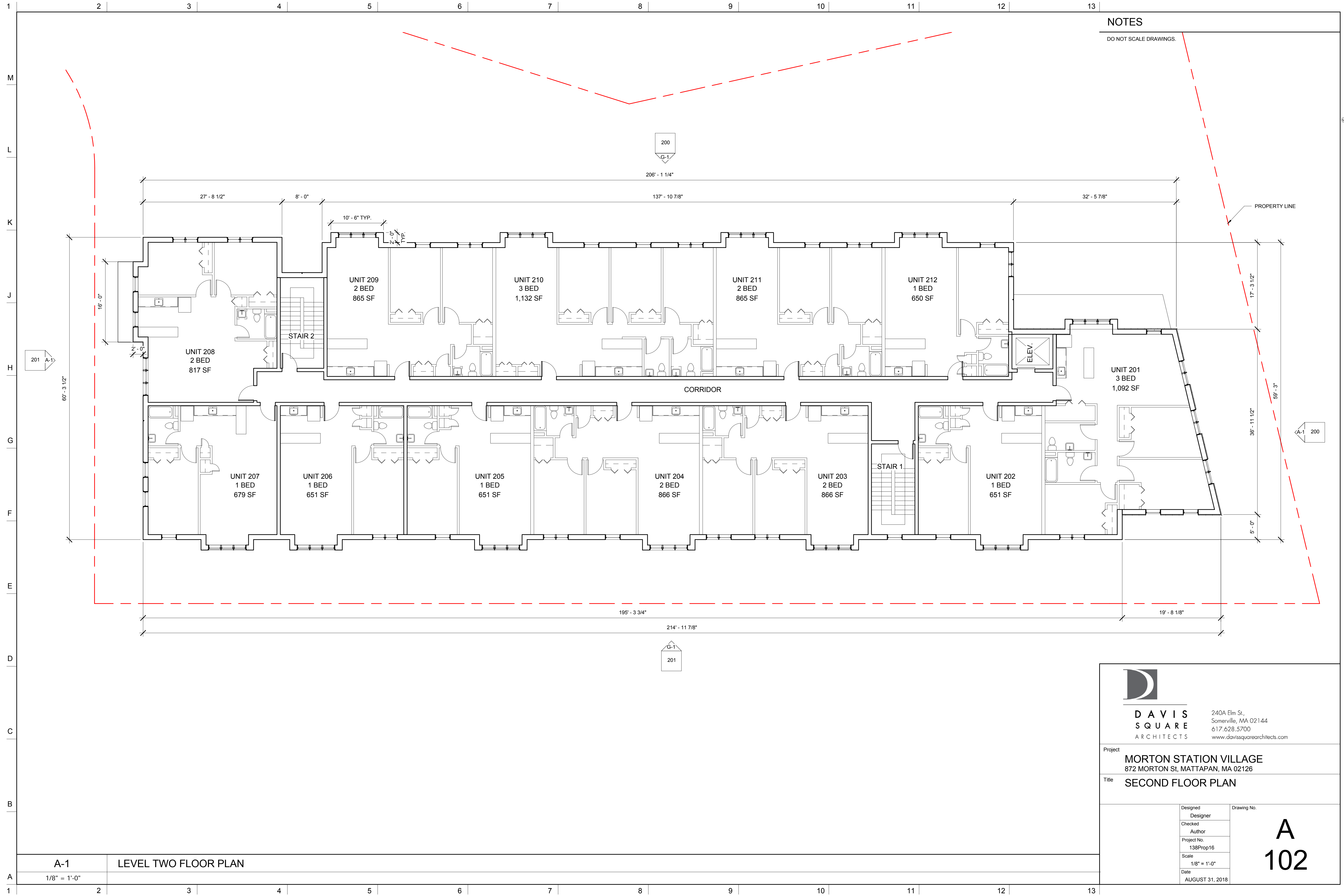
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Project  
**MORTON STATION VILLAGE**  
872 MORTON ST, MATTAPAN, MA 02126

Title  
**FIRST FLOOR PLAN**

Designed Designer	Drawing No.  <b>A 101</b>
Checked Author	
Project No. 138Prop16	
Scale 1/8" = 1'-0"	
Date AUGUST 31, 2018	



**NOTES**

DO NOT SCALE DRAWINGS.

PROPERTY LINE



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**MORTON STATION VILLAGE**  
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Title  
**SECOND FLOOR PLAN**

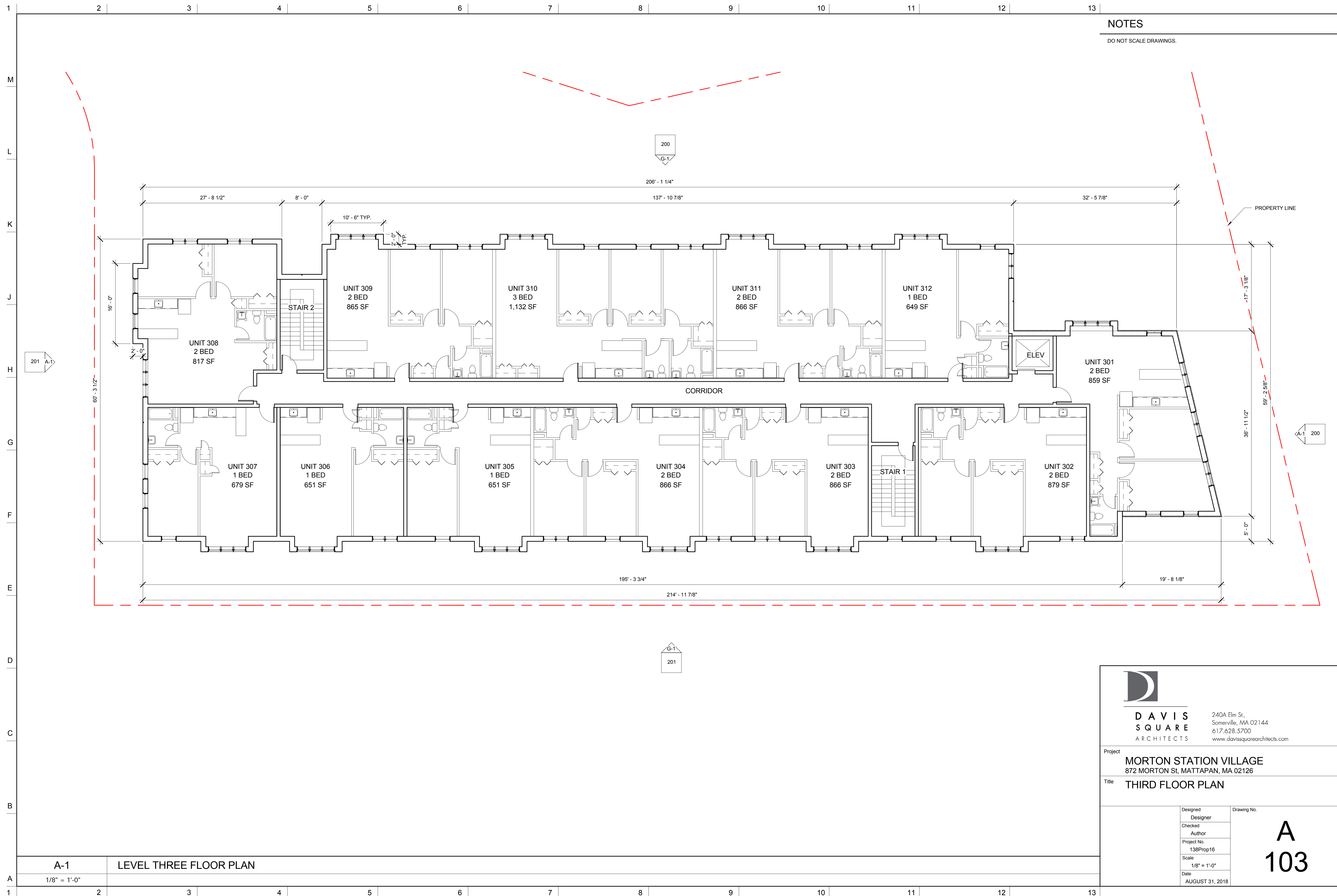
Designed	Designer	Drawing No.  <b>A 102</b>
Checked	Author	
Project No.	138Prop16	
Scale	1/8" = 1'-0"	
Date	AUGUST 31, 2018	

**A-1 LEVEL TWO FLOOR PLAN**

1/8" = 1'-0"

**NOTES**

DO NOT SCALE DRAWINGS.



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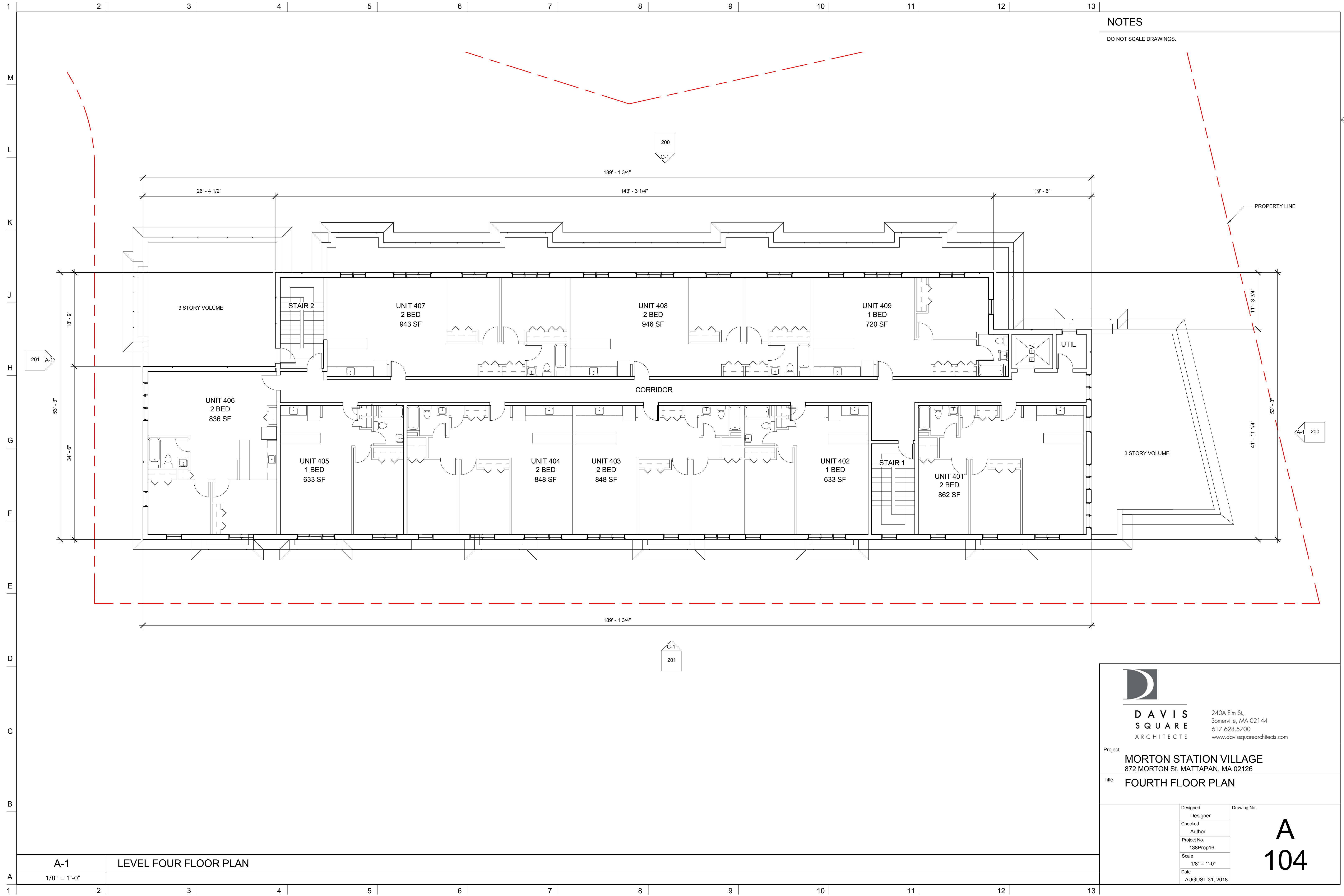
Project  
**MORTON STATION VILLAGE**  
872 MORTON ST, MATTAPAN, MA 02126

Title  
**THIRD FLOOR PLAN**

Designed	<p><b>A</b> <b>103</b></p>
Designer	
Checked	
Author	
Project No.	
138Prop16	Scale
1/8" = 1'-0"	Date
AUGUST 31, 2018	

**A-1** LEVEL THREE FLOOR PLAN

1/8" = 1'-0"



**NOTES**

DO NOT SCALE DRAWINGS.



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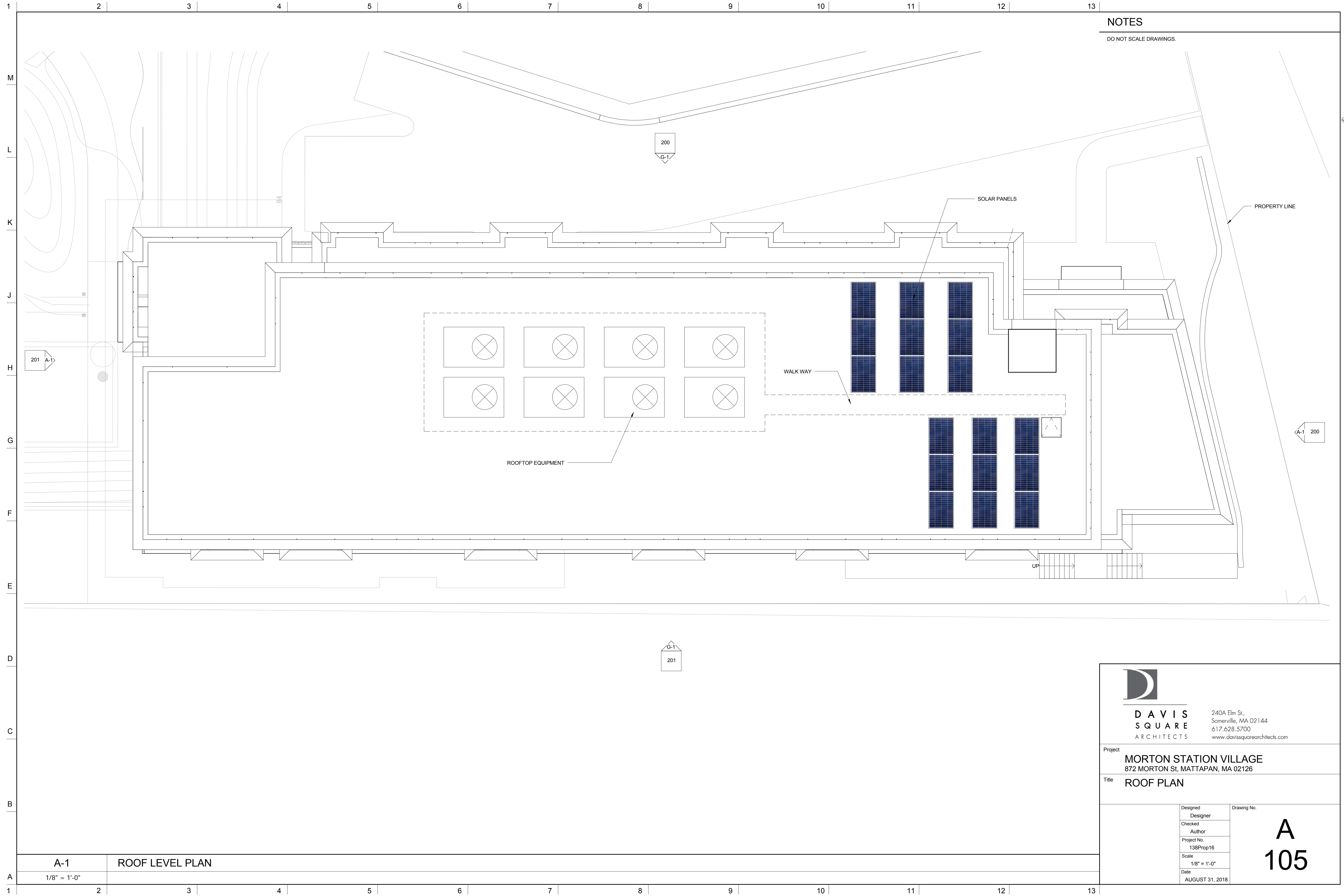
Project  
**MORTON STATION VILLAGE**  
872 MORTON ST, MATTAPAN, MA 02126

Title  
**FOURTH FLOOR PLAN**

Designed	<b>A 104</b>
Designer	
Checked	
Author	
Project No. 138Prop16	
Scale 1/8" = 1'-0"	Drawing No.
Date AUGUST 31, 2018	

**A-1 LEVEL FOUR FLOOR PLAN**

1/8" = 1'-0"



**NOTES**

DO NOT SCALE DRAWINGS.

**A-1 ROOF LEVEL PLAN**

1/8" = 1'-0"



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Project **MORTON STATION VILLAGE**  
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Title **ROOF PLAN**

Designed	<p style="font-size: 2em; text-align: center;"><b>A</b></p> <p style="font-size: 3em; text-align: center;"><b>105</b></p>
Designer	
Checked	
Author	
Project No.	
138Prop16	Drawing No.
Scale	
1/8" = 1'-0"	
Date	
AUGUST 31, 2018	

**A**

**105**

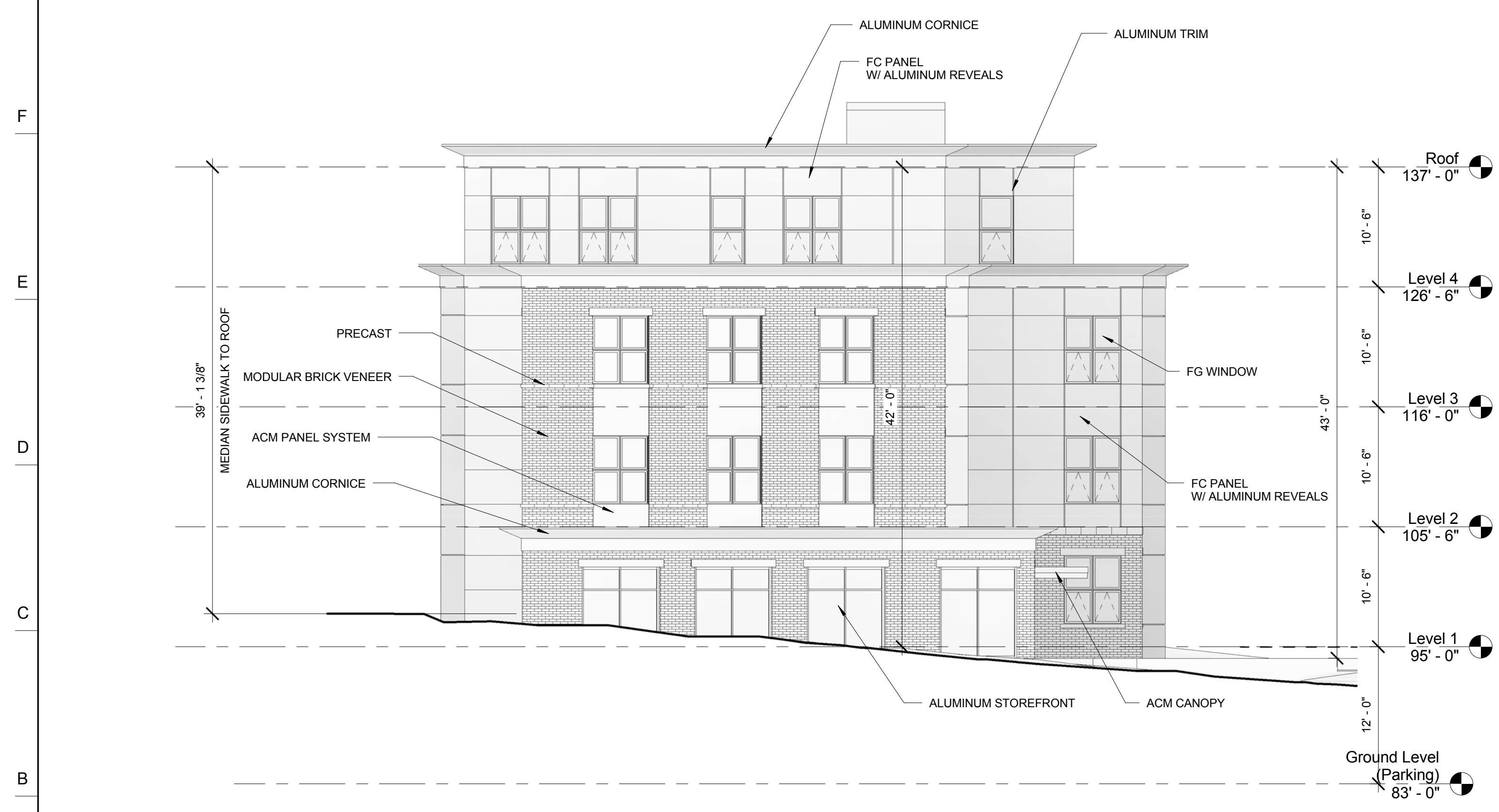


**NOTES**

DO NOT SCALE DRAWINGS.


**G-1 EAST ELEVATION**

1/8" = 1'-0"



**A-1 MORTON STREET ELEVATION (NORTH)**

1/8" = 1'-0"

 <p><b>DAVIS SQUARE ARCHITECTS</b></p>		<p>240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com</p>										
<p>Project <b>MORTON STATION VILLAGE</b> 872 MORTON ST, MATTAPAN, MA 02126</p>												
<p>Title <b>BUILDING ELEVATIONS</b></p>												
<table border="1"> <tr><td>Designed</td><td>Designer</td></tr> <tr><td>Checked</td><td>Author</td></tr> <tr><td>Project No.</td><td>138Prop16</td></tr> <tr><td>Scale</td><td>1/8" = 1'-0"</td></tr> <tr><td>Date</td><td>AUGUST 31, 2018</td></tr> </table>	Designed	Designer	Checked	Author	Project No.	138Prop16	Scale	1/8" = 1'-0"	Date	AUGUST 31, 2018	<p>Drawing No.</p> <p style="font-size: 2em; text-align: center;"><b>A 200</b></p>	
Designed	Designer											
Checked	Author											
Project No.	138Prop16											
Scale	1/8" = 1'-0"											
Date	AUGUST 31, 2018											

**NOTES**

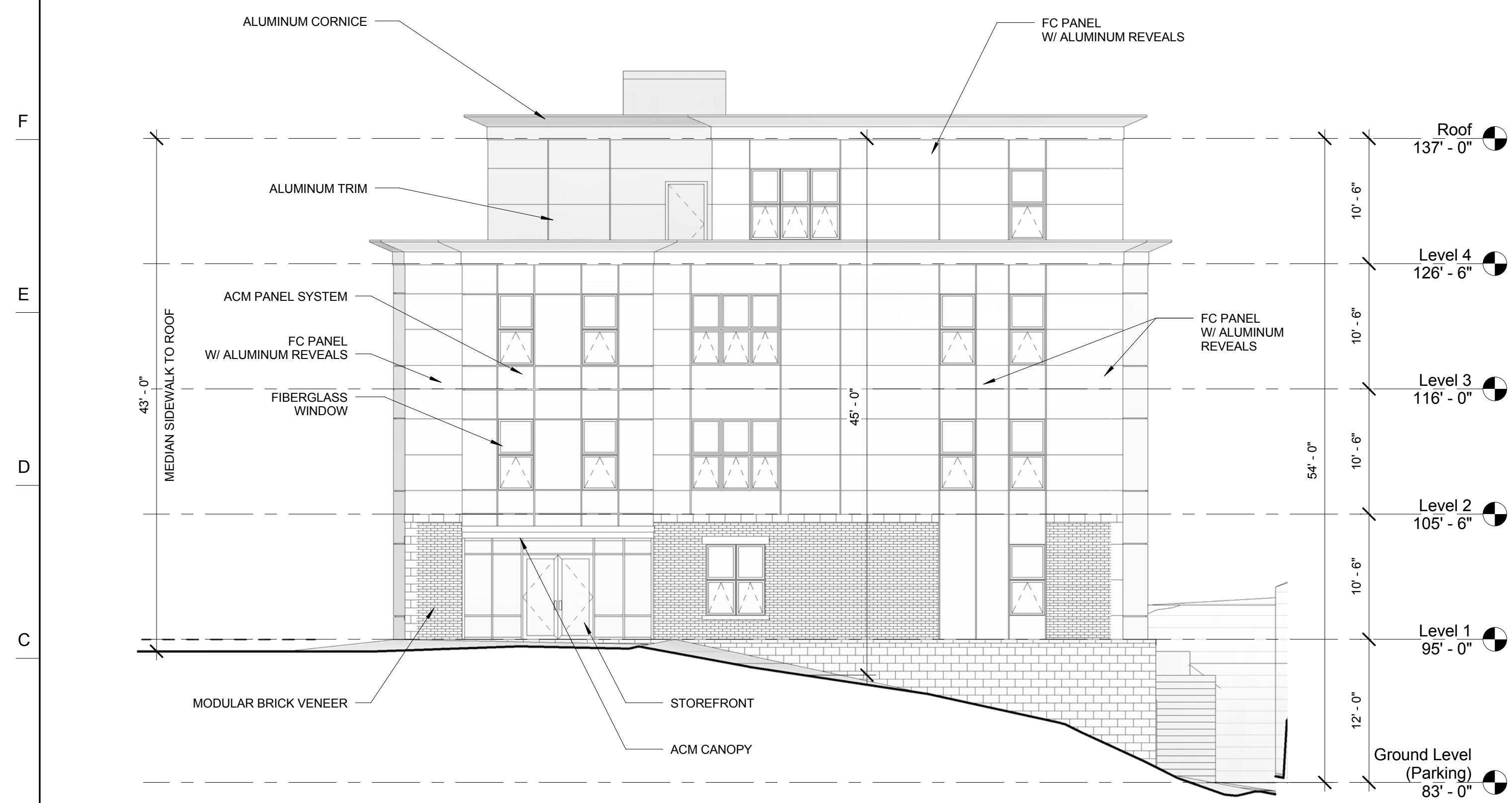
DO NOT SCALE DRAWINGS.



G-1

WEST ELEVATION

1/8" = 1'-0"



A-1

SOUTH ELEVATION

1/8" = 1'-0"



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Project  
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Title  
**BUILDING ELEVATIONS**

Designed Designer	Drawing No.  <b>A 201</b>
Checked Author	
Project No. 138Prop16	
Scale 1/8" = 1'-0"	
Date AUGUST 31, 2018	