



90 ANTWERP STREET BOSTON MA 02135

APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW

JUNE 20, 2018

PART OF
BRIGHTON
Ward 25.
CITY OF BOSTON.

Scale: 200 ft. One inch.

1885



(M)



BANK

BRIGHTON STA.

ST.

CHARLES RIVER

(M)

Stephen D. Bennett et als
1571
246 653

John H. Sullivan
119 884

John W. Hollis
500 94

8

20

21

R.

CO.

R.

R.

CO.

EVERETT

Chas. W. Sanderson
327 782

Susan T. Kimball et als
884 627
Antwerp St
8

Jno. Scott & Mrs. Jas. Scott
537 456

Geo. H. Scott
269 885

Wm. H. & A. F.
348

GREEN HO.

GREEN HO.

ST.

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June 20, 2018

Brian P. Golden
Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

**RE: ARTICLE 80 SMALL PROJECT REVIEW APPLICATION
90 ANTWERP STREET, BOSTON MA 02135**

Dear Mr. Golden,

As the Designated Developer, UHomes, LLC – an affiliate of Urbanica, Inc – is pleased to submit this application for Article 80 Small Project Review for 90 Antwerp Street.

UHomes LLC is designated as Developer by Boston Planning and Development Authority (BPDA) after a public Request for Proposal (RFP) process. 90 Antwerp Street is a land donation from Harvard University. The redevelopment is aimed to create a mix of affordable and market rate residential homeownership units, to enhance public realm, to achieve sustainable design and development outcome, as well as to provide publicly accessible open space.

The proposed project is a mixed-income residential development with carefully designed and publicly accessible open space. It consists of 20 residential units totaling approximately 28,500 gsf +/- with 20 covered parking spaces for homeowners, 2 visitors parking, bicycle storage, community amenity space and other support spaces. 12 units will be deed-restricted affordable units for households earning between 70% and 120% of Area Median Income, with four units at 80%AMI, four at 100%AMI, and four at 120%AMI. We will work with BPDA to find ways and means to deepen the affordability of the units currently slated for 120% AMI.

The project's contextually sensitive design is integrated into the streetscape by blending the new and the old. Building heights range from 4 to 2 stories to facilitate the transition from contemporary Charlesview Apartment complex to traditional gabled-roof homes in the neighborhood. Elements of texture, color, roof shape, window proportions, angular bays, balconies and entries are carefully and sensitively crafted to offer a more contemporary interpretation of a 21st century residential building that is both innovative and contextually sensitive to the existing conditions.

At the same time, the proposal will allocate approximately 50% of the lot for usable open space. The open space will consist of two components – a publicly accessible Pocket Park and a “Living Street” inspired by the Dutch concept of “Woonerf” that combines parking, landscaping area, pedestrian paths and other passive residential uses. 90 Antwerp Street is also designed to be energy efficient and the project is proposed to achieve LEED for Homes Gold “Certifiable” status.

Both before and after BPDA Tentative Designation, UHomes, LLC has received a lot of feedback and support from the community from the two Open Houses in Brighton. The team has also received comments from public meetings including selection committee meeting and BPDA design reviews. The refined proposed project was an outcome after incorporating the public feedback.

Thank you for your consideration of this Article 80 Small Project Review application. We look forward to working with your staff members to bring this project from concept to successful completion.

Sincerely,

A handwritten signature in black ink, appearing to read "Kamran Zahedi". The signature is fluid and cursive, with a horizontal line extending to the right.

Kamran Zahedi
Manager, UHomes LLC
President, Urbanica, Inc.



DEVELOPMENT TEAM

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HERS RATER AND LEED FOR HOMES CONSULTANT

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DEVELOPER



U Homes by URBANICA

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose.

Urbanica has an outstanding track record of successfully completed projects in both public and private ventures. Most recently, Urbanica has focused efforts on Request for Proposals for City/Town/Municipality-owned historic buildings. Urbanica recently finished building several publically awarded projects, a former police station in Somerville, the former Area D4 police station in Boston’s South End, and the Engine I Fire Station in Belmont as well as the first LEED Platinum certified Energy Positive Townhouses in the City of Boston.

Urbanica has also successfully completed many Boston Planning and Development Agency (formerly known as Redevelopment Authority (BRA)) sponsored projects: a loft building conversion in the Souh End and the conversion of a warehouse into the Harborside Inn on State Street in Boston.



MELNEA HOTEL + RESIDENCES

425-435 Melnea Cass Boulevard, Dudley Square, Boston, MA
(Under Construction)

Melnea Hotel + Residences is a mixed use development for Parcel 9 at Melnea Cass Boulevard and Washington Street in Boston, MA. This exciting project will serve as an iconic gateway for the Roxbury and Dudley Square areas, connecting to the South End and the greater metropolitan Boston region. The project consists of ground floor commercial spaces and 50 units of mixed income housing. The anchor of the project will be a 135-room hotel. The project will be a source of permanent job generation for the neighborhood as well as a buzz of urban activities. The goal of the project is to create a diverse and balanced neighborhood with sustainable and green strategies.



PARCEL U , FOREST HILLS

93-171 Hyde Park Avenue, Jamaica Plain, Boston, MA
(Phase A Completed, Phase B and C Under Construction)

The mixed use project in the hip and vibrant neighborhood of Forest Hills, continues Urbanica's practice of invigorating neighborhoods by redeveloping underutilized sites - in this case, by the Massachusetts Bay Transit Authority (MBTA). For this project, Urbanica proposed 128 residential units, commercial spaces and community room to benefit the neighborhood and residents. This project is envisioned as creating a 21st-century transit oriented and energy efficient community in the hip and happening neighborhood of Jamaica Plain.

DEVELOPER



74 HIGHLAND STREET

74 Highland Street, Roxbury, Boston, MA
(Completed 2016)

The project is a public-private partnership between Urbanica and Boston Housing Authority. It is part of a series of energy efficient townhouses to be built in the Fort Hill/Highland Park neighborhood. The building consists of 7 units of townhouses. These units will be three bedroom units. Sited on a currently vacant parcel in a vibrant corner in the urban Roxbury neighborhood, the proposal will fill in and densify the current neighborhood fabric. The project will follow best practices learned from the E+ prototype by offering energy efficient design.



226-232 HIGHLAND STREET

226-232 Highland Street, Roxbury, Boston, MA
(Completed 2013)

The project was conceived as a replicable prototype of efficient and sustainable residential construction for the city of Boston. The building consists of four three bedroom townhouses, approximately 2,000 sf each. Sited on a currently vacant parcel in a vibrant urban neighborhood, the proposal will fill and densify the current neighborhood fabric. The building form and orientation serve to maximize natural daylight and solar gain for the photovoltaic array that will generate more electricity than is needed. Our approach includes two major strategies for energy reduction: first, a super insulated envelope minimizes heat transfer without relying on mechanical conditioning techniques; second, a feedback mechanism provides information and prompts to users in the house regarding their energy-related activity.

PROJECT CONTEXT

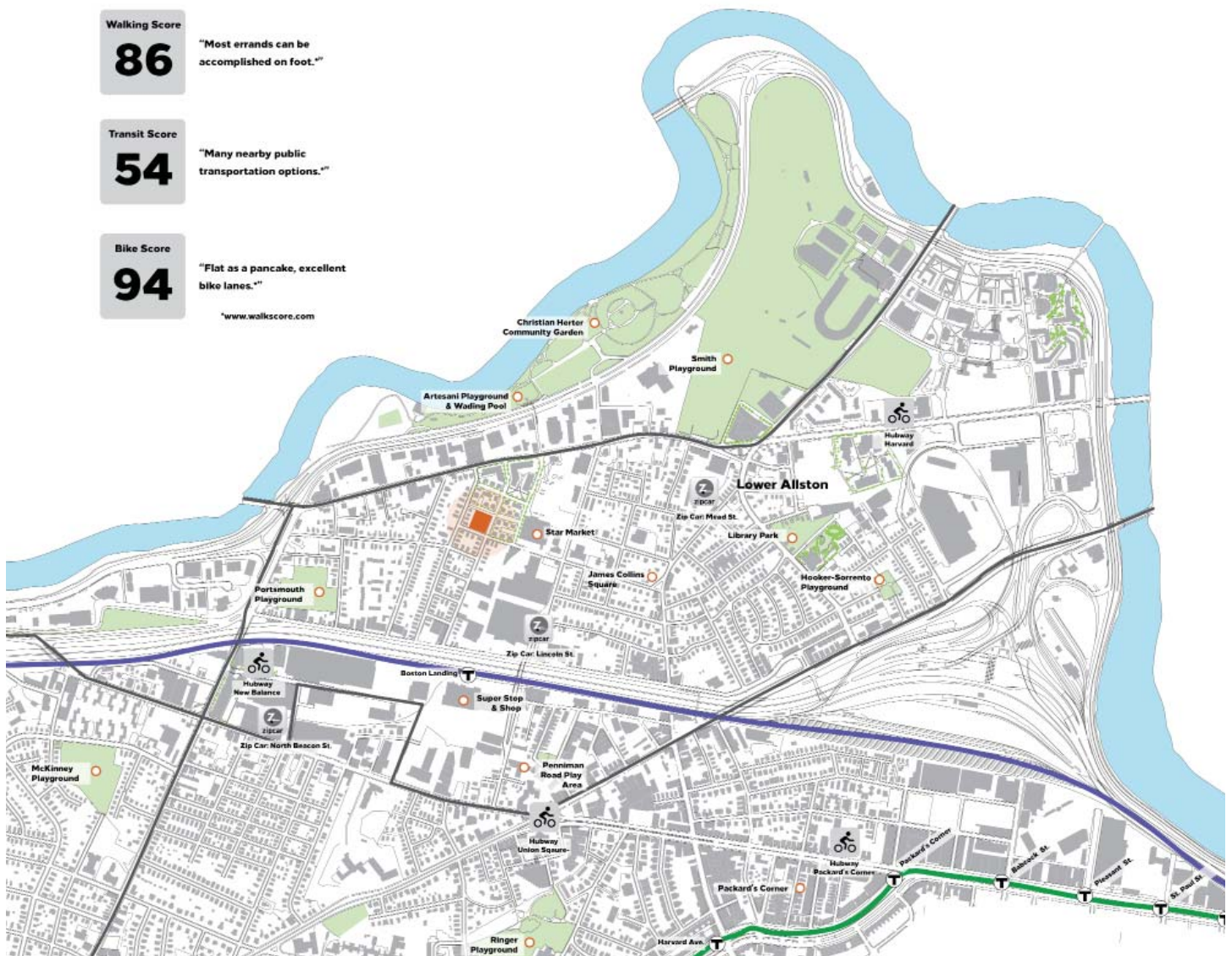
PROJECT CONTEXT

Neighborhood Overview

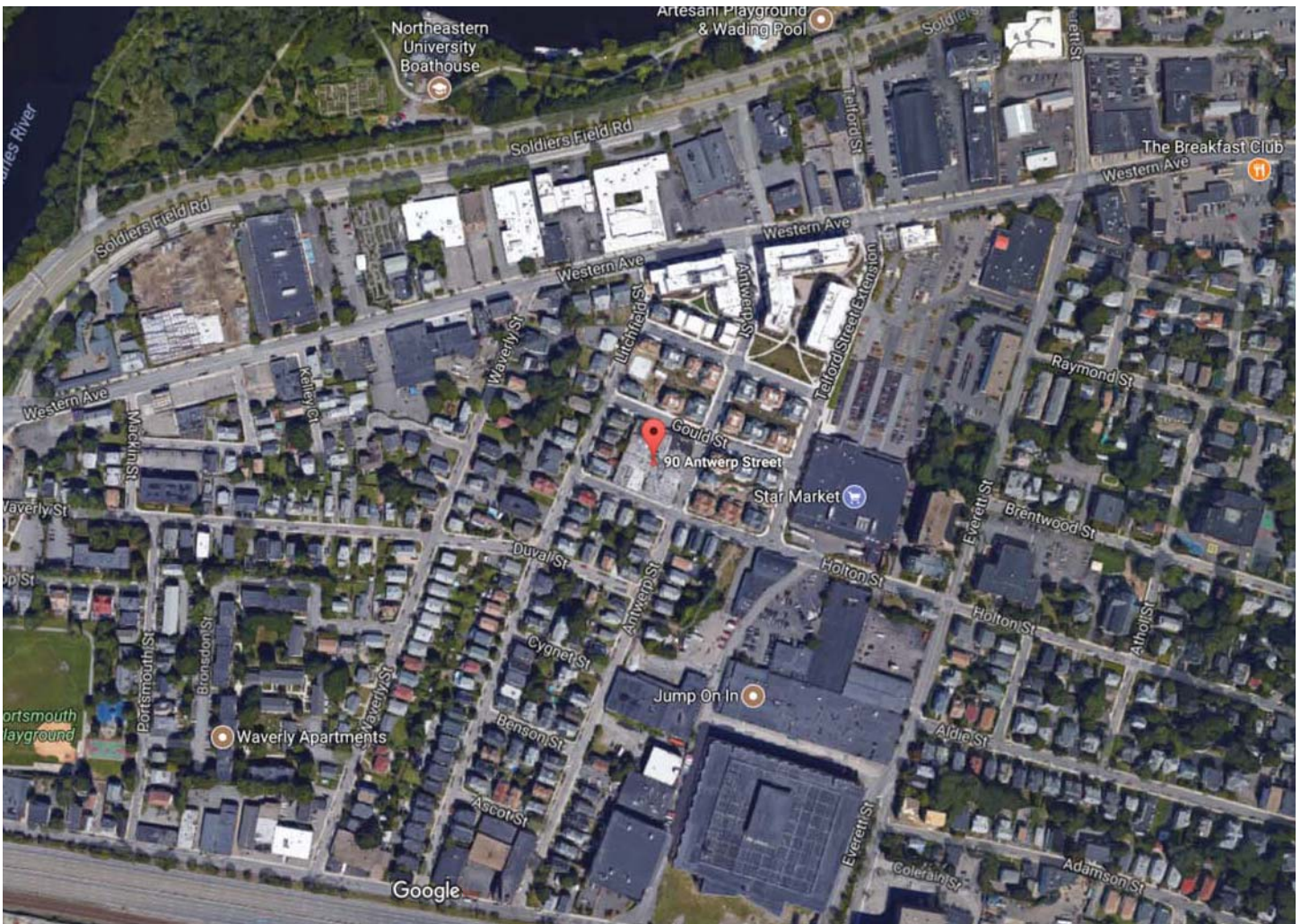
Located in the North Brighton neighborhood of Boston, the parcel of land at 90 Antwerp, Boston 02135 is nestled within a dynamic and diverse community. With close proximity to Boston Landing, Packard's Corner, Oak Square, Harvard Square and Watertown via public transit and well-connected roadways, this corner of the city is quickly becoming a highly sought-after neighborhood to live, work and play.

The site is conveniently located near numerous easily accessible public transportation options like the Commuter Rail Line at Boston Landing as well as MBTA bus lines like No. 64, 66, 70, 70A, and 86. There are also many car share options nearby. If one prefers cycling, plenty of options exist with Hubway bike share locations. The site has a Walk score of 86, Transit Score of 54 and Bike Score of 94.

Amenities such as banks, fitness centers, art theaters, local restaurants, coffee shops and retail spaces are located within walking distance. The surrounding neighborhood also offers a multitude of parks and green space of varying sizes such as Artesani Playground, Portsmouth Playground, Boston Urban Wilds the green space at Charlesview, the Harvard-owned green space on Holton Street and the riverfront parkland along the Charles River.



Map and Diagram of Bicycle, Transit and Walking Scores



Imagery ©2017 Google, Map data ©2017 Google United States 200 ft

Satellite Image of North Brighton Neighborhood

Site Dimensions

The site is approximately 29,700sf and is bounded on the east by Antwerp Street, on the south by Holton Street, on the north by Gould Street, and on the west by four residential properties on Litchfield Street.

Historical & Existing Conditions

A one-story structure was built on the site in 1919 and expanded in 1960 and 1978. From 1949 to 2011 the Parcel was home to the machine shop and warehouse of the Brookline Machine Company, Inc. Harvard University, at its sole expense, has taken steps to prepare the land for donation and future use by demolishing and clearing the building that formerly occupied the site and securing and maintaining the site in its cleared condition.

Neighboring Features

Towards the north of the site is the Charlesview Redevelopment Complex with a few blocks of midrise residential apartments and a cluster of rental and homeownership townhouses. The existing urban fabric along Gould, Holton and Litchfield Streets are a mix of newer and older homes, generally of One to Three Family wood frame buildings. The heights are generally around 3-1/2 stories with a predominantly gabled roof building typology.

PROJECT CONTEXT



Existing Condition - View of Antwerp Street and Gould Street Intersection



Existing Condition - View of Antwerp Street and Holton Street Intersection

PROJECT INFORMATION

PROJECT INFORMATION

KEY FACTS

20x DWELLING UNITS

4x 1BR | 6x 2BR | 10x 3BR

60% AFFORDABLE UNITS

12x TOTAL | 4x 1BR | 3x 2BR | 5x 3BR

22x TOTAL PARKING SPACES

20x RESIDENTS PARKING + 2x VISITORS PARKING

FAMILY-ORIENTED FEATURES

ENERGY EFFICIENT CONSTRUCTION

LEED GOLD CERTIFIABLE STATUS

Project Summary

UHomes @ 90 Antwerp Street proposes a compact, flexible and environmentally sustainable building design. The redevelopment will transform a vacant land into three residential buildings of 20 condominium units approximately 28,500 gsf +/- with 20 on-site parking spaces for homeowners and 2 visitor parking spaces, storage spaces, bicycle storage room, community amenity space/fitness center and other supportive spaces.

There will be over 14,000 gsf +/- open space on-site composed of a publicly accessible pocket park, a green buffer zone as well as a “living street” inspired by the Dutch concept of a “Woonerf” that combines parking, landscaping area, pedestrian paths and other passive residential uses. In essence, the design is conceived as a small village clustered around an internal driveway.

The 20 residential units will be a varied mix of 1 bedroom, 2 bedrooms and 3 bedrooms units. This project aims to provide quality housing opportunities for a variety of income levels in the City of Boston and help households being priced out of the Allston/Brighton neighborhood. 60% of all units (i.e. 12 units) will be deed-restricted affordable units for households earning between 70% and 120% of Area Median Income, with four units at 80%AMI, four at 100%AMI, and four at 120%AMI. We will work with BPDA to find ways and means to deepen the affordability of the units currently slated for 120%AMI.



Aerial View of 90 Antwerp Street Development

Design Concepts

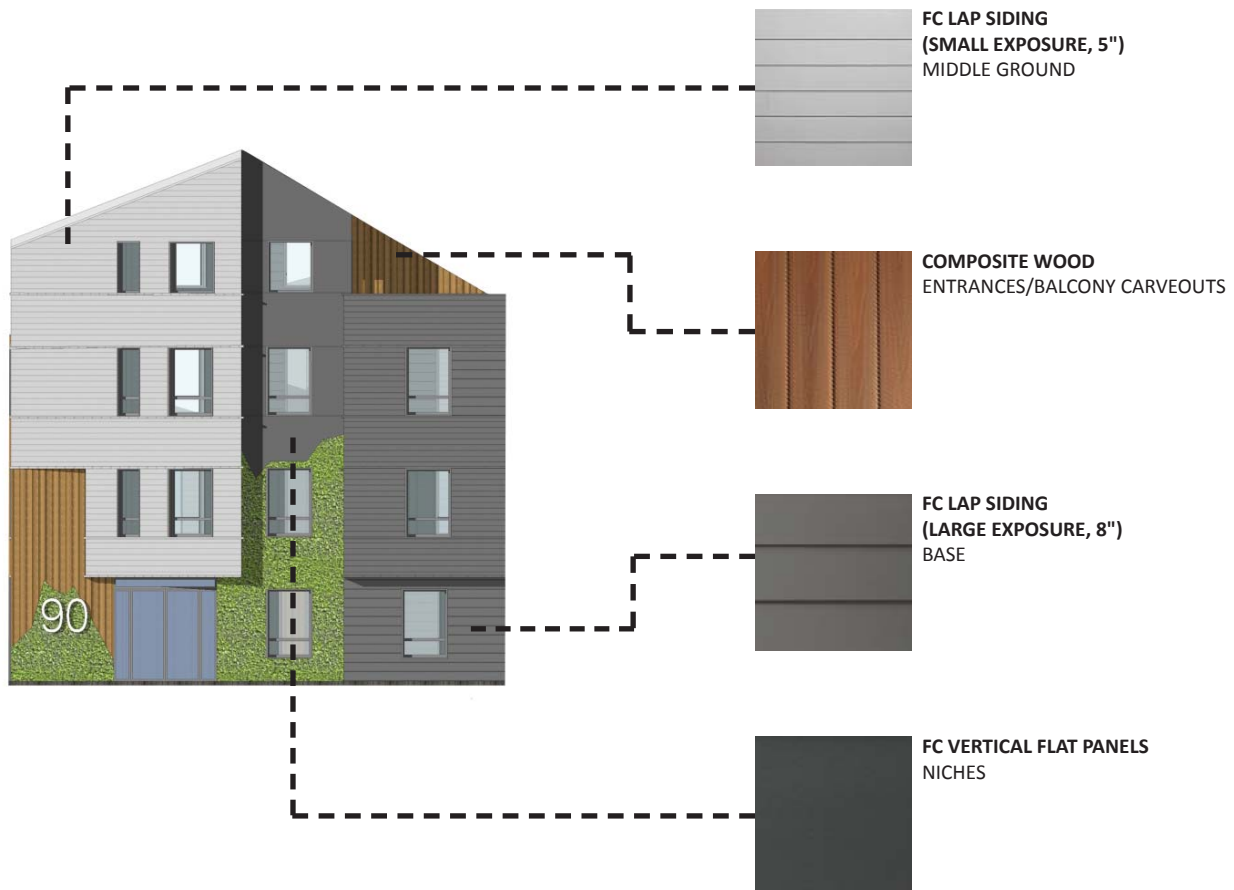
UHomes @ 90 Antwerp's contextually sensitive design is integrated into the streetscape by blending the new and the old. Elements of texture, color, roof shape, window proportions, angular bays, balconies and entries are influenced by the architectural characters of the surrounding homes; but are carefully and sensitively crafted to offer a more contemporary interpretation of a 21st century residential building.

The concept features smaller cluster of buildings around a Living Street. Each massing reacts to the context and surrounding neighborhood with a network of footpaths and street. In essence, it is a microcosm of the surrounding neighborhood. The height of each block is tuned to react to its most immediate neighbors, with the buildings stepping down from four stories at the Antwerp Street/Gould Street intersection to two levels on Holton Street

The Pocket Park located around the corner of Antwerp St and Holton St aims to offer the neighbors a vibrant and diversified experience in the most welcoming way. The "Living Street" is a secondary open space network that is aligned with the building gaps along Gould and Holton Streets. This strategically allows the continuity of open spaces found in the area. Additionally, the green buffer between the immediate four neighbors along Litchfield Street serves as a passive landscape zone and minimizes potential impact on the neighbors.

The porosity of the street level allows both the public and the residents to access the open spaces and surrounding streets. The ground floor units all have their own individual entrances, allowing for street activity that is beneficial for active street life, neighborhood safety and friendly and neighborly "front stoop" front door interactions.

PROJECT INFORMATION



Material Palette

The material palette of UHomes @ 90 Antwerp Street reflects much of what is found in the area such as lap siding and wood accents. The gable-shaped roof of the proposal also evokes the wood framed houses that lined the surrounding blocks. The trellis system, balconies and planter boxes will allow an additional layer of calming greenery and attractive plantings for the enjoyment of the local residents.

UHomes @ 90 Antwerp Street will use a composite siding system, primarily a fiber cement type siding and a composite wood cladding as accents. The fiber cement siding will be varied in its size, construction and exposure. For the first floor level, a wider exposure (8" or more) of lap siding is proposed to demarcate the "base" of the building. A more refined (5" exposure or less) lap siding with a contemporary flatstock trimwork will line the upper levels. Niches will receive a vertical flat panel with trellis structure to support creeping plants while balconies and entries will be lined with a durable composite wood cladding for warmth and softness.

Fiber Cement siding has the benefits of being low maintenance and factory finished colors ensure the facade colors will last for a long time. Composite wood materials provide the same aesthetic qualities of wood and at the same time provide dimensional stability and long term durability towards the weather elements.



Interior View of a Typical Family Sized Unit

Family-Oriented Features

The unit types proposed will be a varied mix of 1 bedroom, 2 bedrooms and 3 bedrooms units. 80% of all units are 3 bedrooms or 2 bedrooms with family-oriented features like ample storage spaces, efficiently laid out bedrooms and bathrooms, large kitchens (particularly for the 3 bedrooms units), in-unit laundry and individual dedicated parking spaces.

Building solutions like ERV, air filtration, low VOC paints, cleanable and easy to maintain flooring surfaces, large windows that allow generous light and air will significantly add to the user comfort and quality of life of all residents, young and old.

SITE & LANDSCAPE PLAN



Landscape Planting and Features

The landscape design strategy is comprised of three key elements – a publicly accessible Pocket Park, a “Living Street” inspired by the Dutch *Woonerf* concept and a green buffer zone along the western edge.

The Pocket Park located around the corner of Antwerp St and Holton St aims to offer the neighbors a vibrant, welcoming and relaxing corner. An Urban Living Room will offer seating while a playsculpture acts as both a design element as well function as a playset for children. The “Living Street” is a secondary open space network that is also landscaped, with a mix of textures and hardscapes for the transitional spaces between parking space, driveway, pedestrian walkways and other informal nooks and corners that allow for neighborly interactions. Additionally, the green buffer between the immediate four neighbors along Litchfield Street serves as a passive landscape zone.

All plantings and greeneries selected for UHomes @ 90 Antwerp Street will strive to be drought tolerant species and low maintenance in nature. The “Living Street” will feature spring blooming trees while the Pocket Park will rely on a more classical mix of Maples or Oak trees with a slant towards cultivars that have striking fall features. The buffer zone will use a mix of deciduous and evergreens for year-round screening. Lastly, borders and planting beds featuring perennial planting palette will complete the landscaping vignettes at key locations around entrances and public ways.

SITE & LANDSCAPE PLAN



DOGWOODS, MAGNOLIAS OR CHERRY

LIVING STREET/ COURTYARD
SHADE TOLERANT/ FALL + SPRING FEATURES



SPRUCE/PINE/FIR WITH MAPLE/OAK/BEECH

BUFFER ZONE
MIX OF EVERGREENS/DECIDUOUS TREES



MAPLE/OAK/BEECH WITH SHRUBS

POCKET PARK/ URBAN LIVING ROOM
PASSIVE USE, ACTIVATED CORNER



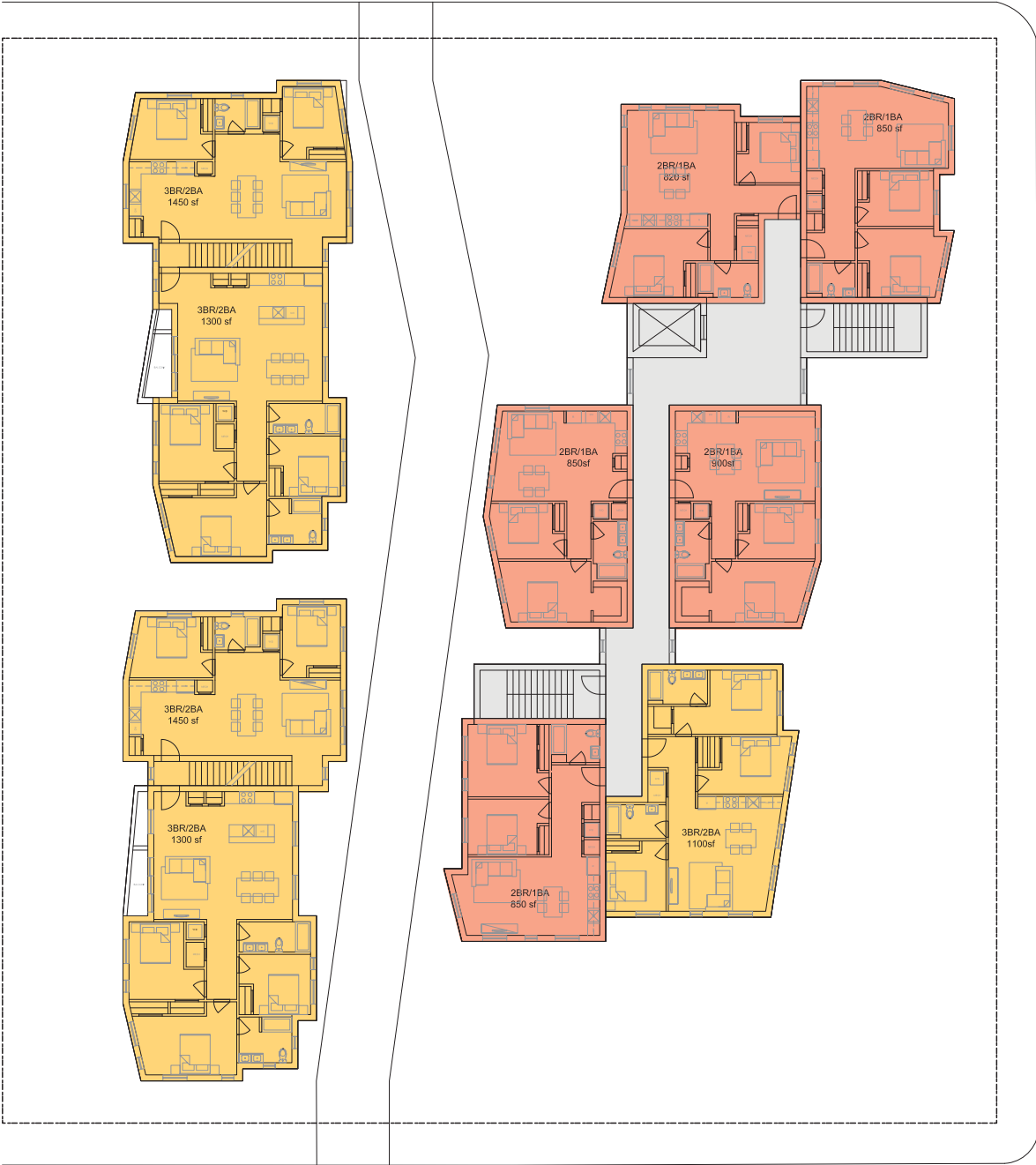
PERENNIAL MIX GARDEN
DROUGHT TOLERANT AND LOW MAINTENANCE
FOR BORDERS/FEATURE PLANTING BEDS

FLOOR PLAN



FIRST FLOOR

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMON/BACK OF HOUSE

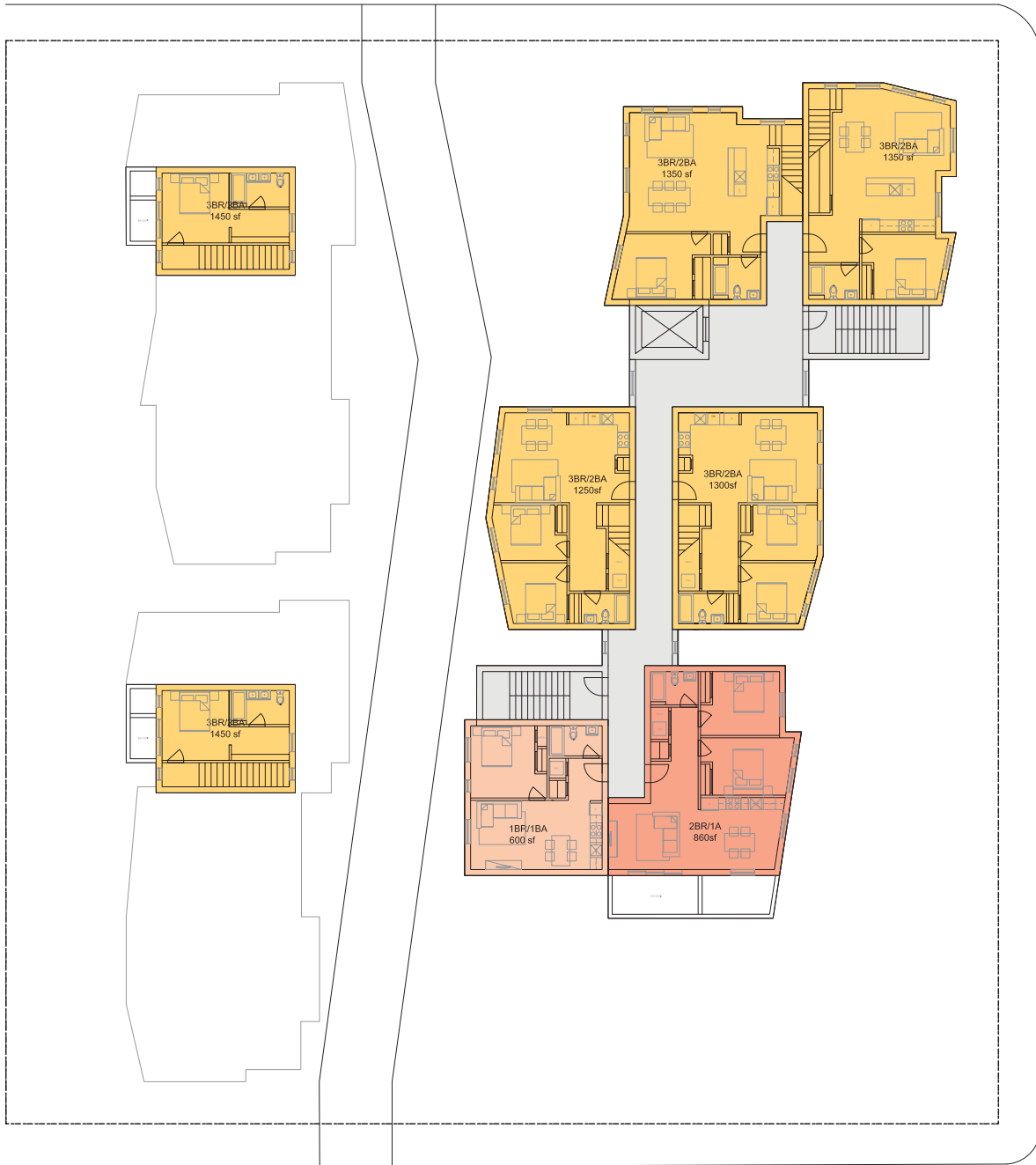


SECOND FLOOR



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMON/BACK OF HOUSE

FLOOR PLAN



THIRD FLOOR



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMON/BACK OF HOUSE



FOURTH FLOOR



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMON/BACK OF HOUSE

ELEVATION



Gould Street Elevation



Antwerp Street Elevation



Holton Street Elevation



Parkside Elevation

RENDERING



Bird's Eye View of UHomes @ 90 Antwerp Street | View Hovering Above Gould Street



Bird's Eye View of UHomes @ 90 Antwerp Street | Highlighting Public Pocket Park and Living Street

RENDERING



View of Antwerp and Gould Street Intersection



View of Entrance to 90 Antwerp Street



View of Holton Street and Antwerp Street Intersection

RENDERING

Scenarios of Different Possible Usages for the Pocket Park



Saturday Morning Community Yoga



Summer Cookout Block Party



Spring Picnic with Neighbors

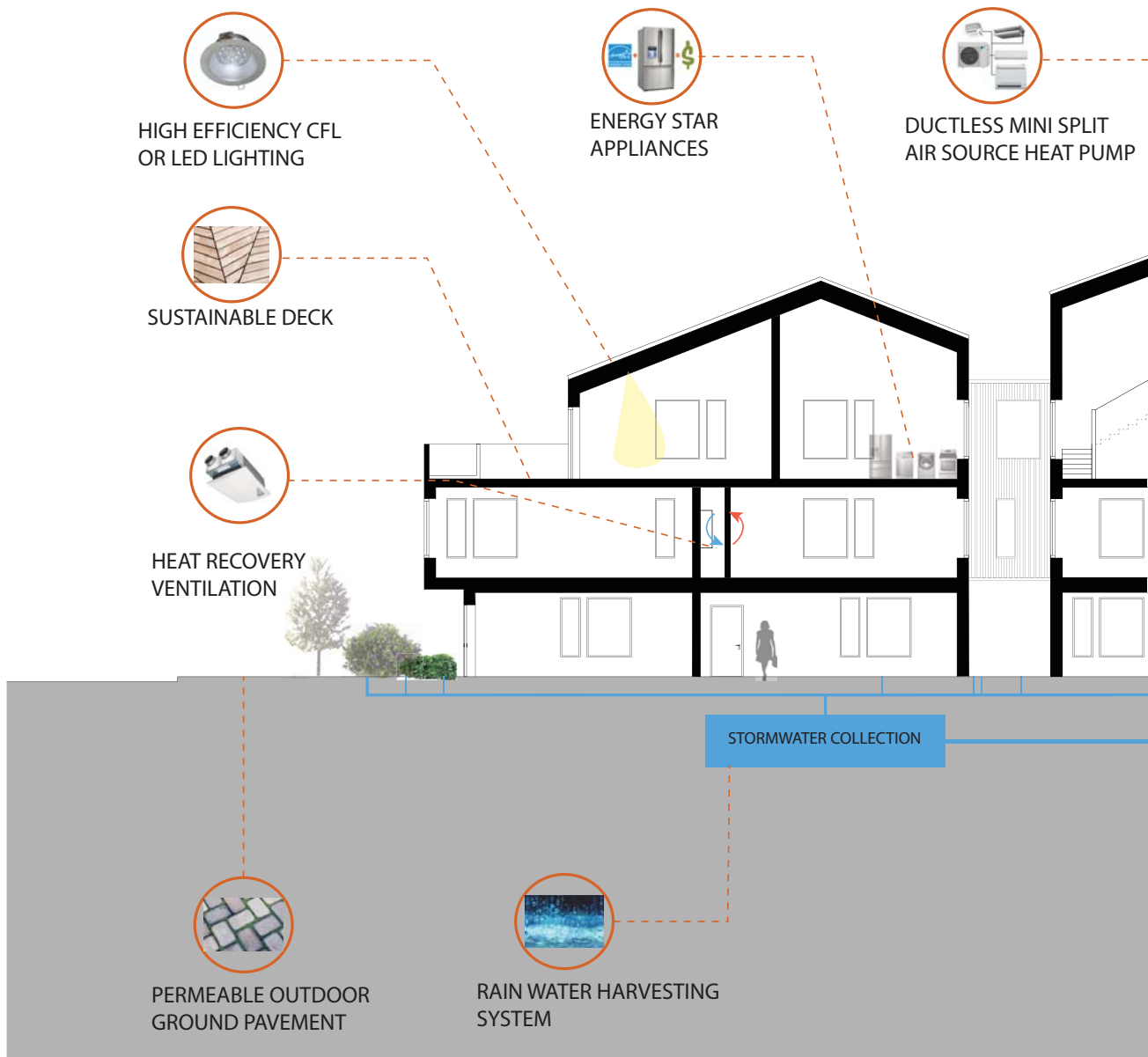


View of Balcony with Planter Boxes and Pocket Park

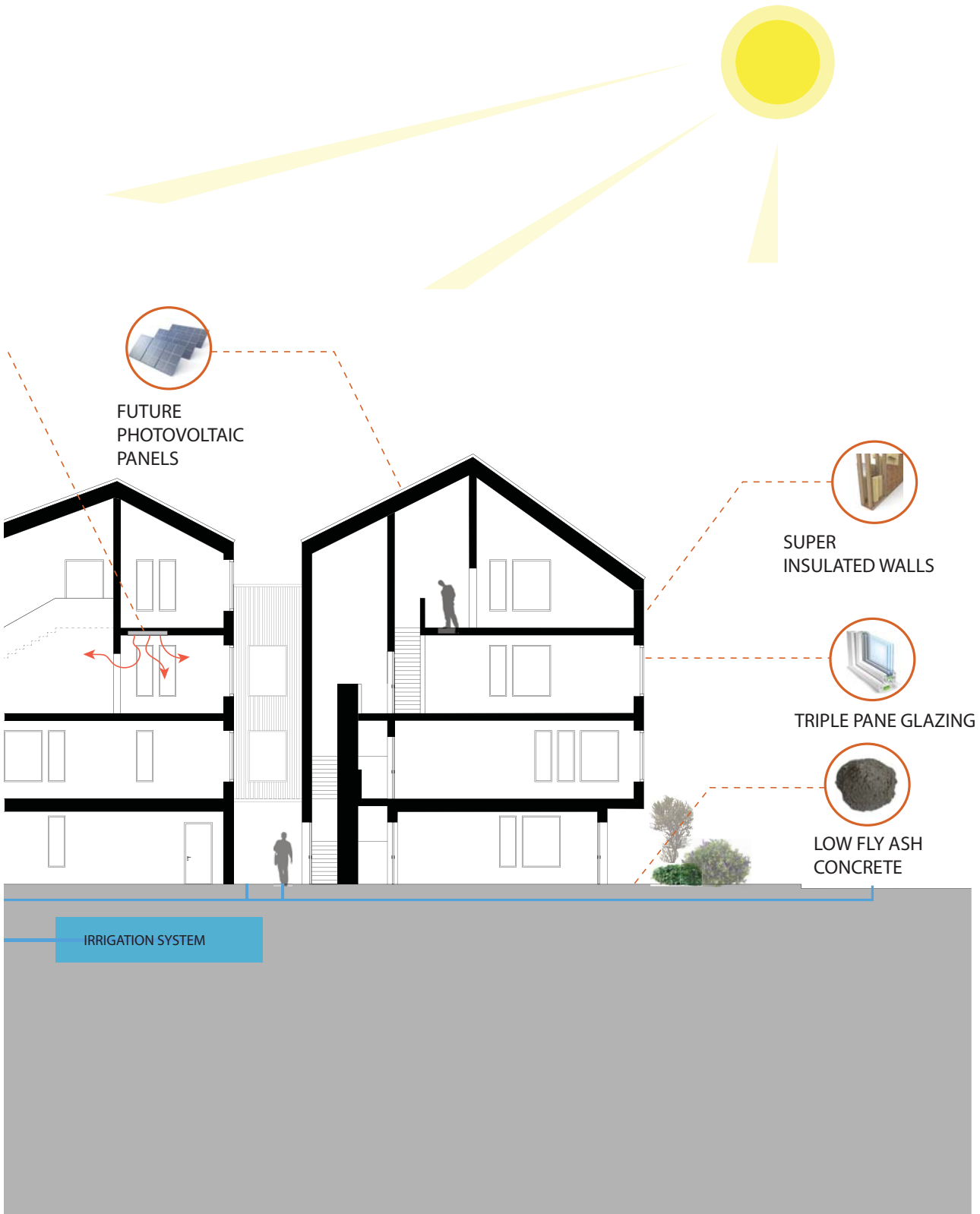


Closeup View of the Pocket Park Corner

SUSTAINABILITY



Section Diagram Showcasing Green and Sustainable Features



4

ZONING & PERMITTING

ANTICIPATED PERMITS & APPROVALS

As a new construction of 20 residential units on a vacant land, the proposed project is anticipated to apply for the following permits and approvals:

Boston Planning & Development Authority

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

Boston Water and Sewer Commission

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

Boston Fire Department

- Permits for Demolition, Construction and Fire Alarm

Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Building Permit
- Parking Garage Related Permits, Flammable Fuels
- Certificate of Occupancy

Boston Department of Public Works Public Improvement Commission

- Possible Sidewalk Repair Plan
- Curb-Cut Permit
- Specific Repairs Plan

PUBLIC REVIEW PROCESS

Both before and after designation, the Proposed Project has received a lot of feedback from the community and public agencies. The Proposed Project has been through the following public reviews:

Before Designation

- RFP Selection Committee Meeting at BPDA in October 2017
- RFP Participants Open House in Brighton in November 2017

After Designation

- 1st Design Review at BPDA in March 2018
- 2nd Design Review at BPDA in April 2018
- Design Update Open House in Brighton in April 2018
- 3rd Design Review at BPDA in May 2018

In the next few months, we anticipate to go through the following public reviews:

- Article 80 SPR Public Meeting and Review
- Zoning Board of Appeals Public Hearing and Review
- Ongoing BPDA Reviews



External Memorandum

Date: 06/20/2018
To: Urbanica Design + Development
From: AKF Code
Re: 90 Antwerp St Zoning

ENCLOSED:

Memorandum Telephone Record Meeting Minutes Field Observations

BACKGROUND

The purpose of this memo is to provide a zoning analysis for the 90 Antwerp St multi-family residential project.

Addresses: Building I - 90 Antwerp St
 Building II – 16-20 Gould St
 Building III – 131-135 Holton St
Zoning District: Allston/Brighton (Art. 51)
Subdistrict: Community Commercial 1 (CC-1)
Overlays: PDA-Permitted
Lot Size: 29,700 Sf (*Boston Assessor's*)

COMMENTS

The project proposes 3 separate dwelling units on the same lot (90 Antwerp St). The 3 dwellings have already been assigned address by Boston ISD. The Planned Development Area (PDA) is not applicable to this project because the minimum area requirement is at least 1 acre, equivalent to 43,560 sf (Art. 3-1A.). The subject parcel is only 29,700 Sf therefore the site does not qualify for a PDA. Article 80, Small Project Review, is applicable. There are eight total anticipated zoning violations. Refer to the Appendix of this report for calculations and assumptions.



Use Regulations

90 Antwerp (Building I) with 14 dwelling units constitutes a “multifamily building”. 16-20 Gould St (Building II) and 131-135 Holton (Building III) with 3 units each are defined as “3 family detached” (Art. 2A). Both are conditional uses in CC-1 subdistrict. This means that the applicant will be cited for a zoning use violation and will need zoning code relief from the City of Boston Zoning Board of Appeals.

Art. 51-Table B – Allston-Brighton Neighborhood Use Regulations – Residential Uses

	Community Commercial (CC)
Multifamily Dwelling	Conditional
Three Family Detached Dwelling	

Dimensional Regulations

If 3 detached buildings are proposed on the same lot then the dimensional requirements of the zoning code shall apply to each building as if it were on a separate lot (Art. 14-6). To achieve this an imaginary line shall be drawn between Buildings One, Two, and Three and the dimensional requirements will be applied to each “imaginary lot” for zoning analysis (See Appendix). The lots are assumed to be rectangular in shape. In the case of these buildings, the front yard for the building II & III shall be taken from the street line (Art.21-4). The new lot sizes are summarized in the table below.

Size Summary	Building I	Building II	Building III
Address	90 Antwerp	16-20 Gould	131-135 Holton
Lot Size (Sf)	17,550	6,075	6,075
Lot Width (Feet)	180	67.5	67.5
Lot Depth (Feet)	97.5	90	90

The tables below summarize dimensional analysis for Buildings one, two, and three. Included are also anticipated dimensional regulations for each building. Refer to the Appendix for calculations.

Art. 51-Table E – Dimensional Requirements Analysis for 90 Antwerp (Building I)

	CC-1	Proposed	Variance?
Max Floor Area Ratio (FAR)	1.0	1.15	Y
Max Building Height	35 feet	42 feet	Y

ZONING ANALYSIS



Lot Size	None	17,550 Sf	N
Lot Area per Dwelling Unit		1,247 Sf / Unit	N
Usable Open Space / Dwelling Unit	50 feet / unit	648 Sf / Unit	N
Min Lot Width	None	180 feet	N
Front Yard Setback ¹	Street Wall Continuity ²	7 feet	N
Side Yard Setback (Also front per Art 51-57.4)	None	7 feet	N
Rear Yard Setback	20 feet	6.5 feet	Y

¹ Note that Community Commercial is a Neighborhood Business district, therefore no public access (aside from building code requirements) shall be below grade.

² The project shall be subject to the design component of Small Project Review to determine the appropriate street wall location (Art 51-52.1(b)).

For Buildings II & III, because of where the imaginary lines are drawn the front yard has changed to the street line, therefore one side yard for each lot now abuts the 3F-4000 Residential Area. According to Art.51 Table E.(5), the side yard that abuts a residential sub-district shall adhere to the side yard setback of that residential district. The side yard setback for a 3F-4000 zone is 10 feet.

Art. 51-Table E – Dimensional Requirements Analysis for 16-20 Gould St (Building II)

	CC-1	Proposed	Variance?
Max Floor Area Ratio (FAR)	1.0	0.60	N
Max Building Height	35 feet	32 feet	N
Lot Size	None	6,075 Sf	N
Lot Area per Dwelling Unit		2,033 Sf / Unit	N
Usable Open Space / Dwelling Unit	50 feet / unit	1,086 Sf/ Unit	N
Min Lot Width	None	67.5 feet	N
Front Yard Setback	Street Wall Continuity ²	7 feet	N
Side Yard Setback	10 feet	10 feet	N
Side Yard on 3-4000 side	10 feet	20 feet	N
Rear Yard Setback	20 feet	2.5 feet	Y

² The project shall be subject to the design component of Small Project Review to determine an appropriate street wall location (Art 51-52.1(b)).



Art. 51-Table E – Dimensional Requirements Analysis for 131-135 Holton St (Building III)

	CC-1	Proposed	Variance?
Max Floor Area Ratio (FAR)	1.0	0.66	N
Max Building Height	35 feet	32 feet	N
Lot Size	None	6,075 Sf	N
Lot Area per Dwelling Unit		2,042 Sf / Unit	N
Usable Open Space / Dwelling Unit	50 feet / unit	900 Sf / Unit	N
Min Lot Width	None	67.5 feet	N
Front Yard Setback	Street Wall Continuity ²	7 feet	N
Side Yard Setback	10 feet	10 feet	N
Side Yard on 3-4000 side	10 feet	20 feet	N
Rear Yard Setback	20 feet	5 feet	Y

² The project shall be subject to the design component of Small Project Review to determine an appropriate street wall location (Art 51-52.1(b)).

Parking/Off Street Loading

Art. 51-56.3 states that off-street parking requires parking to be calculated for the total number of spaces for all uses. Therefore, parking is calculated as a whole for all three buildings on the lot (20 dwelling units). Final parking counts shall also be verified during the design review process with BPDA. The total parking required by zoning is given below:

Off Street Parking Requirements Art 55. Table K	Space (per Unit)
Affordable Housing	0.7
Other Residential Uses (1-9 Units)	1.75
Other Residential Uses (10+ Units)	2.0

Program will have 12 Affordable Units + 8 Market Rate Units

Parking required = (12*0.7) + (8*1.75) = **22.4** (round down per Art 2A. Rounding) = **22**

Total Parking Proposed = 20 Condo Parking + 2 Visitor Parking = **22 Total**

One violation will be cited for lack of a loading dock, given that the total square footage of the project exceeds 15,000 Sf (Art. 51 Table K)

Zoning Violations Summary

Tables below summarize the zoning violations for the project.



Use Regulation Violations Summary

#	Article	Section	Violation
1	51	Table B	Use Conditional – Multifamily Residential
2	51	Table B	Use Conditional – Three Family Detached Dwelling

90 Antwerp (Building I) Zoning Dimensional Violations Summary

#	Article	Section	Violation
1	51	Table E	FAR
2	51	Table E	Height
3	51	Table E	Rear Yard Setback

16-20 Gould St (Building II) Zoning Dimensional Violation

#	Article	Section	Violation
1	51	Table E	Rear Yard Setback

131-135 Holton St (Building III) Zoning Violation

#	Article	Section	Violation
1	51	Table E	Rear Yard Setback

Off Street Loading Zoning Violation

#	Article	Section	Violation
1	51	Table K	Insufficient Off Street Loading

Article 80 – Small Project Review

Per Boston Zoning Ordinance Section 80E-2.b(i) & (ii) for applicability of Small Project Review, if a project adds $\geq 20,000$ Sf or adds ≥ 15 dwelling units, then Small Project Review is required by the Boston Planning and Development Agency (BPDA). Small Project Review will examine the following features (Art. 80E-3):

- Vehicular and pedestrian access and egress to and from the site, and traffic impacts.
- Location and dimensions of all buildings, structures, and parking/loading areas.
- Relationships of primary buildings to secondary buildings.
- Landscaping and screening.
- Roof shapes, cornice lines, and roof structures.



- Exterior wall articulation, fenestration, and other architectural features.
- Sign locations (if applicable).

The procedure for Small Project Review shall be such that the applicant shall submit their project to the Boston Inspectional Services Department (ISD) with a nominal fee letter for initial zoning review. Once the applicant has obtained the ERT permit number the applicant shall approach the BPDA for Small Project Review, in conjunction with ISD review for zoning compliance.

Permit Fees

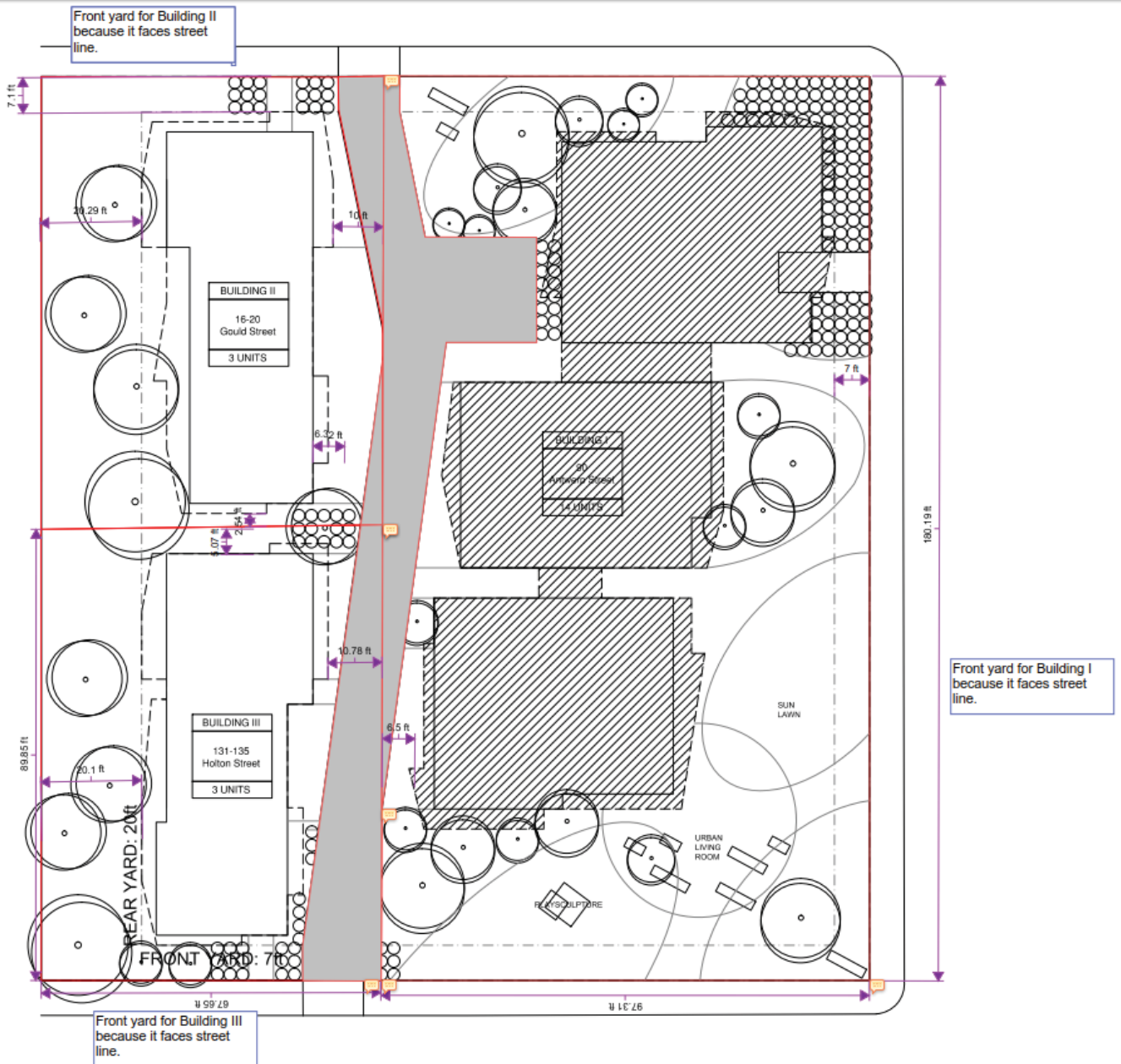
Assuming there is no lot combination/division the anticipated fee schedule is reproduced below. The applicant will need to apply for 3 ERT permits with requests for nominal fees because these are three separate buildings.

Due at Initial Planning and Zoning Intake	
Application Fee	50.00 (x3)
Nominal Fee	350.00 (x3)
Total	\$1200.00
Due At Filing with Board of Appeals	
Board of Appeals Fee (8 violations)	\$1,200.00

ZONING ANALYSIS



Imaginary Lot Division



| 99 Bedford Street, 2nd Floor, Boston, MA 02111 | F: 617.737.4311 | T: 617.737.1111 | akfgroup.com |

PUBLIC BENEFITS

The proposed Project will transform an underutilized vacant land into residential units with publicly accessible and usable open space. The proposed Project will offer many public benefits to the Brighton/Allston neighborhood and to the City of Boston, including the following:

- Redeveloping a neighborhood vacant land into a vibrant parcel and completing the streetscape
- Creating 20 new residential units of much needed housing, 12 units of which will be affordable units
- Furthering the policy goals of *Housing a Changing City: Boston 2030* promoted by Mayor Martin Walsh.
- Improving the ecological environment and adding public amenities by creating publicly accessible open space that will complete the existing open spaces in the neighborhood
- Contributing to a more pedestrian friendly neighborhood by improving the sidewalks
- Introducing new residents who will provide support to the local community and utilize local businesses
- Generating more property and sales tax revenue annually to the City
- Creating new construction jobs over a 16-month period

TRAFFIC & PARKING

As part of the proposed Project, the new 20-unit residential building will include on-site parking for 22 vehicles (20 for residents and 2 for visitors) in order to mitigate potential parking and traffic issues. The parking will be located on both sides of the internal living street, which is accessible from Gould and Holton Streets. The project site will add two vehicular curb cuts and make improvements to pedestrian sidewalk to assure proper public safety and appropriate design.

Additionally, the project's proximity to public transportation, including Commuter Rail Line at Boston Landing as well as MBTA bus lines like No. 64, 66, 70, 70A, and 86, will help to further alleviate potential negative impact on parking and traffic as public transportation is clearly in abundance for the new residents.

The provisions of bicycle racks (1:1 ratio of bike storage space to residential unit) will promote the use of more sustainable form of transportation. The availability of car-sharing within a 1/2 mile walking distance greatly reduces the dependency on automobile. Furthermore, the proposed project is in close proximity to various amenities. We anticipate that the 22 proposed parking spaces provided will satisfy the needs of the residents.

The proposed Project has 12 affordable units and 8 market-rate units. The Boston Zoning Code requires 0.7 parking for each affordable unit and 1.75 parking for each market-rate unit (1-9 units). Therefore, the total parking requirement is 22.4 (round down to 22 spaces per Boston Zoning Code-Article 2A Rounding). The Proposed Project will not require zoning variance on parking.

The Zoning Code also requires 1 off-street loading bay for projects with gross floor area of 15,001-49,999sf. The Proposed Project will request a variance on this off-street loading requirement. We believe that as a mixed-income all residential homeownership development, the need for a permanent loading area is not necessary as the long term occupancy will be stable after the initial moving-in phase of homeowners.

A shadow impact analysis was conducted for the hours of 9am, 12pm, 3pm and 6pm during the vernal equinox (March 21), summer solstice (June 21), autumnal equinox (September 21) and winter solstice (December 21).

The shadow studies include analysis for 2 scenarios. This is graphically explained in the following pages. The matrix is read left to right for the times of day and is read top to bottom for two following scenarios:

TOP ROW

No-Build Scenario - showing existing shadows from surrounding context

BOTTOM ROW

Proposed Scenario - showing effects from the proposed project scheme

SPRING EQUINOX, MARCH 21

During the vernal equinox on March 21, the project shadows are oriented on the northwesterly direction in the morning and northeasterly in the afternoon, casting some shadows on the green buffer between the proposed buildings and the neighbors during early morning hours. Between 12pm and 6pm, the project related shadows will mostly be on Gould Street and Antwerp Street with no impact to the surrounding buildings.

SUMMER SOLSTICE, JUNE 21

During the summer solstice on June 21, the proposed buildings will cast some shadows northwesterly on the green buffer area during early morning hours. From 12pm onwards, the project related shadows are contained on Antwerp Street with minimal impact to the surrounding buildings. The shadow impact is considerably less than during Spring and Fall due to the high Summer sun angles.

FALL EQUINOX, SEPTEMBER 21

As in the spring, during the autumnal equinox which starts on September 21, the impacts of the project shadows are oriented northwesterly, casting shadows mostly on the green buffer during early morning hours. From 12pm onwards, the project related shadows will mostly be contained on Gould Street and Antwerp Street with minimal impact to the surrounding buildings.

WINTER SOLSTICE, DECEMBER 21

During the winter solstice which starts on December 21, the sun angle becomes lower. In the morning time, the proposed buildings slightly cast some shadows on the neighboring buildings. For the rest of the day, the shadow impacts are mostly limited on Gould Street and Antwerp Street. After 3pm, the overall environment starts to become dark and the proposed project does not contribute adversely to the existing shadow conditions.

In conclusion, we believe the proposed buildings will have minimal shadow impacts to the surrounding areas.

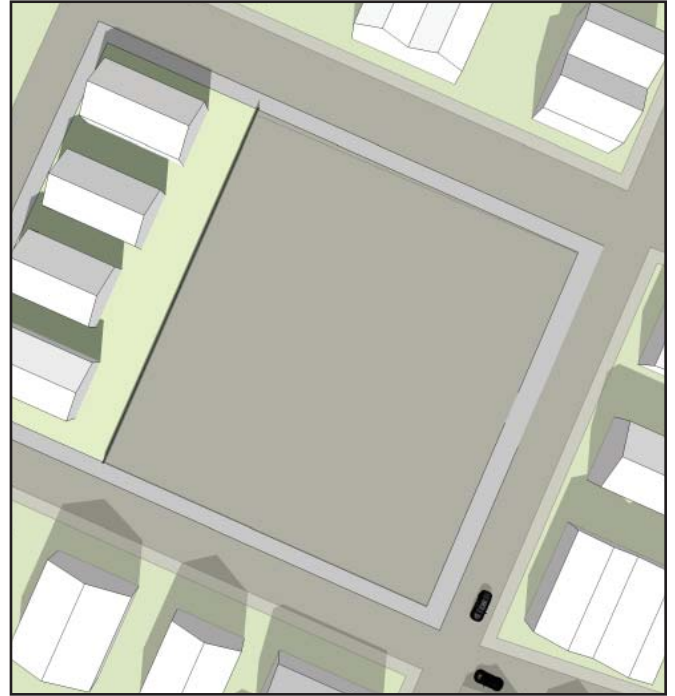
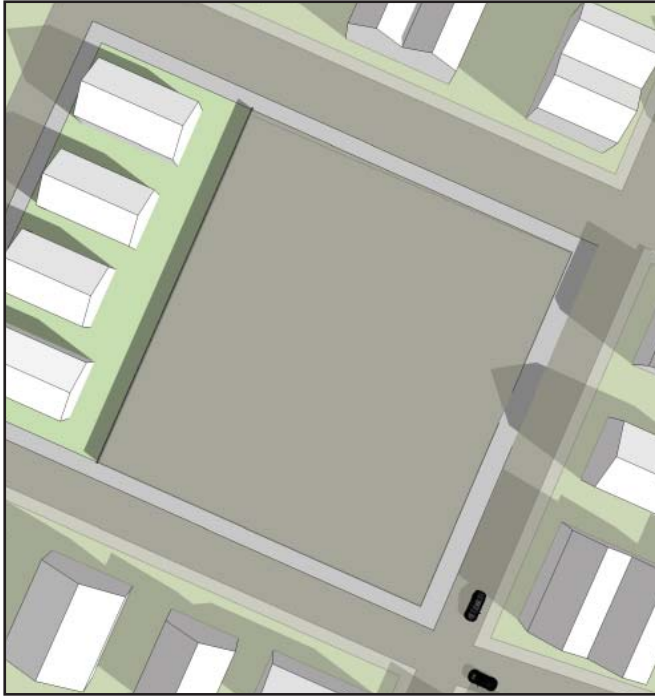
SHADOW STUDY

Shadow Study: March 21, Spring Equinox

9 AM

12 PM

CURRENT



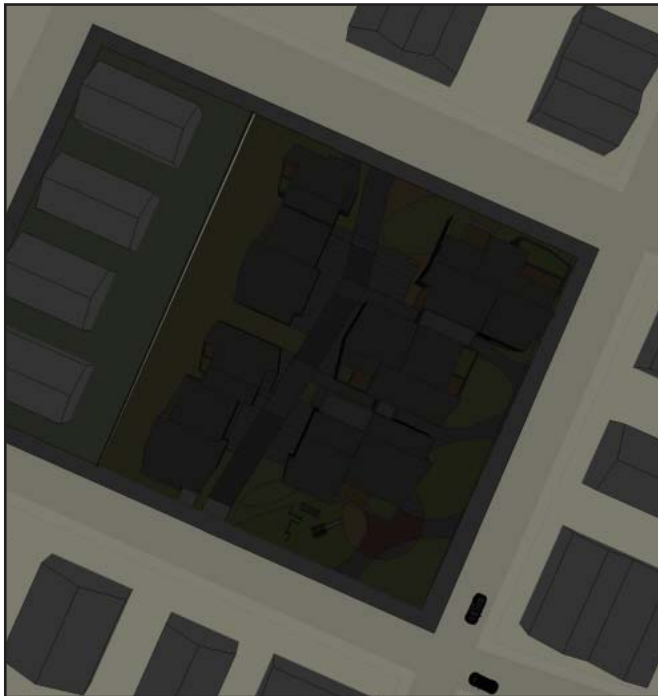
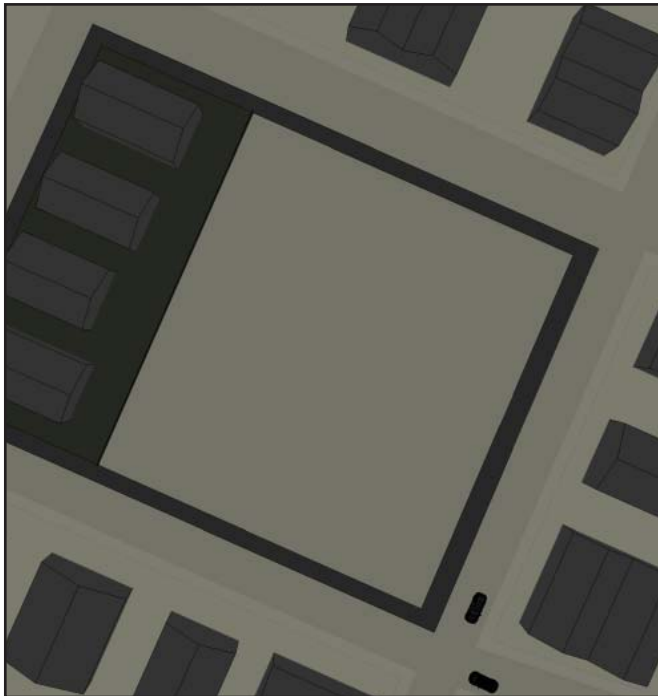
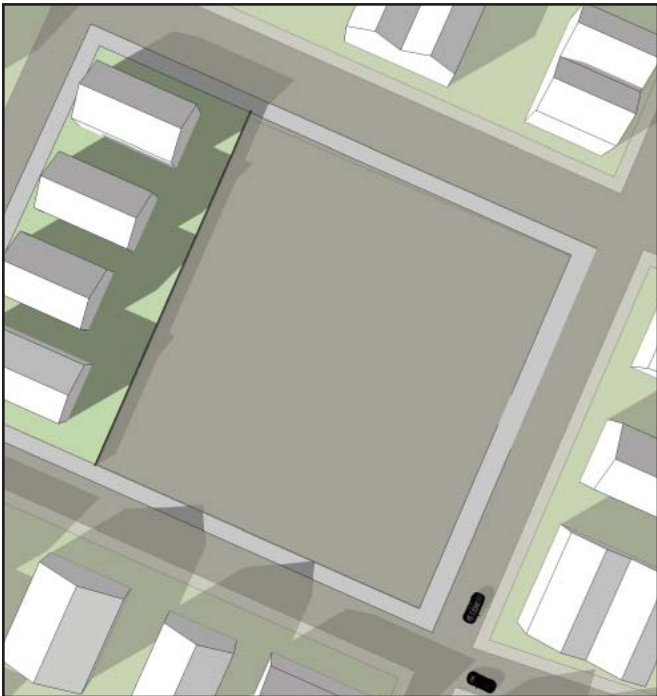
PROPOSED



SHADOW STUDY

3 PM

6 PM



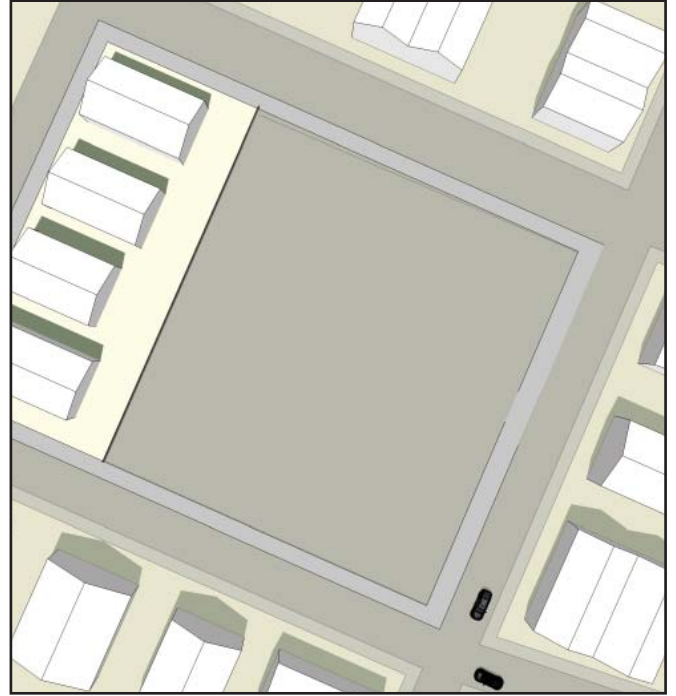
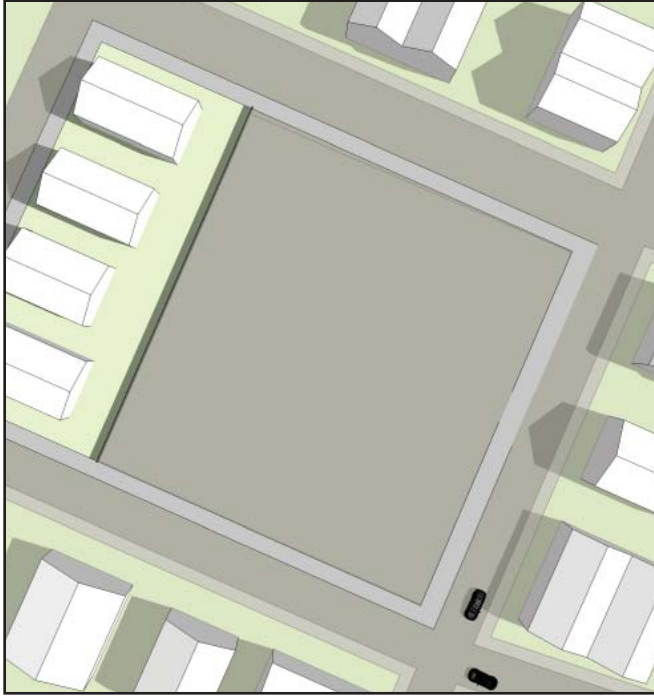
SHADOW STUDY

Shadow Study: June 21, Summer Solstice

9 AM

12 PM

CURRENT



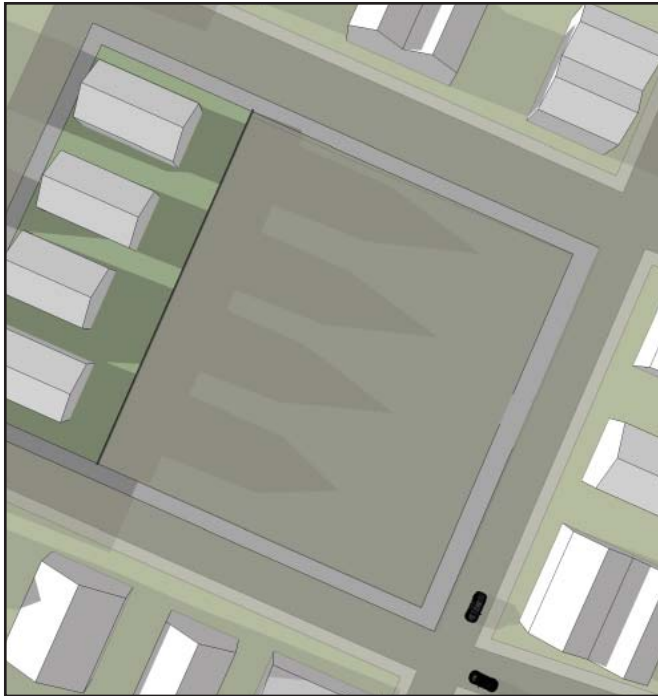
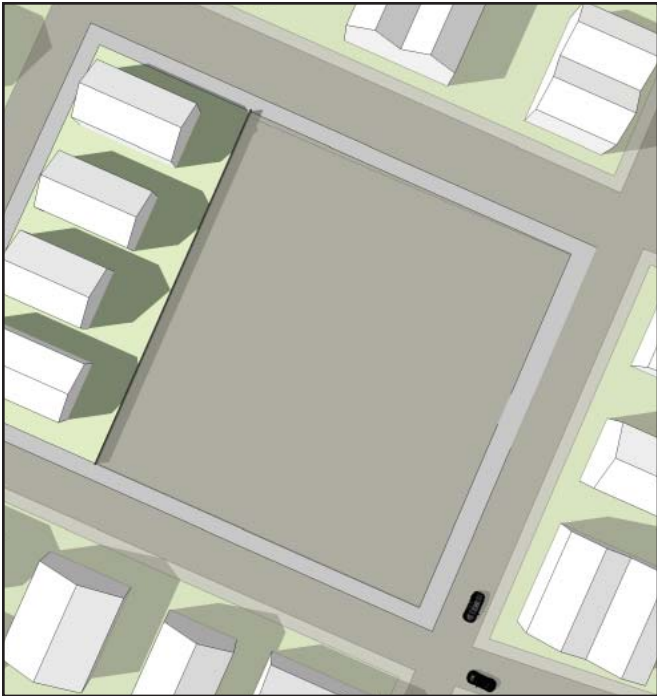
PROPOSED



SHADOW STUDY

3 PM

6 PM



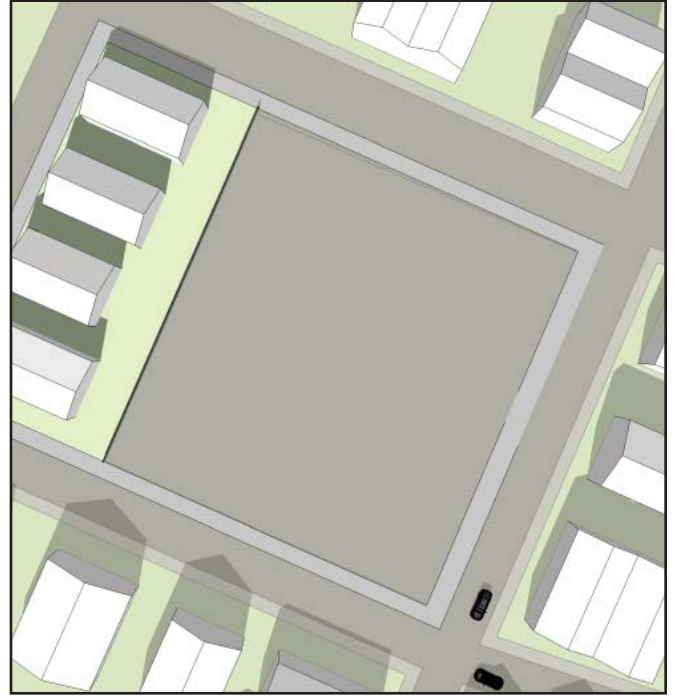
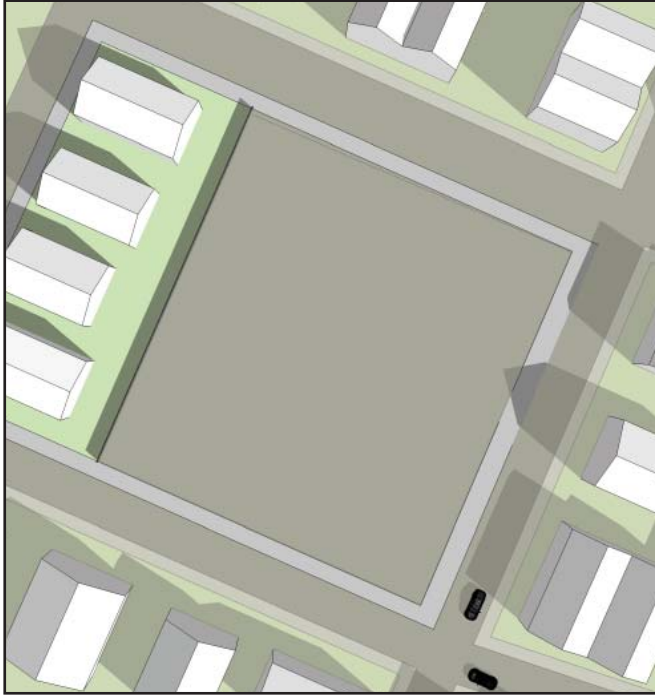
SHADOW STUDY

Shadow Study: September 21, Autumn Equinox

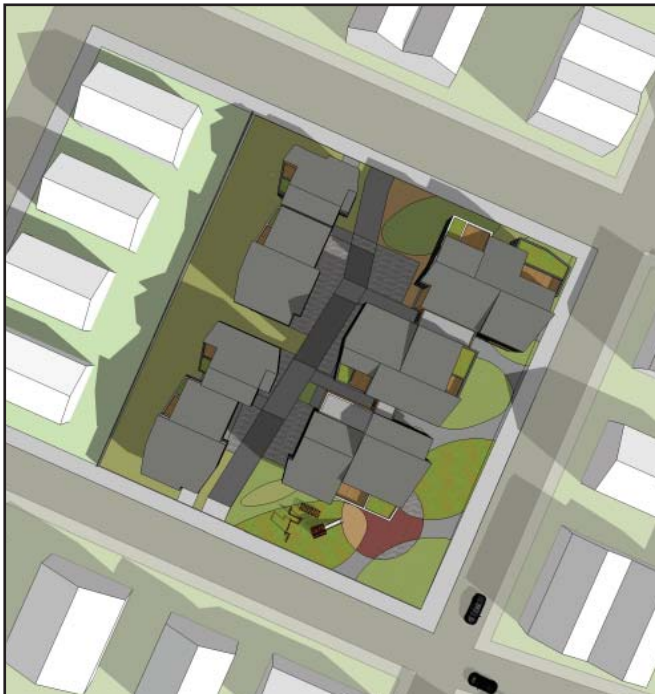
9 AM

12 PM

CURRENT



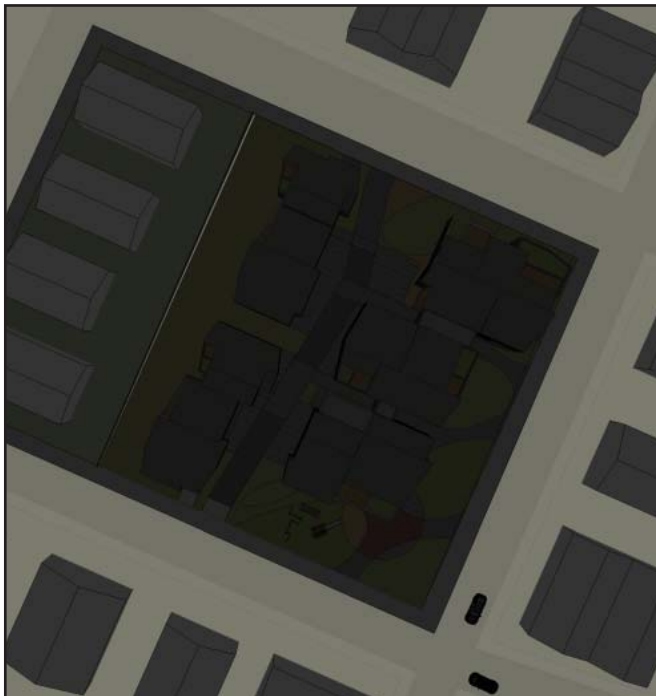
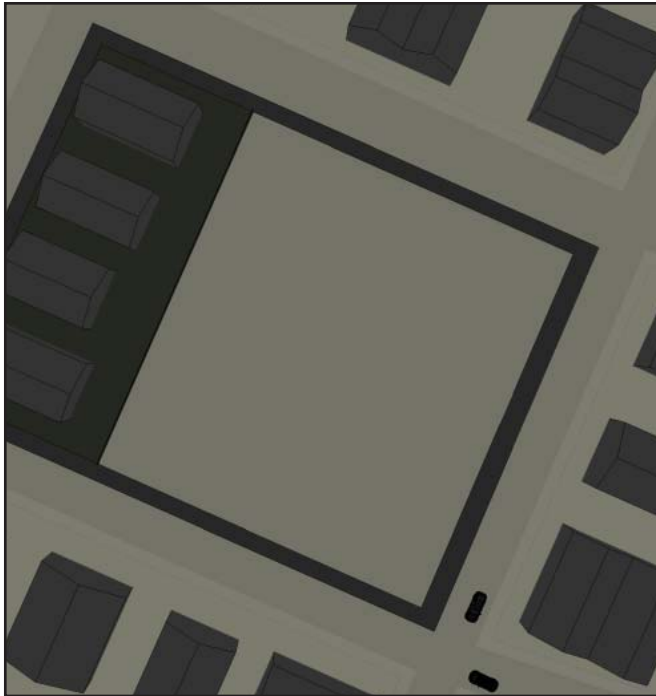
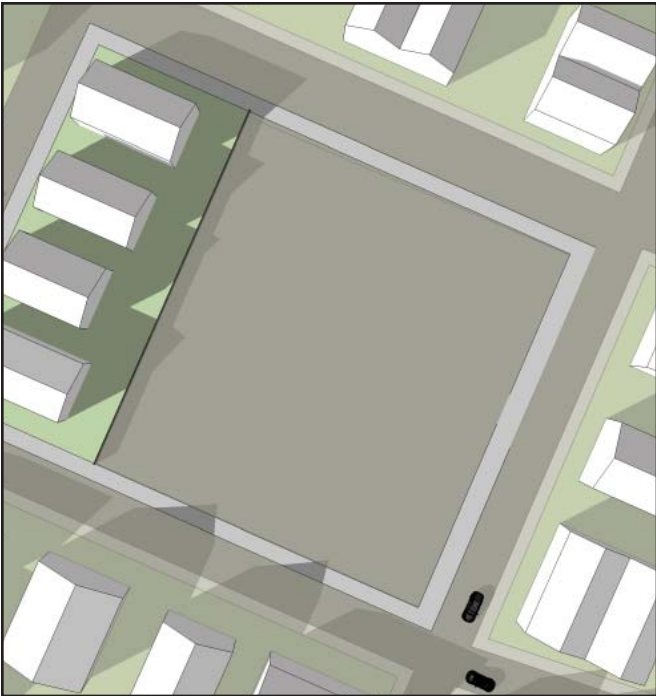
PROPOSED



SHADOW STUDY

3 PM

6 PM



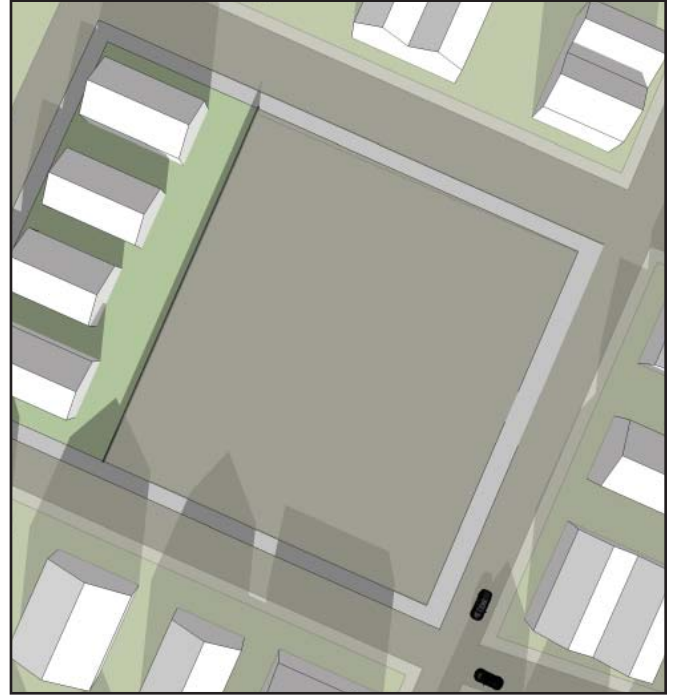
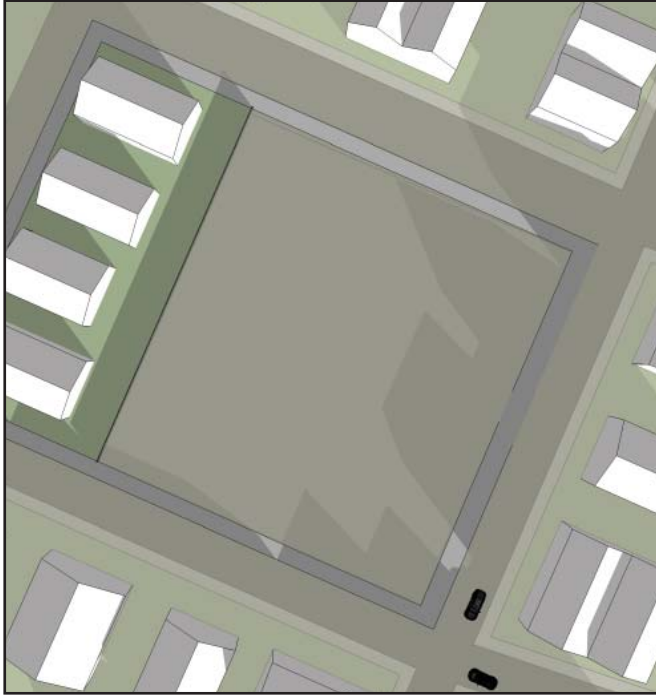
SHADOW STUDY

Shadow Study: December 21, Winter Solstice

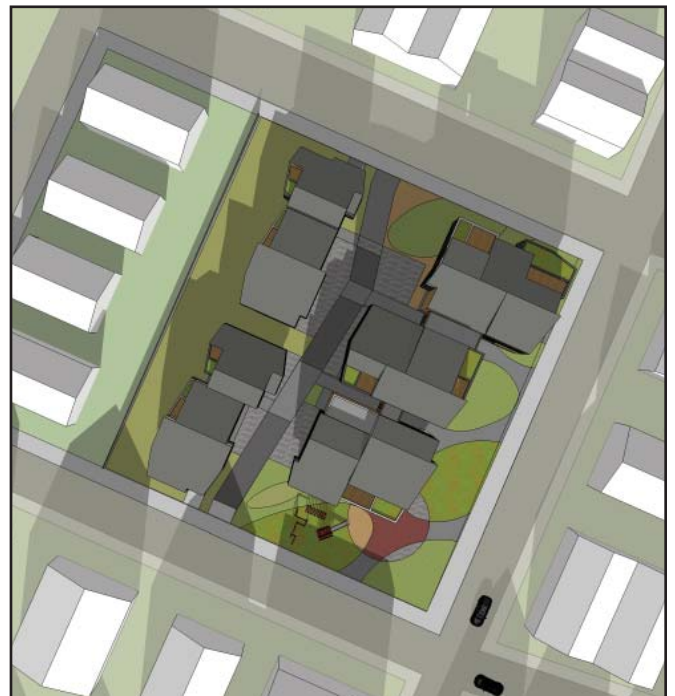
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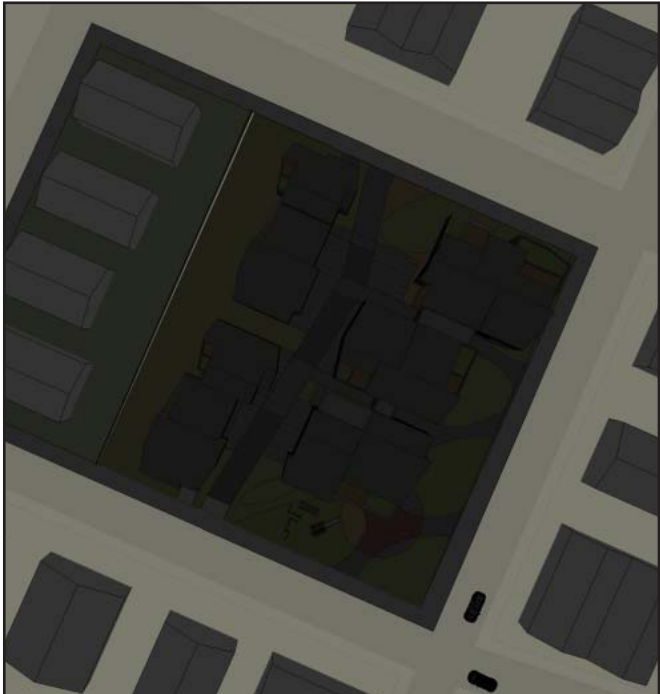
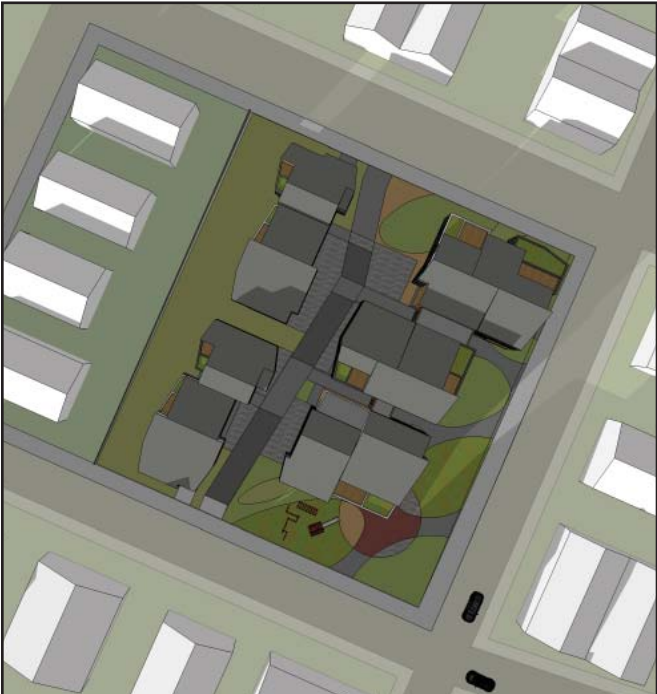
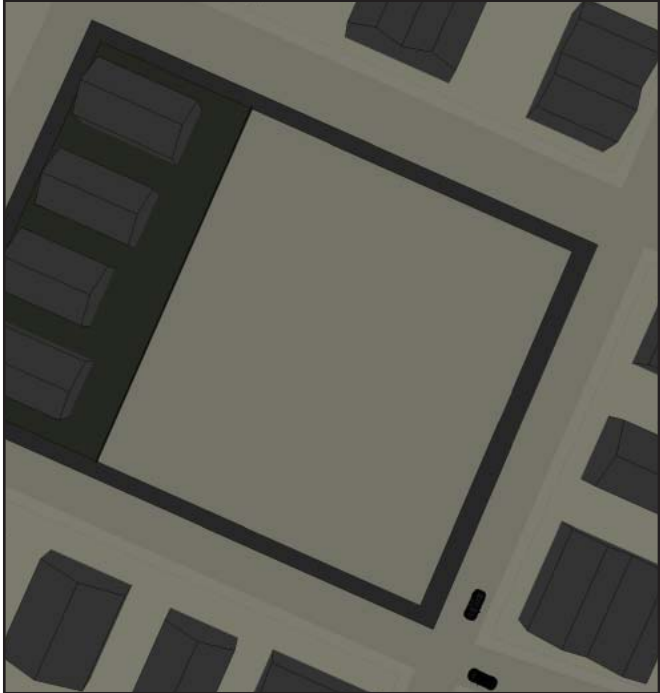
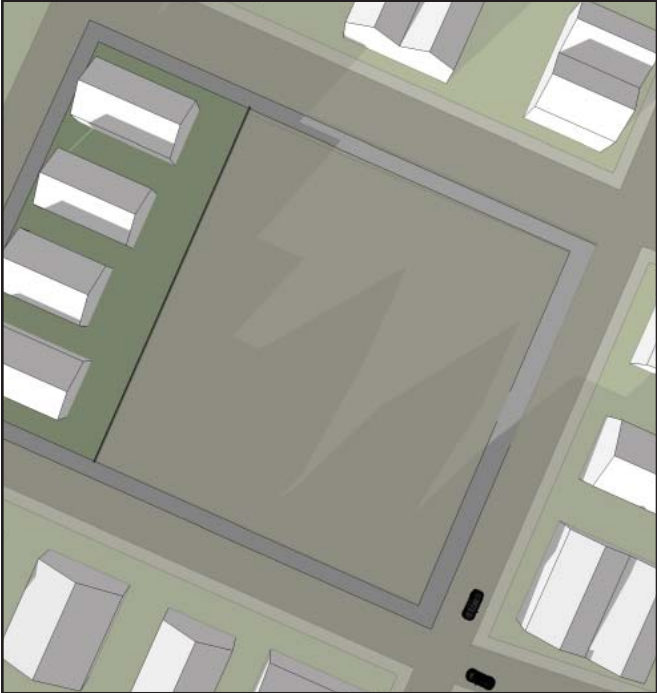
PROPOSED



SHADOW STUDY

3 PM

6 PM



APPENDIX

UHOMES @ ANTWERP STREET

BUILDING I : 90 Antwerp Street, Boston MA 02135
BUILDING II : 16-20 Gould Street, Boston MA 02135
BUILDING III : 131-137 Nelson Street, Boston MA 02135

PROJECT DESCRIPTION
 New construction, 24-unit residential development in 3 building clusters with 22 parking spaces.
 Building I: 90 Antwerp Street, Boston MA 02135 (14 units)
 Building II: 16-20 Gould Street, Boston MA 02135 (10 units)
 Building III: 131-137 Nelson Street, Boston MA 02135 (15 units)

LEED REQUIREMENTS
 LEED V4 Homes Silver "Certified"
 28,500 GSP 4+
 29,700 SF 4+
USE GROUP
 R-2 (Residential)
 U (Utilities and Misc Group)
TYPE VA

CONSTRUCTION TYPE
 Max. Allowable Height: 60'0" (per IRC)
 Max. Allowable Stories: 4-story Max (w/ Fire Sprinkler Exception)
 Proposed Stories: Between 2 to 4 story residential

FIRE RESISTANCE RATINGS
 Building to be equipped with an approved automatic sprinkler system.

Fire Resistance Rating Requirements:

Item	Rating
Shelf Enclosures	2 hr
Primary Structural Frame	1 hr
Beaming Walls, Exterior	1 hr
Non-bearing Walls & Partitions, Interior	0 hr
Floor Construction & Secondary Membr.	1 hr
Roof Construction & Secondary Membr.	1 hr
Opening Penetrations	1 hr

GENERAL NOTES

- All work shall comply with applicable codes, with all federal, state, and local codes and specifications having jurisdiction.
- Any conflict or discrepancy whatsoever between drawings, specifications, and conditions shall be resolved by the architect before proceeding with the work. Contractor to field verify all existing conditions.
- Work not indicated but inferable to complete work is understood to be included.
- Contractor to coordinate all new construction with details, specs, and notes.

USE OF CONSTRUCTION DOCUMENTS

- Contractor shall verify all dimensions or quantities shown on these drawings only within dimensions or quantities shown on these drawings if clarification or additional information is required.
- Contractor shall verify all dimensions or quantities shown on these drawings if clarification or additional information is required.
- The drawings are schematic in nature. Modifications in ducts, piping, and other details may be required to accommodate actual field conditions.
- Contractor shall take precautions to maintain and protect existing systems and structures. All work shall be immediately repaired in a manner acceptable to the architect if satisfactory repairs cannot be made. Contractor shall replace all materials and equipment damaged or destroyed by the contractor. All repairs and replacement costs shall be the financial responsibility of the contractor. Drawings or portions of drawings used for submittals without prior approval of architect will be rejected and returned to the contractor.

ADMINISTRATION OF THE WORK

- Contractor shall be solely responsible for the safety of all construction personnel and authorized visitors.
- Contractor shall be responsible for all construction activities on the site. All known discrepancies between the documents and actual conditions shall be reported to the architect for resolution **BEFORE** proceeding with work related to the discrepancy.

ADMINISTRATION OF THE WORK (continued)

- Contractor shall remove and properly dispose of all construction and demolition debris from the project site. Contractor shall be responsible for obtaining all necessary permits and approvals for removal of trash, including short-term storage permits and other permits as required. Prior to removal of debris, contractor shall clean and repair any damage to existing paving and other surfaces. Contractor shall not store debris in areas designated for other uses. Contractor shall install new systems, or repair existing systems, to original condition or better. Contractor shall install new systems, or repair existing systems, for building power to meet requirements for maintaining a secure site and building. Contractor shall be solely responsible for the means, methods, and materials used in the construction. Contractor shall be notified in order to maintain existing facility function during construction.
- Each installer shall examine substrate condition and/or site conditions prior to installation. Contractor shall be responsible for ensuring that the installation shall have a substantial effect on the quality of the installation. The installer shall immediately notify the contractor. Installation shall not proceed until the contractor has approved the installation. Contractor shall sign acceptance of the conditions.
- Contractor shall maintain record drawings on site at all times.
- Contractor shall be responsible for ensuring coordination efforts of all subcontractors.
- Contractor shall lay out work as soon as possible. Any discrepancies shall be reported to the architect for resolution **BEFORE** proceeding with the work in question.

STANDARDS AND REGULATIONS

- Contractor shall conform all work in conformance with applicable building codes, regulations, ordinances, utility provider requirements and similar standards. Contractor shall obtain all required permits and similar releases required for construction and occupancy. Contractor shall furnish copies of all such items to owner and architect within 10 days of receipt. If permits are delayed for any reason, contractor shall notify architect immediately.
- Contractor shall obtain all required inspections of the work. Contractor shall coordinate with utility providers and architect regarding the details of inspections.
- Contractor shall coordinate work with applicable utility providers.
- Contractor shall be responsible for ensuring that all work shall be in conformance with applicable building codes, regulations, ordinances, utility provider requirements and similar standards.
- If unanticipated hazardous materials are encountered, contractor shall immediately notify the architect. Contractor shall not proceed with the work until the architect has approved the remediation plan.
- Contractor shall verify all existing conditions in field before demolition or construction of any portion of the project.

DEFINITIONS

- "Align" as used in these documents shall mean to accurately locate finish lines and other features in accordance with the dimensions shown on existing construction without any visible joints or surface irregularities.
- "Clear" as used in these documents shall mean that the condition is not typically to finish face.
- "Maximum" or "Max" as used in these documents shall mean that the quantity greater than that shown without approval of the architect.
- "Minimum" or "Min" as used in these documents shall mean that the quantity less than that shown without approval of the architect.
- "Typical" or "Typ" as used in these documents shall mean that the condition is typical to the work. "As shown" is the same or representative for similar conditions throughout.
- "As" as used in these documents shall mean the dimension or quality is slightly adjustable to accommodate actual conditions.

MATERIALS

- All exterior masonry materials shall be selected with a non-radiating surface.
- Any material substitutions must be submitted in writing for approval by architect.
- All materials used in fire-rated assemblies shall be approved by UL or other recognized standard for use in such assemblies.

**UHOMES @ ANTWERP STREET
 BOSTON, MA 02135**

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Civil Engineer/Supervisor:
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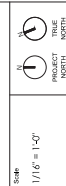
Code Consultant:
 AEF Engineers
 95 Beacon Street, 2nd floor
 Boston, MA 02116
 T: (817) 732-1111



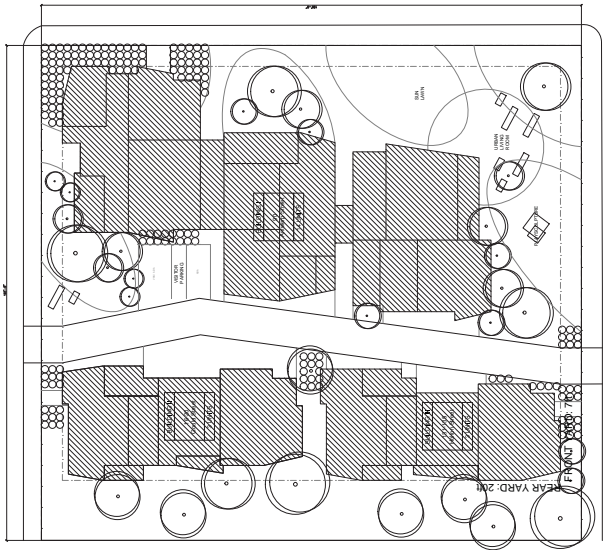
Project No.	02-20-2016
Sheet No.	
Revision	
Drawn by	
Checked by	
Scale	

A1.00

Overall Architectural Site Plan



OVERALL ARCHITECTURAL AND LANDSCAPE PLAN
 SCALE: 1/16"=1'-0"



**UHOMES @
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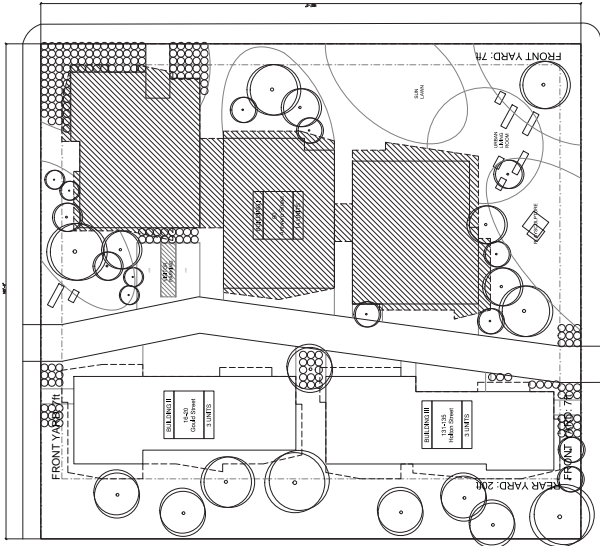
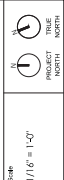
Code Consultant:
APE Engineers
89 Beacon Street, 2nd floor
Boston, MA 02116
T: (817) 737-1111



Project Name	ZBA Set
Sheet No.	02-03-2016
Scale	
Author	
Checker	
Printer	
Plotter	

A1.10

BUILDING / ARCHITECTURAL SITE
PLAN AND ZONING CHART



BUILDING / SITE PLAN
SCALE: 1/16"=1'-0"


**UHOMES @
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BOSTON, MA 02135**

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T: 803-327-5000 x 3824

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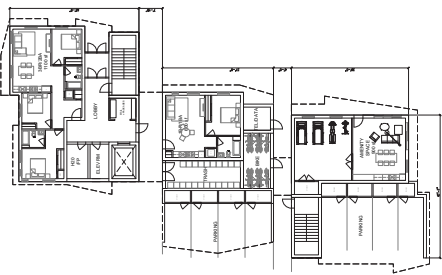


Revisions	Date
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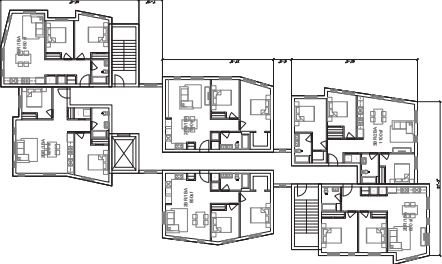
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BUILDING | FLOORPLANS

Scale
1/16" = 1'-0"

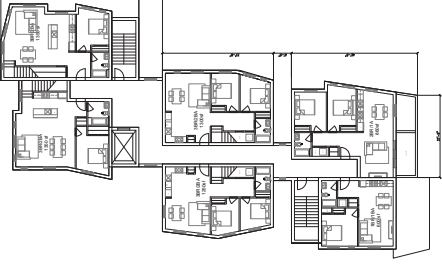
Product
THREE NORTH NORTH



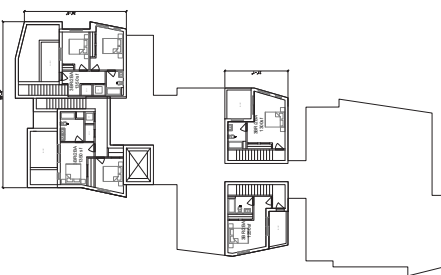
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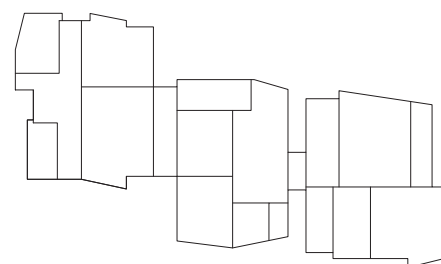
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF

1. BUILDING | PLANS
A1.11 SCALE: 1/16" = 1'-0"

**UHOMES @
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Drawings	Sheet No.	Date
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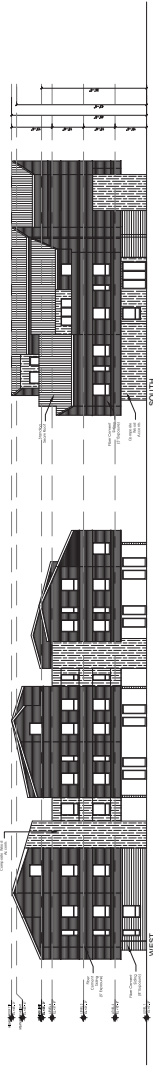
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BUILDING | ELEVATIONS AND SECTIONS

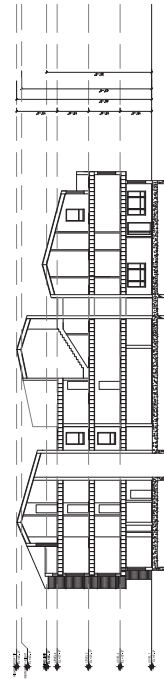
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Product	NOVITI NORTH



1 BUILDING ELEVATIONS
SCALE: 1/16" = 1'-0"



2 BUILDING ELEVATIONS
SCALE: 1/16" = 1'-0"



3 BUILDING SECTION
SCALE: 1/16" = 1'-0"


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Civil Engineer/Surveyor:
Allen & Major Associates, Inc
1000 Massachusetts Street
Manchester, NH 03103
T: 603-377-6500 x 8024

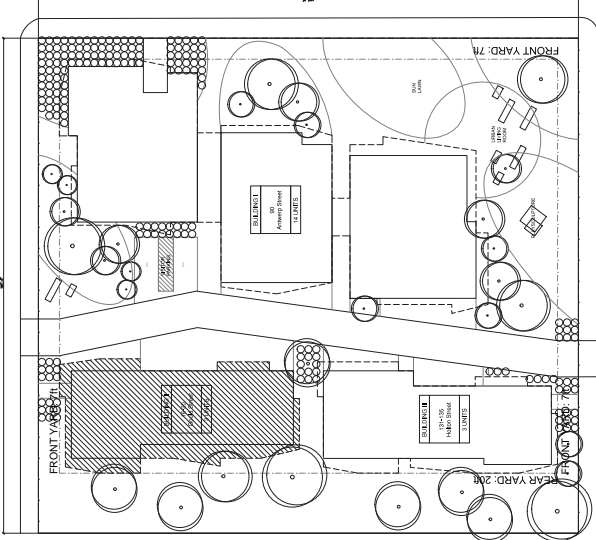
Code Consultant:
APE Engineers
89 Beacon Street, 2nd floor
Boston, MA 02116
T: (817) 737-1111



Project No.	06-23-2018
Client	
Address	
City	
State	
Sheet Number and Title	

A1.20
BUILDING II - ARCHITECTURAL SITE
PLAN AND ZONING CHART

Scale:
1/16" = 1'-0"



BUILDING II SITE PLAN
SCALE: 1/16" = 1'-0"

**UHOMES @
ANTWERP STREET
BOSTON, MA 02135**

Developer:
Urbanica, LLC
c/o Urbanica, Inc
1000 Massachusetts Street, 402
Boston, MA 02116
T: (817) 654-8900

Architect/Landscape Designer:
Urbanica Design, LLC
1000 Massachusetts Street, 402
Boston, MA 02116
T: (817) 654-8900

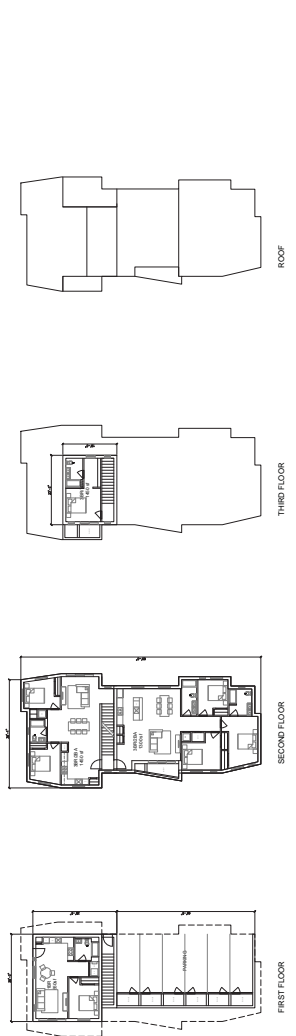
Civil Engineer/Surveyor:
Allen & Major Associates, Inc
1000 Massachusetts Street
Manchester, NH 03103
T: 603-327-6500 x. 8624

Code Consultant:
AEF Engineers
89 Bedford Street, 2nd floor
Boston, MA 02111
T: (817) 732-1111

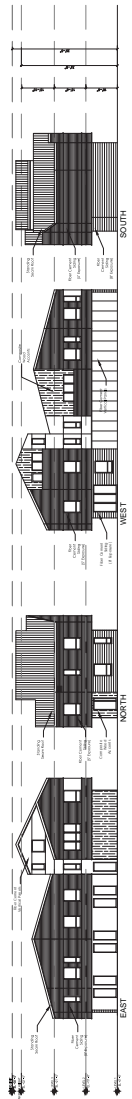


Project:	ZBA Set
Date:	06-23-2018

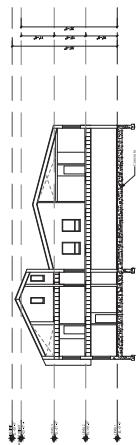
Sheet Name and Title:
A1.21
BUILDING II - PLANS, ELEVATIONS - SECTION
Scale:
1/16" = 1'-0"
PROJECT TITLE
NOVITIUM NORTH



1
BUILDING II FLOORPLANS
SCALE: 1/16" = 1'-0"



2
BUILDING II ELEVATIONS
SCALE: 1/16" = 1'-0"



3
BUILDING II SECTION
SCALE: 1/16" = 1'-0"

**UHOMES @
ANTWERP STREET
BOSTON, MA 02135**

Developer:
Urbanica, LLC
c/o Urbanica, Inc.
200 Atlantic Street, 2nd floor
Boston, MA 02116
T: (817) 654-8900

Architect/Landscape Designer:
Urbanica Design, LLC
200 Atlantic Street, 2nd floor
Boston, MA 02116
T: (817) 654-8900

Civil Engineer/Surveyor:
Allen & Major Associates, Inc.
1000 Massachusetts Avenue
Manchester, NH 03103
T: 603-377-6500 x 8624

Code Consultant:
APE Engineers
80 Beach Street, 2nd floor
Boston, MA 02116
T: (817) 737-1111

Project Information:
Project Name: ZBA Set
Date: 06-20-2016

Sheet Number and Title:
A1.30
BUILDING III - ARCHITECTURAL SITE
PLAN AND ZONING CHART

Scale:
1/1" = 1'-0"

Legend:
PRODUCT: THESE
PROPERTY: URBANICA

BUILDING III SITE PLAN
SCALE: 1/16" = 1'-0"

**UHOMES @
ANTWERP STREET
BOSTON, MA 02135**

Developer:
Urbanica, LLC
c/o Urbanica, Inc
1000 Massachusetts Street, 402
Boston, MA 02116
T: (817) 654-8900

Architect/Landscape Designer:
Urbanica Design, LLC
1000 Massachusetts Street, 402
Boston, MA 02116
T: (817) 654-8900

Civil Engineer/Surveyor:
Allen & Major Associates, Inc
1000 Massachusetts Street
Manchester, NH 03103
T: 603-377-6500 x. 8024

Code Consultant:
ANF Engineers
80 Beach Street, 2nd floor
Boston, MA 02109
T: (817) 732-1111

City of Boston
AS JUNE 16 16

Project:	ZBA Set
Date:	06/23/2016
Sheet Number and Title:	A1.31 BUILDING III - PLAN, ELEVATIONS - SECTION

Scale:
1/16" = 1'-0"

PRODUCT: TITLE BLOCK
NORTH: NORTH

1
A1.31
BUILDING III FLOORPLANS
SCALE: 1/16" = 1'-0"

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
ROOF

2
A1.31
BUILDING III ELEVATIONS
SCALE: 1/16" = 1'-0"

EAST
WEST
NORTH
SOUTH

3
A1.31
BUILDING III SECTION
SCALE: 1/16" = 1'-0"

ACCESSIBILITY CHECKLIST

Article 80 | ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

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

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

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

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

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

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1. Project Information:					
Project Name:		UHomes at 90 Antwerp Street			
Primary Project Address:		Primary Address : 90 Antwerp Street, Boston MA 02135 Additional Addresses: <ul style="list-style-type: none"> • 16-20 Gould Street • 131-135 Holton Street 			
Total Number of Phases/Buildings:		1 phase; 3 Buildings on 1 Parcel Lot			
Primary Contact (Name / Title / Company / Email / Phone):		Kamran Zahedi, President, Urbanica, Inc kzahedi@urbanicaboston.com , 617-654-8900			
Owner / Developer:		UHomes, LLC c/o Urbanica, Inc 142 Berkeley Street, Suite 402 Boston MA, 02116			
Architect:		Urbanica Design, LLC 142 Berkeley Street, Suite 402 Boston MA, 02116			
Civil Engineer:		Allen & Major Associates, Inc 400 Harvey Road, Manchester NH 03103			
Landscape Architect:		Urbanica Design, LLC 142 Berkeley Street, Suite 402 Boston MA, 02116			
Permitting:		AKF Code Consulting 99 Bedford Street, 2 nd Floor, Boston MA, 02111			
Construction Management:		Urbanica Construction, LLC 142 Berkeley Street, Suite 402 Boston MA, 02116			
At what stage is the project at time of this questionnaire? Select below:					
		<input checked="" type="checkbox"/> Article 80 Small Project Review	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
			BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>		No			

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2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>				
What are the dimensions of the project?				
Site Area:	29,700 +/- SF	Building Area:	28,500 +/- GSF	
Building Height:	Varies up to Mean Roof of 42 +/- FT.	Number of Stories:	Ranging from 2-4 Flrs.	
First Floor Elevation:	EL 19 +/-	Is there below grade space:	Yes / <u>No</u>	
What is the Construction Type? (Select most appropriate type)				
	<input checked="" type="checkbox"/> <u>Wood Frame</u>	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	<input checked="" type="checkbox"/> <u>Residential - Multi-unit, Four +</u>	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	<u>Residential/Off Street Parking/ Community Room/ Lobby/ Utilities and Amenities</u>			
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	North Brighton neighborhood, relatively flat topographical area bounded by the Charles River on the north and Mass Turnpike on the south			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA Bus lines 64,66,70, 70A and 86 Commuter Rail MBTA stop at Boston Landing MBTA Green Line B at Packards Corner and Harvard Ave and MBTA Red Line at Harvard Square are connected by bus lines			

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<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p><u>Hospitals:</u> St Elizabeth Medical Center Franciscan Children's Mt Auburn Hospital</p> <p><u>Affordable/Public/Elderly/Disabled Housing:</u> Charlesview Residences Complex Seton Manor Commonwealth Boston Low Rent Public Housing Irving B Matross Covenant Houses I, II and III Warren Hall Trust Reservoir Towers MHPI VII - Brighton Leventhal House Ulin House Wallingford Housing</p> <p><u>Educational Facilities:</u> Tamland High School Brighton High School Thomas Gardner Elementary School German Internal School of Boston Gardner Pilot Academy Jackson/Mann K-8 School Horace Mann School for the Deaf St Jospeh Prep High Mesivta High School Boston Green Academy Lyon Upper School and many more</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Jackson/Mann Community Center Boston Public Library Honan-Allston Branch Artesani Playground and Wading Pool Portsmouth Playground Christian Herter Park Herter Park Amphitheater D-14 Police Station Engine 4/Ladder 14 Fire Station</p>
<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>

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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>The site has 3 “fronts”. One side is preexisting sidewalk and two sides do not have any sidewalks.</p> <p>The project will incorporate new sidewalks at the 2 locations and new design will comply with PIC/City of Boston Standards.</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>Intention is to preserve the existing sidewalk.</p> <p>The project will undergo review and comply with PIC/City of Boston Standards.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><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>	
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.	Neighborhood Residential
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	Around 7 +/- feet width. Exact breakdown of each zones to be coordinated with City of Boston. It will be comply and be consistent with City standards
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?	Sidewalk is located on public property and will be consistent with the materials of the City of Boston pedestrian right-of-way
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 sidewalk cafe
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.	<p>Yes .</p> <ul style="list-style-type: none"> - Curb Cut Permit - Specific Repairs Plan - Possible Sidewalk Repair Plan
6. Accessible Parking:	

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<p>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.</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>22 parking spaces total A combination of surface parking and semi-covered spaces under building overhangs.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	<p>2 Accessible Space, One of which will be Van Parking</p>
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No</p>
<p>Where is the accessible visitor parking located?</p>	<p>Close to the drop off location and secondary lobby entrance</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>Yes and Yes</p>
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>Refer to Diagram attached</p>
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes, Flush and Integrated</p>
<p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>Project falls under Article 80 Small Project Review All signage and way finding will comply with Building Code and ADA Regulations</p>
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>20 residential homeownership units</p>

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<p>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>	<p>20 units Total. All For Sale</p> <ul style="list-style-type: none"> • 8x Market Rate Units • 12x Affordable/IDP Units
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>The project is a For Sale Homeownership development. Group 2 not applicable</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>n/a</p>
<p>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</p>	<p>n/a</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p>	<p>Access to all flat units and common areas at the Main Building I are available to persons of mobility impairment.</p> <p>Walkup duplex Units (in Building 2 and 3) have stairs from ground level. Two Flat Units in Building 2 and 3 can be fully accessed from the ground level for visibility</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>There is a passenger elevator in the Main Building serving all floors.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<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>There will be a publicly accessible pocket park</p> <p>High Percentage of Affordable Units (60%), beyond IDP requirements</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>Amenity Room will have accessible features.</p> <p>Furniture in Amenity Room will be flexible for multiple uses and can be accommodated for persons with disabilities.</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</p>	<p>No public restroom</p>

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not.	
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?	No
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?	n/a
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>	
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.	

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

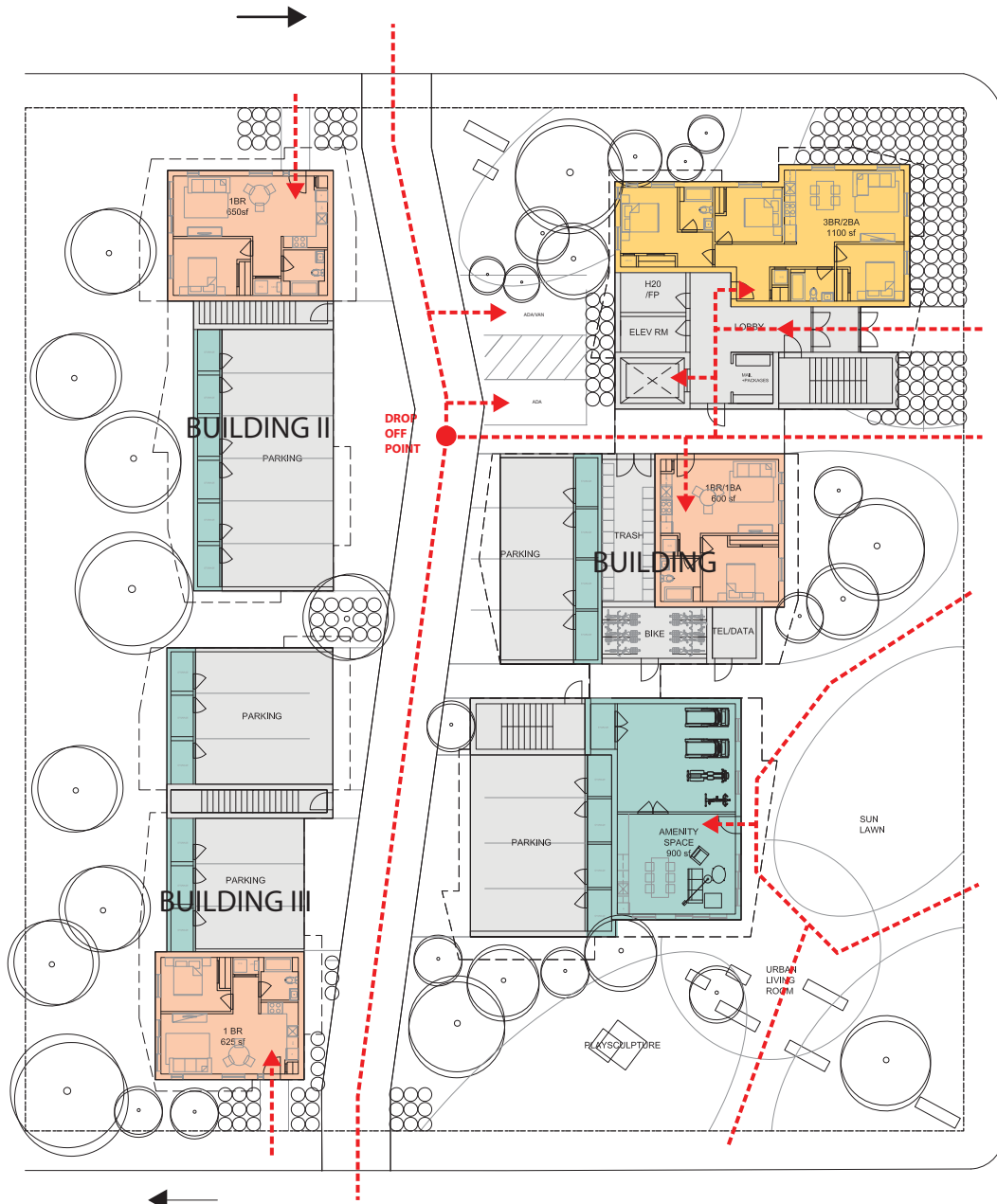
For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

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

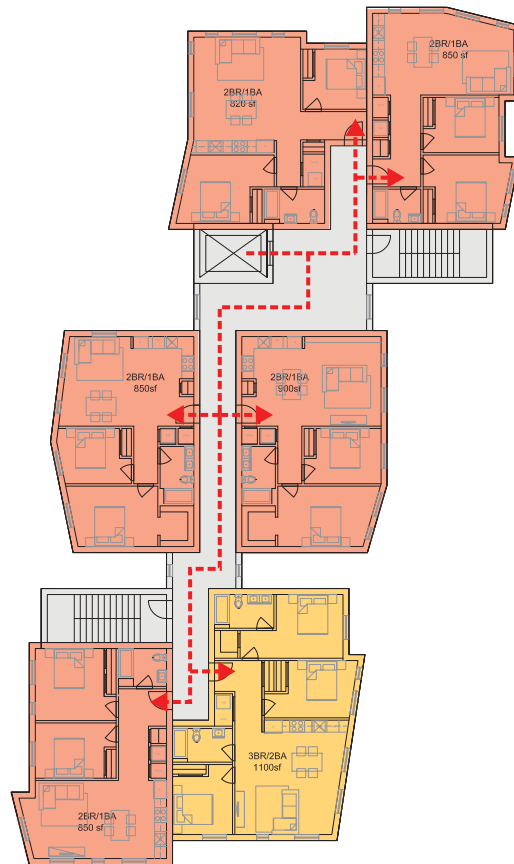
Architectural Access staff can be reached at:

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

ACCESSIBILITY CHECKLIST



SITE PLAN



TYPICAL UPPER FLOOR PLAN FOR BUILDING I

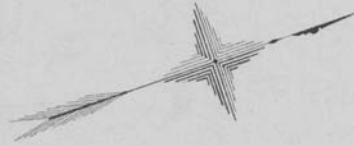
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMON/BACK OF HOUSE

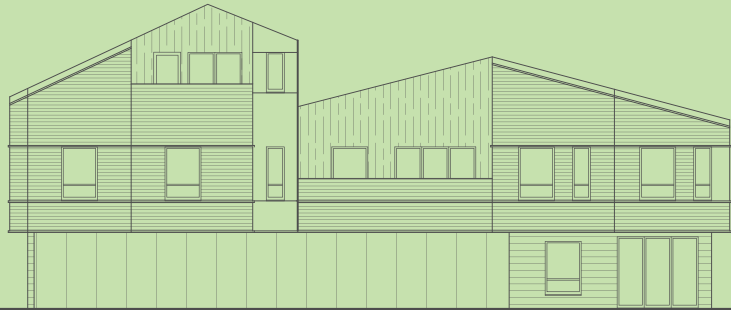
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PART OF
BRIGHTON
Ward 25.
CITY OF BOSTON.

Scale: 200 ft. = One inch.

1885





URBANICA

142 Berkeley St, Suite 402,
Boston, MA 02116

T. 617.654.8900

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