



## 46 Hichborn Street, Brighton

Submitted Pursuant to Article 80E of the Boston Zoning Code

**Submitted By:**

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407 Dudley Street, Suite #4  
Boston, MA 02119

September 28, 2017

**Submitted To:**

Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

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**In Association With:**

RCA, LLC

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## 1.0 PROJECT SUMMARY / OVERVIEW

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### 1.1 Introduction

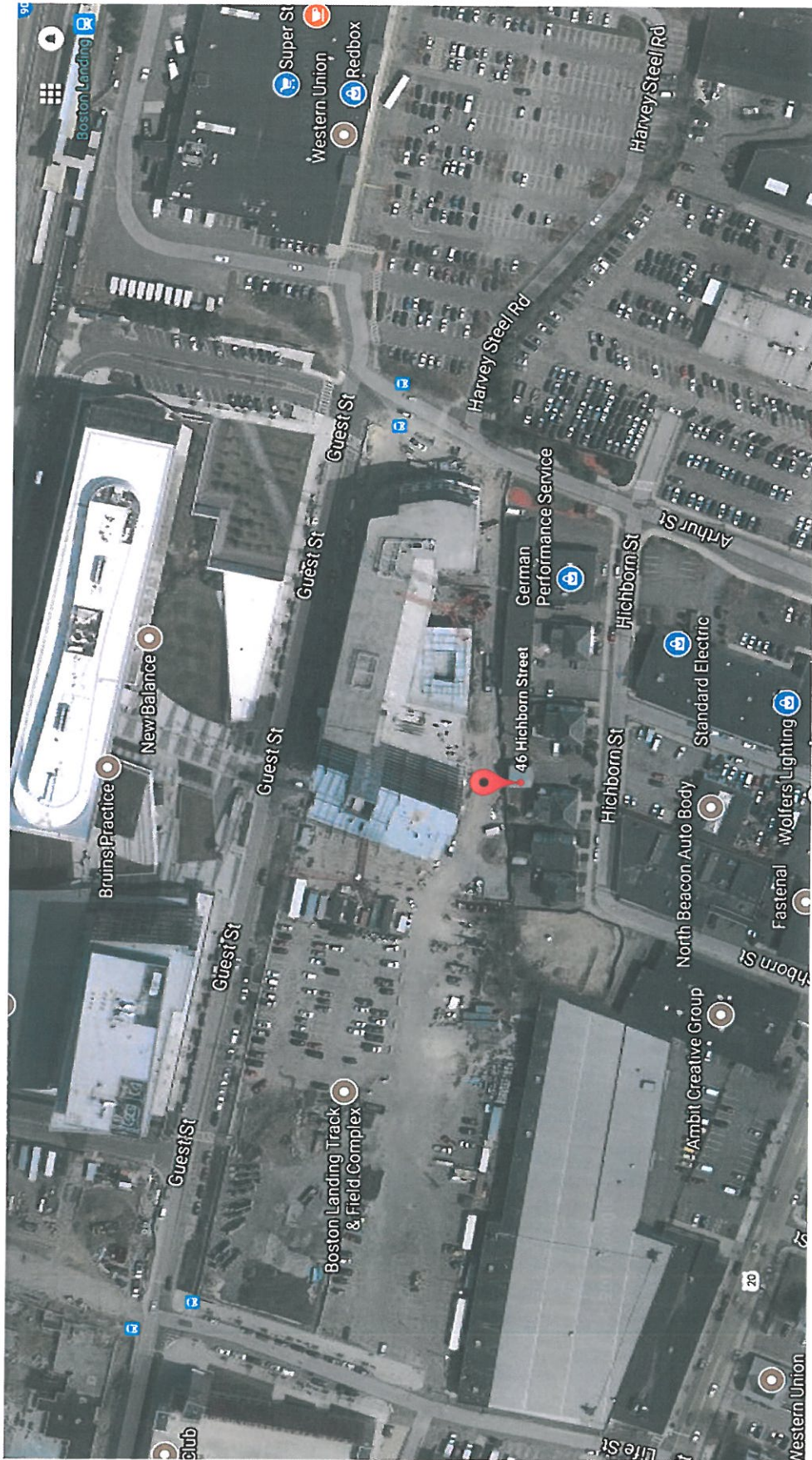
This Package is being submitted by Hichborn Partners, LLC (the "Proponent") for a new residential development that is approximately 49,679 gross square feet in size, and includes forty-six residential units. The Proposed Project, which is located at 46 Hichborn Street, will include fifty associated parking spaces and bike storage at the ground level. (Please see **Figure 1.1. Project Locus.**)

The Project Site comprises approximately 15,253 square feet of underutilized residential land. The Project will include combining three existing parcels into one lot. These parcels include: Parcel ID 2201893000, Parcel ID 2201894000, and Parcel ID 2201895000. The Proposed Project includes a redevelopment of the Project Site by replacing the existing structures including two three-family buildings and a garage with a new residential building, landscape design, vehicular and pedestrian access measures and improvements. The current estimated cost of this Project, based upon the most recent plans, is approximately \$9,500,000.

The vision of the Project is to revitalize the neighborhood by replacing the existing structures with a residential building that will add new housing units to the increasingly popular Brighton community. As part of the community benefits related to the Proposed Project, the existing buildings will be demolished, and will be replaced with a new residential building, which better fits the context of the evolving neighborhood.

The Proposed Project will exceed the 20,000-square foot total build-out requirement for a project in a Boston neighborhood, and therefore required the preparation of filing(s) under the Small Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. The Proponent will also seek zoning dimensional relief from the Code from the Boston Zoning Board of Appeal related to the size and change of use for the Proposed Project.





**Figure 1.1**  
**Project Locus**



## 1.2 Detailed Project Description

The Proposed Project sits on approximately 15,253 square feet of underutilized land along Hichborn Street. The location lies within a mixture of commercial residential uses. The developers came up with a project that is conducive to the neighborhood, and will provide new residential units to this section of Brighton. The Project Site is located within a Guest Street Local Industrial Subdistrict (Guest Street LI-2). The Project Site is currently made up of three parcels, which will be combined as a part of this proposal. Parcel ID 2201893000, which is also known as 48-50 Hichborn Street, currently houses a three-family building. Parcel ID 2201894000, which is known as 46 Hichborn Street, is vacant except for a standalone garage. Finally, Parcel ID 2201895000, which has an existing address of 40-42 Hichborn Street, contains a three-family dwelling as well. As part of the community benefits related to this Project, the old residential buildings and garage will be demolished, and new market rate residential housing will be developed. The Proposed Project will serve to invigorate this section of Brighton and bring increased residential foot traffic to the neighborhood.

The Proposed Project will be constructed as a five-story residential market rate development. The building will be ideally situated within close proximity to several bus routes and the soon-to-be-completed Boston Landing T Station, making it convenient for future resident commuters. The Project will also be walking distance to many neighborhood shops and restaurants that will service the new residents of the development and will contribute to the local economy. The Developers are proposing a project that would include residential units which will revitalize an otherwise underutilized site, and will take advantage of its ideal location.

The Developers are proposing a project that will include forty-six residential units. The units will have a variety of different sizes and bedrooms, which will accommodate Brighton's diverse and growing population. The units will be comprised of six studio units, seven one-bedroom units, seven one bedroom plus units, twenty-two two-bedroom units, three two-bedroom plus units, and one three-bedroom unit. Many of the units will have exterior decks, which will provide residents with usable outdoor space. Additionally, thirteen private roof decks are being proposed, as well as a large common roof deck, which will be able to be utilized by all the future residents. The Developers understand that parking is always a concern to the neighborhood residents, and therefore are proposing a lower level and ground level interior parking facility that will house fifty parking spaces. A separate bike storage area has also been proposed, which will accommodate bicycles and encourage residents to use alternative means of transportation. The Proposed Project's proximity to the Boston Landing MBTA station and bus lines will minimize community impact from resident/patron parking from the Proposed Project. Other proposed amenities include individual storage rooms, a residential gym, a residential community room, a yoga and fitness room, and a roof top pool.

The Proposed Project is subject to Small Project Review under Article 80E of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.

The Proposed Project will help to revitalize this section of Hichborn Street, and will bring necessary residential housing to an underutilized corridor. This area has undergone significant changes and redevelopment recently, and the Proposed Project fits the character and context of the evolving neighborhood. The site is also attractive due to its proximity to public transportation and the many shops and restaurants along Hichborn, Guest and Washington Street.

Table 1-1. Approximate Project Dimensions of 46 Hichborn Street

|                           |        |
|---------------------------|--------|
| <b>Lot Area:</b>          | 15,253 |
| <b>Gross Square Feet:</b> | 49,679 |
| <b>FAR:</b>               | 3.26   |
| <b>Floors:</b>            | 5      |
| <b>Height:</b>            | 65'6"  |



## 2.0 GENERAL INFORMATION

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### 2.1 Project Schedule

| Project Schedule: 46 Hichborn Street Project |             |
|--|-------------|
| Construction Commencement:                   | Spring 2018 |
| Construction Completion:                     | Fall 2019   |
| Status of Project Design:                    | Schematic   |

### 2.2 Project Proponent

Hichborn Partners, LLC specializes in the acquisition and redevelopment of unrestored and unoccupied brownstones, transformative adaptive reuse projects, historically sensitive restorations, and ground up construction projects in the emerging areas of Boston's core markets.

Working with local community groups, area residents, city councilors, and local representatives to ensure responsible development, Hichborn Partners, LLC seeks to enhance and revitalize neighborhoods by creating affordable workforce housing.

The environmental implications of development remain a priority for Hichborn Partners, LLC, and therefore, they focus on building with sustainable materials and creating energy efficient units loaded with green living features. They continually seek out new and innovative technologies and architectural design concepts, which they incorporate into their projects, thus enhancing today's urban lifestyle.

### 2.3 Public Benefits

The Proposed Project will provide substantial benefits to the City of Boston and the Brighton community. The Proposed Project will generate both direct and indirect economic and social benefits to the Brighton neighborhood. The Proposed Project provides for:

- Creating much needed market rate residential housing in the Brighton Neighborhood.
- Creating forty-six residential condominium units, which will provide home ownership opportunities to future residents.
- Creating on-site affordable units, which will meet the Boston Redevelopment Authority affordable housing standards.
- Revitalizing three underutilized parcels and replacing the current vacant lot, and two three-family dwellings with multifamily residential housing.
- Constructing a building that will incorporate open space in the form of decking.



- Constructing a building that will be LEED Certifiable, which will continue the progress Boston is making with its overall green footprint.
- Constructing a lower level and ground level parking facility that will accommodate over a one-to-one parking ratio for the unit residents.
- Site improvements including landscaping, pedestrian walkways and lighting along Hichborn Street.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the bus lines and the MBTA at Boston Landing Station as well as the bicycle storage on the ground floor.
- Contributing thirty thousand dollars (\$30,000.00) to the Brighton YMCA.
- Contributing ten thousand dollars (\$10,000.00) to the Brighton Youth Hockey Program.
- Adding revenue in the form of property taxes to the City of Boston.
- Creating temporary construction and labor jobs.

## 2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Guest Street Local Industrial-2 Subdistrict (LI-2) in the Brighton Neighborhood District, Article 51 of the Boston Zoning Code (the "Code"). (See **Table 2.1** 46 Hichborn Street – Zoning Compliance).

### Guest Street Local Industrial-2 Subdistrict (LI-2)

Multi-family dwellings are a Forbidden Use under Article 51, Table B. Therefore, a Use Variance would need to be obtained from the City of Boston Zoning Board of Appeals. The Proposed Project also seeks relief from several requirements of the existing zoning outlined in Article 51. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). It also exceeds the height limitations for the district and does not meet the minimum requirement for a rear yard setback and therefore, will Variances for these violations from the Zoning Board of Appeal.

For a project of this size, 2.0 parking spaces would be required per dwelling unit. Therefore, per Code, ninety-two parking spaces would be required. An additional Variance would be required for the parking violation.

Despite the Variances which will need to be obtained, the Project Site is an excellent location for the proposed development. The Site is located in an area that already contains a mixture of residential and commercial uses, and this project will continue to bring vibrancy to this corridor. The design team feels that given this location, the large size of the lot, and the structures influencing the design, as well as comparable developments in the neighborhood, that the

proposed building's height, mass and scale are appropriate for this location and conducive to the Brighton neighborhood.

Table 2.1. 46 Hichborn Street - Zoning Compliance

| Categories   | Guest Street Local Industrial Subdistrict | Proposed Project  |
|--|---|-------------------|
| Minimum Lot Area (Square Feet)                             | None                                      | 15,253 S.F.       |
| Floor Area Ratio   | 2.0                                       | 3.26              |
| Minimum Lot Width  | None                                      | 155 Feet          |
| Minimum Lot Frontage                                       | None                                      | 155 Feet          |
| Minimum Front Yard   | 5 Feet                                    | 5 Feet            |
| Minimum Side Yard  | None                                      | 3.4 Feet/4 Feet   |
| Minimum Rear Yard  | 12 Feet                                   | 4 Feet            |
| Maximum Building Height                                    | 45 Feet                                   | 65 Feet, 6 Inches |
| Minimum Useable Open Space Per Dwelling Unit (Square Feet) | 50 S.F. Per Unit                          | 176 S.F. Per Unit |
| Off-Street Parking Spaces                                  | 2.0 Spaces Per Unit (92)                  | 50 Spaces         |

## 2.5 Public Review Process and Agency Coordination

The 46 Hichborn Street development team has provided extensive community outreach efforts for the Proposed Project, including community meetings in the Brighton neighborhood, and presentations before the elected officials. As part of the process, the development team has held an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The Proponent received positive feedback from the neighbors, and has made design changes accordingly. The Proponent has also received letters of support from their direct abutters. The development team also appeared before the Brighton-Allston Improvement Association.

Finally, the development team has met individually with City Councilor Mark Ciommo and his staff, and Mayor's Office of Neighborhood Services Liaison for Brighton, Warren O'Reilly. Brighton's elected officials have had input during the community outreach process, and have had staff presence at all community meetings.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning and Development Agency ("BPDA") prior to filing this Briefing Package in order to identify issues/concerns as well as design requirements related to the Proposed Project. Meetings have been held with the BPDA's planners and urban design staff, and the Project design has changed based upon the feedback received.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.



## 3.0 URBAN DESIGN AND SUSTAINABILITY

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### 3.1 Site and Surroundings

The Project Site is located in Brighton, and is bounded by Hichborn Street, a three-family residential building to the left, a commercial property, which currently houses a roofing company to the right, and a seventeen-story mixed-use building to the rear. The Proposed Site sits on approximately 15,253 square feet of underutilized space along Hichborn Street. The current site has been used as a vacant lot and for two three-family dwellings. As part of the proposal the existing buildings, including the two three-family dwellings and garage will be demolished. The Project Site sits across the street from the North Beacon Auto shop, which is located at 18 Herrick Street. The Site is primarily abutted in the rear by the aforementioned seventeen-story mixed-use building at 125 Guest Street, as well as an approximately ninety-five-foot-tall sports complex building at 71 Guest Street. Both of these structures are part of the large-scale Guest Street development project by the NB Development Group. The one hundred and ninety-six-foot-tall seventeen-story building at 125 Guest Street, which directly abuts the Project Site in the rear, will be an approximately 311,000 square foot building containing a mixture of residential units and retail space. For existing site pictures see **Appendix B**.

### 3.2 Urban Design Concept

The Proposed Site sits on approximately 15,253 square feet of underutilized space along Hichborn Street. The project has been designed to complement the recent development along Hichborn Street and Guest Street, which runs parallel to Hichborn Street in the rear. The Site is primarily abutted in the rear by the seventeen-story mixed-use building at 125 Guest Street. This structure is part of the large-scale Guest Street development project by the NB Development Group. In developing this project, the team sought to design a building that would fit the context of this development and provide a natural step down from this large abutting building to Hichborn Street and beyond. The team also desired to develop a building which would fit the character of Hichborn Street itself. Hichborn Street is a mixture of commercial businesses and residential buildings. Specifically, the project was designed in a similar manner to the new mixed-use development at 24-26 Hichborn Street. This development has twenty residential units and a ground level retail space. The proposed development at 46 Hichborn Street will provide a similar height, parking ratio and massing to the project at 24-26 Hichborn Street and is much smaller than the development in the rear, and therefore, the team believe is an appropriate size and scale for this neighborhood.

### 3.3 Materials and Finishes

The project building is comprised of some different materials to complement other surrounding structures in the vicinity, as well as to make the building its own. The first level which boosts a fifteen-foot-high floor to floor will be a mixture of brick and glass. The brick is used to anchor the building and give it visual interest at the ground level. The floor to ceiling aluminum glass will keep the building interacting with the street level as well as complementing many of the new glass buildings that have been and are being constructed in the New Balance Complex behind our project. The remaining materials on the upper levels are about ten feet, six inches floor to

floor and are a mixture of Hardi Plank Reveal Siding and Alucobond Panel System to have a building facade that will be fairly maintenance free, and will keep a nice fresh look to the street for years to come.

With the materials, we believe the building will complement the New Balance Complex. Additionally, having the Hardi Plank Reveal Siding will also keep the residential feel of the building as well as complementing other residential projects taking place on Hichborn Street and surrounding area.

### 3.4 Urban Design Drawings

The Proposed Project's urban design drawings and perspectives are contained in **Appendix A** and include:

- Plot Plan
- 1 Zoning Sheet and Site Context
- A-1 Proposed Floor Plans – Basement Plan
- A-2 Proposed Floor Plans - Ground Floor Plan
- A-3 Proposed Floor Plans – Second Floor, Third & Fourth Floor
- A-4 Proposed Floor Plans – Fifth Floor
- A-5 Proposed Floor Plans – Roof Deck Plan
- A-6 Proposed Elevations
- A-7 Proposed Elevations
- A-8 Proposed Elevations
- A-9 Proposed Elevations

## 4.0 TRANSPORTATION INFORMATION

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In alignment with the Mayor's Drive Boston Initiative and Go Boston 2030, which place an emphasis on decreased automobile ownership and the improvement of public transit systems to limit the city's environmental impact and decrease traffic fatalities, the Project will be seeking a Parking Variance. The Boston Zoning Code requires a two to one parking ratio for the Proposed Project. The Project is proposing fifty parking spaces for forty-six residential units, for a parking ratio of slightly over one to one.

The Development Team believes that the two to one parking ratio is unnecessary for this project because of the abundance of alternative means of transportation the Project Site provides. The Massachusetts Bay Transportation Authority's ("MBTA") Boston Landing Commuter Rail Station is less than a four-minute walk (approximately .2 miles) from the property. Additionally, the MBTA bus #64 North Beacon Street and Arthur Street at Guest Street stops are both approximately .4 miles away. Finally, the ground floor bike storage area will provide future residents with a secure place to store their bicycles and encourage cycling as an alternative form of transportation.

The abundance of transportation options available to future residents negates the need for such a high parking count and will help to alleviate any negative impact on parking and traffic created by the 46 Hichborn Street development.



## 5.0 ADDITIONAL PROJECT INFORMATION

### 5.1 Preliminary List of Permits or Other Approvals Which May Be Sought

| Agency Name  | Permit or Action*  |
|--|--|
| <b>Local Agencies</b>  |  |
| Boston Planning & Development Agency                             | Article 80 Review and Execution of Related Agreements; Section 80E Certificate of Approval |
| Boston Transportation Department                                 | Transportation Access Plan Agreement & Construction Management Plan (if required)          |
| Boston Department of Public Works, Public Improvement Commission | Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Other    |
| Boston Zoning Board of Appeals                                   | Possible Variances and Dimensional Relief from Existing Zoning Code Requirements           |
| Boston Fire Department   | Approval of Fire Safety Equipment  |
| Boston Water and Sewer   | Approval for Sewer and Water Connections; Construction Site Dewatering; and Storm Drainage |
| Boston Parks Department  | Approval for Site Location in Relation to Nearby Parks                                     |
| Boston Department of Inspection Services                         | Building Permits; Certificates of Occupancy; Other Construction-Related Permits            |

\* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

## 5.2 Project Team

| Project Name: 46 Hichborn Street                               | Project Team Information  |
|--|---|
| Developer  | <p>Hichborn Partners, LLC<br/>407 Dudley Street, Suite #4<br/>Boston, MA 02119</p> <p>Joseph Digangi<br/>Matt Pennino</p>               |
| Article 80 Permitting Consultant /<br>Legal Counsel / Outreach | <p>Drago &amp; Toscano, LLP<br/>15 Broad Street, Suite 610<br/>Boston, MA 02109</p> <p>Daniel Toscano, Esq.<br/>Matthew Eckel, Esq.</p> |
| Architect  | <p>RCA, LLC<br/>415 Neponset Avenue<br/>Dorchester, MA 02122</p> <p>Chris Drew</p>  |
| Builder  | <p>DEKON PL<br/>PO Box 973<br/>Tewksbury, MA 01876</p>  |
| Surveyor   | <p>Boston Survey, Inc.<br/>Unit C4 Shipway Place<br/>Charlestown, MA 02109</p>  |
| Structural Engineer  | <p>THL Consulting, LLC<br/>Structural Engineering Services<br/>505 Middlesex Turnpike, Unit 14<br/>Billerica, MA 01821</p>              |



# CERTIFIED PLOT PLAN

## SHOWING PROPOSED DWELLING AND PARCEL CONSOLIDATION AT 40-42 & 48-50 HICHBORN STREET BRIGHTON, MA

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 17, 2016 AND JUNE 27, 2017. ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

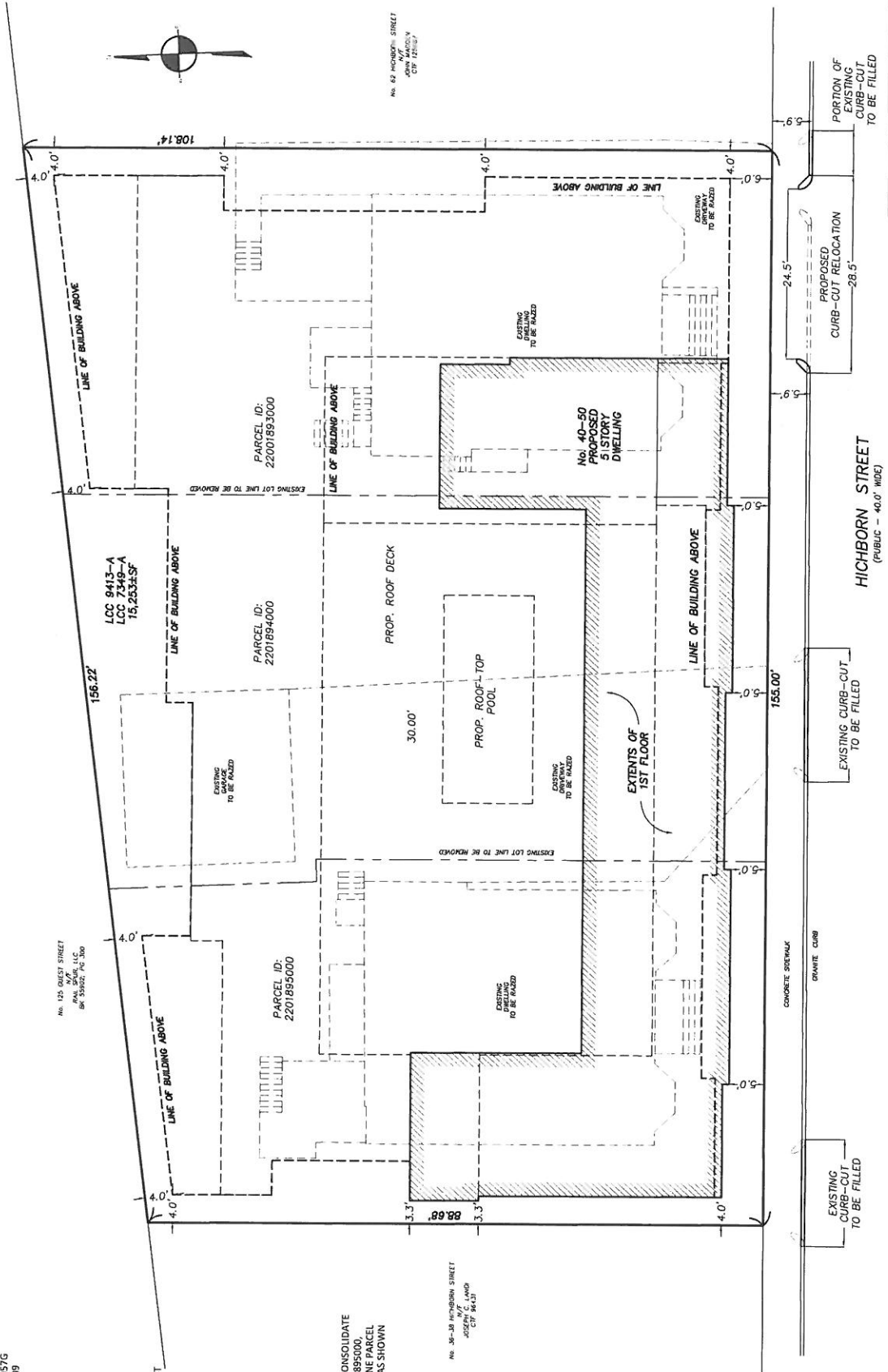
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25025C0057G  
EFFECTIVE DATE: 09-25-2009

PREPARED FOR:  
BGI, LLC  
56 BOSTONIA AVENUE  
BRIGHTON, MA 02135

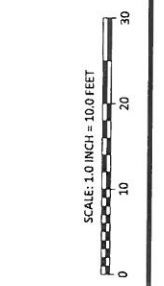
REFERENCES:  
OWNER OF RECORD:  
48-50 HICHBORN STREET  
RONALD A. MCLEOD  
SHEILA C. MCLEOD  
50 HICHBORN STREET REALTY TRUST  
42-44 HICHBORN STREET  
THE HICHBORN TRUST  
56 BOSTONIA AVENUE  
BRIGHTON, MA 02135

DEED: C. 133015 (#42-44)  
C. 126155 (#48-50)  
LCC: 9413-A  
7345-A  
PLAN: BK 3739; PG 230  
L-1806

NOTES:  
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE CITY OF BOSTON PARCEL IDS) 2201895000, 2201894000 & 2201893000 INTO ONE PARCEL WITH A TOTAL AREA OF 15,253±SF AS SHOWN HEREON.



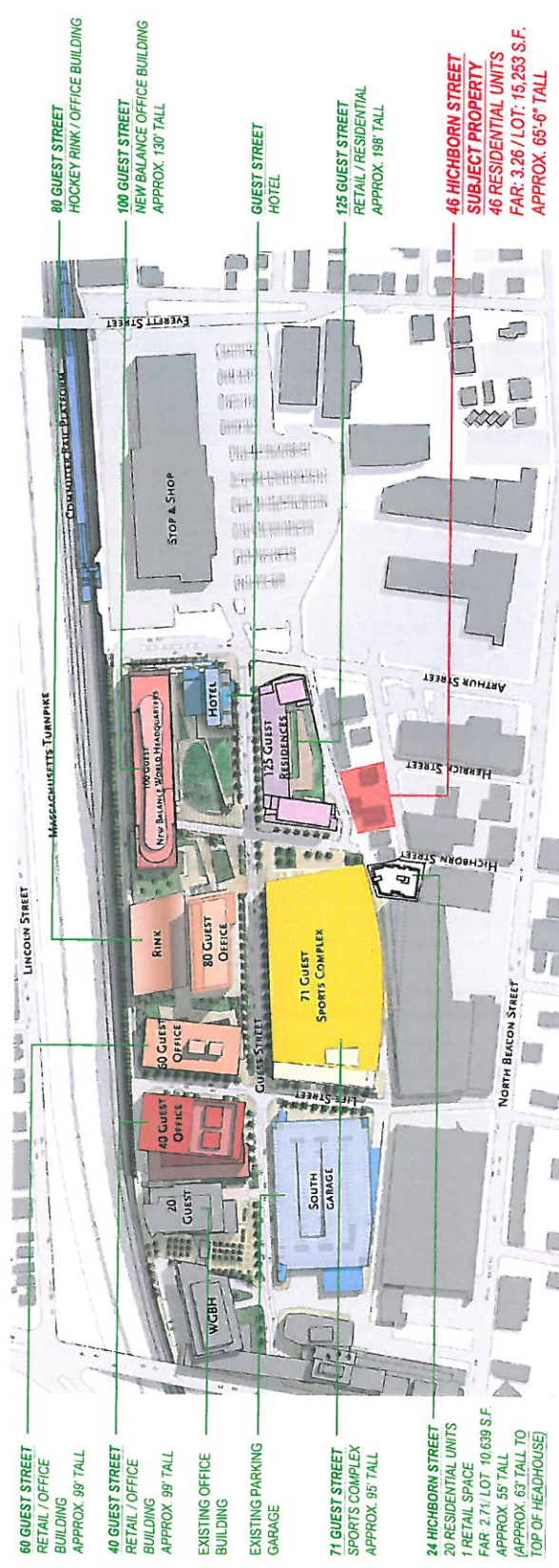
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| FIELD: | DRM       |
| DRAFT: | NPP/RAP   |
| CHECK: | GCC       |
| DATE:  | 06/28/17  |
| JOB #: | 16-007144 |





# 46 HICHBORN STREET

| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| A    | X-XXXX | XXX         |



- 60 GUEST STREET RETAIL/OFFICE BUILDING APPROX. 99' TALL
- 40 GUEST STREET RETAIL/OFFICE BUILDING APPROX. 99' TALL
- EXISTING OFFICE BUILDING
- EXISTING PARKING GARAGE
- 71 GUEST STREET SPORTS COMPLEX APPROX. 95' TALL
- 24 HICHBORN STREET 20 RESIDENTIAL UNITS 1 RETAIL SPACE FAR 2.71 / LOT 10,639 S.F. APPROX. 55' TALL (APPROX. 63' TALL TO TOP OF HEADHOUSE)
- 80 GUEST STREET HOKEY RINK/OFFICE BUILDING
- 100 GUEST STREET NEW BALANCE OFFICE BUILDING APPROX. 130' TALL
- GUEST STREET HOTEL
- 125 GUEST STREET RETAIL / RESIDENTIAL APPROX. 198' TALL
- 46 HICHBORN STREET SUBJECT PROPERTY 46 RESIDENTIAL UNITS FAR: 3.26 / LOT: 15,253 S.F. APPROX. 65'-6" TALL

46 HICHBORN STREET  
BRIGHTON, MA  
ZONING REVIEW

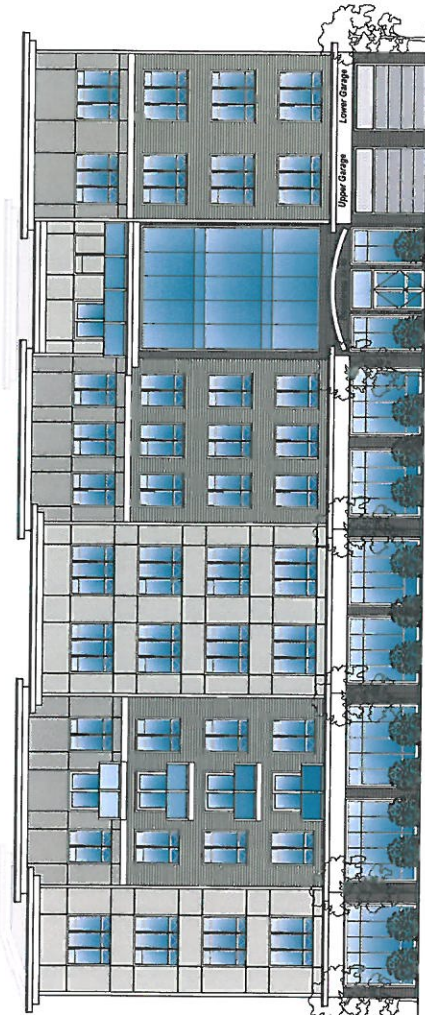
| ITEM            | REQUIRED                      | PROPOSED |
|-----------------|-------------------------------|----------|
| ZONING DISTRICT | ARTICLE 511 GUEST STREET L1-2 |          |
| EXISTING USE    | 46 RESIDENTIAL UNITS          |          |
| PROPOSED USE    | 46 RESIDENTIAL UNITS          |          |
| LOT SIZE        | 15,253 S.F.                   |          |

### DIMENSIONAL REGULATIONS

| ITEM                           | REQUIRED                 | PROPOSED           |
|--------------------------------|--------------------------|--------------------|
| MIN. LOT SIZE                  | NONE                     | 15,253 S.F.        |
| MIN. LOT SIZE PER UNIT         | N/A                      | N/A                |
| MIN. LOT WIDTH                 | NONE                     | 15'                |
| MIN. LOT DEPTH                 | NONE                     | 15'                |
| MIN. LOT FRONTAGE              | 2.0                      | 3.26 (48,879 S.F.) |
| MAX. FLOOR AREA RATIO          | 45-0"                    | 57'-0" (652-8')    |
| MAX. ALLOWABLE BUILDING HEIGHT | 5                        | 5'-7' 6"           |
| MIN. FRONT YARD                | NONE                     | 3'-4" / 4'-1"      |
| MIN. SIDE YARD                 | 12'                      | 4'-1"              |
| MIN. REAR YARD                 | 50 S.F. PER UNIT = 2,300 | 8,113 S.F.         |
| MIN. USABLE OPEN SPACE         |                          |                    |

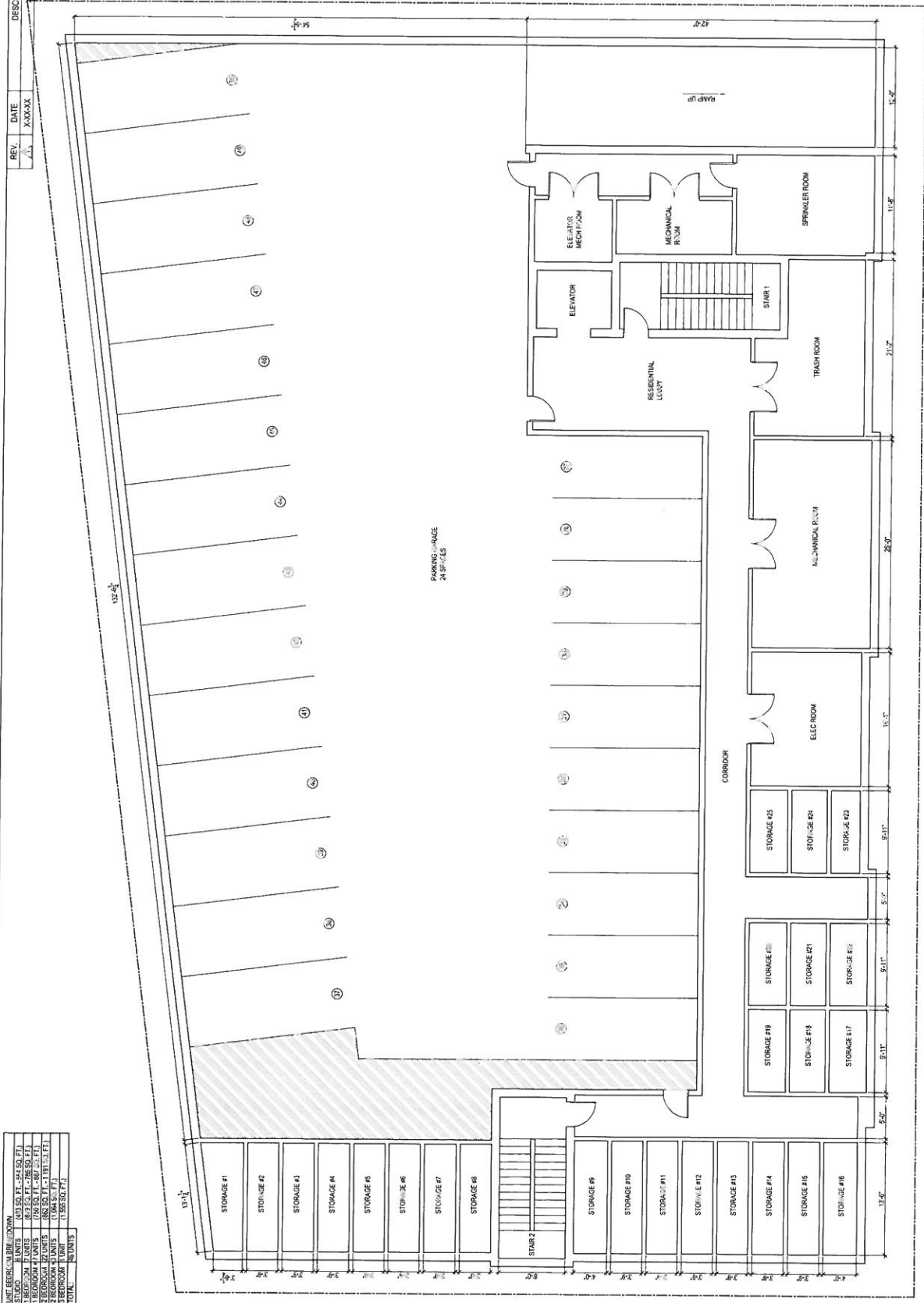
### PARKING REGULATIONS

| ITEM      | REQUIRED                | PROPOSED               |
|-----------|-------------------------|------------------------|
| 10+ UNITS | 2.0 (62 PARKING SPACES) | 50 (50 PARKING SPACES) |



| UNIT         | BEDROOMS | BATHS    | SQ. FT.         |
|--------------|----------|----------|-----------------|
| 1 STUDIO     | 0        | 1        | 424.00          |
| 1 1-BEDROOM  | 1        | 1        | 528.00          |
| 1 2-BEDROOM  | 2        | 1        | 728.00          |
| 1 3-BEDROOM  | 3        | 1        | 1,024.00        |
| <b>TOTAL</b> | <b>4</b> | <b>4</b> | <b>1,784.00</b> |

| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| 1    | X-XXXX | XXX         |



**RCA, LLC**

Hichborn Partners, LLC  
46 Hichborn Street  
Brighton, MA 02135

PROJECT # 16-134  
DATE: 7-6-17  
REV: 1  
SCALE: 1/8" = 1'-0"  
DRAWN BY: C.D.  
CHECKED BY: R.P.B.

**PROPOSED FLOOR PLAN**

**A1**

GENERAL NOTE:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. PRIOR TO COMMENCING ANY FIELD WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.  
 3. APPROVE ALL BEFORE PROCEEDING WITH THE WORK.

**BASEMENT PLAN**

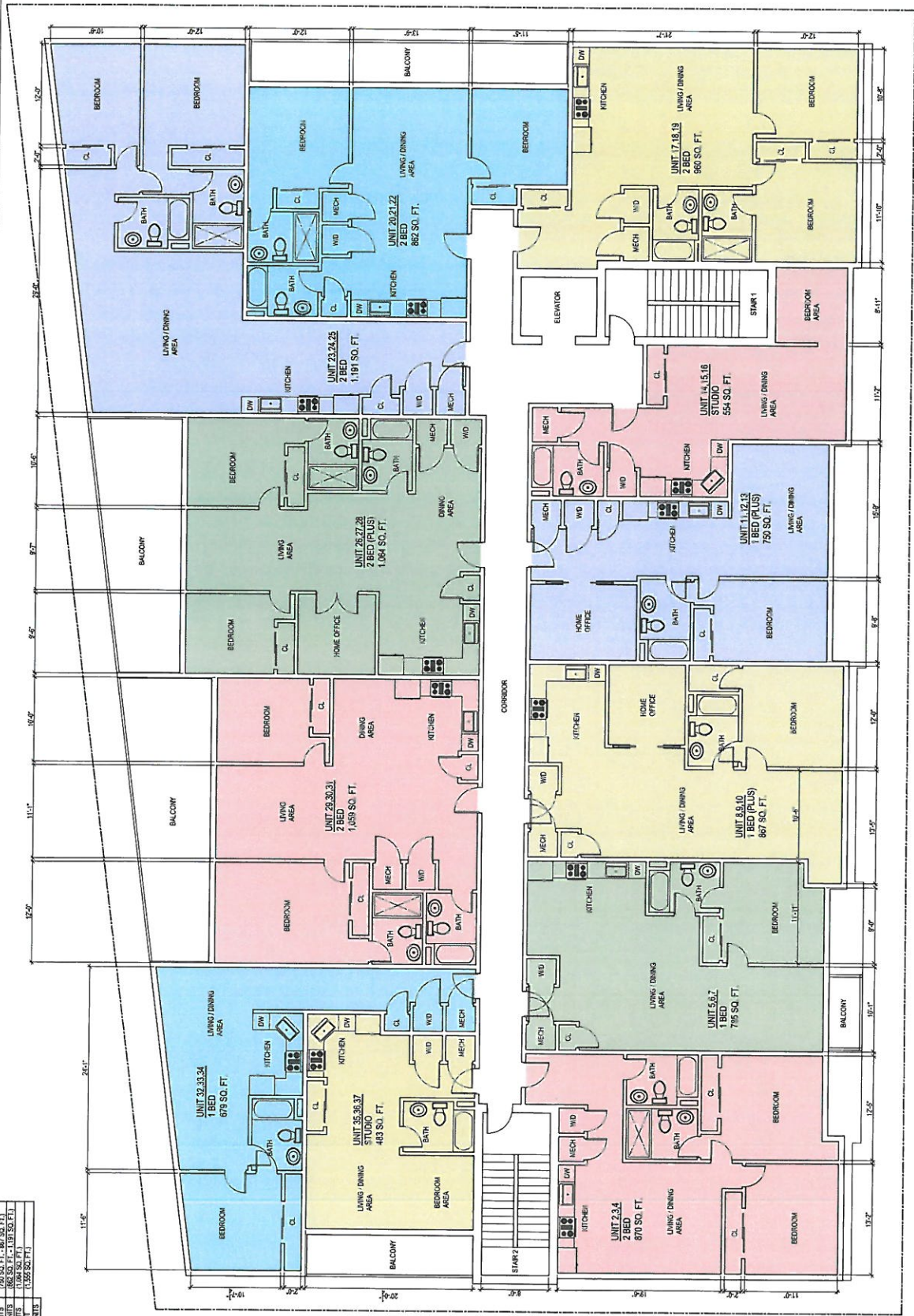






| UNIT  | DESCRIPTION  | SQ. FT.      |
|-------|--------------|--------------|
| 1     | STUDIO       | 554          |
| 2     | 1 BED        | 678          |
| 3     | 2 BED        | 870          |
| 4     | 2 BED (PLUS) | 750          |
| 5     | 2 BED        | 862          |
| 6     | 2 BED        | 1189         |
| 7     | 2 BED (PLUS) | 1004         |
| 8     | 2 BED        | 862          |
| 9     | 2 BED        | 862          |
| 10    | 2 BED        | 862          |
| 11    | 2 BED        | 862          |
| 12    | 2 BED        | 862          |
| 13    | 2 BED        | 862          |
| 14    | 2 BED        | 862          |
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| 23    | 2 BED        | 862          |
| 24    | 2 BED        | 862          |
| 25    | 2 BED        | 862          |
| 26    | 2 BED        | 862          |
| 27    | 2 BED        | 862          |
| 28    | 2 BED        | 862          |
| 29    | 2 BED        | 862          |
| 30    | 2 BED        | 862          |
| 31    | 2 BED        | 862          |
| 32    | 2 BED        | 862          |
| 33    | 2 BED        | 862          |
| 34    | 2 BED        | 862          |
| 35    | 2 BED        | 862          |
| 36    | 2 BED        | 862          |
| 37    | 2 BED        | 862          |
| 38    | 2 BED        | 862          |
| 39    | 2 BED        | 862          |
| 40    | 2 BED        | 862          |
| 41    | 2 BED        | 862          |
| 42    | 2 BED        | 862          |
| 43    | 2 BED        | 862          |
| 44    | 2 BED        | 862          |
| 45    | 2 BED        | 862          |
| 46    | 2 BED        | 862          |
| 47    | 2 BED        | 862          |
| 48    | 2 BED        | 862          |
| 49    | 2 BED        | 862          |
| 50    | 2 BED        | 862          |
| 51    | 2 BED        | 862          |
| 52    | 2 BED        | 862          |
| 53    | 2 BED        | 862          |
| 54    | 2 BED        | 862          |
| 55    | 2 BED        | 862          |
| 56    | 2 BED        | 862          |
| 57    | 2 BED        | 862          |
| 58    | 2 BED        | 862          |
| 59    | 2 BED        | 862          |
| 60    | 2 BED        | 862          |
| 61    | 2 BED        | 862          |
| 62    | 2 BED        | 862          |
| 63    | 2 BED        | 862          |
| 64    | 2 BED        | 862          |
| 65    | 2 BED        | 862          |
| 66    | 2 BED        | 862          |
| 67    | 2 BED        | 862          |
| 68    | 2 BED        | 862          |
| 69    | 2 BED        | 862          |
| 70    | 2 BED        | 862          |
| 71    | 2 BED        | 862          |
| 72    | 2 BED        | 862          |
| 73    | 2 BED        | 862          |
| 74    | 2 BED        | 862          |
| 75    | 2 BED        | 862          |
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| 77    | 2 BED        | 862          |
| 78    | 2 BED        | 862          |
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| 80    | 2 BED        | 862          |
| 81    | 2 BED        | 862          |
| 82    | 2 BED        | 862          |
| 83    | 2 BED        | 862          |
| 84    | 2 BED        | 862          |
| 85    | 2 BED        | 862          |
| 86    | 2 BED        | 862          |
| 87    | 2 BED        | 862          |
| 88    | 2 BED        | 862          |
| 89    | 2 BED        | 862          |
| 90    | 2 BED        | 862          |
| 91    | 2 BED        | 862          |
| 92    | 2 BED        | 862          |
| 93    | 2 BED        | 862          |
| 94    | 2 BED        | 862          |
| 95    | 2 BED        | 862          |
| 96    | 2 BED        | 862          |
| 97    | 2 BED        | 862          |
| 98    | 2 BED        | 862          |
| 99    | 2 BED        | 862          |
| 100   | 2 BED        | 862          |
| TOTAL | RENTALS      | 1,234,567.89 |

| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| 1    | 3-20-20 | XXX         |



**RCA, LLC**  
 127 Main Street, Suite 100  
 Brighton, MA 02135  
 Phone: 617-339-1100  
 Fax: 617-339-1101

**Highborn Partners, LLC**  
 46 Highborn Street  
 Brighton, MA 02135

PROJECT # 16-134  
 DATE: 7-6-17  
 REV: 3  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: [Blank]  
 C.D.: [Blank]  
 CHECKED BY: [Blank]  
 R.P.B.

PROPOSED FLOOR PLANS

**A3**

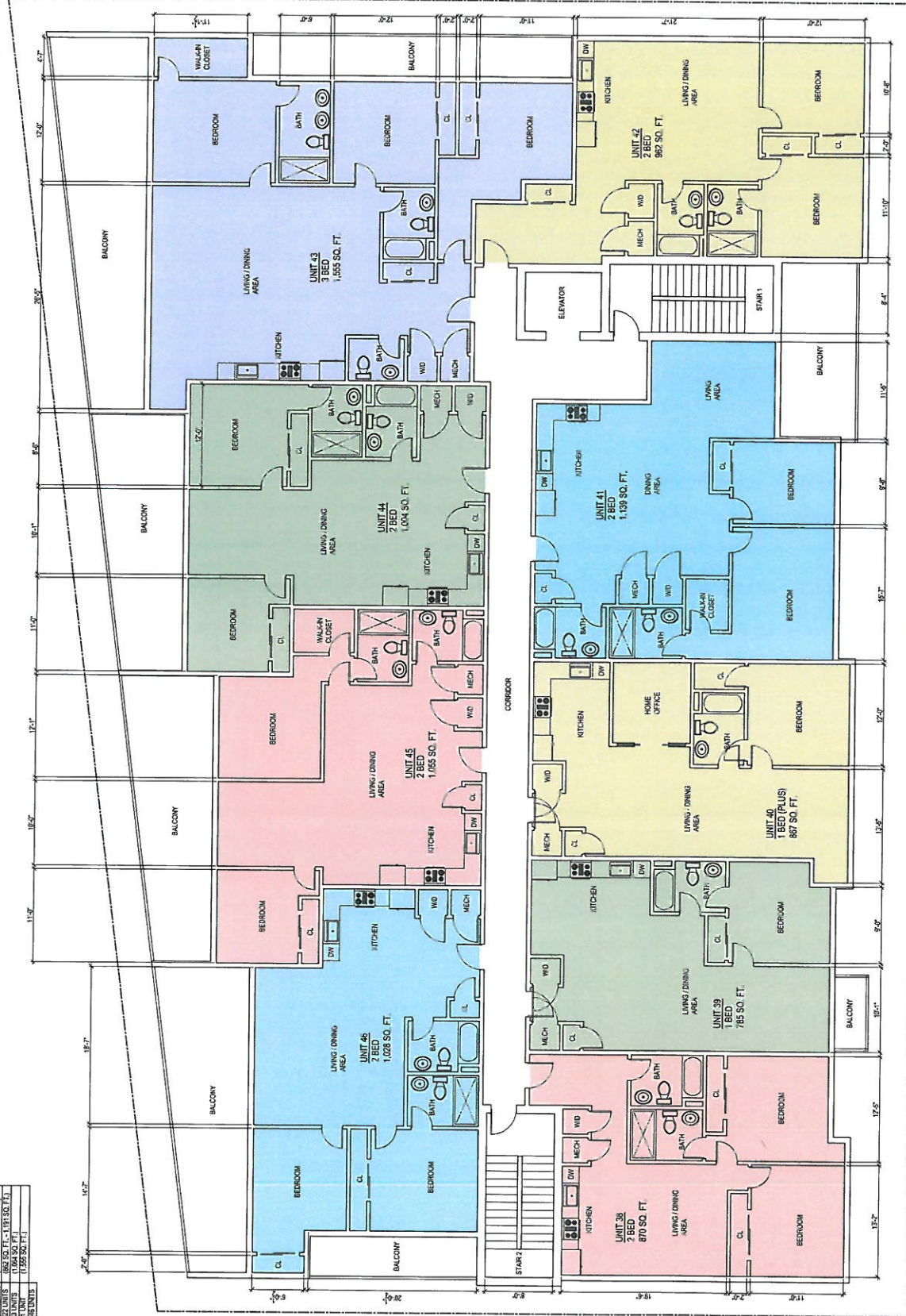
GENERAL NOTE:  
 VERIFY AND UNDERSTAND ALL CONDITIONS AND DIMENSIONS SHOWN  
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

**SECOND, THIRD, FOURTH PLAN**



| UNIT    | DESCRIPTION  | SQ. FT.        |
|---------|--------------|----------------|
| UNIT 38 | 3 BED        | 870 SQ. FT.    |
| UNIT 39 | 2 BED        | 785 SQ. FT.    |
| UNIT 40 | 1 BED (PLUS) | 867 SQ. FT.    |
| UNIT 41 | 2 BED        | 1,139 SQ. FT.  |
| UNIT 42 | 2 BED        | 967 SQ. FT.    |
| UNIT 43 | 3 BED        | 1,555 SQ. FT.  |
| UNIT 44 | 2 BED        | 1,004 SQ. FT.  |
| UNIT 45 | 2 BED        | 1,028 SQ. FT.  |
| UNIT 45 | 2 BED        | 1,055 SQ. FT.  |
| UNIT 44 | 2 BED        | 1,004 SQ. FT.  |
| UNIT 43 | 3 BED        | 1,555 SQ. FT.  |
| TOTAL   | 18 UNITS     | 17,285 SQ. FT. |

| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| 1    | XXXXXX | XXX         |



**RCA, LLC**

477 Franklin Ave., Suite 200, Boston, MA 02114  
 617.552.3333  
 www.rca-llc.com

**Hichborn Partners, LLC**

46 Hichborn Street  
 Brighton, MA 02135

PROJECT # 16-134  
 DATE: 7-6-17  
 REV: \_\_\_\_\_  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: C.D.  
 CHECKED BY: R.P.B.

**PROPOSED FLOOR PLAN**

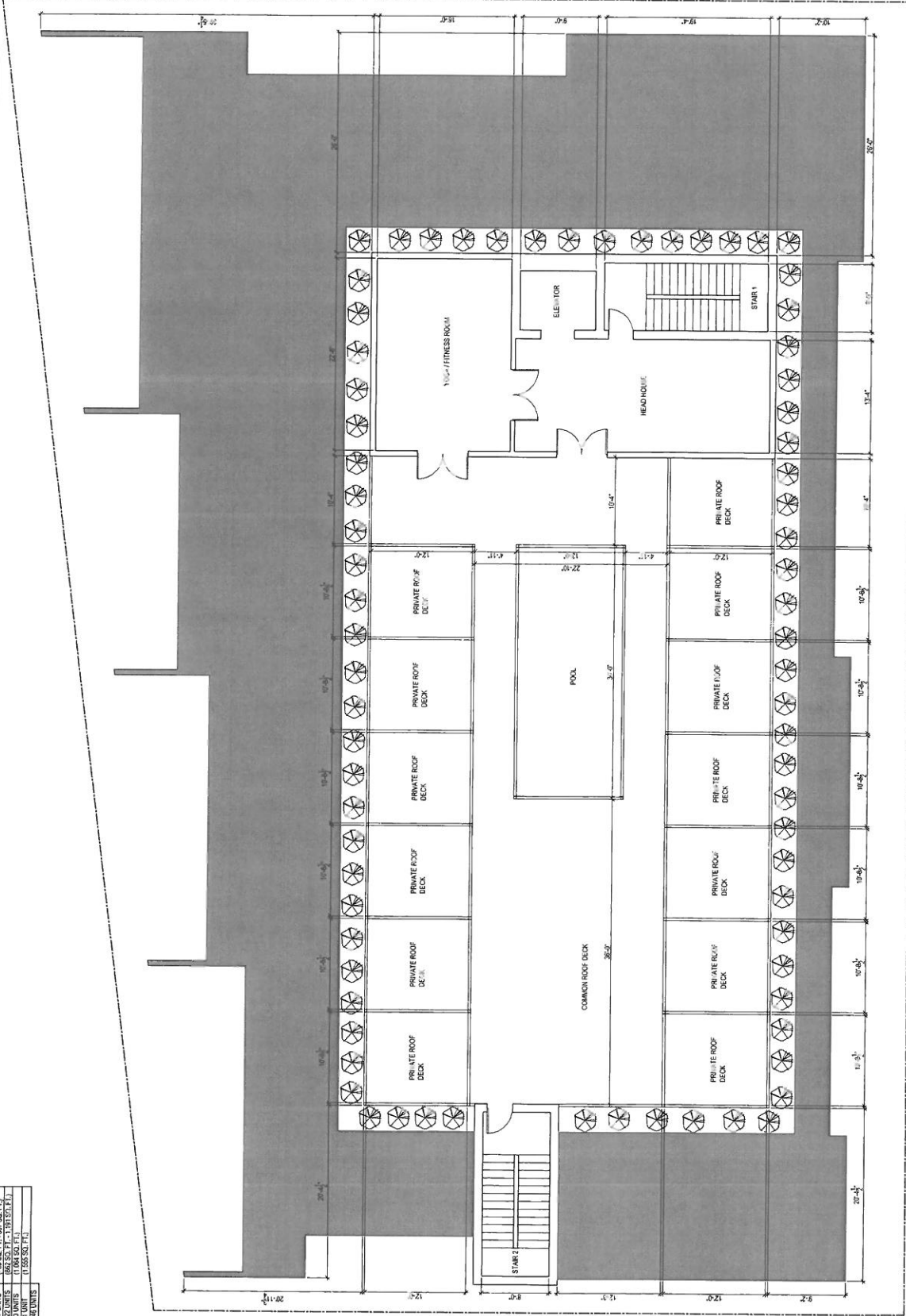
**GENERAL NOTE:**  
 ALL CONSTRUCTION AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S DEPARTMENT OF CONSTRUCTION FOR UNDERGROUND WATER MAINS. APPROVAL BY THE CITY OF BOSTON IS REQUIRED FOR ALL CONSTRUCTION.

**FIFTH FLOOR PLAN**

**A4**

| UNIT BEG.  | AN    | END ROOM               |
|------------|-------|------------------------|
| STUDIO     | UNITS | 44 (50 FT. x 45.0 FT.) |
| 1 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 2 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 3 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 4 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 5 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 6 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 7 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 8 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 9 BEDROOM  | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| 10 BEDROOM | UNITS | 8 (3.3 FT. x 75.0 FT.) |
| TOTAL      | UNITS | 144 UNITS              |

| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| 1/A  | XXXXXX | 1-X         |



**RCA, LLC**  
 46 Hitchborn Street  
 Brighton, MA 02135

**Hitchborn Partners, LLC**  
 46 Hitchborn Street  
 Brighton, MA 02135

PROJECT: 16-134  
 DATE: 7-6-17  
 REV: 1  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: C.D.  
 CHECKED BY: R.P.B.

**PROPOSED ROOF DECK PLAN**

**A5**

**GENERAL NOTE:**  
 THIS PLAN IS A CONSTRUCTION DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL DEPARTMENT OF BUILDING AND SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL DEPARTMENT OF BUILDING AND SAFETY.

**ROOF DECK PLAN**



| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| A    | X.XXXX | XXX         |

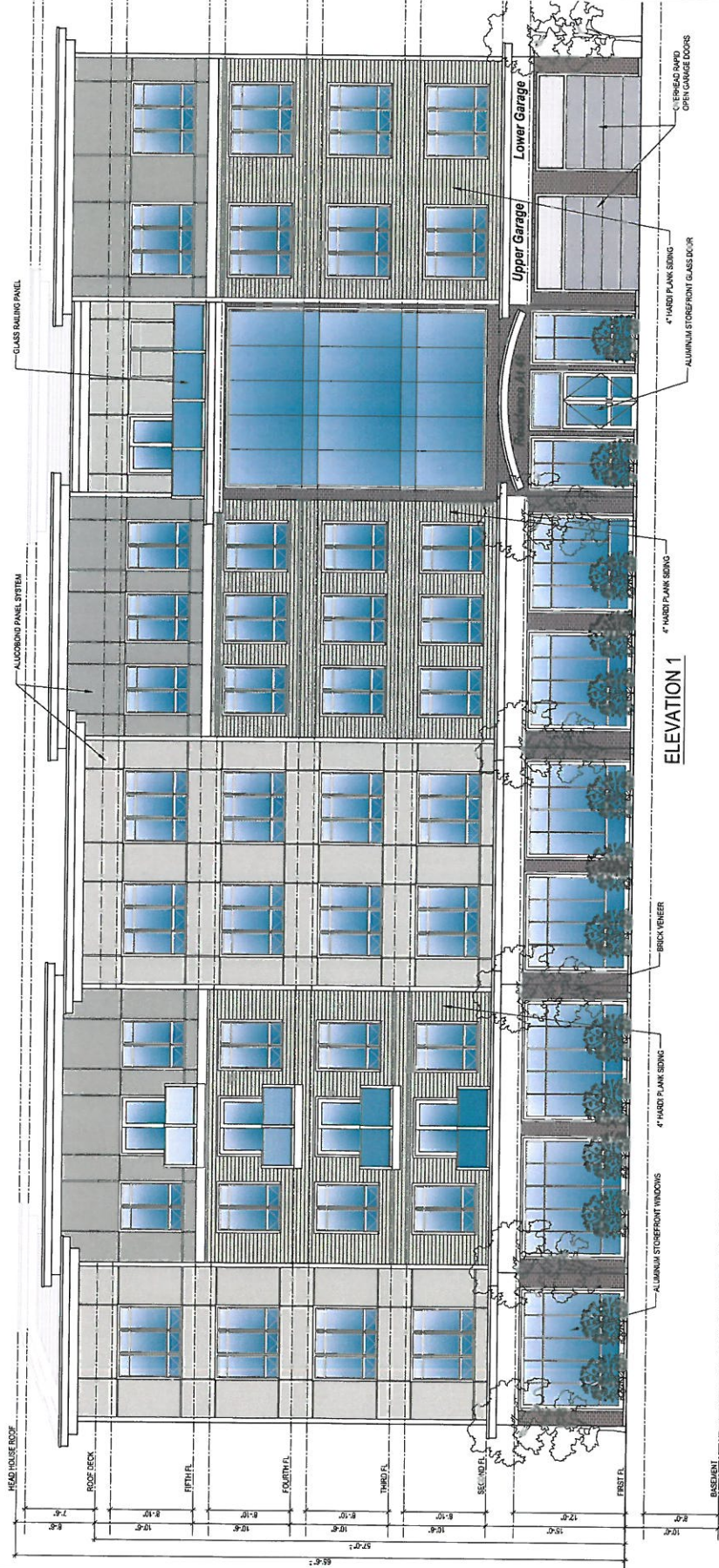
**RCA, LLC**  
 42 NORTON STREET, BOSTON, MA 02116  
 TEL: 617.552.1234 FAX: 617.552.1235

**Hichborn Partners, LLC**  
 46 Hichborn Street  
 Brighton, MA 02135

PROJECT # 16-134  
 DATE: 7-6-17  
 REV: 3  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: C.D.  
 CHECKED BY: R.P.B.

PROPOSED ELEVATION

A6



ELEVATION 1

GENERAL NOTE:  
 1. VERIFY AND EXCEED ALL CONDITIONS AND REQUIREMENTS SHOWN  
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.  
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| A    | X-XX-XX | XXX         |

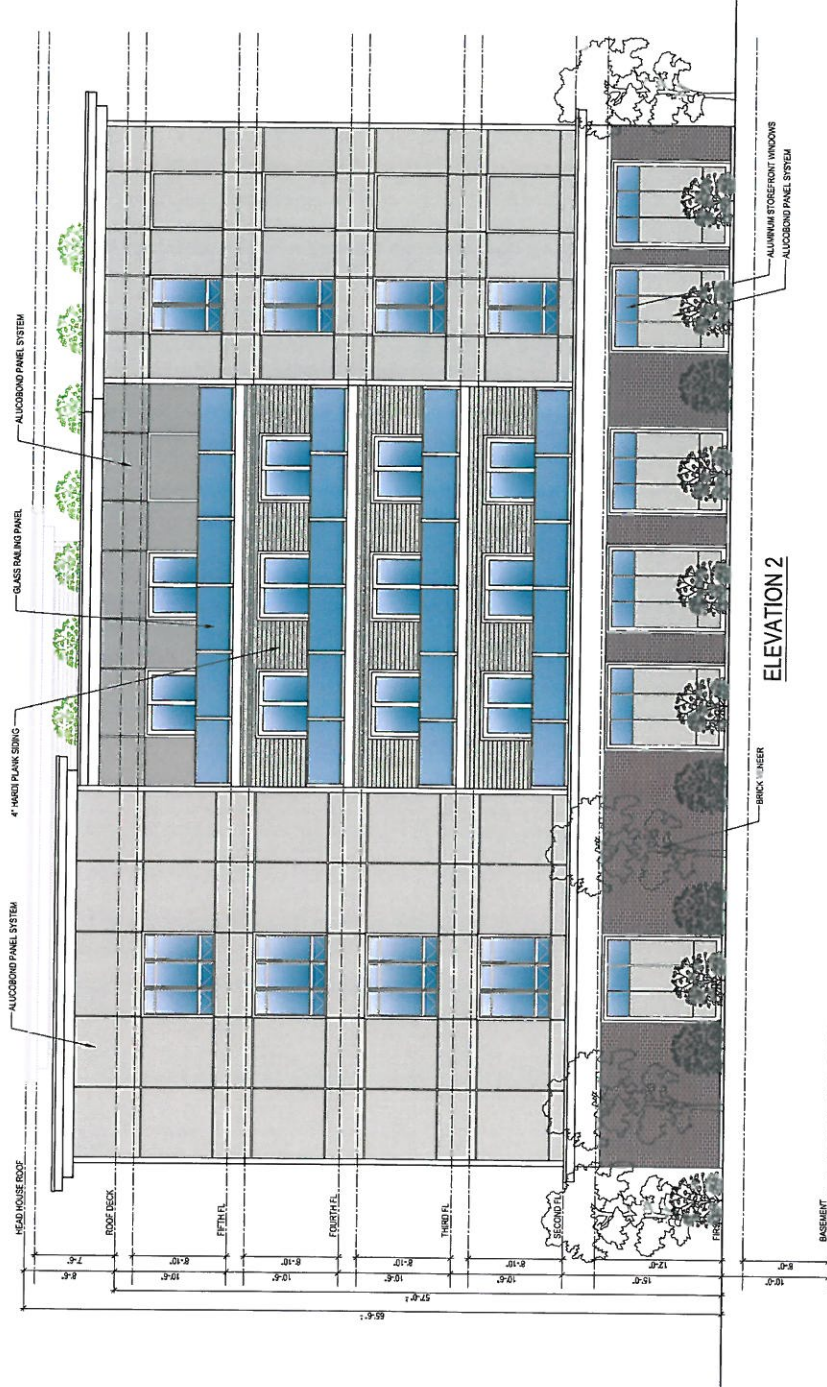
**RCA, LLC**  
 415 Franklin St., Boston, MA 02114  
 617.452.1234  
 www.rca.com

**Highborn Partners, LLC**  
 46 Highborn Street  
 Brighton, MA 02135

PROJECT #  
16-134  
 DATE: 7-6-17  
 REV:  
 SCALE:  
3/16" = 1'-0"  
 DRAWN BY:  
C.D.  
 CHECKED BY:  
R.P.B.

PROPOSED ELEVATION

A7



ELEVATION 2

GENERAL NOTE:  
 ALL MATERIALS AND FINISHES ARE TO BE DETERMINED AND APPROVED BY THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND FINISHES TO BE USED IN THE CONSTRUCTION OF THE PROJECT.



| REV. | DATE    | DESCRIPTION |
|------|---------|-------------|
| A    | X/XX/XX | XXX         |

**RCA, LLC**  
 415 N. MARKET ST. SUITE 200  
 BOSTON, MA 02114  
 TEL: 617.552.1000

**Hichborn Partners, LLC**  
 46 Hichborn Street  
 Brighton, MA 02135

PROJECT # 16-134  
 DATE: 7-26-17  
 REV: 1  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: C.D.  
 CHECKED BY: R.P.B.

PROPOSED ELEVATION

A8



ELEVATION 3

**GENERAL NOTE:**  
 VERIFY ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. VERIFY ALL MATERIALS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. VERIFY ALL MATERIALS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. VERIFY ALL MATERIALS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



| REV. | DATE   | DESCRIPTION |
|------|--------|-------------|
| A    | X-XXXX | XXX         |

**RCA, LLC**  
 477 North Main Street, Suite 200  
 Brighton, MA 02135  
 Tel: 617-437-1800

**Hichbom Partners, LLC**  
 46 Hichbom Street  
 Brighton, MA 02135

PROJECT #  
16-134  
 DATE: 7-6-17  
 REV:  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY:  
C.D.  
 CHECKED BY:  
R.P.B.

PROPOSED ELEVATION

A9

GENERAL NOTE:  
 ALL CONDITIONS AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. CONSTRUCTION OF ORDERING MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.



ELEVATION 4



**Project Site & Abutting 17-Story Development at 125 Guest St.**



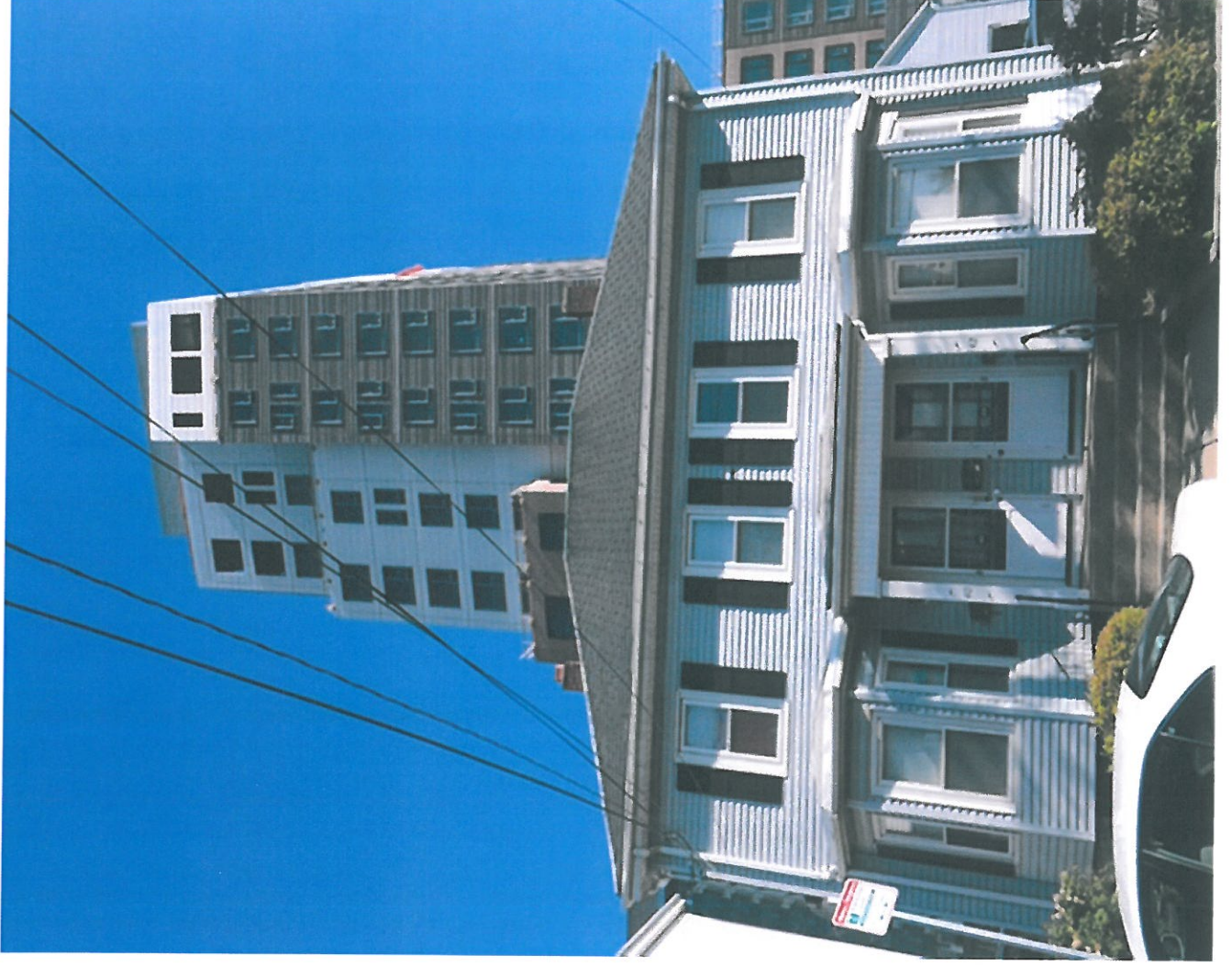


**40-42 Hichborn St. - Existing Conditions**

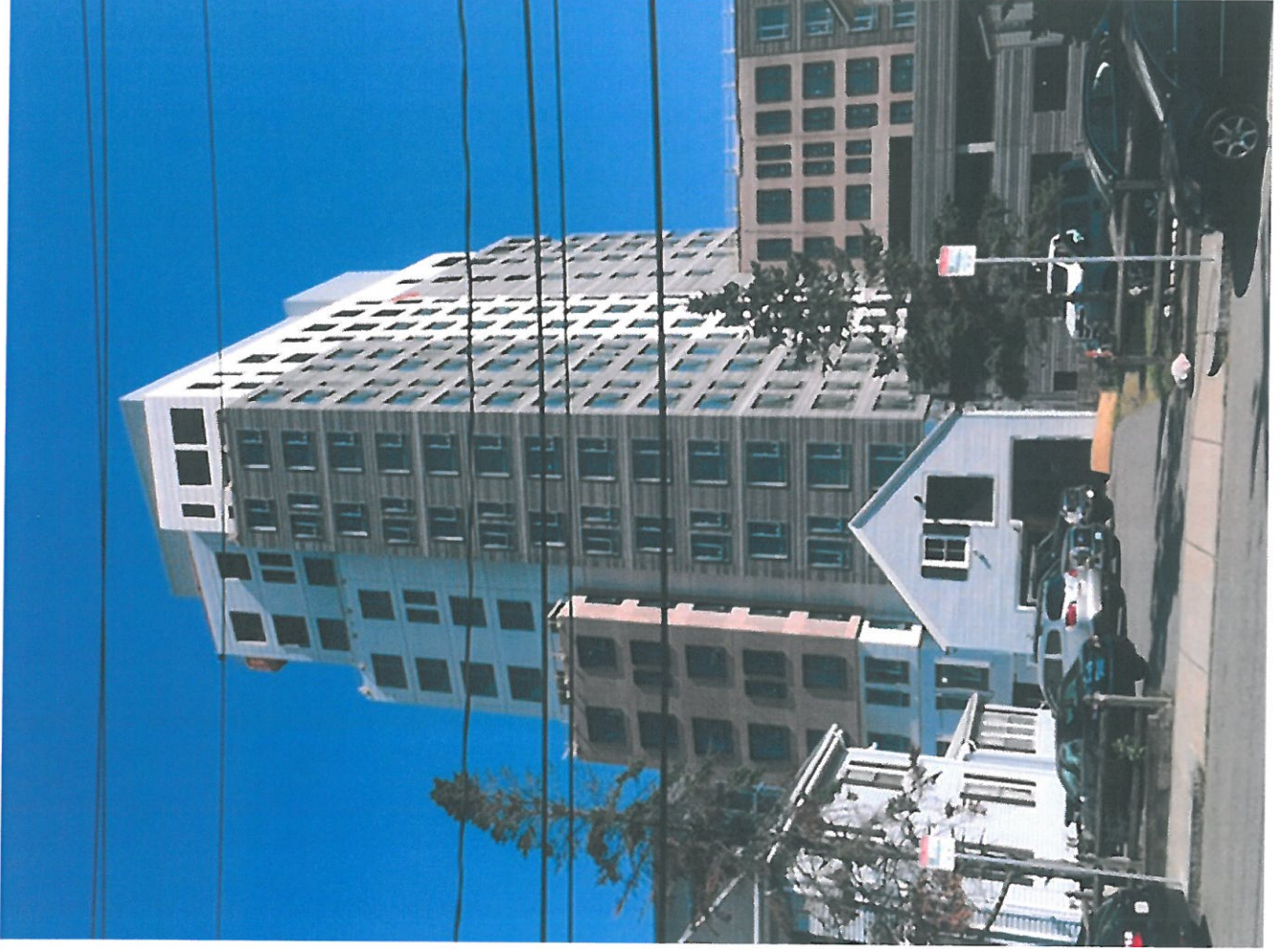




**40-42 Hichborn St. & Abutting 17-Story Building at 125 Guest St.**

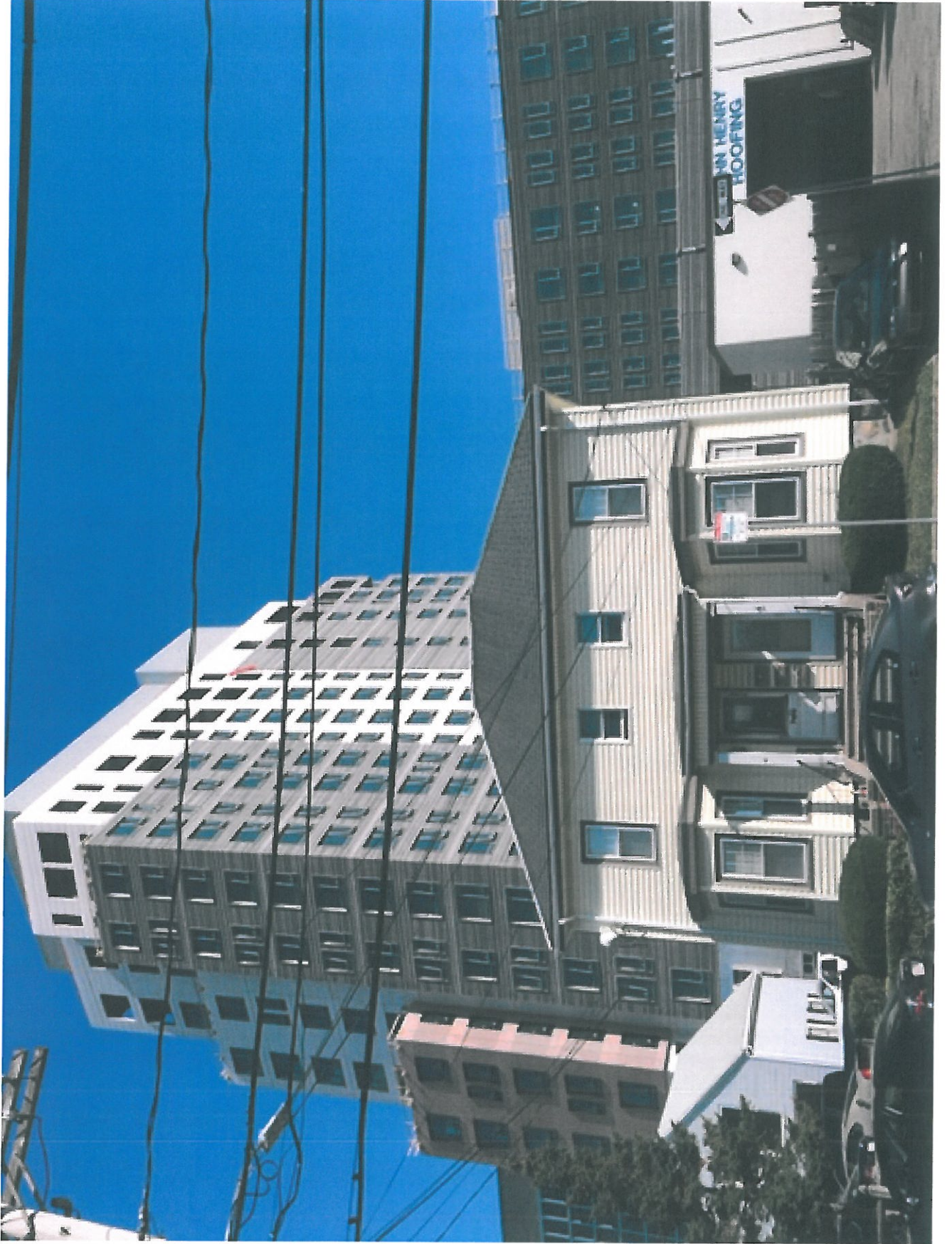


**46 Hichborn St. & Abutting 17-Story Building at 125 Guest St.**





# 48-50 Hichborn St. & Abutting Rear Development





**Hichborn St. Including Construction of new 5-Story Development  
at 24-26 Hichborn St.**





**Project Site & Abutting 17-Story Development at 125 Guest St.**





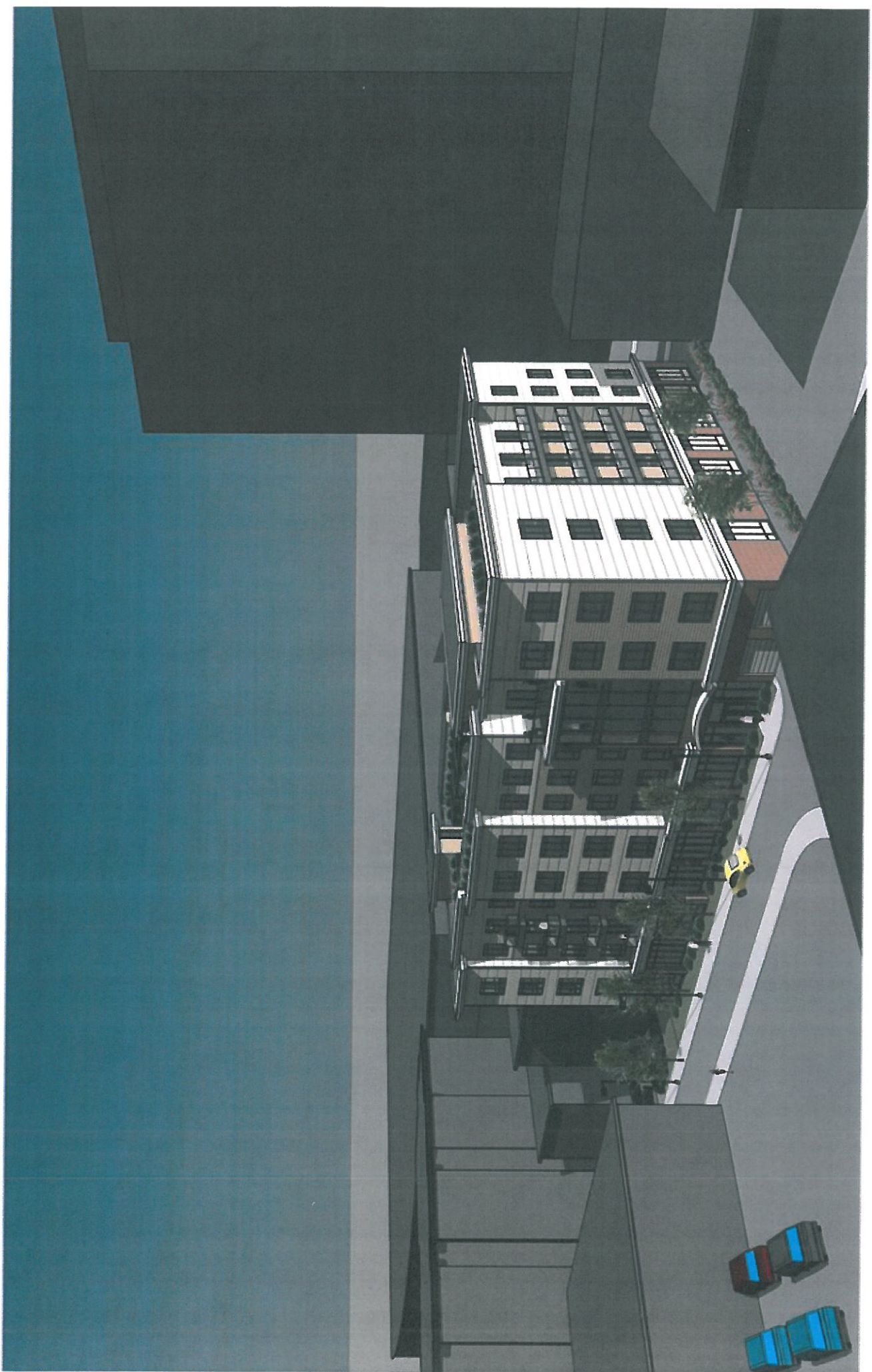
**Project Site & Abutting 17-Story Development at 125 Guest St.**







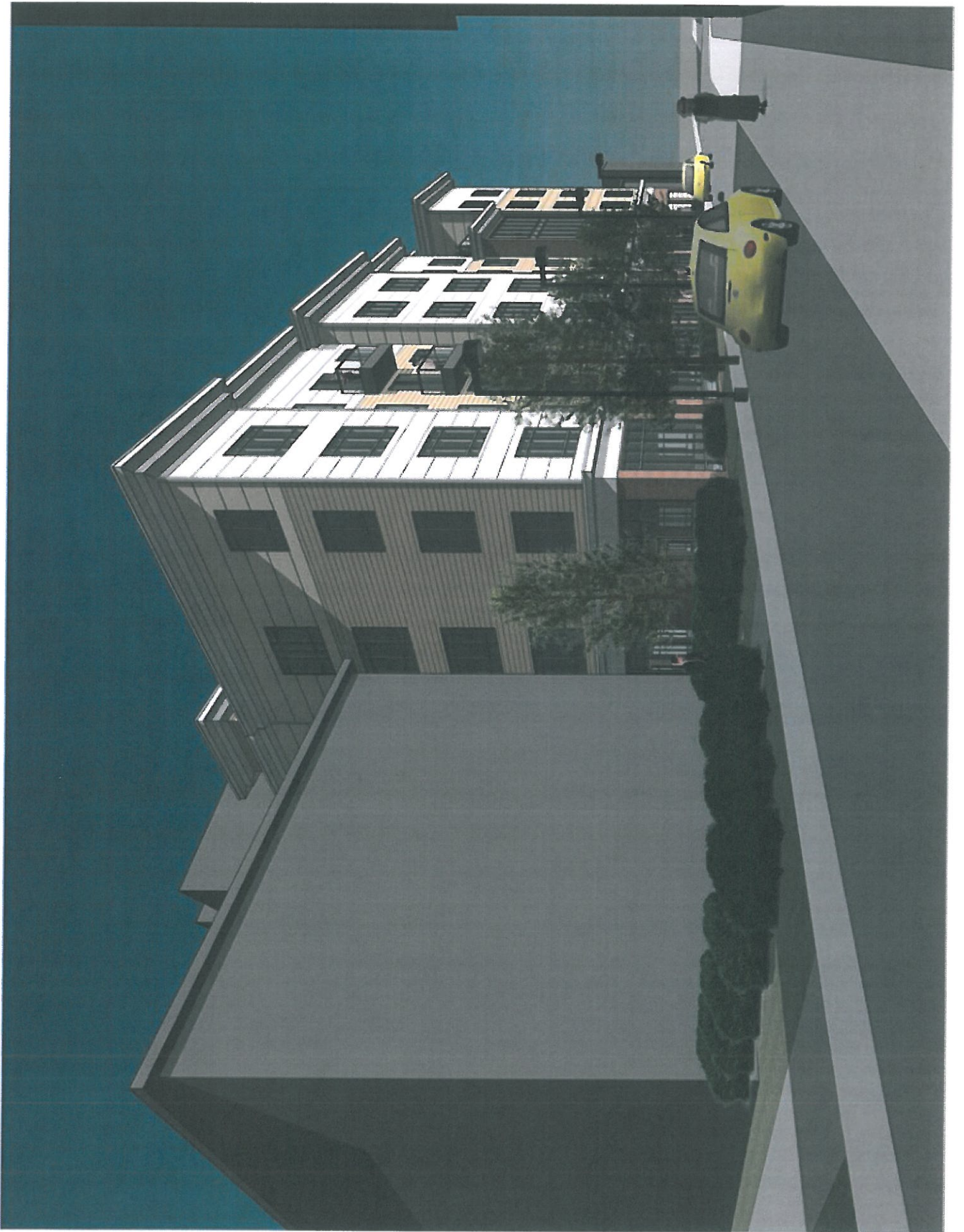




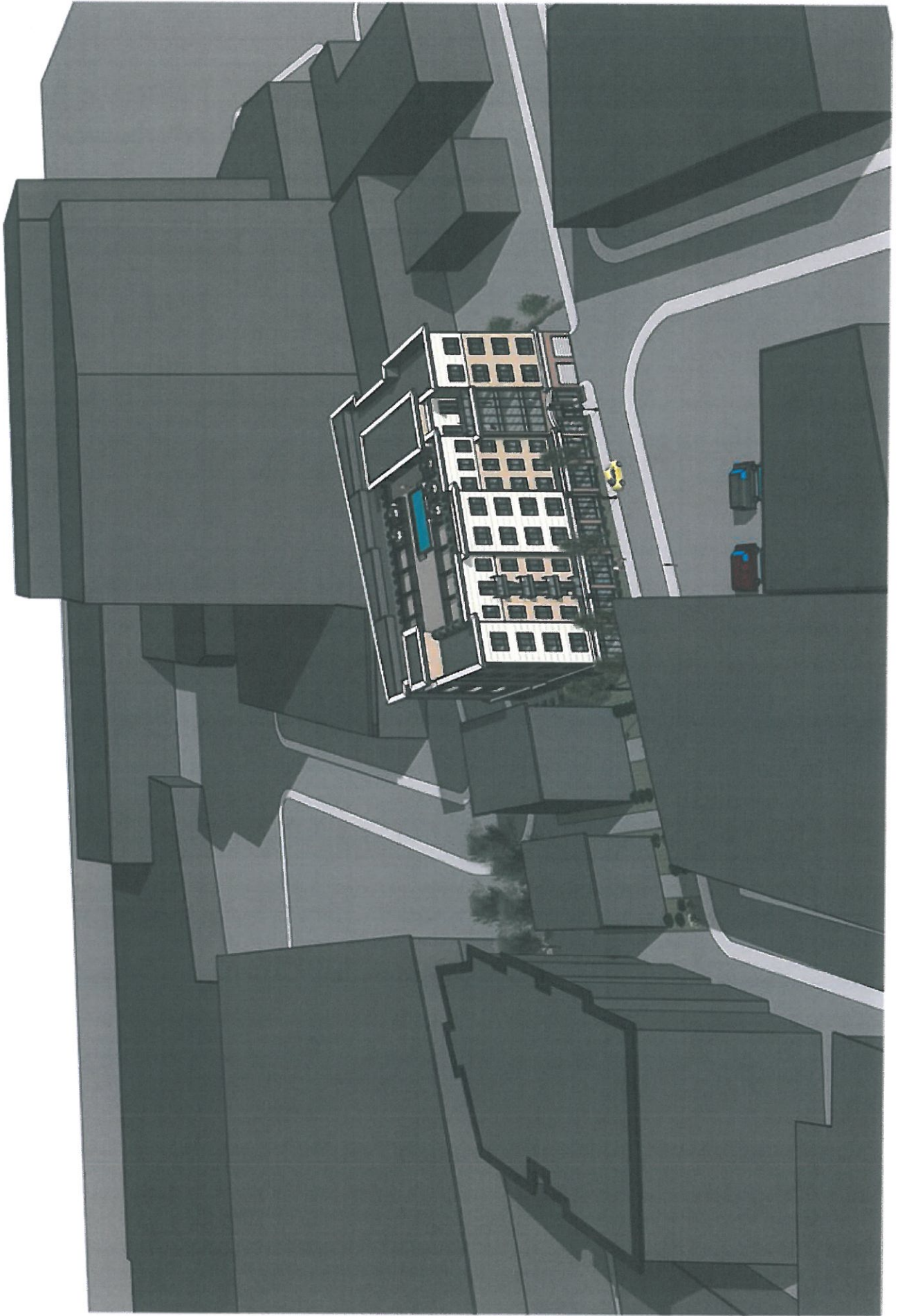


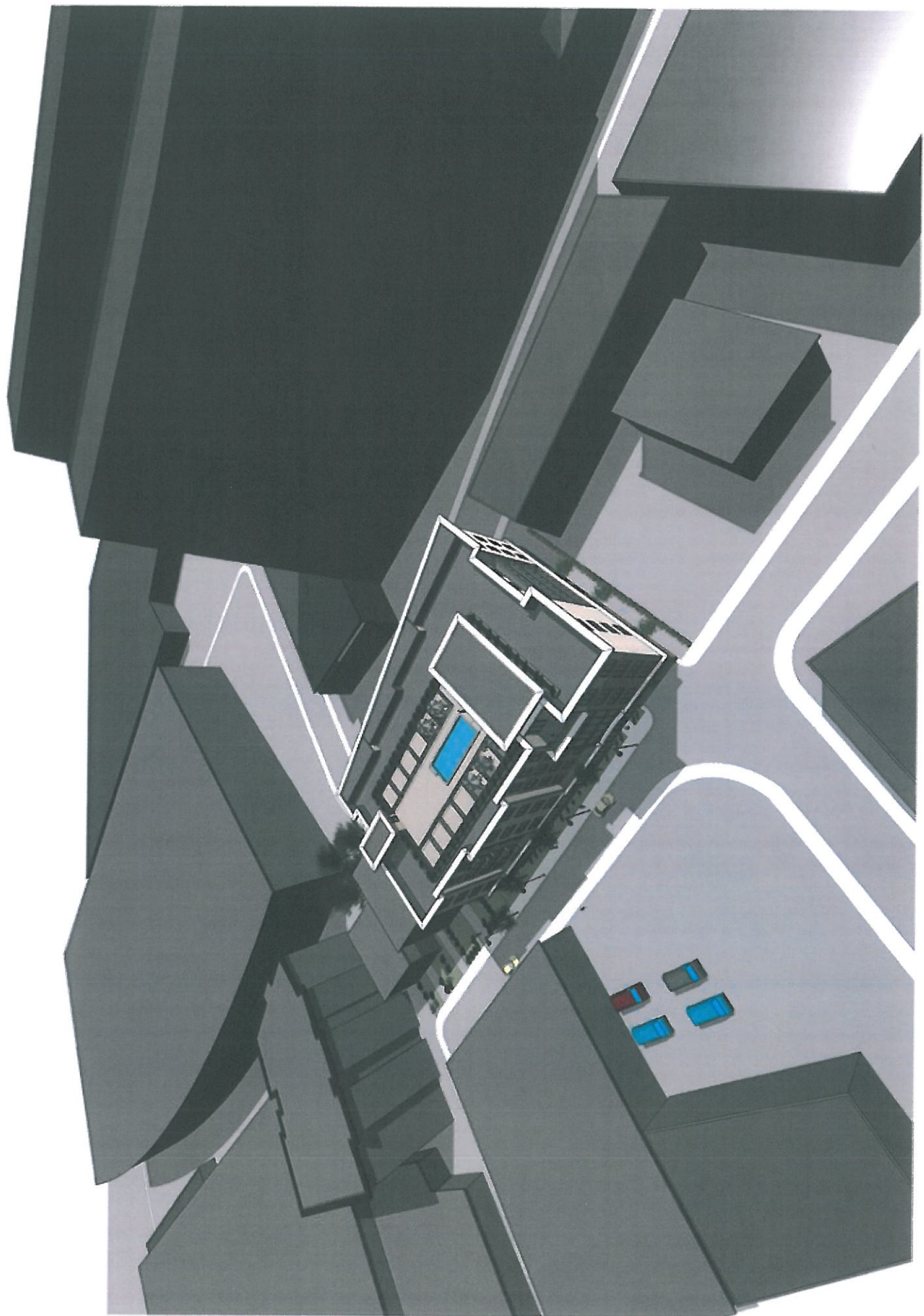




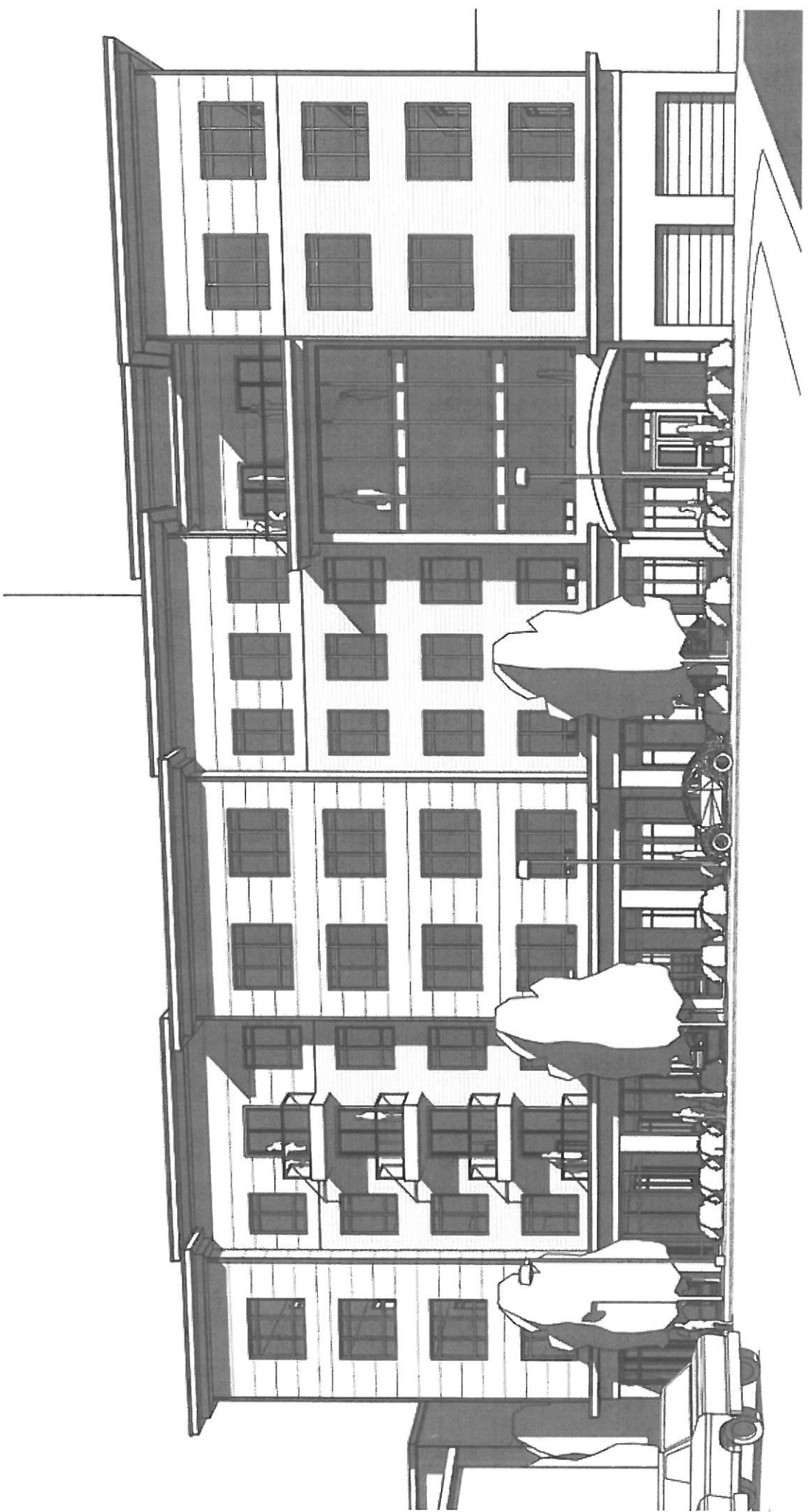
















## Article 80 – Accessibility Checklist

### 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](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/](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](http://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](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](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**

|  |   |  |                            |
|--|---|--|----------------------------|
| <b>1. Project Information:</b><br><i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>                 |   |  |                            |
| Project Name:  | 46 Hichborn Street  |  |                            |
| Primary Project Address:   | 46 Hichborn Street<br>Brighton, MA 02135  |  |                            |
| Total Number of Phases/Buildings:  | One Building / One Phase  |  |                            |
| Primary Contact<br>(Name / Title / Company / Email / Phone):   | Joe Digangi – Hichborn Partners, LLC<br>407 Dudley Street – Suite 4 Boston, MA 02119<br><a href="mailto:jd@urbancoredev.com">jd@urbancoredev.com</a> (617) 947-3004 |  |                            |
| Owner / Developer:   | Joe Digangi – Hichborn Partners, LLC<br>407 Dudley Street – Suite 4 Boston, MA 02119<br><a href="mailto:jd@urbancoredev.com">jd@urbancoredev.com</a> (617) 947-3004 |  |                            |
| Architect:   | Chris Drew – RCA, LLC<br>415 Neponset Avenue Dorchester, MA 02122<br><a href="mailto:cdrew@roche-christopher.com">cdrew@roche-christopher.com</a> (617) 282-0030    |  |                            |
| Civil Engineer:  |   |  |                            |
| Landscape Architect:   |   |  |                            |
| Permitting:  |   |  |                            |
| Construction Management:   |   |  |                            |
| At what stage is the project at time of this questionnaire? Select below:  |   |  |                            |
|  | <b>X</b> PNF /<br>Expanded PNF<br>Submitted   | Draft / Final Project Impact<br>Report Submitted | BPDA Board Approved        |
|  | BPDA Design<br>Approved   | Under Construction                               | Construction<br>Completed: |
| Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>                            | None  |  |                            |
| <b>2. Building Classification and Description:</b><br><i>This section identifies preliminary construction information about the project including size and uses.</i> |   |  |                            |
| What are the dimensions of the project?  |   |  |                            |
| Site Area:   | 15,253 SF   | Building Area:                                   | 49,679 GSF                 |



**Article 80 | ACCESSIBILITY CHECKLIST**

|  |   |   |  |             |
|--|---|---|--|-------------|
| Building Height:   | <b>65.5 FT.</b>   | Number of Stories:  | <b>6 Flrs.</b>   |             |
| First Floor Elevation:   | <b>TBD</b>  | Is there below grade space:   | <b>Yes / No</b><br><b><u>BASEMENT /</u></b><br><b><u>PARKING</u></b> |             |
| What is the Construction Type? (Select most appropriate type)  |   |   |  |             |
|  | <b><u>X Wood Frame</u></b>  | Masonry   | <b><u>X Steel Frame</u></b>  | Concrete    |
| What are the principal building uses? (IBC definitions are below – select all appropriate that apply)  |   |   |  |             |
|  | Residential – One - Three Unit  | <b><u>Residential - Multi-unit, Four + 46 Residential Units</u></b> | Institutional  | Educational |
|  | Business  | Mercantile  | Factory  | Hospitality |
|  | Laboratory / Medical  | Storage, Utility and Other  |  |             |
| List street-level uses of the building:  |   |   |  |             |
| <p><b>3. Assessment of Existing Infrastructure for Accessibility:</b><br/> <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; 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:   | <b>Mixed Use: Residential, Retail</b>                                       |   |  |             |
| List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:  | <b>MBTA Bus #: 64</b><br><b>MBTA Train: Boston Landing</b>                  |   |  |             |
| List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:   | <b>Residential, Office Space, Sports Complex</b>                            |   |  |             |
| List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:  | <b>Warrior Ice Arena</b><br><b>Boston Landing Track &amp; Field Complex</b> |   |  |             |
| <p><b>4. Surrounding Site Conditions – Existing:</b><br/> <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? <b>If yes</b> , identify which district:   | <b>No</b>   |   |  |             |

**Article 80 | ACCESSIBILITY CHECKLIST**

|   |  |
|---|--|
| <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><i>Existing sidewalk along Hichborn Street is approx.. 6' wide. The existing sidewalk does not have a handicap ramp at the project site.</i></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><i>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</i></p> |
| <p><b>5. Surrounding Site Conditions – Proposed</b><br/> <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? <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><i>Will be verified as part of the project design</i></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><i>The proposed sidewalk will match the existing width of approx.. 6' wide with granite curbing wherever the sidewalk is disturbed during construction</i></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><i>Will be concrete &amp; granite curbing to match existing City of Boston sidewalk. The existing sidewalk is City of Boston sidewalks</i></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><i>No</i></p>   |



**Article 80 | ACCESSIBILITY CHECKLIST**

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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? <i>If yes</i>, identify PIC actions and provide details.</p>  | <p>N/A</p>  |
| <p><b>6. Accessible Parking:</b><br/> <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><b>50 Parking Spaces (ground level garage &amp; basement level garage)</b></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><b>2 Accessible Parking Space with 5’ access aisle</b></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><b>No</b></p>  |
| <p>Where is the accessible visitor parking located?</p>  | <p><b>There are 46 Residential Units with 50 Parking Spaces so any visitor parking will be the 4 extra spaces in the garage</b></p> |
| <p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>  | <p><b>No</b></p>  |
| <p><b>7. Circulation and Accessible Routes:</b><br/> <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:<br/>         Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>   | <p><b>Flush entry at grade to full service stretcher elevator</b></p>   |

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| <p>Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i></p>   | <p><i>Yes, accessible entry at grade to full service stretcher</i></p>   |
| <p><i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i></p>  | <p><i>Small Project Review (SPR)</i></p>   |
| <p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b><br/> <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><i>46 Residential Units with 50 Parking Spaces</i></p>  |
| <p><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></p>  | <p><i>46 Residential Condo Units for sale</i><br/><br/><i>40 of the units will be market rate and 6 of the units will be affordable units as part of the IDP</i></p> |
| <p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p>   | <p><i>5% of the units will be 2 Dwelling Units = 2.3 Units</i></p>   |
| <p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>   | <p><i>2 accessible Group 2 units will be affordable</i></p>  |
| <p><i>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.</i></p>  | <p><i>N/A</i></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, provide reason.</i></p>  | <p><i>No – Fully Accessible</i></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, describe:</i></p>   | <p><i>Full service stretcher elevator services all floors</i></p>  |



**Article 80 | ACCESSIBILITY CHECKLIST**

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| <p><b>9. Community Impact:</b><br/> <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><i>A contribution of \$10,000 will be made to the Brighton Youth Hockey Program and \$30,000 to the Brighton YMCA.</i></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 with pool &amp; yoga room on penthouse level which will have access from a stretcher elevator &amp; a residential gym &amp; community room on the ground level</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 are no common restrooms in the common spaces as these spaces are intended for the residence of the building only</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><b>10. Attachments</b><br/> <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>                                     |   |

**Article 80 | ACCESSIBILITY CHECKLIST**

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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"><li>•</li><li>•</li><li>•</li><li>•</li></ul> |

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.

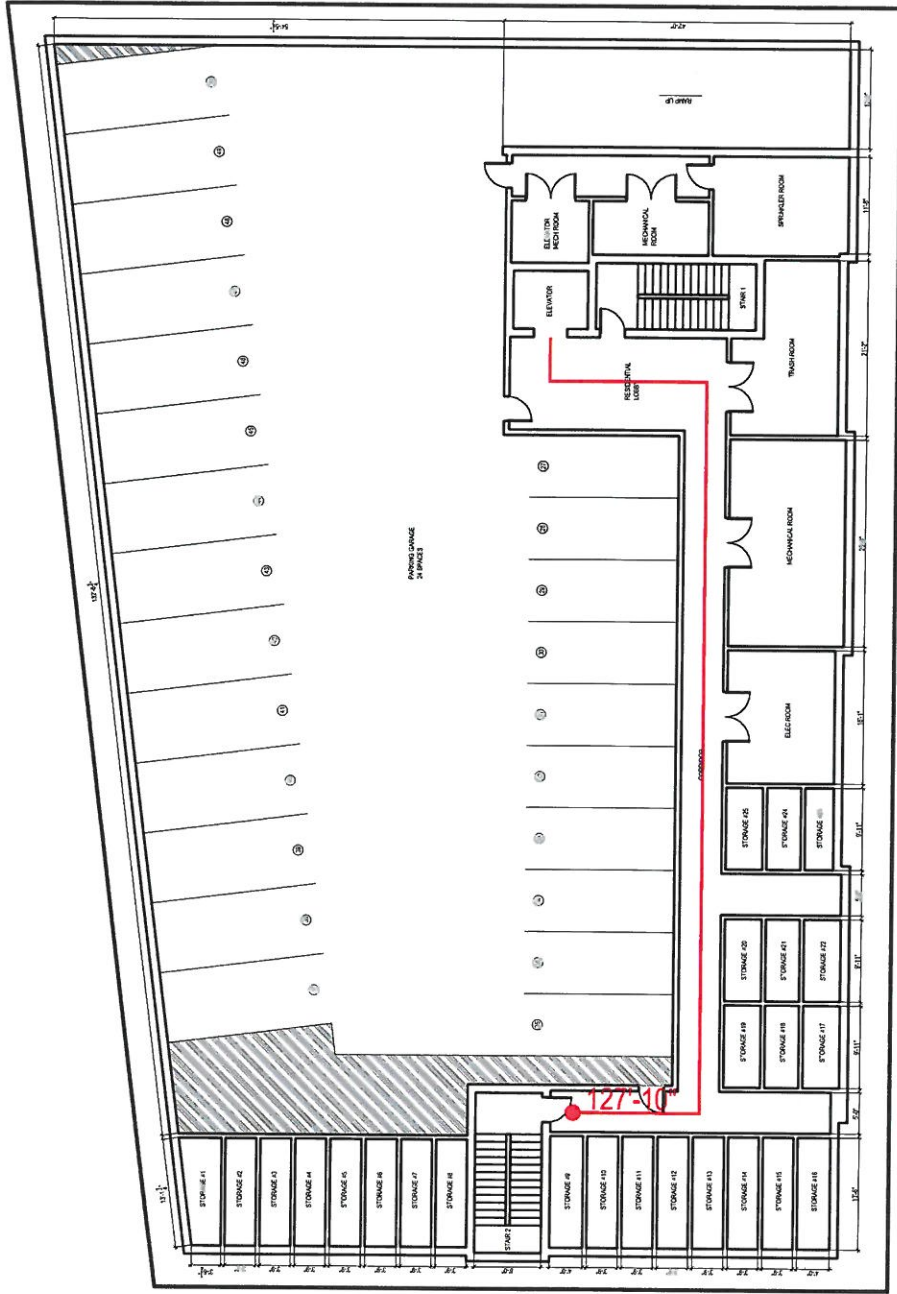
For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or our office:

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](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682





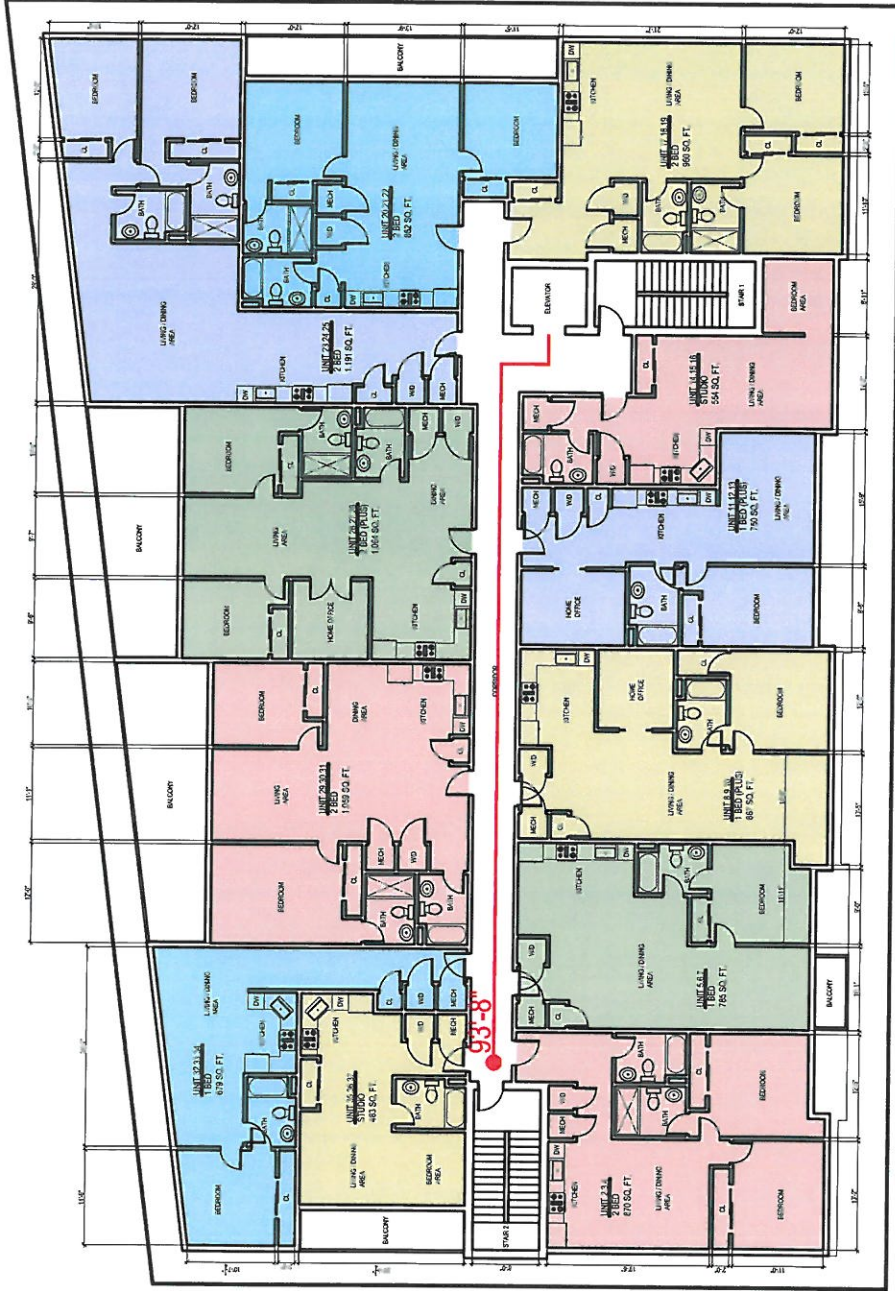
# DIAGRAM OF ACCESSIBLE ROUTE

BASEMENT PLAN

46 HICHBORN STREET  
 BRIGHTON, MA 02135



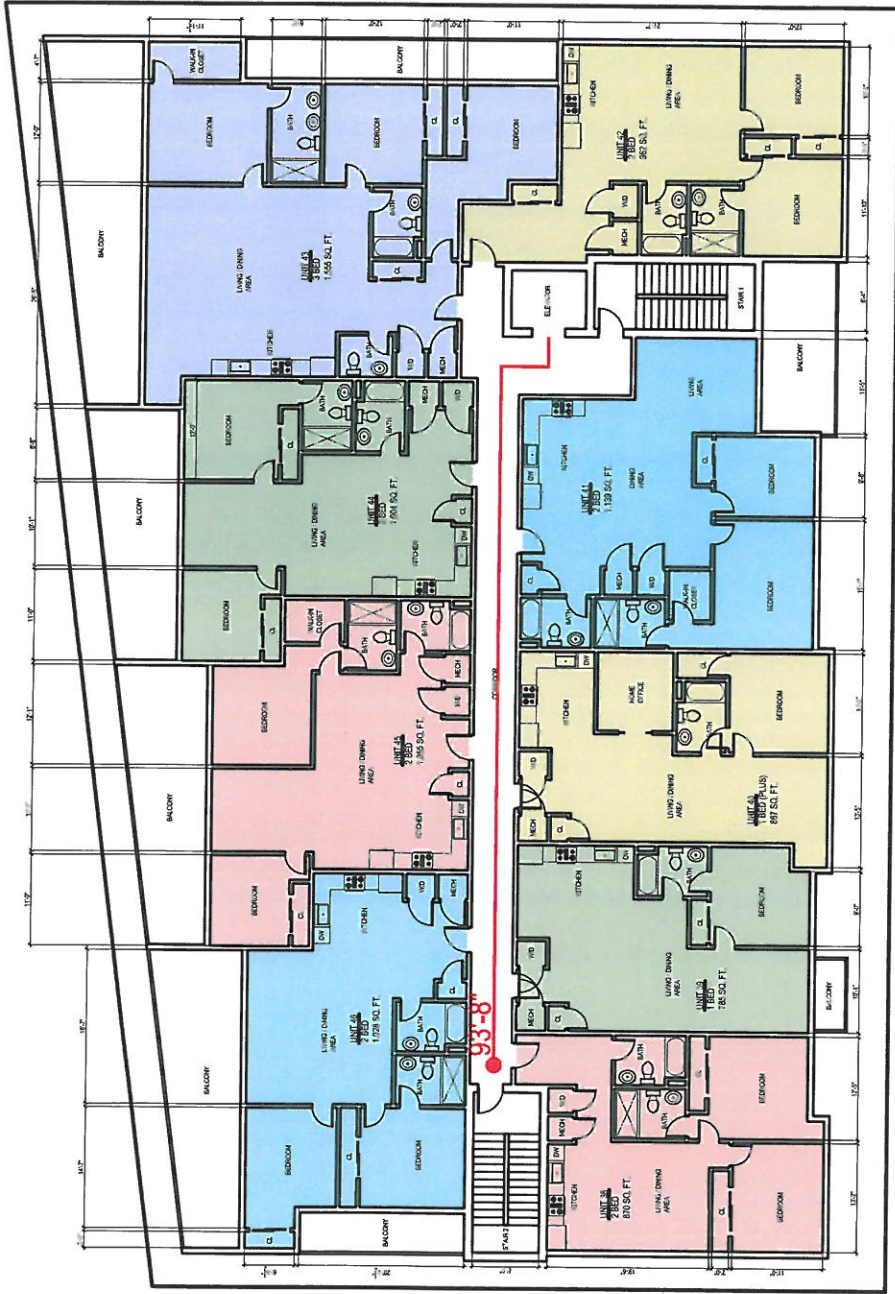




# DIAGRAM OF ACCESSIBLE ROUTE

SECOND, THIRD & FOURTH FLOOR PLAN

46 HICHBORN STREET  
 BRIGHTON, MA 02135

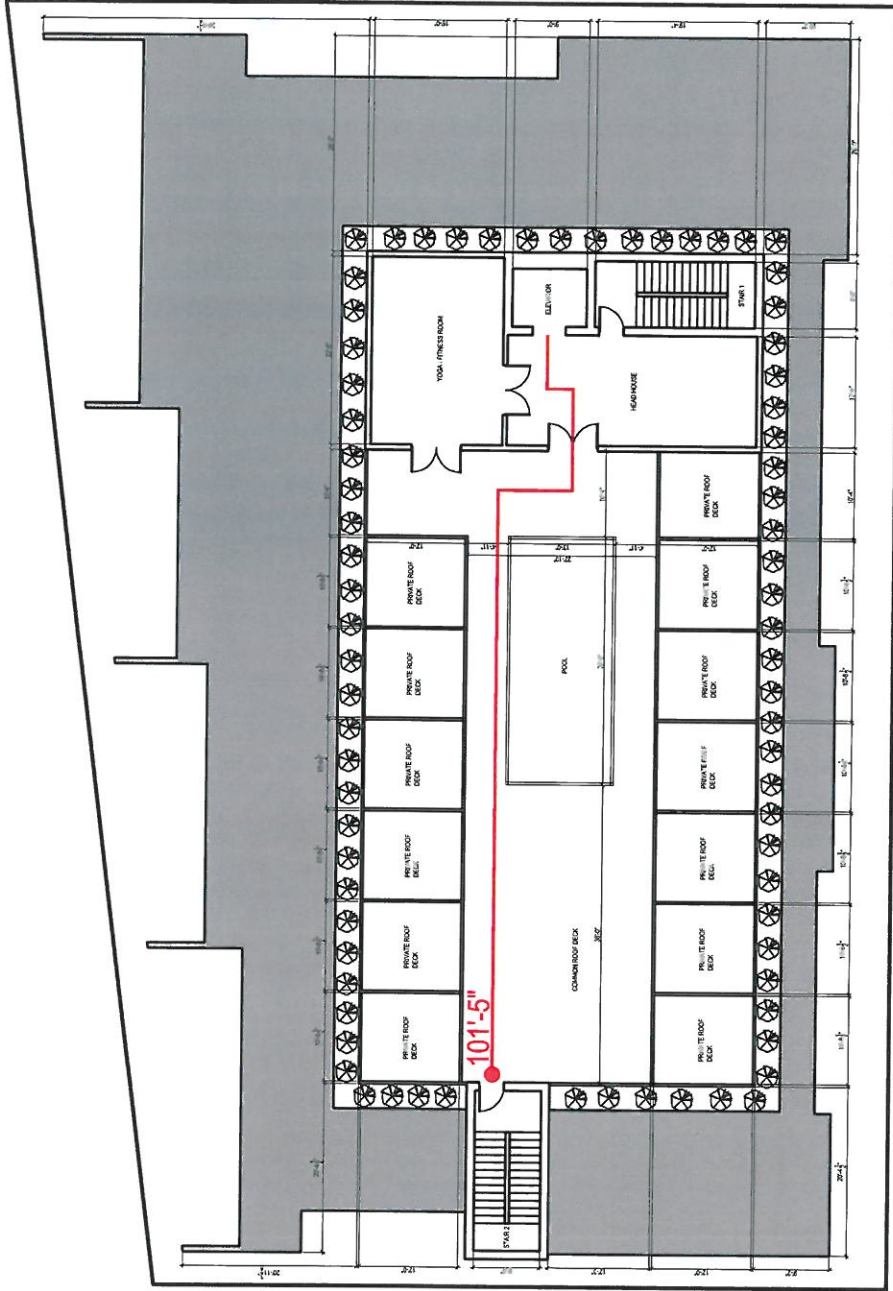


# DIAGRAM OF ACCESSIBLE ROUTE

FIFTH FLOOR PLAN

46 HICBORN STREET  
 BRIGHTON, MA 02135





# DIAGRAM OF ACCESSIBLE ROUTE

ROOF DECK PLAN

46 HICHBORN STREET  
 BRIGHTON, MA 02135