



197-201 Green Street, Jamaica Plain

Submitted Pursuant to Article 80E of the Boston Zoning Code

Submitted By:

City Realty
320 Washington Street
Brookline, MA 02445

September 7, 2018

Submitted To:

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

Prepared By:

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1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This package is being submitted on behalf of City Realty (the “Proponent”) for a new mixed-use development that is approximately 20,480 gross square feet in size. The development includes twenty-three residential units and 720 square feet of commercial space. The Proposed Project will also include six associated parking spaces and a bike room at the ground level. (Please see **Figure 1.1. Project Locus.**)

The Project Site comprises approximately 11,726 square feet of underutilized commercial and residential land. The Project will include combining two existing parcels. Parcel ID 1102580000 and Parcel ID 1102579000 will be combined to form one lot at 197-201 Green Street. The Proposed Project includes a revitalization of the Project Site by replacing the vacant commercial land and single-family dwelling with a new mixed-use building. The Project also includes vehicular and pedestrian access measures and improvements. The current estimated cost of this Project, based upon the most recent plans, is approximately \$2,520,000.00.

City Realty’s goal when conceptualizing this Project was to revitalize the neighborhood by replacing the existing outdated free standing single-family dwelling and vacant land with a mixed-use building that will add new housing units to the increasingly popular Jamaica Plain community.

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



Figure 1.1
Project Locus

1.2 Detailed Project Description

The Proposed Project sits on approximately 11,726 square feet of underutilized land along Green Street, which is located within a Local Industrial Subdistrict. In addition to the frontage on Green Street, the site borders several parcels on Union Ave in the rear. The site currently contains vacant land classified as commercial land and a single-family dwelling. As part of the community benefits related to this Project, the existing residential building will be demolished and new market rate housing with neighborhood commercial space will be developed. The Proposed Project will serve to invigorate this section of Jamaica Plain and bring residential foot traffic to the neighborhood.

The Proposed Project will be constructed as a four-story residential building with ground-floor commercial space. The Proposed Project is ideally situated within close proximity to the Green Street, Forest Hills, and Stony Brook MBTA stations, making it convenient for future resident commuters. The Proposed Project will be in close proximity to the Scagnoli-Nihill Athletic Complex, which will give residents plenty of open green space to utilize. The Project's proximity to Washington Street offers many neighborhood shops and restaurants within walking distance to service the new residents of the development. The Developers are proposing a project that would include residential units, live/work units and a neighborhood commercial space that will take advantage of its ideal location.

The Developers are proposing a mixed-use development that is approximately 20,480 gross square feet in size. The building includes twenty-three residential units and 720 square feet of commercial space. The building will also include six associated parking spaces and a bike room at the ground level.

The building will be comprised of a diverse mix of unit types, including Live/Work units, studios, one-bedroom units and two-bedroom units. Specifically, the building will contain four Live/Work units, four studio units, twelve one-bedroom units, and three two-bedroom units. The Proposed Project's proximity to three MBTA stations will minimize community impact from resident/patron parking from the Proposed Project.

The second component of the Proposed Project will include 720 square feet of commercial space along Green Street. This commercial space, along with the proposed Live/Work units, will accommodate the needs of Jamaica Plain's growing population. The Developers hope this use will encourage local neighborhood shopping and promote more foot traffic and pedestrian activity in the section of Green Street. This type of amenity will allow for residents of the neighborhood to walk to the commercial space from their homes or from one of the convenient MBTA stations. The Jamaica Plain community has been looking to add more commercial space to new projects to ensure that residents can both live and have access to such opportunities within the community.

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

The Proposed Project will completely revitalize this section of Green Street and will bring necessary residential housing to an underutilized corridor. The site is attractive due to its access to MBTA stations and its close proximity to a variety of shops and restaurants.

Table 1-1. Approximate Project Dimensions of 197-201 Green Street

Lot Area:	11,726
Gross Square Feet:	20,480
FAR:	1.75
Floors:	4
Height:	46'8 ½"

2.0 GENERAL INFORMATION

2.1 Project Schedule

Project Schedule: 197-201 Green Street Project	
Construction Commencement:	Spring 2019
Construction Completion:	Spring 2020
Status of Project Design:	Schematic

2.2 Project Proponent

City Realty, founded in 2004, has grown to become a leading full-service real estate firm dedicated to buying, selling, renting, developing and managing property in the Boston area. Since its conception, CRM and its managing partners have overseen over \$500 million in real estate transactions. CRM's current portfolio consists of over 600 stabilized units as well as over 50 properties currently in various stages of development.

City Realty is run by Managing Partners Fred Starikov and Steve Whalen. Fred Starikov has more than eighteen years of experience in real estate and has overseen \$500 million in real estate transactions. Mr. Starikov has a proven ability to quickly analyze market data and execute plans precisely in order to achieve optimal returns.

Stephen Whalen has over twenty-two years of experience in real estate with broad expertise in commercial and residential property acquisition, disposition and leasing. Mr. Whalen excels in relationship management and conflict resolution and honed his command of real estate practices while employed with Equis Corp. and NAI Hunneman Commercial.

City Realty has extensive experience in managing and developing real estate and in managing businesses, which will guide this Proposed Project to completion.

2.3 Public Benefits

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

- Creating much needed market rate residential housing in the Jamaica Plain Neighborhood.
- Creating on-site affordable rental units, which will meet the Boston Planning & Development Agency's affordable housing standards.

- Revitalizing two underutilized parcels and replacing the current vacant lot and single-family dwelling with housing and retail space.
- Creating commercial retail space along Green Street to accommodate Jamaica Plain's growing population of residents, which will allow residents to not only live, but also shop and have access to amenities in the neighborhood.
- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the bus lines and the MBTA at Green Street Station, Forest Hills Station and Stony Brook Station.
- Creating bike racks and a dedicated bike room for storage of bikes within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.
- Adding revenue in the form of property taxes to the City of Boston.
- Creating full-time jobs (commercial retail).
- Creating temporary construction and labor jobs.
- Temporary utilization of the exterior of the existing single-family home on Green Street for artists.
- The house has come to be known as "The Little House on Green Street," and allows artists to conduct public tours of the exterior of the building, which contains artwork from local artists.

2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Local Industrial Subdistrict (LI) in the Jamaica Plain Neighborhood District, Article 55 of the Boston Zoning Code (the "Code"). (See **Table 2.1** 197-201 Green Street – Zoning Compliance). The Site is also located within a section of Jamaica Plain which has recently been designated as part of ongoing JP/Rox Planning Initiative conducted by the Boston Planning & Development Agency (the "BPDA"). (See **Table 2.2** 197-201 Green Street – JP/Rox Compliance).

Multi-family dwellings are a Forbidden Use under Article 55, Table C. Therefore, a Use Variance would need to be obtained from the City of Boston Zoning Board of Appeal. Retail Uses and Restaurants are either an Allowed Use or a Conditional Use in a Local Industrial Subdistrict. Therefore, a Variance may be required depending on which specific retail or restaurant use is proposed. The Proposed Project also seeks relief from several requirements of the existing Zoning Code outlined in Article 55. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). It also exceeds the height limitations for the district and will require relief from the Zoning Board of Appeal.

The Site is located in an area that contains both residential and commercial uses. The design team feels that given this location and the structures influencing the design, as well as comparable developments in the neighborhood, the proposed building's height, mass, and scale are appropriate for this location and conducive to the Jamaica Plain neighborhood.

Table 2.1. 197-201 Green Street - Zoning Compliance

Categories	Local Industrial Subdistrict	Proposed Project
Minimum Lot Area (Square Feet)	None	11,726
Floor Area Ratio	1.0	1.75
Minimum Lot Width	None	66'6"
Minimum Lot Frontage	None	66'6"
Minimum Front Yard	None	1'0"
Minimum Side Yard	None	6'6"-9'10"
Minimum Rear Yard	20'	41'-6 ½"
Maximum Building Height	3 Stories/35'	4 Stories /46'-8 ½"
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	50 S.F. Per Unit	54 S.F. Per Unit
Off-Street Parking Spaces	2.0 Spaces Per Unit (46)	6 Spaces

Table 2.2. 197-201 Green Street – JP/Rox Compliance

Categories	JP/Rox Guidelines	Proposed Project
Minimum Lot Area (Square Feet)	None	11,726
Floor Area Ratio	1.0 + Density Bonus	1.75
Minimum Lot Width	None	66'6"
Minimum Lot Frontage	None	66'6"
Minimum Front Yard	None	1'0"
Minimum Side Yard	None	6'6"-9'10"
Minimum Rear Yard	20'	41'6 ½"
Maximum Building Height	4 Stories/45'	4 Stories/46'-8 ½"
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	50 S.F. Per Unit	54 S.F. Per Unit
Off-Street Parking Spaces	Max of 1.0 Space per Unit	6 Spaces

2.5 Public Review Process and Agency Coordination

The Green Street development team has provided extensive community outreach efforts for the Proposed Project, including community meetings in the Jamaica Plain neighborhood and presentations before the elected officials. As part of the process, the development team has held an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The development team also appeared before the Union Ave Neighborhood Association. The Proponent received positive feedback from both the neighbors and group members and made several design changes based upon their feedback.

The development team has met individually with the Mayor's Office of Neighborhood Services Liaison for Jamaica Plain, Alexandra Valdez. Jamaica Plain's elected officials have had input during the community outreach process and have had staff presence at all community meetings.

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

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

3.0 URBAN DESIGN AND SUSTAINABILITY

3.1 Site and Surroundings

The Project Site is located in Jamaica Plain Neighborhood of Boston. The proposed project site combines two parcels with a combined area of approximately 11,736 square feet. The site is currently occupied by a single-family dwelling and an un-paved overflow parking area for the commercial buildings along Washington Street. As part of the proposal the single-family dwelling will be demolished. Abutting the site to the West is a four-story brick boarding house at 191 Green Street. To the rear of the site are one and two-family dwellings along Union Avenue. Across Green Street to the North of the site is a mixture of commercial buildings, one and two family dwellings, and the Boston Police Station for District E-13 Jamaica Plain. To the East of the project and along Washington St are commercial and mercantile use buildings. The project site shares a common driveway with 3353 Washington Street along the East property line. This driveway will provide access to the proposed rear parking area. For existing site pictures see **Appendix B**.

3.2 Shadow Study

As typically required by the BPDA, a shadow impact analysis was conducted to investigate shadow impacts from each proposed building during four time periods (9:00 a.m., 12:00 noon, 3:00 p.m. and 6:00 p.m.) during the Winter Solstice (December 21), Summer Solstice (June 21), Autumnal Equinox (September 21), and Vernal Equinox (March 21).

The shadow analysis presents the existing shadows and new shadows that would be created by the proposed project, illustrating the incremental impact of the project. The analysis focuses on nearby open spaces, sidewalks & streets, and buildings that are in the vicinity of the project site. Shadows have been determined using the applicable Altitude and Azimuth data for Boston. Figures showing the net new shadow from the project are provided in Figures SS1 to SS4 at the end of this section.

Winter Solstice (December 21)

The winter solstice creates the least favorable conditions for sunlight in New England. The sun angle during the winter is lower than in any other season, causing the shadows in urban areas to elongate and be cast onto large portions of the surrounding area.

At 9:00 a.m. during the Winter Solstice, new shadows from the project will be cast to the northwest onto Green St and its respective sidewalks. New shadow will be cast onto a small portion of the open parking area at 186 Green Street.

At 12:00 p.m., new shadows from the project will be cast to the north onto Green St, its sidewalks, and open parking areas in the front of 186 and 190 Green Street at 15 Franklin Street. New shadows will also be cast onto portions of Greenley Place and sidewalks.

At 3:00 p.m., new shadows from the project will be cast to the northeast onto Greenley Place and its sidewalks as well as the properties at 194-198 Green St.

At 6:00 p.m., the majority of the site's immediate context is already in shadow, due to existing conditions.

Summer Solstice (June 21)

At 9:00 a.m. during the Summer Solstice, new shadows from the project will be cast onto the existing building at 191 Green Street and into the rear yard of the house at 10 Union Ave. The majority of new shadows will fall on the rear and side yards of the proposed project.

At 12:00 p.m., new shadows from the project will be cast to the north and is limited to site's sidewalk, along Green St and the common driveway between the proposed site and 3353 Washington St. No new shadow will be cast onto nearby open spaces or buildings.

At 3:00 p.m., shadows are cast in a similar pattern to the study for 12:00 p.m. New shadows from the project will be cast to the north and is limited to site's sidewalk, along Green St and the common driveway between the proposed site and 3353 Washington St. No new shadow will be cast onto nearby open spaces or buildings.

At 6:00 p.m., new shadows from the project will be cast to the northeast onto a portion of the building and rear parking area of 3353 Washington St. as well as onto the common driveway between the proposed project and 3353 Washington St.

Autumnal Equinox (September 21)

At 9:00 a.m. during the Autumnal Equinox, new shadows from the project will be cast onto the existing building at 191 Green Street and into the rear yard of the house at 10 Union Ave. Minimal shadows will be cast on the sidewalk along Green Street to the front of the proposed site.

At 12:00 p.m., new shadows from the project will be cast to the north partially onto the existing building at 191 Green St and onto the sidewalk and a portion of Green St. to the front of the proposed site. No new shadow will be cast onto nearby open spaces or buildings.

At 3:00 p.m., new shadows from the project will be cast to the northeast onto Green St and Greely Place and their sidewalks as well as the properties at 194-198 Green St. The new shadows will also be cast onto the common driveway between the proposed site and 3353 Washington St.

At 6:00 p.m., the majority of the site's immediate context is already in shadow, due to existing conditions.

Vernal Equinox (March 21)

At 9:00 a.m. during the Autumnal Equinox, new shadows from the project will be cast onto the existing building at 191 Green Street and into the rear yard of the house at 10 Union Ave. Minimal shadows will be cast on the sidewalk along Green Street to the front of the proposed site.

At 12:00 p.m., new shadows from the project will be cast to the north partially onto the existing building at 191 Green St and onto the sidewalk and a portion of Green St. to the front of the proposed site. No new shadow will be cast onto nearby open spaces or buildings.

At 3:00 p.m., new shadows from the project will be cast to the northeast onto Green St and Greely Place and their sidewalks as well as the properties at 194-198 Green St. The new shadows will also be cast onto the common driveway between the proposed site and 3353 Washington St.

At 6:00 p.m., the majority of the site's immediate context is already in shadow, due to existing conditions.

Conclusions

The shadow impact analysis looked at net new shadow created by the project during sixteen time periods. New shadows from the project will be mostly limited to the adjacent buildings along Green Street, and their respective sidewalks. The shadows cast by the proposed building will have a minimal impact on its immediate context due to the step-back in massing of the fourth floor of the building and setbacks along Green St. For the full Shadow Study see **Appendix E**.

3.3 Urban Design Concept

Currently, the site is occupied by a vacant house and dirt parking area. During the planning process the developer in connection with local artists has worked to beautify the existing building with mural paintings creating an artistic installation on otherwise vacant land. The proposed project will demolish the existing building to build a new structure with frontage along Green Street. The proposed project will also eliminate a curb cut along Green Street previously for the driveway of the existing single-family building providing an additional on-street parking space. The residential entry to the building will be located along Green Street along with the entry to the 720 SF retail space located on the ground floor. Additionally, four artist live/work units will be

located on the ground floor of the building providing much needed space for an underserved portion of the community.

The proposed four-story building adopts an intermediary role between the proposed six story building at 3353 Washington Street and the existing four-story buildings along Green Street. The proposed building adds to the street wall condition that extends from the Green Street T Station to the corner of Washington and Green Street. The massing step-back along Green Street provides relief to the street corridor and lessens the perceivable mass of the building. The cornice lines at the first, third, and fourth floors align with the cornices of the existing building at 191 Green Street further tying the building in with the existing context. The rear building setback of 41'-6" provides relief and privacy to the single-family homes abutting the project.

Building Design:

The proposed building is 46'-8 1/2" and four stories in height, consisting of 23 multi-family residential units and one commercial retail space. Parking will be located at grade and accommodate 6 spaces total. The parking area is accessed by a common driveway off Green Street shared with the proposed project at the corner of Washington and Green Street. The parking area will be screened from the neighbors on Union Avenue by a horizontal slat fence. The building will also have secure bike storage for 22 bikes. The ground floor along Green Street will be mostly glass creating a connection from the interior to the exterior for not only the commercial space but also for viewing areas of local artwork to be displayed in the residential lobby of the building.

The building itself is expressed as two interlocking volumes, one of brick representing the existing context and the other of contemporary metal panel signifying the juxtaposition of new and old. At the corners of the building metal panel bays extend from the brick mass providing views down Green Street. The building steps back at the fourth floor to provide relief to the street corridor and lessen the mass of the building. For renderings of the proposed Project, please see **Appendix C**.

3.4 Materials and Finishes

The building will look to combine traditional and modern materials that incorporate the project into the neighborhood while being contemporary in design. Brick will be used on the lower three stories with detailing found in the neighborhood. On the fourth floor façade and in portions of the lower levels large format metal panels will be used. The fenestration will be double hung windows at a residential scale tying into the residential context of the area. The ground floor along Green Street will be mostly glass to connect the interior with the exterior. All building materials will be sustainably sourced and environmentally friendly when possible.

3.5 Urban Design Drawings

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

- Site Plan
- 1.0 Proposed Floor Plans - Ground Floor
- 1.1 Proposed Floor Plans - Second Floor
- 1.2 Proposed Floor Plans - Third Floor
- 1.3 Proposed Floor Plans - Fourth Floor
- 1.4 Proposed Floor Plans - Roof Plan
- 2.1 Proposed Elevations - Green Street Elevation
- 2.2 Proposed Elevations - Union Ave Elevation
- 2.3 Proposed Elevations - West Elevation
- 2.4 Proposed Elevations - East Elevation

4.0 GEOTECHNICAL INFORMATION

On July 10, 2018, Design Consultants, Inc. issued a Geotechnical Investigations Letter Report for the Project Site. The Report was based on three geotechnical boreholes (B-201 through B-203) conducted on September 27, 2016. Design Consultants, Inc. issued two recommended options for foundation work at the Project Site. See **Appendix F** for the complete Geotechnical Report.

5.0 ADDITIONAL PROJECT INFORMATION

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

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

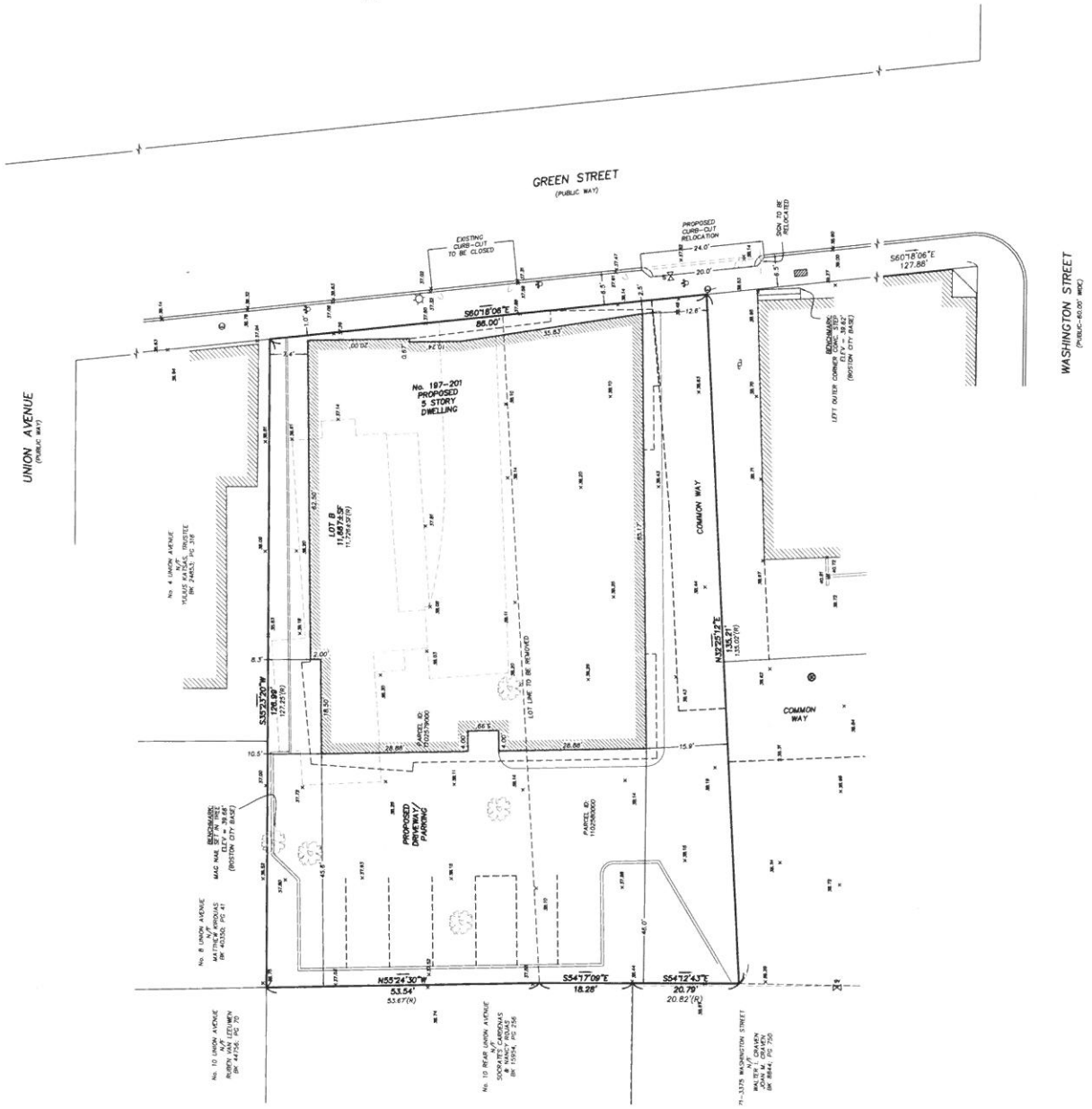
* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

5.2 Project Team

Project Name: 197-201 Green Street		Project Team Information
Property Owner / Developer		<p>City Realty 320 Washington Street Brookline, MA 02445 617-751-5119</p> <p>Fred Starikov, Fred.Starikov@cityrealtyboston.com Steve Whalen, Steve.Whalen@cityrealtyboston.com</p>
Article 80 Permitting Consultant / Legal Counsel / Outreach		<p>Drago & Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109 617-391-9450</p> <p>Jeffrey Drago, Esq., jdrago@dtlawllp.com Matthew Eckel, Esq., matt@dtlawllp.com</p>
Architect		<p>Embarc Studio 60 K Street, 3rd Floor Boston, MA 02127 617-766-8330</p> <p>Dartagnan Brown, dbrown@embarcstudio.com Dan Artiges, dartiges@embarcstudio.com</p>
Civil Engineer/Geotechnical Engineer/ Transportation Planner		<p>Design Consultant, Inc. 120 Middlesex Ave., Suite 20 Somerville, MA 02145 617-776-3350</p> <p>Michael Clark, mclark@dc-ma.com Stephen Sawyer, ssawyer@dc-ma.com Stephen Siragusa, ssiragusa@dc-ma.com Tom Bertulis, TBertulis@dc-ma.com</p>
Environmental / 21E Engineer		<p>FSL Associates, INC. 358 Chestnut Hill Avenue Boston, MA 02135 617-232-0001</p>

SITE PLAN
 LOCATED AT
197-201 GREEN STREET
JAMAICA PLAIN, MA

FILED:	10/1
DRAWN:	SAP/MP
CHECK:	EC
DATE:	07/17/18
JOB #:	18-00564



1. CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT
 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY (FEMA) MAP, THE MAJOR IMPROVEMENTS ON
 ZONE: 100% FLOOD PROTECTION AREA DESIGNATED AS
 ZONE: 100% FLOOD PROTECTION AREA
 EFFECTIVE DATE: 09-25-2009

PREPARED FOR:
 CEN PROPERTY MANAGEMENT CORPORATION
 1000 WASHINGTON STREET, SUITE 311
 BOSTON, MA 02115

REFERENCES:
 DEED TO 1864, PG 750 (N-337, WASH. STREET)
 DEED TO 1864, PG 750 (N-337, WASH. STREET)
 DEED TO 1864, PG 750 (N-337, WASH. STREET)
 DEED TO 1864, PG 750 (N-337, WASH. STREET)

NOTES:
 1. LOT 10, 100% FLOOD PROTECTION AREA (FEMA)
 2. LOT 10, 100% FLOOD PROTECTION AREA (FEMA)
 3. LOT 10, 100% FLOOD PROTECTION AREA (FEMA)
 4. LOT 10, 100% FLOOD PROTECTION AREA (FEMA)

ZONING:
 DISTRICT: JAMAICA PLAIN NEIGHBORHOOD
 SUBDISTRICT: LOCAL INDUSTRIAL
 OVERLAYS: NONE
 ARTICLE: 55

DATUM:
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE
 CITY OF BOSTON DATUM. THE ELEVATIONS WERE DETERMINED
 FROM A GPS OBSERVATION ON SEPTEMBER 1, 2018, AND
 CONVERTED TO BOSTON CITY DATUM.

PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE CITY OF
 BOSTON RECORDS AND SHOW THE EXISTING AND PROPOSED
 PARCEL CONTAINING 11,671.51 SQUARE FEET OF LAND.





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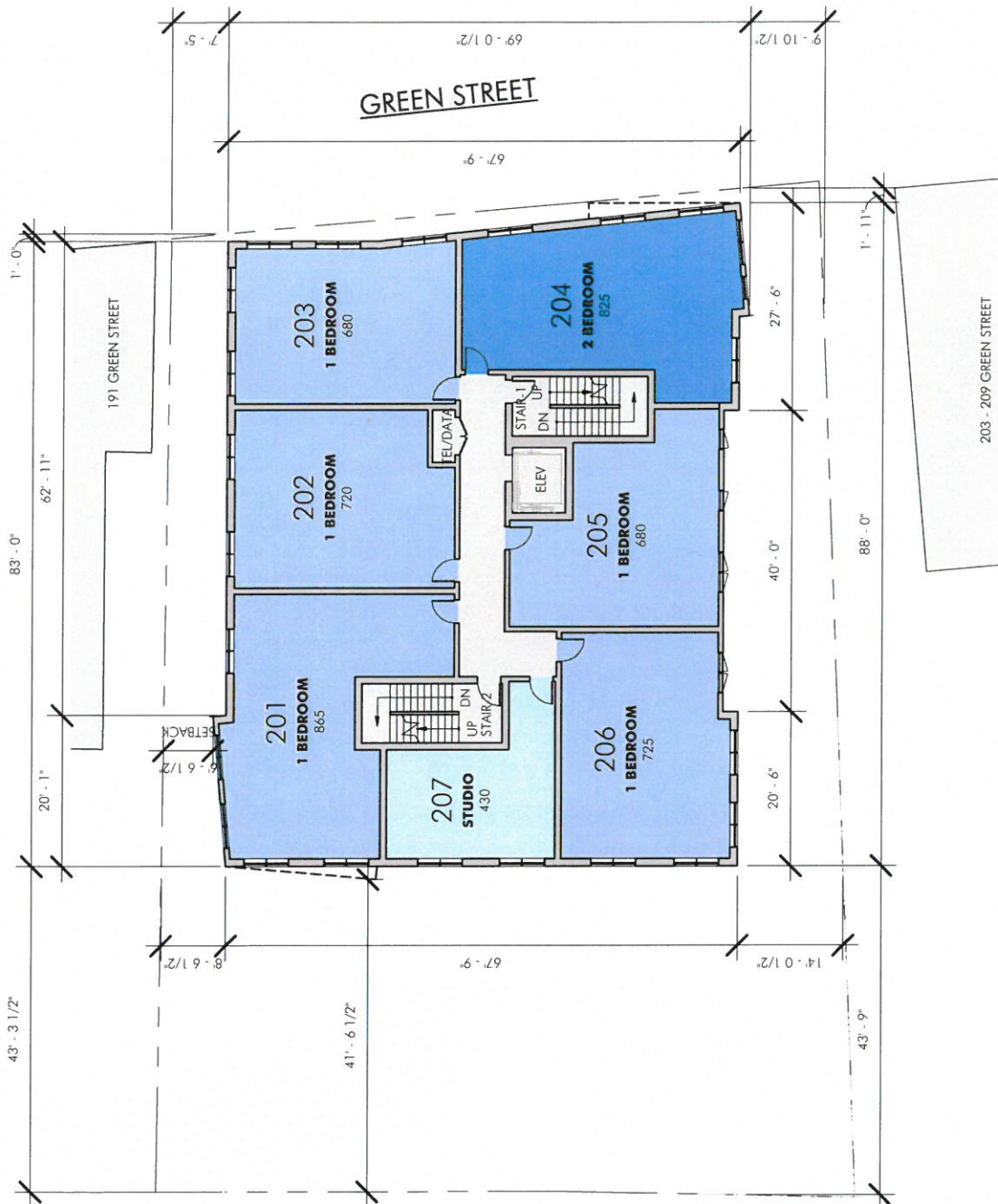
GROUND FLOOR PLAN

197 GREEN STREET
JAMAICA PLAIN, MA 02130

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JULY 26, 2018

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SECOND FLOOR PLAN

197 GREEN STREET
JAMAICA PLAIN, MA 02130

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JULY 26, 2018



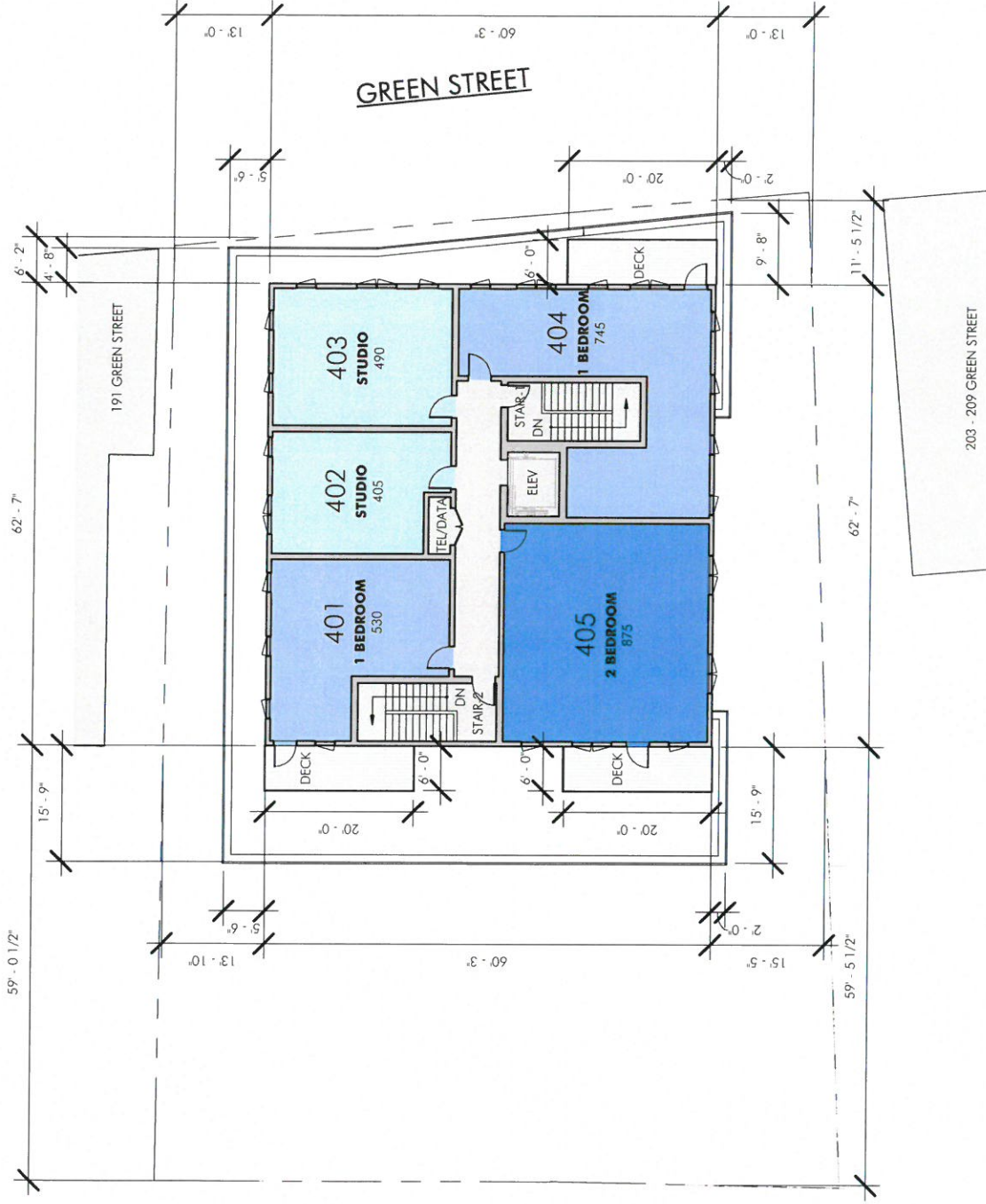
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197 GREEN STREET
JAMAICA PLAIN, MA 02130

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JULY 26, 2018

THIRD FLOOR PLAN



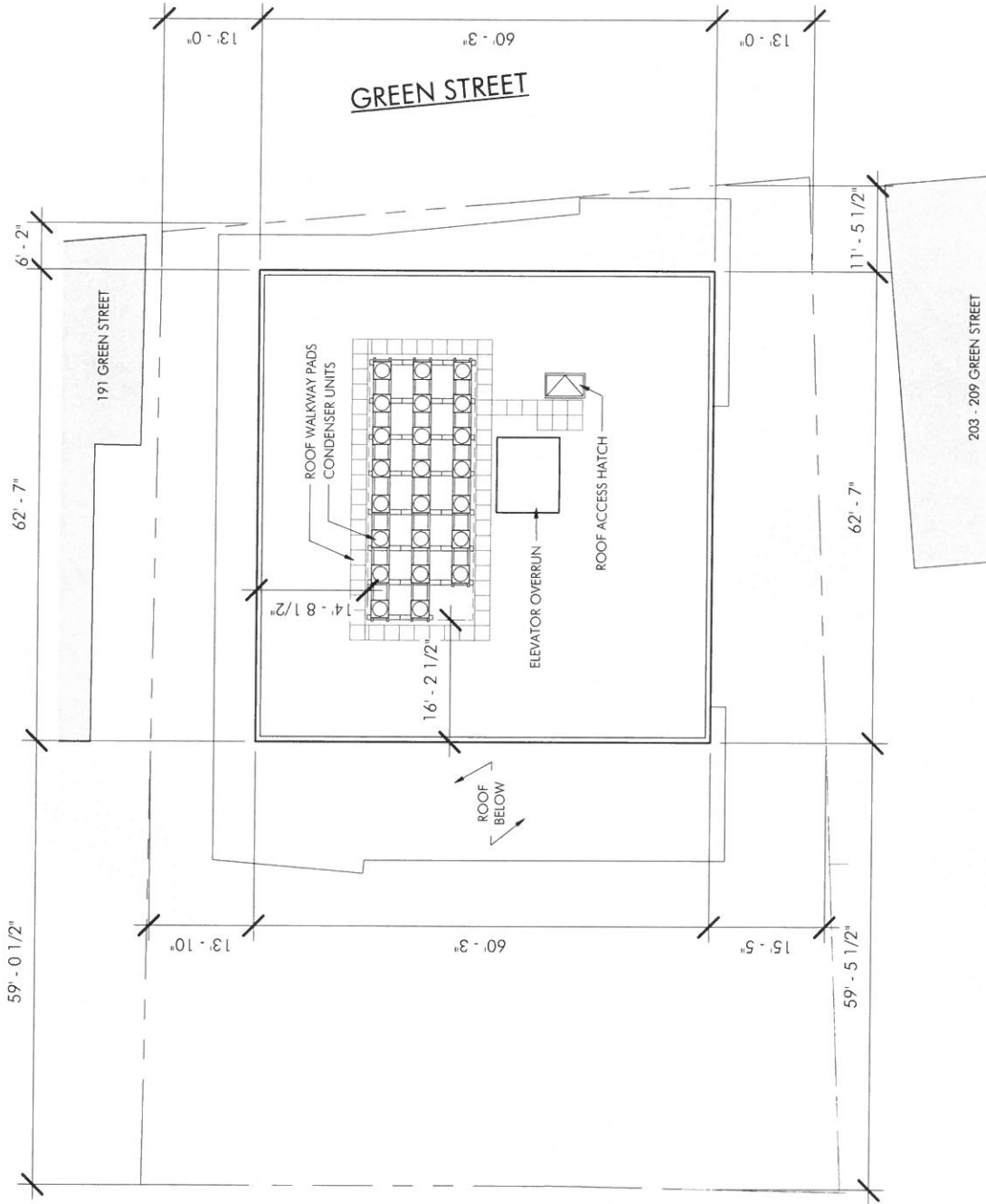
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FOURTH FLOOR PLAN

197 GREEN STREET
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JULY 26, 2018



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ROOF PLAN

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JULY 26, 2018



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GREEN STREET ELEVATION

197 GREEN STREET
JAMAICA PLAIN, MA 02130

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JULY 26, 2018



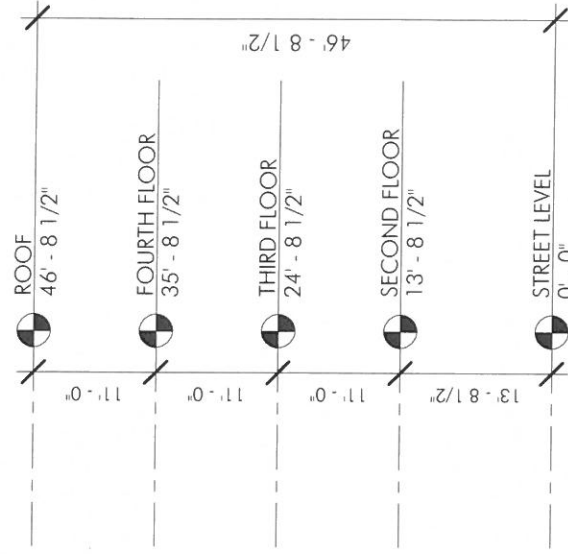
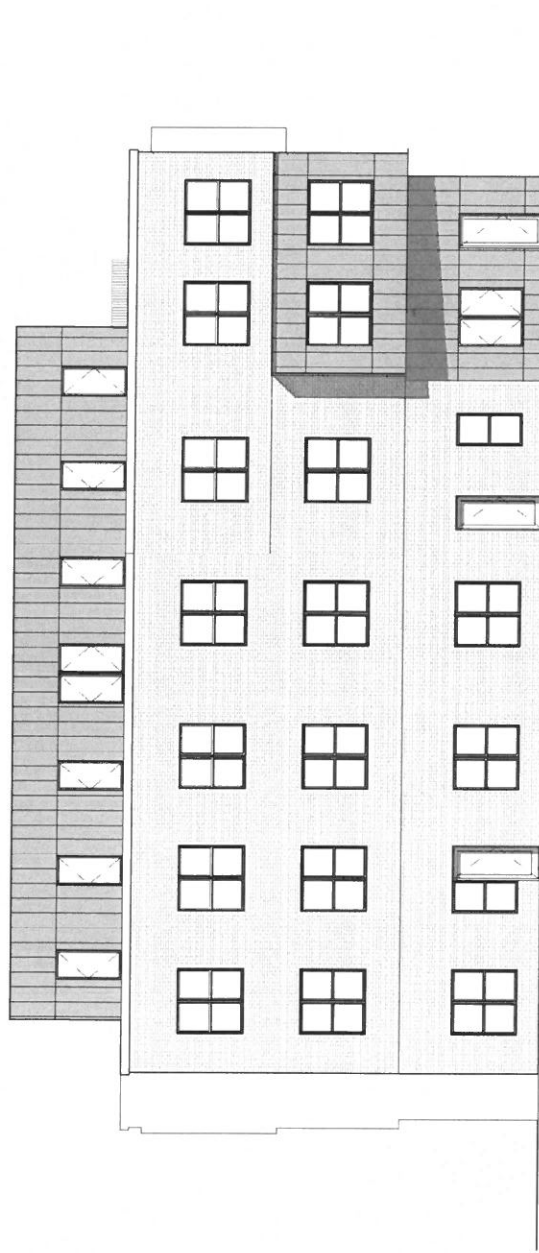
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UNION AVE (REAR) ELEVATION

197 GREEN STREET
JAMAICA PLAIN, MA 02130

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JULY 26, 2018



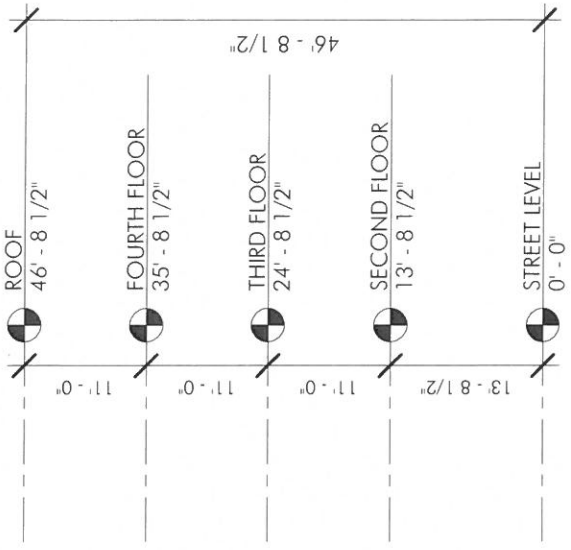
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WEST ELEVATION

197 GREEN STREET
JAMAICA PLAIN, MA 02130

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EAST ELEVATION

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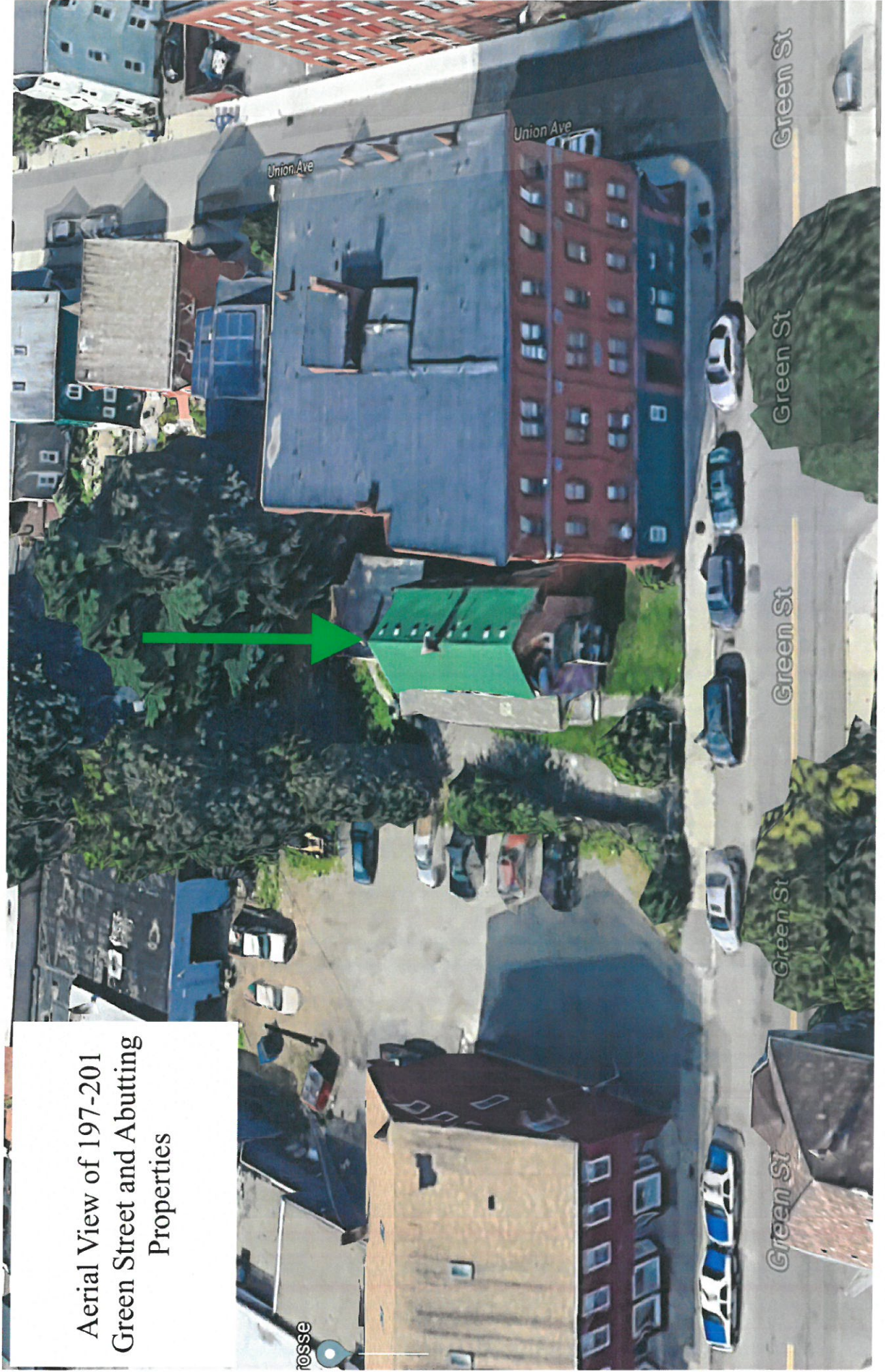
197 GREEN STREET
JAMAICA PLAIN, MA 02130

JULY 26, 2018

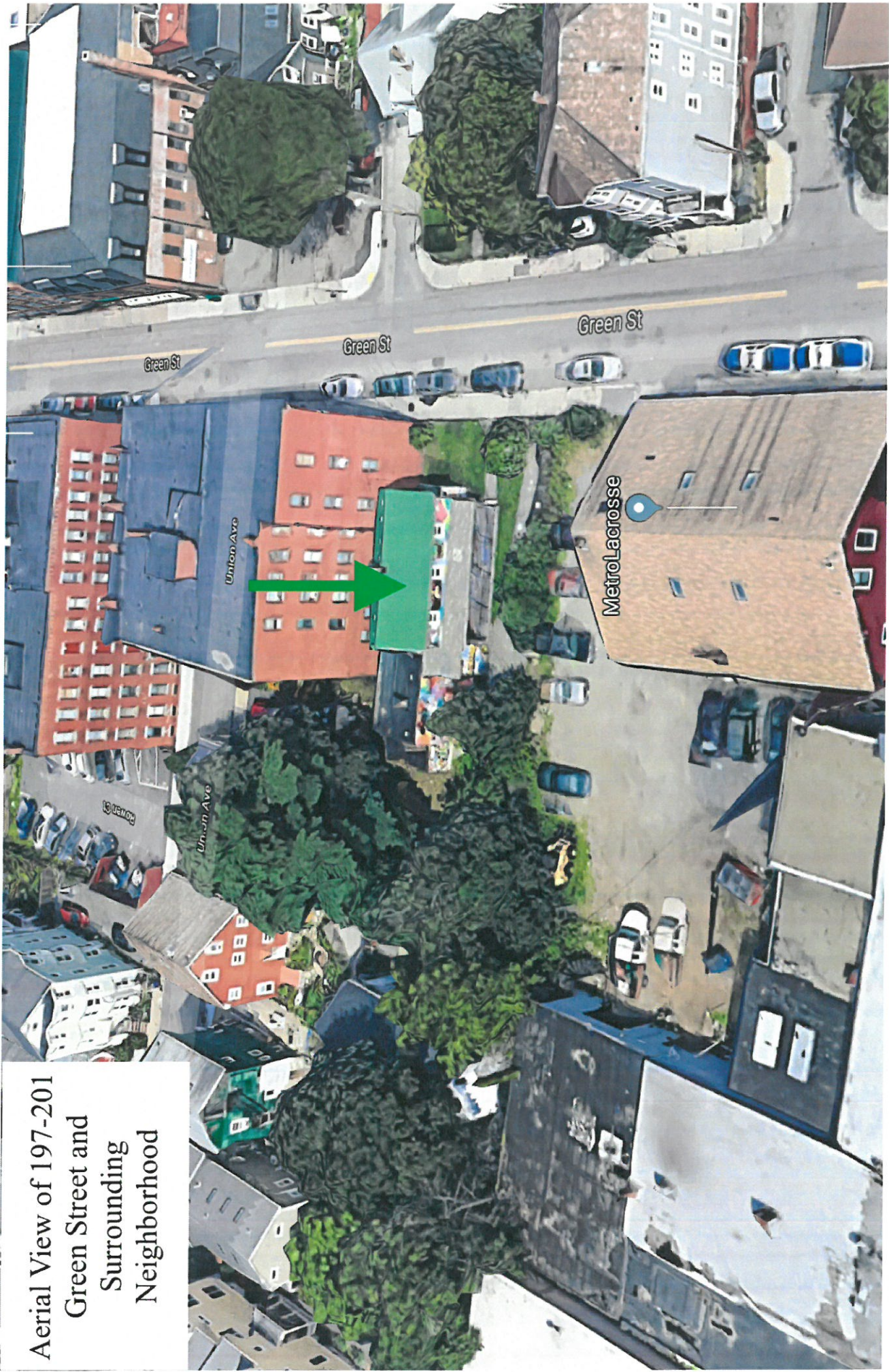
Aerial View of Green Street and Surrounding Neighborhood



Aerial View of 197-201
Green Street and Abutting
Properties

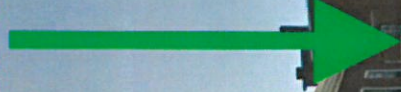


Aerial View of 197-201
Green Street and
Surrounding
Neighborhood

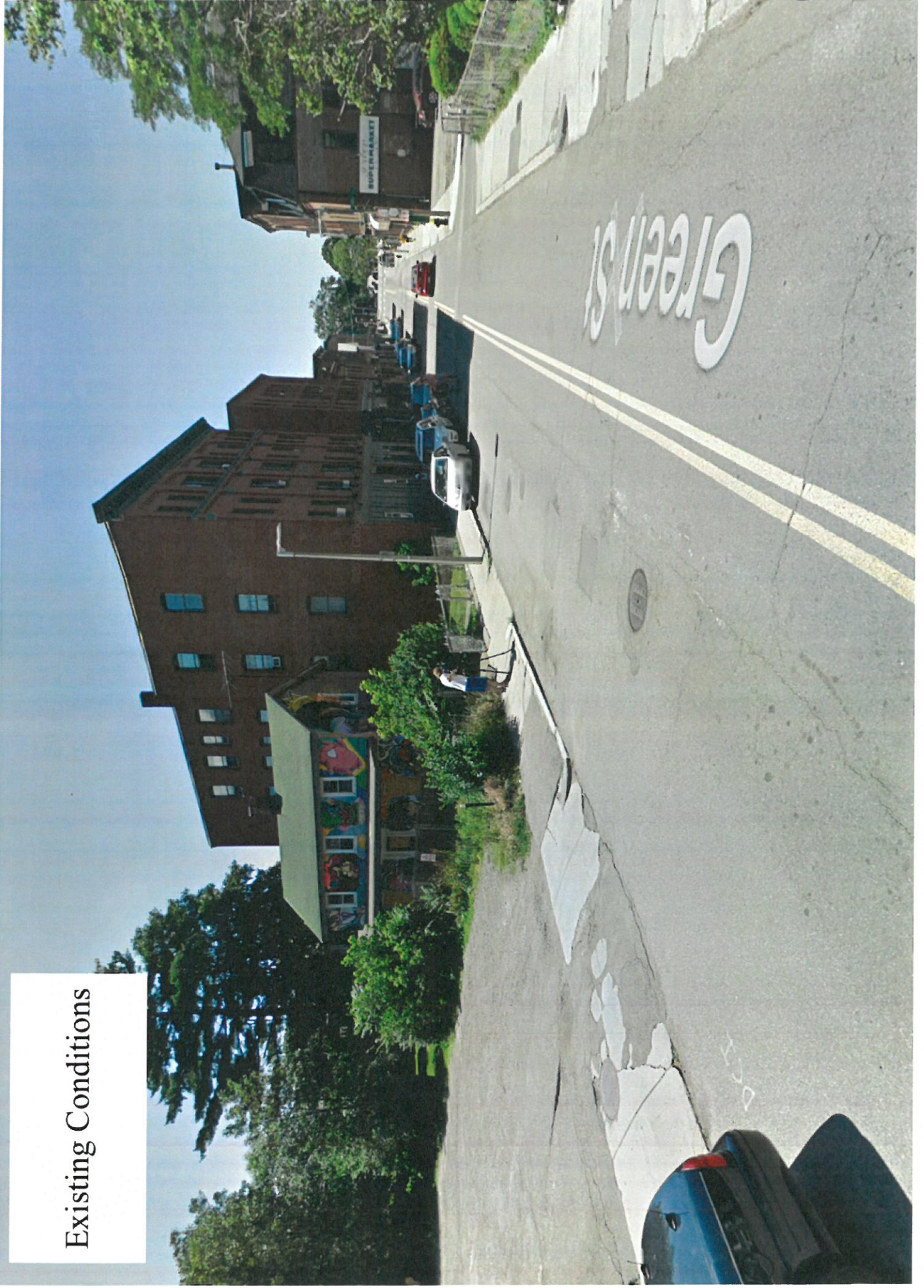


Existing Conditions-
Green Street

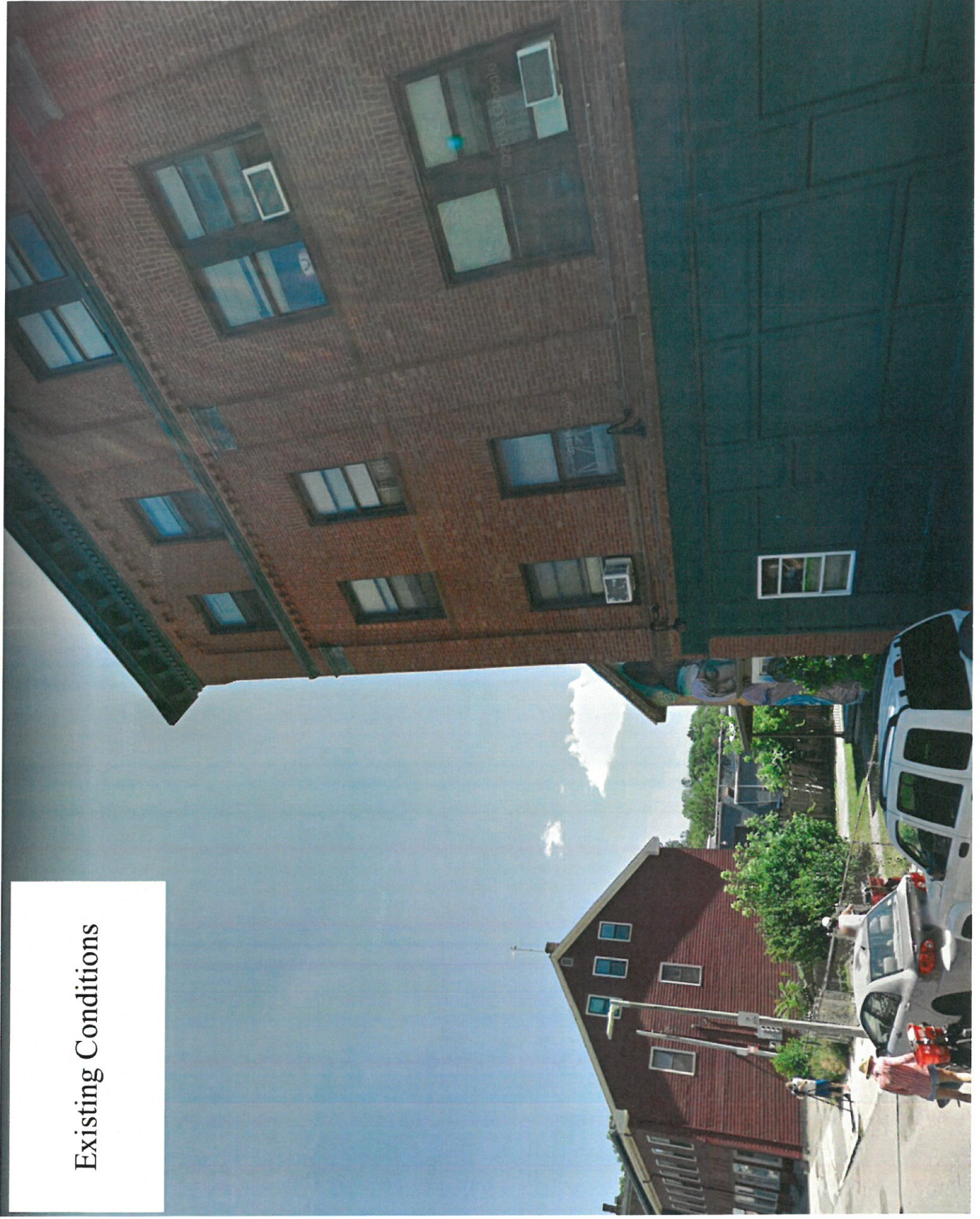
197-201 Green
Street



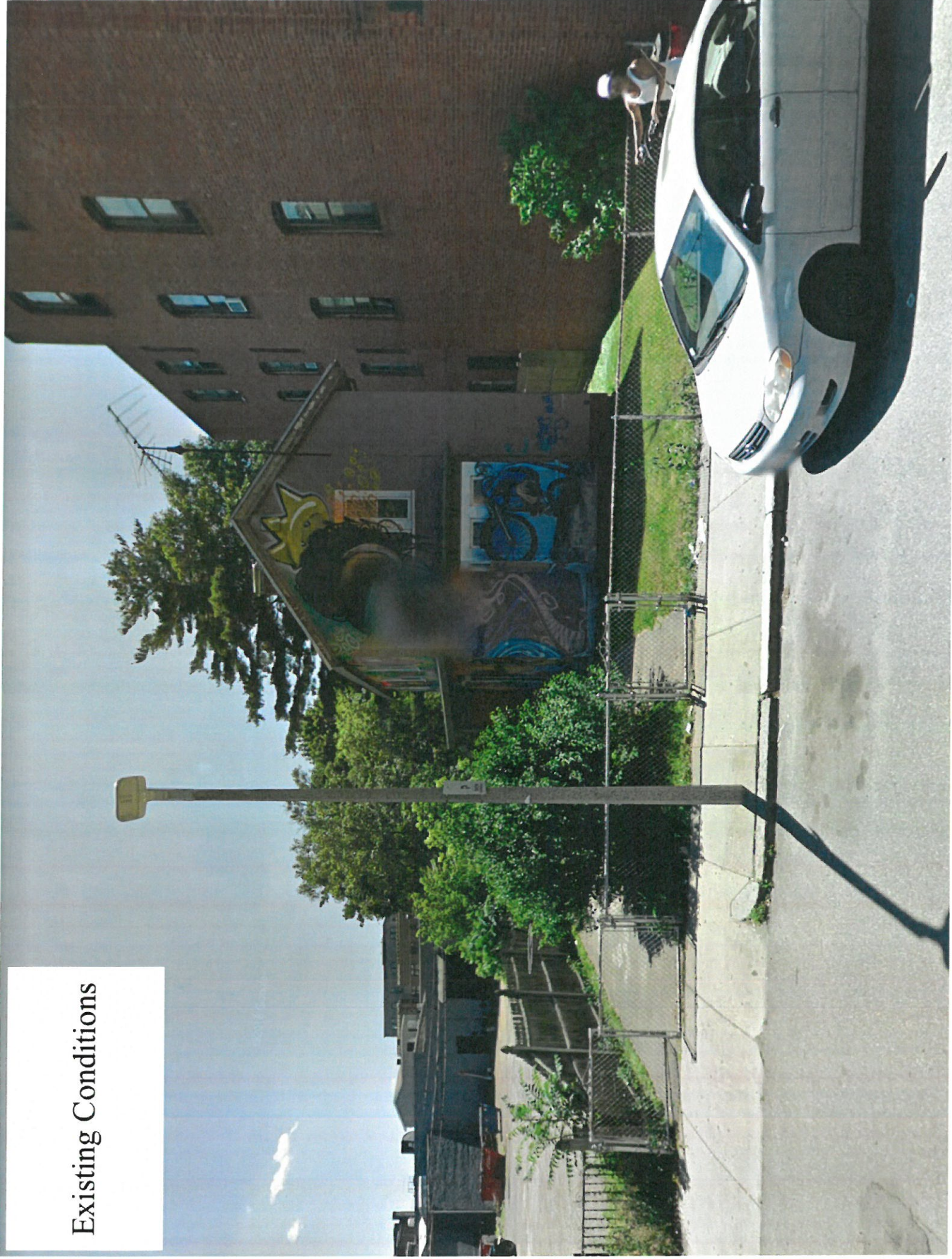
Existing Conditions



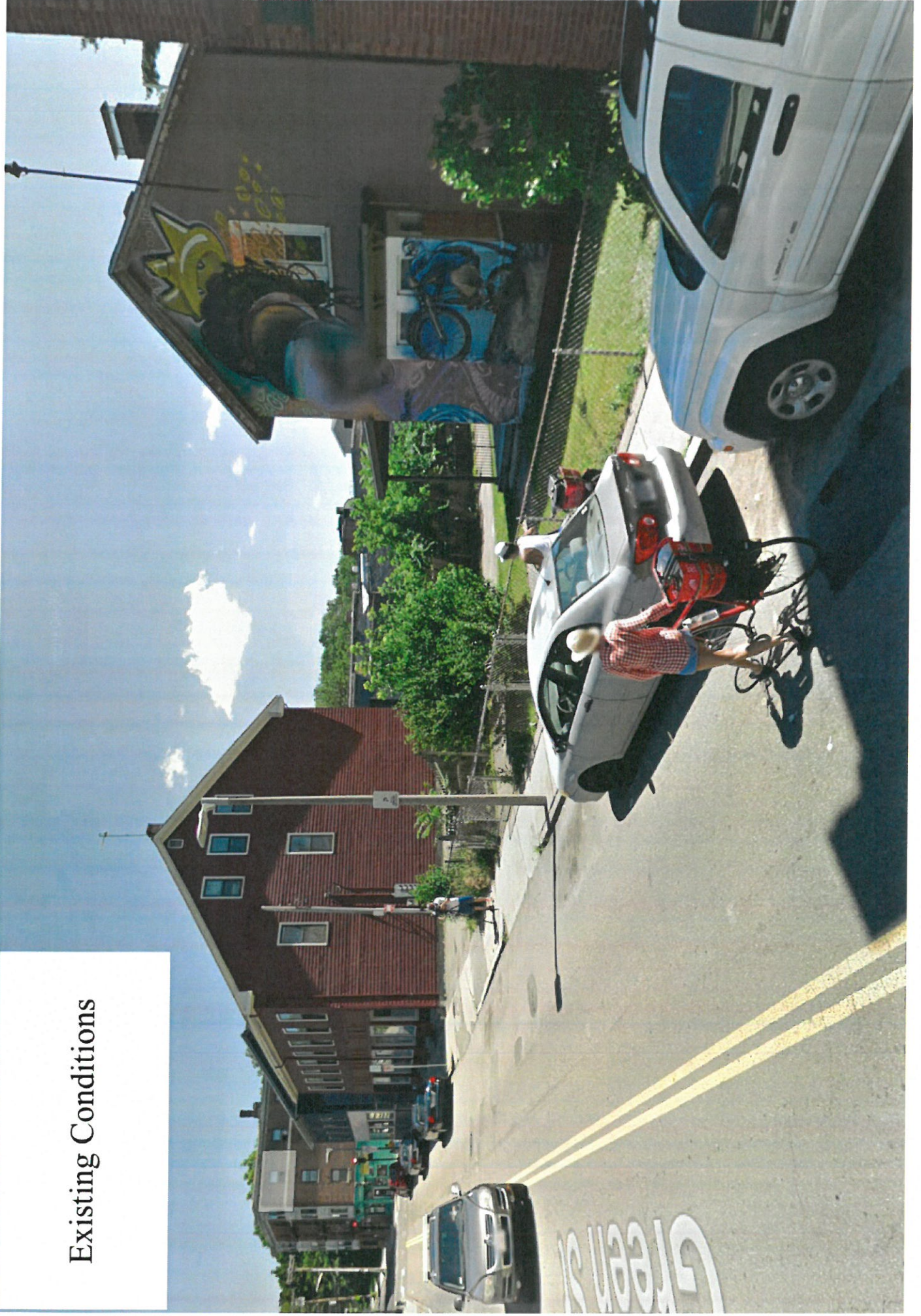
Existing Conditions



Existing Conditions



Existing Conditions





EMBARC

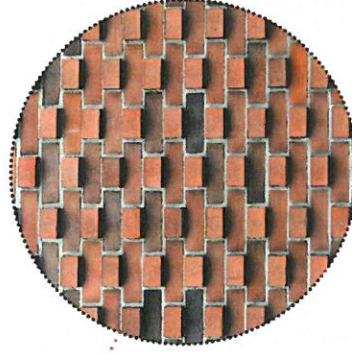
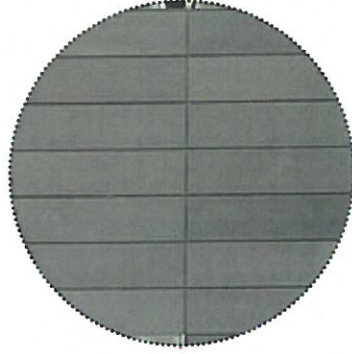
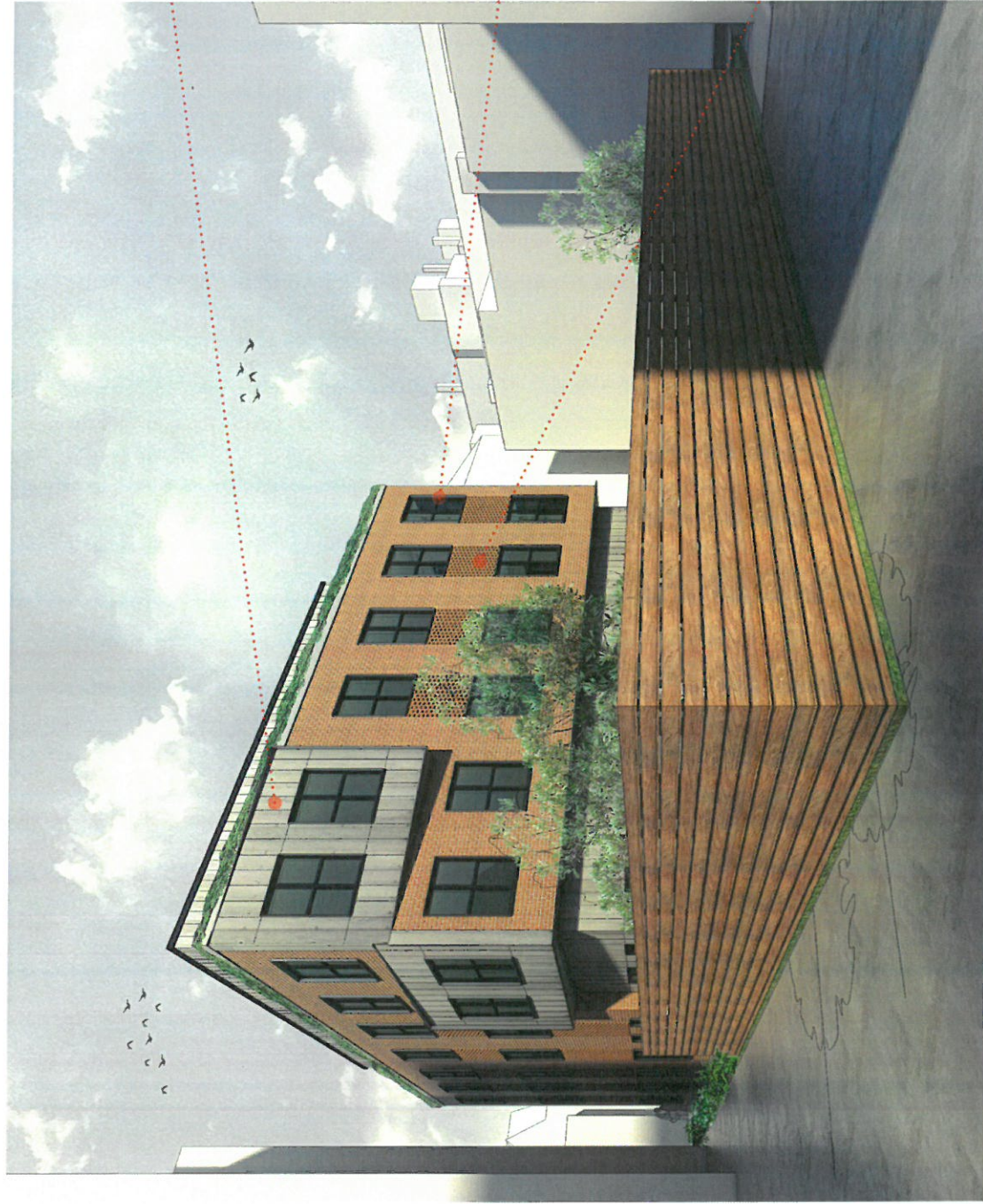
copyright: EMBARC Studio, LLC. C:\Users\darling\Documents\16004_197 Green Street_3D_darlingset.rvt

VIEW FROM GREEN STREET

197 GREEN STREET
JAMAICA PLAIN, MA 02130

JULY 26, 2018

3.1



EMBARC

VIEW FROM UNION AVE

197 GREEN STREET
JAMAICA PLAIN, MA 02130

JULY 26, 2018

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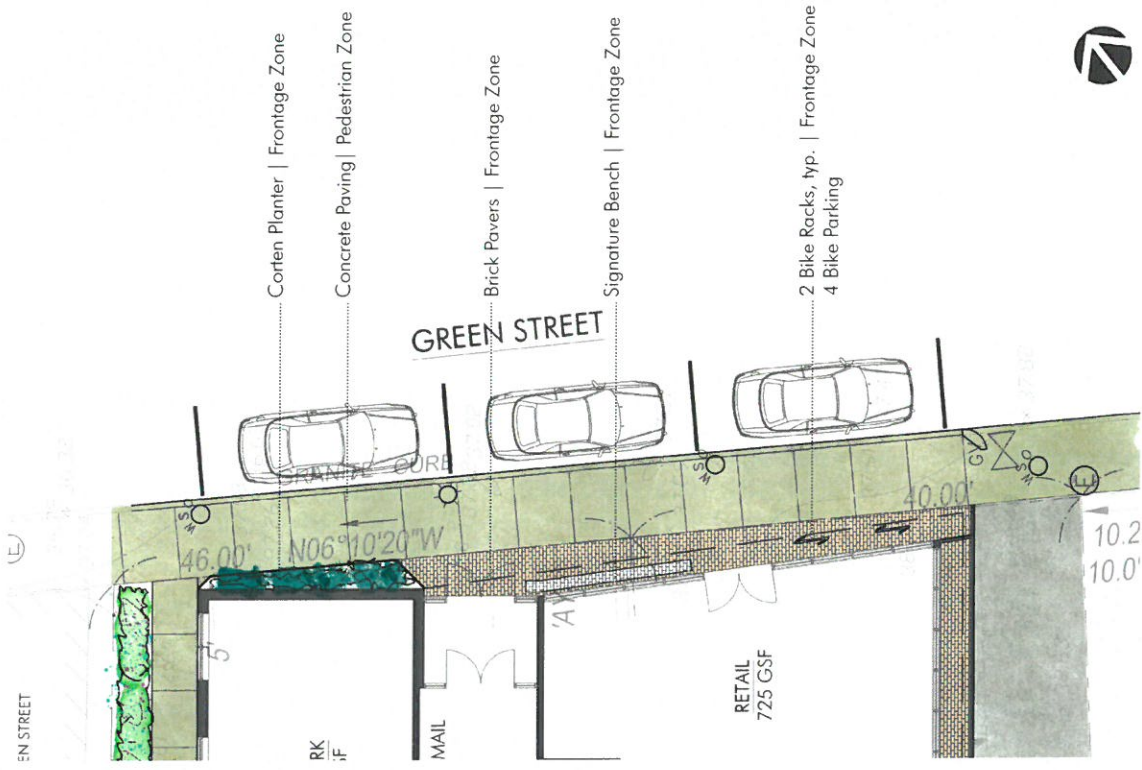
VIEW FROM UNION AVE

197 GREEN STREET
JAMAICA PLAIN, MA 02130

copyright: EMBARC Studio, LLC C:\Users\jldesign\Documents\16004_197 Green Street_3D_rendering.rvt

JULY 26, 2018





L2

GREEN STREET STREETScape
199 - 201 GREEN STREET
JAMAICA PLAIN, MA
JUNE 2018



Brick Paving In
Frontage Zone



Concrete Paving In
Pedestrian Zone



Steel Curbing



Proposed Rack



Signature Bench:
Reclaimed Wood Bench With Corten Supports
No Backrest

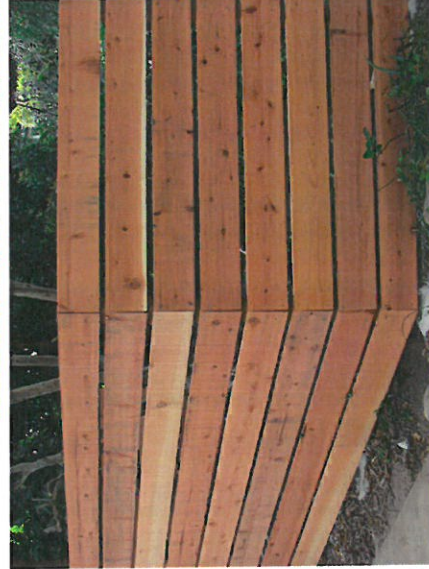


EMBARC



PLANTING CONCEPT

- Support Biodiversity, Sustainability and Water Management
- Using wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood
- Dense plantings minimize maintenance and eliminates mowing



Proposed Rack

6' height Wood Board Fence

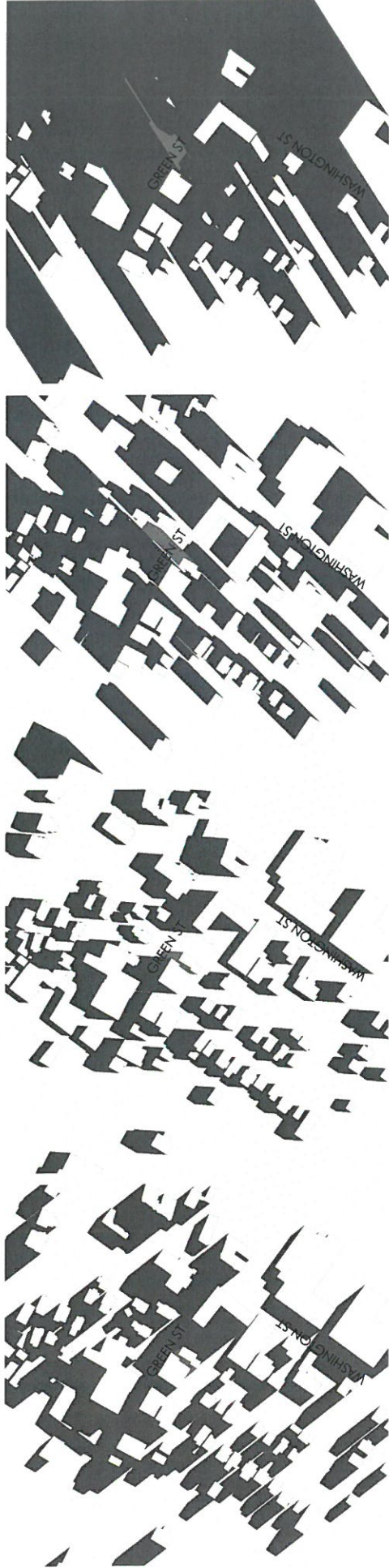
EMBARC

VERDANT
LANDSCAPE ARCHITECTURE



REAR PARKING AREA
199 - 201 GREEN STREET
JAMAICA PLAIN, MA
JUNE 2018

L3



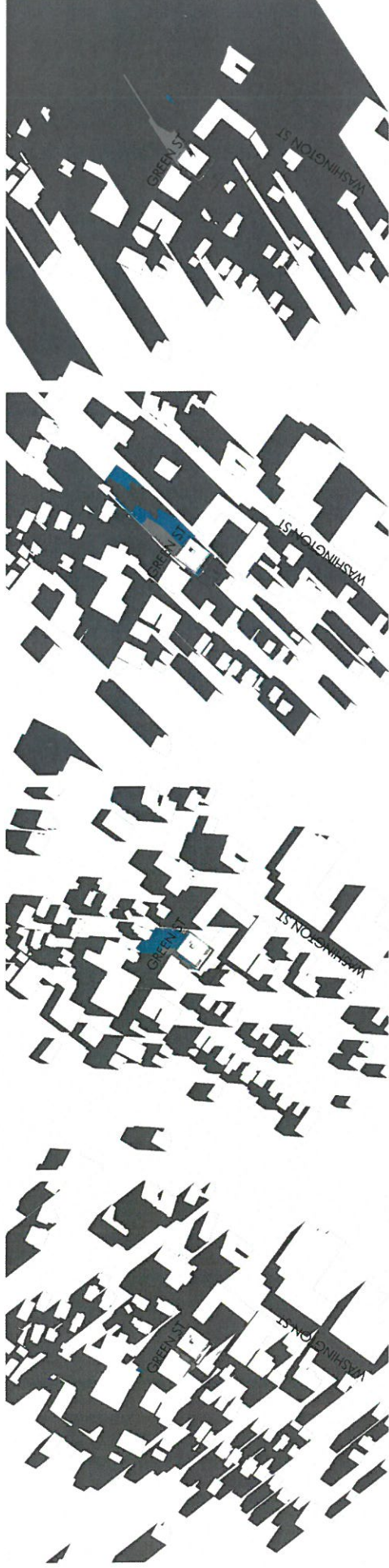
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EXISTING WINTER SOLSTICE - 3:00 PM

EXISTING WINTER SOLSTICE - 12:00 PM

EXISTING WINTER SOLSTICE - 9:00 AM

EXISTING



PROPOSED WINTER SOLSTICE - 6:00 PM

PROPOSED WINTER SOLSTICE - 3:00 PM

PROPOSED WINTER SOLSTICE - 12:00 PM

PROPOSED WINTER SOLSTICE - 9:00 AM

PROPOSED

EMBARC

SHADOW STUDIES
WINTER SOLSTICE

197 GREEN STREET
JAMAICA PLAIN, MA 02130



SS1

JULY 26, 2018



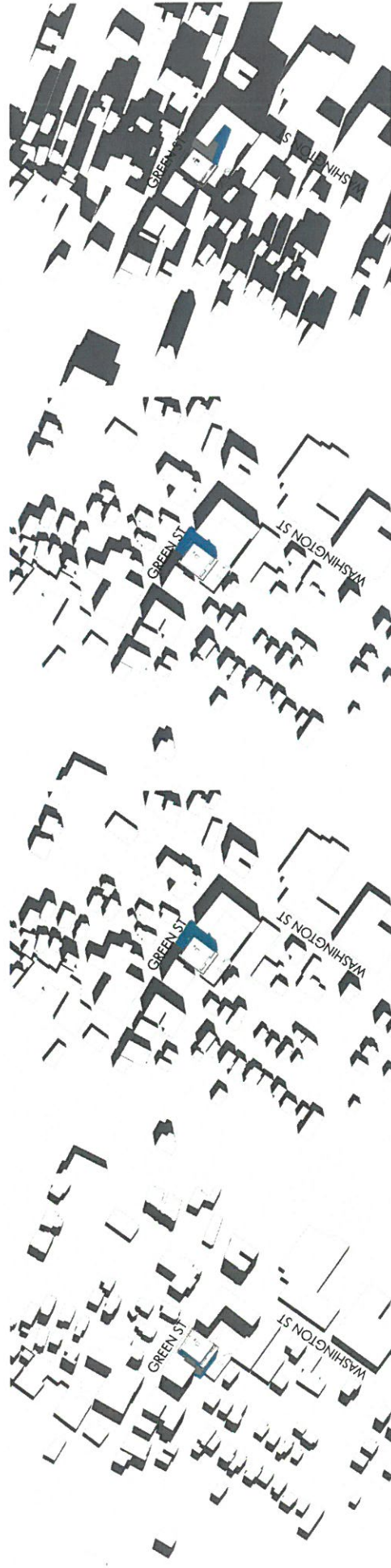
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EXISTING SUMMER SOLSTICE - 12:00 PM

EXISTING SUMMER SOLSTICE - 3:00 PM

EXISTING SUMMER SOLSTICE - 6:00 PM

EXISTING



PROPOSED SUMMER SOLSTICE - 9:00 AM

PROPOSED SUMMER SOLSTICE - 12:00 PM

PROPOSED SUMMER SOLSTICE - 3:00 PM

PROPOSED SUMMER SOLSTICE - 6:00 PM

PROPOSED

EMBARC

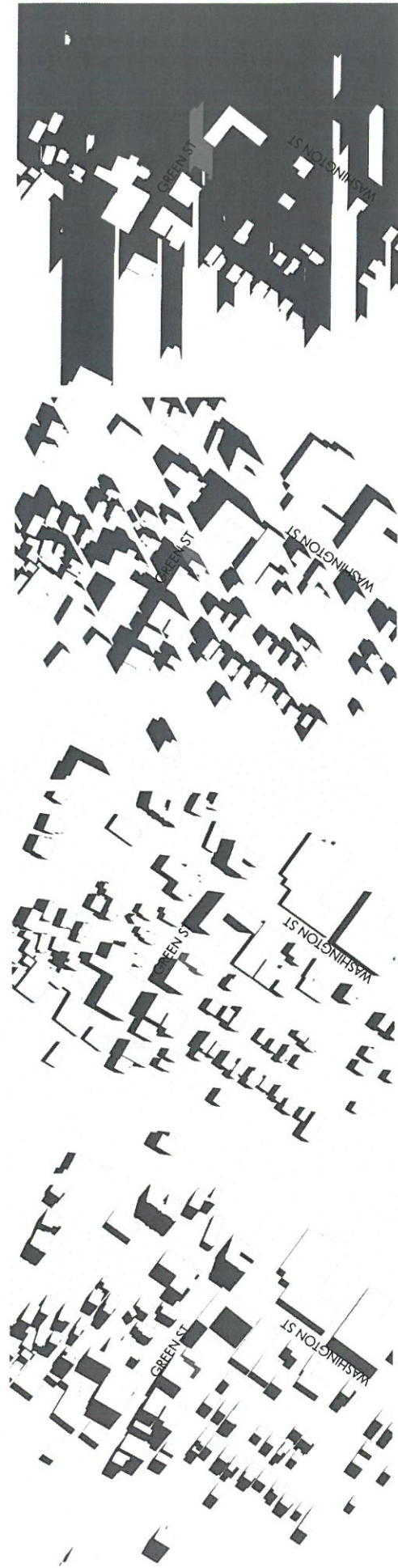
SHADOW STUDIES

SUMMER SOLSTICE

197 GREEN STREET
JAMAICA PLAIN, MA 02130
JULY 26, 2018



SS2



EXISTING AUTUMNAL EQUINOX - 9:00 AM

EXISTING AUTUMNAL EQUINOX - 12:00 PM

EXISTING AUTUMNAL EQUINOX - 3:00 PM

EXISTING AUTUMNAL EQUINOX - 6:00 PM

EXISTING



PROPOSED AUTUMNAL EQUINOX - 9:00 AM

PROPOSED AUTUMNAL EQUINOX - 12:00 PM

PROPOSED AUTUMNAL EQUINOX - 3:00 PM

PROPOSED AUTUMNAL EQUINOX - 6:00 PM

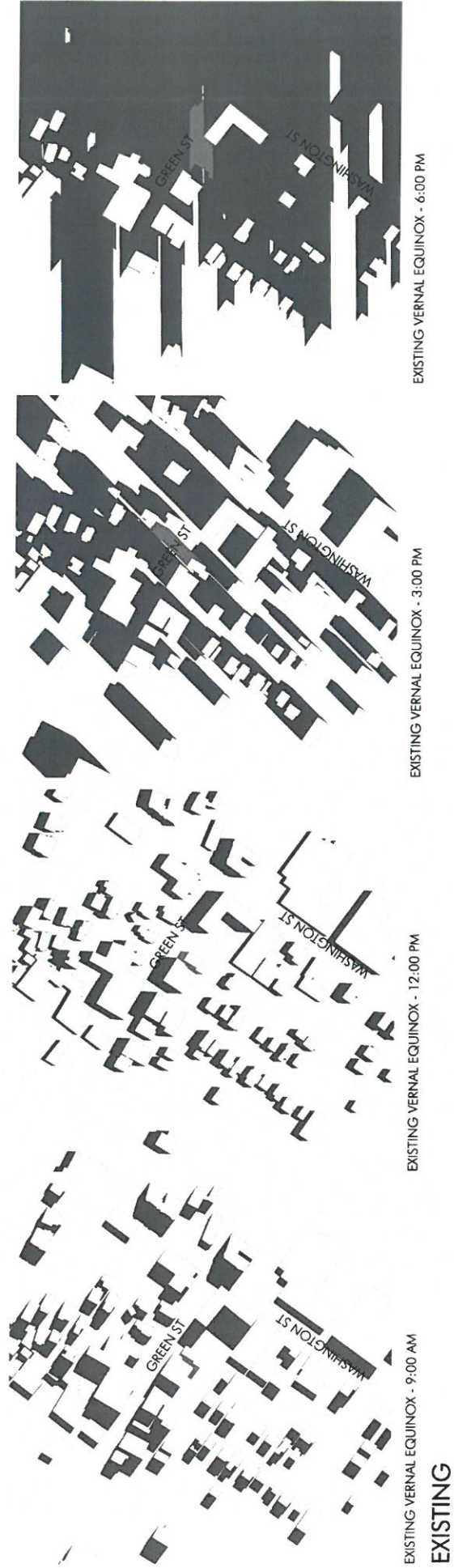
PROPOSED

EMBARC

SHADOW STUDIES
AUTUMNAL EQUINOX

197 GREEN STREET
JAMAICA PLAIN, MA 02130
JULY 26, 2018

SS3



EMBARC

SHADOW STUDIES
VERNAL EQUINOX

197 GREEN STREET
JAMAICA PLAIN, MA 02130



SS4

JULY 26, 2018

July 10, 2018

Josh Fetterman
CRM Property Management Corporation
320 Washington St, Suite 3FF
Brookline, MA 02445

RE: Geotechnical Investigations Letter Report
197-199 Green Street
Jamaica Plain, MA
DCI Project No. 2016-102

Dear Mr. Fetterman:

Design Consultants Inc. (DCI) is pleased to provide CRM Property Management Corporation (CRM) with this summary letter report for the geotechnical investigations associated with the proposed development at 197-199 Green Street in the Jamaica Plain section of Boston, Massachusetts.

Project Background

CRM is in the process of redeveloping the subject property into a mixed used commercial /live-work / residential project with nineteen (19) residential units, four (4) live work units, and one (1) commercial unit. To this end, CRM has retained DCI's services to conduct a geotechnical investigation.

The Site is located on **Figure 1** and is about 3,900 feet southeast of Jamaica Pond. The existing conditions are shown on **Figure 2**. The Site is located on a relatively flat section of Green Street located between Washington Street and Union Avenue. The Site is located at approximately El. 33 (NAVD 88) and totals approximately 11,736 square feet (0.27 acres). The Site includes the following contiguous parcels:

- Parcel 1102580000 – Paved parking with a small landscape area to the southwest at 199 Green Street (5,281 square feet).
- Parcel 1102579000 – Two story residential building with a paved drive and landscaping at 197 Green Street (6,455 square feet). The residential structure is comprised of a stone/mortar foundation with a basement, wooden framing, and wooden clapboard siding.

In support of the impending development, CRM requested that the geotechnical investigations described herein be undertaken to better understand subsurface conditions. To this end, DCI reviewed available subsurface information and contracted with Soil Exploration Corporation (SEC)

of Leominster, Massachusetts to drill three (3) borings at the Site (B-1 through B-3) where shown on **Figure 2**. The drilling activities were conducted with full-time oversight by a professional geotechnical engineer from DCI. DCI was responsible for locating the explorations and SEC was responsible for coordinating the clearing of utilities by DigSafe.

Existing Subsurface Information

As part of our investigation, DCI reviewed the following available information:

1. Soil Survey Mapping from the U.S. Soil Conservation Service;
2. *Response Action Outcome Statement* for 3373R Washington Street, by McPhail Associates, dated July 22, 2010;

U.S. Soil Conservation Service Soil Survey

The U.S. Department of Agriculture Soil Conservation Service Soil Survey of Suffolk County (2009 Update) indicates that conditions in the vicinity of the Site are Urban Land. Urban land consists of areas where 85 percent or more of the land is covered with impervious surfaces such as buildings and pavement. This map unit is mostly in residential, commercial, and industrial developments.

Response Action Outcome Statement (McPhail)

The purpose of this report was to provide the supporting data associated with submittal of a Response Action Outcome (RAO) Statement for the disposal site impacted by a release of petroleum hydrocarbons to which RTN 3-27083 applies. The disposal site is located to the south east of the site on the adjacent property at the address of 3371R Washington Street.

McPhail Associates, Inc. conducted the subsurface investigation in May 2010. The investigation included the drilling of five borings completed as wells (B/MW-1 through B/MW-5). The borings were completed by Carr-Dee Corp. of Medford, MA. Only B-4 was utilized in the development of this report. The subsurface explorations are shown on **Figure 2** and the boring/well logs are provided in **Attachment One**.

Underlying the ground surface at the project site, the explorations encountered a miscellaneous fill deposit which ranged from 6 to 8 feet in thickness. The fill deposit generally consists of a loose to dense, brown to black, silt and sand with trace to some gravel, and varying amounts of brick, ash and cinders. A 1-foot thick organic deposit consisting of a firm, dark-brown organic silt was encountered at a depth of 6 feet below ground surface within boring B-5.

Beneath the fill and/or organic deposit, the explorations generally encountered a natural, inorganic soil deposit consisting of glacial outwash. The glacial outwash was encountered at depths ranging from 6- to 8-feet below ground surface (bgs). The outwash deposit was observed to vary from a compact to dense, gray sand and gravel with a trace to some silt, to silty fine sand. The outwash deposit was observed to range from 4- to 8-feet thick.

The glacial outwash deposit is underlain by marine deposit consisting of a stiff to very stiff, gray clayey silt. The five borings were terminated in the marine deposit at depths ranging from 16- to 20-feet bgs.

The groundwater levels at the time of the McPhail investigation were observed to range from 7.5- to 9.5-feet bgs.

DCI Subsurface Investigations

On behalf of DCI, SEC drilled three geotechnical boreholes (B-201 through B-203) on September 27, 2016. The three borings were drilled for estimating the broader Site soil density through Standard Penetration Tests (SPTs). The borings were advanced using hollow stem augers and placing a head of water in the casing below the water table. Soil samples were obtained using a 2-inch split spoon sampler and samples were collected at 5-foot intervals. The boring locations are shown on **Figure 2** and the boring logs prepared by DCI's geotechnical engineer are provided in **Attachment Two**.

The borings are also located on Figure 1 and are summarized in Table 1.

Table 1
Summary of Boring Data

Boring	Approx. Ground Elevation (NAVD88)	Est. Bottom of Fill in Feet (and Elev.)	Est. Bottom of Loose/Soft Soil in Feet (and Elev.)	Boring Depth (and Elev.)
McPhail May 2010 Investigations				
B/MW-5	33.0	6.0 (El. 27.0)	7.0 (El. 26.0) – “Peat”	17.0
DCI September 2016 Investigations				
B-201	33.0	6.0 (El. 27.0)	18.5 (El. 14.5)	27.0 (El. 6.0)
B-202	33.0	8.0 (El. 25.0)	28.5 (El. 4.5)	42.0 (El. -9.0)
B-203	33.5	5.5 (El. 28.0)	13.0 (El. 20.0)	27.0 (El. 6.5)

Groundwater Monitoring

Groundwater observations were made at the time of drilling and on September 27, 2016, DCI and SEC gauged the groundwater depths from the newly drilled borehole casing. The recent observations and historic levels are provided in **Table 2**.

Table 2
Summary of Groundwater Observations

Boring	Approx. Ground Elevation (NAVD88)	Est. Depth to Groundwater (Feet)	Groundwater Elevation (NAVD88)
McPhail June 2, 2010 (Well Stabilized)			
B/MW-5	33.0	7.2	25.8
DCI September 27, 2016 (Borehole Observation)			
B-201	33.0	8.0	25.0
B-202	33.0	9.0	24.0
B-203	33.5	7.0	26.5

On September 27, 2016, we observed groundwater across the Site ranged from about 7-feet-deep (EL. 26.5 in boring B-203) to 9-feet-deep (EL. 24.0 in B-202). The groundwater results are consistent with the stabilized groundwater results made in June 2010 and are about 1.5 feet above the groundwater levels observed in August 2015. Groundwater levels across the site are expected to vary from those reported herein due to factors such as normal seasonal fluctuations, periods of heavy precipitation, and alterations of existing drainage patterns.

Findings

The subsurface investigations for the 197-199 Green Street Site borings generally encountered the following subsurface conditions from the ground surface to depth:

- Asphalt – Two borings (B-201 and B-203) encountered an approximate 3- to 4-inch layer of asphalt.
- Urban Fill – All borings encountered a layer of fill consisting of sand, with trace to little silt, and little gravel. The 2010 borings encountered loam, cinders, ash and brick in the fill. The fill is generally 5.5- to 8-feet deep. The fill density varies widely and is loose to very dense.
- Clay – Boring B-203 encountered a layer of soft clay from a depth of about 5.5- to 9.5-feet.
- Sand and Silty Sand – Below the fill and soft clay, all borings encountered a natural layer of sand and silty sand, with varying amounts of silt and gravel at a depth of about 6- to 20-feet. The layer typically extends to a depth of about 14- to 15-feet. The more shallow sand and gravel is medium dense to dense. The deeper silty sand is loose to medium dense.
- Sandy Silt and Clay – Below the silty sand, six borings (B-4, B-201, B-202 and B-203) encountered a fine sandy silt and clay at 12- to 15-feet deep. The layer is typically medium

stiff to very stiff with the exception of the upper soft zone encountered at boring B-201 to 18-feet-deep and B-2 to 23-feet-deep.

As noted above, the groundwater across the Site on September 26, 2016 ranged from about 7-feet-deep (EL. 26.5) in boring B-203 to 9-feet-deep (EL. 24.0) in B-202. The groundwater results are consistent with the stabilized groundwater results made in June 2010 and are about 1.5 feet above the groundwater levels observed in August 2015. Groundwater levels across the site are expected to vary from those reported herein due to factors such as normal seasonal fluctuations, periods of heavy precipitation, and alterations of existing drainage patterns. We recommend a design high groundwater level of El. 28.5.

Conclusions and Recommendations

The geotechnical investigations presented herein provide a general idea of the existing conditions and foundation needs for the Site development. The attached information can be used to develop the final geotechnical design requirements.

A review of the borings indicates that 5.5- to 8-feet of unsuitable fill has been placed over natural layers of sand and gravel, silty sand and silt/clay. Sections of the natural silty sand from 15- to 25-feet deep are loose. Two foundation options are available: (1) low pressure continuous and/or spread footings, as long as near surface, unsuitable fill materials are over-excavated and replaced with compacted structural fill, or (2) use of a deep foundation system such as helical piles, or rammed aggregate piers. For Option 1, it is anticipated that the footings will bear on compacted structural fill and the natural stratified soils. For Option 2, it is anticipated that the deep foundation will extend into the medium stiff to stiff silty sand or silt/clay

Foundations and retaining walls must be designed and constructed in accordance with the Massachusetts State Building Code (780 CMR 18). We recommend the following:

- All excavation activities and soil management planning should be coordinated with any environmental findings and conclusions. The combined geotechnical and environmental findings, conclusions and recommendations will dictate the final bottom of footing elevations.
- Work shall be conducted in-the-dry and existing subgrades should be proof rolled.
- For Option 1 – Continuous Spread Footings
 - Dimensions shall be designed in accordance with the Massachusetts State Building Code (780 CMR 18). The minimum footing vertical depth shall be 1 foot and the minimum horizontal width of continuous footings shall be 2 feet. The bottom of footings shall be placed a minimum of 4-feet below the final grade for frost protection.

- The existence of a 5.5- to 8-foot deep layer of fill at 6' to 7-feet requires the over-excavation of unsuitable materials from below proposed footings, or installing footing below these materials. This must be accomplished while working in-the-dry.
- All unsuitable soil (fill or remnants of former topsoil) shall be removed and replaced with clean structural fill that is compacted to 95% of the maximum dry density as determined by modified proctor (ASTM D1557-C). Clean structural fill shall also be placed against foundations and walls. Structural fill shall meet the following grain size requirements:

Sieve Size	Percent Finer by Weight
8-inch	100 (1)
3-inch	70-100
1-inch	45-90
No. 4	20-70
No. 10	15-60
No. 40	10-40
No. 200	0-10
<i>Notes:</i> <i>(1) Three-inch maximum particle size within 12 inches of slab, footing or pavement grade.</i>	

- In general, the foundations are anticipated to be founded on 2- to 4.5-feet of compacted structural fill and the natural stratified soils. In accordance with Massachusetts Building Code (780 CMR 18), Table 1804.3, we recommend an allowable net bearing pressure of 1 tons per square foot (TSF) for the deeper loose silty sand and soft clay.
- For design purposes, the structural fill shall be assumed to have a dry unit weight of 120 pounds per cubic foot (pcf); a friction angle of 32° ; a coefficient of passive earth pressure (K_p) of 3.25; and a coefficient of active earth pressure (K_A) of 0.30.
- For Option 2, the deep foundation system will extend at least five feet into the underlying medium stiff to still silty sand or silt/clay. Since the lateral extent and depth of unsuitable materials vary across the Site, it is anticipated that the pile or pier depths will vary from about 13- to 25-feet-deep.
- Groundwater across the Site ranged from about 7-feet-deep (EL. 26.5) in boring B-203 to 9-feet-deep (EL. 24.0) in B-202. The groundwater results are consistent with the stabilized

groundwater results made in June 2010 and are about 1.5 feet above the groundwater levels observed in August 2015. Groundwater levels across the site are expected to vary from those reported herein due to factors such as normal seasonal fluctuations, periods of heavy precipitation, and alterations of existing drainage patterns. We recommend a design high groundwater level of El. 28.5, about 4.5 feet below the existing ground surface.

- In order to promote positive drainage away from foundations, we recommend that structural details incorporate best management groundwater practices in accordance with the Massachusetts Building Code (780 CMR 1806.5 and 1807.4.2). Section 1807.4.2 allows for the use of a properly filtered gravel or crushed stone as a foundation drain. The drain shall extend a minimum of 12-inches outside the edge of the footing and shall not extend to 6-inches from the top of the footing. If a drain tile or perforated pipe is used the pipe invert shall not be higher than the floor elevation.
- Given the nature of the Site, there is high potential for liquefaction. In accordance with 780 CMR 9.4.1.2.1 the Site is a Class E, and under 780 CMR 16 Table 1604.11, the seismic loads for Boston are $S_s=0.29$ and $S_1=0.068$.
- All excavations shall be carefully designed and managed so as not to undermine adjacent structures or violate local, state and federal safety requirements, such as Jackies Law and OSHA standards. The minimum ratio to prevent undermining of adjacent footings and structures is 1 horizontal to 1 vertical (1H:1V).
- A professional structural engineer shall be engaged to design all structures in accordance with the Massachusetts State Building Code. The structural engineer shall determine the appropriate factors of safety and the varying surcharge loads against each structure. We also recommend that a licensed geotechnical engineer be engaged during the design and construction process to ensure that our recommendations have been met.

Closing

The analyses and recommendations submitted in this letter report are based in part upon the data obtained from the subsurface explorations. The nature and extent of variations across the Site may not become evident until further explorations are conducted or until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this letter.

The estimated groundwater levels in the borings are based on observations made during the borehole advancement and under the conditions stated on the logs. It is noted that fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, and other factors occurring since the time the borings were advanced.

In the event that any changes in the nature, design or location of the proposed 197-199 Green Street development are planned, the conclusions and recommendations contained in this letter report shall not be considered valid unless the changes are reviewed and conclusions of this report is modified

or verified in writing by DCI. This preliminary geotechnical investigation report has been prepared for CRM and the 197-199 Green Street project. Our report is sufficient for final design and should be supplemented with detailed earthwork specifications for construction purposes. The specifications should be prepared by a licensed geotechnical engineer.

Should you have any questions or require additional information, please do not hesitate to call us. We can be reached at 617-689-1010.

Sincerely

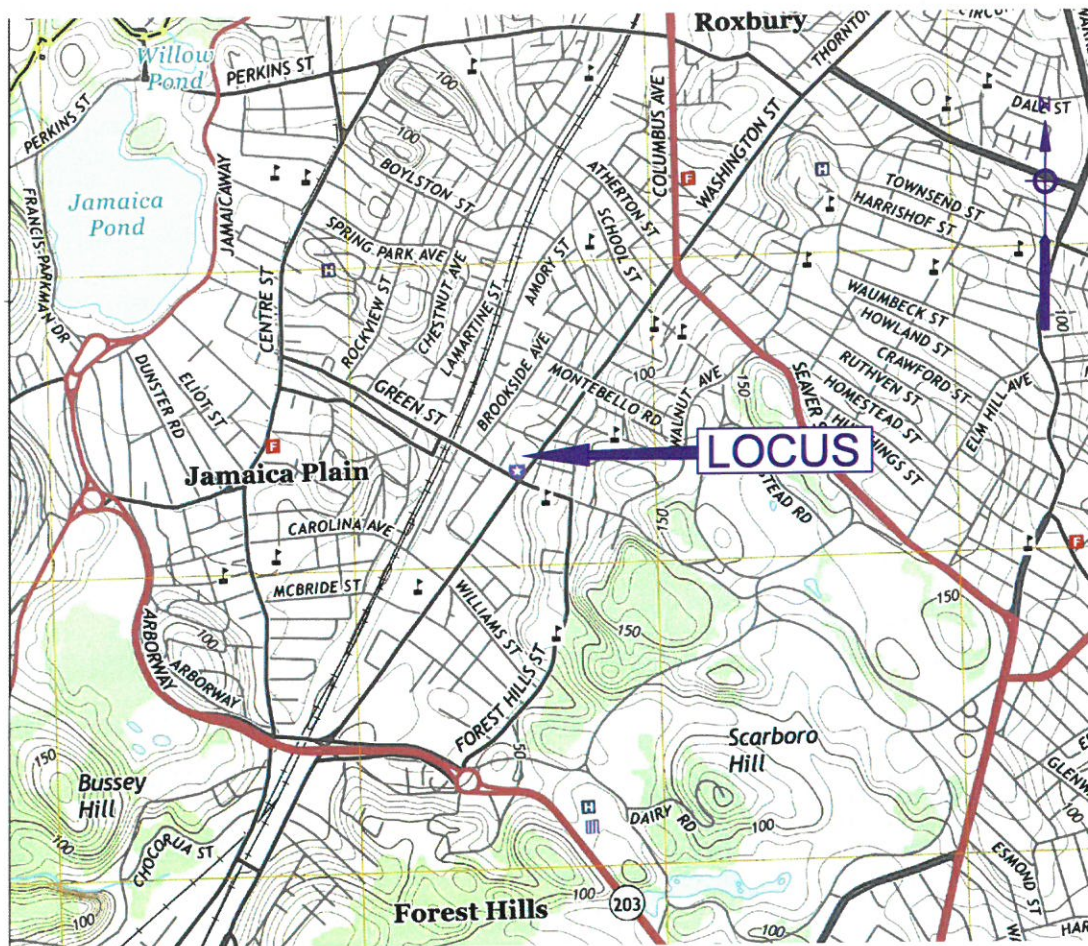
Design Consultants Inc.

A handwritten signature in black ink, appearing to read "Michael F. Clark", with a long horizontal flourish extending to the right.

Michael F. Clark, P.E.

Principal-In-Charge

Attachments



SCALE: 1" = 2,000'

LATITUDE: 42.309° N
LONGITUDE: 71.105° W

REF: USGS TOPO QUAD
BOSTON SOUTH, MA
2015

FIGURE 1

SITE LOCATION MAP
197 & 199 GREEN STREET
JAMAICA PLAIN, MA
Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS

SOMERVILLE - NEWBURYPORT - QUINCY
PHONE: 617-776-3350 WEBSITE: WWW.DCI-MA.COM

NOTES:

- 1) BASE PLAN AND SURVEY INFORMATION BASED ON "SITE PLAN OF LAND LOCATED AT 197-201 GREEN STREET, 3371 WASHINGTON STREET JAMAICA PLAIN, MA" DATED OCTOBER 30, 2015 AND COMPLETED BY BOSTON SURVEY, INC.

UNION AVENUE

SUBJECT PROPERTY



GREEN (PUBLIC) STREET

WASHINGTON (PUBLIC 60'00" WIDE) STREET

LEGEND:

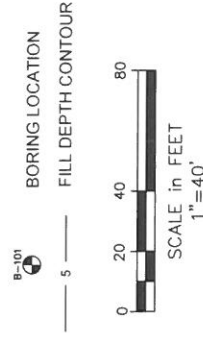


FIGURE 2

BORING LOCATIONS
197 & 199 GREEN STREET
JAMAICA PLAIN, MA
Design Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
SOMERVILLE, MASSACHUSETTS 01906
PHONE 617-725-5555 FAX 617-725-5555 WWW.DCI-MA.COM

CARR-DEE CORP.

37 LINDEN STREET

P.O. BOX 67

MEDFORD, MA 02155-0001

Telephone (781) 391-4500

To: McPHAIL ASSOCIATES, INC. 2269 MASS. AVE. CAMBRIDGE, MA

Date:

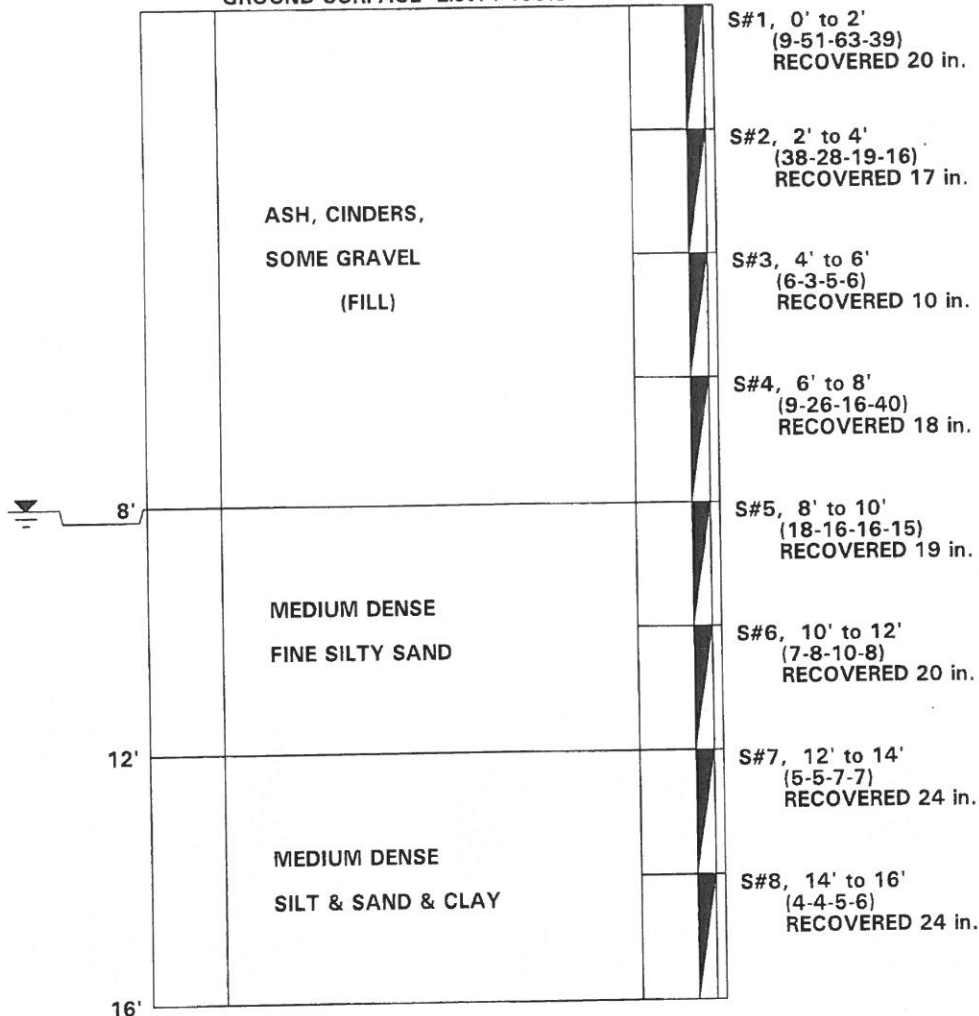
Job No.: 2010-80

Location: 197 GREEN STREET, JAMAICA PLAIN, MA

Scale: 1 in. = 3 ft.

BORING 4

GROUND SURFACE Elev. + 100.3



WATER LEVEL 8'
SIZE OF AUGERS 3-3/4" I.D. LENGTH 14'0"
DRILLER: J.CENTRELLA, INSPECTOR: T.CORMICAN
DATE STARTED & COMPLETED 5-25-2010

All samples have been visually classified by DRILLER. Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches (±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

BORING LOG

Project: 3371 WASHINGTON STREET
 Location: JAMAICA PLAIN, MA
 Client: CRM DEVELOPMENT CORP.
 Driller: SOIL EXPLORATIONS
 Drilling Methods: HOLLOW STEM AUGER
 Weather: 70'S, CLOUDY
 Performed By: PJS Date: 9/27/16
 Checked By: PGC Date: 10/16/16



Boring No: B-201
 Location: See Plan
 Approx. Ground Elevation: 33'
 Approx. Groundwater Elevation: 25'
 Date/Time of Groundwater Elevation: 12:40 PM
 Datum: NAVD 88
 Project No. 2016-102

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
1		8		3" of ASPHALT	.25'	ASPHALT	
2	S-1	14	24"/16"	S-1, SAND, Little Gravel, Trace Silt, Brown, Dry, Dense			
3		16					
4		20				FILL	
5							
6	S-2	12	24"/14"	S-2, SAND, Little Silt, Tan, Dry, Medium Dense	6'		
7		8					
8		8					
9		7					(1)
10							
11	S-3	3	24"/22"	S-3, SAND, Some Silt, Yellow-Tan, Wet, Loose		SILTY SAND	
12		2					
13		3					
14		2			14.5'		
15							
16	S-4	1	24"/24"	S-4, SILT, Little Sand, Grey, Wet, Soft			
17		1				SANDY SILT	
18		1					
19		2					
20							

NOTES:

(1) Water observed at 8' below grade

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff >30 Fine Soil N Value - Hard
4-8 Fine Soil N Value - Medium Stiff	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: **3371 WASHINGTON STREET**
 Location: **JAMAICA PLAIN, MA**
 Client: **CRM DEVELOPMENT CORP.**
 Driller: **SOIL EXPLORATIONS**
 Drilling Methods: **HOLLOW STEM AUGER**
 Weather: **70'S, CLOUDY**
 Performed By: **PJS** Date: **9/27/16**
 Checked By: **PGC** Date: **10/16/16**



Boring No: **B-201**
 Location: **See Plan**
 Approx. Ground Elevation: **33'**
 Approx. Groundwater Elevation: **25'**
 Date/Time of Groundwater Elevation: **12:40 PM**
 Datum: **NAVD 88**
 Project No.: **2016-102**

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
21	S-5	2	24"/19"	S-5, SILT, Some Sand, Grey, Wet, Medium Stiff		SANDY SILT	
22		2					
23		3					
24		3					
25	S-6	1	24"/24"	S-6, Similar to S-4			
26		2					
27		2					
28		3					
29				BOTTOM OF BORING AT 27'			
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							

NOTES:

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff >30 Fine Soil N Value - Hard
4-8 Fine Soil N Value - Medium Stiff	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: **3371 WASHINGTON STREET**
 Location: **JAMAICA PLAIN, MA**
 Client: **CRM DEVELOPMENT CORP.**
 Driller: **SOIL EXPLORATIONS**
 Drilling Methods: **HOLLOW STEM AUGER**
 Weather: **70'S, CLOUDY**
 Performed By: **PJS** Date: **9/27/16**
 Checked By: **PGC** Date: **10/16/16**



Boring No: **B-202**
 Location: **See Plan**
 Approx. Ground Elevation: **33'**
 Approx. Groundwater Elevation: **24'**
 Date/Time of Groundwater Elevation: **10:20 AM**
 Datum: **NAVD 88**
 Project No.: **2016-102**

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
1	S-1	4	24"/16"	S-1, Top 5" TOPSOIL	.5'	TOPSOIL	(1)
2		6		Bottom 11", SAND, Little Silt			
3		8		Little Gravel, Brown, Dry, Medium Dense			
4		11				FILL	
5							
6	S-2	13	24"/11"	S-2, Top 6", Similar to S-1,	6'		
7		8		Bottom 5", SAND, Some Silt, Little Gravel,			
8		5		Brown, Red & Black Mottling, Moist,			
9		11		Medium Dense			
10							
11	S-3	5	24"/22"	S-3, SAND, Some Silt, Yellow-Tan,		SILTY SAND	
12		5		Wet, Loose			
13		3					
14		3			14'		
15							
16	S-4	1/12"	24"/20"	S-4, SILT, Some Sand, Grey, Wet, Soft		SANDY SILT	
17		1					
18		3					
19							
20							

NOTES:

(1) Water observed at 9' below grade.

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff
	>30 Fine Soil N Value - Hard
4-8 Fine Soil N Value - Medium Stiff	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: 3371 WASHINGTON STREET
 Location: JAMAICA PLAIN, MA
 Client: CRM DEVELOPMENT CORP.
 Driller: SOIL EXPLORATIONS
 Drilling Methods: HOLLOW STEM AUGER
 Weather: 70'S, CLOUDY
 Performed By: PJS Date: 9/27/16
 Checked By: PGC Date: 10/16/16



Boring No: B-202
 Location: See Plan
 Approx. Ground Elevation: 33'
 Approx. Groundwater Elevation: 24'
 Date/Time of Groundwater Elevation: 10:20 AM
 Datum: NAVD 88
 Project No. 2016-102

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
21	S-5	1	24"/24"	S-5, Similar to S-4			
22		1					
23		2					
24		4					
25							
26	S-6	1	24"/24"	S-6, Similar to S-5			
27		2					
28		2					
29							
30							
31	S-7	2	24"/24"	S-7, Similar to S-6, Medium Stiff		SANDY SILT	
32		3					
33		3					
34		4					
35							
36	S-8	4	24"/21"	S-8, Similar to S-7			
37		3					
38		4					
39		6					
40							

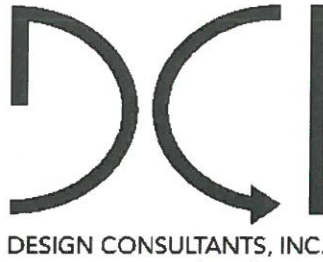
NOTES:

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff
4-8 Fine Soil N Value - Medium Stiff	>30 Fine Soil N Value - Hard
	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: 3371 WASHINGTON STREET
 Location: JAMAICA PLAIN, MA
 Client: CRM DEVELOPMENT CORP.
 Driller: SOIL EXPLORATIONS
 Drilling Methods: HOLLOW STEM AUGER
 Weather: 70'S, CLOUDY
 Performed By: PJS Date: 9/27/16
 Checked By: PGC Date: 10/16/16



Boring No: B-202
 Location: See Plan
 Approx. Ground Elevation: 33'
 Approx. Groundwater Elevation: 24'
 Date/Time of Groundwater Elevation: 10:20 AM
 Datum: NAVD 88
 Project No: 2016-102

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
41	S-9	4 7 9 13	24"/18"	S-9, Similar to S-8, Olive, Very Stiff		SANDY SILT	
42				BOTTOM OF BORING AT 42'			
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							
54							
55							
56							
57							
58							
59							
60							

NOTES:

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff >30 Fine Soil N Value - Hard
4-8 Fine Soil N Value - Medium Stiff	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: **3371 WASHINGTON STREET**
 Location: **JAMAICA PLAIN, MA**
 Client: **CRM DEVELOPMENT CORP.**
 Driller: **SOIL EXPLORATIONS**
 Drilling Methods: **HOLLOW STEM AUGER**
 Weather: **60'S, RAINY**
 Performed By: **PJS** Date: **9/27/16**
 Checked By: **PGC** Date: **10/16/16**



Boring No: **B-203**
 Location: **See Plan**
 Approx. Ground Elevation: **33.5'**
 Approx. Groundwater Elevation: **26.5'**
 Date/Time of Groundwater Elevation: **8:00 AM**
 Datum: **NAVD 88**
 Project No: **2016-102**

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
1				4" of ASPHALT	.33'	ASPHALT	
2	S-1	14	24"/20"	S-1, Top 14", SAND, Little Silt, Little Gravel, Black, Dry, Dense, Bottom 6", SAND, Little Silt, Little Gravel, Olive, Dry, Dense		FILL	
3		10					
4		21					
5		20					
6	S-2	3	24"/18"	S-2, Top 6", Similar to bottom of S-1, Bottom 12", CLAY, Some Sand, Little Gravel, Grey, Moist, Soft	5.5'		(1)
7		1				CLAY	(2)
8		1					
9		2			9.5'		
10							
11	S-3	4	24"/16"	S-3, SAND, Some Silt, Grey, Wet, Loose		SILTY SAND	
12		4					
13		3			13		
14		4					
15							
16	S-4	5	24"/15"	S-4, SILT, Some Sand, Grey, Wet, Stiff		SANDY SILT	
17		5					
18		5					
19		6					
20		4					

NOTES:

- (1) Bottom 6" of S-2 smelled of petroleum
 (2) Water observed at 7' below grade

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff >30 Fine Soil N Value - Hard
4-8 Fine Soil N Value - Medium Stiff	15-30 Fine Soil N Value - Very Stiff

BORING LOG

Project: **3371 WASHINGTON STREET**
 Location: **JAMAICA PLAIN, MA**
 Client: **CRM DEVELOPMENT CORP.**
 Driller: **SOIL EXPLORATIONS**
 Drilling Methods: **HOLLOW STEM AUGER**
 Weather: **60'S, RAINY**
 Performed By: **PJS** Date: **9/27/16**
 Checked By: **PGC** Date: **10/16/16**



Boring No: **B-203**
 Location: **See Plan**
 Approx. Ground Elevation: **33.5'**
 Approx. Groundwater Elevation: **26.5'**
 Date/Time of Groundwater Elevation: **8:00 AM**
 Datum: **NAVD 88**
 Project No.: **2016-102**

Depth (feet)	Sample No.	Blows per 6-inch	Pen./ Rec.	Soil Description	Stratum Change Depth (feet)	Stratum	Note No.
21	S-5	4	24"/17"	S-5, Similar to S-4, Medium Stiff		SANDY SILT	
22		3					
23		3					
24		4					
25	S-6	3	24"/21"	S-6, Similar to S-5			
26		3					
27		4					
28		5					
29				BOTTOM OF BORING AT 27'			
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							

NOTES:

LEGEND

S - Split Spoon Sample	O/A - Sample Collected Off the Augers
UT - Undisturbed Tube Sample	
Trace - Approximately 0 to 10%	Some - Approximately 20 to 35%
Little - Approximately 10 to 20%	And - Approximately 35 to 50%
0-10 Coarse Soil N Value - Loose	30-50 Coarse Soil N Value - Dense
10-30 Coarse Soil N Value - Medium Dense	>50 Coarse Soil N Value - Very Dense
0-4 Fine Soil N Value - Soft	8-15 Fine Soil N Value - Stiff
4-8 Fine Soil N Value - Medium Stiff	>30 Fine Soil N Value - Hard
	15-30 Fine Soil N Value - Very Stiff

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/ocabr/government/oca-agencies/dpl-lp/opsi/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/ocabr/government/oca-agencies/dpl-lp/opsi/ma-state-building-code-780-cmr.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.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information:

If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.

Project Name:	197 Green Street
Primary Project Address:	197-201 Green Street, Boston, MA 02130
Total Number of Phases/Buildings:	1 Building
Primary Contact (Name / Title / Company / Email / Phone):	Josh Fetterman / CRM Property Corp. / Josh.Fetterman@cityrealtyboston.com / 617.470.2111
Owner / Developer:	CRM Property Development Corp.
Architect:	Embarc Studio LLC.
Civil Engineer:	Boston Survey, Inc.
Landscape Architect:	Verdant Landscape Architecture
Permitting:	Drago & Toscano, LLP
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)? **If yes**, identify and explain.

No.

2. Building Classification and Description:

This section identifies preliminary construction information about the project including size and uses.

What are the dimensions of the project?

Site Area:	11,736 SF	Building Area:	20,480 SF
Building Height:	41 FT. 6 1/2 Inches	Number of Stories:	4 Flrs.
First Floor Elevation:	El. 37.5'	Is there below grade space:	No

Article 80 | ACCESSIBILITY CHECKLIST

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:	Retail, Live/Work, Residential Lobby and Amenity			
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:	The proposed site is in the Jamiaca Plain neighborhood of Boston, situated between Egleston Square to the North, the Arnold Arboretum to the South Franklin Park to the East and the Southwest Corridor Park to the West; all of which are located within a ¾ mile radius of the proposed project. The current neighborhood is primarily multi and single family residential developments with retail/commercial buildings along Green Street and Washington Street to the East.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	¼ Mile Radius: Green Street Station (Orange Line) / Intersection of Washington & Green St (Bus 42) ½ Mile Radius: Intersection of Green St & Centre Street (Bus 39 & 41)			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Hospitals/Healthcare: Ethos (South West, 1/4 mile radius); Casa Nueva Vida (East, 1/4 mile radius); Laurel Ridge Rehabilitation & Skilled Care Center (South East, 1/4 mile radius) Educational Facilities: The English High School (South, 1/4 mile radius); Forest Hills Montessori School (South, 1/2 mile radius); Margarita Munis Academy (South West, 1/2 Mile Radius); Meridian Academy (North, 1/2 mile radius); Rafael Hernandez School (North East, ½ mile radius) Elderly/Disabled Housing: Farnsworth House (South West, 3/4 mile radius);			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	Government Buildings: Boston Police District E-13 (East, 1/4 mile radius) Library: Boston Public Library – Jamaica Plain Branch (West, 3/4 mile radius) Community Center: Jamaica Plain YMCA (North East, 1/2 mile radius); Jamaica Plain Community Center (South West, 1/2 mile radius) Recreational Facility: Franklin Park Playstead (West, 1/2 mile radius); Johnson Park (West, 1/2 mile radius); Spagnoli-Nihil Athletic Complex (South, 1/2 mile radius)			
4. Surrounding Site Conditions – Existing:				

Article 80 | ACCESSIBILITY CHECKLIST

<p><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>Yes. Existing sidewalks are concrete with asphalt infill portions and granite curbs, both in acceptable condition. The existing sidewalk dimension is 6'-11". There are no pedestrian ramps on the site.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>TBD</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>	
<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, The Neighborhood Residential Street Type is to be applied to the sidewalk along Green Street to the North of the proposed project.</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>TBD</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>TBD</p>

Article 80 | ACCESSIBILITY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	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? <i>If yes</i> , identify PIC actions and provide details.	TBD
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>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	6; Parking at Grade
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?	1; 1 Van Accessible Space.
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	N/A
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	TBD
7. Circulation and Accessible Routes:	

Article 80 | ACCESSIBILITY CHECKLIST

<p><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:	Residential Lobby to be flush condition with the sidewalk at building exterior, as are Commercial Space and Live/Work Entries. Parking access from the lobby. From the lobby, elevator to provide access to upper floors.
Are the accessible entrances and standard entrance integrated? If yes, describe. If no , what is the reason?	Yes
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?	23 Housing 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?	23 Units for Rent; Affordability Breakdown TBD
If a residential development , how many accessible Group 2 units are being proposed?	2
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

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.	No, All Balconies are ADA accessible.
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes , describe:	From the lobby, elevator to provide access to upper floors.
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>	
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?	TBD
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?	None
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.	No restrooms are planned in common spaces at this time.
Has the proponent reviewed the proposed plan with the City of Boston	Proponent has not reviewed proposed plan with the City of Boston Disability Commissioner or Architectural Access staff at this time.

Article 80 | ACCESSIBILITY CHECKLIST

Disability Commissioner or with their Architectural Access staff? <i>If yes</i> , did they approve? <i>If no</i> , what were their comments?	
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i> , what recommendations did the Advisory Board give to make this project more accessible?	Proponent has not presented the proposed plan to the Disability Advisory Board.
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. (Attached)	
Provide a diagram of the accessible route connections through the site, including distances. (Attached)	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) (N/A)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. (TBD)	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <ul style="list-style-type: none"> • • • • 	

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

Article 80 | ACCESSIBILITY CHECKLIST

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 DIAGRAM
ACCESSIBLE ROUTES

197 GREEN STREET
JAMAICA PLAIN, MA 02130



A1

