



75-85 Liverpool Street East Boston

ARTICLE 80E-2 – SMALL PROJECT REVIEW
PROJECT NOTIFICATION FORM

Flying Cloud Realty Trust
42 MAVERICK STREET, EAST BOSTON, MA 02128

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Project Summary

Project Team

Developer and Applicant

Flying Cloud Realty Trust
Benjamin Goodman, Trustee
42 Maverick Street
East Boston, MA 02128

Legal Counsel:

Richard C. Lynds, Esq.
Law Office of Richard C. Lynds
1216 Bennington Street
East Boston, MA 02128
Tel. 617-207-1190 Fax. 617-207-1195
Email: rclyndsesq@lorcl.com

Architecture:

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

Surveyor

Boston Survey
C-4 Shipway Place
Charlestown, MA 02129
Tel: 617 242 1313; Fax: 617 242 1616
George Collins
Email: gcollins@bostonsurveyinc.com

Project Summary

Project Summary

The Proposed Project consists of the re-development of an 8,000 square-foot site situated at 75-85 Liverpool Street in East Boston, by construction of a new five (5) story building containing twenty two (22) residential units, two (2) office spaces, and eleven (11) accessory off-street parking spaces located in the building's at grade garage. The garage will be entered and exited via Liverpool Street.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design between Maverick and Central Squares, in addition to the area's emerging redevelopment.

In planning the building, great care was given to respecting the abutting properties including the recently approved Coppersmith Village and Boston East Site. As a result, the proposed building has been designed and scaled to compliment Liverpool Street, the area's ongoing multi-family residential development, the surrounding commercial and retail uses, and the proximity to public transportation.

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 22 new residential units, including upto three (3) units subject to the City of Boston Inclusionary Development Policy ("IDP");
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than fifty (50) construction jobs over the length of the project.

Detailed Project Information

Project Description

The Project Site includes 8,000 square feet of land area, comprising two parcels situated at 75 and 77-85 Liverpool Street. The two City of Boston Assessor's Parcel Numbers include 0105565000 (2,000 Ft²) and 0105566000 (6,000 Ft²).

The Parcel is the site of two (2) residential two family dwellings according to the Assessor's records.

Proposed Program, Data and Dimensions

Lot Area: 8,000 Ft²

Maximum Building Height/Stories: 49' 6", 5 stories

Number of Residential Units: 22

Total Building Square Footage: 20,181 Ft²

Floor Area Ratio: 2.52:1

Parking Spaces: 11

Design Approach

The Proposed Project would consist of a new five story building. The at grade floor will contain — - +/- square feet of an enclosed parking intending to accommodate the needs of the building's residents through the provision of 11 parking spaces. In addition, there will be space provided for building entry and two (2) commercial spaces ranging in size from approximately 300 – 500 Ft². Floors two through five will contain 22 total residential units, with a mix of sixteen (16) studio units and six (6) two bedroom units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities and storage. Due to the premises being located in the FEMA Flood Plain, mechanical space will be reserved on the roof.

The building's massing is derived from an assessment of it's site context and urban conditions. A mix of hardi board and panels will provide a strong identity along Liverpool Street – consistent with the design elements found in nearby projects. The design will present a unique appearance as it relates to it's immediate context and will serve as an additional precedent for the area's future development.

The proposed total main building height is 49' 6" to the main cornice with various units maintaining private balconies.

Detailed Project Information Cont.

Traffic, Parking and Access

The project's 11 on-site parking spaces will be accessed via Liverpool Street, which is bi-directional leading to Maverick and Central Squares with easy access to the Sumner Tunnel and Route C1. Vehicles will both enter and discharge from the garage on the front of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within 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, if required

Boston Inspectional Services Department Committee on Licenses

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

- Approval for construction within 100 feet of City Park

Boston Conservation Commission

- Order of Conditions concerning construction within Flood Zone (if required)

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within an 3F-2000 (3 Family Residential) zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). 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 Feet
Minimum Lot Size:	1,000 SF for Single Dwelling Unit
Minimum Lot Area / Add'l Unit:	1,000 SF
Minimum Usable Open Space Per Dwelling Unit:	300
Minimum Lot Width:	20'
Minimum Lot Frontage:	20'
Minimum Front Yard Setback:	5' (Modal)
Minimum Side Yard Setback:	2.5'
Minimum Rear Yard Setback:	30'
Parking:	2.0 Spaces Per Unit (10+ Units)

Proposed Design

Use:	Multifamily
Units:	22
Lot Area:	8,000 Ft ²
Lot Width:	100 Ft
Lot Frontage:	100 Ft
Floor Area Ratio:	2.52:1
Maximum Building Height: Building Height (stories):	49' 6" / 5
Usable Open Space:	1,615 Ft ² (including balconies)
Front Yard Setback:	Varies 0-3 Ft
Side Yard Setback:	Varies; 1' 2" (Right); 12' (Left)
Rear Yard Setback:	17' (min)
Off-Street Parking Requirements:	11 Spaces Total

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 9:	Additional Lot Area – Insufficient
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Usable Open Space Insufficient
Article 53, Section 9:	Front Yard Insufficient
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Side Yard Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 1st to 5th floor.

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

The building will be a residential building with interior garage:

- Residential: R-2
- Parking Garage: S-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

Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel 1
Exhibit 2:	Assessor's Map – Parcel 2
Exhibit 3:	Zoning Code Refusal
Exhibit 4:	Surrounding Urban Context
Exhibit 5:	Neighboring Transit Locations
Exhibit 6:	Walking Proximity
Exhibit 7:	Existing Liverpool Street Perspective
Exhibit 8:	North Perspective
Exhibit 9:	West Perspective
Exhibit 10:	Unit Schedule
Exhibit 11:	Site Plan
Exhibit 12:	Ground/Garage Plan
Exhibit 13:	2 nd – 4 th Floor Plan
Exhibit 14:	Penthouse Level Plan
Exhibit 15:	Front and Rear Elevations
Exhibit 16:	Elevations and Material Details
Exhibit 17:	ADA Accessibility Checklist

75 Liverpool Street

August 22, 2017

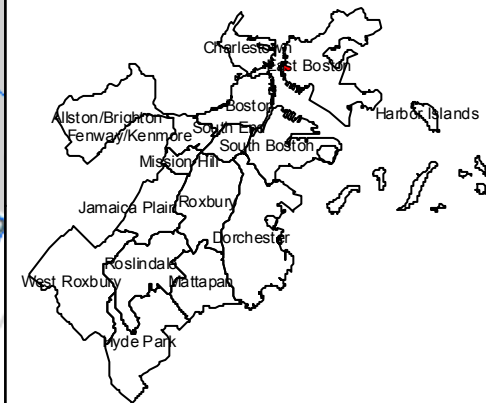


Parcel ID: 0105565000
Address: 75 LIVERPOOL ST
Zipcode: 02128
Owner: FLYING CLOUD REALTY TRUST
Land Use: Residential 2-family
Lot Size: 2,000.00 sq ft
Living Area: 1,380.00 sq ft
Total Value: \$343,500.00
Land Value: \$119,600.00
Building Value: \$223,900.00
Gross Tax: \$3,637.67



**MAP FOR REFERENCE ONLY
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77-85 Liverpool Street

August 22, 2017

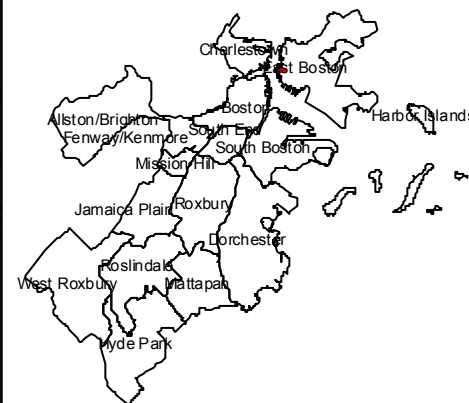


Parcel ID: 0105566000
 Address: 77 85 LIVERPOOL ST
 Zipcode: 02128
 Owner: FLYING CLOUD REALTY TRUST
 Land Use: Residential 2-family
 Lot Size: 6,000.00 sq ft
 Living Area: 1,872.00 sq ft
 Total Value: \$450,300.00
 Land Value: \$226,800.00
 Building Value: \$223,500.00
 Gross Tax: \$4,768.68



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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

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

March 09, 2017

Location: 77-85 LIVERPOOL ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 3F-2000
Appl. # : ERT685896
Date Filed: March 03, 2017
Purpose: Erect 22 Unit residential with two office spaces on newly created 8,000s.f. lot See ALT685891 to combine lots.

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>
Art. 25 Sec. 5	Flood Hazard Districts	
Art. 53, Section 56 * **	Off-Street Loading Insufficient	
Art. 53, Section 56 **	Off-Street Parking Insufficient	
Art. 53, Section 8 * **	Use: Forbidden	Multi-family Dwelling (forbidden)
Art. 53, Section 8 * **	Use: Forbidden	Offices (forbidden)
Art. 53, Section 9 **	Dimensional Regulations	Lot Area for additional dwelling units (insufficient)
Art. 53, Section 9 **	Dimensional Regulations	Floor Area Ratio excessive
Art. 53, Section 9 **	Dimensional Regulations	Height excessive
Art. 53, Section 9 **	Dimensional Regulations	Usable Open Space insufficient
Art. 53, Section 9 **	Dimensional Regulations	Front Yard insufficient
Art. 53, Section 9 **	Dimensional Regulations	Side Yard insufficient
Art. 53, Section 9 **	Dimensional Regulations	Rear Yard insufficient

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

March 09, 2017

Location: 77-85 LIVERPOOL ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 3F-2000
Appl. # : ERT685896
Date Filed: March 03, 2017
Purpose: Erect 22 Unit residential with two office spaces on newly created 8,000s.f. lot See ALT685891 to combine lots.

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.



Luis Santana
(617)961-3286
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.



Inspectional Services Department

Martin J. Walsh, Mayor

March 9, 2017

Richard Lynds
1216 Bennington St
East Boston, MA 02128

Re: Application No. ERT685896 Filed: 3/3/2017 Location: 77-85 Liverpool St
Purpose: Allow for modification to IBC Sections 1612; 1612.4
Your application is hereby refused, as same would be in violation of Chapter 802, Acts of 1972, as amended, to wit:

SECTION 1612 FLOOD LOADS

1612.1 General.

Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

1612.4 Design and construction.

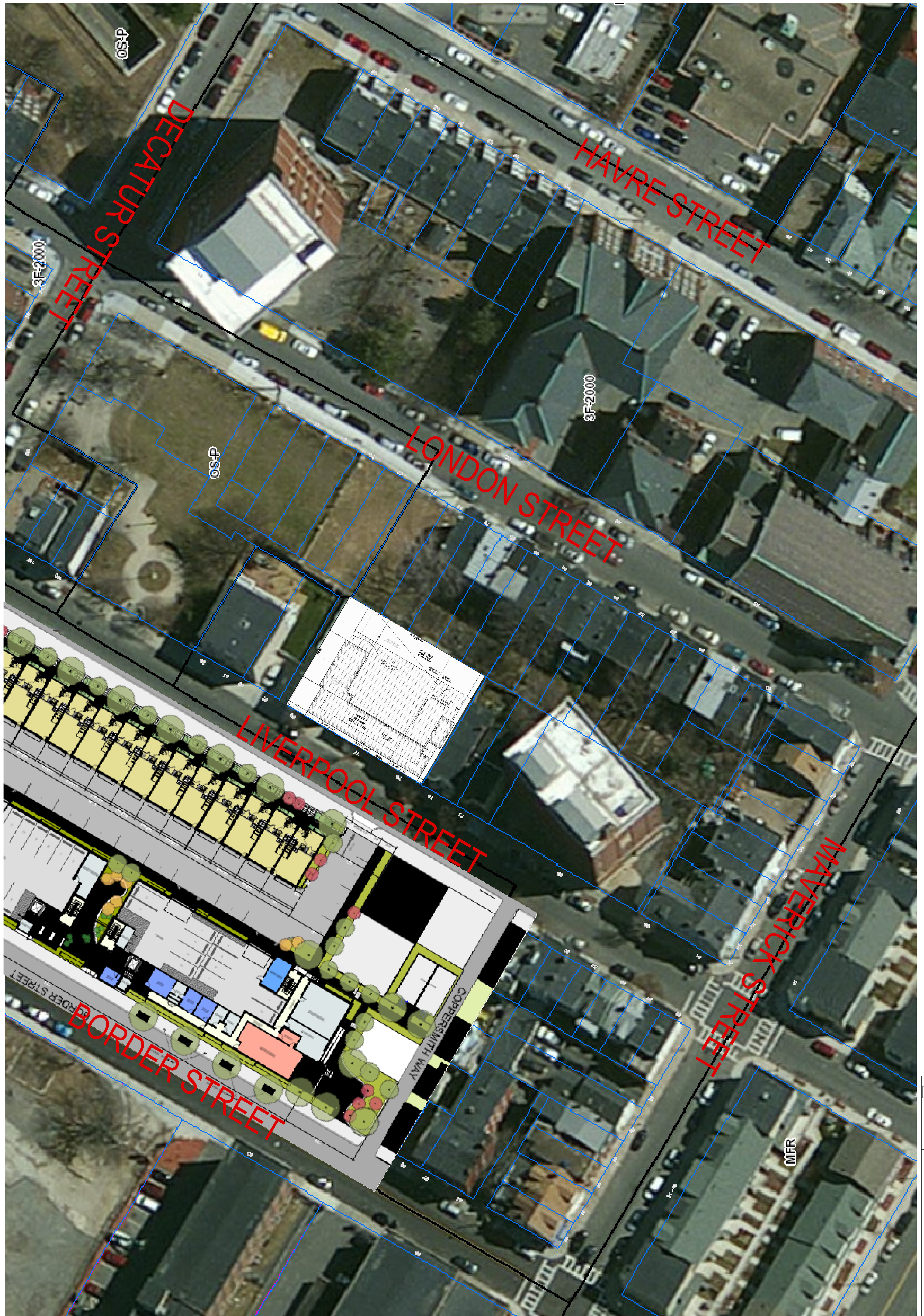
The design and construction of buildings and structures located in flood hazard areas, including flood hazard areas subject to high-velocity wave action, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

Very truly yours,

Luis A. Santana
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.
1010 MASSACHUSETTS AVENUE • 5TH FLOOR • BOSTON • MASSACHUSETTS • 02118

617-635-5300 • www.boston.gov

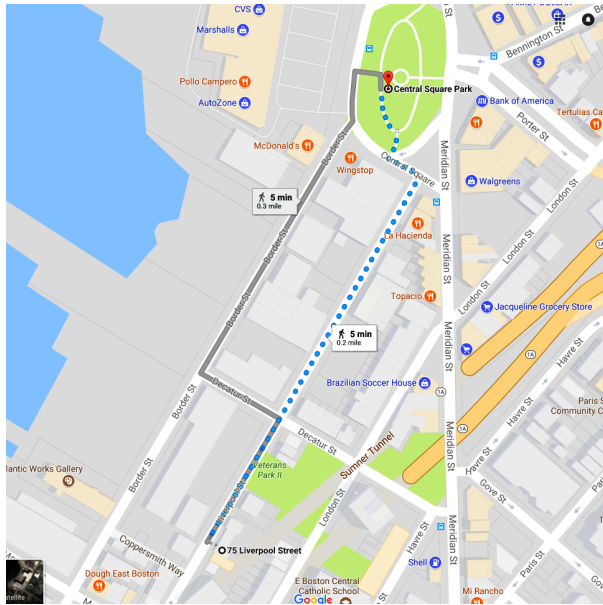


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A	X-XXX-XX	XXX

Neighboring Transit Locations



Walking Proximity



Central Square
0.2 Miles
5 Minutes

Maverick Square
0.3 Miles
6 Minutes

LoPresti Park
0.2 Miles
4 Minutes





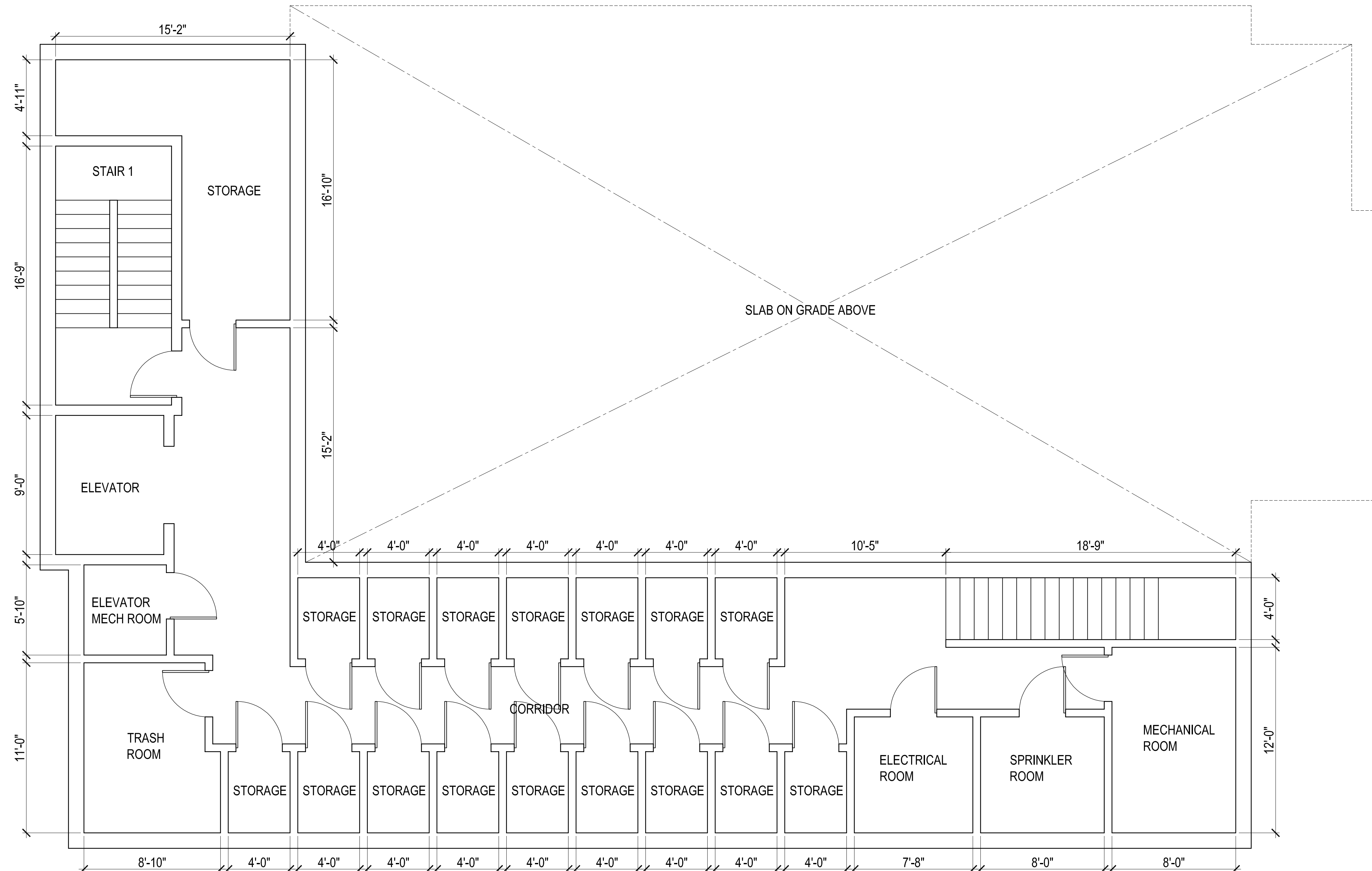
Liverpool St.



UNIT SCHEDULE

Unit	TYPE	Square Feet
A	Commercial	295
B	Commercial	477
1	2 Bed	896
2	2 Bed	896
3	2 Bed	896
4	2 Bed	807
5	2 Bed	807
6	2 Bed	807
7	Studio	468
8	Studio	468
9	Studio	468
10	Studio	584
11	Studio	584
12	Studio	584
13	Studio	584
14	Studio	584
15	Studio	584
16	Studio	519
17	Studio	519
18	Studio	519
19	Studio	468
20	Studio	668
21	Studio	668
22	Studio	577

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



BASEMENT PLAN

RCA, LLC
 415 Newport Ave.
 Davenport, Massachusetts 01923
 Telephone: 617-282-6938
 Fax: 617-282-1888
www.rca-engineering.com

Fast Forwards Management LLC
 77- 85 Liverpool Street
 East Boston, Ma 02128

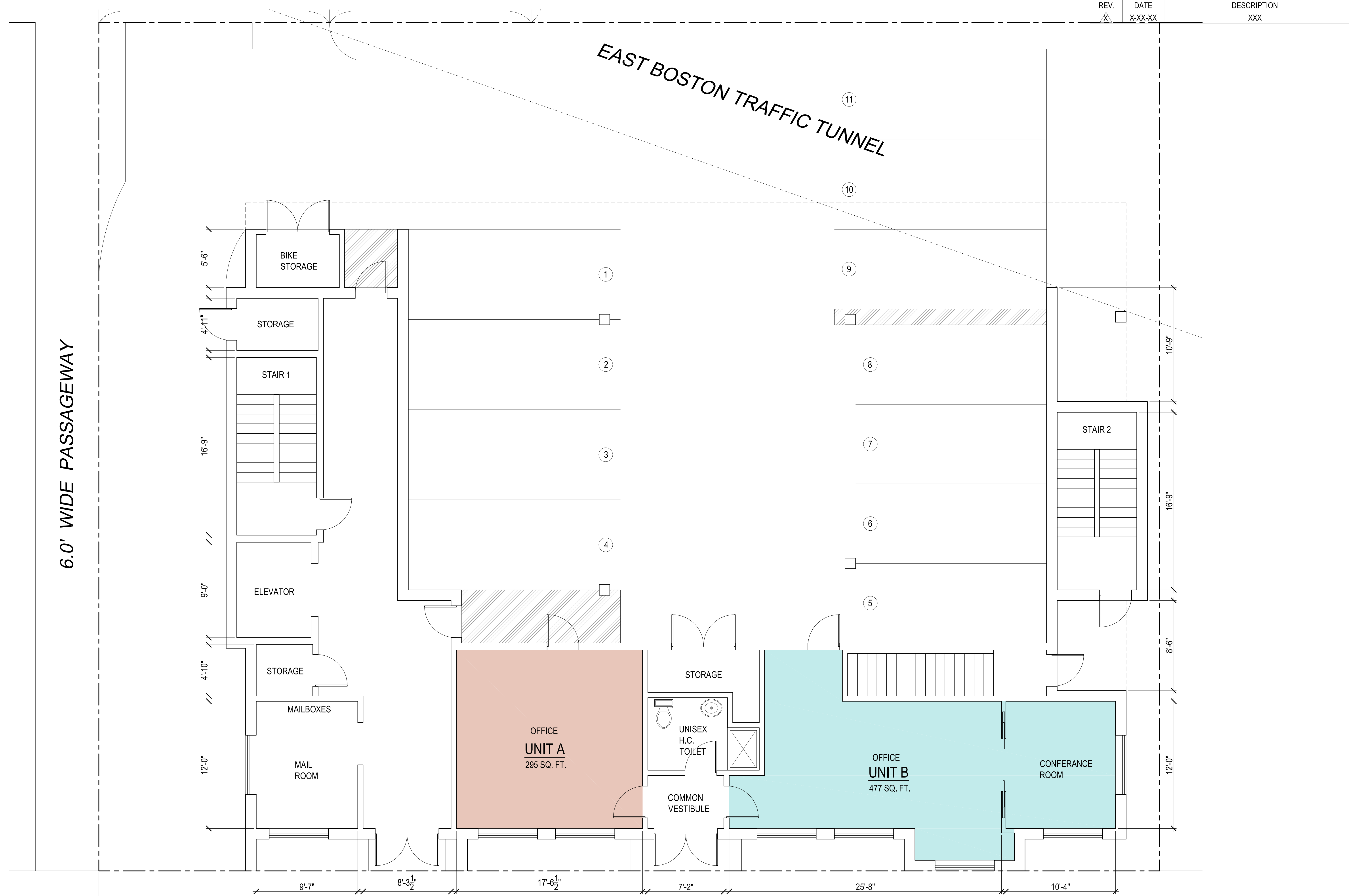
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DATE:	6-20-17
REV:	
SCALE:	1/4" = 1'-0"
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CHECKED BY:	R.P.B.

PROPOSED BASEMENT PLAN

A1

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



FIRST FLOOR PLAN

GENERAL NOTE:
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RCA, LLC
415 Newport Ave.
Dorchester, Massachusetts 02122
Telephone: 617-252-6938
Fax: 617-252-1888
www.rca-llc.com

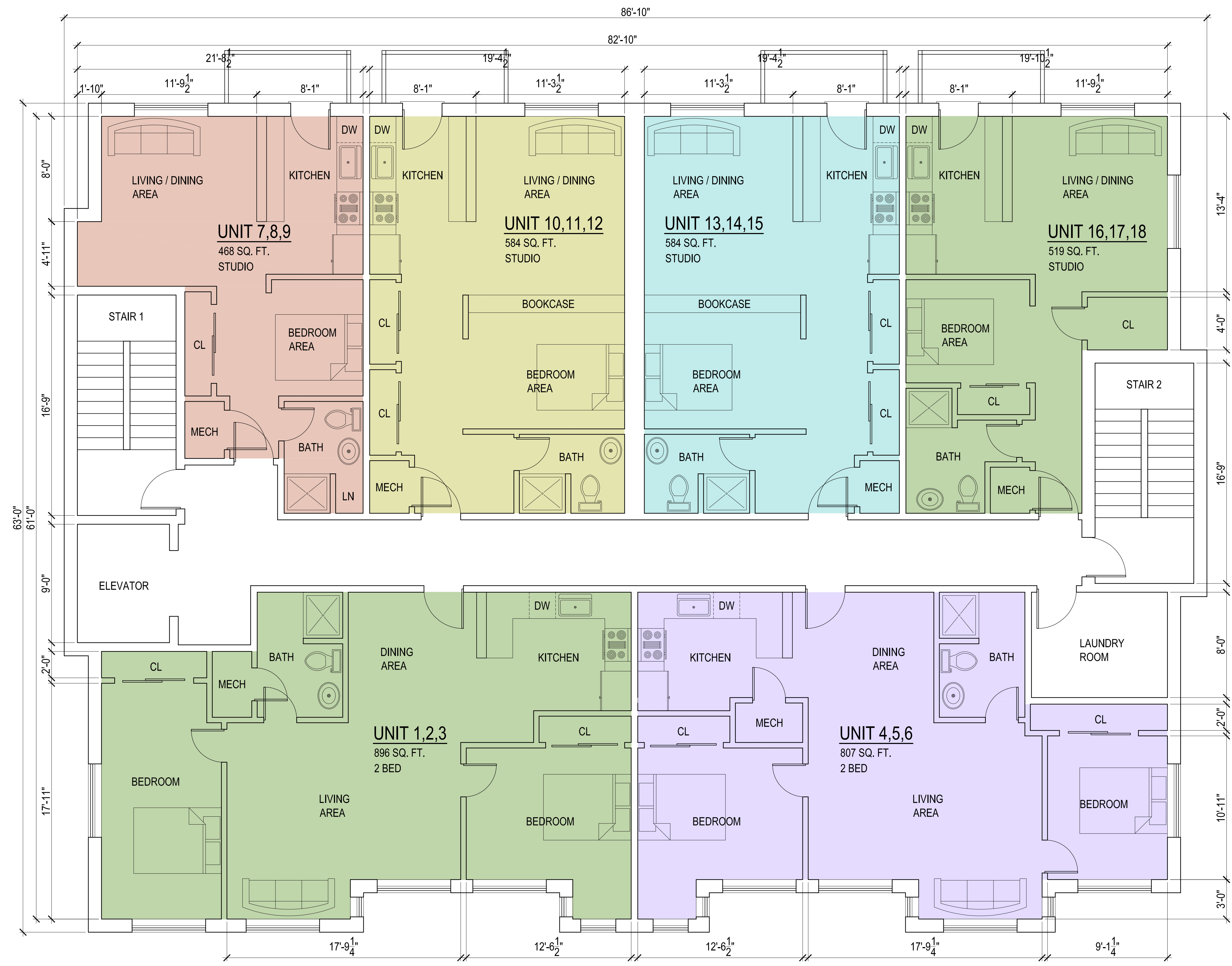
Fast Forwards Management LLC
77-85 Liverpool Street
East Boston, Ma 02128

PROJECT #	14-178
DATE:	6-20-17
REV:	
SCALE:	1/4" = 1'-0"
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CHECKED BY:	R.P.B.

PROPOSED FIRST FLOOR PLAN

A2

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



SECOND, THIRD & FOURTH FLOOR PLAN
18 RESIDENTIAL UNITS

GENERAL NOTE:
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RCA, LLC
415 Newport Ave.
Dorchester, Massachusetts 02122
Telephone: 617-352-6938
Fax: 617-352-1888
www.rca-llc.com

Fast Forwards Management LLC
77-85 Liverpool Street
East Boston, Ma 02128

PROJECT #	14-178
DATE:	6-20-17
REV:	
SCALE:	1/4" = 1'-0"
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PROPOSED FLOOR PLAN

A3

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



PENTHOUSE LEVEL PLAN
4 RESIDENTIAL UNITS

GENERAL NOTE:
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RCA, LLC
415 Newport Ave. www.rca-llc.com
Dorchester, Massachusetts 02122
Telephone: 617-252-6938
Fax: 617-252-1888

Fast Forwards Management LLC
77-85 Liverpool Street
East Boston, Ma 02128

PROJECT #
14-178
DATE: 6-20-17
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R.P.B.

PROPOSED FLOOR PLANS

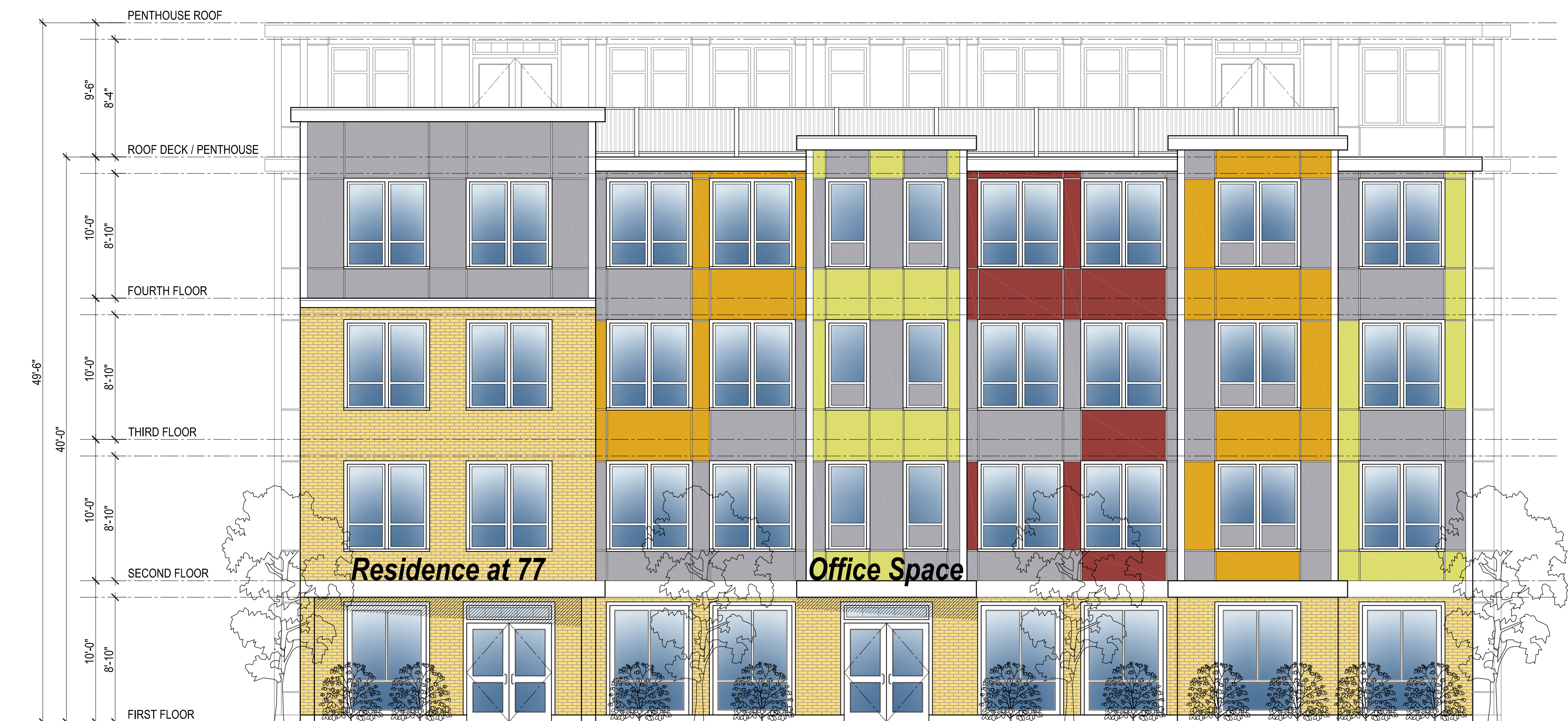
A4

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 1

DESIGN AS PRESENTED AT 5-31-17 BPDA MEETING



ELEVATION 1

UPDATED DESIGN

GENERAL NOTE:

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC

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77-85 Liverpool Street
East Boston, Ma 02128

PROJECT #
14-178
DATE: 6-20-17
REV:
SCALE:
NONE
DRAWN BY:
CD
CHECKED BY:
R.P.B.

EXISTING / PROPOSED
ELEVATION

A5

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 1

GENERAL NOTE:

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RCA, LLC

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Dorchester, Massachusetts 02122
Telephone: 617-252-6936
Fax: 617-252-1888

Fast Forwards Management LLC
77- 85 Liverpool Street
East Boston, Ma 02128

PROJECT #
14-178
DATE: 6-20-17
REV:
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R.P.B.

PROPOSED ELEVATION

A6

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 2

GENERAL NOTE:

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RCA, LLC

413 Newport Ave.
Dorchester, Massachusetts 02122
Telephone: 617-352-6938
Fax: 617-352-1898

Fast Forwards Management LLC
77-85 Liverpool Street
East Boston, Ma 02128

PROJECT #
14-178
DATE: 6-20-17
REV:
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PROPOSED ELEVATION

A7

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 3

GENERAL NOTE:
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RCA, LLC
 415 Newport Ave.
 Brewster, Massachusetts 01939
 Telephone: 617-352-6938
 Fax: 617-352-1898
www.rca-llc.com

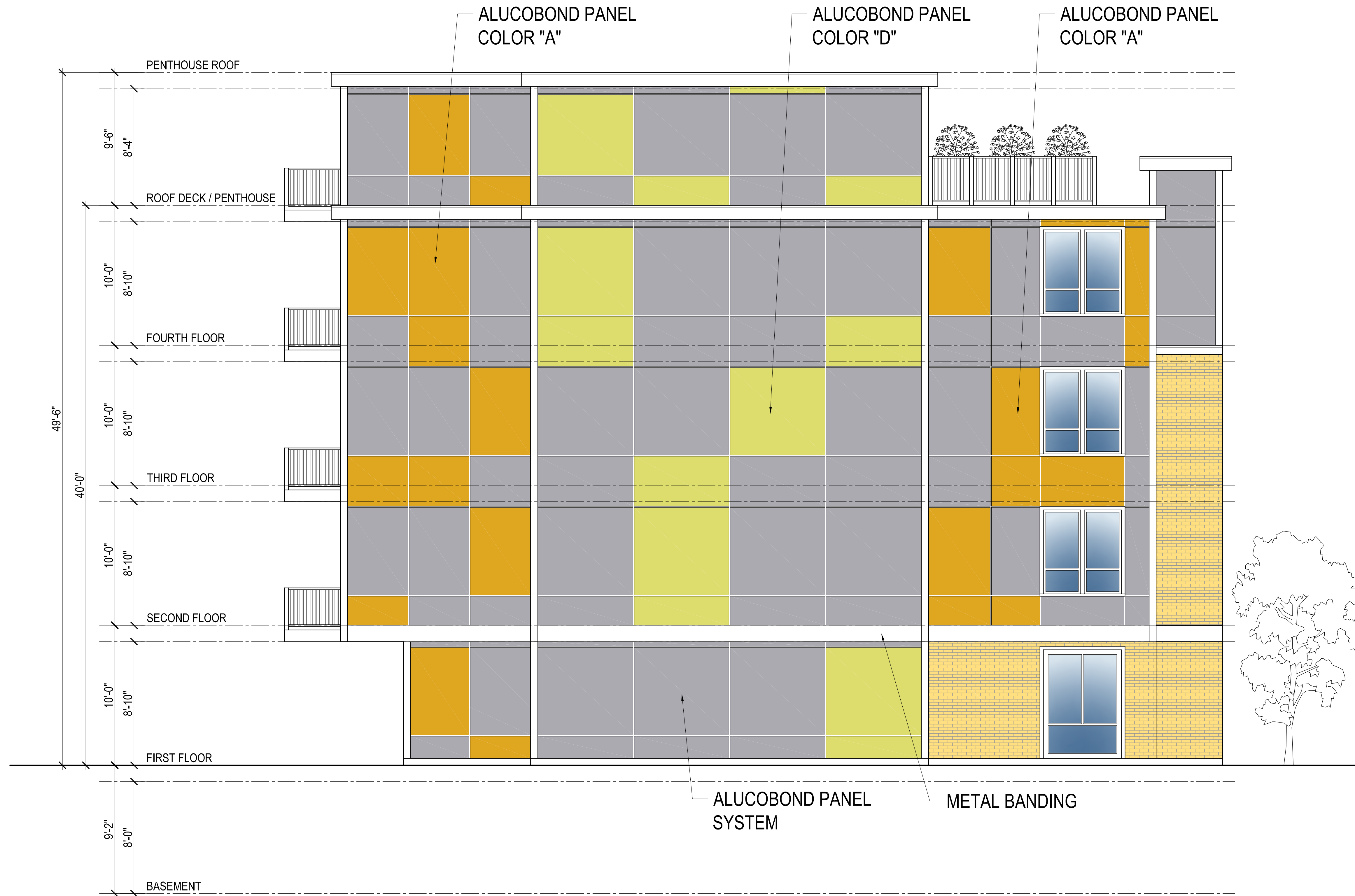
Fast Forwards Management LLC
 77- 85 Liverpool Street
 East Boston, Ma 02128

PROJECT #
14-178
 DATE: 6-20-17
 REV:
 SCALE:
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PROPOSED ELEVATION

A8

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 4

GENERAL NOTE:

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415 Newport Ave.
Dorchester, Massachusetts 02122
Telephone: 617-252-6938
Fax: 617-252-1888
www.rca-llc.com

Fast Forwards Management LLC
77- 85 Liverpool Street
East Boston, Ma 02128

PROJECT #
14-178
DATE: 6-20-17
REV:
SCALE:
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R.P.B.

PROPOSED ELEVATION

A9

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%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>
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.

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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:	"Flying Cloud" (77-85 Liverpool Street)		
Primary Project Address:	77-85 Liverpool Street East Boston, MA 02128		
Total Number of Phases/Buildings:	One Building / One Phase		
Primary Contact (Name / Title / Company / Email / Phone):	Ben Goodman, Fast Forwards Management, LLC Bgoodman@fastforwards.com (617) 721-4696		
Owner / Developer:	Ben Goodman, Fast Forwards Management, LLC Bgoodman@fastforwards.com (617) 721-4696		
Architect:	Chris Drew, RCA, LLC 415 Neponset Ave. Dorchester, MA 02122 cdrew@roche-christopher.com (617) 282-0030		
Civil Engineer:			
Landscape Architect:			
Permitting:			
Construction Management:			
At what stage is the project at time of this questionnaire? Select below:			
	<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	<input type="checkbox"/> Draft / Final Project Impact Report Submitted	<input type="checkbox"/> BPDA Board Approved
	<input type="checkbox"/> BPDA Design Approved	<input type="checkbox"/> Under Construction	<input type="checkbox"/> Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	None		
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:	8,000 SF	Building Area:	21,181 GSF
Building Height:	49'-6" FT.	Number of Stories:	5 Flrs.
First Floor Elevation:	TBD	Is there below grade space:	Yes / No Basement

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What is the Construction Type? (Select most appropriate type)				
	<input checked="" type="checkbox"/> Wood Frame	Masonry	<input checked="" type="checkbox"/> 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 + 22 Units w/ 2 office spaces	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:	Mixed Use: Residential, Retail/Office			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA Bus #120 Maverick Station (East Boston)			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Residential			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	East Boston Social Center 68 Central Square East Boston, MA 02128			
<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? If yes , identify which district:	No			
Are there sidewalks and pedestrian ramps existing at the development site? If yes , list the existing sidewalk	Existing sidewalk along Liverpool Street is approx. 10’ wide. The existing sidewalk does not have a handicap ramp at the project			

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<p>and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>site</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>Yes, with the modifications for the new curb cut / driveway entrance into the property. No, the existing sidewalks have not been verified as being in compliance at this time but will be verified during the project design</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>Will be verified as part of the project design</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>The proposed sidewalk will match the existing width of approx.. 10' wide with granite curbing wherever the sidewalk is disturbed during construction</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>Will be concrete & granite curbing to match existing City of Boston sidewalk. The existing sidewalk is City of Boston sidewalks</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>

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<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>N/A</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 parking spaces – open garage in rear</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>1 Accessible space with 5’ access aisle</p>
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No</p>
<p>Where is the accessible visitor parking located?</p>	<p>None provided</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No</p>
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>Flush entry at grade to full service stretcher elevator</p>
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes, accessible entry at grade to full service stretcher elevator</p>
<p>If project is subject to Large Project Review/Institutional</p>	<p>Small Project Review (SPR)</p>

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<p>Master Plan, describe the accessible routes way-finding / signage package.</p>	
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>22 Residential Units with 2 Office Spaces at grade along with 11 off-street parking spaces</p>
<p>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>	<p>22 Residential Rental Units with 2 Office Rental Units</p>
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>All residential units will be Group 1 Adaptable and 20% will be Group 2</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>At least one IDP Unit will also be an accessible Group 2 Unit</p>
<p>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p>	<p>No – fully accessible</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p>	<p>Full service stretcher elevator services all floors</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>	

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<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>Upon permit issuance, the project proponent will contribute a total of \$10,400 to the following local not for profit organizations: Zumix - \$1000; EB Main Streets - \$1000; EB Social Centers - \$1000; NOAH - \$1000; Veronica Robles Cultural Center -\$1000; East Boston Museum-\$1800; East Boston Open Studios- \$1800; and Piers Park Sailing Center - \$1800. Additional Mitigation for adjacent veterans memorial park to be explored through Parks Commission review process.</p>
<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><i>Common roof deck which will have access from a stretcher elevator</i></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><i>There will be a unisex Accessible Toilet on the ground level for the 2 Office Spaces to share</i></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><i>Ongoing review</i></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><i>Ongoing review</i></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>	

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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.
Provide a diagram of the accessible route connections through the site, including distances.
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.
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <ul style="list-style-type: none">••••

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

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

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

Architectural Access staff can be reached at:

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