

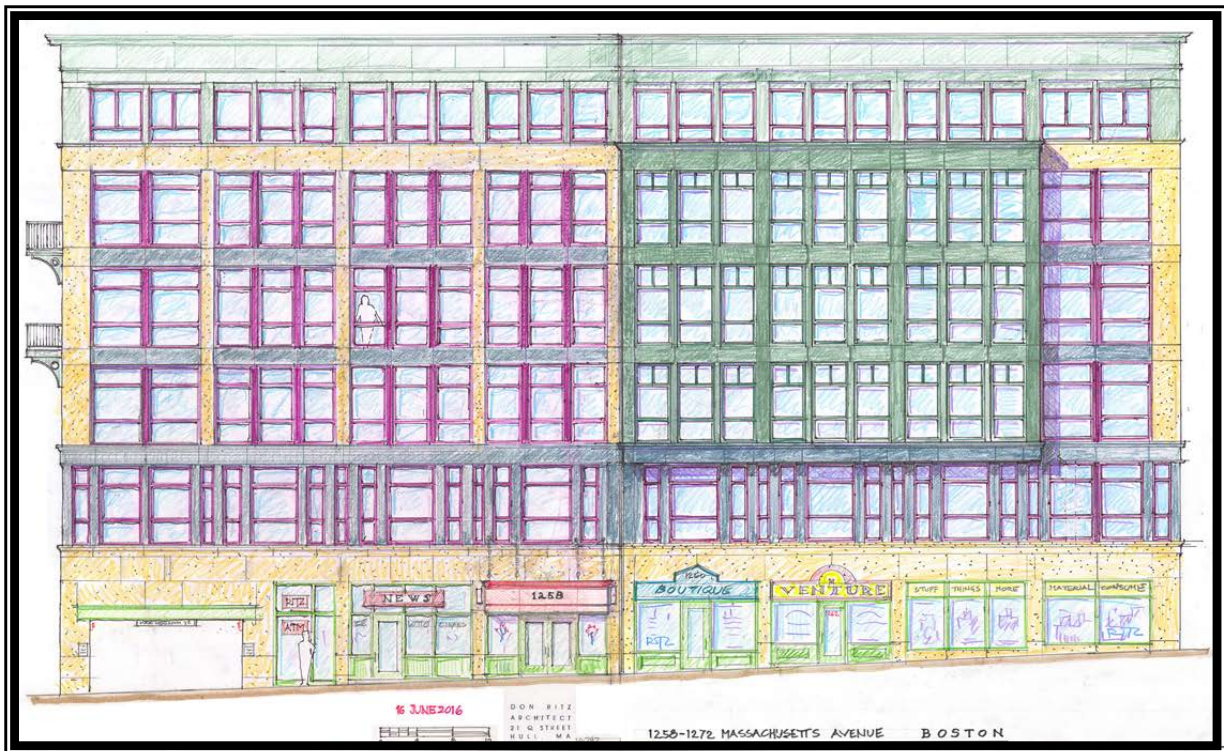
# 1258-1272 MASSACHUSETTS AVENUE MIXED-USE PROJECT

1258-1272 Massachusetts Avenue  
Dorchester, Massachusetts

**APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW**

*submitted to the*

**Boston Redevelopment Authority**



**by Roseclair Boston, LLC**  
Dorchester, Massachusetts



August 16, 2016

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Mr. Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 1258-1272 Massachusetts Avenue Mixed Use Project in Dorchester.

The proposed project is to consist of two attached six-story buildings containing 40 new residential condominium units, primarily market-rate, with 5 affordable units in accordance with the Mayor's executive order on inclusionary development, served by 37 accessory parking spaces located partially at grade, and partially in a ground-level garage. There would also be 1,463 square feet of ground-floor commercial space serving the local neighborhood.

The applicant is Roseclair Boston, LLC, with architectural services being provided by RCA, LLC, of Dorchester, Massachusetts.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Morancy'.

George Morancy, Esq.

# 1258-1272 MASSACHUSETTS AVENUE MIXED-USE PROJECT

~ Dorchester ~

## APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY Pursuant to Article 80E of the Boston Zoning Code

Submitted by

*Roseclair Boston, LLC*

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## I. PROJECT SUMMARY

### 1.1 Project Team

#### Developer and Applicant:

Roseclair Boston, LLC  
Douglas R. George, Manager  
832 Dorchester Avenue, #1  
Dorchester, MA 02125  
Email: 1252MassAveProject@gmail.com

#### Architecture:

RCA, LLC  
415 Neponset Avenue  
Dorchester, MA 02122  
Tel.: 617-282-0030  
Fax: 617-282-1080  
Email: JChristopher@roche-christopher.com

#### Legal Counsel:

George Morancy, Esq.  
Adams & Morancy, P.C.  
350 West Broadway  
South Boston, MA 02127  
Tel: 617-269-5800  
Fax: 617-657-5394  
Email: gmorancy@admorlaw.com

#### Surveyor:

Civil Environmental Consultants, LLC  
8 Oak Street  
Peabody, MA 01960  
Tel.: 978-531-1191

### 1.2 Project Narrative

The proposed project consists of two new six-story buildings to be situated at 1258-1272 Massachusetts Avenue in Dorchester. The site is comprised of two contiguous lots, one with a street address of 1258-1262 Dorchester Avenue, containing 6,001 square feet of land, and one with a street address of 1268-1272 Dorchester Avenue, containing 13,896 square feet of land. The current use of the land is a used car dealership.

The building at 1258-1262 Dorchester Avenue will contain approximately 18,793 square feet of gross square footage, with 311 square feet of ground-floor commercial space, and

twenty dwelling units located on floors 2 through 6. The building at 1268-1272 Dorchester Avenue will likewise contain approximately 18,793 square feet of gross square footage, with 1,152 square feet of ground-floor commercial space, and twenty dwelling units located on floors 2 through 6. Both buildings will be served by 37 parking spaces located partly at grade and partly below grade.

### **1.3 Community Benefits**

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 40 new residential units in two connected attractive low-rise buildings, including 5 affordable units in accordance with the Mayor’s Executive Order on Inclusionary Development;
- generation of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;
- the expected creation of at least 45 construction jobs to complete the proposed project.

## **II. DETAILED PROJECT INFORMATION**

### **2.1 Project Description**

The project site consists of two parcels of land, one being City of Boston Assessor’s Parcel No. 0703574000 and containing 13,896 square feet of land, the other being City of Boston Assessor’s Parcel No. 0703570000 and containing 6,001 square feet of land. The site fronts onto Massachusetts Avenue and is bordered on the left, at 1250 Massachusetts Avenue, by the Dorchester Brewing Company, at the rear, at 1252 Massachusetts Avenue, by the Carpenters Local Union 33 hall, and on the right, at 1280 Massachusetts Avenue, by a three-family dwelling.

### **2.2 Project Financing and Developer Pro Forma**

Mr. George has successfully developed numerous residential and commercial projects in Boston and has a strong working relationship with several major lenders, a record of proven financial security, a commitment to design excellence an on-time project completion, and intends to finance the project using traditional institutional lender financing from East Boston Savings Bank.

Total Development Cost (soft/hard costs): \$12,500,000

Construction Cost (hard cost): \$7,500,000

Disclosure of Beneficial Interest in the Project

- Douglas George: 100%

Number of Construction Jobs: 45  
Estimated Constructions Start: Third quarter 2016  
Estimated Construction Completed: Fourth quarter 2017

**2.3 Proposed Project Program, Data and Dimensions**

Lot Area (in square feet): 19,896 square feet  
Maximum Building Height/Stories: 6 stories, 79'-9"  
Number of Residential Units: 40 units (10 studios, 15 one-bedrooms, 15 two-bedrooms)  
Commercial Space (sub-dividable): 4 units (165 SF, 146 SF, 146 SF, 1006 SF)

**1258-1262 Massachusetts Avenue (Building I):**

Residential Unit Descriptions:

Second Floor

Unit 1: 1 BR - 834 SF  
Unit 2: 2 BR - 894 SF  
Unit 3: 2 BR - 796 SF  
Unit 4: ST - 585 SF

Third Floor

Unit 5: 1 BR - 834 SF  
Unit 6: 2 BR - 894 SF  
Unit 7: 2 BR - 796 SF  
Unit 8: ST - 585 SF

Fourth Floor

Unit 9: 1 BR - 834 SF  
Unit 10: 2 BR - 894 SF  
Unit 11: 2 BR - 796 SF  
Unit 12: ST - 585 SF

Fifth Floor

Unit 13: 1 BR - 834 SF  
Unit 14: 2 BR - 894 SF  
Unit 15: 2 BR - 796 SF  
Unit 16: ST - 585 SF

Sixth Floor

Unit 17: 1 BR - 834 SF  
Unit 18: 2 BR - 894 SF  
Unit 19: 2 BR - 796 SF  
Unit 20: ST - 585 SF

Commercial Unit Descriptions:

First Floor

Unit C1: 165 SF  
Unit C2: 146 SF

**1268-1272 Massachusetts Avenue (Building II):**

Residential Unit Descriptions:

Second Floor

Unit 1: 1 BR - 841 SF  
Unit 2: 2 BR - 907 SF  
Unit 3: 1 BR - 810 SF  
Unit 4: ST - 593 SF

Third Floor

Unit 5: 1 BR - 841 SF  
Unit 6: 2 BR - 907 SF  
Unit 7: 1 BR - 810 SF  
Unit 8: ST - 593 SF

Fourth Floor

Unit 9: 1 BR - 841 SF  
Unit 10: 2 BR - 907 SF  
Unit 11: 1 BR - 810 SF  
Unit 12: ST - 585 SF

Fifth Floor

Unit 13: 1 BR - 841 SF  
Unit 14: 2 BR - 907 SF  
Unit 15: 1 BR - 810 SF  
Unit 16: ST - 593 SF

Sixth Floor

Unit 17: 1 BR - 841 SF  
Unit 18: 2 BR - 907 SF  
Unit 19: 1 BR - 810 SF  
Unit 20: ST - 593 SF

Commercial Unit Descriptions:

First Floor

Unit C1: 146 SF  
Unit C2: 1,006 SF

Proposed Gross Square Footage (both buildings): 37,586 square feet

Floor Area Ratio: 1.8 (3.13 for Building I and 1.35 for Building II)

Parking Spaces: 37 parking spaces at-grade and within a ground-level garage.

**2.4 Transportation, Parking and Access**

The project's 37 on-site parking spaces will be accessed via Massachusetts Avenue. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided. The site is in proximity to the Newmarket commuter rail station, the Red Line's JFK rapid transit station, and numerous MBTA bus routes.

**2.5 Anticipated Permits and Approvals**

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none"><li>• Article 80 Small Project Review</li><li>• Affordable Housing Agreement</li><li>• Design Review Approval</li></ul>

Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Local Sewer and Water Tie-in and Site Plan Approval</li> </ul>
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> <li>• Parking Garage Related Permits</li> </ul>
Boston Inspectional Services Department	<ul style="list-style-type: none"> <li>• Zoning Board of Appeal Approval</li> <li>• Building Permit</li> <li>• Certificate of Occupancy</li> </ul>

### III. BOSTONG ZONING CODE DATA

- 3.1 Project Zoning Tables
- 3.2 Zoning Refusal Letters
- 3.3 Article 80 Accessibility Checklist & Diagrams









**Section 3.2 - Zoning Refusal Letters**  
**Boston Inspectional Services Department**  
**Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

CHRIS DREW  
415 NEPONSET AVE  
DORCHESTER, MA 02122

March 29, 2016

**Location:** 1258-1262 MASSACHUSETTS AV DORCHESTER MA 02125  
**Ward:** 07  
**Zoning District:** Dorchester N.D  
**Zoning Subdistrict:** LC  
**Appl. # :** ERT571818  
**Date Filed:** March 17, 2016  
**Purpose:** Erect two new attached 6 story Mixed-Use buildings, each to contain 20 Residential units and Ground Floor Commercial space, with 37 Accessory Parking spaces located on same lot. Building 1 will be completed for occupancy first. Construction on Building 2 will commence after Building 1 is occupied.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65 Section 15	Use Regulations	Use : Multifamily Dwelling : Conditional
Article 65 Section 16	Dimensional Regulations	Floor Area Ratio Excessive
Article 65 Section 16	Dimensional Regulations	Building Height Excessive
Article 65 Section 16	Dimensional Regulations	Usable Open Space Insufficient
Article 65 Section 16	Dimensional Regulations	Rear Yard Insufficient
Article 65, Section 41 **	Off-Street Parking	Off-Street Parking Insufficient

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

Thomas White  
(617)961-3275  
for the Commissioner



# Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

## ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

CHRIS DREW  
415 NEPONSET AVE  
DORCHESTER, MA 02122

March 29, 2016

**Location:** 1268-1272 MASSACHUSETTS AV DORCHESTER MA 02125  
**Ward:** 07  
**Zoning District:** Dorchester N.D  
**Zoning Subdistrict:** LC  
**Appl. # :** ERT571824  
**Date Filed:** March 17, 2016  
**Purpose:** Erect two new attached 6 story Mixed-Use buildings, each to contain 20 Residential units and Ground Floor Commercial space, with 37 Accessory Parking spaces located on same lot. Building 1 will be completed for occupancy first. Construction on Building 2 will commence after Building 1 is occupied.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65 Section 15	Use Regulations	Use : Multifamily Dwelling : Conditional
Article 65 Section 16	Dimensional Regulations	Floor Area Ratio Excessive
Article 65 Section 16	Dimensional Regulations	Building Height Excessive
Article 65 Section 16	Dimensional Regulations	Usable Open Space Insufficient
Article 65, Section 41 **	Off-Street Parking & Loading Req.	Off-Street Parking Insufficient

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

Thomas White  
(617)961-3275  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

## Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

### Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
  - a. [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
2. Massachusetts Architectural Access Board 521 CMR
  - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
  - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
  - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
  - a. [http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)
6. Massachusetts Office On Disability Accessible Parking Requirements
  - a. [www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc](http://www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc)
7. MBTA Fixed Route Accessible Transit Stations
  - a. [http://www.mbta.com/about\\_the\\_mbta/accessibility/](http://www.mbta.com/about_the_mbta/accessibility/)

**Project Information**

Project Name:	1258-1272 Massachusetts Avenue Mixed-Use Development
Project Address Primary:	1258-1272 Massachusetts Avenue
Project Address Additional:	N/A
Project Contact (name / Title / Company / email / phone):	Roseclair Boston, LLC – Owner - <a href="mailto:drgeorge02125@yahoo.com">drgeorge02125@yahoo.com</a> – (617) 293-0149

**Team Description**

Owner / Developer:	Roseclair Boston, LLC
Architect:	RCA, LLC
Engineer (building systems):	N/A
Sustainability / LEED:	N/A
Permitting:	Attorney George Morancy, Adams & Morancy, P.C.
Construction Management:	Douglas George

**Project Permitting and Phase**

At what phase is the project – at time of this questionnaire?

<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

**Building Classification and Description**

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Education
Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)			

What is the Construction Type – select most appropriate type?

Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	Concrete
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Describe the building?

Site Area:	19,896 +/- SF	Building Area:	37, 586 +/- SF
Building Height:	79'-9" +/- Ft.	Number of Stories:	6 Flrs.
First Floor Elevation:	Final Elevation to be determined during construction drawing phase	Are there below grade spaces:	<input checked="" type="checkbox"/> Yes / No ** Parking & mechanical

**Assessment of Existing Infrastructure for Accessibility:**

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

Mixed-Use: 40 residential units and 1,463 square feet of ground-floor commercial space.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

Newmarket commuter rail stop is located approximately 1/2 mile from the project site.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

Residential, retail, restaurants, hospitals, Newmarket commuter rail stop, etc.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

Newmarket commuter rail stop is located approximately 1/2 mile from the project site.

**Surrounding Site Conditions – Existing:**

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

Yes, there is a sidewalk at the front of the site. There is an existing pedestrian ramp at the corner of Massachusetts Avenue & Boston Street.

**If yes above**, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

The existing sidewalk material is concrete with granite curbing. The physical condition of the existing concrete sidewalk & ramp is good.

Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

Yes, with modifications for new driveway entrances into the property. No, the existing sidewalks and pedestrian ramps have not been verified as being in compliance at this time but will be verified during the project design.

Is the development site within a historic district? **If yes**, please identify.

No.



**Surrounding Site Conditions – Proposed**

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of 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. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: [www.bostoncompletestreets.org](http://www.bostoncompletestreets.org)

No change to the existing sidewalk.

**If yes above**, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

N/A

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

8+' wide.

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?

Concrete & on City & private property.

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

No.

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

No.

**If yes above**, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

N/A

**Proposed 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 Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

37 parking spaces.

What is the total number of accessible spaces provided at the development site?

2 parking spaces.

Will any on street accessible parking spaces be required? **If yes,** has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No.

Where is accessible visitor parking located?

None planned at this time .

Has a drop-off area been identified? **If yes,** will it be accessible?

Yes, off of Massachusetts Avenue. It will be accessible.

**Circulation and Accessible Routes:**

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability\* of neighbors.

*\*Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

See diagram that follows.

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

Flush.

Are the accessible entrance and the standard entrance integrated?

Yes.

**If no above**, what is the reason?

N/A

Will there be a roof deck or outdoor courtyard space? **If yes**, include diagram of the accessible route.

Yes, accessible by 1 elevator & 2 egress stairwells.

Has an accessible routes way-finding and signage package been developed? **If yes**, please describe.

No, but all future way-finding signage will be developed to meet Building Code and Accessibility Board requirements.

**Accessible Units: (If applicable)**

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

40 residential units plus 1,463 square feet of sub-dividable ground-floor commercial space.

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

35 residential units will be market rate, and 5 will be “affordable.” Current programming is for all rental units.

How many accessible units are being proposed?

All residential units will all be Group 1 Adaptable.

Please provide plan and diagram of the accessible units.

See diagram that follows.

How many accessible units will also be affordable? If none, please describe reason.

Unknown at this time. This will be coordinated during final construction drawing phase.

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes**, please provide reason.

No.

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

No.

Did the Advisory Board vote to support this project? **If no**, what recommendations did the Advisory Board give to make this project more accessible?

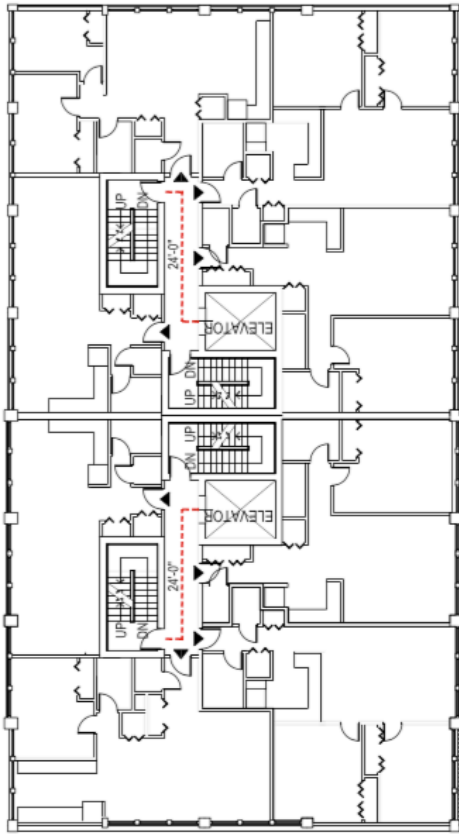
Ongoing BRA and other city agency reviews.

Thank you for completing the Accessibility Checklist!

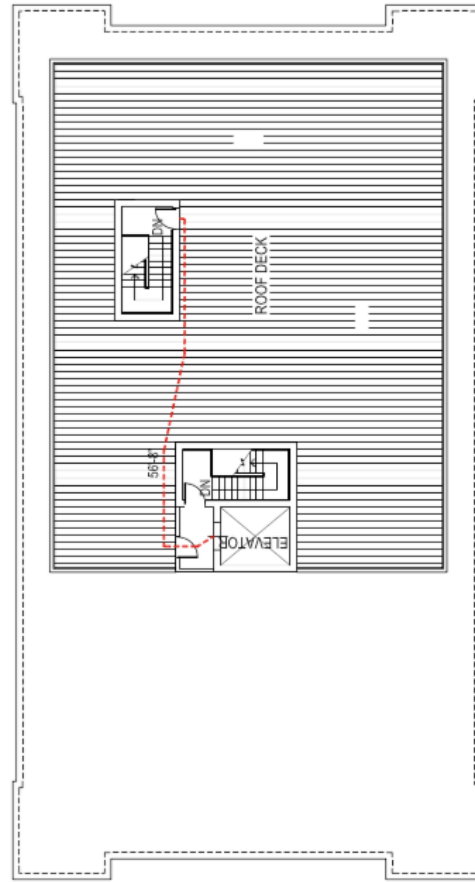
For questions or comments about this checklist or accessibility practices, please contact:

[kathryn.quigley@boston.gov](mailto:kathryn.quigley@boston.gov) | Mayors Commission for Persons with Disabilities

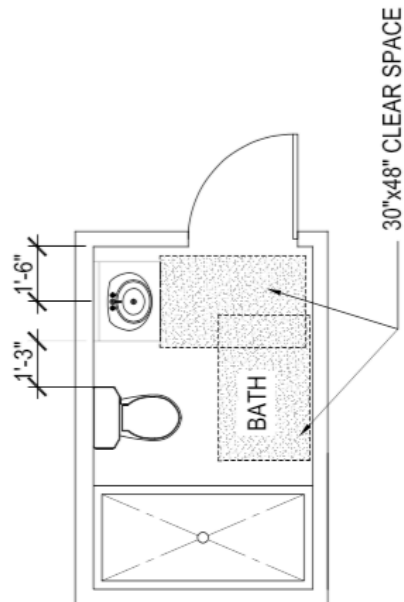




TYPICAL FLOOR ACCESSIBILITY DIAGRAM PLAN



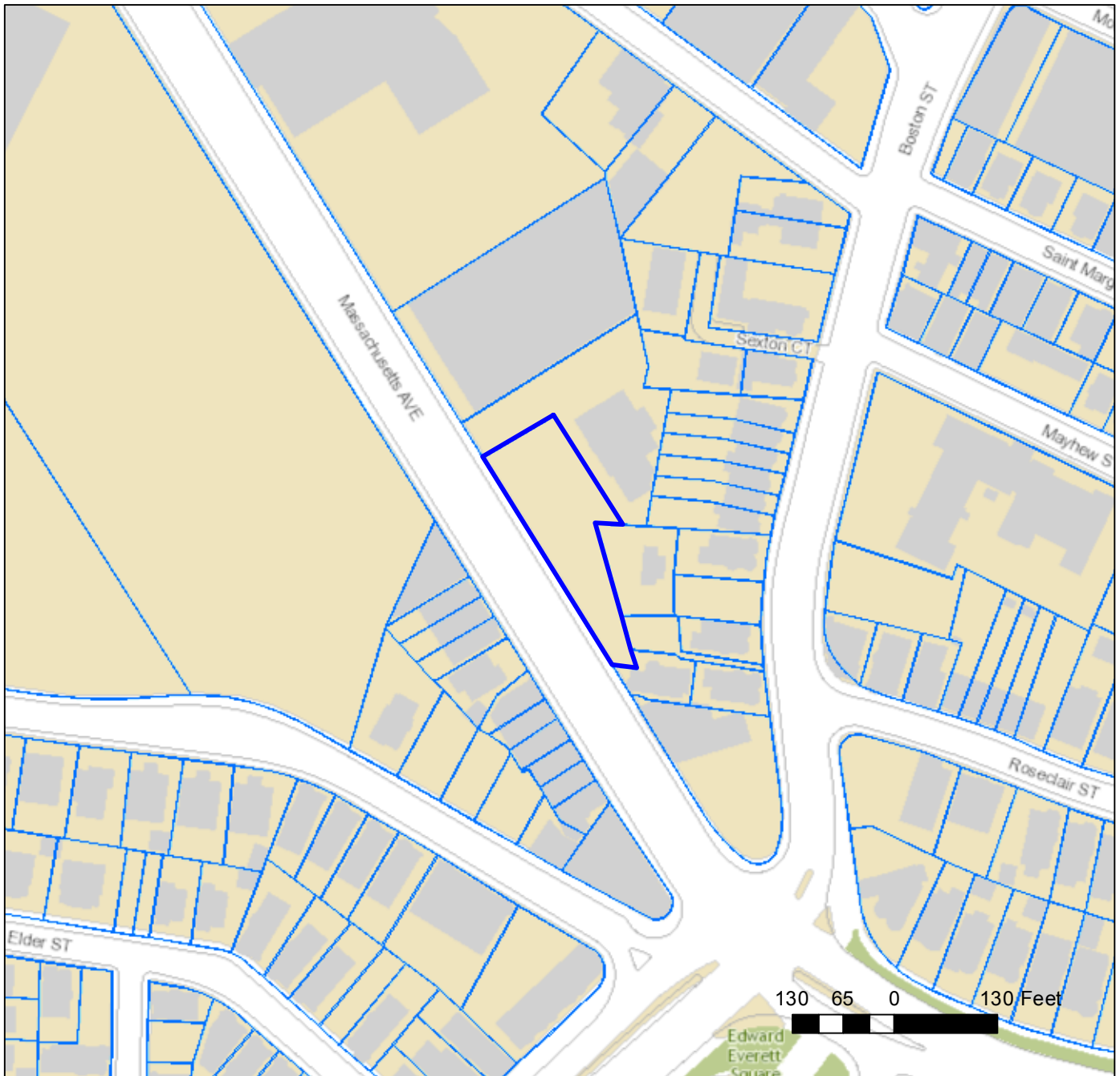
ROOF DECK ACCESSIBILITY DIAGRAM PLAN





TYPICAL GROUP 1 BATHROOM LAYOUT

#### IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS, AND PLANS

- Exhibit 1: Assessing Map, Parcel 1
- Exhibit 2: Assessing Map, Parcel 2
- Exhibit 3: Certified Site Plan
- Exhibit 4: Aerial View of Site and Street View of Massachusetts Avenue Looking South
- Exhibit 5: Alternate Aerial View of Site and Street View of Massachusetts Avenue Looking North
- Exhibit 6: Ground Floor Plan and Site Use Plan
- Exhibit 7: Typical Floor Plan
- Exhibit 8: Roof Plan and Building Section
- Exhibit 9: Elevations
- Exhibit 10: Elevations

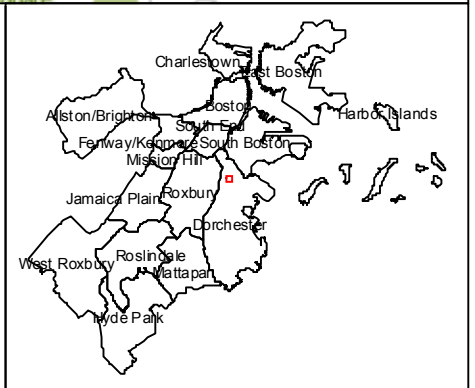


Parcel ID: 0703574000  
Address: 1272 1258 MASSACHUSETTS AV  
Zipcode: 02125  
Owner: CHIUCCARIELLO MARIO TS  
Land Use: Commercial Land  
Lot Size: 14,581 sq ft  
Living Area: 0 sq ft  
Total Value: \$532,245  
Land Value: \$532,245  
Building Value: \$0  
Gross Tax: \$14,269.49

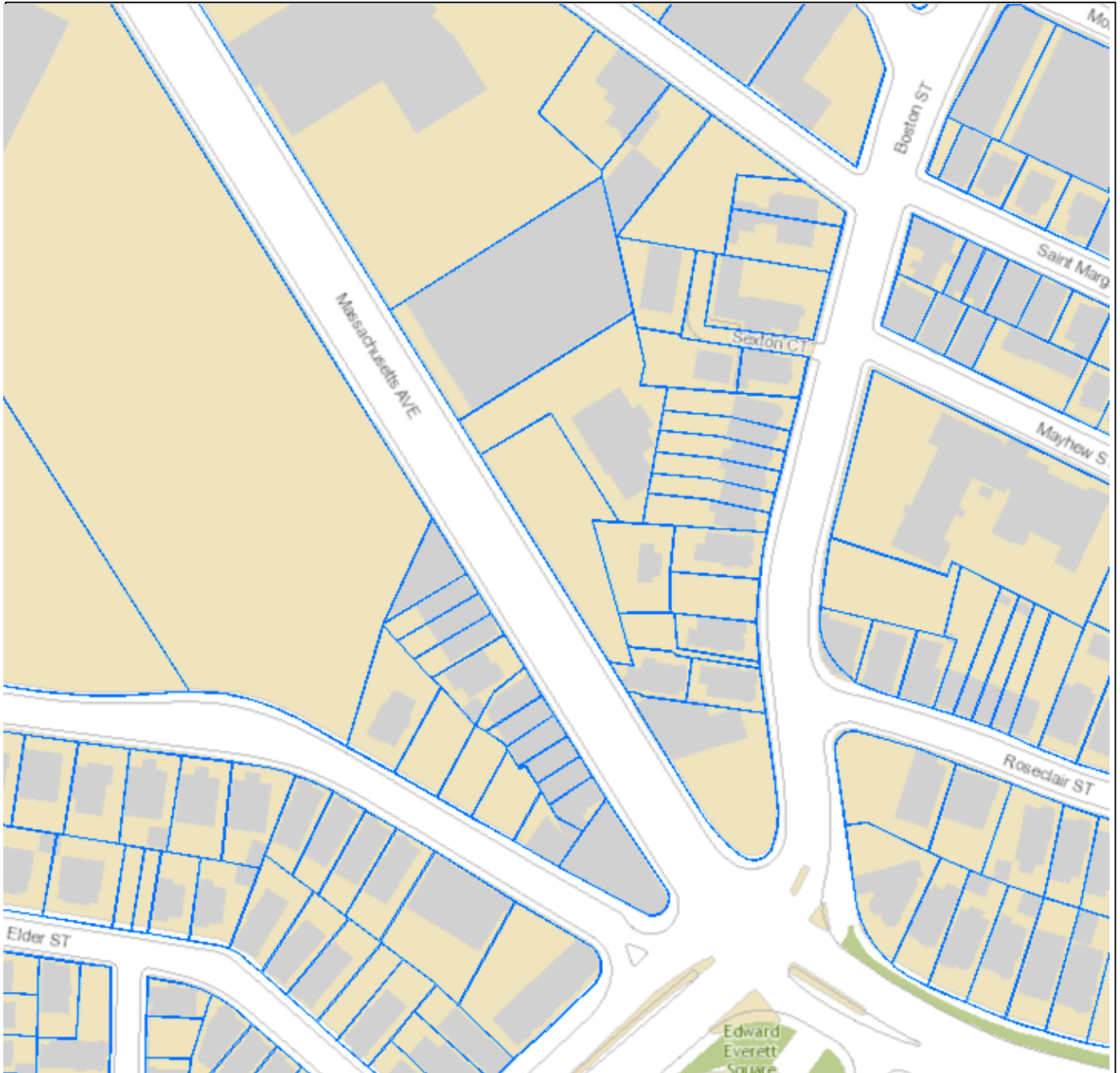


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**



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.







Parcel ID: 0703570000  
Address: BOSTON ST  
Zipcode: 02125  
Owner: CHIUCCARIELLO MARIO TS  
Land Use: Commercial Land  
Lot Size: 5,152 sq ft  
Living Area: 0 sq ft  
Total Value: \$188,068  
Land Value: \$188,068  
Building Value: \$0  
Gross Tax: \$5,042.10



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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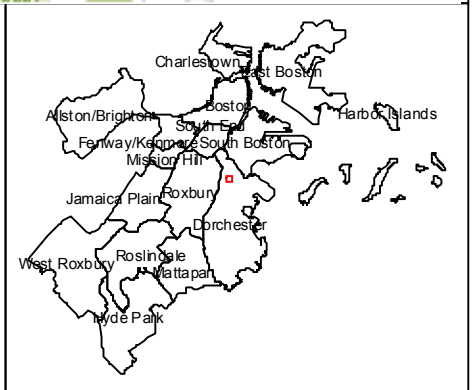




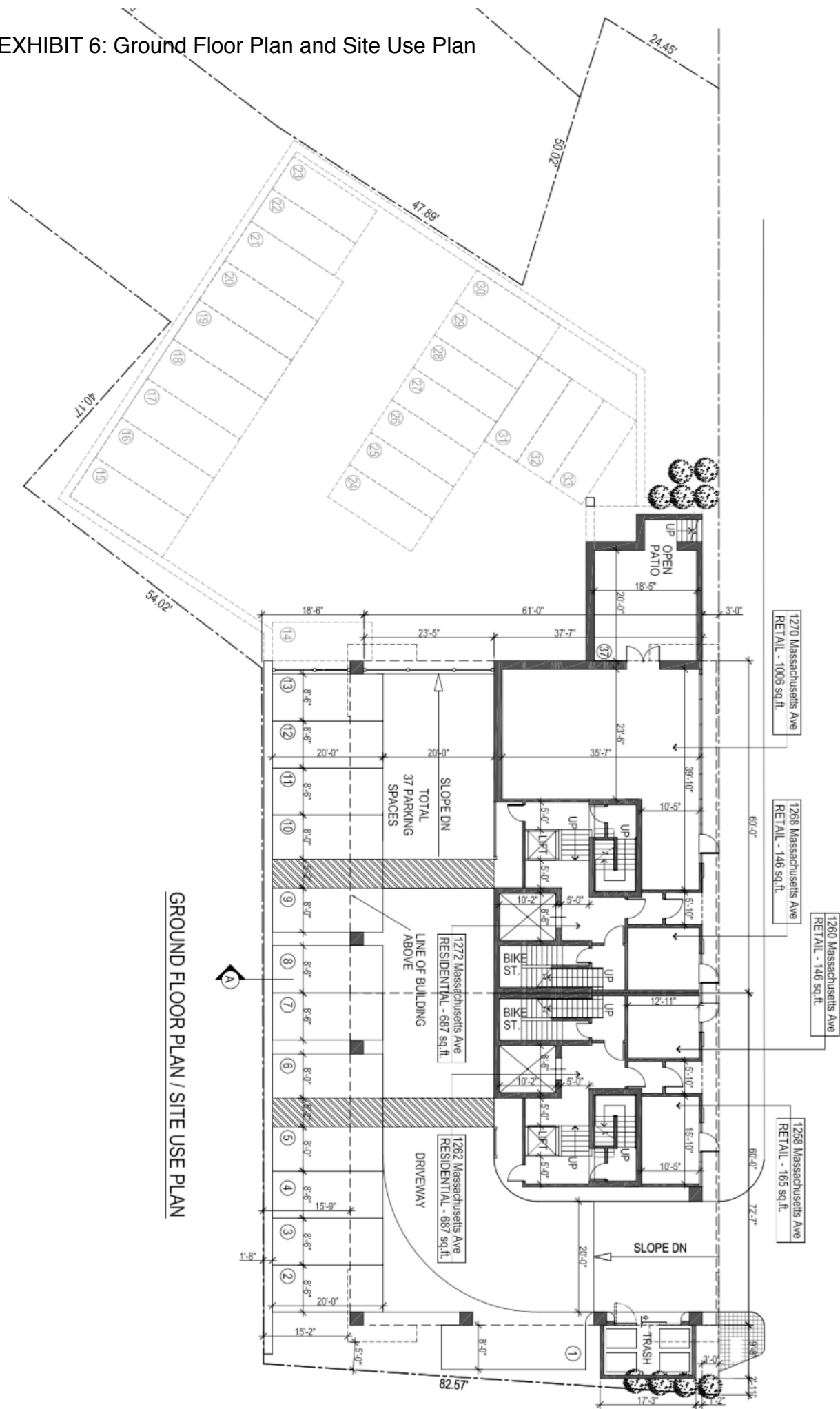
EXHIBIT 4: Aerial View of Site and Street View of Massachusetts Avenue Looking North



EXHIBIT 5: Alternate Aerial View of Site and Street View of Massachusetts Avenue Looking South

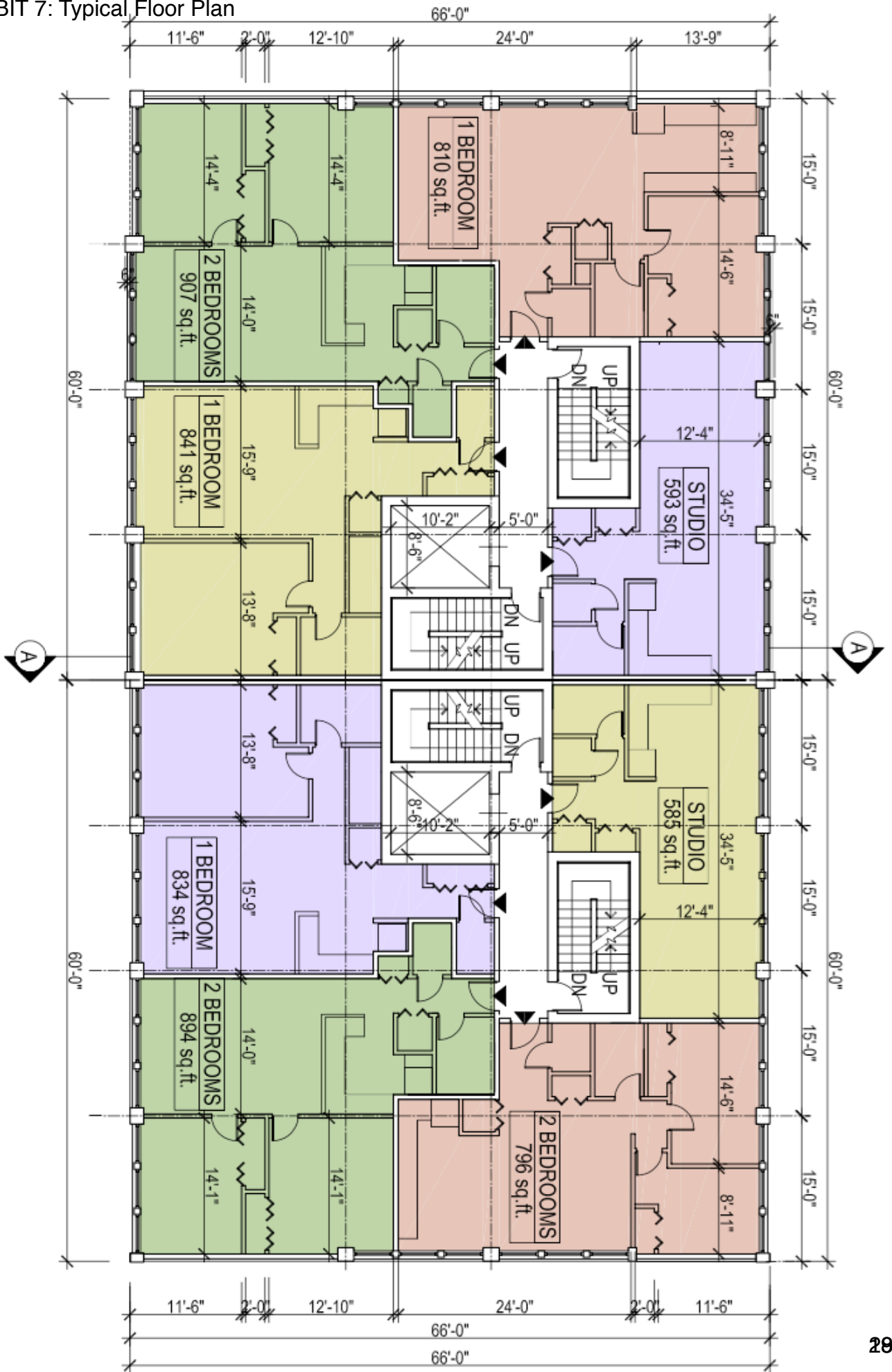


EXHIBIT 6: Ground Floor Plan and Site Use Plan



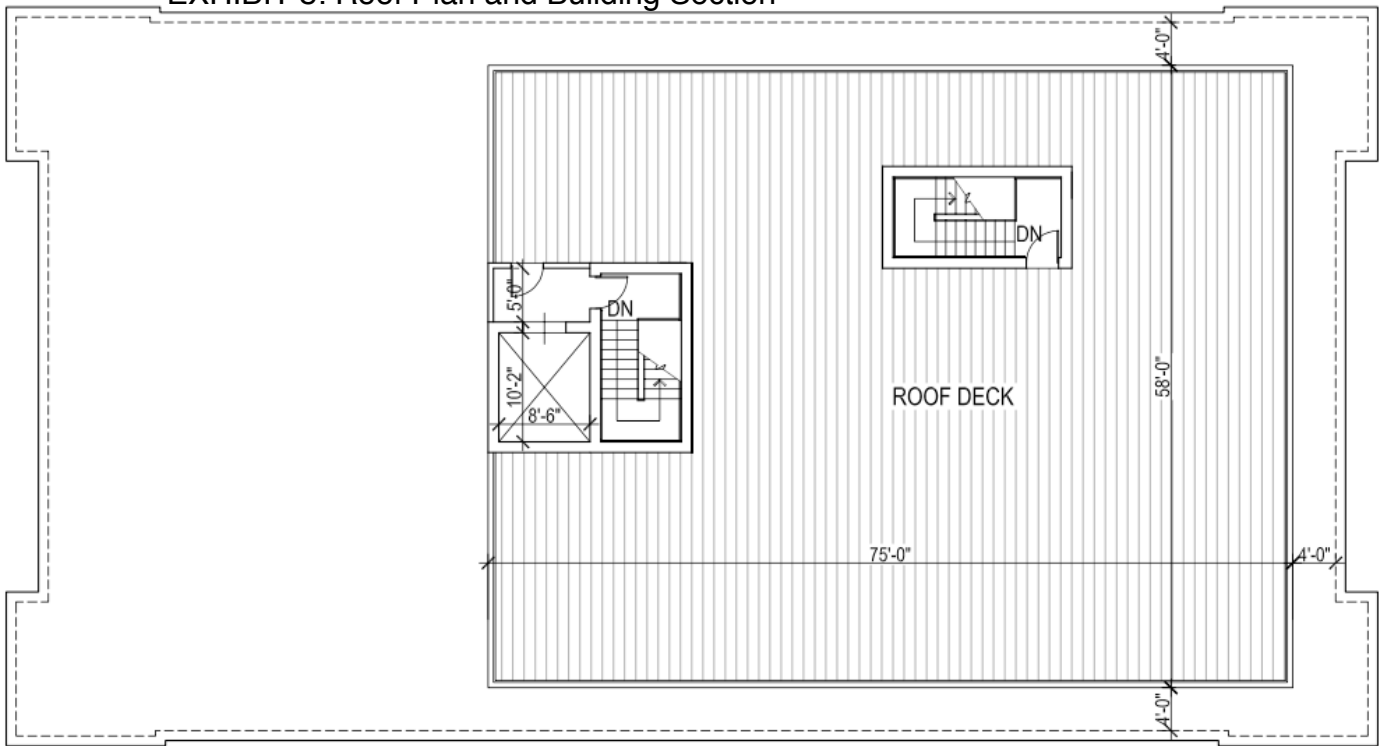
GROUND FLOOR PLAN / SITE USE PLAN

EXHIBIT 7: Typical Floor Plan

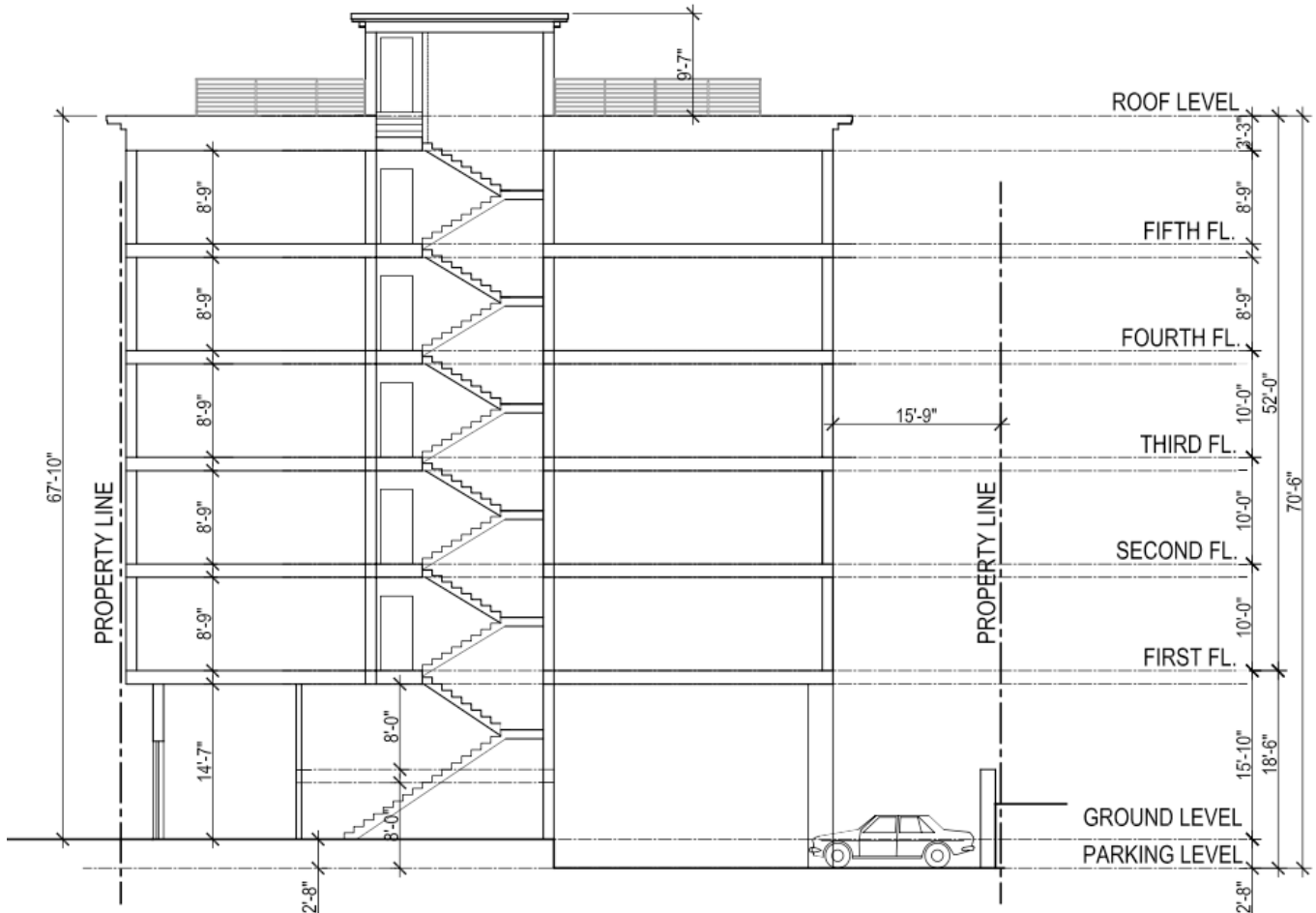


**TYPICAL FLOOR PLAN**  
 UNITS TOTAL SQ. FT. AREA = 6,418  
 TYPICAL FLOOR TOTAL SQ. FT. AREA = 8,089

EXHIBIT 8: Roof Plan and Building Section



ROOF PLAN



BUILDING SECTION A-A

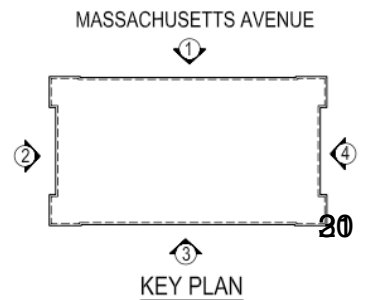
# EXHIBIT 9: Building Elevations



ELEVATION 1



ELEVATION 2



KEY PLAN



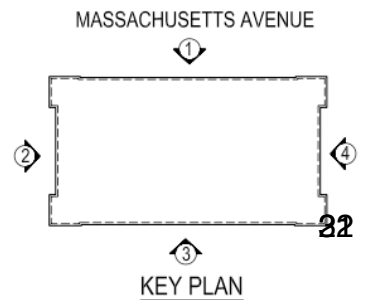
# EXHIBIT 10: Building Elevations



ELEVATION 3



ELEVATION 4



KEY PLAN