

Article 80 Small Project Review Application

500 Talbot Avenue Mixed Use Development

500 Talbot Avenue

Dorchester, MA 02124

JPA Development Co., Inc.

RODE Architects, Inc.

RODE
ARCHITECTS INC



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Project Summary

Project Team

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Project Summary

Project Summary

The Proposed Project consists of the re-development of a 17,579 square-foot lot at 500 Talbot Avenue in Dorchester. Construction of a new four story building, with a mezzanine will contain 40 residential units, 3,000 square feet of ground-floor retail space, a 1,815 square feet of space for church use, and 23 accessory off-street parking spaces located in the building's underground level garage. The garage will be entered and exited via Argyle Street.

The Proposed Project would create a mixed-use development combining market rate, and affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design to the Talbot Avenue and Argyle Street intersection.

In planning the building, great care was given to respecting the area's as-built conditions and adjacency to the future Dorchester Greenway. As a result, the proposed building has been designed and scaled to compliment the busy thoroughfare of Talbot Avenue and Argyle Street, the area's ongoing multi-family residential development, and the surrounding mixed-use development proposals.

Community Benefits

The Proposed Project will offer many public benefits to the neighborhood and to the City of Boston, including the following:

- The creation of 40 new residential units including 5 units that will be made available as affordable units under the BPDA inclusive development policy.
- Revitalizing an unused church and replacing parcel with 1,815 square feet of ground-floor interior church space, as well as 3,000 square feet of new ground floor retail space.
- An open lobby plan will be double height and light filled which can be viewed by pedestrians through the project's transparent ground level.
- Creating a more pedestrian friendly Talbot Avenue by improving the streetscape with an improved sidewalk and crosswalk plan as part of the mitigation program with the neighborhood.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the future Dorchester Greenway, the Ashmont and Shawmut MBTA stations, and the large quantity of bicycle storage located on the ground floor.
- Additional open space provided in front of the lot for residential use.
- Future generation of hundreds of thousands of dollars in new property and sales tax revenue annually to the City of Boston.
- The expected creation of more than forty (40) construction jobs over the length of the project.

Detailed Project Information

Project Description

The Project Site includes 17,579 square feet of land area. The City of Boston Assessor's Parcel Number is 1601480000.

The Parcel is the site of the Our Saviour's Lutheran Church in Dorchester, MA.



East Elevation at Argyle Street



West Elevation at Talbot Avenue



Southern Corner at Talbot Avenue and Argyle Street

Detailed Project Information Cont.

Proposed Program, Data, and Dimensions

Lot Area: 17,579 SF

Maximum Building Height/Stories: 60 feet, 4 stories + Mezzanine

Number of Residential Units: 40

Commercial/Retail Space: 3,000 GSF

Church Space: 1,815 GSF

Total Building Square Footage: 49,500 GSF

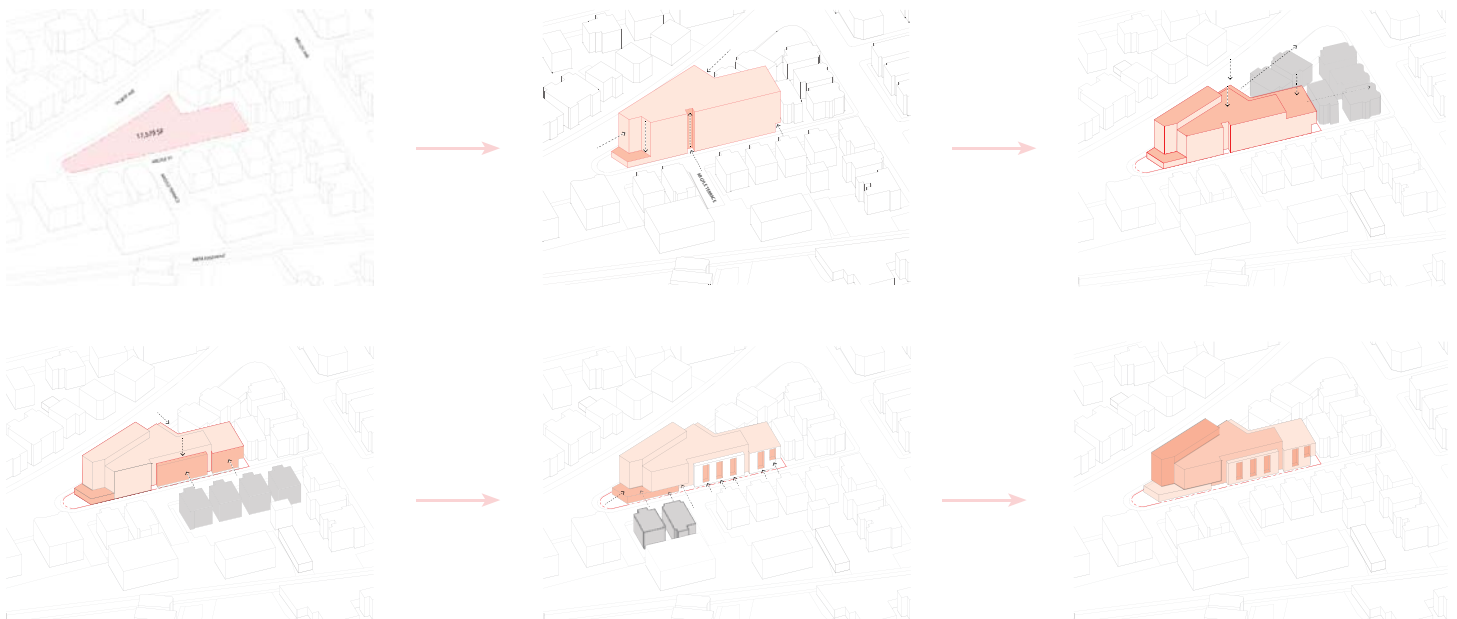
Floor Area Ratio: 2.8

Parking Spaces: 23

Design Approach

The Proposed Project would consist of a new four story building with a mezzanine. The street level floor will contain 10,750 square feet of parking, retail storage, and mechanical space, intending to accommodate the needs of the building's residents through the provision of 23 parking spaces. The Street level will also include 3,000 square feet of retail/ gallery space and 1,815 square feet of church space intended to accommodate a use or uses serving the local community. Floors one through five will contain 40 total residential units and amenity space, with studios, one, two, and three bedroom units. There will be bicycle parking in the garage, in addition to trash handling and recycling facilities, storage, and mechanical space. Open space will be provided in front of the building on the nose of the site.

The building's massing is derived from a creative reassessment of its site context and urban conditions. The development site is located on the intersection of Talbot Avenue and Argyle Street, which intersects with Dorchester Avenue. The neighborhood offers several parks, a few markets, a restaurant, zipcar rental, and other retail spaces. The building carves reduce the overall scale and align the entry with the Argyle terrace setback relief. Height reductions relate to neighboring building height, which gradually increase towards the corner. Carving at the ground level defines public lobby and patio spaces..



Detailed Project Information Cont.

Parking and Access

The proposed development will be removing a church that is currently underutilized. By removing this building, the current site will have the opportunity to become a central node and destination for the surrounding neighborhood, helping to make a vibrant connection between Dorchester Ave. and Codman Square. The project also includes 23 on-site parking spaces that will be accessed via Argyle Street. Vehicles will both enter and discharge from the garage onto Argyle Street, with direct elevator access provided to all floors in the building from the double height lobby. Ample secure space for bicycle racks will be provided in the building's garage.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review
- Affordable Housing Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits

Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Public Improvements Commission.

- Sidewalk and interestsection redesign

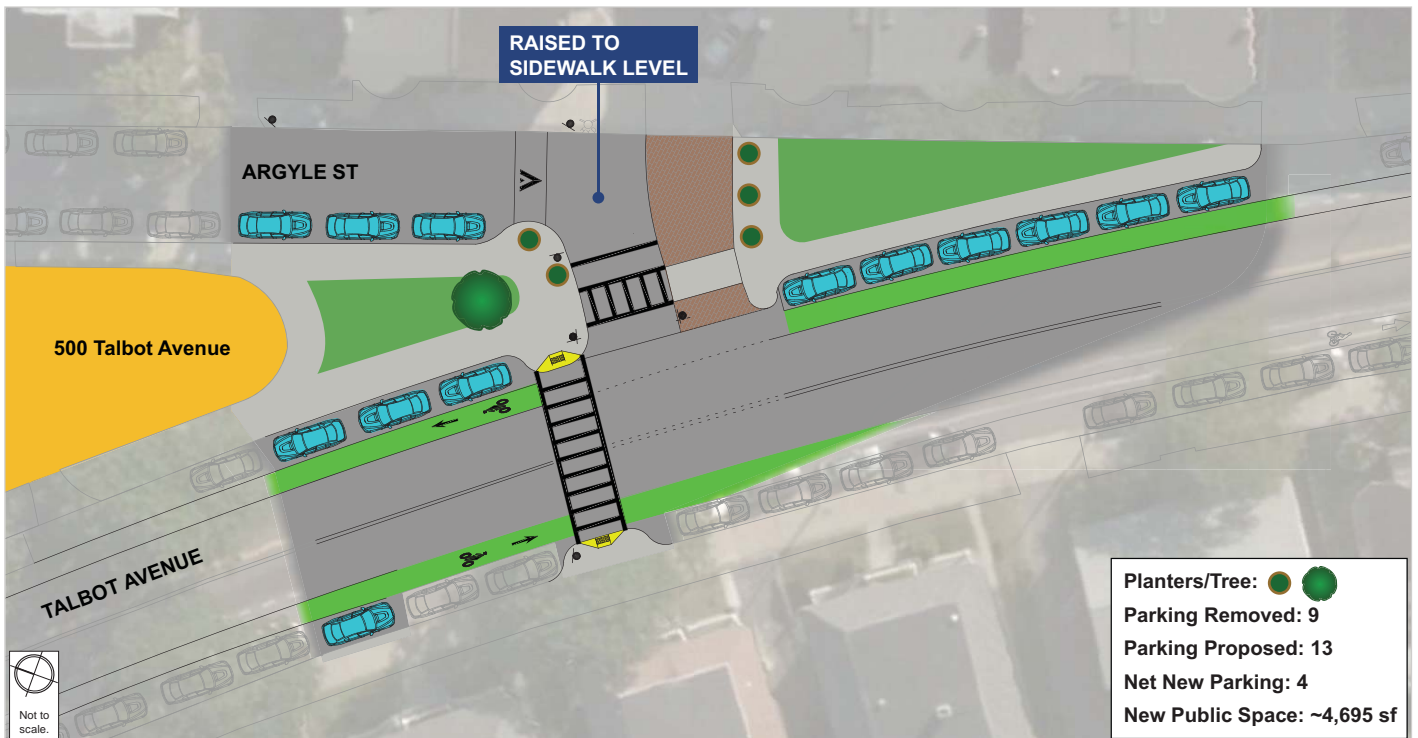
Prior to submission of this application, the project team has conducted significant outreach to the five abutting neighborhood associations (see below) for neighborhood collaboration and to inform the community of the status of the development proposal. The project team has reached out to resident groups and business owners and has made presentations to local elected and appointed officials. The project team anticipates public outreach will continue through the BRA review, starting with the initial Article 80 public meetings.

- Greater Ashmont Main Streets.
- Melville Park Civic Association.
- St. Marks Civil Association.
- Ashmont Hill Civic Association.
- Ashmont Adams Civic Association.

Intersection Enhancements

After community engagement and feedback from the Boston Transportation Department, the Proponent has proposed enhancements to the intersection of Talbot Avenue at Argyle Street. The goals of the intersection redesign are to convert the large, unused swath of pavement into new, usable public space while also enhancing safety for all road users and providing as much new on-street parking spaces for the neighborhood as possible. The conceptual design plan, shown in Figure 1 below (Exhibit #19), creates a bend in Argyle Street to intersect with Talbot Avenue at a perpendicular angle. By changing the alignment of Argyle Street, the intersection can accommodate two new public plazas and create a destination for the community. The improvements will also reduce the speed of vehicles travelling through the intersection, increase the visibility of pedestrians, and reinforce the pedestrian desire line along the east side of Talbot Avenue. This design will also propose a raised crossing across Argyle Street so pedestrians can remain at sidewalk level when walking along the corridor. This crossing will be 20 feet wide and emphasize the requirement for vehicles to yield to pedestrians. The existing pedestrian crossing across Talbot Avenue will be relocated approximately 100 feet to the south and will be enhanced with curb bulb outs and new signs alerting drivers of the crosswalk. The proposed street alignment allows for 4 new parking spaces, as well as approximately 4,700 square feet of public space.

Figure 1. Talbot Avenue at Argyle Street - Conceptual Design Plan



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Boston Zoning Code Data

Zoning District Requirements

The site is situated within an MFR zoning district under the Boston Zoning Code (Base Code). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	3 Stories, 35'
Minimum Lot Size:	4,000 SF for the first 4 units.
Minimum Lot Area / Add'l Unit:	1,000
Minimum Usable Open Space Per Dwelling Unit:	400 SF per unit.
Minimum Lot Width:	30'
Minimum Lot Frontage:	30'
Minimum Front Yard Setback:	5'

Proposed Design

Lot Area:	17,579 SF
Lot Width:	Varies, N/A
Lot Frontage:	412'-0"
Floor Area Ratio:	2.7
Maximum Building Height: Building Height (stories):	5 Stories, 60'
Usable Open Space:	3,611 SF
Front Yard Setback:	Varies; 7'-3" (max); 0'-6" (min)
Side Yard Setbacks:	Varies; 22'-6" (Left, max); 9'-0" (Left, min) Varies; 1'-11" (Right, max); 0'-11" (Right, min)
Rear Yard Setback:	Varies; 6'-0" (max); 5'-5" (min)

Off-Street Parking Requirements:

Residential Component: 1.5/ Unit= 60
Commercial Component: 2/ 1,000 SF= 6
Community Component: 1/1,000 SF=2

Boston Zoning Code Data Cont.

Zoning Relief Projected Required

Article 14, Section 14-2:	Additional Lot Area Required
Article 15, Section 1:	Floor Area Ratio Excessive
Article 16, Section 1:	Building Height Excessive
Article 18, Section 1:	Front Yard Insufficient
Article 20, Section 1:	Rear Yard Insufficient
Article 23, Section 23-1:	Off Street Parking Insufficient

Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 5A for the 2nd to 4th floor.

The building will be fully sprinklered in conformance with NFPA 13.

The building will be a mixed-use building:

- Residential: R-2
- Mercantile M
- Parking Garage: S-2
- Assembly A.2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation
- A-2 requires 1-hour separation

Development Proposal

Exhibit 1:	Assessor's Map
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Existing Conditions
Exhibit 4:	Surrounding Urban Context
Exhibit 5:	Neighboring Transit Locations
Exhibit 6:	Purposed Site Plan
Exhibit 7:	Design Concept
Exhibit 8:	Talbot Avenue Perspective
Exhibit 9:	Talbot Avenue Corner Perspective
Exhibit 10:	Argyle Street Perspective
Exhibit 11:	Talbot Avenue Entry Perspective
Exhibit 12:	Unit Schedule
Exhibit 13:	Garage and First Level Floor Plan
Exhibit 14:	Second and Third Level Floor Plan
Exhibit 15:	Fourth and Fifth Level Floor Plan
Exhibit 16:	Ground Level Axon
Exhibit 17:	North and South Elevations
Exhibit 18:	East and West Elevations
Exhibit 19:	Intersection Enhancements

Exhibit 1

Assessor's Map



Parcel ID: 1601480000
 Address: 8 ARGYLE ST
 Zipcode: 02124
 Owner: SWEDISH EVANGELICAL
 Land Use: Tax-exempt
 Lot Size: 17,554.00 sq ft
 Living Area: 5,448.00 sq ft
 Total Value: \$1,185,100.00
 Land Value: \$484,500.00
 Building Value: \$700,600.00
 Gross Tax: \$0.00



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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



Exhibit 2

Zoning Code Refusal

Zoning Refusal Letter to be provided when received from Inspection Services Department.

Exhibit 3

Existing Conditions



Exhibit 4

Surrounding Urban Context



Exhibit 5

Neighboring Transit Locations and Walking Proximity



Exhibit 6

Proposed Site Plan

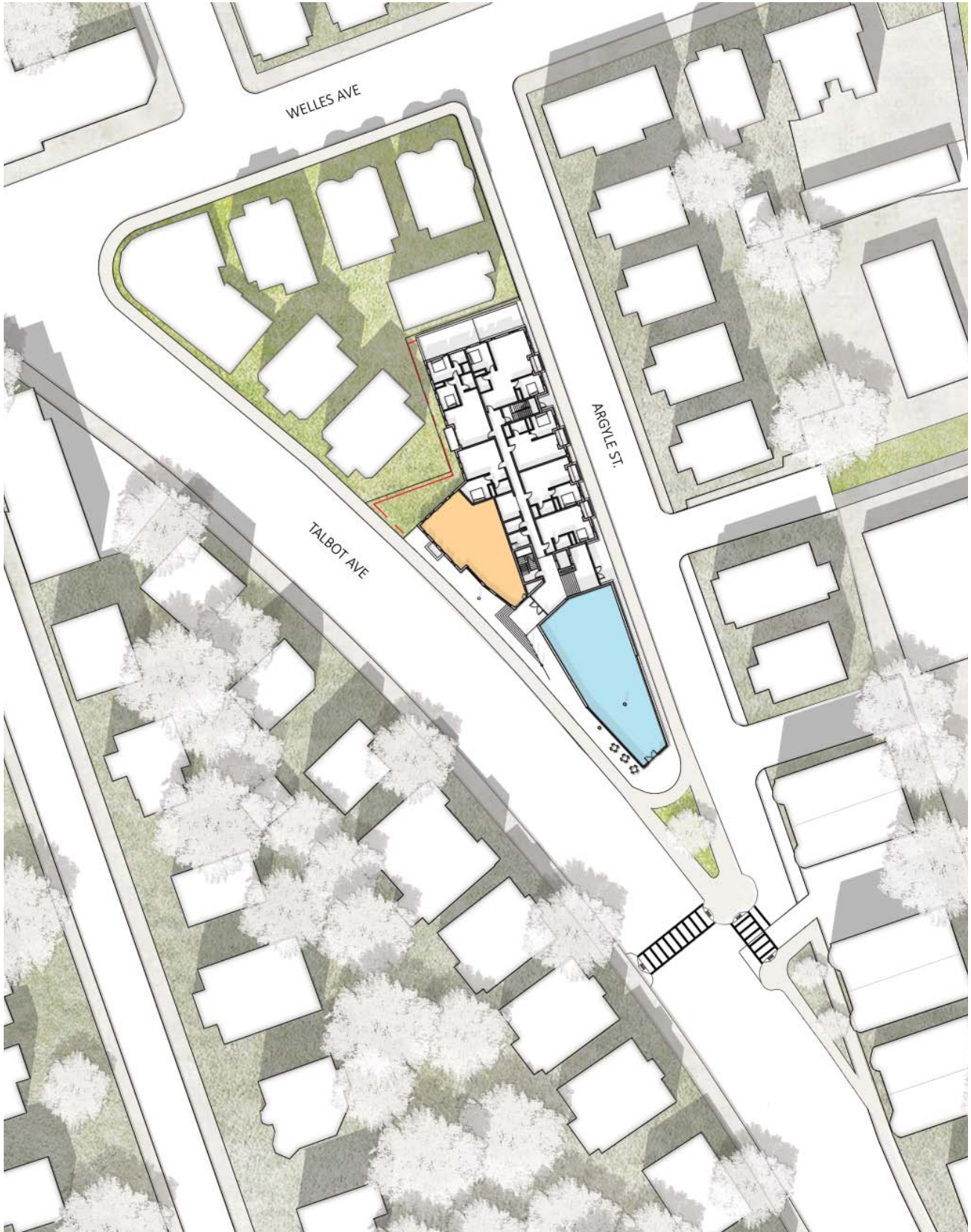


Exhibit 7

Design Concept

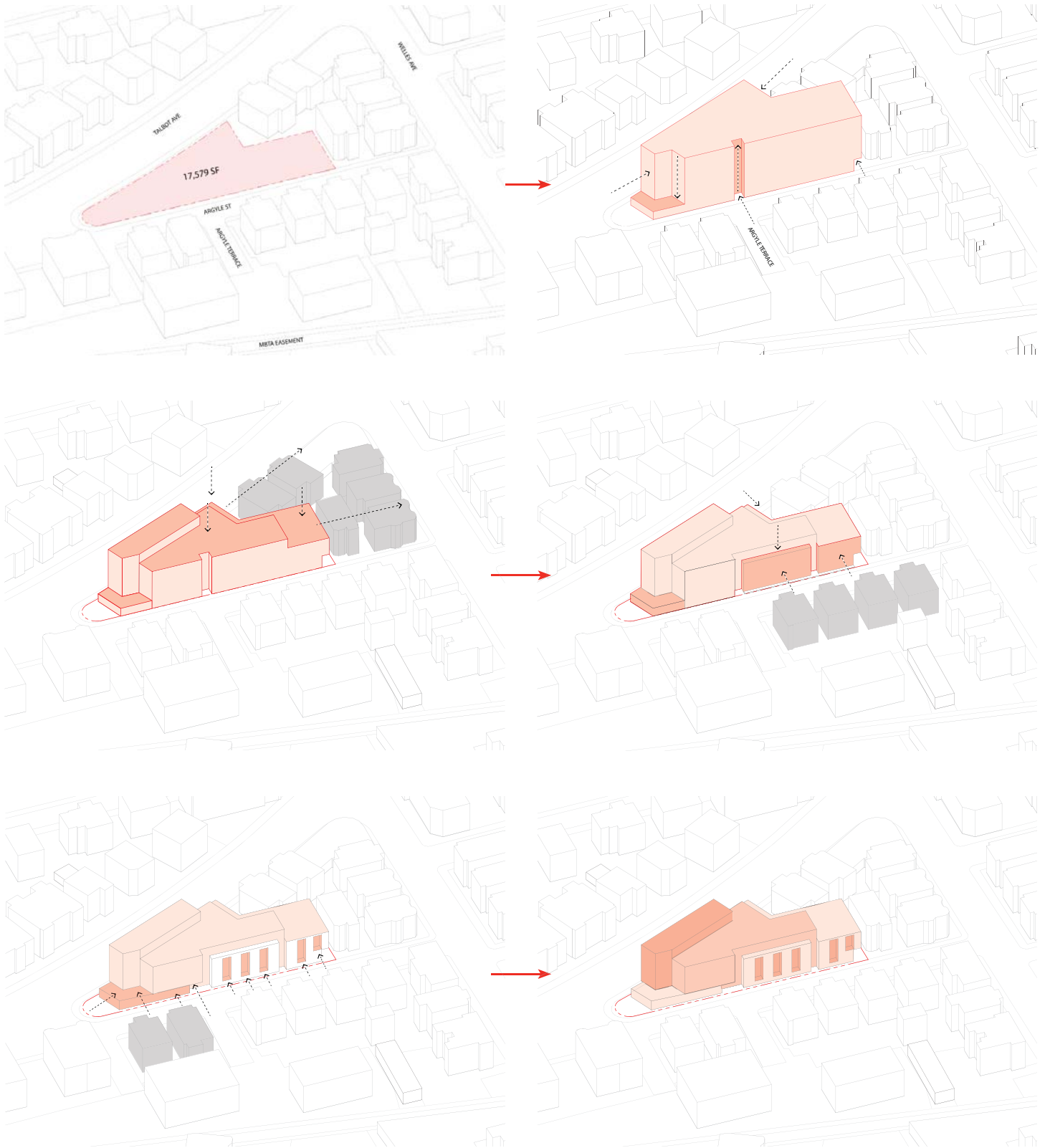


Exhibit 8

Talbot Avenue Perspective



Exhibit 9

Talbot Avenue Corner Perspective



Exhibit 10

Argyle Street Perspective



Exhibit 11

Talbot Avenue Entry Perspective



Exhibit 12

Unit Schedule

UNIT 01	1ST FLOOR	1 BEDROOM	686 GSF
UNIT 02	1ST FLOOR	2 BEDROOM	1055 GSF
UNIT 03	1ST FLOOR	2 BEDROOM	1187 GSF
UNIT 04	1ST FLOOR	1 BEDROOM	707 GSF
UNIT 05	1ST FLOOR	1 BEDROOM	703 GSF
UNIT 06	1ST FLOOR	STUDIO	542 GSF
UNIT 07	2ND FLOOR	2 BEDROOM	1269 GSF
UNIT 08	2ND FLOOR	2 BEDROOM	1359 GSF
UNIT 09	2ND FLOOR	1 BEDROOM	758 GSF
UNIT 10	2ND FLOOR	1 BEDROOM	784 GSF
UNIT 11	2ND FLOOR	STUDIO	590 GSF
UNIT 12	2ND FLOOR	1 BEDROOM	692 GSF
UNIT 13	2ND FLOOR	1 BEDROOM	735 GSF
UNIT 14	2ND FLOOR	1 BEDROOM	680 GSF
UNIT 15	2ND FLOOR	STUDIO	528 GSF
UNIT 16	2ND FLOOR	1 BEDROOM	707 GSF
UNIT 17	2ND FLOOR	1 BEDROOM	704 GSF
UNIT 18	2ND FLOOR	1 BEDROOM	666 GSF
UNIT 19	2ND FLOOR	1 BEDROOM	757 GSF
UNIT 20	2ND FLOOR	1 BEDROOM	862 GSF
UNIT 21	3RD FLOOR	2 BEDROOM	1269 GSF
UNIT 22	3RD FLOOR	2 BEDROOM	1359 GSF
UNIT 23	3RD FLOOR	1 BEDROOM	758 GSF
UNIT 24	3RD FLOOR	1 BEDROOM	784 GSF
UNIT 25	3RD FLOOR	STUDIO	590 GSF
UNIT 26	3RD FLOOR	1 BEDROOM	692 GSF
UNIT 27	3RD FLOOR	1 BEDROOM	735 GSF
UNIT 28	3RD FLOOR	1 BEDROOM	680 GSF
UNIT 29	3RD FLOOR	STUDIO	528 GSF
UNIT 30	3RD FLOOR	1 BEDROOM	707 GSF
UNIT 31	3RD FLOOR	1 BEDROOM	704 GSF
UNIT 32	3RD FLOOR	1 BEDROOM	666 GSF
UNIT 33	3RD FLOOR	1 BEDROOM	757 GSF
UNIT 34	3RD FLOOR	1 BEDROOM	862 GSF
UNIT 35	4TH FLOOR	3 BEDROOM	2588 GSF
UNIT 36	4TH FLOOR	3 BEDROOM	2700 GSF
UNIT 37	4TH FLOOR	2 BEDROOM	1018 GSF
UNIT 38	4TH FLOOR	2 BEDROOM	965 GSF
UNIT 39	4TH FLOOR	1 BEDROOM	763 GSF
UNIT 40	4TH FLOOR	3 BEDROOM	1619 GSF

TOTAL : 40 UNITS

TOTAL GSF: 36,712

QUANTITY:

5 - STUDIO UNITS

24 - 1 BEDROOM UNITS

8 - 2 BEDROOM UNITS

Exhibit 13

Garage and First Level Floor Plan

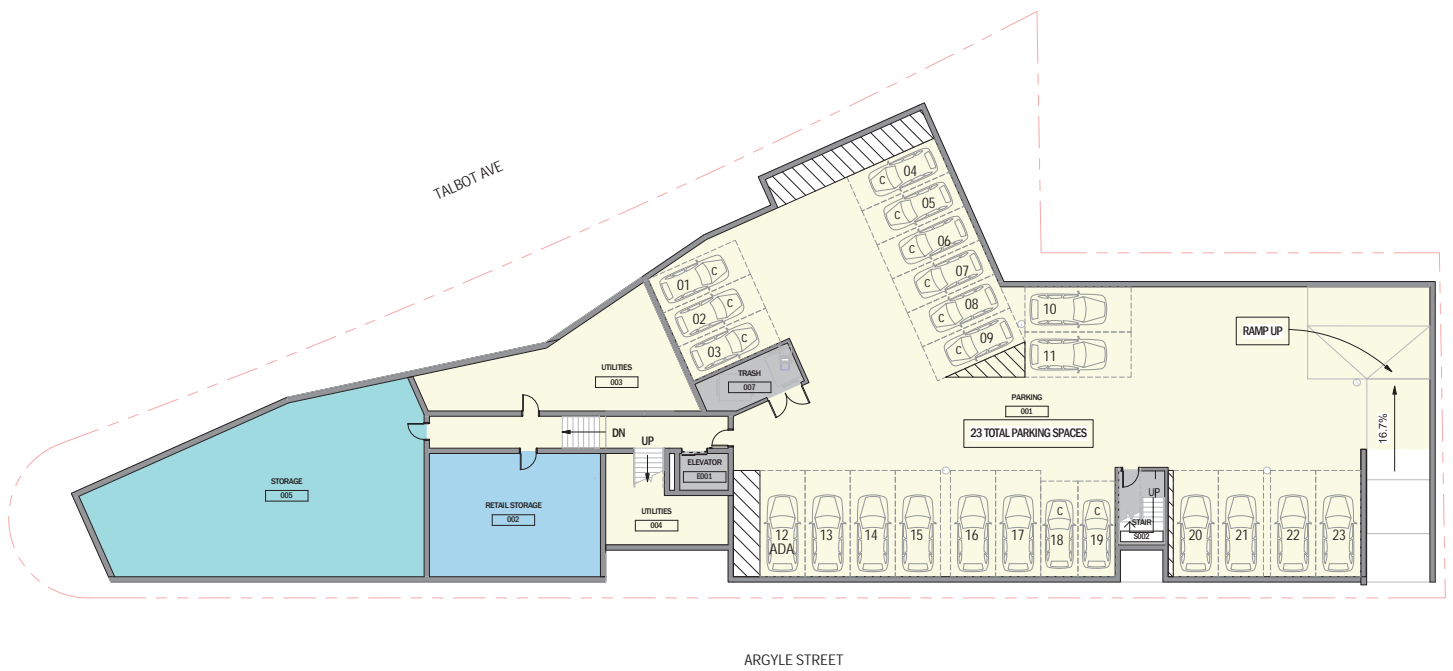
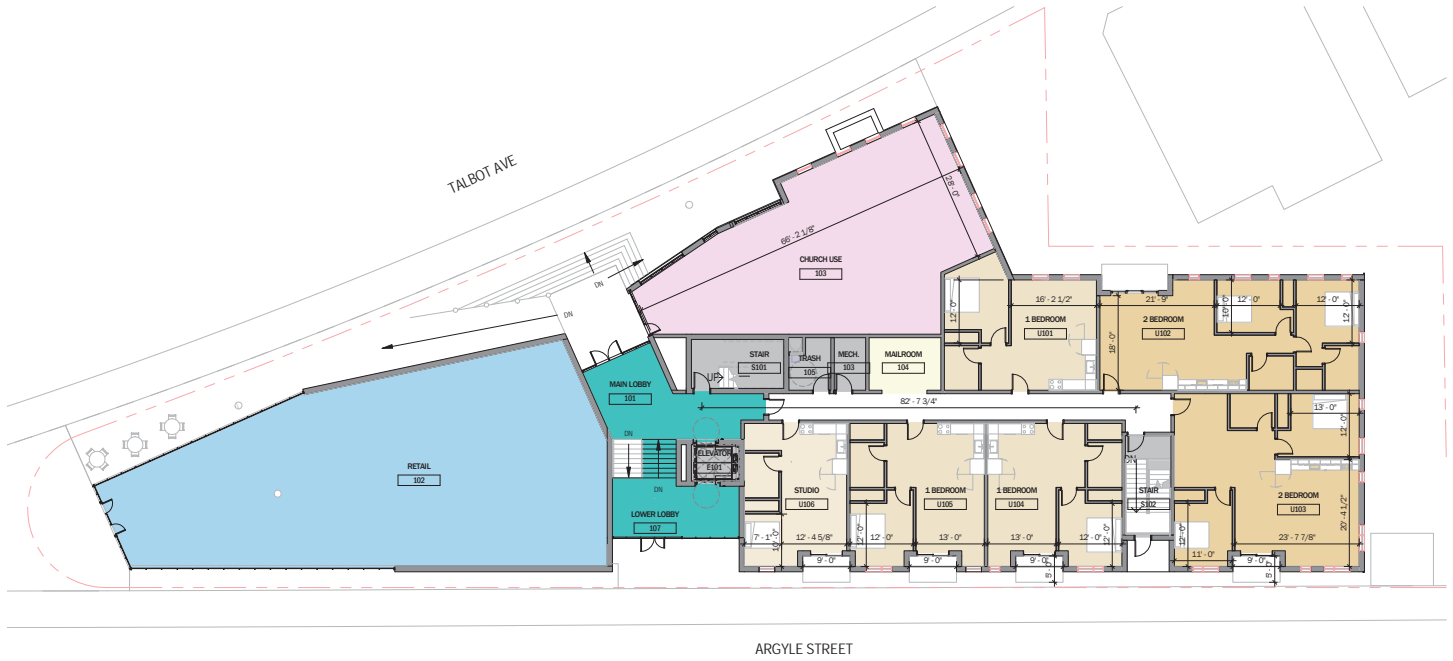


Exhibit 14

Second and Third Level Floor Plan



Exhibit 15

Fourth and Fifth Level Floor Plan

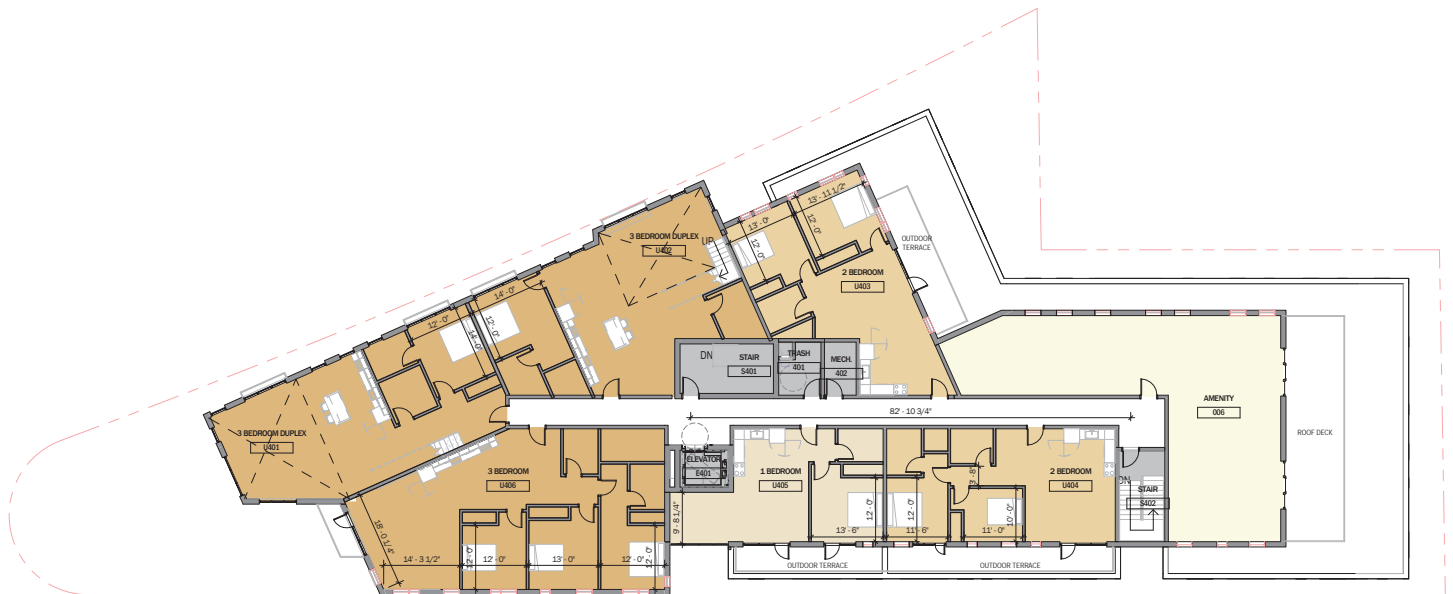


Exhibit 16

Ground Level Axon

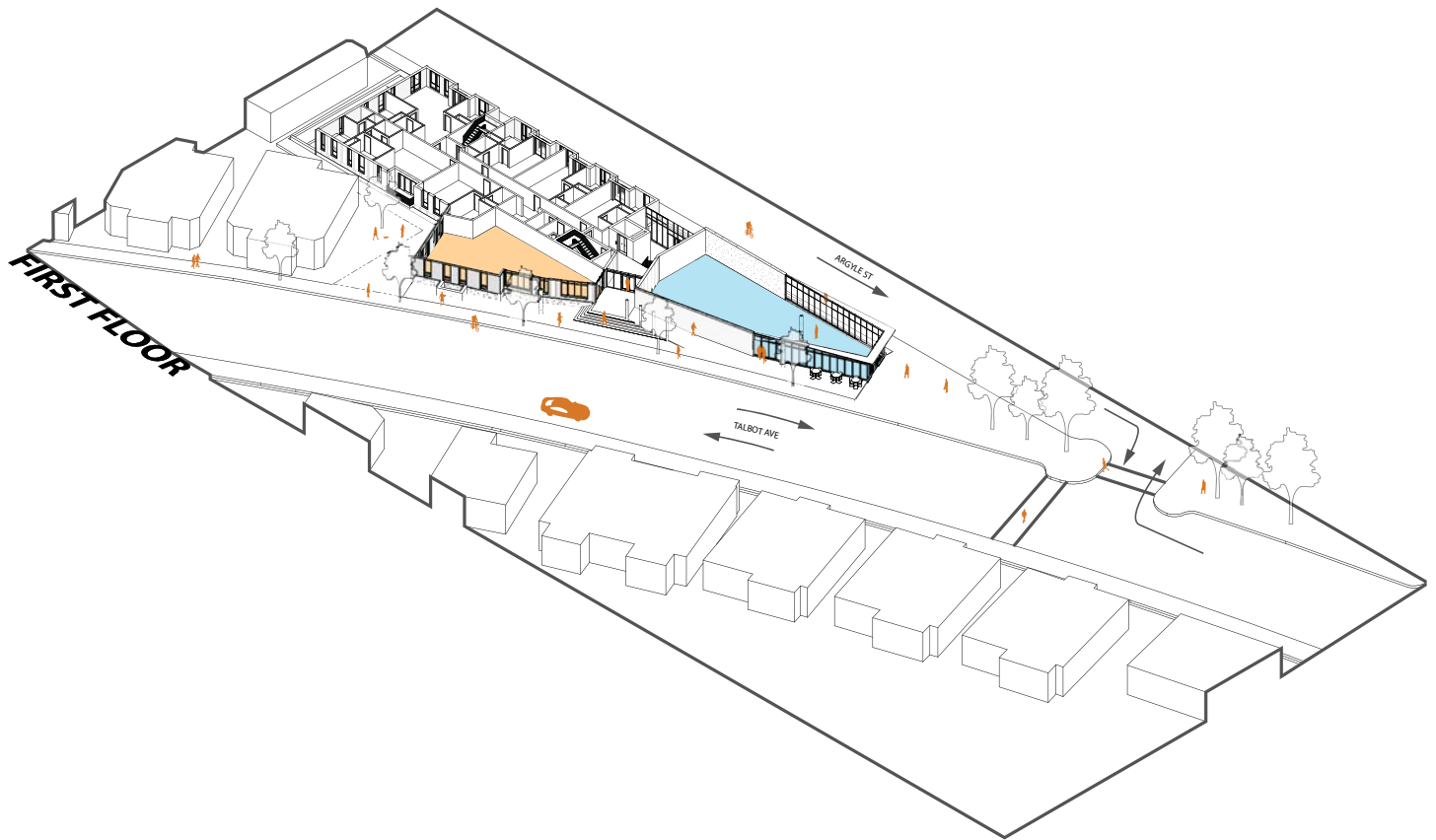


Exhibit 17

North Elevation



South Elevation



Exhibit 18

East Elevation

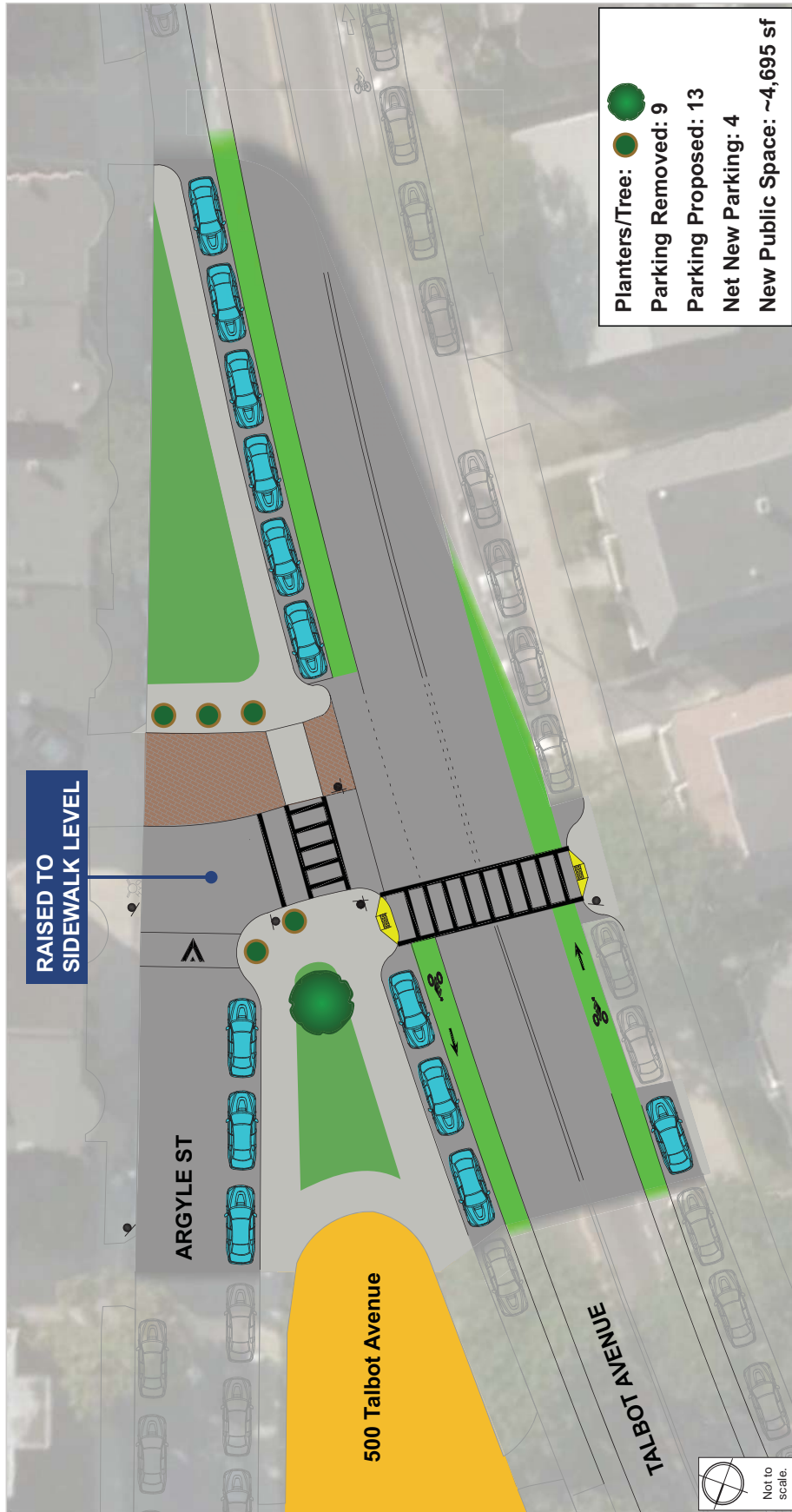


West Elevation



Exhibit 19

Figure 1. Talbot Avenue at Argyle Street - Conceptual Design Plan



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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
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%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

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 | ACCESSIBILTY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	500 Talbot Ave.		
Primary Project Address:	500 Talbot Ave. Dorchester MA, 02125		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	James Baker / SVP + Principal / JPA Development Co., Inc. jbaker@jpamgmt.com		
Owner / Developer:	JPA Development Co., Inc.		
Architect:	RODE Architects, Inc		
Civil Engineer:	TBD		
Landscape Architect:	TBD		
Permitting:	TBD		
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, identify and explain.</i>	No		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	17,579 SF	Building Area:	49,500 GSF
Building Height:	60 FT.	Number of Stories:	4 + Mezz. Flrs.
First Floor Elevation:	Varies	Is there below grade space:	Yes / No

Article 80 | ACCESSIBILTY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail, Residential			
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The project is located in the urban village of Ashmont. Ashmont is in the neighborhood of Dorchester, of Boston MA.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Redline stop - Ashmont Bus lines: 22,23,26,45			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	All Saints Church BHA 1875 Dorchester Ave.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Codman Square Library Cronin Playground			
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				
Is the development site within a historic district? <i>If yes</i> , identify which district:	No.			
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:	Yes, Sidewalks are between 6'+8' construction of concrete. Site walkways are between 5'+3' and constructed of asphalt. The site is moderate disrepair. The existing building does not seem to be accessible.			
Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i> , have they been verified as ADA / MAAB compliant (with yellow	No.			

Article 80 | ACCESSIBILITY CHECKLIST

<p>composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Yes, we are using “Connector” as a guide.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Not to exceed 1:20 or 2% cross slope The sidewalk widths will match or exceed (in some locations) the existing.</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>Concrete or Concrete pavers</p>
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>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>N/A</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>Yes, the intersection of Talbot and Argyle will be redesigned as a part of the neighborhood mitigation package.</p>
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled</i></p>	

Article 80 | ACCESSIBILTY CHECKLIST

<i>Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	23 Garage
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?	1 H.C. Space with 60" side aisle.
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No.
Where is the accessible visitor parking located?	Existing on street, in Peabody Sq.
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	It will be, and Yes it will be accessible.
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Talbot Ave side = Ramp up to a flush condition. Argyle side = Flush condition at sidewalk.
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes, they are the same. All entries are accessible.
<i>If project is subject to Large Project Review/Institutional Master Plan</i> , describe the accessible routes way-finding / signage package.	N/A
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	

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<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>40</p>
<p><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 (Inclusionary Development Policy) units?</p>	<p>The for-sale vs for-rent is still be determined. 5 IDP units will be provided.</p>
<p><i>If a residential development</i>, how many accessible Group 2 units are being proposed?</p>	<p>If the project is rental. 521CMR requires 5% if over 20. In this case (2) Group 2A would be provided.</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>Yes both Group 2A units would be IDP. In the case that they are 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>Yes.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>Yes.</p>

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<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>All the spaces would provide accessible elements, per 521CMR.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	<p>No, the retail and church use will be fit-out under a separate permit. These spaces are not currently in the scope.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	<p>Yes</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>No</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	

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Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. These locations are yet to be determined.
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

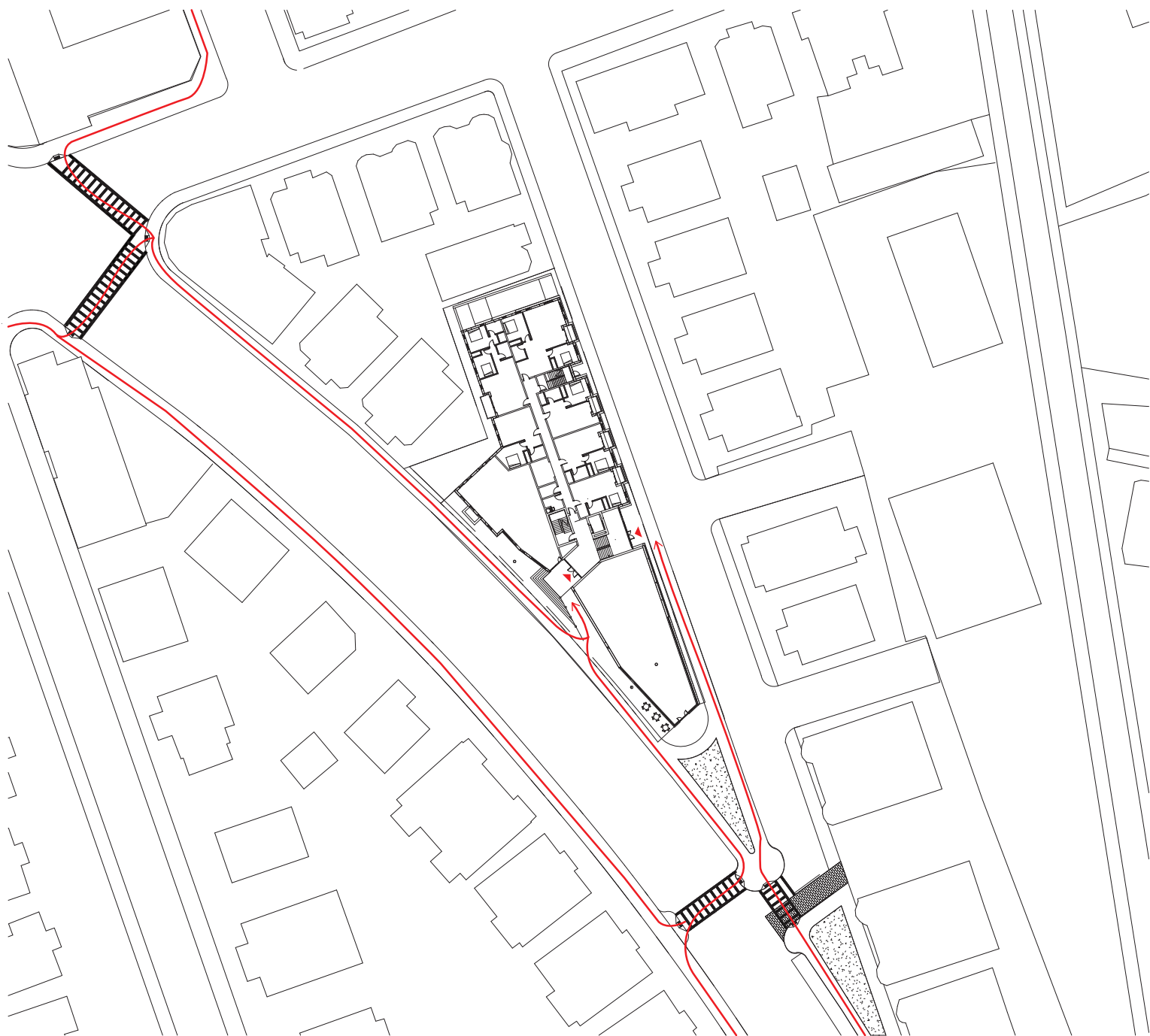
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

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

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

Architectural Access staff can be reached at:

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

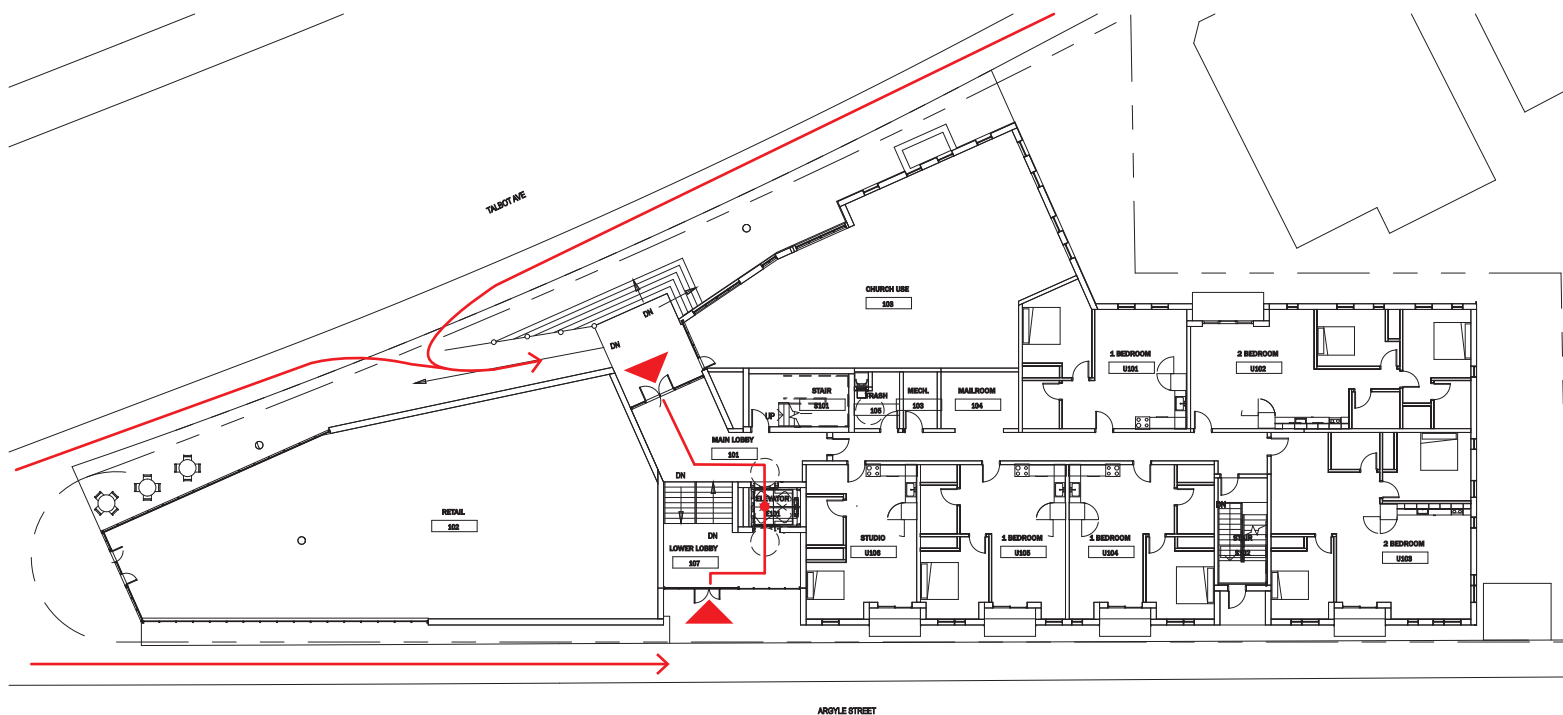


KEY

← ACCESSIBLE ROUTE + BUILDING ENTRY

▲ BUILDING ENTRY
▲ BUILDING ENTRY

♿ ACCESSIBLE RESIDENTIAL UNIT/PARKING

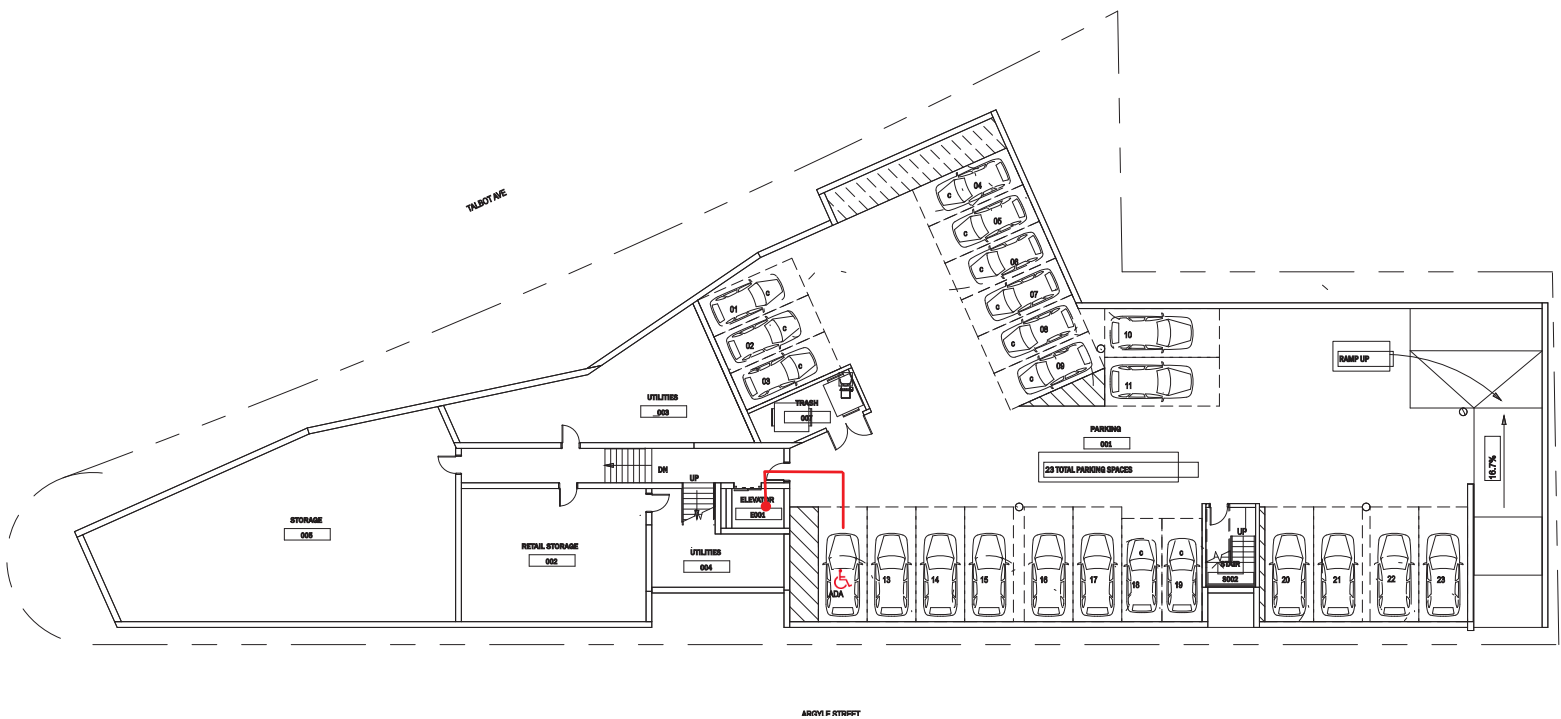


KEY




← ACCESSIBLE ROUTE + BUILDING ENTRY

▲ BUILDING ENTRY

♿ ACCESSIBLE RESIDENTIAL UNIT/PARKING



KEY

-  ACCESSIBLE ROUTE + BUILDING ENTRY
-  BUILDING ENTRY
-  ACCESSIBLE RESIDENTIAL UNIT/PARKING