



2 Ford Street East Boston

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

MG2 Group, LLC
50 FRANKLIN STREET, SUITE 400 – BOSTON, MA 02110

Contents

Project Summary

| | |
|--------------------|----|
| Project Team | 03 |
| Project Summary | 04 |
| Community Benefits | 04 |

Detailed Project Information

| | |
|---------------------------------------|----|
| Project Description | 05 |
| Proposed Program, Data and Dimensions | 05 |
| Design Approach | 05 |
| Traffic, Parking and Access | 05 |
| Anticipated Permits and Approvals | 06 |

Boston Zoning Code Data

| | |
|------------------------------|----|
| Zoning District Requirements | 07 |
| Proposed Design | 07 |
| Zoning Relief Required | 08 |
| Building Code Analysis | 08 |

Development Proposal – Exhibits 09

Project Summary

Project Team

Developer and Applicant

MG2 Group, LLC
Joseph Donovan, Manager
50 Franklin Street, Suite 400
Boston, MA 02110
Email: jdonovan@mg2group.com

Legal Counsel:

Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
245 Sumner Street, Suite 110
East Boston, MA 02128
Tel. 617-207-1190
Email: rclyndsesq@lorcl.com

Architecture:

Dartagnan Brown, AIA
Embarc Studio, LLC
60 K Street
Boston, MA 02127
Tel. 617-766-8330
Email: dbrown@embarcstudio.com

Landscape Architecture:

Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02446
617-735-1180

Surveyor

Feldman Land Surveyors
112 Shawmut Avenue
Boston, MA 02118
617-357-9740

Project Summary

Project Summary

The Proposed Project consists of the development of a 9,409 square-foot site situated at 2 Ford Street in East Boston, by construction of a new four story, mixed use multifamily residential/retail building, containing twenty seven (27) residential units, 1,630 square feet of ground floor retail, and twenty five (25) accessory off-street parking spaces located in the building's at grade garage. The garage will be entered and exited via Boardman Street, which has direct access to McLellan Highway and Saratoga Street.

The Proposed Project would create a mixed use residential/retail development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Orient Heights Neighborhood of East Boston. Further, located within 900 feet of public transportation with access to the MBTA's Orient Heights Blue Line Rapid Transit station, the Proposed Project will provide an additional unique high density housing opportunity for the area with access to public transportation.

In planning the building, great care was given to respecting the abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process with direct Abutters and the Orient Heights Neighborhood Council. As a result, the proposed building has been designed and scaled to compliment other current and future potential developments in the area and the surrounding streets including Saratoga and Boardman Streets, and the proximity to public transportation.

Community Benefits

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

- The creation of twenty seven (27) new residential units, including upto four (4) units subject to the City of Boston Inclusionary Development Policy ("IDP") and additional ground floor retail for the Orient Heights Square;
- Elimination of an incompatible auto repair use and replacing with residential and retail use
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than forty (40) construction jobs over the length of the project; and

Detailed Project Information Cont.

Project Description

The Project Site includes 9,409 Ft² of land area, comprising the parcels situated at 2 Ford Street, East Boston. The City of Boston Assessor's Parcel Numbers are 0101726000 and 0101727000.

The Parcel is presently an auto repair facility.

Proposed Program, Data and Dimensions

Lot Area: 9,409 Ft²

Maximum Building Height/Stories: 48' (4 stories)

Number of Residential Units Proposed: 27

Total Retail Area Proposed: 1,630 Ft²

Total Building Square Footage: 28,050Ft²

Floor Area Ratio: 2.99:1

Parking Spaces: 25 (1 Handicap, 24 stacker spaces)

Design Approach

The Proposed Project would consist of a new four story building. The at grade floor will contain 3,395 +/- square feet of an enclosed parking garage intending to accommodate the needs of the building's residents through the provision of 25 parking spaces and at least 25 bicycle racks. Floors two, three and four will contain 27 total residential units, with a mix of twelve (12) one bedroom units (782 s.f. average), and fifteen (15) two bedroom (882 s.f, average) units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, storage.

The building's massing is derived from an assessment of it's site context and urban conditions. A mix of hardi board, metal panels and other design elements which are consistent with the design standards set forth by the BPDA will provide a strong identity along Orient Heights Square, and serve to have the building become a focal point. The design will present a unique appearance as it relates to it's immediate context and will serve as a compelling precedent for the area's future development.

Traffic, Parking and Access

The project's 25 on-site parking spaces will be accessed via a single entrance on Boardman Street, which is a two way street leading to Mclellan Highway (Route C1 – North and South), Saratoga and Bennington Streets. Vehicles will both enter and discharge from the garage on the Boardmans Street side of the building. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

Detailed Project Information Cont.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certificate of Approval
- Affordable Housing Rental Agreement
- Community Benefits Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

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

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from Article 53 of the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

- Approval for construction within 100 feet of City Park (if applicable)

Boston Conservation Commission

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

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within the Neighborhood Shopping (NS) zoning district under the Boston Zoning Code. The site does not lie within a Neighborhood Design Overlay District (NDOD). The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

| | |
|--|---------------------------------|
| Maximum Floor Area Ratio: | 1.0 |
| Maximum Building Height: | 35 Feet |
| Minimum Lot Size: | None |
| Minimum Lot Area / Add'l Unit: | None |
| Minimum Usable Open Space Per Dwelling Unit: | 50 s.f. |
| Minimum Lot Width: | None |
| Minimum Lot Frontage: | None |
| Minimum Front Yard Setback: | Modal |
| Minimum Side Yard Setback: | None |
| Minimum Rear Yard Setback: | 20 feet |
| Parking: | 2.0 Spaces Per Unit (10+ Units) |

Proposed Design

| | |
|---|---|
| Use: | Multifamily/Retail |
| Units: | 27 residential |
| Lot Area: | 9,409 Ft ² |
| Lot Width: | 113.52 Ft |
| Lot Frontage: | 113.52 Ft |
| Floor Area Ratio: | 2.99:1 |
| Maximum Building Height: Building Height (stories): | 48' / 4 Stories |
| Usable Open Space: | 1,875+/- Ft ² |
| Front Yard Setback: | Modal |
| Side Yard Setback: | Varies; 4' 8" – 5' |
| Rear Yard Setback: | 5' (Corner Lot) |
| Off-Street Parking Requirements: | 25 Spaces Total 25 Spaces (1 HP, 24 stacked) |

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

| | |
|-------------------------|---|
| Article 53, Section 9: | Floor Area Ratio Excessive |
| Article 53, Section 9: | Rear Yard Insufficient |
| Article 53, Section 9: | Building Height Excessive (Stories) |
| Article 53, Section 56: | Off Street Parking/Maneuverability Insufficient |

Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 1st to 4th floor.

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

The building will be a residential building with interior garage:

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

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

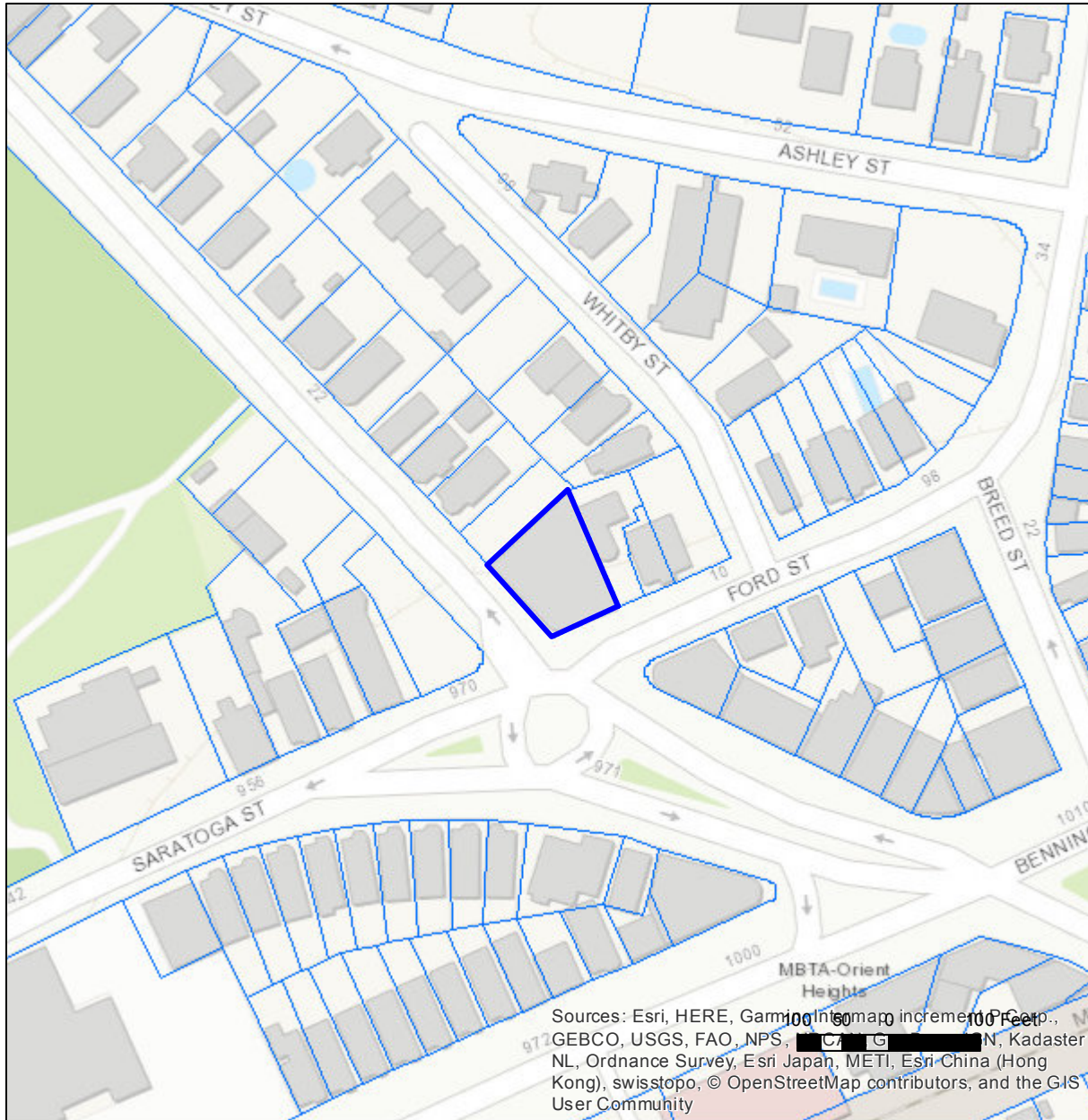
- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation

Development Proposal - Exhibits

| | |
|-------------|-------------------------------|
| Exhibit 1: | Assessor's Map – Parcel |
| Exhibit 2: | Zoning Code Refusal |
| Exhibit 3: | Site Context |
| Exhibit 4: | Aerial View |
| Exhibit 5: | Surrounding Context |
| Exhibit 6: | Site Survey |
| Exhibit 7: | Ground Floor Plan |
| Exhibit 8: | Typical Floor Plan |
| Exhibit 9: | Night Rendering |
| Exhibit 10: | Day Rendering |
| Exhibit 11: | Boardman Street Elevation |
| Exhibit 12: | Ford Street Elevation |
| Exhibit 13: | Accessible Path of Travel |
| Exhibit 14: | Neighboring Transit Locations |
| Exhibit 15: | Unit Schedule |
| Exhibit 16: | BPDA Accessibility Checklist |

2 Ford

December 5, 2018

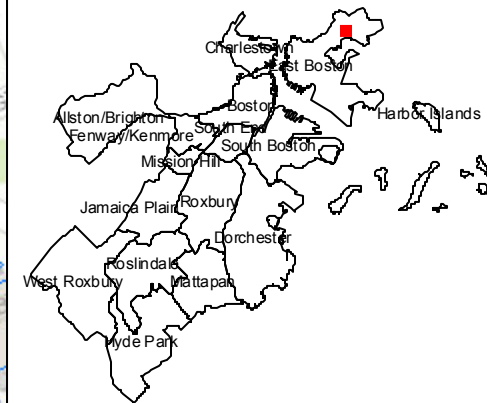


Parcel ID: 0101726000
Address: 2 FORD ST
Zipcode: 02128
Owner: KATZ ROBERT J
Land Use: Commercial
Lot Size: 6,039.00 sq ft
Living Area: 4,199.00 sq ft
Total Value: \$419,500.00
Land Value: \$246,000.00
Building Value: \$173,500.00
Gross Tax: \$10,571.40



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

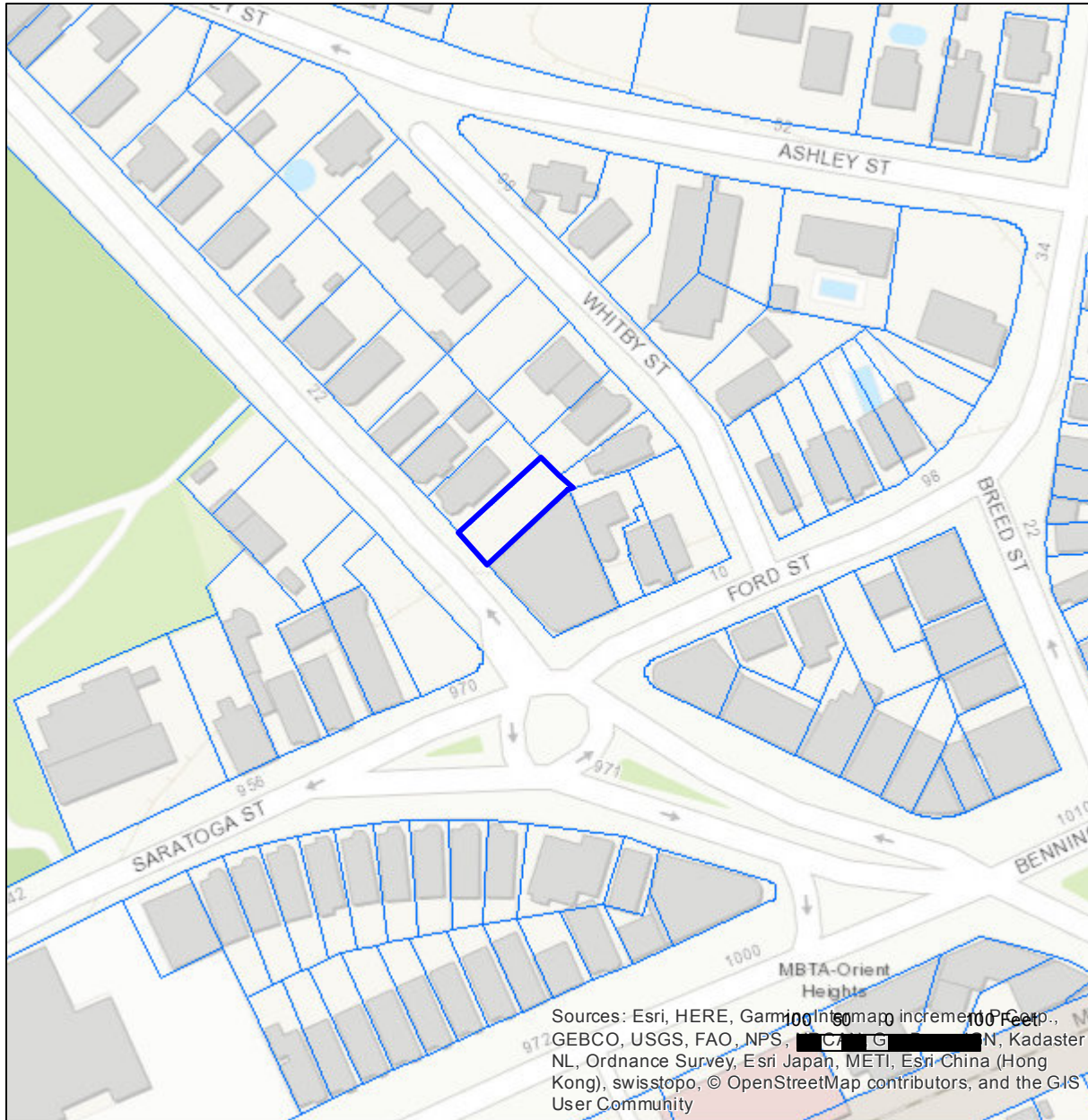
The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use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



Sources: Esri, HERE, Garmin, Intel, mapbox, increment, Pterop, GEBCO, USGS, FAO, NPS, C, G, N, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

2 Ford parcel 2

December 5, 2018

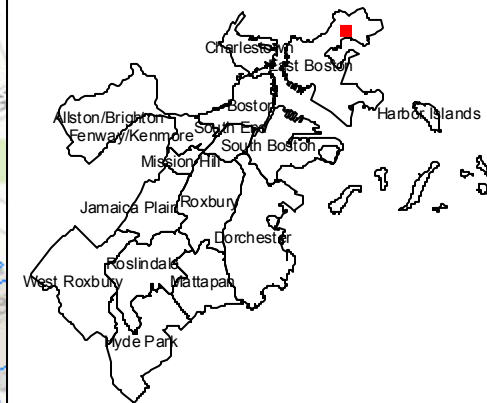


Parcel ID: 0101727000
Address: 7 BOARDMAN ST
Zipcode: 02128
Owner: KATZ ROBERT J
Land Use: Commercial land
Lot Size: 3,378.00 sq ft
Living Area: 0.00 sq ft
Total Value: \$50,400.00
Land Value: \$50,400.00
Building Value: \$0.00
Gross Tax: \$1,270.08



**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.



Sources: Esri, HERE, Garmin, Intel, mapbox, increment, Pterop, GEBCO, USGS, FAO, NPS, C, G, N, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Boston Inspectional Services Department

Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
245 SUMNER STREET, SUITE 110
EAST BOSTON, MA 02128

November 14, 2018

Location: 1-5 BOARDMAN ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: NS
Appl. #: **ERT889221**
Date Filed: October 12, 2018
Purpose: Combine lots with parcel id numbers 0101726000 and 01017727000 to create a new lot consisting of 9,417 s.f.(ALT889220) and erect a four (4) story mixed-use building containing 27 residential units and 1,590 s.f. of retail at ground level with garage parking for 23 vehicles.

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 53 Section 12 | Dimensional Regulations | Excessive F.A.R. |
| Article 53 Section 12 | Dimensional Regulations | Excessive Height |
| Article 53 Section 12 | Dimensional Regulations | Excessive # of stories |
| Article 53 Section 12 | Dimensional Regulations | Insufficient rear yard setback |
| Article 53 Section 12 | Dimensional Regulations | Insufficient open space |
| Article 53 Section 12 | Dimensional Regulations | Insufficient side yard setback |
| Article 53 Section 57 | Application of Dimensional Req | Traffic visibility Across a Corner lot |
| Article 53, Sec. 54 | Screening & Buffering Req | |
| Article 53, Section 56 | Off-Street Parking & Loading Req | Insufficient parking for the proposed uses |
| Article 53, Section 56 | Off-Street Parking & Loading Req | Design- parking space size |
| Article 53, Section 56.5(a) | Off Street Pkg Maneuverability | Stackable/turn radius |
| Notes | | This project is further subject to BPDA Art.80E and BOSCONCOM approval. Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required for review. |

RICHARD LYNDS
245 SUMNER STREET, SUITE 110
EAST BOSTON, MA 02128

November 14, 2018

Location: 1-5 BOARDMAN ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: NS
Appl. #: **ERT889221**
Date Filed: October 12, 2018
Purpose: Combine lots with parcel id numbers 0101726000 and 01017727000 to create a new lot consisting of 9,417 s.f (ALT889220) and erect a four (4) story mixed-use building containing 27 residential units and 1,590 s.f. of retail at ground level with garage parking for 23 vehicles.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



NOVES PLAYGROUND

BOARDMAN STREET

WHITBY STREET

FORD STREET

BUS ROUTE
120

ORIENT HEIGHTS STATION
0.2 MILES | 4 MIN WALK

1/4 MILE | 5 MIN WALK

SARATOGA STREET

BENNINGTON STREET

SARATOGA STREET

MBTA BLUE LINE

BUS ROUTE
120

CONSTITUTION BEACH





NOYES PLAYGROUND

BOARDMAN STREET

WHITBY STREET

EAST BOSTON
YMCA

FORD STREET

SARATOGA STREET

SARATOGA STREET

BENNINGTON STREET

EMBARC

AERIAL VIEW

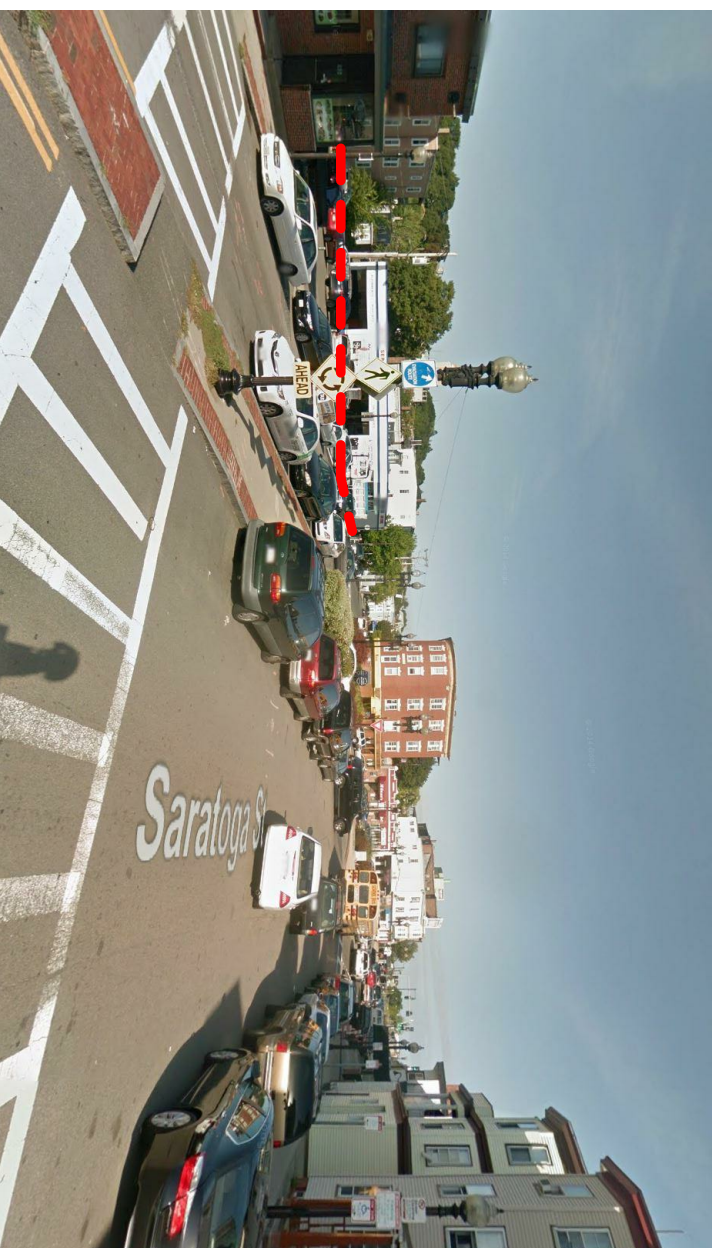


2 FORD STREET
EAST BOSTON, MA 02128
JANUARY 14, 2019

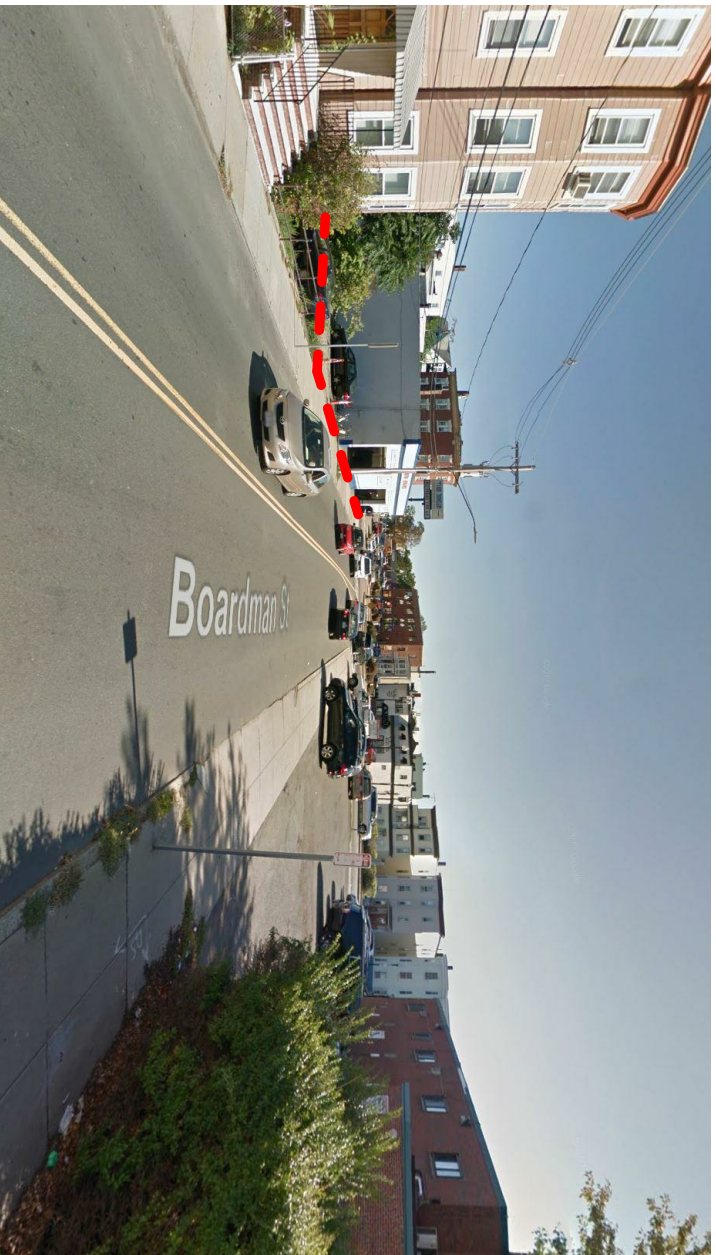
EX2



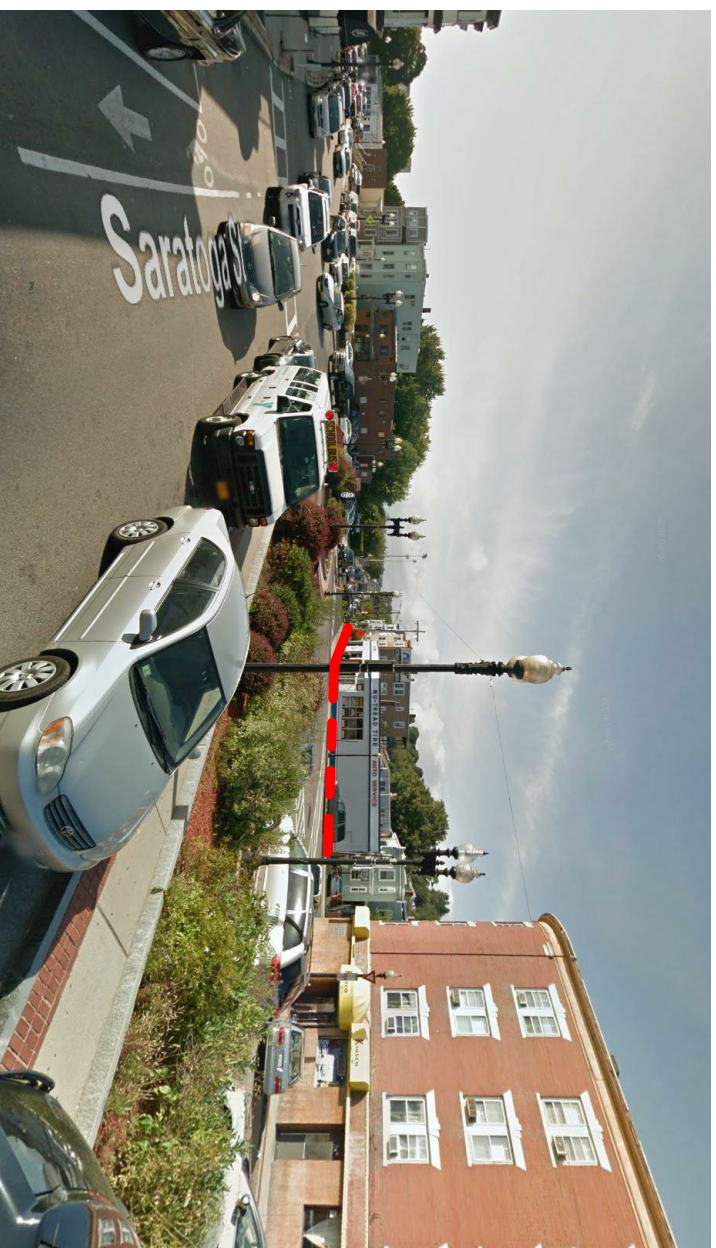
VIEW 1 LOOKING SOUTH WEST DOWN FORD STREET



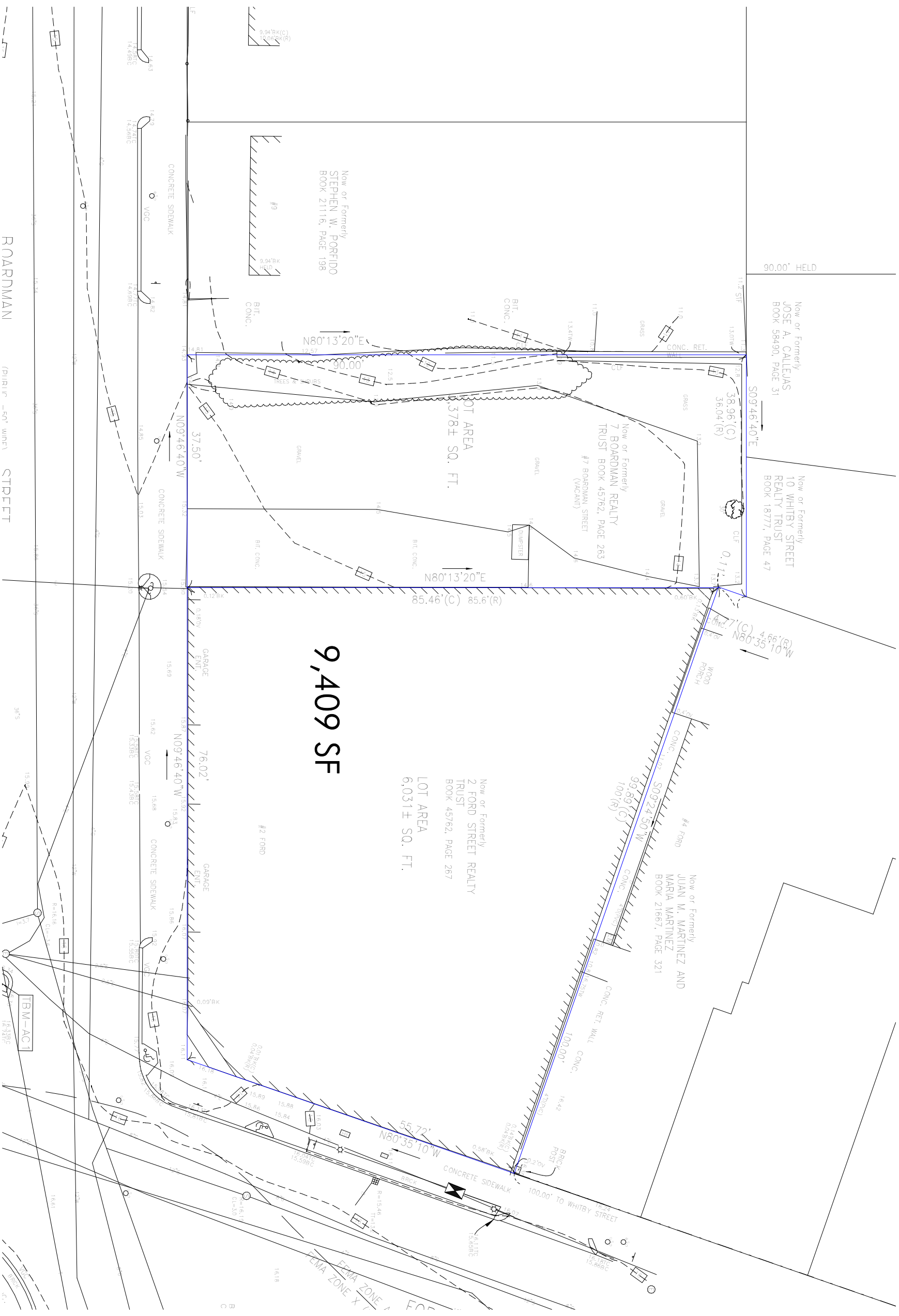
VIEW 3 LOOKING NORTH EAST UP SARATOGA STREET



VIEW 2 LOOKING SOUTH EAST DOWN BOARDMAN STREET



VIEW 4 LOOKING NORTH WEST UP SARATOGA STREET



9,409 SF

Now or Formerly
2 FORD STREET REALTY
TRUST
BOOK 45762, PAGE 267

LOT AREA
6,031± SQ. FT.

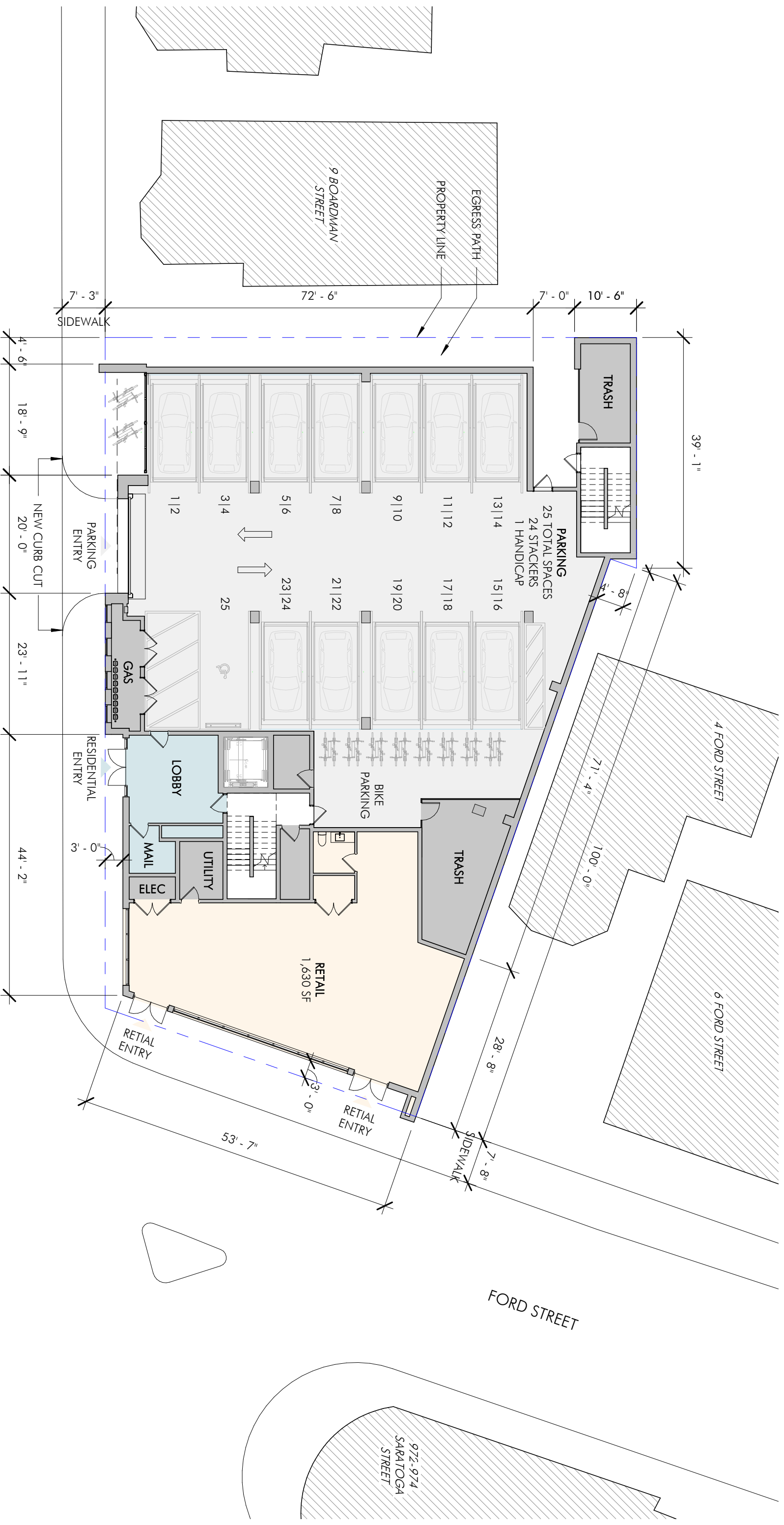
EMBARC

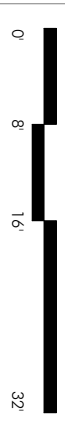
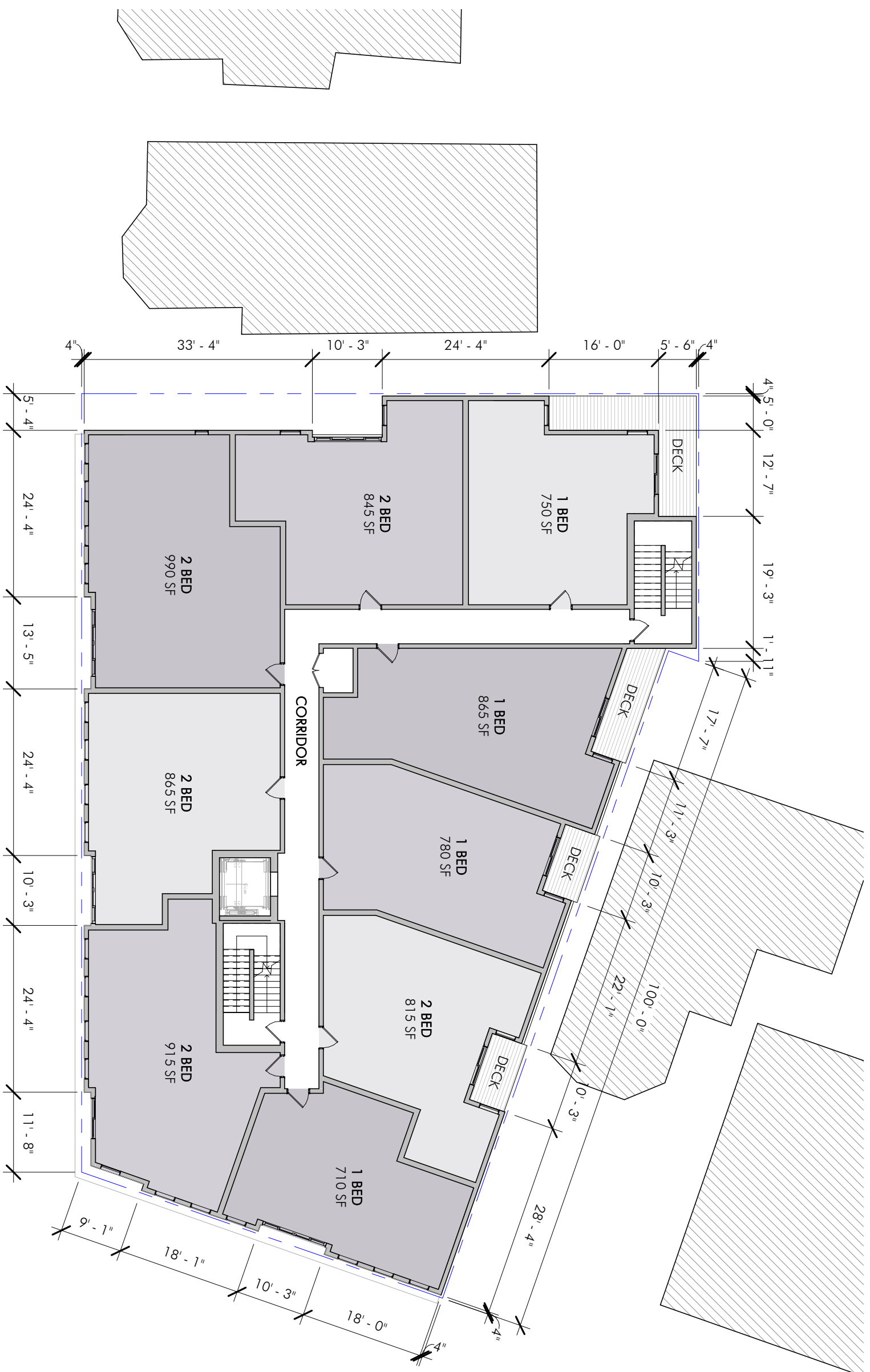
SITE SURVEY



2 FORD STREET
EAST BOSTON, MA 02128
JANUARY 14, 2019

EX4



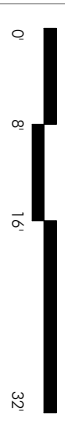
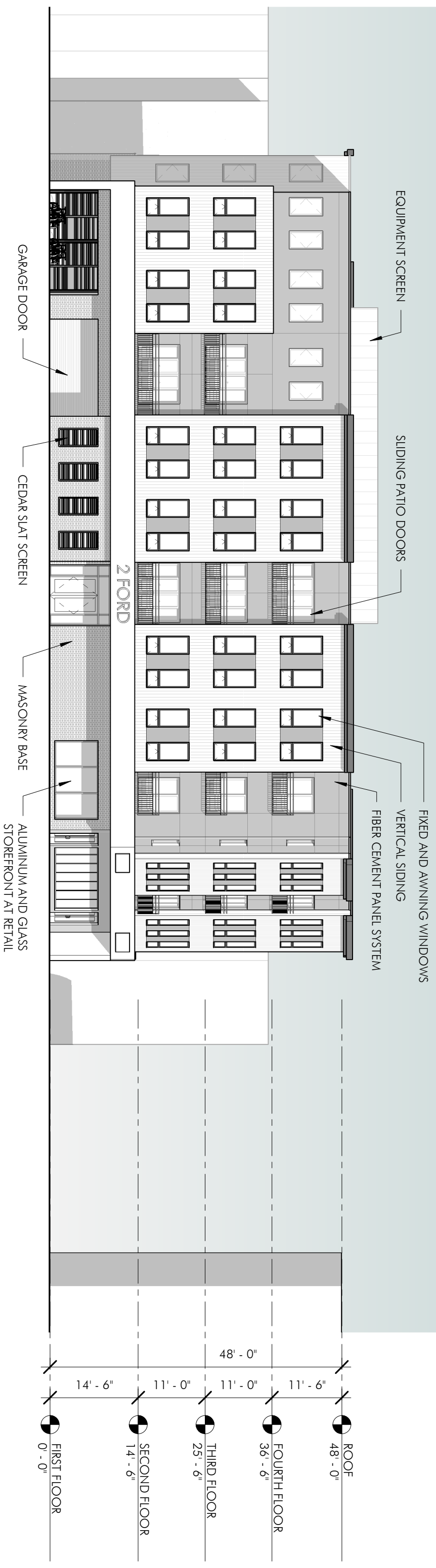




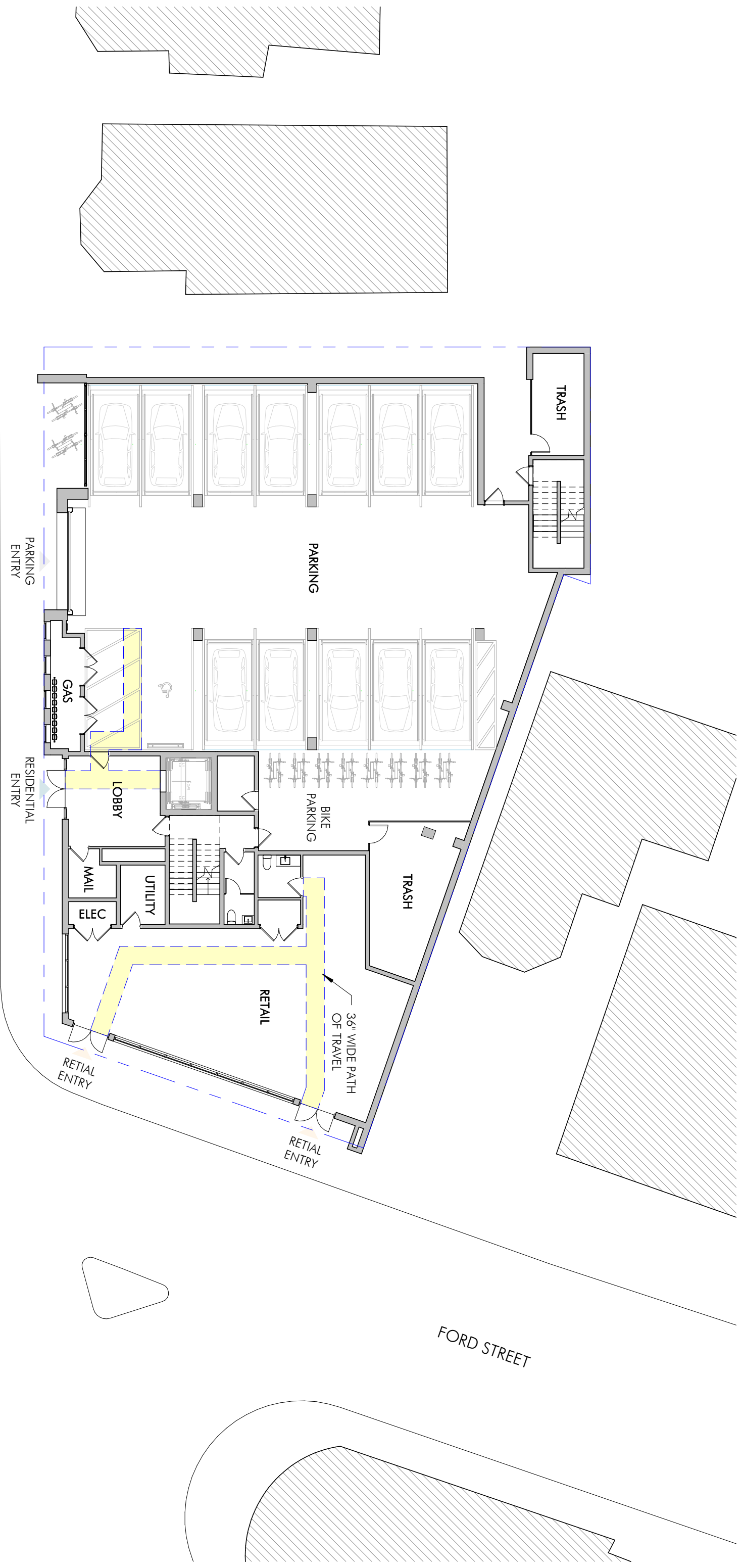
VIEW LOOKING UP SARATOGA STREET



VIEW LOOKING UP SARATOGA STREET



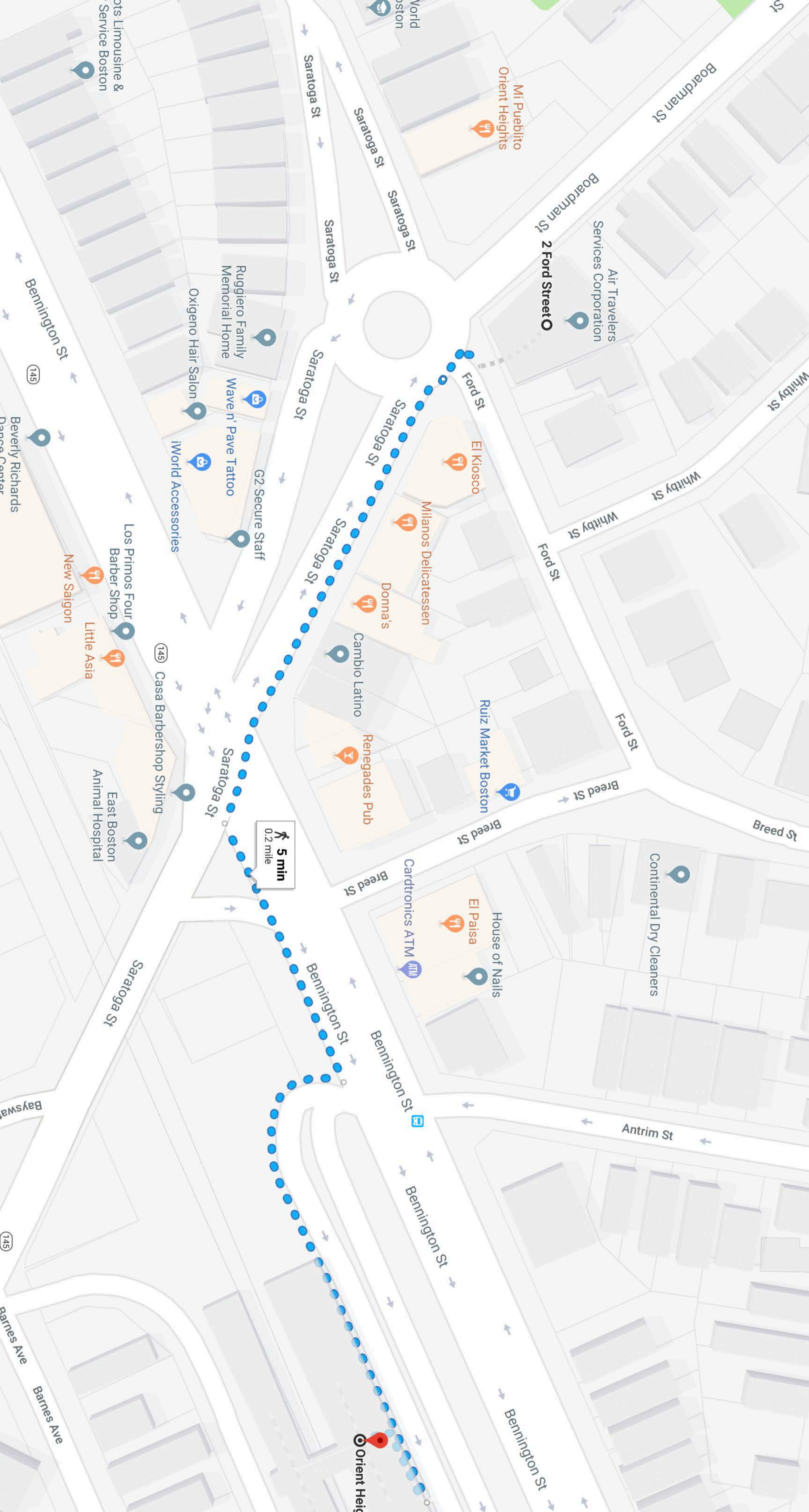




BOARDMAN STREET

FORD STREET





5 min
0.2 mile

Mi Pueblo
Orient Heights

El Kiosco

Milanos Delicatessen

Donna's

Cambio Latino

Renegades Pub

Ruiz Market Boston

Cardtronics ATM

El Paisa

House of Nails

Continental Dry Cleaners

East Boston
Animal Hospital

Casa Barbershop Styling

Little Asia

New Saigon

Los Primos Four
Barber Shop

Wave n' Pave Tattoo

iWorld Accessories

Oxigeno Hair Salon

Ruggiero Family
Memorial Home

Air Travelers
Services Corporation

2 Ford Street O

Bennington St

145

Beverly Richards
Dance Center

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

Bennington St

145

EMBARC

2 FORD STREET (7 BOARDMAN STREET), EAST BOSTON

PROGRAM AREAS

JANUARY 14, 2019

| GROSS SQUARE FEET (GSF) | | | | | |
|---------------------------------|-------------|---------------|--------------|---------------------------------|--------------|
| SELLABLE RENTABLE (GSF) | | | COMMON (GSF) | | |
| | | GSF | | | GSF |
| GROUND FLOOR | RETAIL | 1,630 | | LOBBY | 370 |
| | | | | STAIRS ELEVATOR | 470 |
| | | | | UTILITIES STORAGE | 925 |
| | | | | PARKING | 4,955 |
| | | | | OPEN SPACE | 970 |
| FLOOR SUBTOTAL | | 1,630 | | | 6,720 |
| SECOND FLOOR | RESIDENTIAL | 7,535 | | HALL STAIRS ELEVATOR | 1,000 |
| | UNIT 201 | 915 | 2 BD | ELEC | 35 |
| | UNIT 202 | 710 | 1 BD | DECKS | 375 |
| | UNIT 203 | 815 | 2 BD | | |
| | UNIT 204 | 780 | 1 BD | | |
| | UNIT 205 | 865 | 1 BD | | |
| | UNIT 206 | 750 | 1 BD | | |
| | UNIT 207 | 845 | 2 BD | | |
| | UNIT 208 | 990 | 2 BD | | |
| | UNIT 209 | 865 | 2 BD | | |
| FLOOR SUBTOTAL | | 7,535 | | | 1,035 |
| THIRD FLOOR | RESIDENTIAL | 7,570 | | HALL STAIRS ELEVATOR | 1,000 |
| | UNIT 301 | 915 | 2 BD | DECKS | 265 |
| | UNIT 302 | 710 | 1 BD | | |
| | UNIT 303 | 815 | 2 BD | | |
| | UNIT 304 | 780 | 1 BD | | |
| | UNIT 305 | 900 | 1 BD | | |
| | UNIT 306 | 750 | 1 BD | | |
| | UNIT 307 | 845 | 2 BD | | |
| | UNIT 308 | 990 | 2 BD | | |
| | UNIT 309 | 865 | 2 BD | | |
| FLOOR SUBTOTAL | | 7,570 | | | 1,000 |
| FOURTH FLOOR | RESIDENTIAL | 7,515 | | HALL STAIRS ELEVATOR | 1,000 |
| | UNIT 401 | 915 | 2 BD | DECKS | 265 |
| | UNIT 402 | 710 | 1 BD | | |
| | UNIT 403 | 815 | 2 BD | | |
| | UNIT 404 | 780 | 1 BD | | |
| | UNIT 405 | 900 | 1 BD | | |
| | UNIT 406 | 750 | 1 BD | | |
| | UNIT 407 | 835 | 2 BD | | |
| | UNIT 408 | 945 | 2 BD | | |
| | UNIT 409 | 865 | 2 BD | | |
| FLOOR SUBTOTAL | | 7,515 | | | 1,000 |
| RETAIL RENTABLE GSF | | 1,630 | | COMMON AREA (NO PARKING) | 4,800 |
| RESIDENTIAL RENTABLE GSF | | 22,620 | | | |

| FLOOR AREA | |
|------------------------------|---------------|
| GROUND FLOOR (NO PARKING) | 3,395 |
| SECOND FLOOR | 8,570 |
| THIRD FLOOR | 8,570 |
| FOURTH FLOOR | 8,515 |
| TOTAL BUILDING GSF* | 29,050 |
| ADJUSTED FLOOR AREA** | 28,090 |

| | |
|------------------|-------------|
| SITE AREA | 9,409 |
| FAR | 2.99 |

| | |
|-----------------------------|---------------|
| GROUND FLOOR PARKING | 4,955 |
| TOTAL GSF (PARKING) | 34,005 |

| UNIT MIX | TOTAL | PERCENT | AVERAGE AREA |
|-------------------------|-----------|---------|--------------|
| 1 BED | 12 | 44% | 782 |
| 2 BED | 15 | 56% | 882 |
| TOTAL UNIT COUNT | 27 | | 838 |

| | |
|--------------------------------|------|
| PARKING SPACES PROPOSED | 25 |
| PARKING/UNIT RATIO | 0.93 |

| | |
|--------------------------|-------|
| OPEN SPACE | 1,875 |
| OPEN SPACE / UNIT | 69 |

*GSF measured to outside face of exterior walls, centerline of party walls and demising walls, excludes parking

**FAR measurements excludes areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities

Measurements are based on initial field visit, subject to full set of measurements

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

| | | | |
|---|---|---|-------------------------|
| <p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p> | | | |
| Project Name: | 2 Ford Street | | |
| Primary Project Address: | 2 Ford Street, East Boston, MA 02128 | | |
| Total Number of Phases/Buildings: | 1 Phase / 1 Building | | |
| Primary Contact (Name / Title / Company / Email / Phone): | Richard C. Lynds, Esq. Law Office of Richard C. Lynds 245 Sumner Street, Suite 110 East Boston, MA 02128 rclyndsesq@lorcl.com 617.207.1190 | | |
| Owner / Developer: | MG2 Group | | |
| Architect: | Embarc 60 K Street, 3rd Floor Boston, MA 02127 617.766.8330 | | |
| Civil Engineer: | TBD | | |
| Landscape Architect: | TBD | | |
| Permitting: | Richard C. Lynds, Esq. | | |
| Construction Management: | TBD | | |
| At what stage is the project at time of this questionnaire? Select below: | | | |
| | PNF / Expanded PNF Submitted | Draft / Final Project Impact Report Submitted | BPDA Board Approved |
| | BPDA Design Approved | Under Construction | Construction Completed: |
| Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain. | No. | | |
| <p>2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i></p> | | | |

Article 80 | ACCESSIBILITY CHECKLIST

| | | | |
|--|--|----------------------------------|---------------------------|
| What are the dimensions of the project? | | | |
| Site Area: | 9,409 SF | Building Area: | 29,050 GSF |
| Building Height: | 48 FT 0 IN | Number of Stories: | 4 Floors |
| First Floor Elevation: | 0 FT 0 IN (16' BSB) | Is there below grade space: | No |
| What is the Construction Type? (Select most appropriate type) | | | |
| | Wood Frame | Masonry | Steel Frame Concrete |
| What are the principal building uses? (IBC definitions are below – select all appropriate that apply) | | | |
| | Residential – One - Three Unit | Residential - Multi-unit, Four + | Institutional Educational |
| | Business | Mercantile | Factory Hospitality |
| | Laboratory / Medical | Storage, Utility and Other | |
| List street-level uses of the building: | Lobby, Retail, Trash, Utilities, Storage and Parking | | |
| <p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><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: | Orient Heights marks the northern extent of East Boston and gateway to the city from the north. It is defined by the Chelsea River and McClellan Highway to the West, Suffolk Downs and Revere to the North and the Belle Isle Marsh to the East. The junction of Ford and Boardman Streets lies at the base of the large hill which encompasses the majority of the neighborhood. | | |
| List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops: | Orient Heights station on the MBTA Blue Line is just under a quarter mile, or a 5-minute walk, from the project site. The 120 bus travels along Boardman and Bennington Streets and stops in front of the site. | | |
| List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others: | Boston Housing Authority Orient Heights, Don Orione Home, Brandywyne Village, Manassah E Bradley School, Excel Academy – Orient Heights, Brooke Charter School East Boston, Excel Academy. | | |
| List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities: | East Boston YMCA, Orient Heights Yacht Club, Porrazzo Skating Rink, East Boston Yacht Club, Salesian Boys & Girls Club of East Boston, Veronica Robles Cultural Center, Noyes Playground, Constitution Beach. | | |

Article 80 | ACCESSIBILITY CHECKLIST

| | |
|---|--|
| <p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p> | |
| <p>Is the development site within a historic district? If yes, identify which district:</p> | <p>No.</p> |
| <p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p> | <p>There are existing concrete sidewalks approximately 7'-3" in width along Boardman Street and 7'-8" in width along Ford Street. Near the corner there are 5-foot wide pedestrian ramps accessing crosswalks across each street. The sidewalk along Boardman Street is broken by a series of vehicular curb cuts approximately 20 to 50 feet in width to access the site, which is currently an auto service center. The Furnishing Zone along Ford Street contains brick pavers.</p> |
| <p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p> | <p>The vehicular curb cuts on Boardman Street will be removed and replaced with a single 16-foot curb cut for garage access. The sidewalks and pedestrian ramps will be replaced.</p> |
| <p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p> | |
| <p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p> | <p>Yes, Neighborhood Connector.</p> |
| <p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p> | <p>The existing sidewalk width comprised of a 6'-9" Pedestrian Zone and 6-inch curb along Boardman Street and a 5'-6" Pedestrian Zone, 1'-8" Furnishing Zone and 6-inch curb along Ford Street will be maintained while an additional 3-foot Frontage Zone will be added to portions of the sidewalk at each street.</p> |

Article 80 | ACCESSIBILTY CHECKLIST

| | |
|--|--|
| 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? | The Pedestrian zone is a public right-of-way and will be concrete to match existing, the Frontage Zone will be on private property and concrete to match the Pedestrian Zone, the Furnishing Zone at Ford Street will remain brick pavers. |
| Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be? | No. |
| If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)? | N/A. |
| Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details. | No. |
| <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> | |
| What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage? | Twenty-five (25) parking spaces, all in an enclosed garage. |
| What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8-foot access aisle? | There is one (1) van accessible parking spaces with an 8-foot access aisle. |
| Will any on-street accessible parking spaces be required? If yes , has the proponent contacted the Commission for Persons with Disabilities regarding this need? | TBD. |
| Where is the accessible visitor parking located? | TBD. |
| Has a drop-off area been identified? If yes , will it be accessible? | N/A. |

Article 80 | ACCESSIBILITY CHECKLIST

| | |
|---|--|
| <p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p> | |
| Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator: | Entrances to residential lobby and retail will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors. |
| Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason? | Yes, entrances to residential lobby and retail are accessible and integrated. |
| If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package. | N/A. |
| <p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p> | |
| What is the total number of proposed housing units or hotel rooms for the development? | Twenty-seven (27) dwelling units. |
| 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? | All twenty-seven (27) units are for rent; twenty-three (23) are market value units and four (4) are affordable IDP units. |
| If a residential development, how many accessible Group 2 units are being proposed? | Twenty-five (25) units will meet Group 1 requirements and two (2) units will meet accessible Group 2 requirements. |
| If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason. | TBD. |
| 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. | N/A. |

Article 80 | ACCESSIBILITY CHECKLIST

| | |
|--|--|
| <p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p> | <p>No.</p> |
| <p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p> | <p>Yes, an elevator provides access to all floors. There are no ramps or lifts in the development.</p> |
| <p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p> | |
| <p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p> | <p>TBD.</p> |
| <p>What inclusion elements does this development provide for persons with disabilities in common social and open 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>The common lobby is fully accessible.</p> |
| <p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p> | <p>No.</p> |
| <p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p> | <p>TBD.</p> |

Article 80 | ACCESSIBILITY CHECKLIST

| | |
|---|-------------|
| <p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?</p> | <p>TBD.</p> |
| <p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p> | |
| <p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p> | |
| <p>Provide a diagram of the accessible route connections through the site, including distances.</p> | |
| <p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p> | |
| <p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p> | |
| <p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none">•••• | |

Article 80 | ACCESSIBILITY CHECKLIST

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