



# 2-10 Maverick Square East Boston

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

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

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# Project Summary

## Project Team

### Developer and Applicant

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

### Legal Counsel:

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

### Architecture:

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

### Surveyor

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

# Project Summary

## Project Summary

The Proposed Project consists of the development of a 7,220 square-foot site situated at 2-10 Maverick Square in East Boston, by construction of a six (6) story, mixed use multifamily residential/retail building, containing twenty five (25) residential units, 10,710 square feet of commercial/retail space located on the ground and second floor.

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

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

## Community Benefits

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

- The creation of twenty five (25) new residential units, including upto three (3) units subject to the City of Boston Inclusionary Development Policy ("IDP") and additional ground floor and second level retail for Maverick Square;
- Improvements to the property boundaries including associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston; and
- The expected creation of more than forty (40) construction jobs over the length of the project.

# Detailed Project Information Cont.

## Project Description

The Project Site includes 7,220 Ft<sup>2</sup> of land area, comprising the parcels situated at 2-10 Maverick Square. The City of Boston Assessor's Parcel Number is 0105657000.

The Parcel is presently an open air parking lot with parking for a fee.

## Proposed Program, Data and Dimensions

Lot Area: 7,220 Ft<sup>2</sup>

Maximum Building Height/Stories: 69' 10" (6 stories)

Number of Residential Units Proposed: 25

Total Ground Floor Retail Area Proposed: 4,970 Ft<sup>2</sup>

Total Second Floor Retail Area Proposed: 5,740 Ft<sup>2</sup>

Total Building Square Footage: 37,400Ft<sup>2</sup>

Floor Area Ratio: 5.15:1

Parking Spaces: 0

## Design Approach

The Proposed Project would consist of a new six (6) story building. The at grade floor will contain 4,970 +/- square feet of retail space intending to accommodate and building upon the needs of the surrounding neighborhood. Floor two will contain an additional 5,740 +/- square feet of commercial space and likely leased to a full service restaurant tenat. Floors three through six will contain 25 total residential units, with a mix of three (3) studios (500 s.f. average), eleven (11) one bedroom (701 s.f. average), ten (10) two bedroom units (1022 s.f. average), and one (1) three bedroom (1260 s.f, average) units. There will be bicycle parking within the lower level, in addition to trash handling and recycling facilities, storage.

As is customary for new projects within the East Boston neighborhood, the building's massing is derived from an assessment of it's site context and urban conditions. A mix of masonry, glass, metal panels and other design elements, which are consistent with the design standards set forth by the BPDA will provide a strong identity along Maverick Square, and serve to have the building become a focal point. The design will present a unique appearance as it relates to it's immediate context and will serve as an additional compelling precedent for the area's future development.

## Traffic, Parking and Access

The project site represents one of the closest developable parcels to the entrance to Maverick T Station and provides an excellent opportunity for a transportation oriented development for the area. In addition, access to the site would be a short walking distance from existing and proposed water transportation facilities located on East Boston's waterfront providing direct access to Boston Harbor. Water Taxi Stop #66 is located within 150 yards of the site.



# Detailed Project Information Cont.

## **Anticipated Permits and Approvals**

### Boston Redevelopment Authority

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

### Boston Water and Sewer Commission

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

### Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

### Boston Inspectional Services Department

- Building Permit
- Certificate of Occupancy

### Boston Zoning Board of Appeal

- Variances from Article 53 of the Boston Zoning Code

### Boston Landmarks Commission

- No approvals anticipated

### Boston Parks Commission

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

### Boston Conservation Commission

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

### Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

### Boston Transportation Department (BTD)

- Construction Management Plan

# Boston Zoning Code Data

## Zoning District Requirements

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

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 Feet
Minimum Lot Size:	None
Minimum Lot Area / Add'l Unit:	None
Minimum Usable Open Space Per Dwelling Unit:	50 s.f.
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	None
Minimum Rear Yard Setback:	20 feet
Parking:	2.0 Spaces Per Unit (10+ Units) 1.0 Spaces Per 1000 Ft <sup>2</sup> of Retail

## Proposed Design

Use:	Multifamily/Retail
Residential:	25 residential
Commercial:	10,710 Ft <sup>2</sup>
Lot Area:	7,220 Ft <sup>2</sup>
Lot Width:	80 & 90 Ft
Lot Frontage:	80 & 90 Ft
Floor Area Ratio:	5.15:1
Maximum Building Height: Building Height (stories):	69' 10" / 6 Stories
Usable Open Space:	TBD +/- Ft <sup>2</sup>
Front Yard Setback:	Modal
Side Yard Setback:	0'-1'
Rear Yard Setback:	0'-1' (Corner Lot)

Off-Street Parking Requirements:	0 Spaces Total
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Off-Street Loading: No Loading Bay Required

# Boston Zoning Code Data Cont.

## Zoning Relief Required

Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Useable Open Space Insufficient
Article 53, Section 56:	Off Street Parking/Maneuverability Insufficient

## Anticipated Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 3A for the 2nd to 6th floor.

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

The building will be a residential building with no interior garage:

- Residential: R-2

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

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

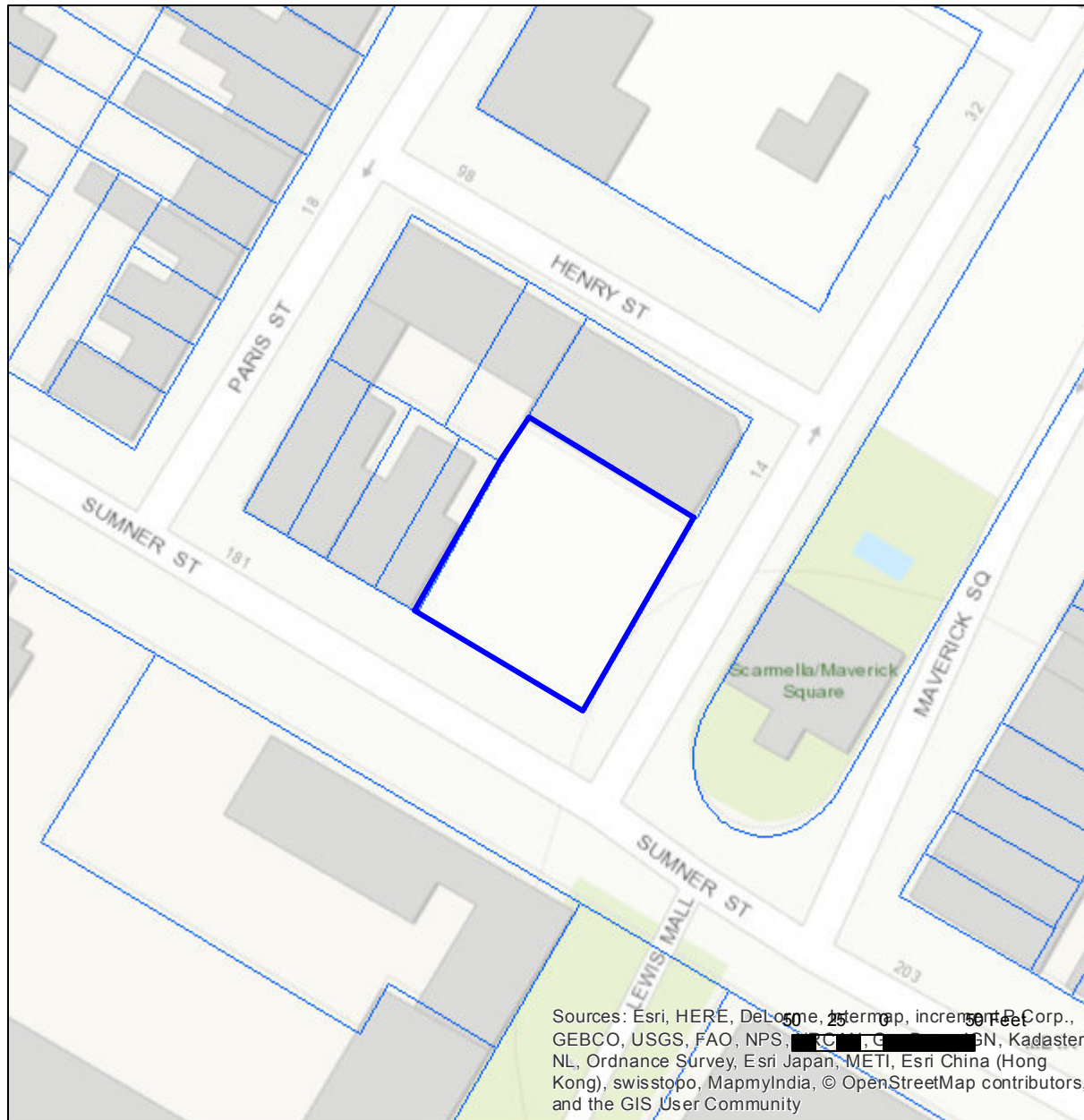


# Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Site Context
Exhibit 4:	Aerial View
Exhibit 5:	Site Photos
Exhibit 6:	Site Survey
Exhibit 7:	Concept Images
Exhibit 8:	Concept Diagrams
Exhibit 9:	Ground Floor Plan (Commercial)
Exhibit 10:	Second Floor Plan (Commercial)
Exhibit 11:	Third Floor Plan (Residential)
Exhibit 12:	Typical Floor Plan 4 <sup>th</sup> & 5 <sup>th</sup> Floor (Residential)
Exhibit 13:	Penthouse Floor Plan 6 <sup>th</sup> Floor (Residential)
Exhibit 14:	Concept Rendering
Exhibit 15:	Maverick Square Elevation
Exhibit 16:	Sumner Street Elevation
Exhibit 17:	Façade Options
Exhibit 18:	Figure Ground Plan
Exhibit 19:	Accessible Path of Travel
Exhibit 20:	Neighboring Transit Locations
Exhibit 21:	Unit Schedule
Exhibit 22:	BPDA Accessibility Checklist

## 2-10 Maverick Square

September 20, 2017

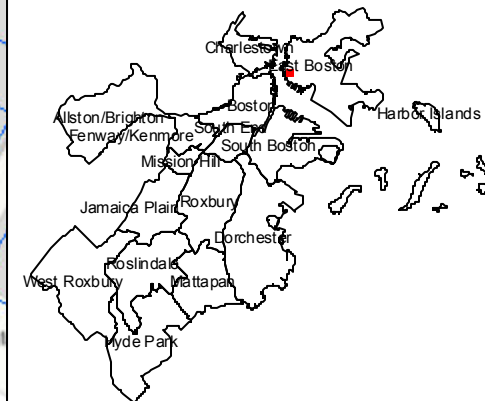


Parcel ID: 0105657000  
Address: 2 10 MAVERICK SQ  
Zipcode: 02128  
Owner: RUSSO JONATHAN DELLO  
Land Use: Commercial land  
Lot Size: 7,200.00 sq ft  
Living Area: 0.00 sq ft  
Total Value: \$367,000.00  
Land Value: \$342,000.00  
Building Value: \$25,000.00  
Gross Tax: \$9,310.79



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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





Martin J. Walsh  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

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

### ZONING CODE REFUSAL

Sean Lydon  
Inspector of Buildings

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

November 14, 2018

**Location:** 2-10 MAVERICK SQ EAST BOSTON MA 02128  
**Ward:** 01  
**Zoning District:** East Boston Neighborhood  
**Zoning Subdistrict:** NS  
**Appl. #:** ERT889215  
**Date Filed:** October 11, 2018  
**Purpose:** Erect a six (6) story mixed use building with commercial spaces on the first two levels and twenty-five (25) dwelling units above. Ground floor to include a lobby space, retail space and restaurant lobby space. **ZBA**

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

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 53 Section 12	Dimensional Regulations	Insufficient usable open space per unit
Article 53 Section 12	Dimensional Regulations	Max. allowed height exceeded
Article 53 Section 12	Dimensional Regulations	Excessive F.A.R.
Article 53 Section 12	Dimensional Regulations	Insufficient rear yard setback
Article 53 Section 56	Off-Street Parking & Loading Req	No parking proposed for the residential units
Article 53, Section 11	Use Regulations	Restaurant Use 2nd story- Conditional
Article 53, Section 56	Off-Street Parking & Loading Req	No parking proposed for the restaurant and retail uses
Notes		This application is further subject to BPDA Article 80E project approval. Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required for review.



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

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

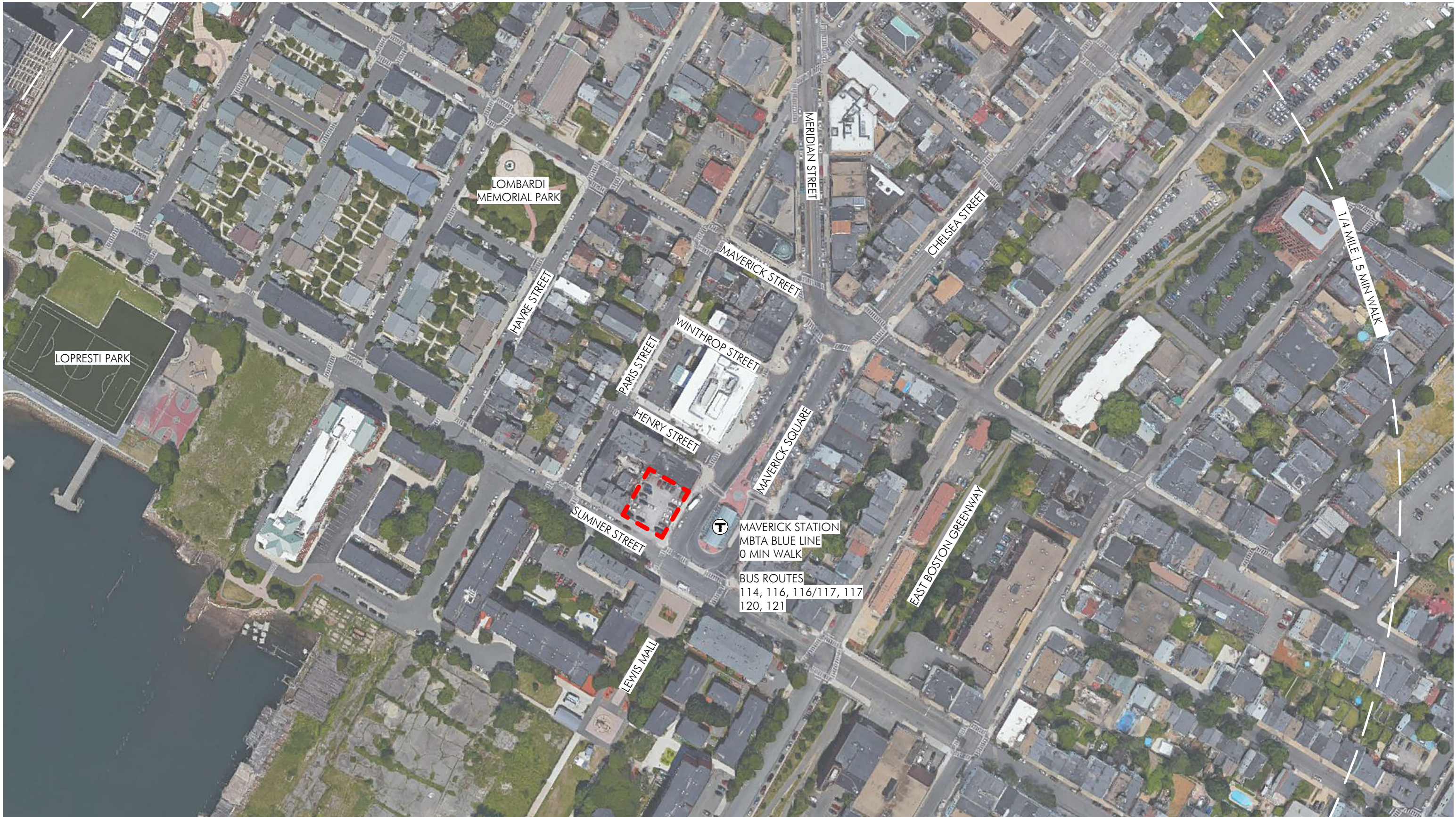
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Francesco D'Amato

for the Commissioner

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













VIEW 1 LOOING SOUTHWEST TOWARD SITE FROM MAVERICK SQUARE



VIEW 2 LOOKING NORTHWEST UP SUMNER STREET FROM MAVERICK SQUARE



VIEW 3 LOOING SOUTHWEST TOWARD SITE FROM MAVERICK SQUARE



VIEW 4 LOOING NORTHEAST TOWARD MAVERICK SQUARE FROM SUMNER STREET

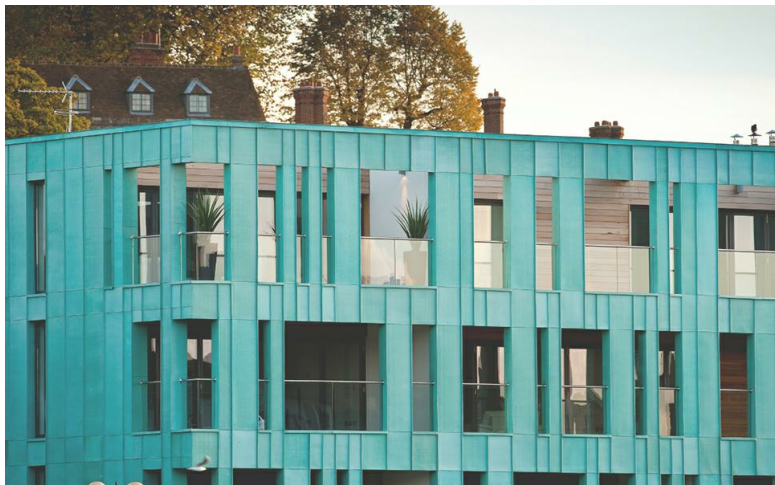
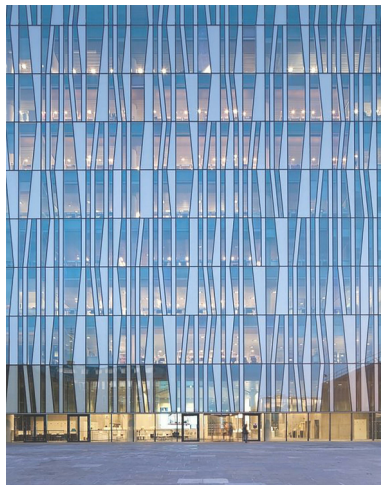
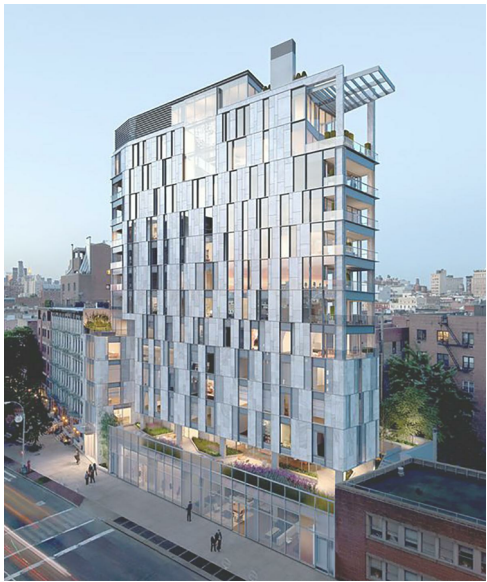


VIEW 5 SOUTHEAST CORNER OF SITE AT MAVERICK SQUARE AND SUMNER STREET









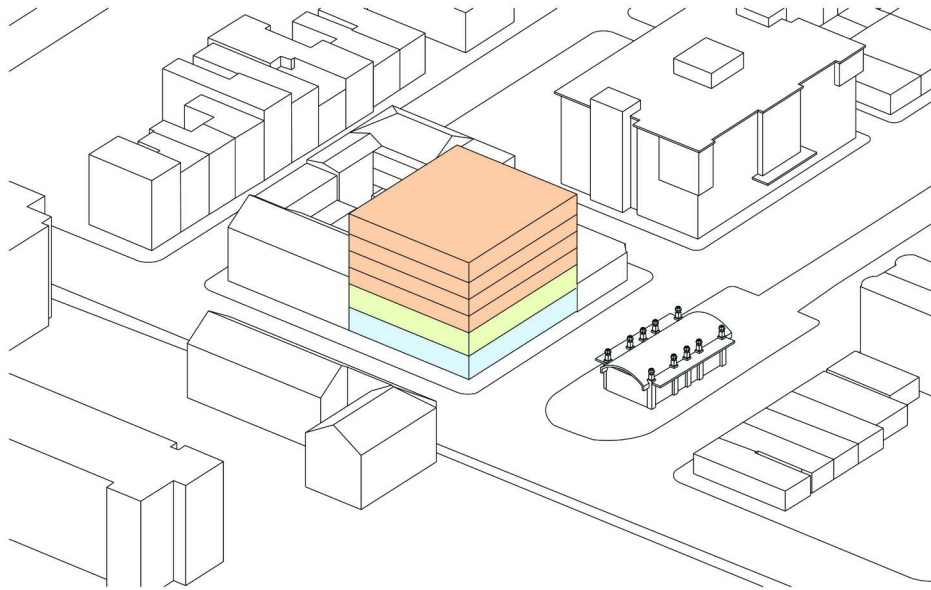
EMBARC

CONCEPT IMAGES

2-10 MAVERICK SQ  
EAST BOSTON, MA 02128  
JANUARY 21, 2019

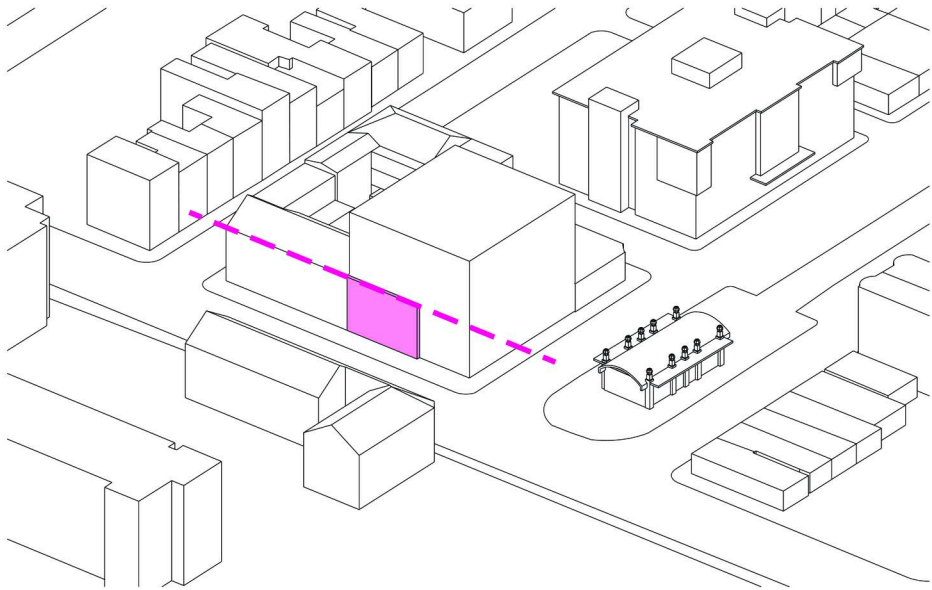
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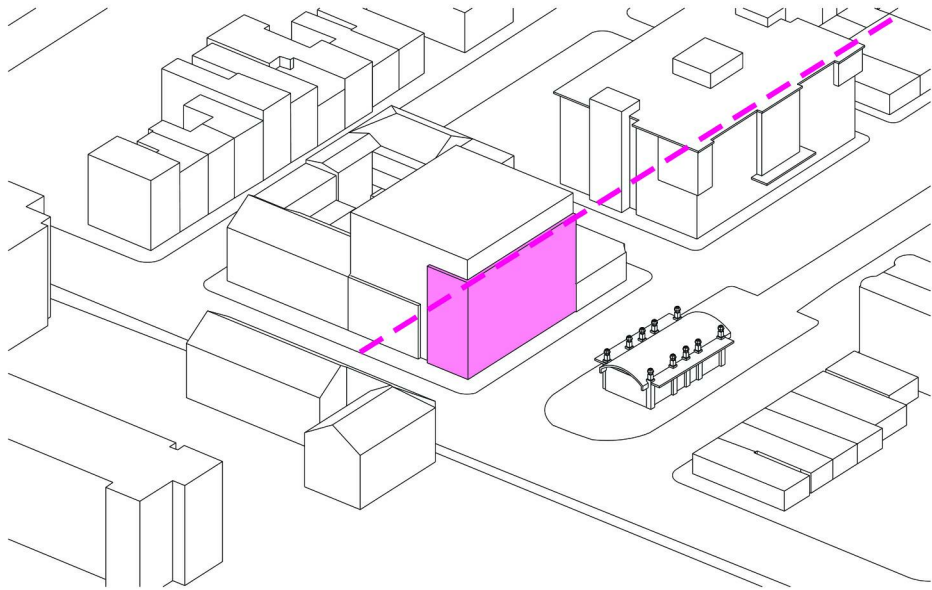
### PROGRAM STACKING

GROUND FLOOR RETAIL BELOW A SECOND LEVEL RESTAURANT SPACE AND FOUR LEVELS OF RESIDENTIAL ABOVE



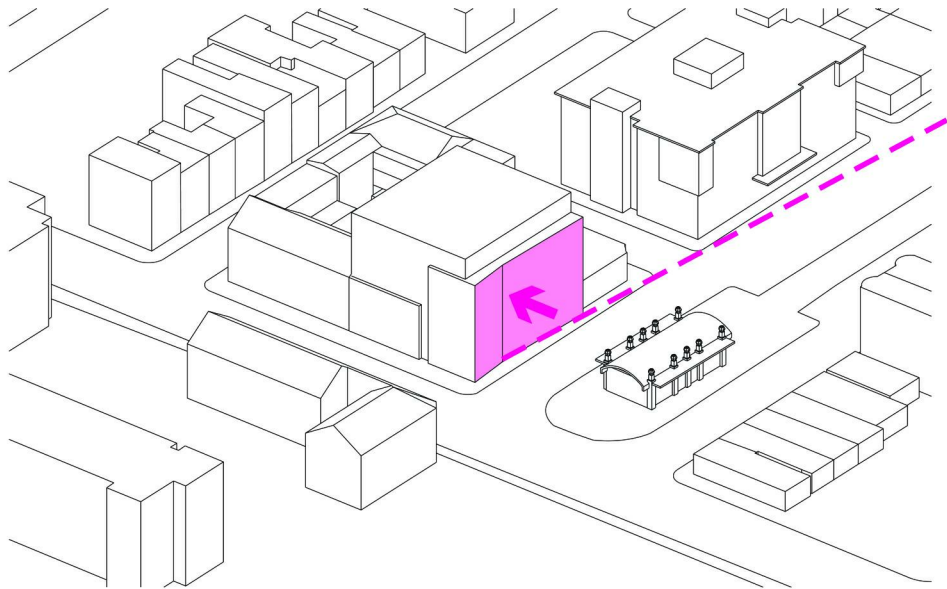
### SUMNER STREET CONTEXT

EXISTING CONTEXT ADJACENT TO AND ACROSS FROM SITE ON SUMNER STREET CONSISTS OF THREE-STORY BRICK STRUCTURES WITH DORMERED ATTIC SPACES



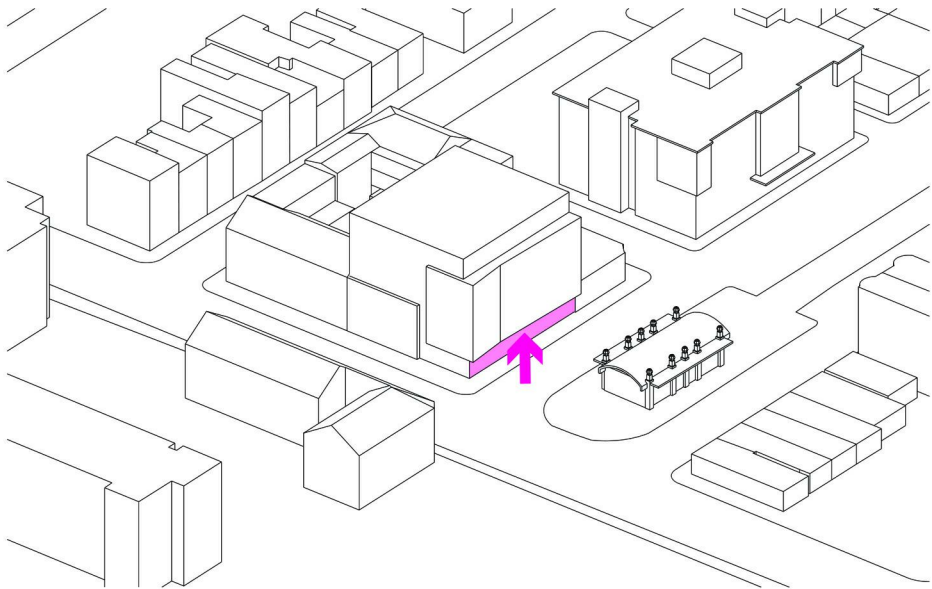
### MAVERICK SQUARE CONTEXT

PUBLIC BUILDINGS IN MAVERICK SQUARE INCLUDE THE MBTA STATION HEAD HOUSE AND THE SIXTY-FOOT TALL PUBLIC HEALTH CENTER



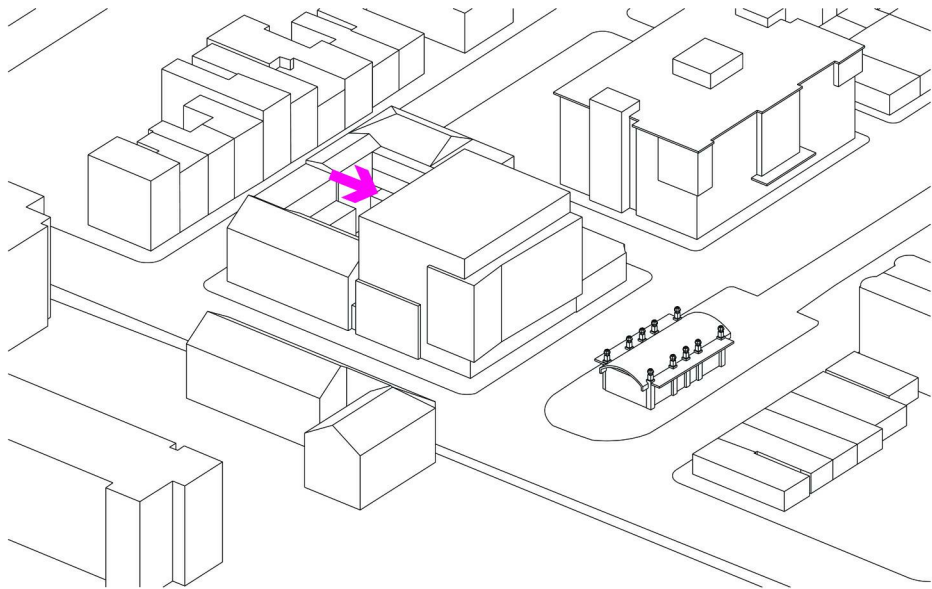
### CHELSEA STREET AXIS

CHELSEA AND MERIDIAN STREETS ENTER THE NORTH OF MAVERICK SQUARE AT DYNAMIC ANGLES AND DEFINE SITE LINES FROM THE SQUARE



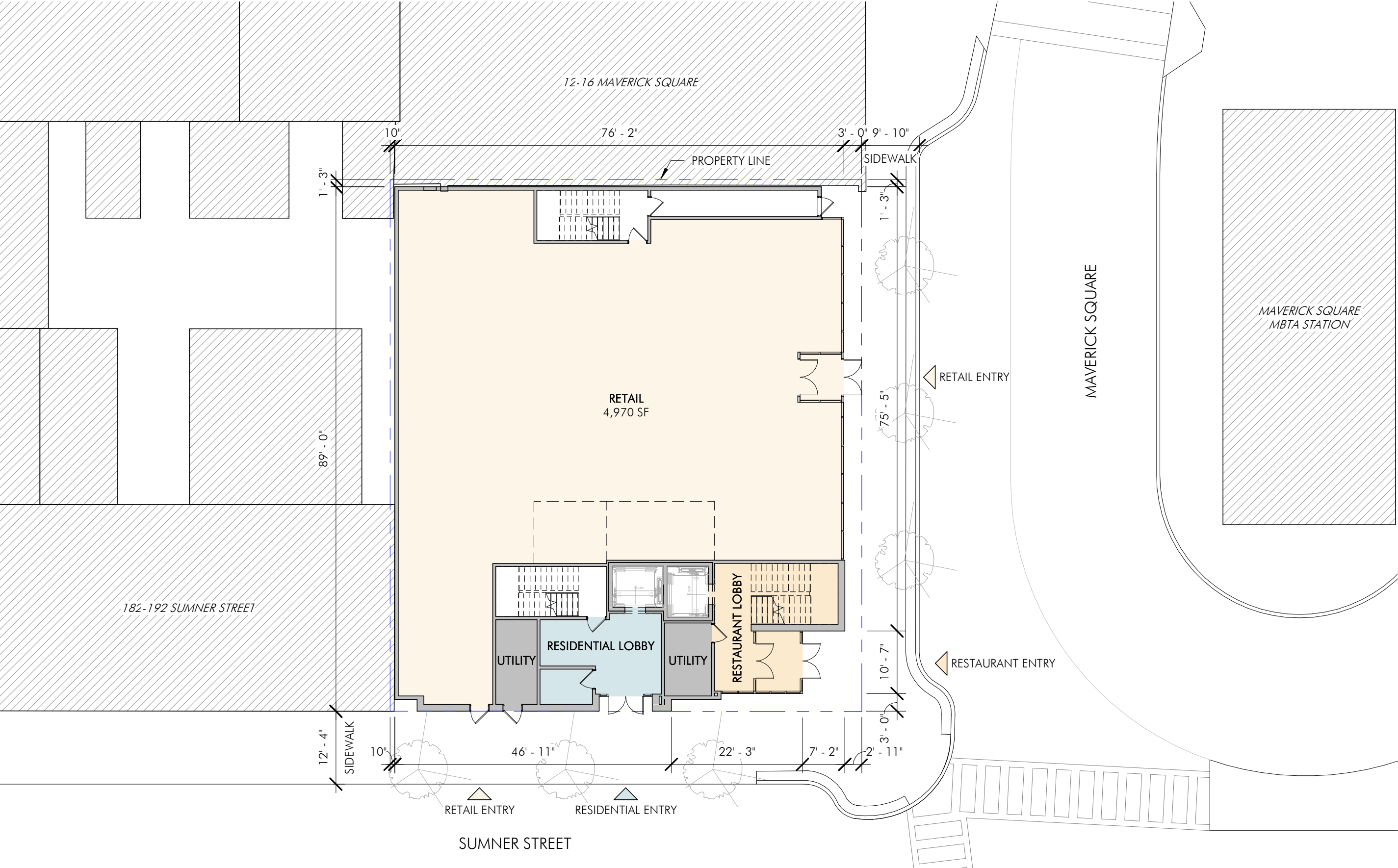
### PUBLIC STOREFRONT

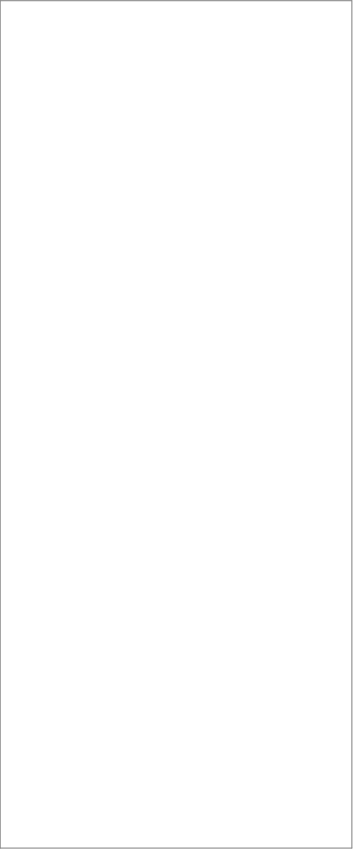
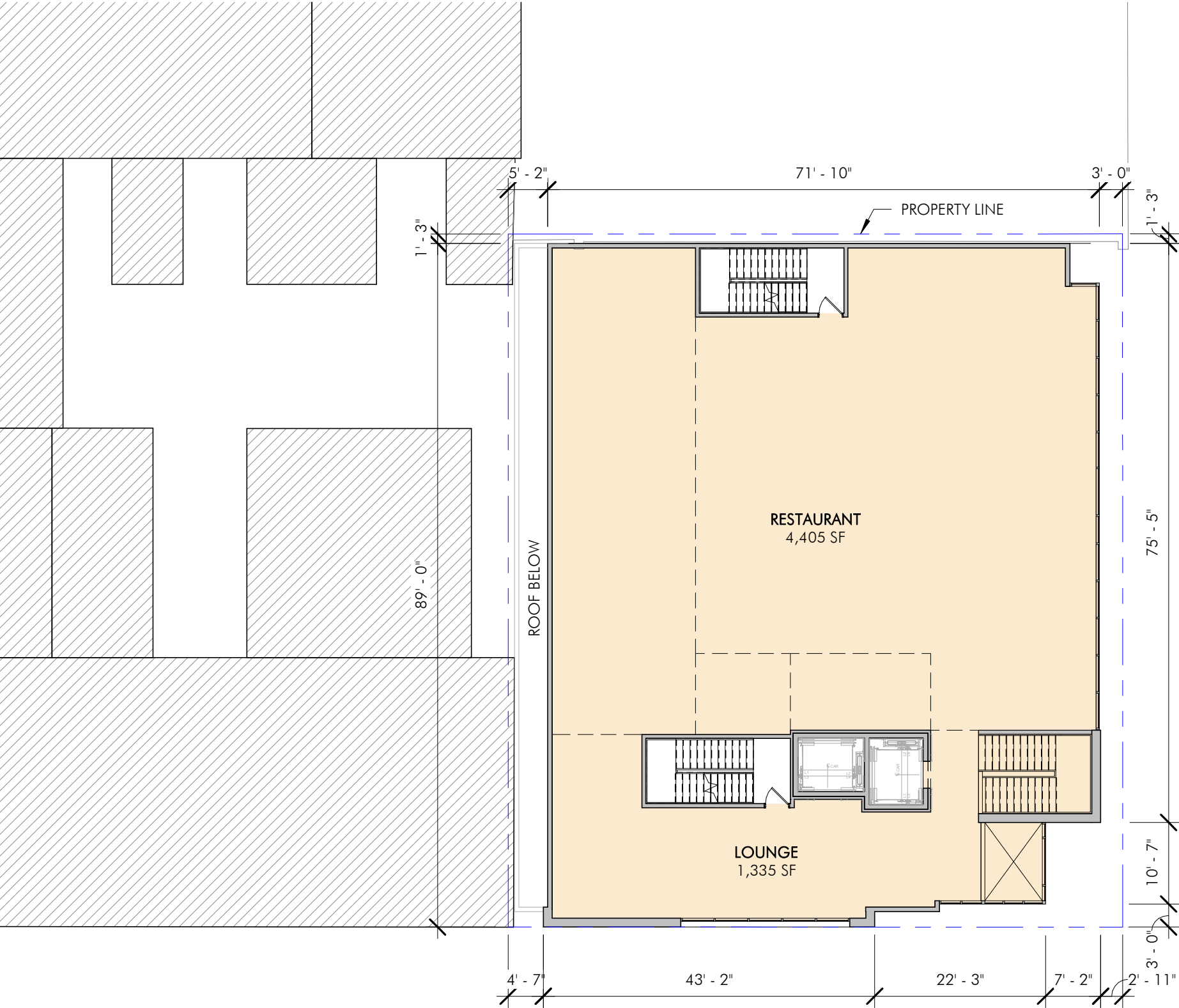
MAVERICK SQUARE IS THE PUBLIC SIDE OF THE BUILDING AND FEEDS INTO THE PUBLIC AMENITIES AT THE BUILDING'S BASE THROUGH GLASS STOREFRONT



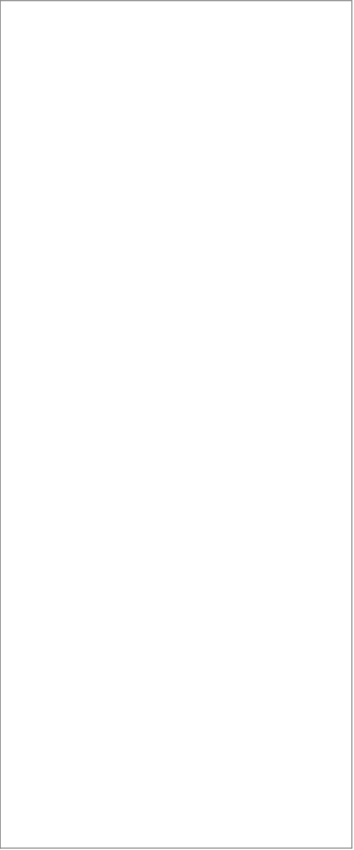
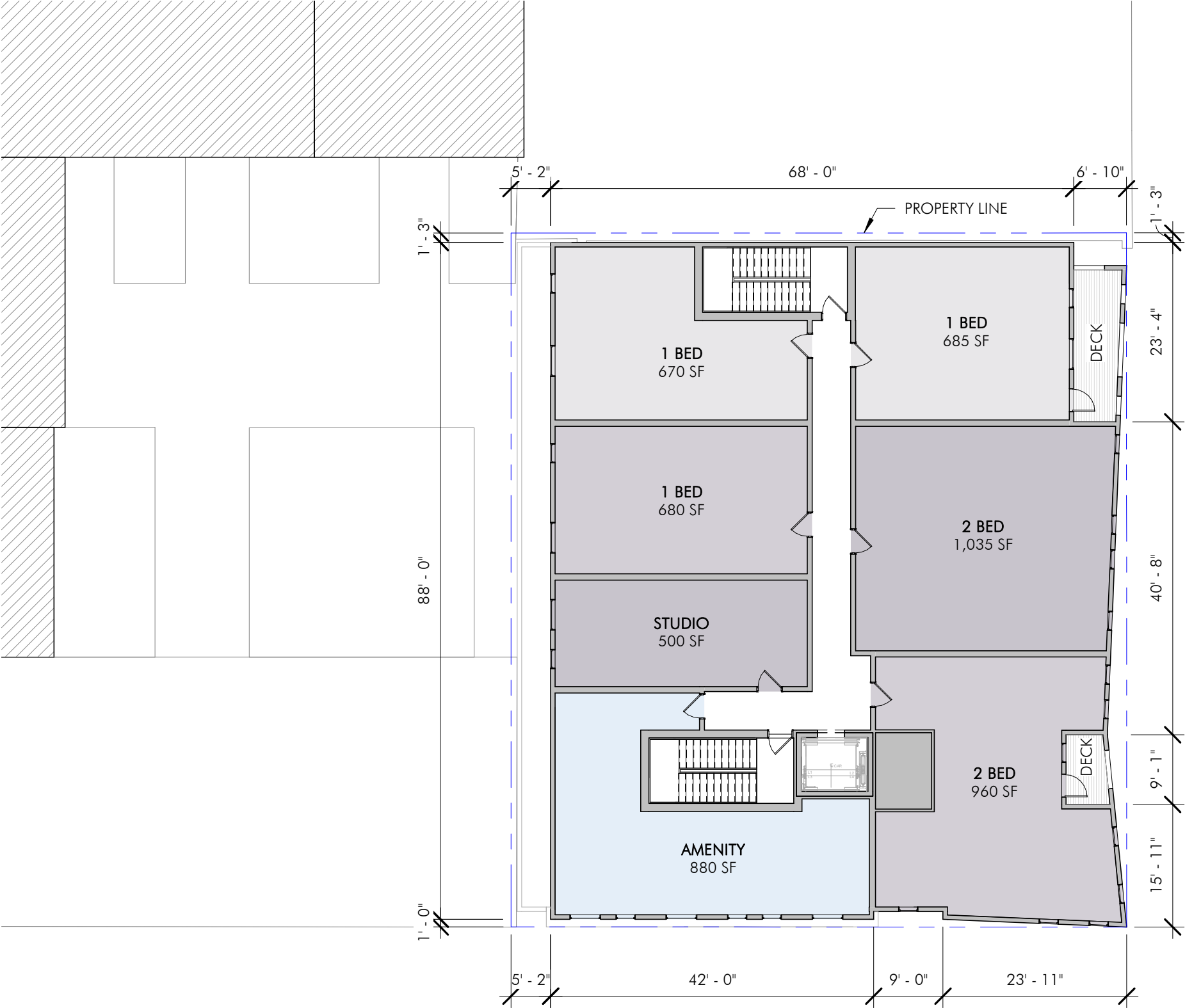
### REAR SETBACKS

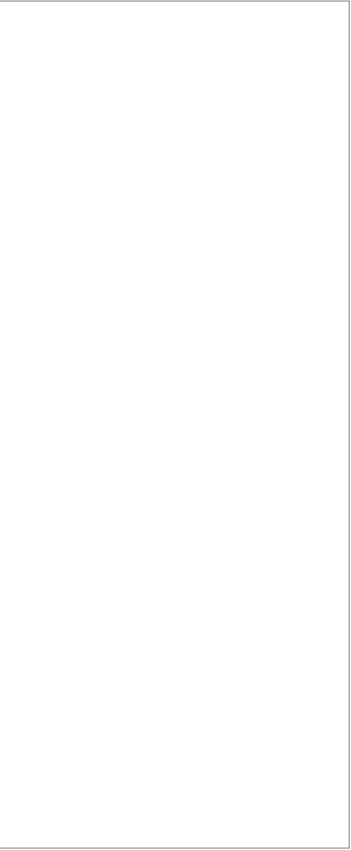
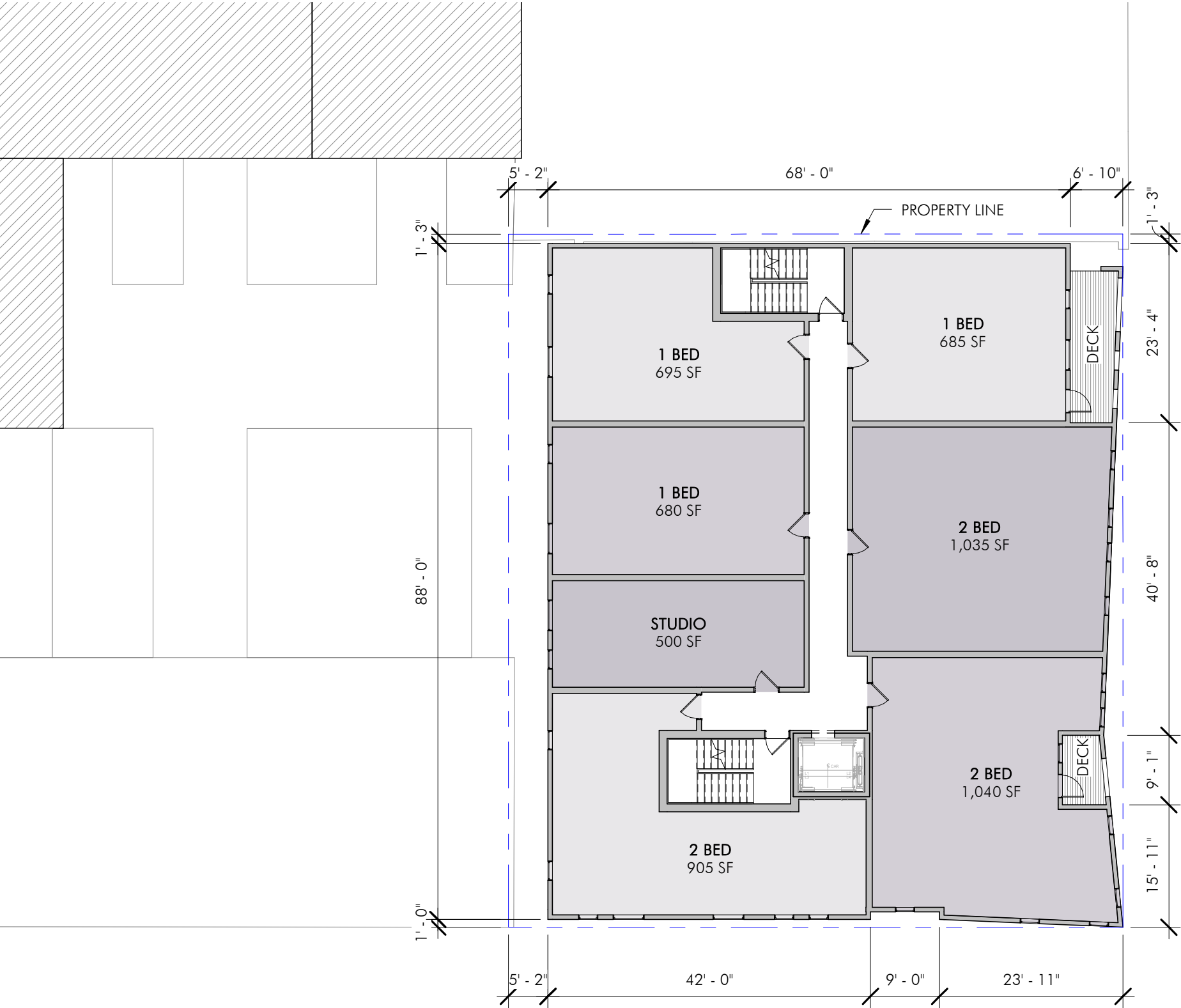
THE REAR OF THE BUILDING IS SET FIVE FEET OFF THE PROPERTY LINE TO PROVIDE OPPORTUNITY FOR WINDOWS, LIGHT AND AIR

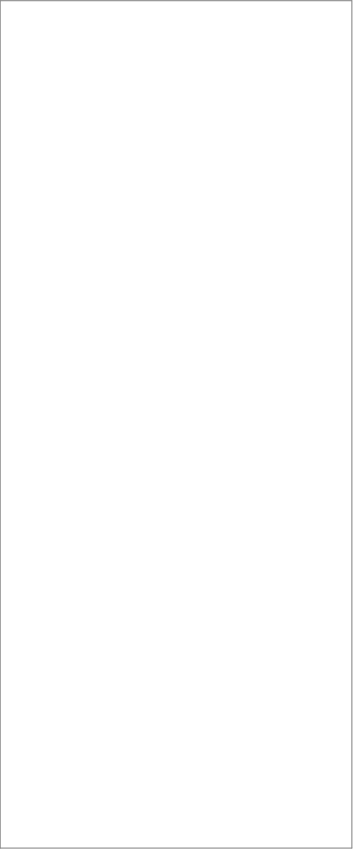
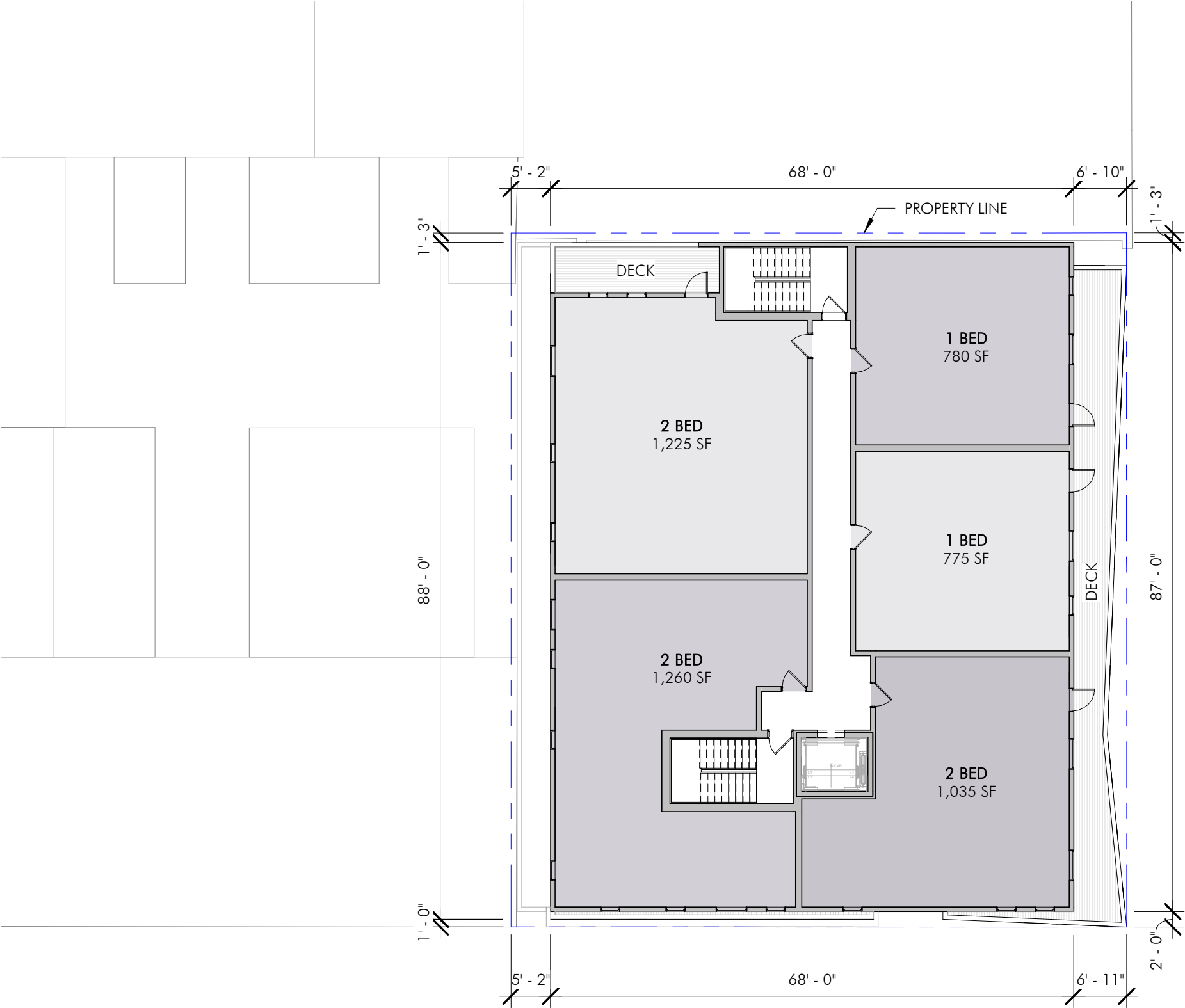
























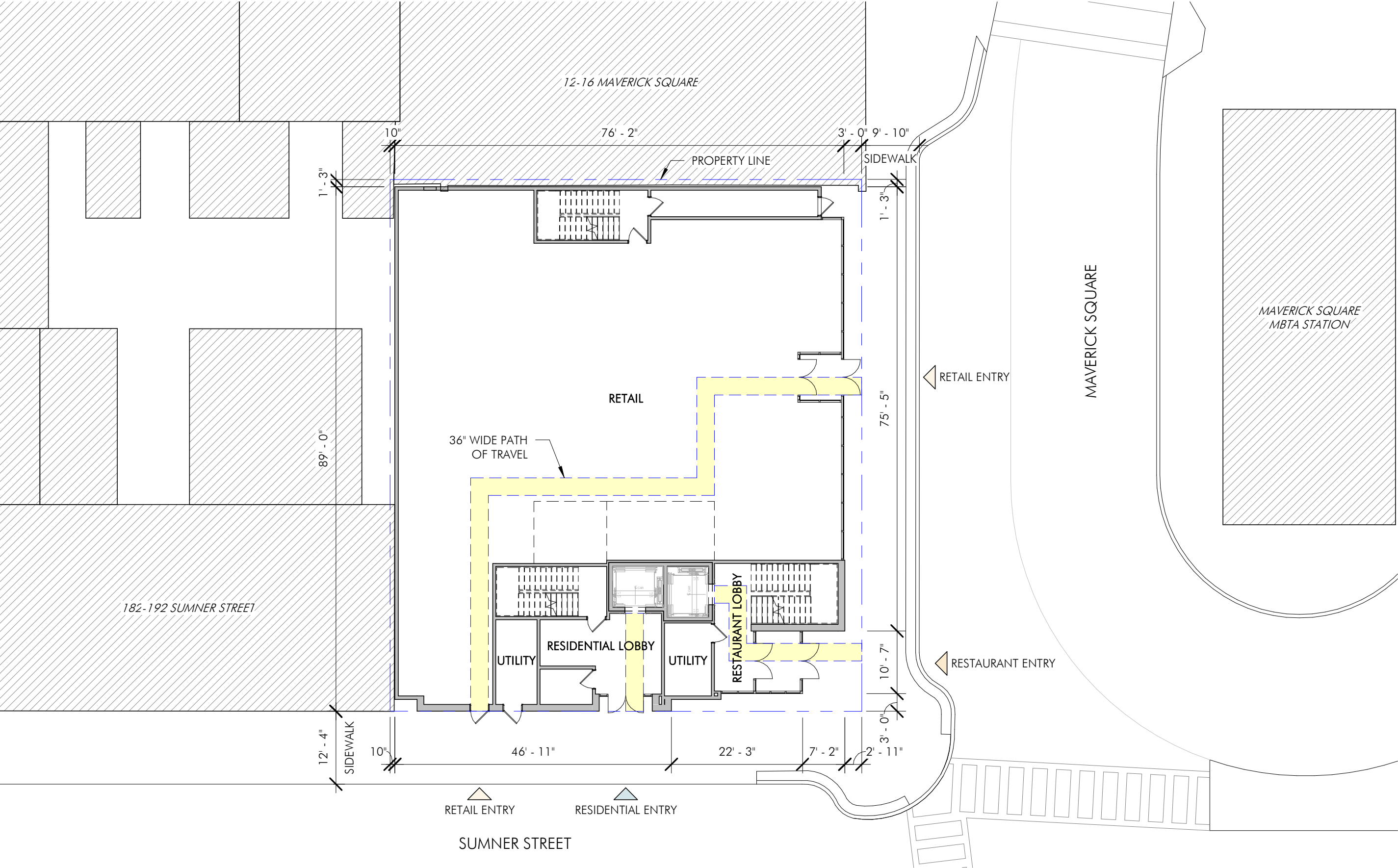


OPTION 1 CONCEALED BALCONIES

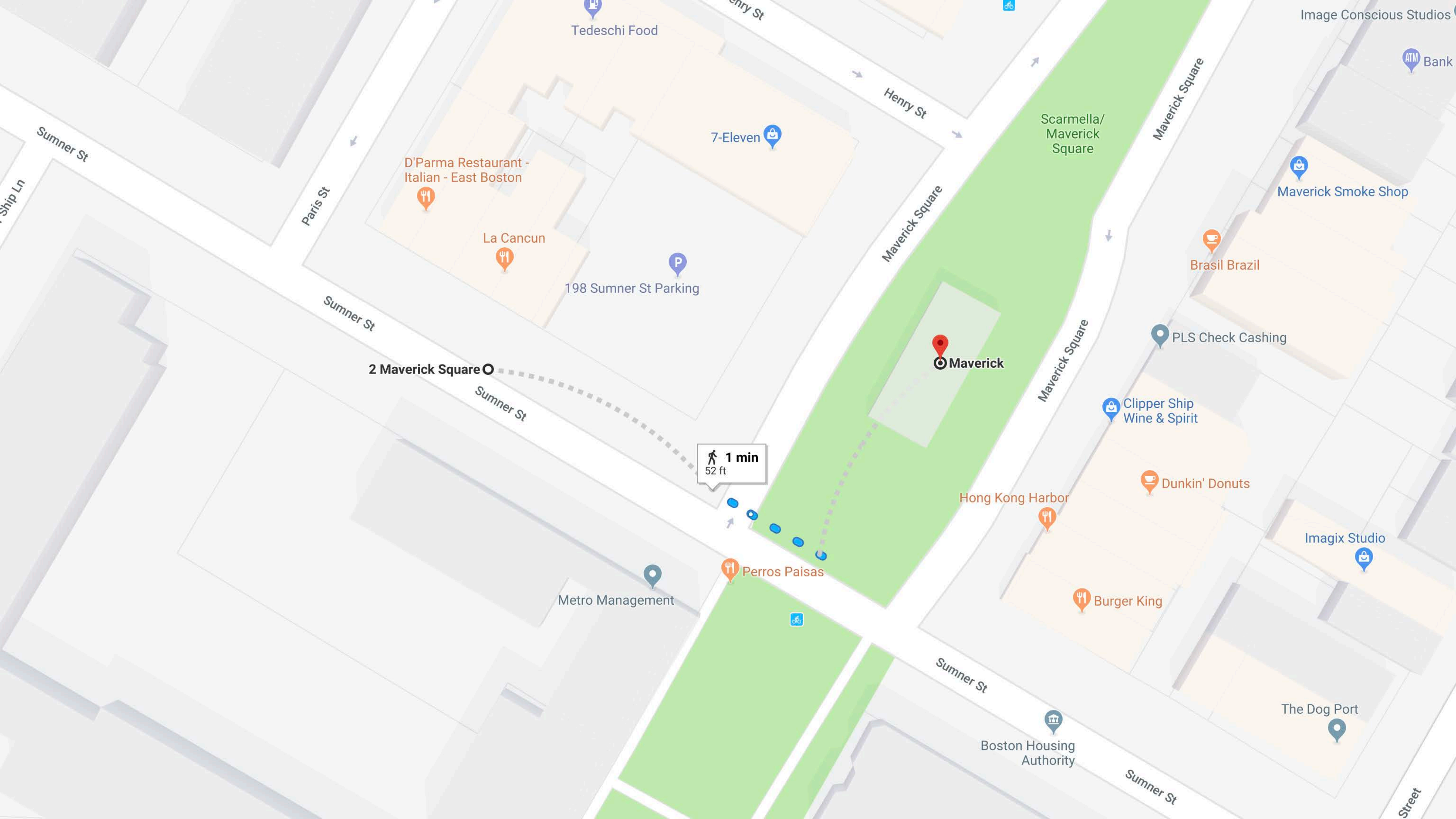


OPTION 2 FRAMED BALCONIES









Tedeschi Food

7-Eleven

D'Parma Restaurant -  
Italian - East Boston

La Cancun

198 Sumner St Parking

2 Maverick Square

Maverick

1 min  
52 ft

Metro Management

Perros Paisas

Hong Kong Harbor

Dunkin' Donuts

Burger King

Imagix Studio

The Dog Port

Boston Housing  
Authority

Brasil Brazil

PLS Check Cashing

Clipper Ship  
Wine & Spirit

Maverick Smoke Shop

ATM Bank

Image Conscious Studios

Scarmella/  
Maverick  
Square

Maverick Square

Maverick Square

Henry St

Maverick Square

Paris St

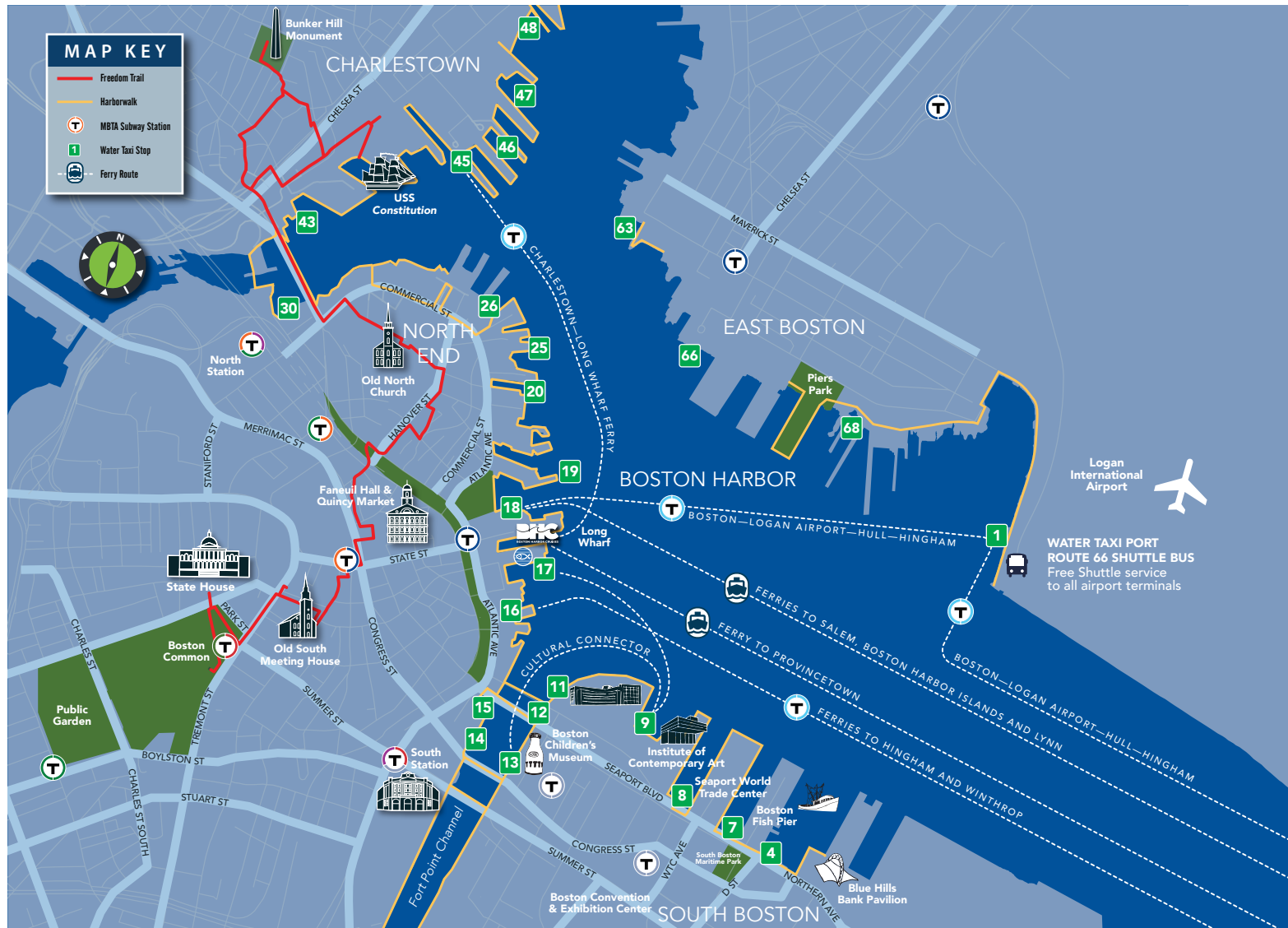
Sumner St

Sumner St

Sumner St

Sumner St

Street



<b>1 LOGAN AIRPORT</b> <ul style="list-style-type: none"> <li>• 66 Shuttle Bus to Airport Terminals</li> <li>• Embassy Suites at Logan Airport</li> <li>• Hilton Boston Logan Airport</li> <li>• Hyatt Regency Boston Harbor</li> </ul>	<b>2 PIER 4</b> <ul style="list-style-type: none"> <li>• Atlantic Beer Garden</li> <li>• Ocean Prime</li> <li>• The Whiskey Priest</li> </ul>	<b>12 BARKING CRAB</b> <ul style="list-style-type: none"> <li>• Envoy Hotel</li> </ul>	<b>16 ROWES WHARF</b> <ul style="list-style-type: none"> <li>• Massachusetts Bay Lines</li> <li>• Odyssey Cruises</li> <li>• South Shore Commuter Boats</li> <li>• Boston Harbor Hotel</li> <li>• Boston Fire Museum</li> <li>• Sportello</li> <li>• Tavern Road</li> <li>• Marriott Residence Inn</li> <li>• Hilton Boston Financial District</li> </ul>	<ul style="list-style-type: none"> <li>• Waterboat Marina</li> <li>• Chart House</li> <li>• Joe's American Bar &amp; Grill</li> <li>• Legal Seafood</li> <li>• State Street Provisions</li> <li>• The Landing at Long Wharf</li> <li>• Tia's</li> <li>• Marriott Long Wharf</li> <li>• Millennium Bostonian Hotel</li> </ul>	<b>26 BATTERY WHARF</b> <ul style="list-style-type: none"> <li>• Boston's North End</li> <li>• Old North Church</li> <li>• Paul Revere House</li> <li>• Mike's Pastry</li> <li>• North End Restaurants</li> <li>• USS Constitution</li> <li>• DECCA Boston Navy Yard</li> <li>• Navy Yard Bistro</li> <li>• Style Cafe</li> </ul>	<b>45 SHIPYARD PARK</b> <ul style="list-style-type: none"> <li>• Bunker Hill Monument</li> <li>• Courageous Sailing Center</li> <li>• Flagship Wharf</li> <li>• USS Cassin Young</li> <li>• USS Constitution</li> <li>• USS Constitution Museum</li> <li>• DECCA Boston Navy Yard</li> <li>• Navy Yard Bistro</li> <li>• Style Cafe</li> </ul>	<b>48 MENINO PARK</b> <ul style="list-style-type: none"> <li>• Spaulding Hospital</li> <li>• HarborView Residences</li> </ul>
<b>4 LIBERTY WHARF</b> <ul style="list-style-type: none"> <li>• Blue Hills Bank Pavilion</li> <li>• Access to Black Falcon Cruise Terminal</li> <li>• 75 on Liberty Wharf</li> <li>• Del Frisco's</li> <li>• Jerry Remy's</li> <li>• Legal Harborside</li> <li>• Salvatore's</li> <li>• Mezzeal</li> </ul>	<b>3 FAN PIER</b> <ul style="list-style-type: none"> <li>• Institute of Contemporary Art</li> <li>• Fan Pier Marina</li> <li>• Balbo Pizzeria</li> <li>• Empire</li> <li>• Strega Waterfront</li> </ul>	<b>13 CHILDREN'S WHARF</b> <ul style="list-style-type: none"> <li>• Boston Children's Museum</li> <li>• Boston Fire Museum</li> <li>• Sportello</li> <li>• Tavern Road</li> <li>• Marriott Residence Inn</li> <li>• Hilton Boston Financial District</li> </ul>	<b>17 CENTRAL WHARF</b> <ul style="list-style-type: none"> <li>• New England Aquarium &amp; IMAX</li> <li>• New England Aquarium Whale Watch</li> </ul>	<b>19 YACHT HAVEN MARINA</b> <ul style="list-style-type: none"> <li>• Constitution Marina</li> <li>• Blackmoor Bar &amp; Kitchen</li> <li>• Ironside Grill</li> <li>• Legal Oysteria</li> <li>• Warren Tavern</li> <li>• Marriott Residence Inn</li> </ul>	<b>46 PIER 6</b> <ul style="list-style-type: none"> <li>• Pier 6 Restaurant</li> </ul>	<b>63 LOPRESTI PARK</b> <ul style="list-style-type: none"> <li>• Lombardi Memorial Park</li> <li>• The ReelHouse Restaurant</li> <li>• The Eddy East Boston</li> </ul>	<b>66 EAST PIER</b> <ul style="list-style-type: none"> <li>• East Boston Greenway</li> <li>• Piers Park</li> <li>• Portside at East Pier</li> </ul>
<b>7 WORLD TRADE CENTER</b> <ul style="list-style-type: none"> <li>• Boston Convention &amp; Exhibition Center</li> <li>• Spire of Boston</li> <li>• Bay State Cruises</li> <li>• Morton's Steakhouse</li> </ul>	<b>11 MOAKLEY FEDERAL COURTHOUSE</b> <ul style="list-style-type: none"> <li>• Daily Catch</li> <li>• Boston's Ocean Club Restaurant</li> </ul>	<b>14 ATLANTIC WHARF</b> <ul style="list-style-type: none"> <li>• BSA Space</li> <li>• NEBO</li> <li>• Smith and Wollensky</li> <li>• Trade</li> </ul>	<b>18 LONG WHARF</b> <ul style="list-style-type: none"> <li>• Boston Harbor Cruises</li> <li>• Christopher Columbus Park</li> <li>• Faneuil Hall/Quincy Market</li> <li>• Freedom Trail Tours</li> <li>• Rose Kennedy Greenway &amp; Carousel</li> <li>• Ferry to Hingham/Hull/Logan</li> <li>• Harbor Islands Ferries</li> <li>• Provincetown Ferry</li> <li>• Salem Ferry</li> </ul>	<b>23 SARGENTS WHARF</b> <ul style="list-style-type: none"> <li>• Boston Sailing Center</li> <li>• Pilot House</li> <li>• Sail Loft</li> </ul>	<b>47 PIER 8</b> <ul style="list-style-type: none"> <li>• Charlestown Marina</li> </ul>	<b>68 SHIPYARD &amp; MARINA</b> <ul style="list-style-type: none"> <li>• Boston Harbor Shipyard &amp; Marina</li> <li>• Downeast Oider House</li> <li>• KD Pies</li> </ul>	

Attractions Transportation & Marinas Restaurants Hotels

EMBARC

2-10 MAVERICK SQUARE, EAST BOSTON

PROGRAM AREAS

JANUARY 21, 2019

GROSS SQUARE FEET (GSF)				
	SELLABLE   RENTABLE (GSF)		COMMON (GSF)	
		GSF		GSF
GROUND FLOOR	RETAIL	4,970	RESIDENTIAL LOBBY RESTAURANT LOBBY STAIRS   ELEVATORS UTILITIES OPEN SPACE	345 430 615 220 475
FLOOR SUBTOTAL		4,970		1,610
SECOND FLOOR	RESTAURANT	5,740	STAIRS   ELEVATORS	465
FLOOR SUBTOTAL		5,740		465
THIRD FLOOR	RESIDENTIAL	4,530	HALL   STAIRS   ELEVATOR	870
	UNIT 301	960	2 BD AMENITY	880
	UNIT 302	1,035	2 BD DECKS	165
	UNIT 303	685	1 BD	
	UNIT 304	670	1 BD	
	UNIT 305	680	1 BD	
	UNIT 306	500	STUDIO	
FLOORS SUBTOTAL		4,530		1,750
FOURTH FLOOR	RESIDENTIAL	5,540	HALL   STAIRS   ELEVATOR	740
	UNIT 401	1,040	2 BD DECKS	165
	UNIT 402	1,035	2 BD	
	UNIT 403	685	1 BD	
	UNIT 404	695	1 BD	
	UNIT 405	680	1 BD	
	UNIT 406	500	STUDIO	
	UNIT 407	905	2 BD	
FLOOR SUBTOTAL		5,540		740
FIFTH FLOOR	RESIDENTIAL	5,540	HALL   STAIRS   ELEVATOR	740
	UNIT 501	1,040	2 BD DECKS	165
	UNIT 502	1,035	2 BD	
	UNIT 503	685	1 BD	
	UNIT 504	695	1 BD	
	UNIT 505	680	1 BD	
	UNIT 506	500	STUDIO	
	UNIT 507	905	2 BD	
FLOOR SUBTOTAL		5,540		740
PENTHOUSE	RESIDENTIAL	5,075	HALL   STAIRS	700
	UNIT 601	1,035	2 BD DECKS	570
	UNIT 602	775	1 BD	
	UNIT 603	780	1 BD	
	UNIT 604	1,225	2 BD	
	UNIT 605	1,260	3 BD	
FLOOR SUBTOTAL		5,075		700
RETAIL RENTABLE GSF		4,970	COMMON AREA	5,785
RESTAURANT RENTABLE GSF		5,740		
RESIDENTIAL RENTABLE GSF		20,685		

FLOOR AREA	
GROUND FLOOR	6,580
SECOND FLOOR	6,205
THIRD FLOOR	6,280
FOURTH FLOOR	6,280
FIFTH FLOOR	6,280
PENTHOUSE	5,775
TOTAL BUILDING GSF*	37,400
ADJUSTED FLOOR AREA**	37,180

SITE AREA	7,220
FAR	5.15

GROUND FLOOR PARKING	0
TOTAL GSF	37,400

UNIT MIX	TOTAL	PERCENT	AVERAGE AREA
STUDIO	3	12%	500
1 BED	11	44%	701
2 BED	10	40%	1,022
3 BED	1	4%	1,260
TOTAL UNIT COUNT	25		827

PARKING SPACES PROPOSED	0
PARKING/UNIT RATIO	0.00

OPEN SPACE	1,540
OPEN SPACE / UNIT	62

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

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

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



## Article 80 – Accessibility Checklist

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

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

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

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

#### Accessibility Analysis Information Sources:

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

#### Glossary of Terms:

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

## Article 80 | ACCESSIBILITY CHECKLIST

<b>1. Project Information:</b> <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	2-10 Maverick Square		
Primary Project Address:	2-10 Maverick Square, East Boston, MA 02128		
Total Number of Phases/Buildings:	1 Phase / 1 Building		
Primary Contact (Name / Title / Company / Email / Phone):	Richard C. Lynds, Esq. Law Office of Richard C. Lynds 245 Sumner Street, Suite 110 East Boston, MA 02128 <a href="mailto:rclyndsesq@lorcl.com">rclyndsesq@lorcl.com</a> 617.207.1190		
Owner / Developer:	Two Ten Maverick Square, LLC		
Architect:	Embarc 60 K Street, 3 <sup>rd</sup> Floor Boston, MA 02127 617.766.8330		
Civil Engineer:	TBD		
Landscape Architect:	TBD		
Permitting:	Richard C. Lynds, Esq.		
Construction Management:	TBD		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No.		
<b>2. Building Classification and Description:</b> <i>This section identifies preliminary construction information about the project including size and uses.</i>			



## Article 80 | ACCESSIBILITY CHECKLIST

What are the dimensions of the project?				
Site Area:	7,220 SF	Building Area:	37,400 GSF	
Building Height:	69 FT 10 IN	Number of Stories:	6 Floors	
First Floor Elevation:	0 FT 0 IN	Is there below grade space:	No	
What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail, Restaurant Lobby, Residential Lobby, Trash, Utilities			
<b>3. Assessment of Existing Infrastructure for Accessibility:</b> <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Maverick Square is the junction of several major arteries (Maverick and Sumner Streets, Chelsea Street, Meridian Street) within East Boston and the major public transit hub for travel between Downtown Boston and other parts of East Boston. The site, square and surrounding area are flat and adjacent to the harbor waterfront.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Maverick station on the MBTA Blue Line is across the street, or a 0-minute walk, from the project site. The station is also a hub for the 114, 116, 116/117, 117 and 120/121 MBTA bus lines. Maverick Square is additionally home to a Hubway bike sharing station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	East Boston Neighborhood Health Center, BHA Maverick Landing, Theodore Lyman School, E Boston Central Catholic School, East Boston EEC, Dante Alighieri School, Adams Elementary School.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	East Boston Branch of the Boston Public Library, Paris Street Community Center, Paris Street Pool, East Boston YMCA, East Boston Greenway, LoPresti Park, Lewis Mall, Piers Park.			

<b>4. Surrounding Site Conditions – Existing:</b> <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>	
Is the development site within a historic district? <i>If yes</i> , identify which district:	No.
Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes</i> , list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:	There are existing concrete sidewalks approximately 9'-9" in width at Maverick Square and 12'-4" in width along Sumner Street. At the corner there is a single 5-foot wide pedestrian ramp accessing crosswalks across each street. The sidewalk along Sumner Street is broken by a vehicular curb cut approximately 20 feet in width to access the site, which is currently a surface parking lot. The Furnishing Zone along Maverick Square contains brick pavers.
Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i> , have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i> , provide description and photos:	The vehicular curb cut on Sumner Street will be removed. The sidewalks and pedestrian ramps will be replaced.
<b>5. Surrounding Site Conditions – Proposed</b> <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>	
Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i> , choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.	Yes, Neighborhood Main Street.
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	The existing sidewalk width comprised of a 7'-6" Pedestrian Zone, 1'-8" Furnishing Zone and 7-inch curb along Maverick Square and an 11'-9" Pedestrian Zone and 7-inch curb along Sumner Street will be maintained while an additional 2 to 10-foot Frontage Zone will be added to portions of the sidewalk at each street.



## Article 80 | ACCESSIBILITY CHECKLIST

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	The Pedestrian zone is a public right-of-way and will be concrete to match existing, the Frontage Zone will be on private property and concrete to match the Pedestrian Zone, the Furnishing Zone at Maverick Square will remain brick pavers.
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <b>If yes</b> , 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? <b>If yes</b> , identify PIC actions and provide details.	No.
<b>6. Accessible Parking:</b> <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?	Zero (0).
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?	N/A.
Will any on-street accessible parking spaces be required? <b>If yes</b> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	TBD.
Where is the accessible visitor parking located?	TBD.
Has a drop-off area been identified? <b>If yes</b> , will it be accessible?	N/A.

<b>7. Circulation and Accessible Routes:</b> <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>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Entrances to residential lobby, restaurant lobby and retail will be a flush condition with sidewalk. Elevator thresholds will be a flush condition on all residential floors and restaurant level.
Are the accessible entrances and standard entrance integrated? <b>If yes, describe. If no</b> , what is the reason?	Yes, entrances to residential lobby, restaurant lobby and retail are accessible and integrated.
<b>If project is subject to Large Project Review/Institutional Master Plan</b> , describe the accessible routes way-finding / signage package.	N/A.
<b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b> <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>	
What is the total number of proposed housing units or hotel rooms for the development?	Twenty-five (25) dwelling units.
<b>If a residential development</b> , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	All twenty-five (25) units are for rent; twenty-two (22) are market value units and three (3) are affordable IDP units.
<b>If a residential development</b> , how many accessible Group 2 units are being proposed?	Twenty-three (23) units will meet Group 1 requirements and two (2) units will meet accessible Group 2 requirements.
<b>If a residential development</b> , how many accessible Group 2 units will also be IDP units? <b>If none</b> , describe reason.	TBD.
<b>If a hospitality development</b> , how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <b>If yes</b> , 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. <b>If yes</b> , provide reason.	No.
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <b>If yes</b> , describe:	Yes, an elevator provides access to all residential floors. A second elevator provides access to restaurant level. There are no ramps or lifts in the development.
<b>9. Community Impact:</b> <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?	The common lobby and common amenity space are fully accessible.
Are any restrooms planned in common public spaces? <b>If yes</b> , will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <b>If no</b> , explain why not.	TBD.
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <b>If yes</b> , did they approve? <b>If no</b> , what were their comments?	TBD.



## Article 80 | ACCESSIBILITY CHECKLIST

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

## **Article 80 | ACCESSIBILITY CHECKLIST**

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

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

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

Architectural Access staff can be reached at:

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