

Article 80 Small Project Review Application

3 Aspinwall Road Residential Development
3 Aspinwall Road
Dorchester, MA 02124

SHANTI ACQUISITION LLC.

RODE



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Project Summary

Project Team

Developer and Applicant:

Shanti Acquisition LLC.
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Roxbury, MA 02119
Tel: (617) 438-2399
Contact: Solmon Chowdhury
Email: solmon@shantiboston.com

Solmon Chowdhury is a resident of Boston, and owner of Shanti Acquisition LLC. He is a successful minority restaurateur as well as a job creator. He develops pathways for home-ownership to disadvantaged populations and has striven hard to reinvest directly into his community while providing quality properties the Boston community so rightly deserves.

Legal Counsel:

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Milton, MA 02186
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Project Manager:

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Architecture:

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Surveyor

Native Landscapes
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Tel: (617) 437-6461
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Email: rmarini@nativetec.com

Project Summary

Project Summary

The proposed project consists of the re-development of a 17,812 square-foot lot at 3 Aspinwall Road in Dorchester. Construction of a new four story building will contain 34 residential units and 29 accessory off-street parking spaces located in the building's underground level garage. The garage will be entered and exited via Aspinwall Road.

The proposed project would create a residential development combining market rate and affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing, and design within the surrounding neighborhood.

In planning the building, great care was given to respecting the area's as-built conditions and adjacency to Washington Street. As a result, the proposed building has been designed and scaled to compliment the existing residential neighborhood along Aspinwall Road, the busy thoroughfare of Washington Street, and the area's ongoing multi-family residential development.

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 34 new residential units, including 4 units that will be made available as affordable units under the BPDA inclusive development policy.
- Creation of a landscaped, outdoor courtyard space on the building's side yard, which relates to the adjacent open space within the neighborhood block.
- Creating a more pedestrian friendly Aspinwall Road by improving the streetscape with an improved sidewalk and landscaping.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the Shawmut MBTA station, the Talbot Commuter Rail Station, numerous rental car locations, and the large quantity of bicycle storage within the parking garage.
- Additional open space provided in front of the lot for residential use.
- Generation property and sales tax revenue to the City of Boston.
- The creation of construction jobs over the length of the project.

Detailed Project Information

Project Description

The project site includes 17,812 square feet of land area. The City of Boston Assessor's Parcel Number is 1700632000

The parcel is the former site of the Nelson Manor Nursing Home in Dorchester, MA.



South Elevation at Aspinwall Road



West Corner at Aspinwall Road



East Corner at Aspinwall Road and Washington Street

Detailed Project Information Cont.

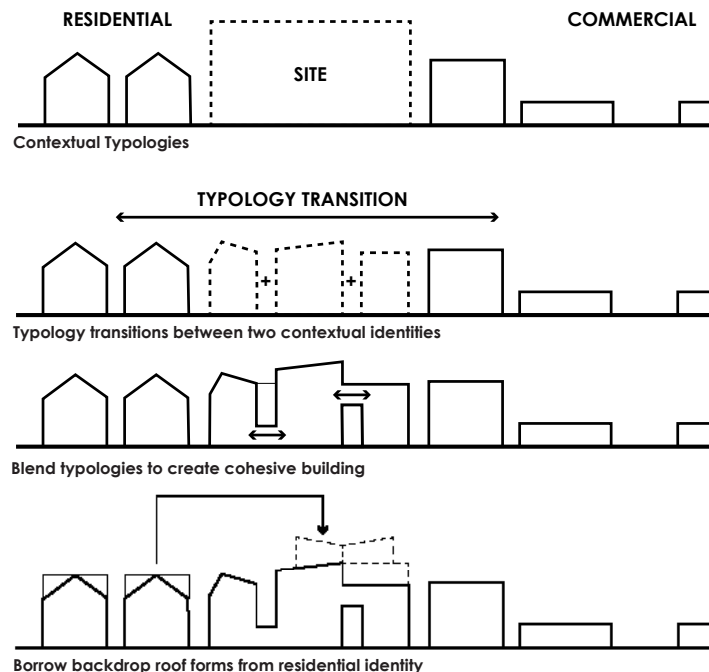
Proposed Program, Data, and Dimensions

Lot Area: 17,812 SF
Maximum Building Height/Stories: 45 feet, 4 stories
Number of Residential Units: 34
Lobby: 800 GSF
Total Building Square Footage: 34,200 GSF (Not including Parking and Mechanical)
Floor Area Ratio: 1.9
Parking Spaces: 29

Design Approach

The proposed project would consist of a new four story building. The underground parking level would contain 9,210 square feet of parking, storage, and mechanical space, intending to accommodate the needs of the building's residents through the provision of 29 parking spaces. The street level site plan will contain 7,800 square feet of landscaped open space surrounding the building. Floors one through four will contain 34 total residential units with studios, one, two, and duplex residential units. There will be bicycle parking in the garage, in addition to trash handling and recycling facilities, storage, and mechanical space.

The building's massing is derived from a creative reassessment of its site context and urban conditions. The development site is located on Aspinwall Road, which intersects with Washington Street. The surrounding area offers nearby car rentals, community garden, several markets, a district court, a school, as well as numerous retail and commercial spaces along Washington Street. The building is a collection of neighborhood scaled masses, which reflect the residential building typology of the area. They are gathered together to create an efficient and unified building. The openings are carved out of gable faces to match existing streetscape set-back dormers carved out of gable roofscapes to create top floor living spaces. Roofscapes are pushed and pulled to develop transitional relationships between contextual typologies.



Detailed Project Information Cont.

Parking and Access

The proposed residential development will remove a former nursing home that is currently vacant. By removing this building, the current site will have the opportunity to blend into the existing residential fabric on the edge of a neighborhood shopping zoned district. The project also includes 29 on-site parking spaces that will be accessed via Aspinwall Road. Vehicles will both enter and discharge from the garage onto Aspinwall Road, with direct elevator access provided to all floors in the building from the central lobby. Ample, secure space for bicycles 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

- Parking Garage Related Permits
- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Public Improvements Commission

- Sidewalk curb cuts

Prior to submission of this application, the project team has conducted significant outreach to the surrounding abutters and the Codman Square Neighborhood Association for 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 BPDA review, starting with the initial Article 80 public meetings.

Boston Zoning Code Data

Zoning District Requirements

The site is situated within a Three Family Residential (3F-6000) 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:	0.4
Maximum Building Height:	2 1/2 Stories, 35'
Minimum Lot Size:	6,000
Minimum Lot Area/Add'l Unit:	N/A
Minimum Usable Open Space Per Dwelling Unit:	None
Minimum Lot Width:	50'
Minimum Lot Frontage:	50'
Minimum Front Yard Depth:	15'
Minimum Side Yard Width:	10'
Minimum Rear Yard by Accessory Depth:	30'

Off-Street Parking Requirements:

Residential Component: 1.5/Unit= 51 Spaces

Proposed Design

Lot Area:	17,812 SF
Lot Width:	120'
Lot Frontage:	120'
Floor Area Ratio:	1.9
Max. Building Height: Building Height (stories):	4 Stories, 45'
Usable Open Space:	7,800 SF at Level 1 (1,650 SF at Terraces)
Front Yard Setback:	Varies; 19'-0" (max); 10'-0" (min)
Side Yard Setbacks:	Varies; 45'-0" (Left, max); 10'-0" (Left, min) Varies; 10'-0" (Right, max); 5'-0" (Right, min)
Rear Yard Setback:	Varies; 18'-0" (max); 10'-0" (min)

Residential Component: 29 Spaces

Boston Zoning Code Data Cont.

Zoning Relief Projected Required

Article 65, Section 41:	Off-Street Parking Insufficient
Article 65, Section 8:	Use Regulations - Multi-Family Dwelling is Forbidden Use
Article 65, Section 9:	Floor Area Ratio Excessive
Article 65, Section 9:	Bldg Height Excessive (Stories)
Article 65, Section 9:	Bldg Height Excessive (Feet)
Article 65, Section 9:	Front Yard Insufficient
Article 65, Section 9:	Side Yard Insufficient
Article 65, Section 9:	Rear Yard Insufficient

Building Code Analysis

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

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

The building will be a residential building:

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

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

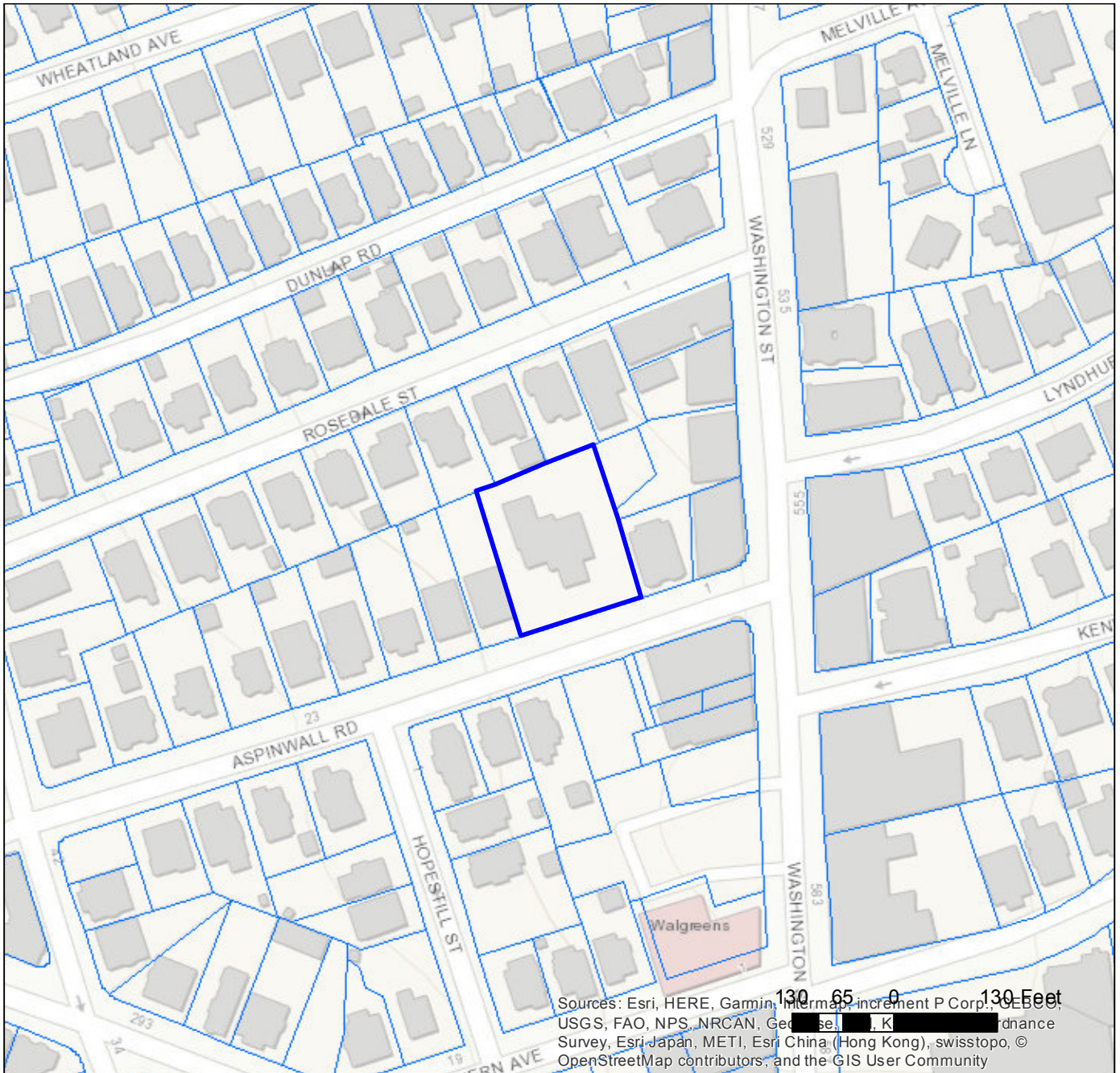
- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

Development Proposal



Exhibit 1:	Assessor's Map
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Existing Conditions
Exhibit 4:	Survey
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Exhibit 13:	Second and Third Level Floor Plan
Exhibit 14:	Fourth Level Floor Plan
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Exhibit 16:	North and South Elevations
Exhibit 17:	East and West Elevations

Exhibit 1

Assessor's Map



Parcel ID: 1700632000
 Address: 3 ASPINWALL RD
 Zipcode: 02124
 Owner: EGLISE DE DIEU DE LA
 Land Use: Commercial
 Lot Size: 17,786.00 sq ft
 Living Area: 7,675.00 sq ft
 Total Value: \$470,440.00
 Land Value: \$209,900.00
 Building Value: \$260,540.00
 Gross Tax: \$11,855.09

**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.

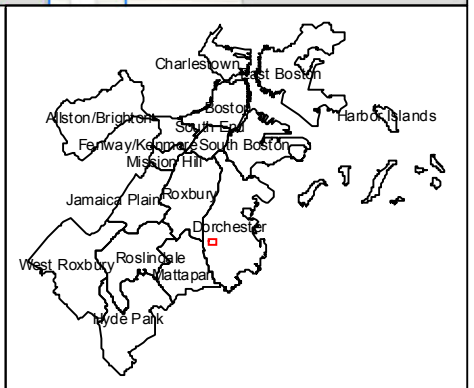


Exhibit 2

Zoning Code Refusal

BOA 940063



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

ERIC ROBINSON
535 ALBANY STREET
405
BOSTON, MA 02118

March 12, 2019

Location: 3 ASPINWALL RD DORCHESTER, MA 02124
Ward: 17
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 3F-6000
Appl. #: ERT923533
Date Filed: February 21, 2019
Purpose: ERECT NEW FIVE-STORY MULTI-FAMILY DWELLING. THE BUILDING CONSISTS OF 38 RESIDENTIAL UNITS WITH 29 UNDERGROUND PARKING SPACES.

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65, Section 41 **	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 65, Section 8	Use Regulations	Multi-Family Dwelling is Forbidden Use
Article 65, Section 9 **	Floor Area Ratio Excessive	
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)	
Article 65, Section 9 ** ***	Bldg Height Excessive (Feet)	
Article 65, Section 9 ***	Front Yard Insufficient	
Article 65, Section 9 *** *	Side Yard Insufficient	
Article 65, Section 9 ****	Rear Yard Insufficient	
Notes		Project subject to Small Project Review pursuant to Article 80E

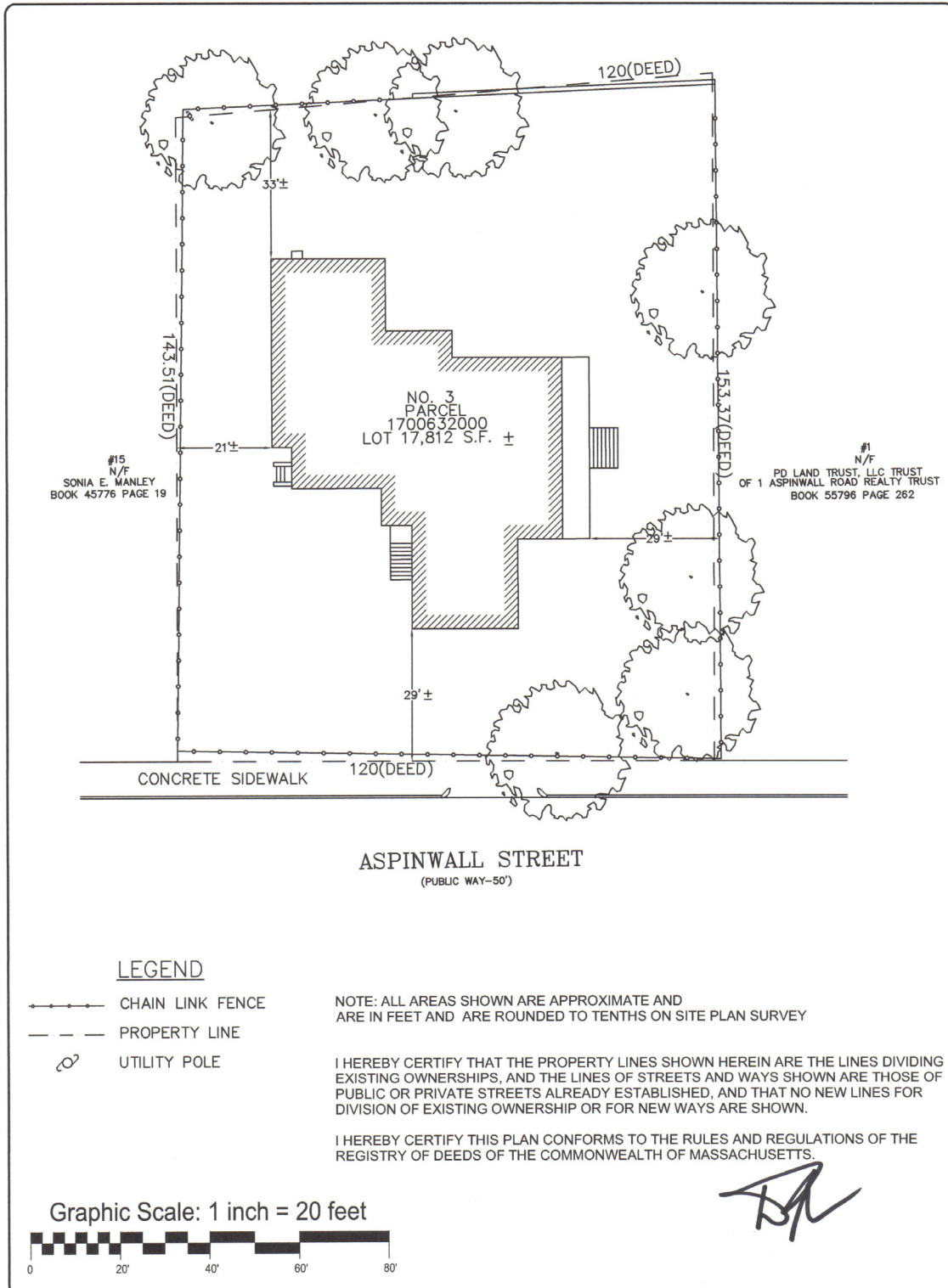
Exhibit 3

Existing Conditions



Exhibit 4

Survey



S-1			DRAWING TITLE:	PLOT PLAN SURVEY	REVISIONS:
			PROJECT:	3 ASPINWALL STREET BOSTON, MA 02124	Rev. Date Description
ENVIRONMENTAL SCIENCE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEY 1100 EVANS AVE STE 3 FORT MYERS FL 33901 TEL 239.332.1505 EFAX 239.236.0444			PREPARED FOR:	SHANTI ACQUISITIONS, LLC 24 WARREN STREET, ROXBURY MA 02119	

Exhibit 5

Surrounding Urban Context

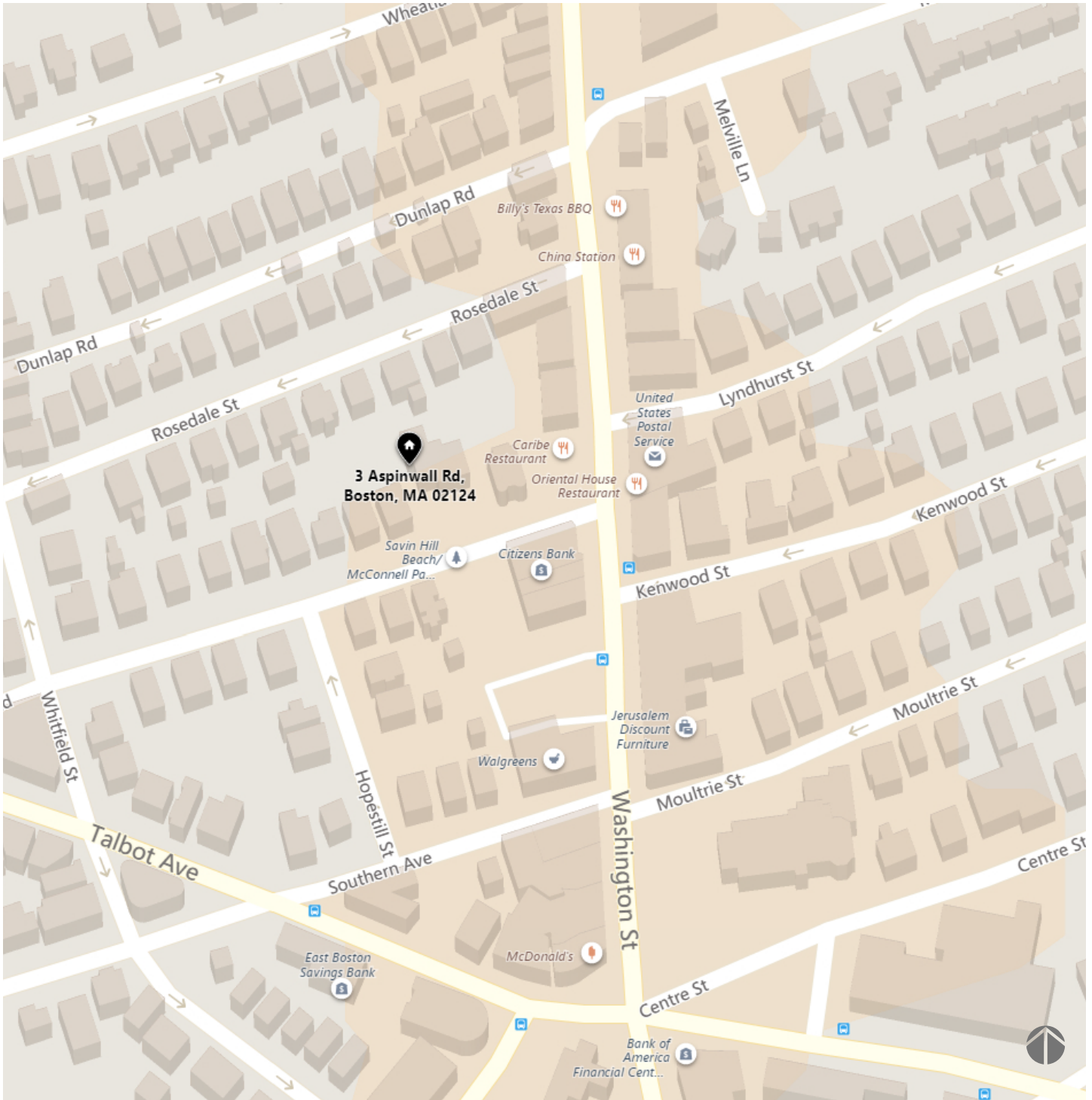


Exhibit 6

Neighboring Transit Locations and Walking Proximity

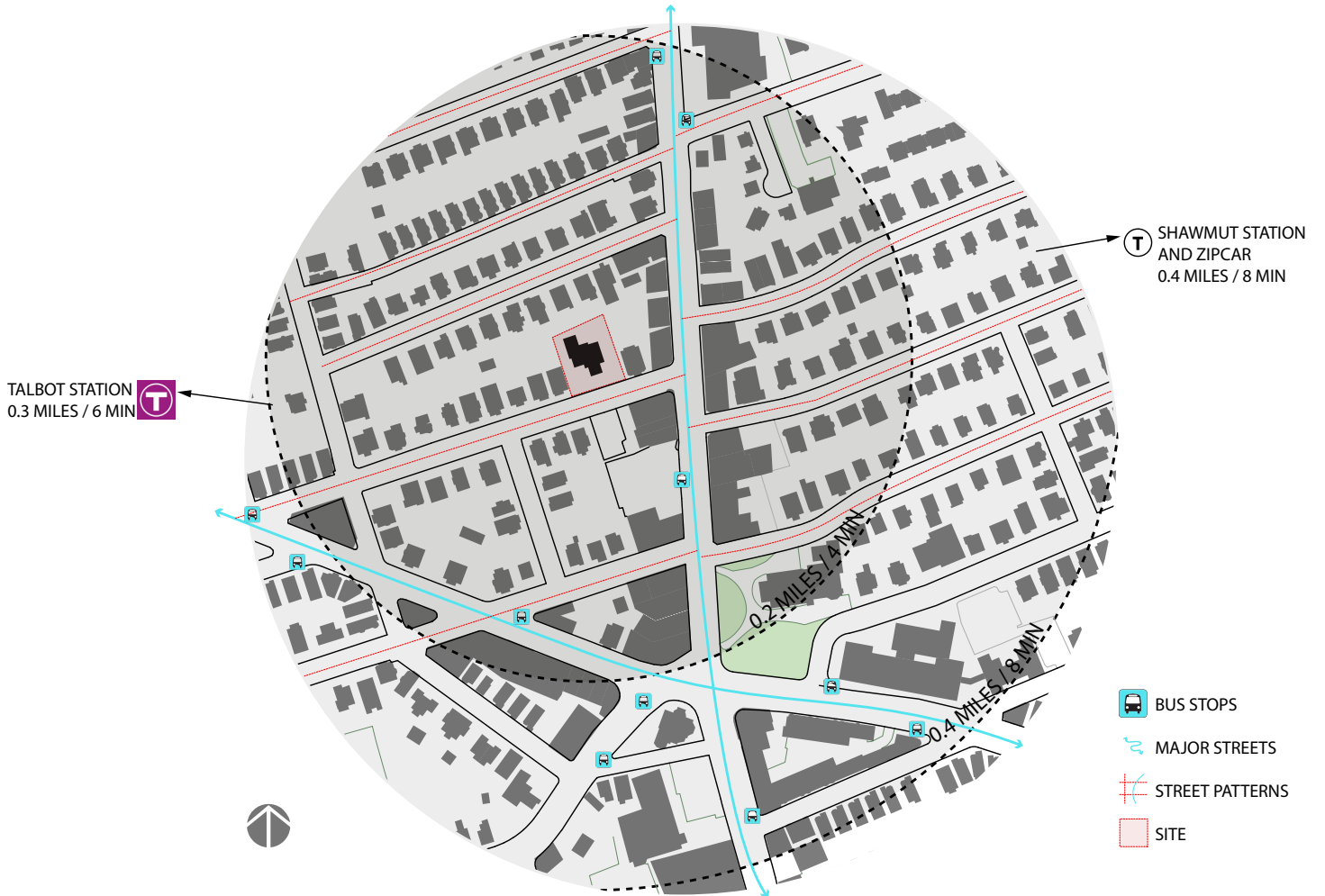


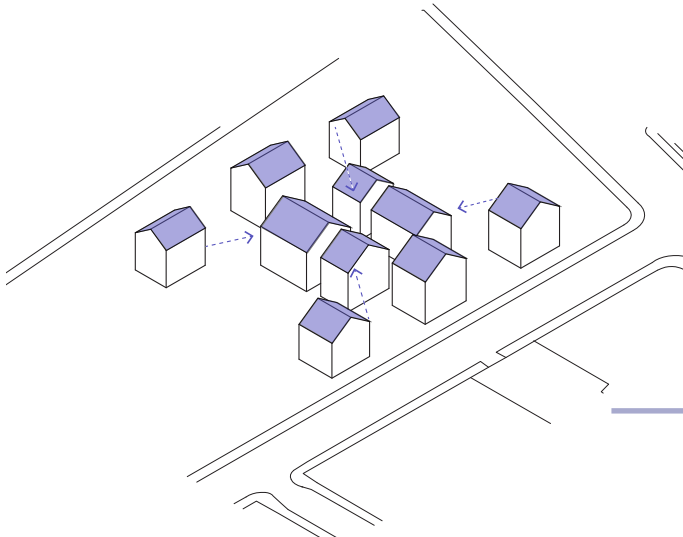
Exhibit 7

Proposed Site Plan

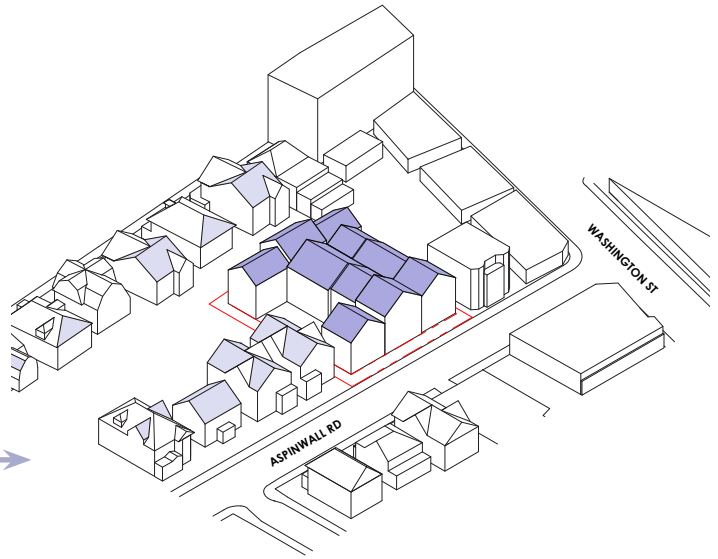


Exhibit 8

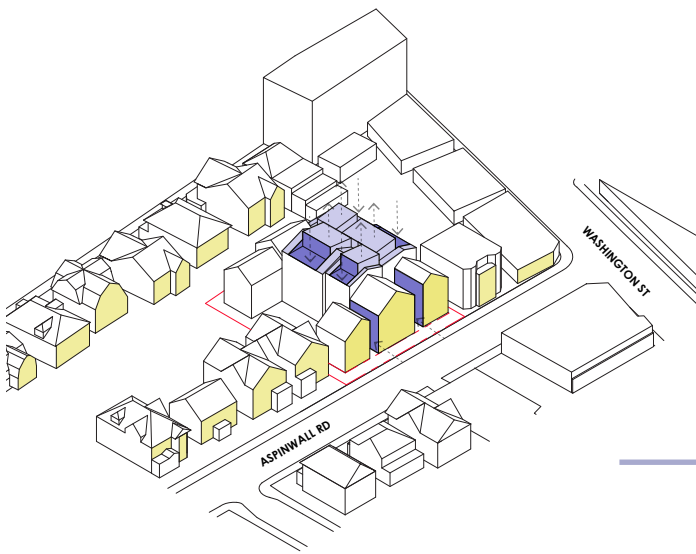
Design Concept



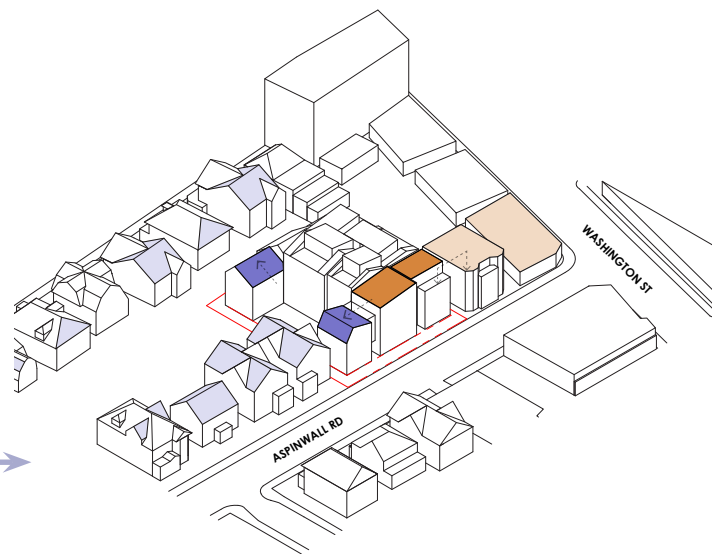
1) Collection of neighborhood scaled masses reflecting residential building typology.



2) Masses are gathered together to create an efficient and unified building.



3) Openings carved out of gable faces to match existing streetscape. Set-back dormers carved out of gable roofscape to create top floor living spaces.



4) Roofscape pushed and pulled to develop transitional relationships between contextual typologies.

Exhibit 9

Aspinwall Road Perspective



Exhibit 10

Inner Courtyard Perspective



Exhibit 11

Unit Schedule

UNIT 101	1ST FLOOR	1 BEDROOM	673 GSF
UNIT 102	1ST FLOOR	2 BEDROOM	833 GSF
UNIT 103	1ST FLOOR	STUDIO	488 GSF
UNIT 104	1ST FLOOR	1 BEDROOM	662 GSF
UNIT 105	1ST FLOOR	STUDIO	494 GSF
UNIT 106	1ST FLOOR	1 BEDROOM	596 GSF
UNIT 107	1ST FLOOR	1 BEDROOM	488 GSF
UNIT 108	1ST FLOOR	2 BEDROOM	893 GSF
UNIT 109	1ST FLOOR	1 BEDROOM	721 GSF
UNIT 201	2ND FLOOR	2 BEDROOM	936 GSF
UNIT 202	2ND FLOOR	1 BEDROOM	727 GSF
UNIT 203	2ND FLOOR	1 BEDROOM	699 GSF
UNIT 204	2ND FLOOR	1 BEDROOM	662 GSF
UNIT 205	2ND FLOOR	STUDIO	494 GSF
UNIT 206	2ND FLOOR	1 BEDROOM	592 GSF
UNIT 207	2ND FLOOR	1 BEDROOM	622 GSF
UNIT 208	2ND FLOOR	2 BEDROOM	893 GSF
UNIT 209	2ND FLOOR	1 BEDROOM	719 GSF
UNIT 210	2ND FLOOR	2 BEDROOM	1013 GSF
UNIT 211	2ND FLOOR	2 BEDROOM	934 GSF
UNIT 301	3RD FLOOR	2 BEDROOM	868 GSF
UNIT 302	3RD FLOOR	1 BEDROOM	745 GSF
UNIT 303	3RD & 4TH FLOOR	2 BEDROOM DUPLEX	1051 GSF
UNIT 304	3RD & 4TH FLOOR	2 BEDROOM DUPLEX	1101 GSF
UNIT 305	3RD & 4TH FLOOR	1 BEDROOM DUPLEX	819 GSF
UNIT 306	3RD FLOOR	1 BEDROOM	592 GSF
UNIT 307	3RD FLOOR	1 BEDROOM	622 GSF
UNIT 308	3RD FLOOR	2 BEDROOM	893 GSF
UNIT 309	3RD & 4TH FLOOR	2 BEDROOM DUPLEX	1096 GSF
UNIT 310	3RD FLOOR	2 BEDROOM	1013 GSF
UNIT 311	3RD FLOOR	2 BEDROOM	934 GSF
UNIT 401	4TH FLOOR	2 BEDROOM	870 GSF
UNIT 406	4TH FLOOR	1 BEDROOM	888 GSF
UNIT 407	4TH FLOOR	2 BEDROOM	713 GSF

TOTAL: 34 UNITS

QUANTITY:

3 - STUDIO UNITS

16 - 1 BEDROOM UNITS (1 DUPLEX UNIT)

15 - 2 BEDROOM UNITS (3 DUPLEX UNITS)

Exhibit 12

Parking and First Level Floor Plan



Exhibit 13

Second and Third Level Floor Plan



Exhibit 14

Fourth Level Floor Plan

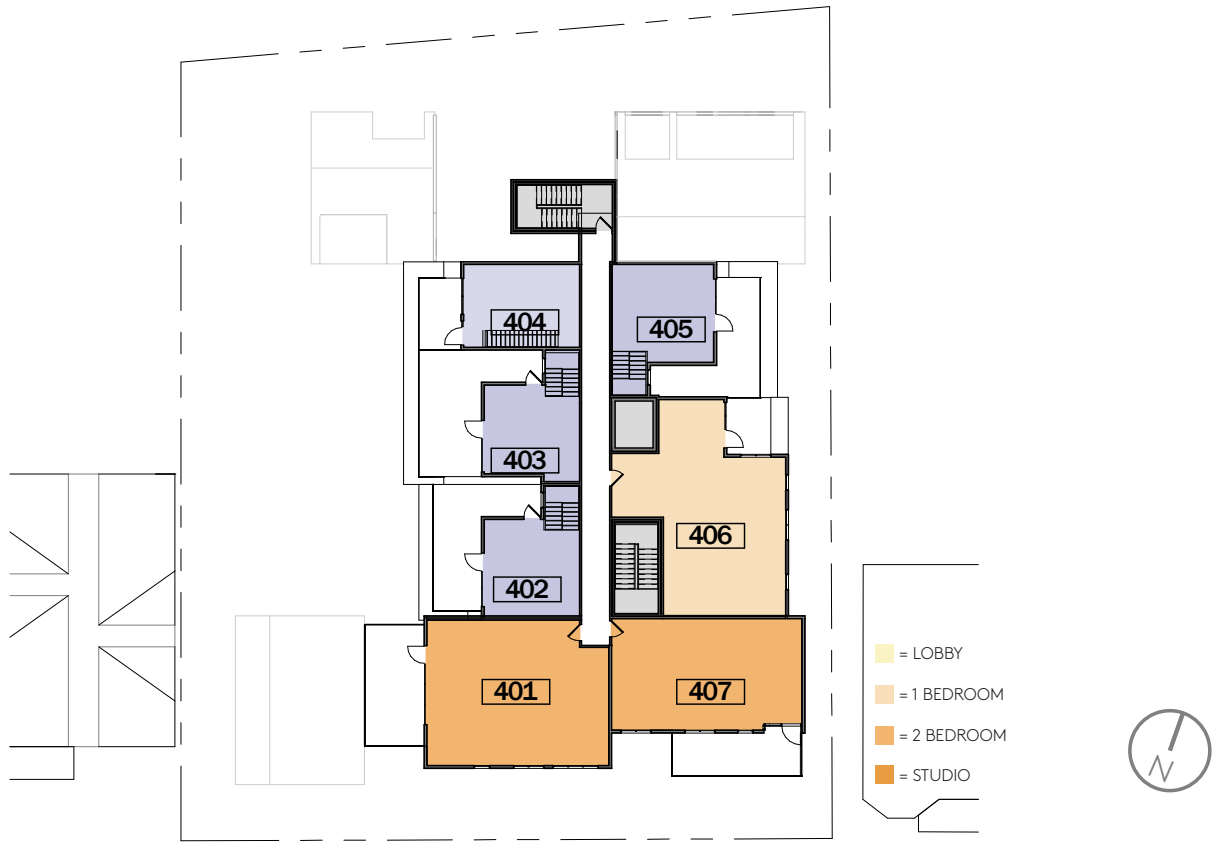


Exhibit 15

Ground Level Axon

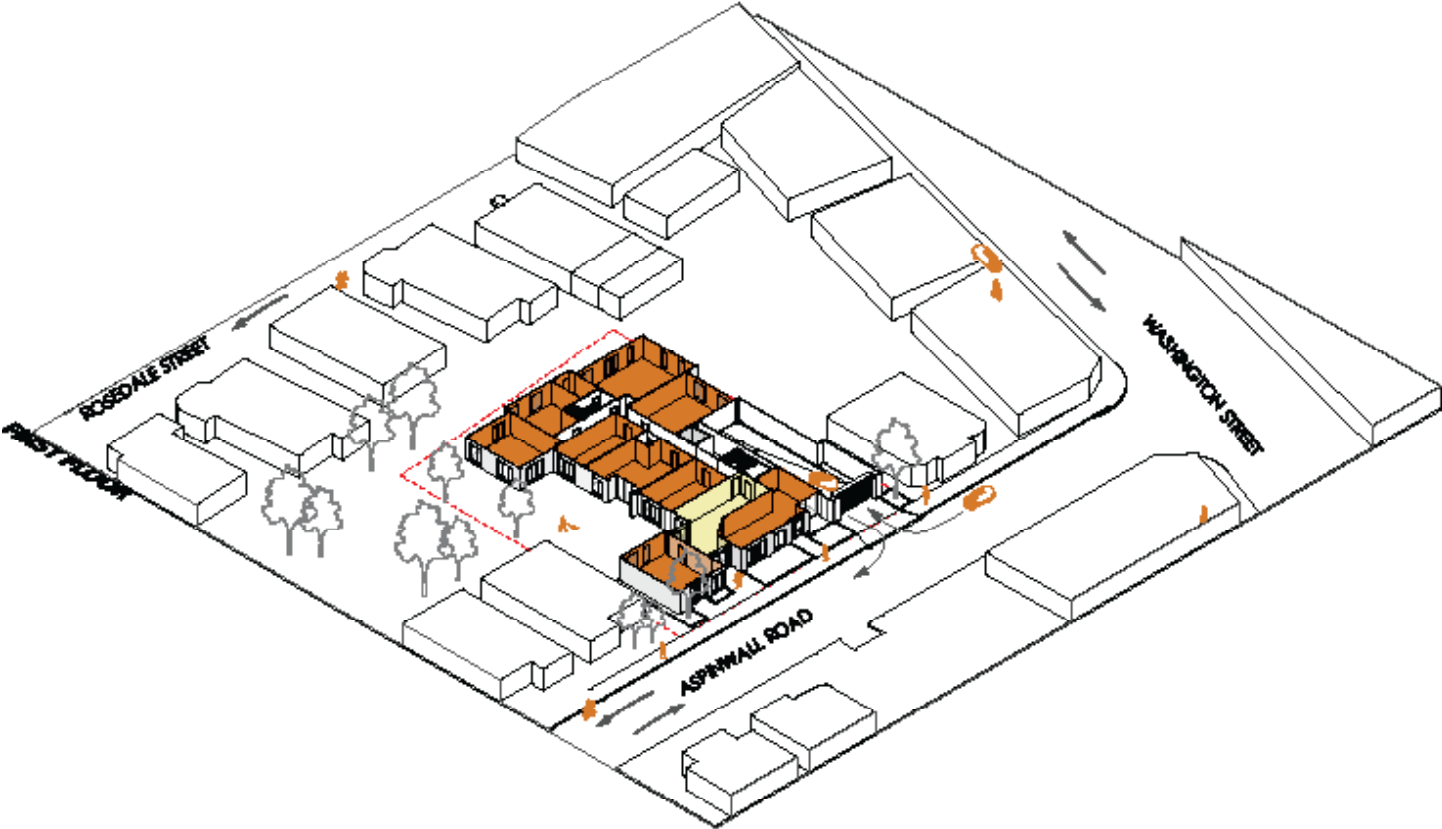


Exhibit 16

North Elevation



South Elevation



Exhibit 17

East Elevation



West Elevation



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:	3 Aspinwall Road		
Primary Project Address:	3 Aspinwall Road, Dorchester, MA 02124		
Total Number of Phases/Buildings:	One Phase/Building		
Primary Contact (Name / Title / Company / Email / Phone):	Solmon Chowdhury / Owner / Shanti Acquisition, LLC. / solmon.chowdhury@gmail.com / (617) 438-2399		
Owner / Developer:	Shanti Acquisition, LLC.		
Architect:	RODE Architects, Inc		
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	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>	Yes, Group 1 sink depth.		
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:	17,812 SF	Building Area:	34,200 GSF
Building Height:	45 FT	Number of Stories:	4 Stories
First Floor Elevation:	88.5 FT	Is there below grade space:	<input checked="" type="checkbox"/> Yes / No

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	<i>Lobby, Resident Amenity Space, Leasing,</i>			
<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:	This site is located in Dorchester along Aspinwall Road between Washington Street. and Talbot Avenue. The site has a gradual 3% slope (4 ft grade change) across the 120 ft width from east to west, with the high point towards Washington Street.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<ul style="list-style-type: none"> • MBTA Subway – Red Line, Shawmut (accessible), 0.4 miles away; Located to the East on Clementine Park. • MBTA Commuter Rail – Talbot Train Station (accessible), 0.3 miles away; Located to the West off Talbot Avenue. • MBTA Bus lines: Bus Route 23 to Ruggles on Washington Street, 300 ft away, East of site. Bus Route 23 to Ashmont on Washington Street, 400 feet away, South East of site. All MBTA Bus Routes are accessible. 			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<p>Affordable/Public Housing: 5 Melville Avenue - Public Housing – Federal Elderly/ Disabled 1875 Dorchester Avenue - Public Housing – Federal Elderly/ Disabled 374 Ashmont Street – Public Housing – Federal Elderly/ Disabled 31 Erie Street – Section 8 Housing</p> <p>Assisted Living: Boston Home Inc, 2049 Dorchester Avenue Geneva Avenue Elderly Housing, 22 Beechwood Street</p> <p>Schools: Boston Public: UP Academy Dorchester, TechBoston Academy, Boston Public Schools, Dr. William Henderson Inclusion Elementary School. Public Charter Schools: Codman Academy Charter Public School. Independent Schools: Epiphany</p> <p>Police: Boston Police District C-11, Station 0.9 miles</p> <p>Fire: Boston FD Engine 18 Ladder 6, Boston FD Engine 52 Ladder 29</p>			

Article 80 | ACCESSIBILITY CHECKLIST

	<p>Hospitals: Carney Hospital, 1.3 miles; DotHouse Health, 1.3 miles; Ambulance District 11</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Recreation/Open Space: Nightingale Community Garden, Codman Commons, Lucy Stone Schoolyard Park, Cronin Playground, Wheatland Avenue Community Garden, Roberts Playground, Harambee Park</p> <p>Public Library: Boston Public Library Codman Square Branch – 0.3 miles Fields Corner Branch – 0.9 miles</p> <p>Community Center: Perkins Community Center, 115 Talbot Avenue St Mark Community Education Program, 20 Roseland Street YMCA, 776 Washington Street Marshall Community Center, 35 Westville Street</p> <p>Transit: Site is located (0.3 miles) to the Talbot Avenue Commuter Rail Station and (0.5 miles) to the Shawmut Station on the Red Line connecting the site to major Boston public facilities.</p> <p>Government Buildings: Dorchester District Court – 0.2 miles</p>

4. Surrounding Site Conditions – Existing:
This section identifies current condition of the sidewalks and pedestrian ramps at the development site.

<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>The development team is not aware of the project site being located within an historic district.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Existing sidewalk is 7'-6" with a 6" curb. Sidewalk slopes at 3% across the width of the site. The existing sidewalks are made of cast-in-place concrete with a grass furnishing zone. There is an existing 19' wide curb cut along Aspinwall Road that will be removed.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>Existing sidewalk is consistent with remainder of Aspinwall Road. Existing sidewalk to remain, any damaged or non-accessible portions of existing sidewalks to be replaced. Existing curb cut to be removed. New curb cut to be accessible and compliant.</p>

5. Surrounding Site Conditions – Proposed
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.

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<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Existing sidewalk dimensions comply with Neighborhood Residential street type requirements.</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>Existing sidewalk dimensions and slope to remain.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>Existing sidewalk materials to remain.</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>N/A</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>Yes, the project will be going through the PIC process for curb cut application.</p>

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<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>29 spaces located within a parking garage.</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>2 accessible spaces, 1 will be van accessible</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>All accessible parking requirements are met on site.</p>
<p>Where is the accessible visitor parking located?</p>	<p>Accessible parking spaces are located in the parking garage, closest to the elevator core. These parking spaces can be designated for visitors as required.</p>
<p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>	<p>No drop-off area identified.</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>All entryways are flush conditions.</p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes</i>, describe. <i>If no</i>, what is the reason?</p>	<p>Yes, all standard entrances are accessible.</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan</i>, describe the accessible routes way-finding / signage package.</p>	<p>N/A</p>

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<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>34 Units</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>34 condominium units for sale, no units for rent. The development will include affordable units in compliance with the City of Boston’s Inclusionary Housing Policy.</p>
<p><i>If a residential development</i>, how many accessible Group 2 units are being proposed?</p>	<p>N/A, all units will be for home ownership.</p>
<p><i>If a residential development</i>, how many accessible Group 2 units will also be IDP units? <i>If none</i>, describe reason.</p>	<p>N/A</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>Interior elevators are provided to access all floors.</p>

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<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>This project will provide a \$25,000.00 Grant to Codman Square Farmers Market to support their efforts in the community.</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>All amenity spaces will be fully accessible, with all accessible controls and appliances and will accommodate for accessible seating.</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>N/A</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>Proposed plan has not yet been reviewed with the Boston Disability Commissioner or Architectural Access Staff.</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>Has not yet been presented.</p>

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10. Attachments

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.

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.

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

Accessibility Plan Diagrams

Parking and First Level Floor Plan

