



287 Maverick Street East Boston

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

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Boston, MA 02110
Email: jdonovan@mg2group.com

Legal Counsel:

Law Office of Richard C. Lynds
Richard C. Lynds, Esq.
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East Boston, MA 02128
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Architecture:

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

Surveyor

Greater Boston Survey and Engineering
19 Fredith Road
Weymouth, MA 02189
781-331-6128

Project Summary

Project Summary

The Proposed Project consists of the re-development of a 12,216 square-foot commercial warehouse site situated at 287 Maverick Street in East Boston, by construction of a new five story mixed use building, containing thirty seven (37) residential units, one (1) commercial unit, and thirty (30) accessory off-street parking spaces located in the building's at grade garage. The garage will be entered and exited via Maverick Street, which has access to Chelsea Street and Meridian Street to the West.

The Proposed Project would create a residential development combining market-rate and affordable housing opportunities in an aesthetic appropriate in scale, massing and design to the Jeffries Point Neighborhood of East Boston along with a retail space, which will service the immediate neighborhood. Further, located along an MBTA Bus Route, the location has public transportation access to the MBTA's Maverick Blue Line Rapid Transit station, the Proposed Project will provide an additional unique high density housing with retail for the area.

In planning the building, great care was given to respecting the abutting properties, which share boundaries with the Site as well as modifications made during the community outreach process with direct Abutters, the Jeffries Point Neighborhood Association, and the Gove Street Citizens Association – both of which have voted in support of the project. As a result, the proposed building has been designed and scaled to compliment other current and future potential developments along Maverick Street and the surrounding streets including Everett Street, 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 thirty eight (37) new residential units, including upto five (5) units subject to the City of Boston Inclusionary Development Policy ("IDP");
- Improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- Future generation of hundreds of thousands of dollars in new property tax revenue annually to the City of Boston;
- The expected creation of more than fifty (50) construction jobs over the length of the project; and
- A unique opportunity to provide .

Detailed Project Information Cont.

Project Description

The Project Site includes 12,216 Ft² of land area, comprising the parcel situated at 287 Maverick Street, East Boston. The City of Boston Assessor's Parcel Number is 01-05268000 and 01-05226000.

The Parcel is the site of an existing garage and warehouse.

Proposed Program, Data and Dimensions

Lot Area: 12,216 Ft²

Maximum Building Height/Stories: 59.5 feet (5 stories)

Number of Residential Units Proposed: 37

Total Building Square Footage: 37,270Ft²

Floor Area Ratio: 2.95:1

Parking Spaces: 30 (2 Handicap, 28 full size; 5 tandem and 18 stackers)

Design Approach

The Proposed Project would consist of a new four story building. The at grade floor will contain 6,588 +/- square feet of an enclosed parking garage intending to accommodate the needs of the building's residents through the provision of 30 parking spaces and bicycle racks. In addition, there will be 2,180 square feet of retail space that will be designed as a café concept. Floors two through five will contain 37 total residential units, with a mix of twenty seven (27) one bedroom (705 s.f. average), and ten (10) two bedroom (932 s.f. average) units. There will be bicycle parking within the garage, in addition to trash handling and recycling facilities, storage.

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

Traffic, Parking and Access

The project's 30 on-site parking spaces will be accessed via a single entrance on Maverick Street, which is one way street leading to Maverick Square where Meridian and Chelsea Street intersects. Vehicles will both enter and discharge from the garage on the left side of the building, to an area which has been designed to minimize the building's impact on adjoining neighboring properties. The garage and lobby will have direct elevator access provided to all floors in the building. Ample secure space for bicycle racks will be provided within the building's garage.

Detailed Project Information Cont.

Anticipated Permits and Approvals

Boston Redevelopment Authority

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

Boston Water and Sewer Commission

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

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, if required

Boston Inspectional Services Department

- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Zoning Board of Appeal

- Variances from the Boston Zoning Code

Boston Landmarks Commission

- Approval for demolition of existing structure under Article 85

Boston Parks Commission

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

Boston Conservation Commission

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

Boston Public Improvement Commission (PIC)

- Approval for Specific Repairs

Boston Transportation Department (BTD)

- Construction Management Plan

Boston Zoning Code Data

Zoning District Requirements

The site is situated within the 3F-2000 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:	3,000 s.f. (for 3 Units)
Minimum Lot Area / Add'l Unit:	1,000 s.f.
Minimum Usable Open Space Per Dwelling Unit:	300 s.f.
Minimum Lot Width:	20 feet
Minimum Lot Frontage:	20 feet
Minimum Front Yard Setback:	Modal
Minimum Side Yard Setback:	2.5 feet
Minimum Rear Yard Setback:	30 feet
Parking:	2.0 Spaces Per Unit (10+ Units)

Proposed Design

Use:	Multifamily / Retail
Units:	37 residential / 1 Commercial
Lot Area:	12,216Ft ²
Lot Width:	86 Ft
Lot Frontage:	86 Ft
Floor Area Ratio:	2.95:1
Maximum Building Height: Building Height (stories):	59' 6"
Usable Open Space:	2,100+/- Ft ² (including balconies & roofdeck)
Front Yard Setback:	Modal
Side Yard Setback:	Varies; 5.75 Ft (Right); 5.78 Ft (Left)
Rear Yard Setback:	Varies;
Off-Street Parking Requirements:	30 Spaces Total 30 Spaces (0 Compact, 2 HP, 10 Tandem, 18 stacked)

Off-Street Loading: No Loading Bay Required

Boston Zoning Code Data Cont.

Zoning Relief Required

Article 53, Section 8:	Multifamily Use – Forbidden
Article 53, Section 9:	Floor Area Ratio Excessive
Article 53, Section 9:	Building Height Excessive
Article 53, Section 9:	Rear Yard Insufficient
Article 53, Section 9:	Useable Open Space Insufficient
Article 53, Section 9:	Lot Area for Additional Unit 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 1st to 5th floor.

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

The building will be a residential building with interior garage:

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

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

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

Development Proposal - Exhibits

Exhibit 1:	Assessor's Map – Parcel
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Surrounding Urban Context
Exhibit 4:	Neighboring Transit Locations
Exhibit 6:	Existing Maverick Street Perspective
Exhibit 7:	Unit Schedule
Exhibit 8:	Existing Conditions Survey & Site Plan
Exhibit 9:	Ground/Garage Plan
Exhibit 10:	1st Floor Plan
Exhibit 11:	2 nd , 3 rd and 4 th Floor Plan
Exhibit 12:	5th Floor Plan
Exhibit 15:	Front Elevation
Exhibit 16:	Rear Elevation
Exhibit 17:	Left and Right Side Elevation
Exhibit 18:	Rendering – Maverick Street Perspective
Exhibit 19:	Proposed View in Context
Exhibit 20:	Examples of Building Materials and Design
Exhibit 21:	Accessible Path of Travel (Entrance and 1 st Level)
Exhibit 22:	Site Fencing and Planting
Exhibit 23:	Streetscape
Exhibit 24:	Exterior Bicycle Racks
Exhibit 25:	BPDA Accessibility Checklist

287 Maverick

September 20, 2017

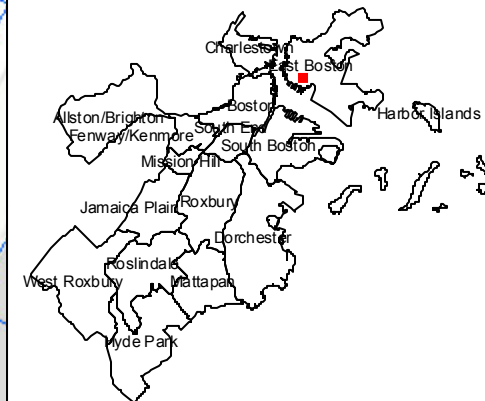


Parcel ID: 0105269000
Address: 287 293 MAVERICK ST
Zipcode: 02128
Owner: DICONSTANZO PROPERTIES LLC
Land Use: Commercial
Lot Size: 8,600.00 sq ft
Living Area: 5,806.00 sq ft
Total Value: \$277,500.00
Land Value: \$115,900.00
Building Value: \$161,600.00
Gross Tax: \$7,040.18



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

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



Sources: Esri, HERE, DeLorme, Mapbox, InCREMENT P Corp., GEBCO, USGS, FAO, NPS, NGA, Swisstopo, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

June 27, 2017

Location: 287-293 MAVERICK ST EAST BOSTON MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: 3F-2000
Appl. # : ERT712869
Date Filed: May 24, 2017
Purpose: Raze existing building, combine lots and erect a mixed-use structure consisting of retail on the first floor, 37 units on the above floors and parking for 30 vehicles. See ALT712862 for combining lots. Building to be razed on separate permit. 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 56	Off street Parking	Insufficient parking (2.0/unit req.)
Article 53 Section 56.5.a	Parking maneuverability	Stackers/Tandem
Article 53 Section 8	Use Regulations	MFR forbidden
Article 53 Section 8	Use Regulations	Retail Forbidden
Article 53 Section 9	Dimensional Regulations	Excessive F.A.R. (1.0 max)
Article 53 Section 9	Dimensional Regulations	Max. allowed building height exceeded (35'/max.)
Article 53 Section 9	Dimensional Regulations	Insufficient lot are per dwelling unit (1,000sf/unit req.)
Article 53 Section 9	Dimensional Regulations	Insufficient useable open space (300sf per unit req.)
Article 53 Section 9	Dimensional Regulations	Insufficient side yard setback (2.5' req.)
Article 53 Section 9	Dimensional Regulations	# of allowed stories has been exceeded (3 story max.)
Article 53 Section 9	Dimensional Regulations	Insufficient rear yard setback (30' min. req.)
Article 53, Sec. 54	Screening & Buffering Reqs	None proposed
Notes		Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required. *This application is further subject to Article 80 Small project review and approval by the BPDA, as well as, 521 CMR Code compliance as applicable.

RICHARD LYND
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

June 27, 2017

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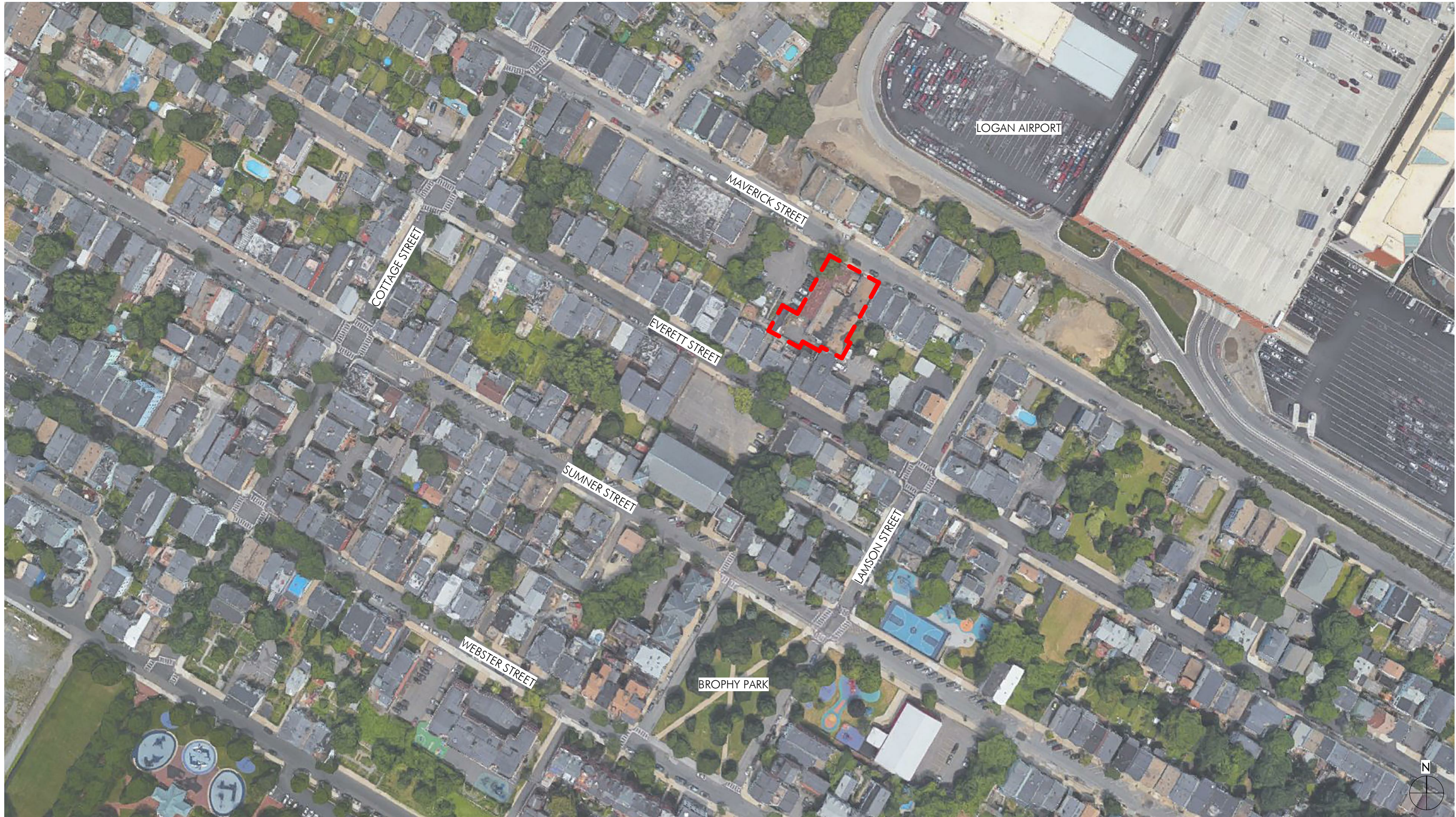
THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE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



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.







287-293 Maverick St



287-293 Maverick St



VIEW 1 LOOKING ACROSS MAVERICK STREET AT EXISTING ONE-STORY STRUCTURES



VIEW 2 LOOKING NORTHWEST UP MAVERICK STREET



VIEW 3 LOOKING SOUTHEAST DOWN MAVERICK STREET



Boston
OPERATION
STREET SAFE
DIAL 911

No Stopping
Any Time
Any Day





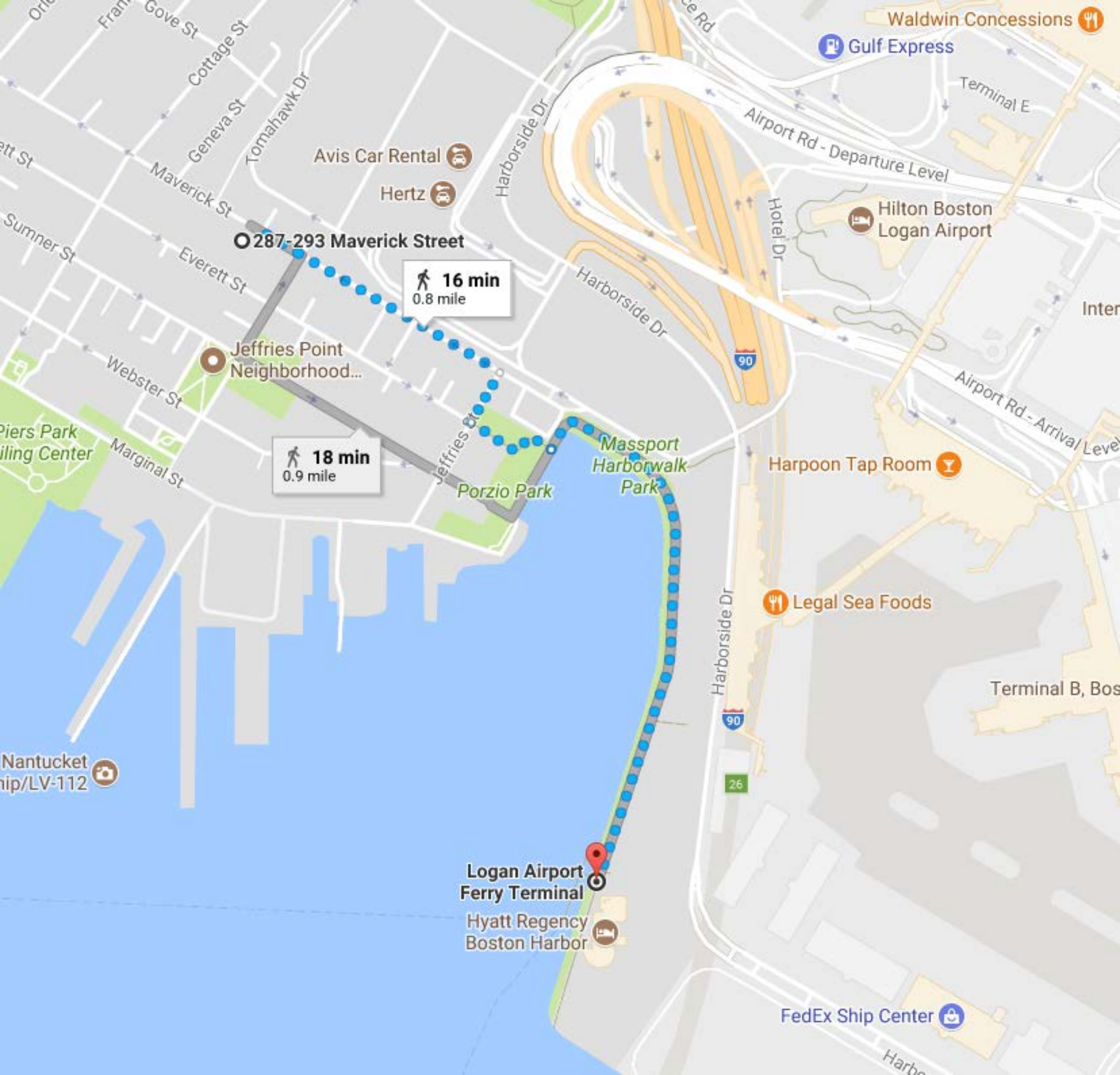


Maverick St





Maverick St



Waldwin Concessions

Gulf Express

Terminal E

Airport Rd - Departure Level

Hilton Boston Logan Airport

Hotel Dr

Airport Rd - Arrival Level

Harpoon Tap Room

Legal Sea Foods

Terminal B, Bos

Harborside Dr

90

26

Logan Airport Ferry Terminal
Hyatt Regency Boston Harbor

FedEx Ship Center

Harbo

Avis Car Rental

Hertz

287-293 Maverick Street

16 min
0.8 mile

Jeffries Point Neighborhood...

18 min
0.9 mile

Jeffries Dr

Porzio Park

Massport Harborwalk Park

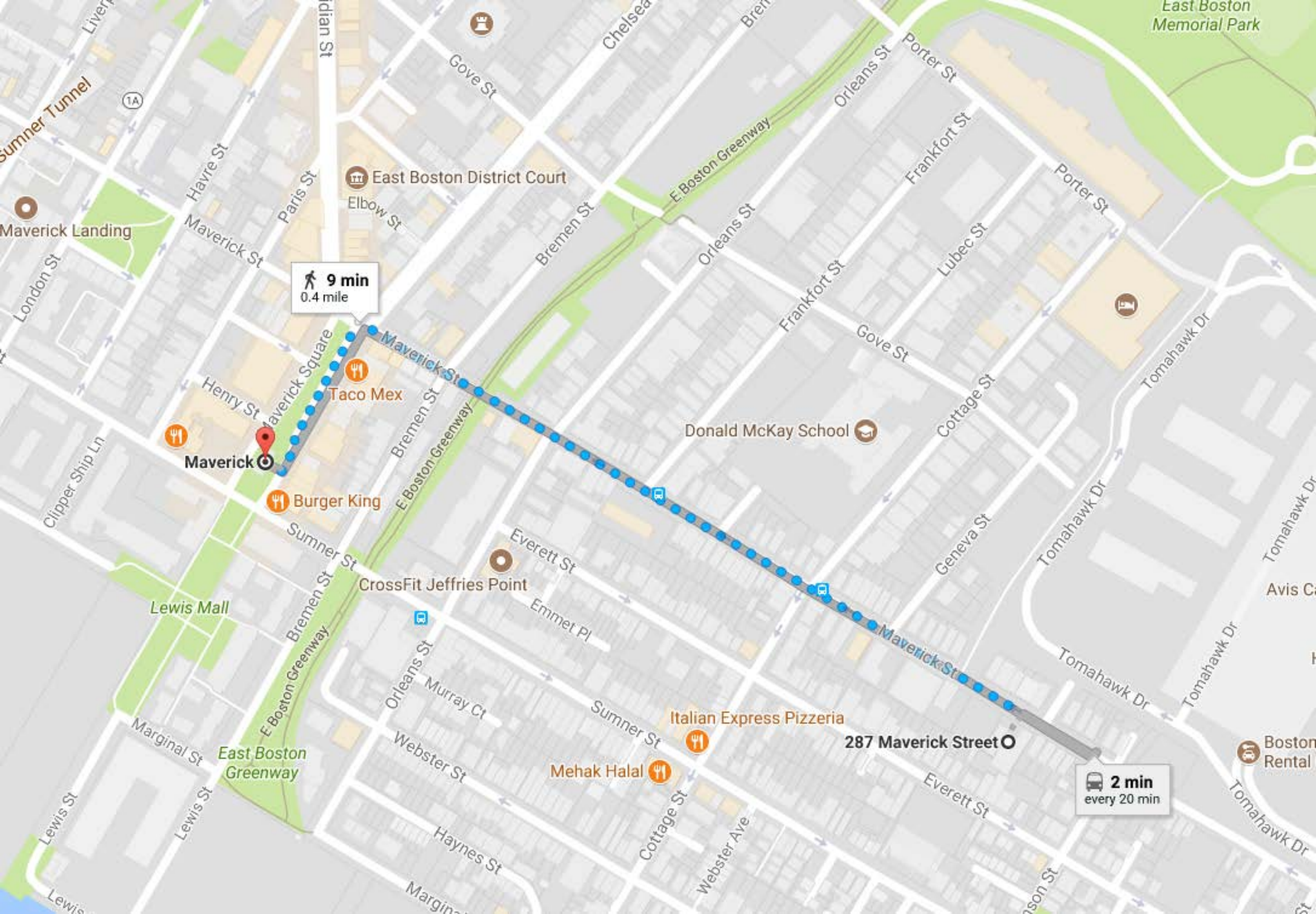
Piers Park
Fishing Center

Nantucket
Ship/LV-112

Sumner St

ett St

Tomahawk Dr
Cottage St
Geneva St
Maverick St
Everett St



9 min
0.4 mile

2 min
every 20 min

Maverick

Taco Mex

Burger King

CrossFit Jeffries Point

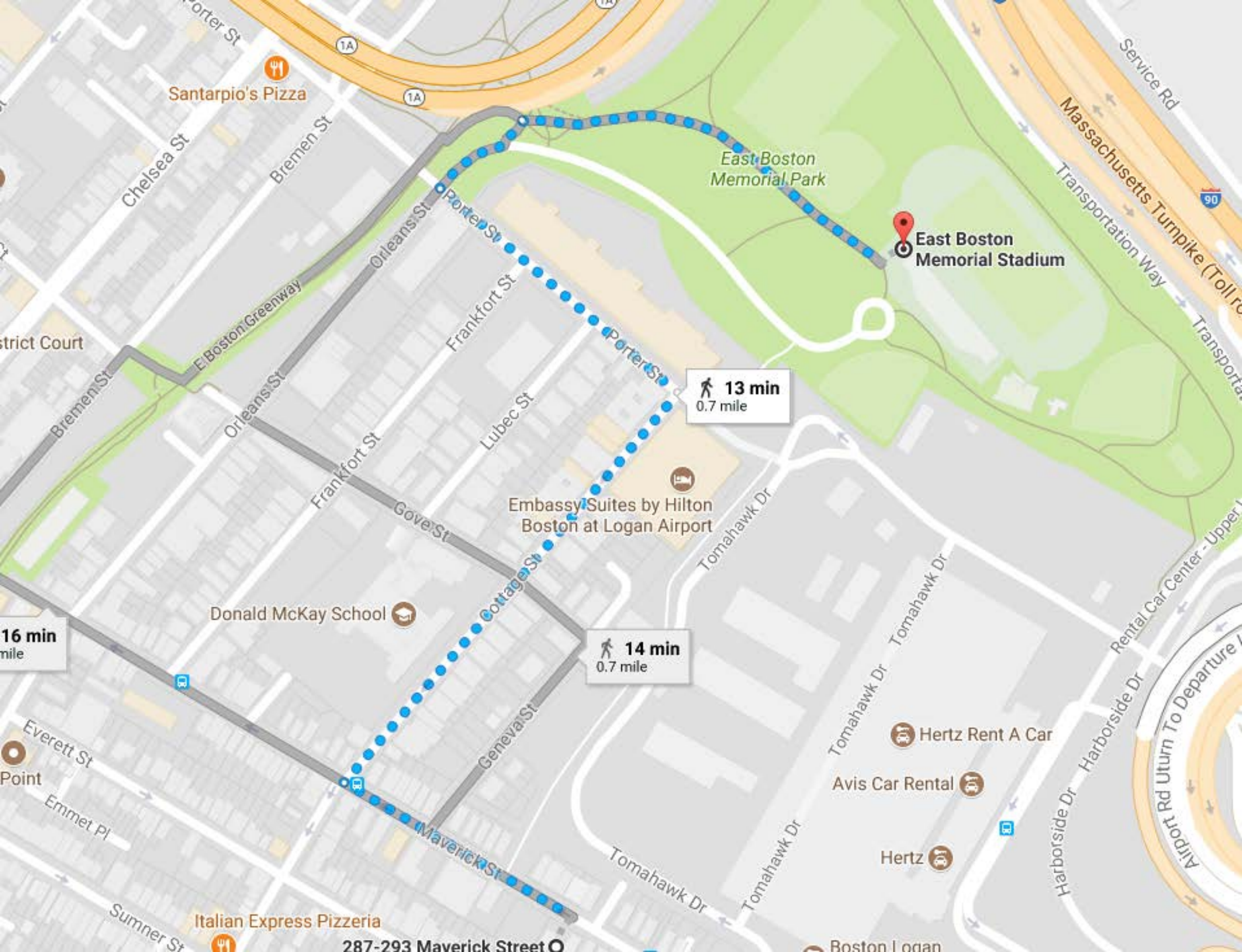
Donald McKay School

Italian Express Pizzeria

Mehak Halal

287 Maverick Street

Boston Rental



Santarpio's Pizza

East Boston Memorial Park

East Boston Memorial Stadium

Embassy Suites by Hilton Boston at Logan Airport

Donald McKay School

Italian Express Pizzeria

287-293 Maverick Street

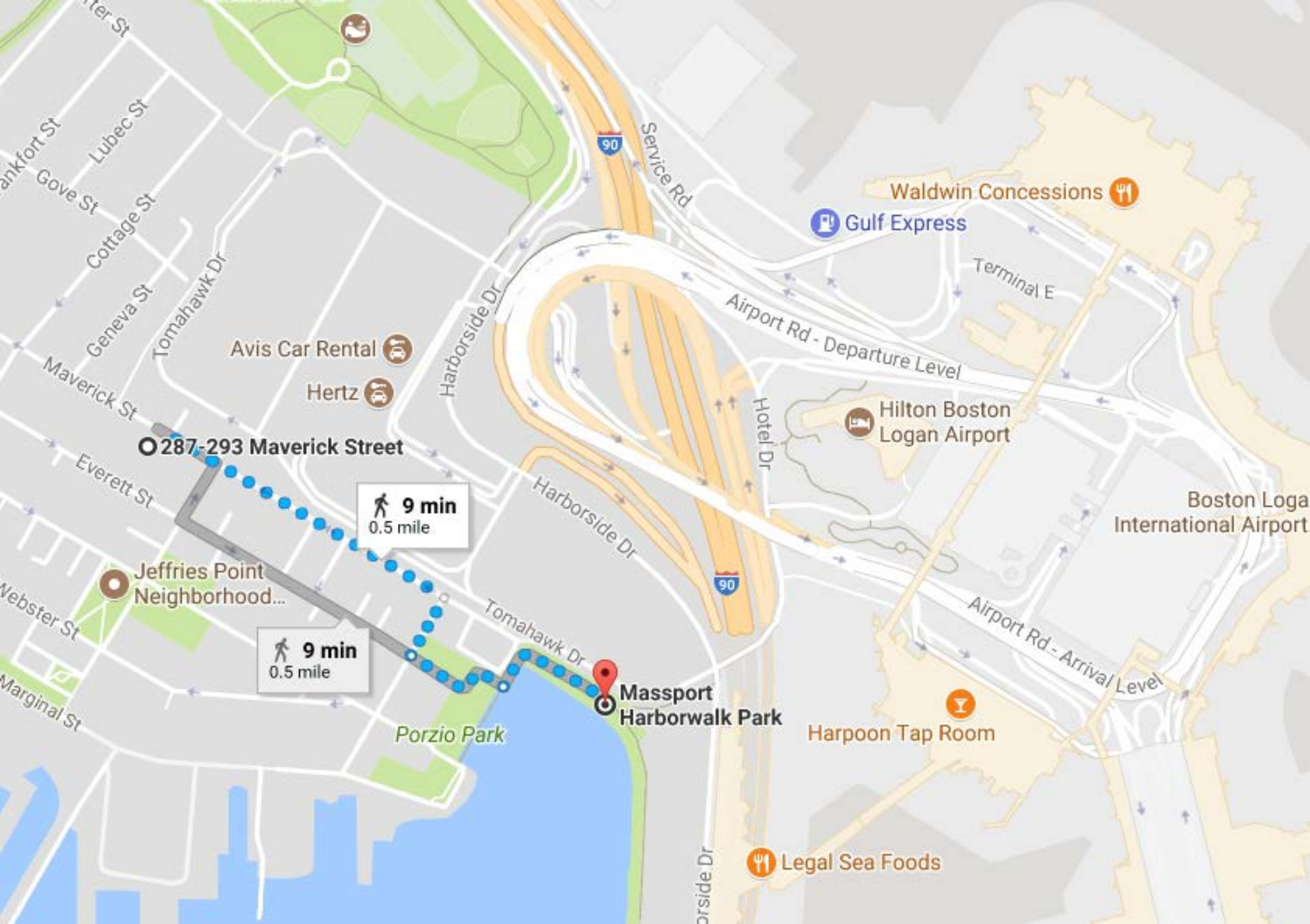
13 min
0.7 mile

14 min
0.7 mile

16 min
0.7 mile

Hertz Rent A Car
Avis Car Rental
Hertz

Boston Logan

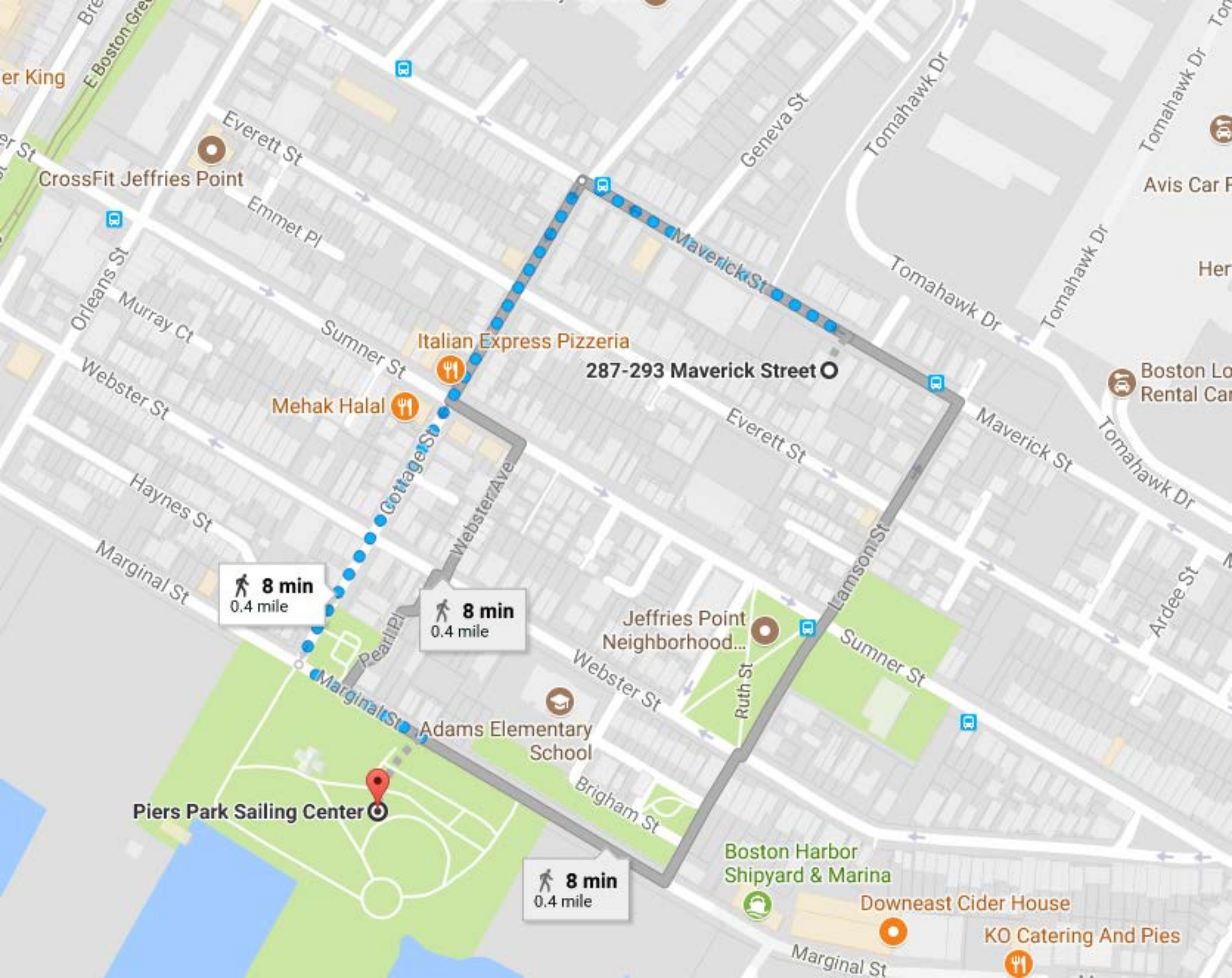


287-293 Maverick Street

9 min
0.5 mile

9 min
0.5 mile

Massport
Harborwalk Park



er King

E Boston Gre

er St

CrossFit Jeffries Point

Everett St

Emmet Pl

Orleans St

Murray Ct

Webster St

Haynes St

Marginal St

8 min
0.4 mile

Sumner St

Italian Express Pizzeria

Mehak Halal

Cottage St

Webster Ave

8 min
0.4 mile

287-293 Maverick Street

Everett St

Ruth St

Webster St

Adams Elementary School

Brigham St

Piers Park Sailing Center

8 min
0.4 mile

Boston Harbor Shipyard & Marina

Downeast Cider House

KO Catering And Pies

Marginal St

Geneva St

Tomahawk Dr

Tomahawk Dr

Tomahawk Dr

Avis Car P

Her

Boston Lo
Rental Car

Tomahawk Dr

Ardee St

Sumner St

EMBARC

287 MAVERICK STREET, EAST BOSTON

PROGRAM AREAS

FEBRUARY 22, 2018

GROSS SQUARE FEET (GSF)				
	SELLABLE RENTABLE (GSF)		COMMON (GSF)	
		GSF		GSF
GROUND FLOOR	RETAIL	2,180	LOBBY STAIRS UTILITIES PARKING	1,350 6,560
FLOOR SUBTOTAL		2,180		7,910
SECOND FLOOR	RESIDENTIAL	7,890	HALL STAIRS	1,110
	UNIT 201	970	2 BR	
	UNIT 202	940	2 BR	
	UNIT 203	740	1 BR	
	UNIT 204	740	1 BR	
	UNIT 205	740	1 BR	
	UNIT 206	740	1 BR	
	UNIT 207	500	1 BR	
	UNIT 208	860	2 BR	
	UNIT 209	830	1 BR	
	UNIT 210	830	1 BR	
FLOOR SUBTOTAL		7,890		1,110
THIRD FLOOR	RESIDENTIAL	7,890	HALL STAIRS	1,110
	UNIT 301	970	2 BR	
	UNIT 302	940	2 BR	
	UNIT 303	740	1 BR	
	UNIT 304	740	1 BR	
	UNIT 305	740	1 BR	
	UNIT 306	740	1 BR	
	UNIT 307	500	1 BR	
	UNIT 308	860	2 BR	
	UNIT 309	830	1 BR	
	UNIT 310	830	1 BR	
FLOOR SUBTOTAL		7,890		1,110
FOURTH FLOOR	RESIDENTIAL	7,250	HALL STAIRS	1,100
	UNIT 401	970	2 BR	
	UNIT 402	670	1 BR	
	UNIT 403	650	1 BR	
	UNIT 404	650	1 BR	
	UNIT 405	650	1 BR	
	UNIT 406	640	1 BR	
	UNIT 407	500	1 BR	
	UNIT 408	860	2 BR	
	UNIT 409	830	1 BR	
	UNIT 410	830	1 BR	
FLOOR SUBTOTAL		7,250		1,100
FIFTH FLOOR	RESIDENTIAL	5,330	HALL STAIRS COMMON ROOM	1,140 920
	UNIT 501	680	1 BR	
	UNIT 502	900	2 BR	
	UNIT 503	700	1 BR	
	UNIT 504	700	1 BR	
	UNIT 505	1,050	2 BR	
	UNIT 506	650	1 BR	
	UNIT 507	650	1 BR	
FLOOR SUBTOTAL		5,330		2,060
RETAIL RENTABLE GSF		2,180	COMMON AREA (NO PARKING)	6,730
RESIDENTIAL RENTABLE GSF		28,360		

FLOOR AREA	
GROUND FLOOR (NO PARKING)	3,530
SECOND FLOOR	9,000
THIRD FLOOR	9,000
FOURTH FLOOR	8,350
FIFTH FLOOR	7,390
TOTAL BUILDING GSF*	37,270
ADJUSTED FLOOR AREA**	35,980

SITE AREA	12,216
FAR	2.95

GROUND FLOOR PARKING	6,560
TOTAL GSF (PARKING)	43,830

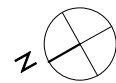
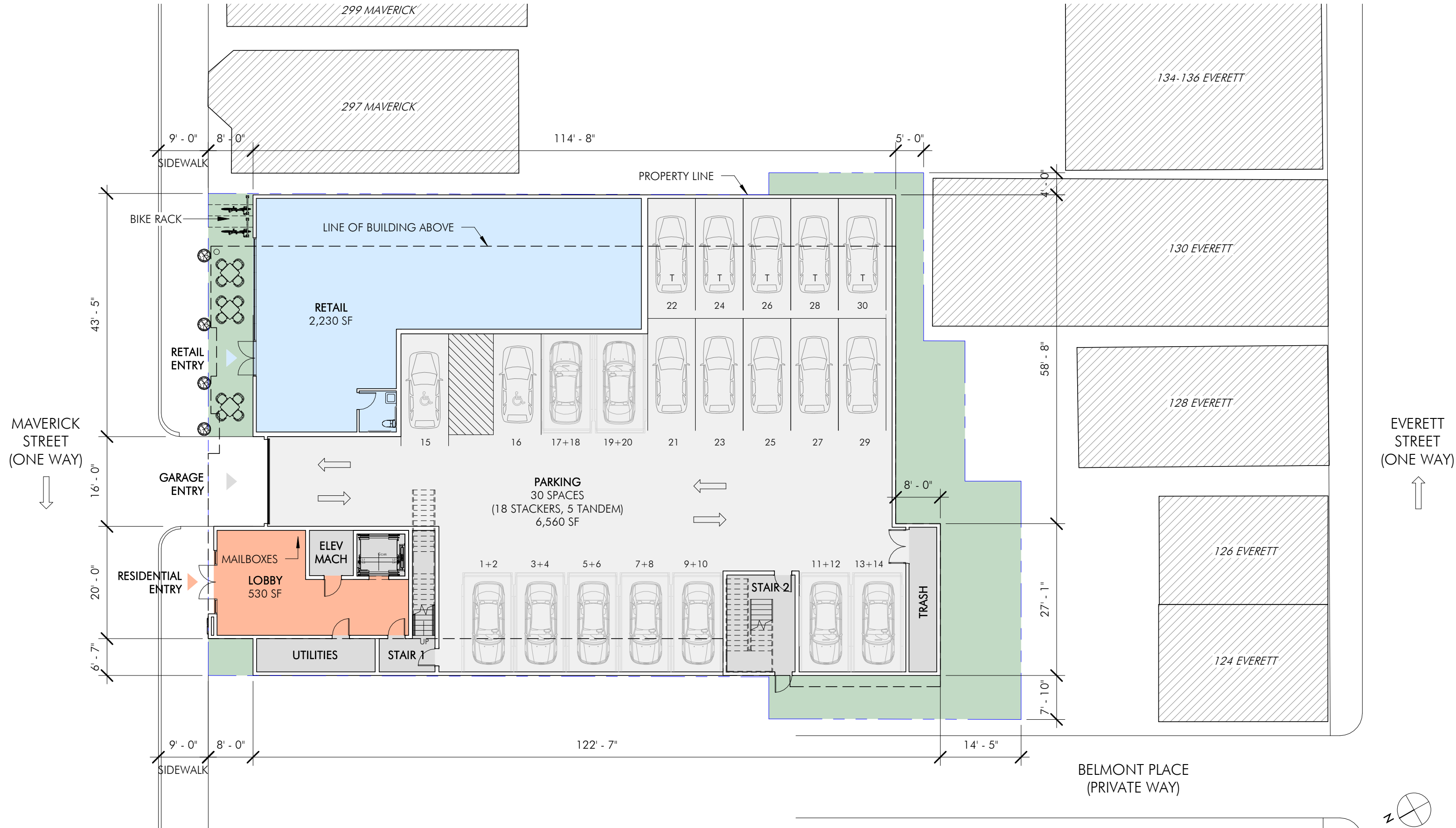
UNITS PROPOSED	37
PARKING SPACES PROPOSED	30
PARKING/UNIT RATIO	0.81

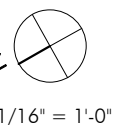
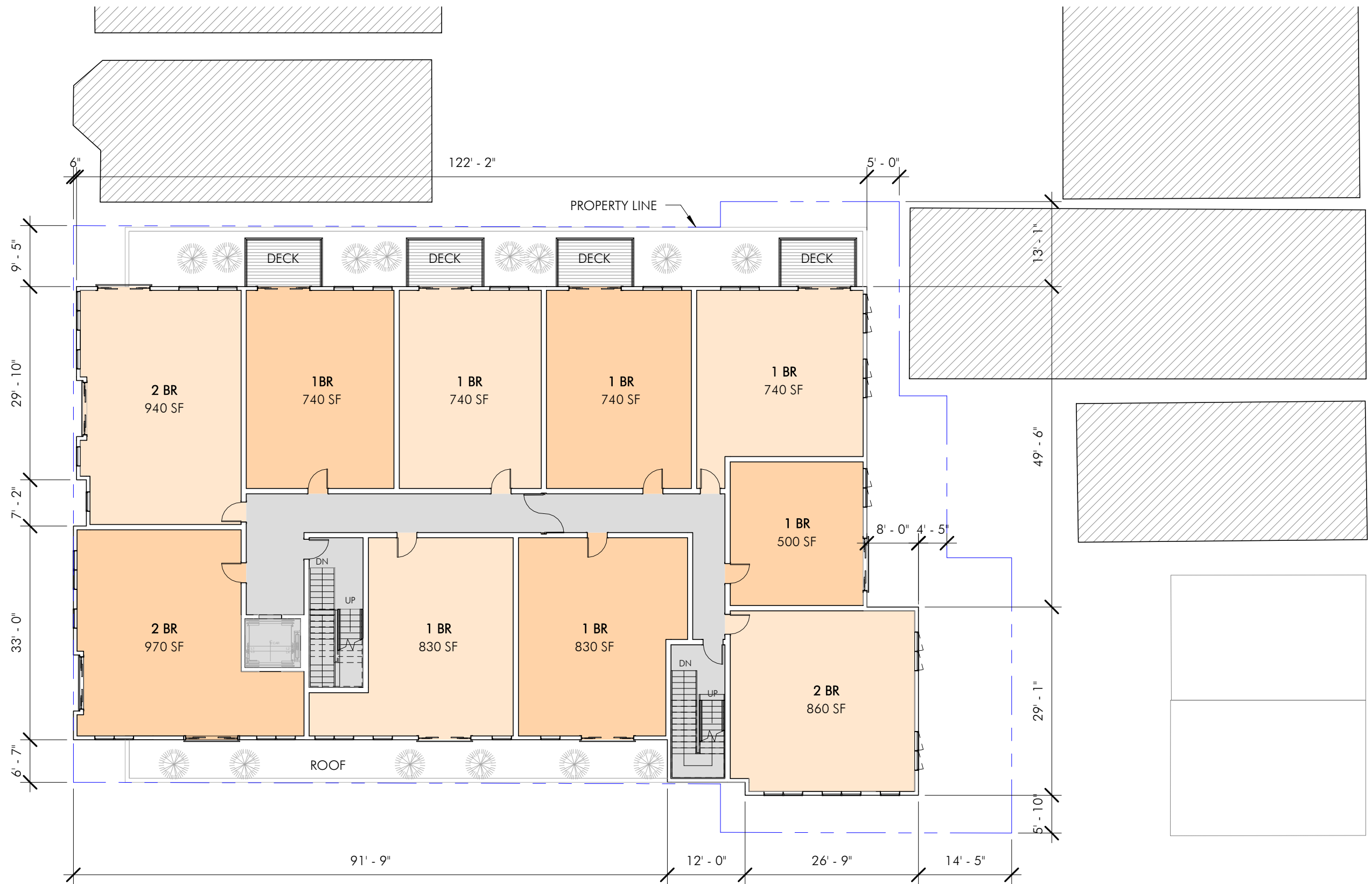
UNIT MIX	TOTAL	PERCENT	AVERAGE AREA
1 BR	27	73%	705
2 BR	10	27%	932
TOTAL UNIT COUNT	37		766

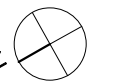
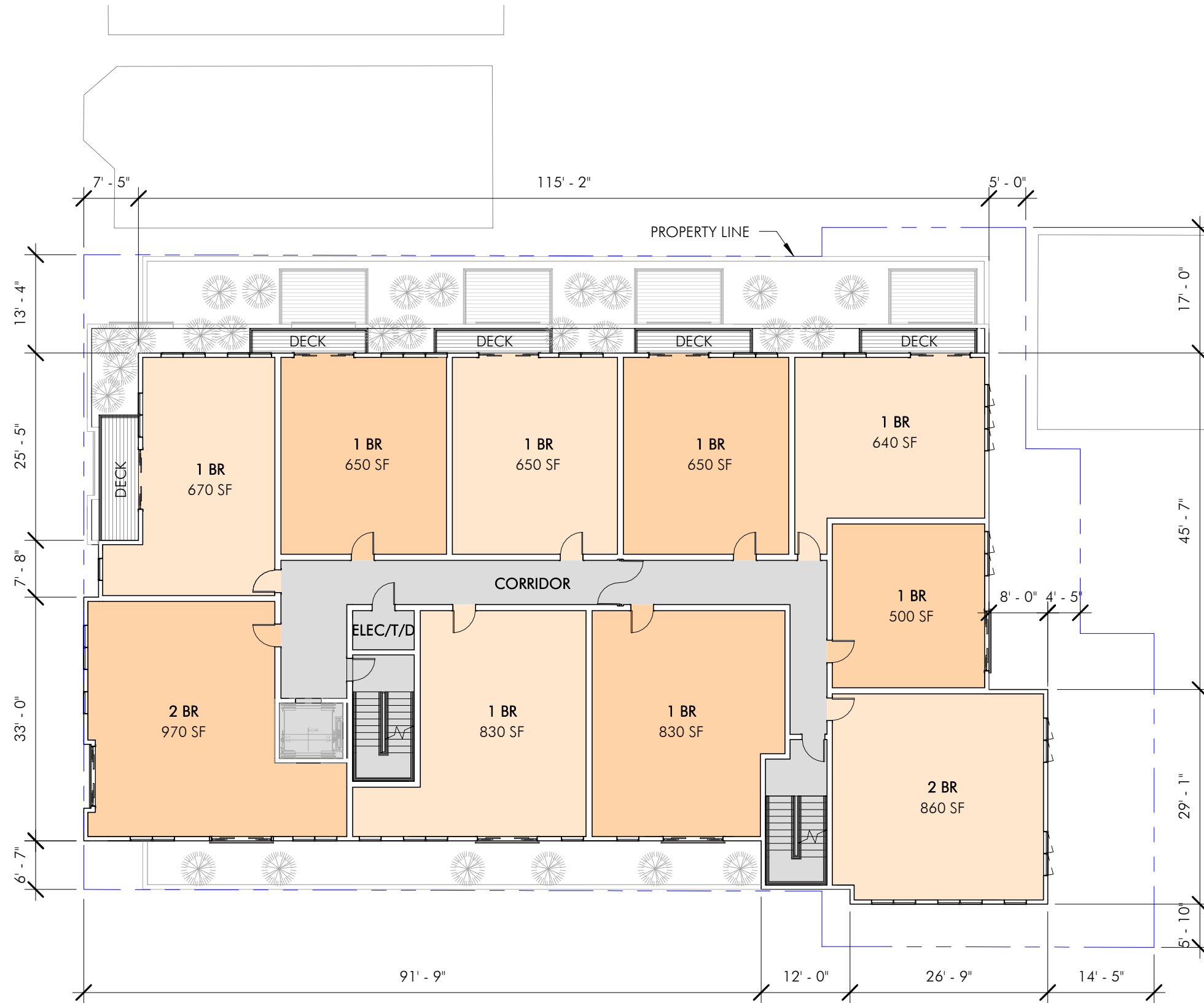
*GSF measured to outside face of exterior walls, centerline of party walls and demising walls, excludes parking

**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

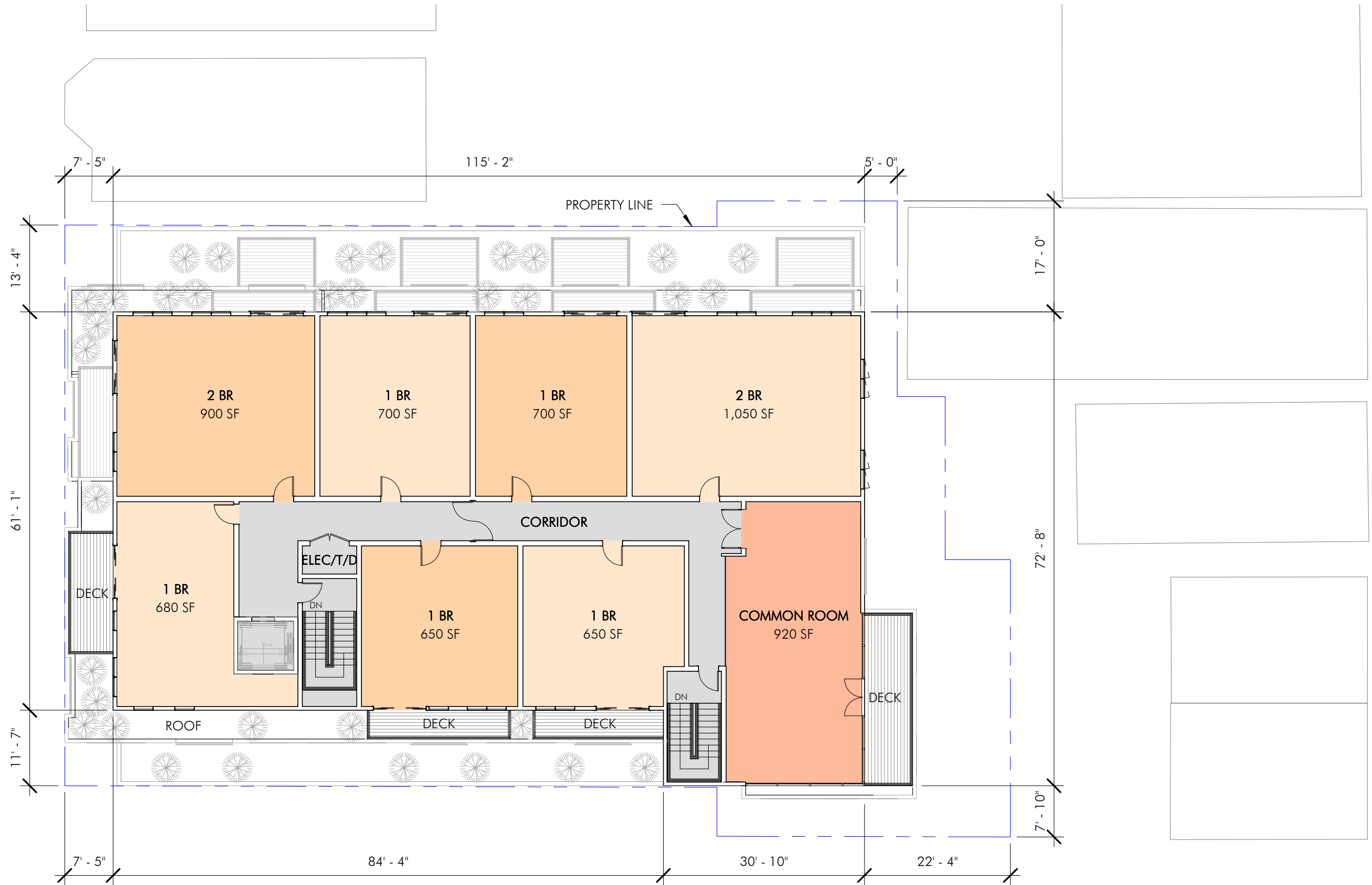
Measurements are based on initial field visit, subject to full set of measurements

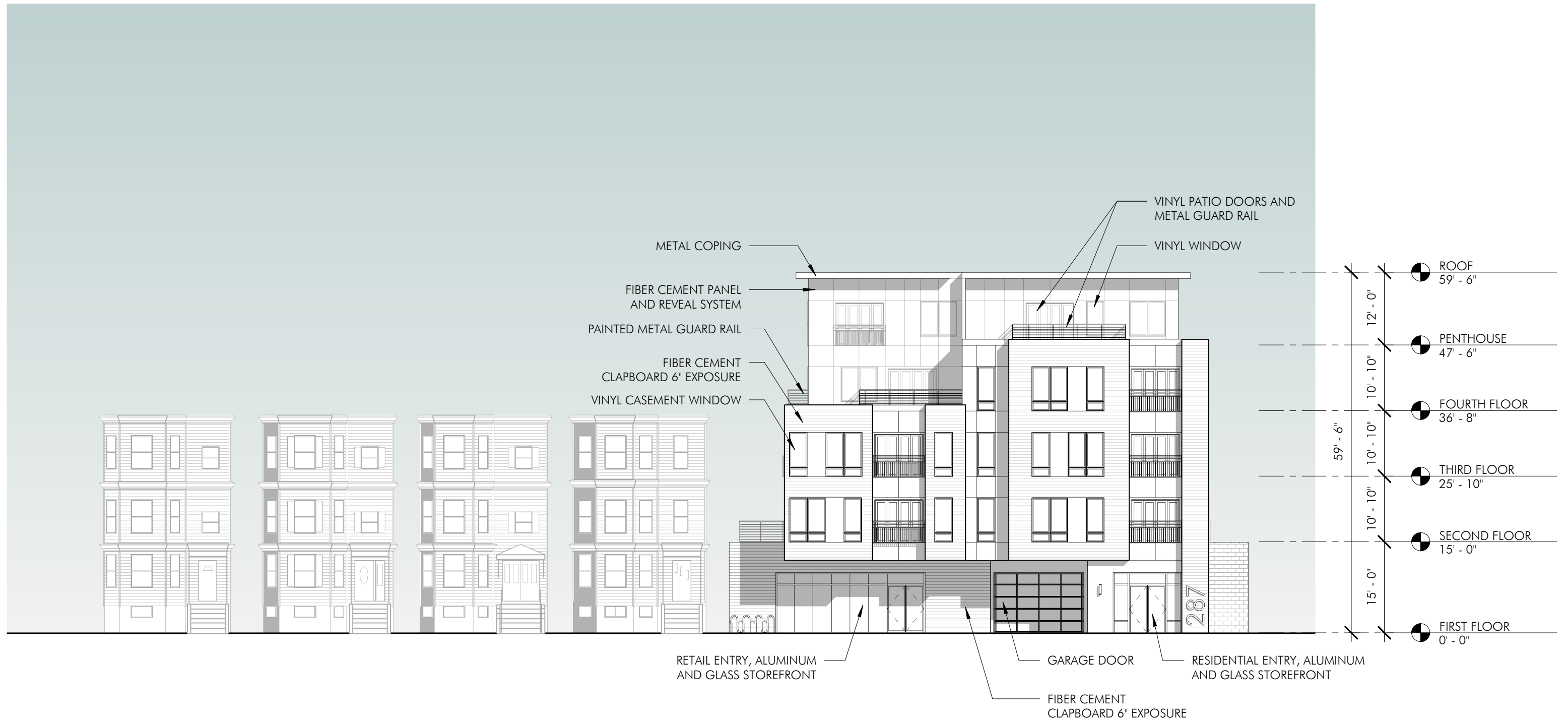




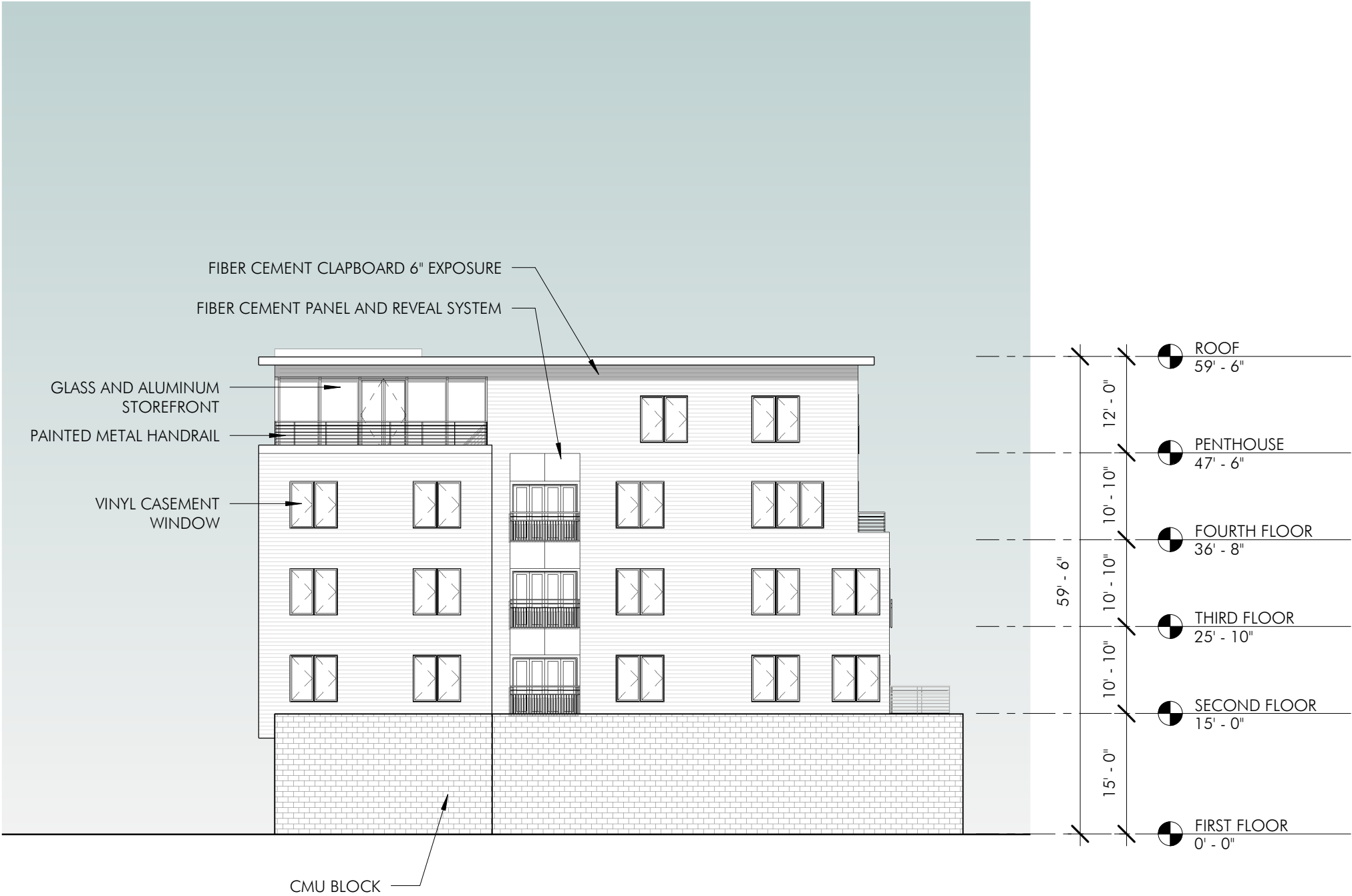


1/16" = 1'-0"











1/16" = 1'-0"

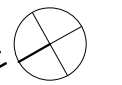
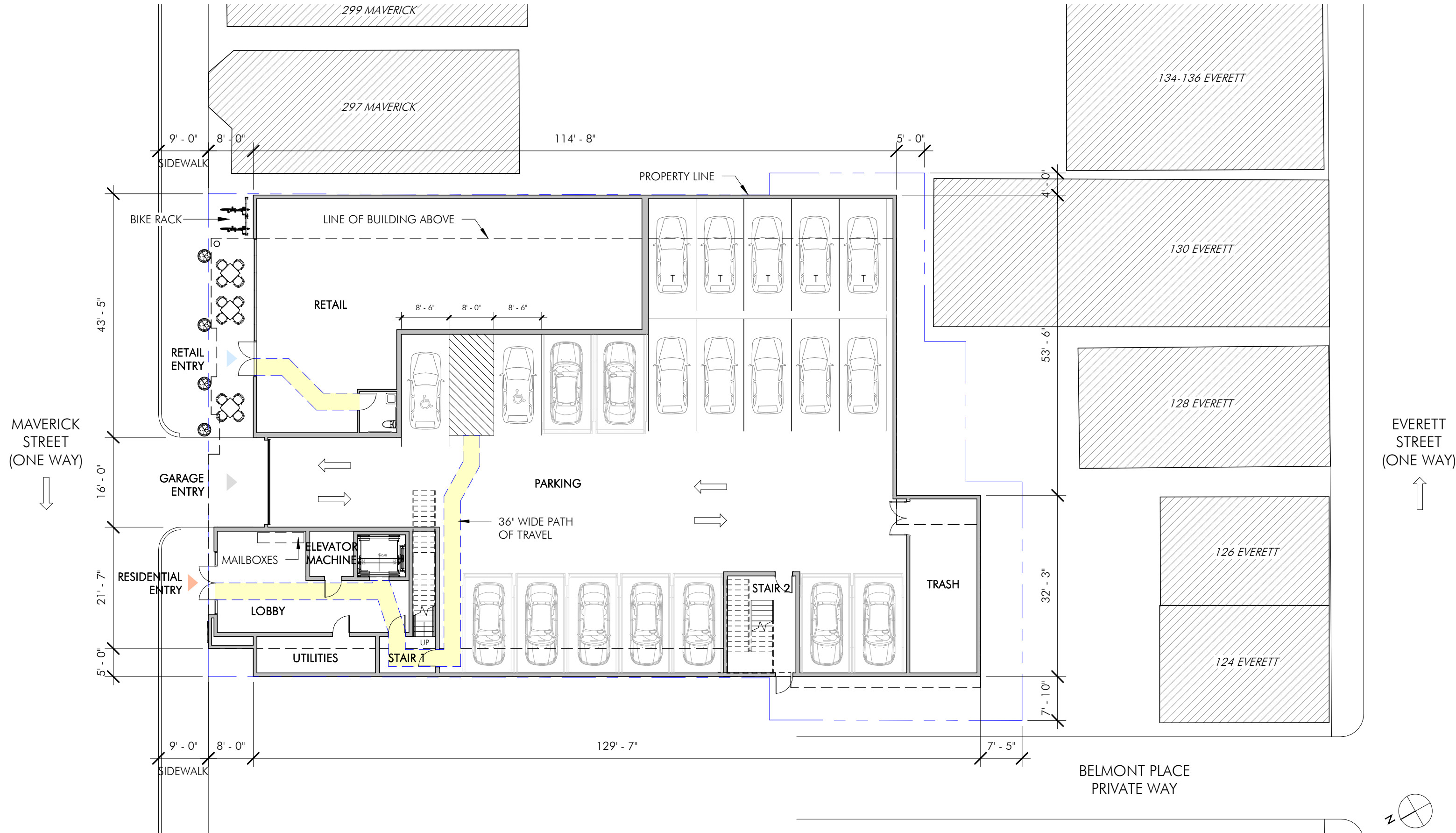


LOOKING ACROSS MAVERICK STREET FROM NORTHWEST



SEPTEMBER, 2017





1/16" = 1'-0"

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i>			
Project Name:	287 Maverick		
Primary Project Address:	287 Maverick Street, East Boston		
Total Number of Phases/Buildings:	1 phase / 1 building		
Primary Contact (Name / Title / Company / Email / Phone):	Richard C. Lynds. Esq. Law Office of Richard C. Lynds 245 Sumner Street Suite 110 East Boston, MA 02128 rclyndsesq@lorcl.com 617-207-1190		
Owner / Developer:	M3 Acquisitions, LLC		
Architect:	Embarc Studio 60 K Street, 3 rd Floor Boston, MA 02127 617-766-8330		
Civil Engineer:	Columbia Design Group 14 Upham Avenue Dorchester, MA 02125 617-506-1474		
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:

Article 80 | ACCESSIBILITY CHECKLIST

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No.			
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>				
What are the dimensions of the project?				
Site Area:	12,216 SF	Building Area:	37,270 GSF	
Building Height:	59 FT 6 IN	Number of Stories:	5 Floors	
First Floor Elevation:	0 FT	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, Residential Lobby, Garage Entry			
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:	Maverick Street is primary a residential street made up of 3 story bow front residences. The project site is currently a collection of buildings for storage and car park. The surrounding topography is fairly flat. Maverick Street is 4 blocks away from the waterfront.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	MBTA bus stops at the corner of Maverick and Lawson Street, 226 feet from project site. Maverick Station on the Blue Line is 0.4 miles or 8 minutes' walk away.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Adams Elementary, Donald McKay School			

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List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	East Boston Social Centers Playlot, Anna Defronzo Senior Center
4. Surrounding Site Conditions – Existing: <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? If yes , identify which district:	No.
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:	Existing sidewalk on Maverick Street is 9'-0" wide. No existing pedestrian ramp.
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:	Existing sidewalk will remain and replaced where new utilities come into the building. No existing pedestrian ramp.
5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i>	
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.	Yes, Neighborhood Residential.
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	Frontage zone width (setback) is 8'-0" at retail and 1'-0" at residential lobby. Pedestrian and Furnishing zone width is 9'-0".

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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?	Frontage zone is on private property and proposed material is concrete to match sidewalk. Pedestrian zone is existing concrete and new concrete to match. Furnishing zone is existing concrete and new concrete to match.
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	No.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	No.
Will any portion of the Project be going through the PIC? If yes , identify PIC actions and provide details.	No.
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?	(30) parking spaces, all in enclosed garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	There is (1) van accessible parking space with 8 foot access aisle and (1) standard accessible parking space.
Will any on-street accessible parking spaces be required? If yes , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	TBD
Where is the accessible visitor parking located?	TBD

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Has a drop-off area been identified? If yes , will it be accessible?	Not required.
7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Entrances to retail and residential lobby will be a flush condition with sidewalk. Elevator threshold will be a flush condition on all floors.
Are the accessible entrances and standard entrance integrated? If yes , describe. If no , what is the reason?	Yes. Entrances to retail and residential lobby are accessible and integrated.
If project is subject to Large Project Review/Institutional Master Plan , describe the accessible routes way-finding / signage package.	Project is not subject to Large Project Review.
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>	
What is the total number of proposed housing units or hotel rooms for the development?	(37) dwelling units.
If a residential development , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	All (37) dwelling units and (1) retail space are for rent.
If a residential development , how many accessible Group 2 units are being proposed?	(35) units will meet Group 1 requirements and (2) units will meet accessible Group 2 requirements.
If a residential development , how many accessible Group 2 units will also be IDP units? If none , describe reason.	TBD

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<p><i>If a hospitality development</i>, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>No.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>Elevator provides access to all floors. There are no ramps or lifts in the development.</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>The Developer will contribute upto \$50,000.00 toward various community initiatives and programs in addition to public realm improvements and the overall study of an East Boston Transportation Access Plan.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>Common Room and Roof Deck are fully accessible.</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	<p>No.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston</p>	<p>TBD</p>

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Disability Commissioner or with their Architectural Access staff? If yes , did they approve? If no , 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? If no , what recommendations did the Advisory Board give to make this project more accessible?	TBD
10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>	
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.	
Provide a diagram of the accessible route connections through the site, including distances.	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <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.

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,

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