

121 Brookside Avenue Mixed-Use Development

121 Brookside Avenue, Jamaica Plain, MA

Article 80E - Small Project Review Application

December 27th, 2018



VIEW FROM BROOKSIDE AVENUE

Submitted by: 121 Brookside Avenue LLC

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- A. ISD rejection letter
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- C. Accessibility Documents
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Accessibility Checklist

PROJECT TEAM

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DEVELOPMENT OPPORTUNITY

1.0 Neighborhood Context

The project site is located in central Jamaica Plain on Brookside Avenue, near the intersection of Green Street. The location is just 0.1 miles from the Green Street Orange Line MBTA station. The neighborhood is primarily a mix of residential mid-rise buildings, residential multi-family dwellings, light industrial buildings and parking lots.

The location is close to shops and restaurants on Green Street and Washington Street, as well as Johnson Park and the Southwest Corridor.



Figure 1 - Aerial Photo



Figure 2 - Brookside Avenue Photo



Figure 3 - Brookside Avenue Photo

1.1 Planning Context

The Project site is located within the PLAN:JP/ROX area. Between 2014 and 2030, an estimated 105,000 new residents will come to populate Boston. To help house these new residents, and ensure that those residents already living in Boston are not displaced, more housing, both market rate and below market rate, must be created. The JP/Rox Plan was formulated to provide guidance for best practices in creating this housing and in making suggestions for zoning changes to accelerate new housing starts.

The study area consists of +/- 50 acres of former industrial or vacant land. The subject site falls under this category as a former industrial site, which is now used as a parking lot.

The highest and best use for the land is residential, given its proximity to the Green Street Orange Line "T," and its proximity to other new and proposed residential developments in the immediate area. The project, as outlined below, was designed to work within the recommendations of the JP/Rox study including a building height of 45', increased sidewalk widths, building setbacks between the 3rd and 4th stories, onsite garage parking, green features and an increase in IDP affordable housing units over the baseline 13% requirement.

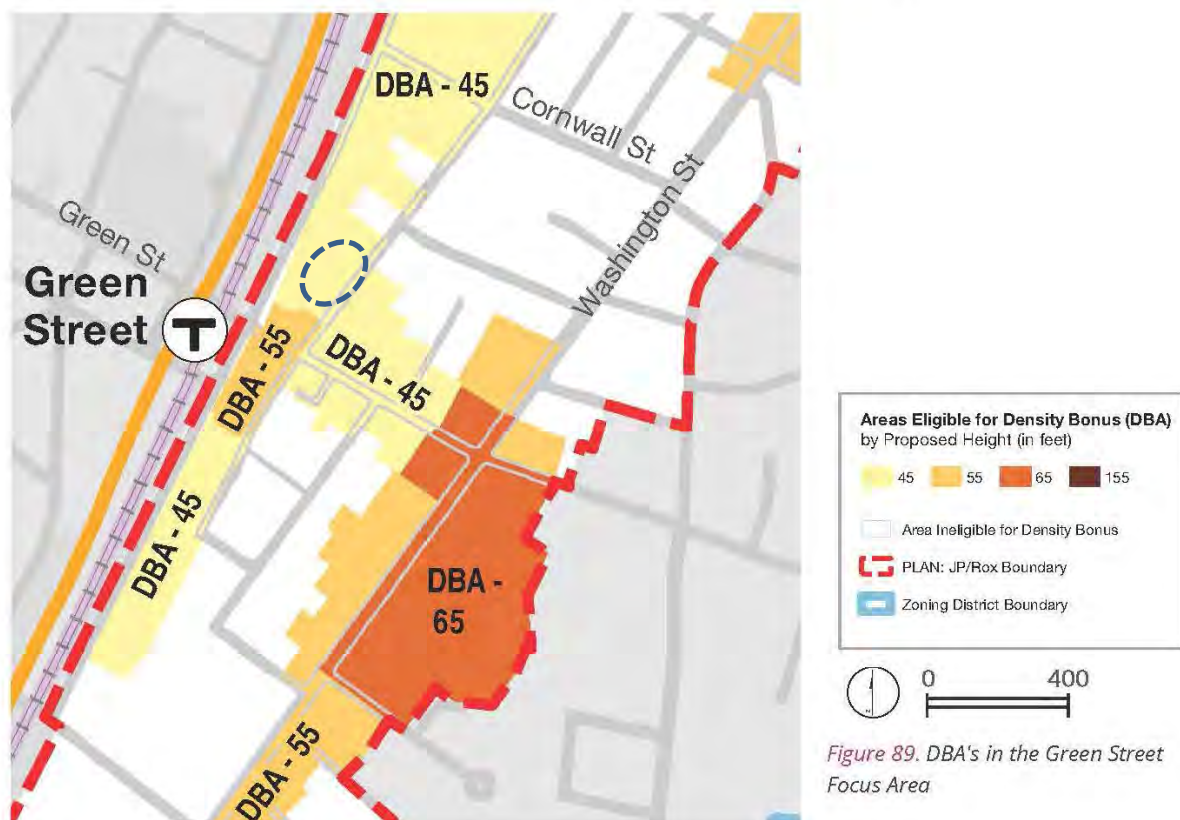


Figure 4 - JP/Rox Plan Diagram

1.2 Development Site

The development site, referred to as 121 Brookside Avenue, consists of two parcels totaling 8,679 sq/ft. The property abuts a one-story brick structure to the left, parking lot parcels to the rear and an area used for parking by a light industrial abutter to the right. Across the street is a new mixed use residential and artist work space development already under construction. The site is also in close proximity to Bartlett Square, which is a mixed use residential and retail development at the corner of Brookside Avenue and Green Street.



Figure 5 – Existing Site Photo

PROJECT DESCRIPTION

2.0 Project Overview

The proposed development is a 4-story residential loft-style building consisting of 19,347 sq/ft (26,232 gsf). It is proposed to contain two artist live/work condominium spaces on the ground floor as well as a ground floor parking garage for 11 vehicles. Upstairs are an additional 21 condominium residences, 7 per floor. The units are a blend of studios, one bedrooms and two bedrooms. The project is being proposed in the spirit of PLAN: JP/ROX, with an increase in IDP affordable housing. The two largest units in the building, live/work spaces 101 and 102, will be affordable and reserved for certified artists, and two of the upper floor residential units will also be designated as IDP units.

The build also has a partial basement and a head house with roof deck. The headhouse has a bathroom and can be used as a common entertaining space for the buildings residents. Some units on the 4th floor also have private outdoor space.

Building Program:

Floor 1

Unit 101	970 sf	Live/Work
Unit 102	1,055 sf	Live/Work

Floor 2 and Floor 3

Unit 201/301	625 sf	1-BR
Unit 202/302	625 sf	1-BR
Unit 203/303	640 sf	1-BR
Unit 204/304	460 sf	Studio Loft
Unit 205/305	950 sf	2-BR
Unit 206/306	770 sf	Studio Loft
Unit 207/307	550 sf	Studio Loft

Floor 4

Unit 401	565 sf	Studio Loft
Unit 402	625 sf	1-BR
Unit 403	580 sf	Studio Loft
Unit 404	470 sf	Studio Loft
Unit 405	800 sf	1-BR
Unit 406	770 sf	Studio Loft
Unit 407	450 sf	Studio Loft

2.1 Urban Design

Positioned on the site to allow for wider sidewalks and street trees consistent with the Boston Complete Street Guidelines, the proposed building is designed to complement, and be compatible with, the architecture of the surrounding area. The massing is articulated to break down the scale and to relate to neighboring buildings, and at 45 feet, is consistent with the JP/Rox Plan for height.

The first floor includes two live/work units with separate entrances and larges glazed openings. Cladding will be a combination of brick, metal siding and cement board allowing a mix of textures with multiple colors that is reflective of the variety found in the neighborhood. Balconies are included to provide access to private outdoor space, and a roof level amenity space provides access to a common outdoor roof deck.

The building is designed to provide appropriate access to daylight and fresh air for residents, with durable materials and energy efficient systems and technology. The team is committed to design and construction strategies at a LEED certifiable level.



Figure 6 – Brookside Avenue View

2.2 Community Benefits

The project will replace a parking lot with quality transit-oriented housing with live/work and residential unit options and a significant percentage of affordable square footage. The pedestrian environment on Brookside Avenue will be improved with wider sidewalks, landscaping and active ground floor uses.

2.3 Zoning Analysis

The Property is located within a Local Industrial Subdistrict of the Jamaica Plain Neighborhood District, and is governed by Article 55 of the Code. Multifamily residential use is prohibited in the district, and therefore a use variance from the ZBA will be required.

Table J of Article 55 sets forth the parking requirements: for residential developments over 10 units 1.5 spaces per unit are required for market rate units and 0.7 spaces per unit for affordable units. Therefore, 31 parking spaces are required. Total off-street parking spaces provided is eleven. For projects 15,001-49,999 sf in floor area, an off-street loading bay is required. Variances will be required for parking and loading.

Figure 7: Zoning Chart - Table E of Article 55, Dimensional Requirements

	Required	Proposed	Variance
Minimum Lot Area	none	8,679 sf	no
Minimum Lot Width	none	92.40 ft	no
Minimum Lot Frontage	none	92.40 ft.	no
Maximum Floor Area Ratio	1.0	2.22	yes
Maximum Building Height	35 feet	45'-0" & 54'-9"	yes
Usable Open Space per Dwelling Unit	50 sf x 23 = 1,150 sf	3,775 sf	no
Minimum Front Yard Setback	none	2-5 feet	no
Minimum Side Yard Setback	none	2-5' north, 10' south	no
Minimum Rear Yard Setback	15 feet	3-13 feet	yes

2.5 Accessibility

All of the Project's entrances will be located at adjacent ground level and will be universally accessible. One accessible van parking space will be provided in the garage adjacent to the elevator. The inclusion of elevator access makes the Project well-suited to a variety of demographic groups as well as those with physical disabilities. One of the upper level units will be designed to be fully accessible to meet the Fair Housing Act and the Massachusetts Architectural Access Board requirements and the remaining 22 units will be designed to meet Group 1 dwelling unit requirements. All common areas will be accessible.

Accessibility Checklist (see Exhibit C)

Diagram of Accessible Routes (see Exhibit C)

TRANSPORTATION AND PARKING

3.0 Site Access – Vehicular

The existing curb cut on Brookside Avenue will be relocated, providing access to grade level garage parking.

3.1 Site Access – Pedestrian and Bicycle

The Project site has a Walk Score of 86, as most daily errands do not require a car, a Transit Score of 74, which means transit is convenient for most trips, and a Bike Score of 86, as there is access to good

bike lanes. Car sharing is available from Zipcar and RelayRides and bike sharing is available from BLUEbikes at a station in front of the Greet Street T station.

The Project will enhance the pedestrian experience by creating an active edge on Brookside Avenue that links to the retail activity of Green Street. The total sidewalk zone is 11'-9" composed of a 4 foot wide greenscape zone next to the curb, a 5 foot wide paved pedestrian zone, and a 2'-9" foot wide landscaped zone between the sidewalk and building. There is covered and secure bicycle parking in the grade level garage.

3.2 Public Transportation

The Project is ideally situated to take advantage of nearby transportation opportunities. The Green Street T station on the Orange Line is located a 2-minute walk from the Project site.

3.3 Parking

The development team anticipates that vehicle ownership will be low based upon the site's transit-oriented location, walkable access to services and amenities, access to public transportation and major job centers, to bike share stations, and to car and ride share services.

COMMUNITY OUTREACH

The project team has met with the Brookside Neighborhood Association on three occasions to discuss this project. At the latest meeting, the Association voted to support our proposal, pending final review after small project review was complete. The team has also been in communication with the BPDA, the Mayor's office of Neighborhood Services, the Mayor's office of Arts and Culture, City Councilor Matt O'Malley and State Representative Liz Malia.

ARCHITECTURAL DRAWINGS

See Exhibit C.

EXHIBIT A

ISD Rejection Letter

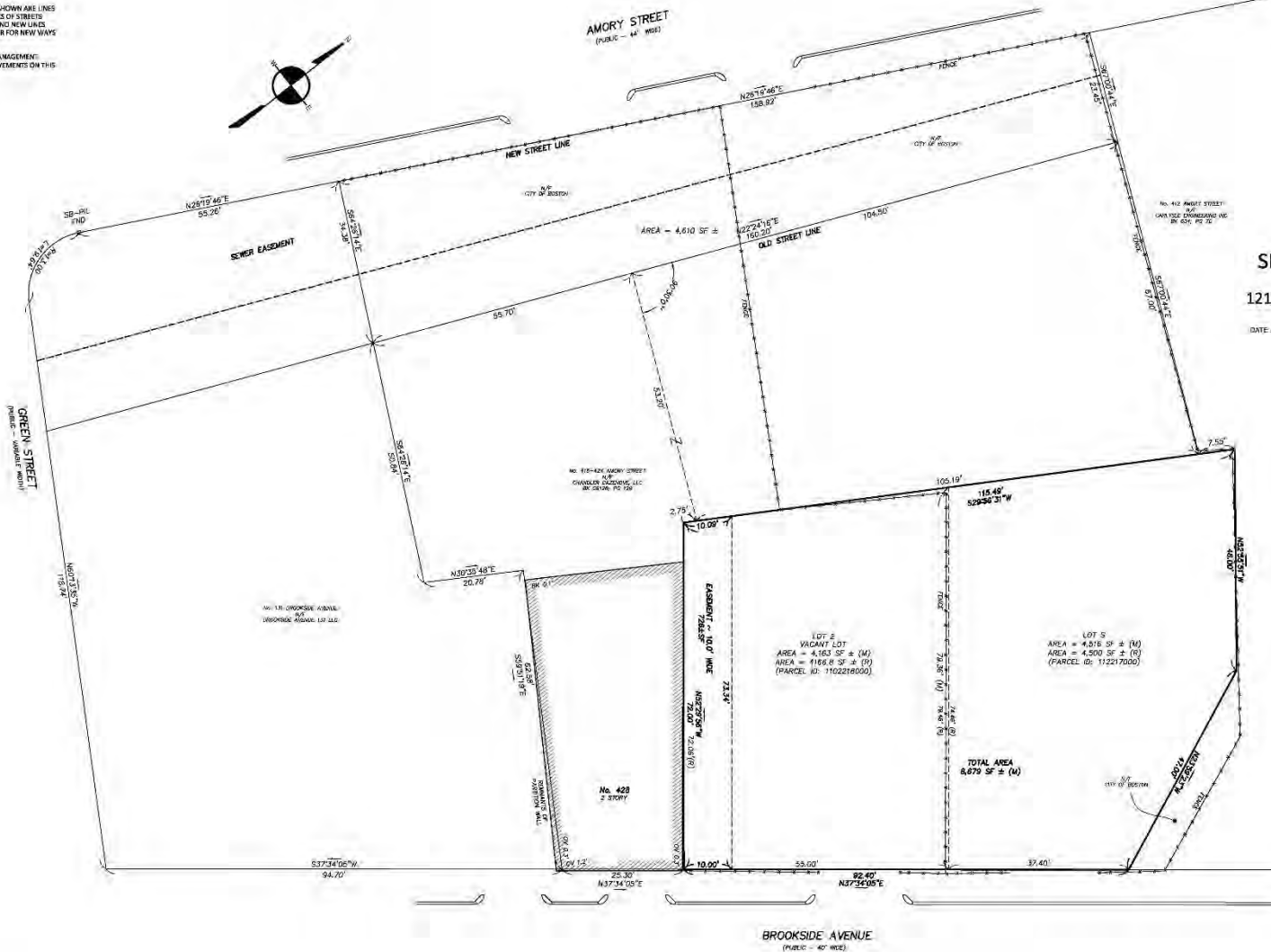
EXHIBIT B

Architectural Drawings

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON JANUARY 26, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

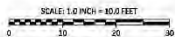
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE 4 COMMUNITY PANEL: 2502502866 EFFECTIVE DATE: 09-25-2009



SITE PLAN OF LAND
 LOCATED AT
121-123 BROOKSIDE AVENUE
JAMAICA PLAIN, MA
 DATE: JANUARY 5, 2018 SCALE: 1.0 INCH = 10.0 FEET

PREPARED FOR:
 OWNER OF RECORD:
 121 BROOKSIDE LLC
 140 SUMNER STREET, BOSTON
 SOUTH BOSTON, MA 02227

REFERENCES:
 DETC: BK 08918 PG 62
 PLAN: BK 02016 PG 236
 BK 2008, PG 582
 No. 373 OF 3010
 LCC: 18445-A

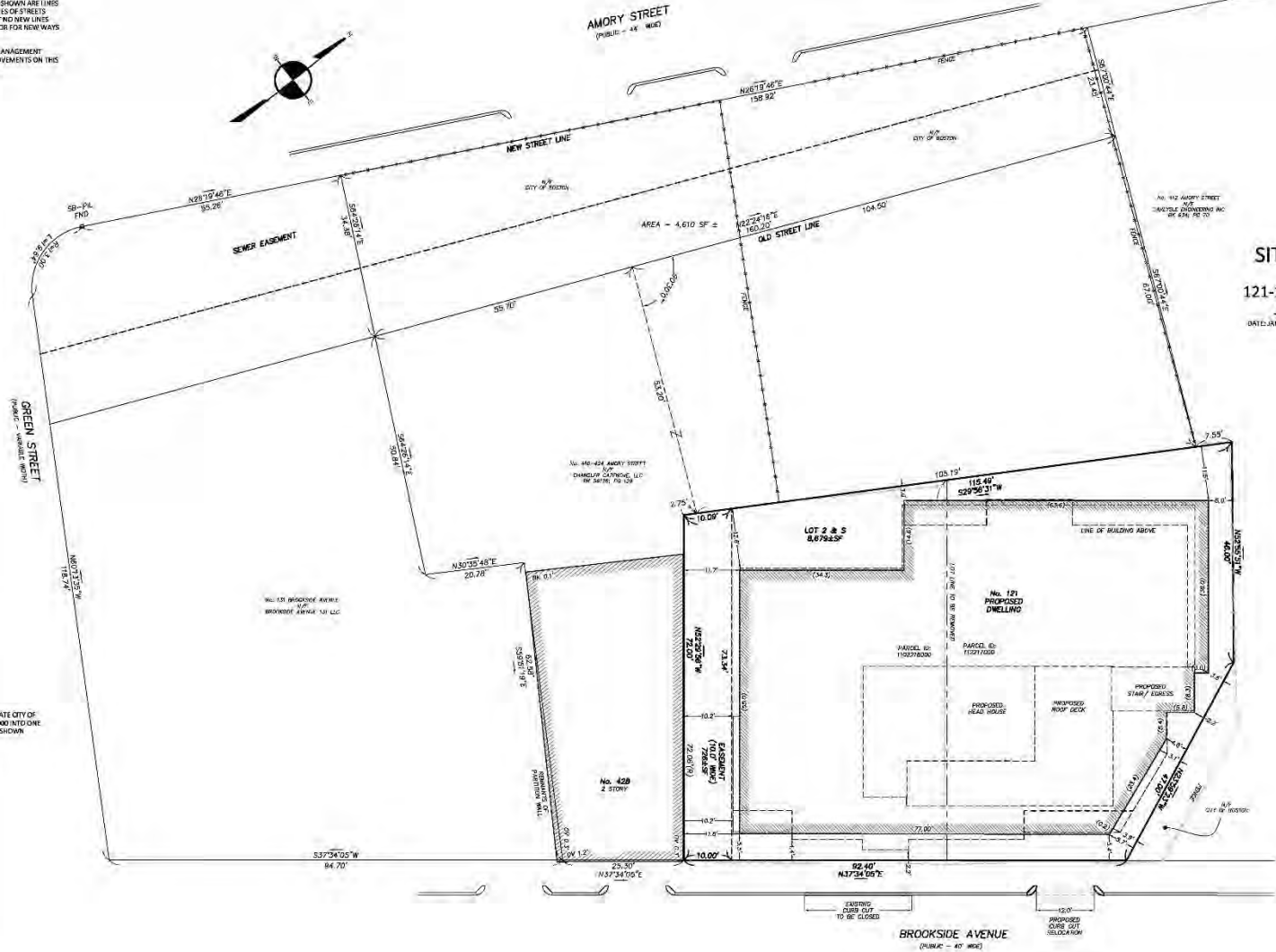


FILED:	DRM
DRAFT:	SAP/PAF
CHECK:	CCV
DATE:	09/21/17
JOB #	18-00103



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON JANUARY 26, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF E.M.A.2 MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS:
 ZONE: X
 COMMUNITY PANEL: 25025C0086G
 EFFECTIVE DATE: 09-25-2009

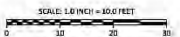


SITE PLAN OF LAND
 LOCATED AT
121-123 BROOKSIDE AVENUE
JAMAICA PLAIN, MA
 DATE: JANUARY 5, 2018 SCALE: 1.0 INCH = 10.0 FEET

PREPARED FOR:
 OWNER OF RECORD:
 221 BROOKSIDE LLC
 240 SUMMER STREET, #3020
 SOUTH BOSTON, MA 02137

REFERENCES:
 DEED: BK 58945, PG 62
 PLAN: BK 6802, PG 236
 BK 2006, PG 592
 NO. 371 OF 2000
 13443-A

PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE CITY OF BOSTON PARCEL NO'S 112217000 & 110228000 INTO ONE PARCEL WITH A TOTAL AREA OF 4,610 SF AS SHOWN HEREON.



FILED:	DRM
DRAWN:	SAP/RRP
CHECK:	GCC
DATE:	08/06/18
JOB #:	18-0010





121 BROOKSIDE AVENUE, JAMAICA PLAIN, MA

FRONTAL VIEW FROM BROOKSIDE AVENUE



121 BROOKSIDE AVENUE, JAMAICA PLAIN, MA

FRONTAL VIEW FROM NORTH



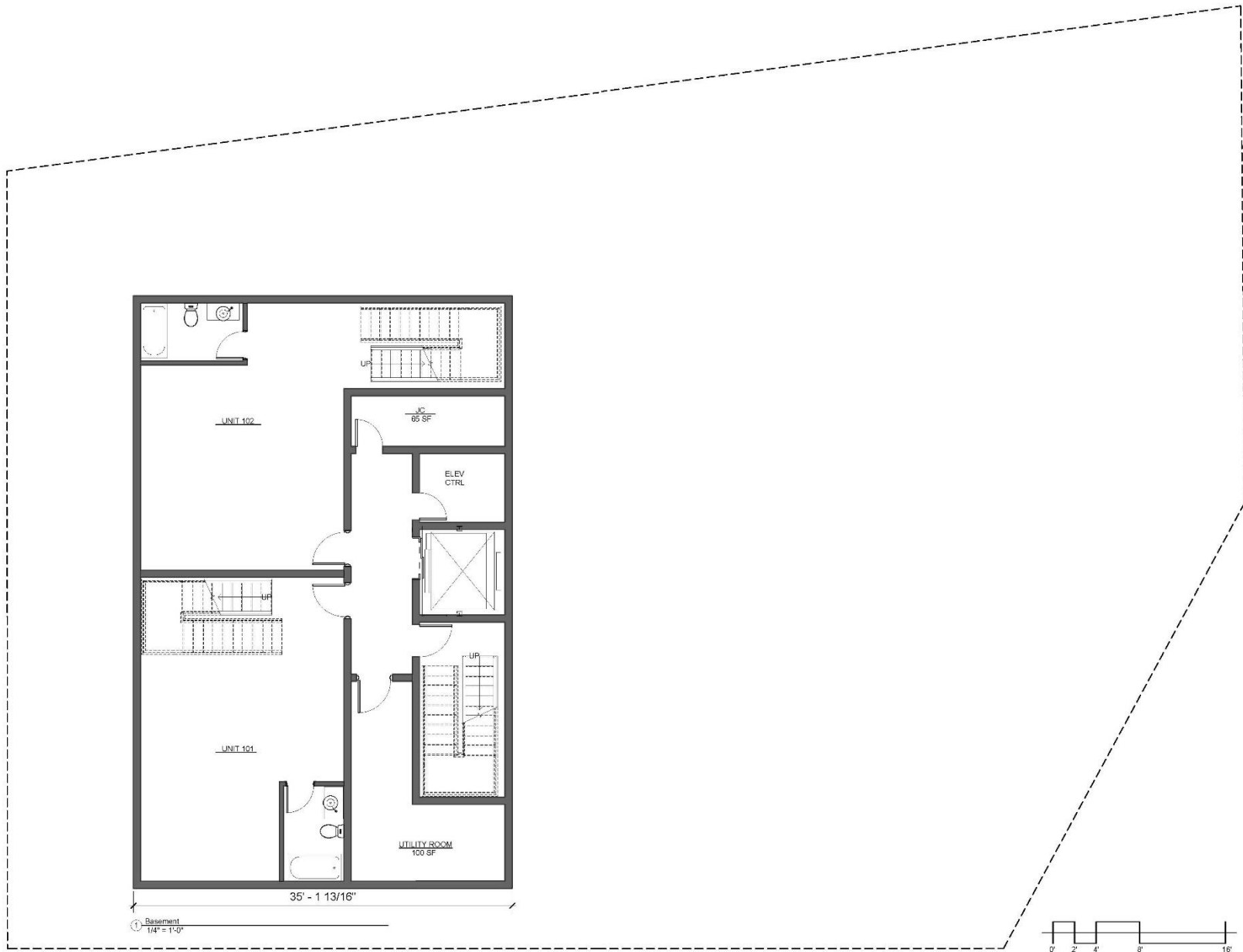


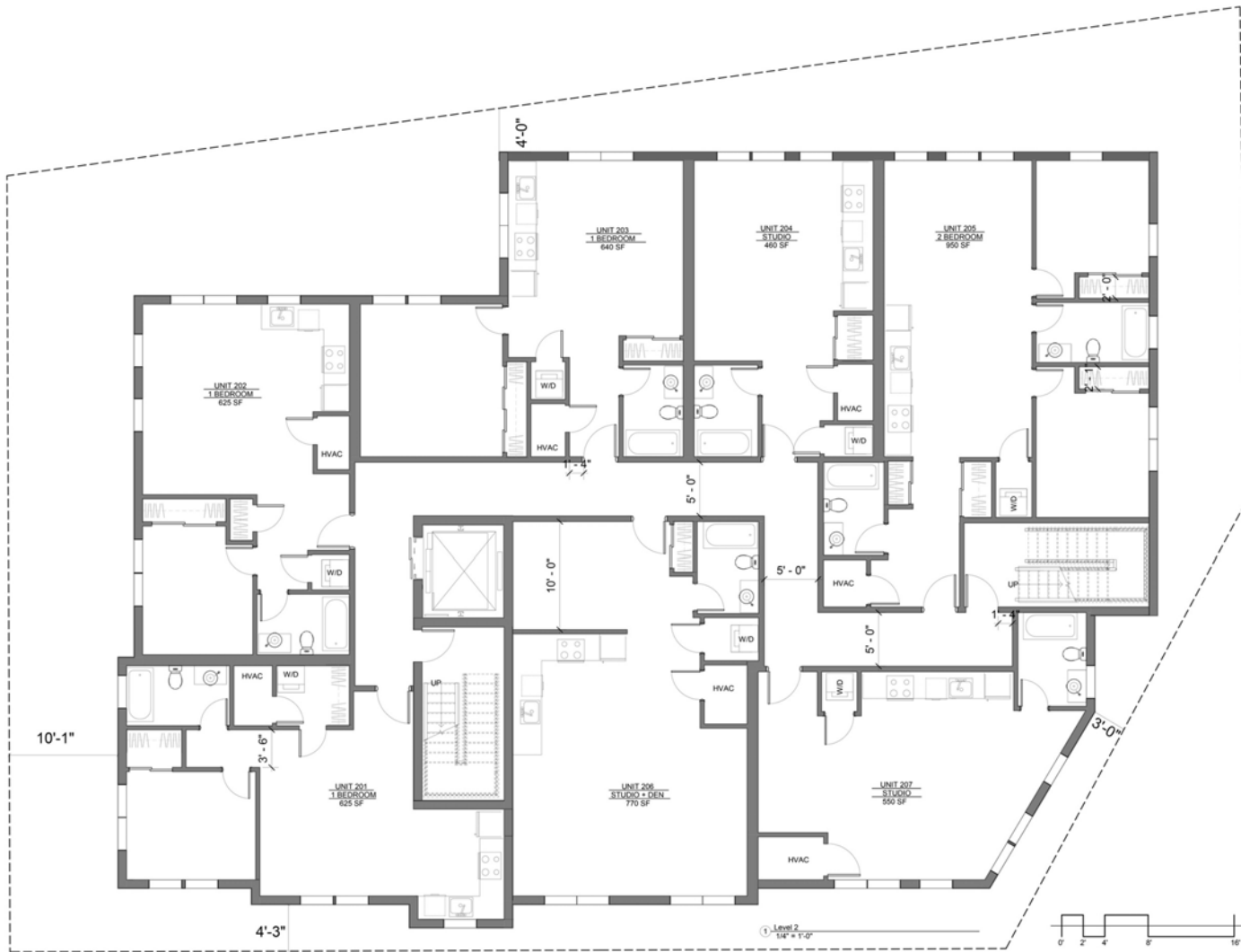
121 BROOKSIDE AVENUE, JAMAICA PLAIN, MA

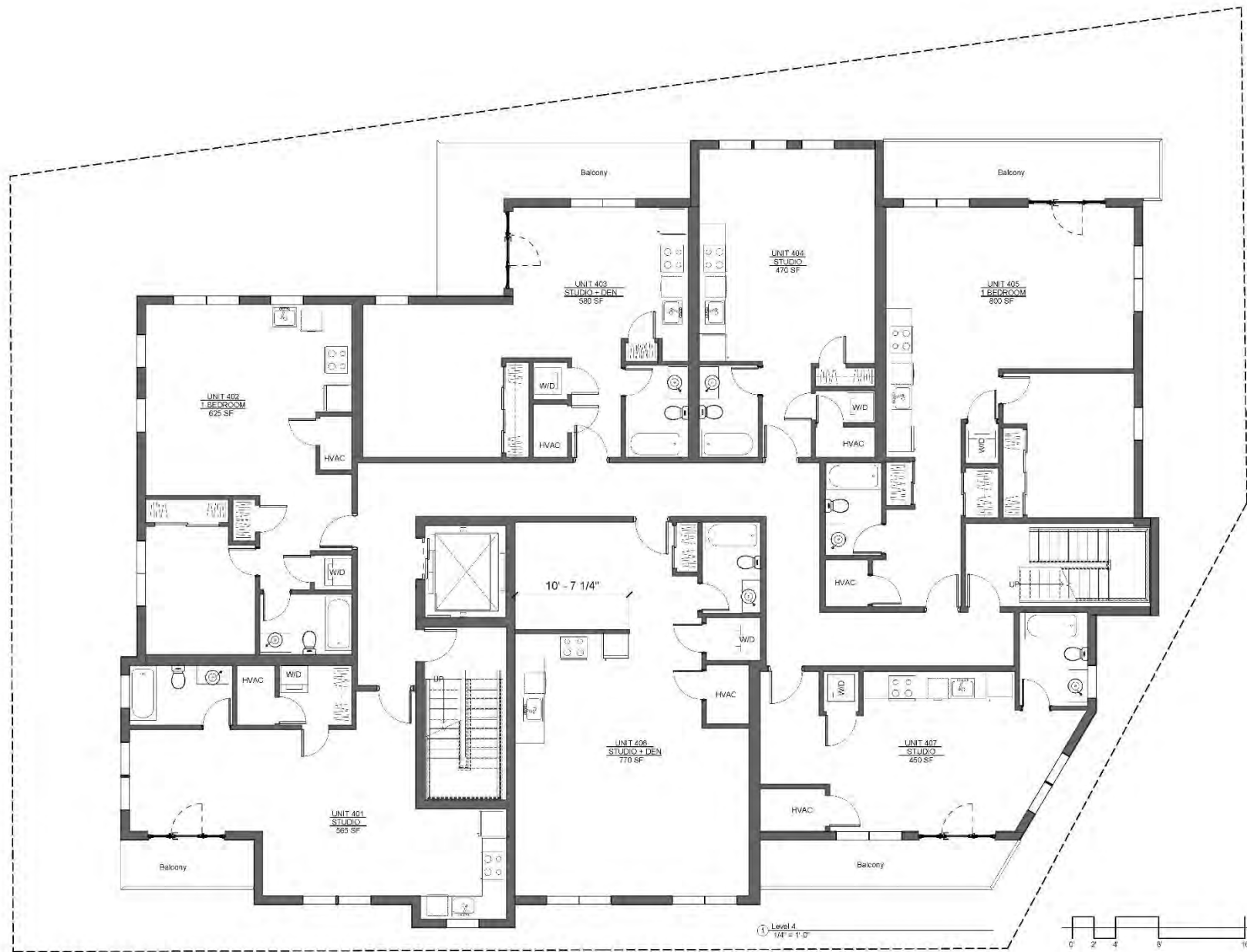
STREET LEVEL VIEW AT BROOKSIDE AVENUE

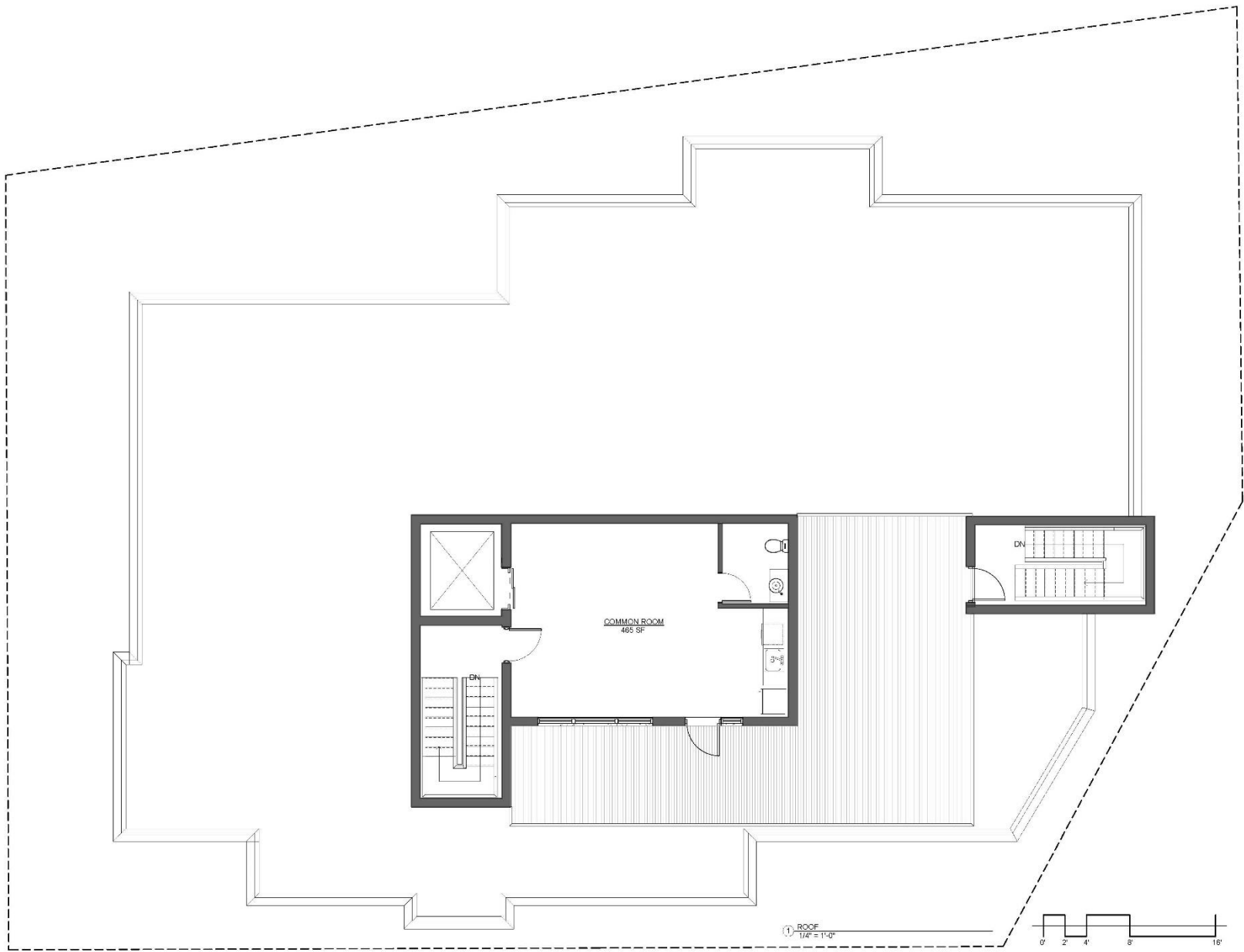
PROPERTY LINE















① North
1/8" = 1'-0"



② West
 1/8" = 1'-0"





EXHIBIT C

Accessibility Documents

Article 80 – Accessibility Checklist

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

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

In conformance with this directive, the BDPA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/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/ocabr/government/oca-agencies/dpl-lp/opsi/ma-state-building-code-780-cmr.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>

Article 80 | ACCESSIBILITY CHECKLIST

- 5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
- 6. **Visitability** – A place’s ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	121 Brookside Avenue		
Primary Project Address:	121 Brookside Avenue, Jamaica Plain, MA 02130		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Cheryl Tougias/Principal/Spalding Tougias Architects, Inc. ct@sta-inc.com / 617-542-4522		
Owner / Developer:	121 Brookside Avenue LLC		
Architect:	Spalding Tougias Architects, Inc.		
Civil Engineer:	Joyce Consulting Group		
Landscape Architect:	TBD		
Permitting:	Owner/Architect/Attorney		
Construction Management:	Cedar Hill Residential		
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>	BPDA Small Project Application No variances from AAB to be sought.		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			

Article 80 | ACCESSIBILITY CHECKLIST

What are the dimensions of the project?			
Site Area:	8,679 SF	Building Area:	26,232 GSF
Building Height:	45 FT.	Number of Stories:	4 Flrs.
First Floor Elevation:	TBD	Is there below grade space:	Yes / No
What is the Construction Type? (Select most appropriate type)			
	<u>Wood Frame</u>	Masonry	Steel Frame Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	Residential – One - Three Unit	<u>Residential - Multi-unit, Four +</u>	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:			
<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 surrounding area is comprised of a mix of industrial, residential and retail uses, and is fairly flat topographically.		
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project site is a short walk to the Greet Street Station of the MBTA Orange Line.		
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The project site is less than a quarter of a mile from the Brookside Community Health Center on Washington Street and the Paul Sullivan Housing affordable housing facility on Green Street. The Jamaica Plain neighborhood has convenient access to elderly, affordable and disabled housing, as well as educational, recreational, religious and retail facilities.		
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	The Jamaica Plain branch of the Boston Public Library is 0.6 miles, the Curtis Hall Community Center is 0.7 miles, and Johnson Park and William F. Flaherty Playground are a short distance away from the project site.		

Article 80 | ACCESSIBLTY CHECKLIST

<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>No.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>The existing concrete sidewalks will be replaced in conformance with the City’s Complete Streets Guidelines.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>No.</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, Neighborhood Residential Street Type.</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>Sidewalk to be 5 feet wide with a 4 feet wide green/furnishing zone adjacent to the curb, and a 2-feet, 9-inch wide frontage zone.</p>
<p>List the proposed materials for each</p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>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>Sidewalk to be located on both private land and public right-of-way and to be constructed of 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>Yes.</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>No.</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 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>11 spaces at interior, first floor.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>1 accessible interior van parking space is provided.</p>
<p>Will any on-street accessible parking spaces be required? <i>If yes</i>, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No.</p>

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Where is the accessible visitor parking located?	Visitor parking is not provided within the project.
Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	No.
<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:	Flush condition at building entryways, elevator, unit entry ways and roof deck.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	Not required.
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	2 live/work and 21 residential condominiums.
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	All units will be for sale, and the two live/work spaces plus 2 residential units will be affordable per the City's inclusionary zoning requirements.
<i>If a residential development, how many accessible Group 2 units are</i>	

Article 80 | ACCESSIBILITY CHECKLIST

<p>being proposed?</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>One of the residential units will be designed to be fully accessible to meet the Fair Housing Act and the Massachusetts Access Board requirements and the remaining 22 units will be designed to meet Group 1 dwelling unit requirements.</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>NA</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>Some balconies may have step down to balcony for water management.</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>The project incorporates an elevator that services all levels.</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>TBD</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open</p>	<p>Roof level common area and outdoor deck accessible by elevator.</p>

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<p>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>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.</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>As part of BPDA Small Project Application.</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>The proponent has not presented to the Disability Advisory Board.</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	

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Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

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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:

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