

December 14, 2018

Mr. Brian Golden
Director
The Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

11 Dana Avenue, Hyde Park, Massachusetts
Article 80E, Small Project Review Application

Dear Director Golden:

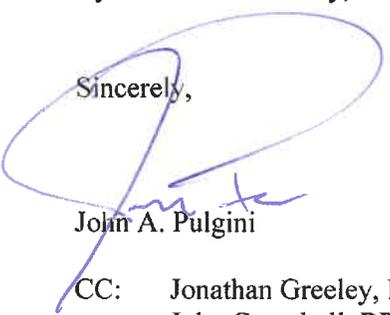
HHC One Grant, LLC, together with Milan Patel, is pleased to submit this letter as Notice of our Small Project Review Application Submission under Article 80E of the Boston Zoning Code, in connection with the proposed development at 11 Dana Avenue in Hyde Park.

The proposed project is a four-story building comprised of 24 (two bedroom) residential units, with a residential lobby and retail/commercial space on the first floor. Parking for 24 cars is provided below grade and will be accessed via a ramp from Dana Avenue. Additionally, there will be 39 bicycle spaces provided in the garage area.

The development team will be led by Milan Patel. Mr. Patel has a civil engineering degree from Northeastern University, and to date has successfully completed more than 145 construction projects throughout New England. Mr. Patel will lead a team of professional architects, engineers, contractors, and consultants with years of experience in the development of residential and mixed-use projects. The development team has hosted two neighborhood/abutter meetings, as well as a pre-scoping meeting with the BPDA staff members and associated city agencies.

On behalf of the development team, we would like to express our excitement in moving this proposal forward, and we look forward to continuing our strong working relationship with the BPDA, the Hyde Park Community, and elected officials in the months ahead.

Sincerely,


John A. Pulgini

CC: Jonathan Greeley, BPDA
John Campbell, BPDA
Michael Christopher, BPDA
Tim McCarthy, Boston City Council
Bryan Flynn, Mayor's Office

Table of Contents

	Page
i. Proposed Project Overview	2
ii. Proposed Project	3
iii. Neighborhood and Project Location	4
iv. Development Context	4
v. Urban Design Context	5
vi. Proposed Project Benefits	5
vii. Zoning Analysis	6
viii. Project Team	7

Exhibits

BRA Zoning Map, 11 Dana Avenue	A
Aerial Perspective, The Project Site	B
Google Street Views	C
Schematic Design Plans, November 2018	D

Proposed Project Overview

Project Name:	The Residences at Hyde Park Station
Address:	11 Dana Avenue, Hyde Park, 02136
Project Description:	Construction of a new 4-story building with roof decks will include 24 2-bedroom residential units (8 units on each of the 3 upper floors) with a residential entry lobby, service spaces, and a 300 square foot commercial space on the ground level. Parking is provided below grade and accessed via a ramp from Dana Avenue. 24 parking spaces are proposed (one per residential unit). Additionally, 39 bicycle parking spaces are provided in the basement.
Lot / Site Area:	14,322 square feet
No. of Dwelling Units:	24 Units (all two-bedroom)

Floor Area, Gross

Basement:	N/A
Ground Floor:	9,204 square feet (parking included) with approximately 1185 square feet of lobby and retail
Floor Two:	9,259 square feet
Floor Three:	9,259 square feet
Floor Four:	8,940 square feet
Total Floor Area:	28,643 square feet, Gross (parking excluded)
Floor Area Ratio:	2.0

Unit Configurations

One Bedroom:	0
Two Bedrooms:	24
Three Bedroom	0
Height:	40'
Stories:	4
Parking Spaces:	24
Zoning District:	Article 69, Hyde Park Neighborhood District - Neighborhood Shopping 2 ("NS 2") - Neighborhood Design Overlay District - NDOD
Variances:	None Required

Proposed Project

The proposed project consists of the re-development of a 14,322 square-foot lot at 11 Dana Avenue in Hyde Park. This construction of a new 4-story building with roof decks will include 24 2-bedroom residential units (8 units on each of the 3 upper floors) with a residential entry lobby, service spaces, and a 300 square foot commercial office space on the ground level. Parking is provided partially below grade and accessed via a ramp from Dana Avenue. 24 parking spaces are provided (one per residential unit) with half of the total number of spaces stacked using a mechanical stacking system. Additionally, 39 bicycle parking spaces are provided in the basement (accessible by elevator).

The proposed project will be a mixed use and will provide market rate housing within one block from the Hyde Park T Commuter Rail Station on a street that is currently all residential. The building has been designed with a contemporary aesthetic in a scale and massing that is appropriate to the larger neighborhood context. The site is located less than 250 feet from the Hyde Park Commuter Rail Station which, when used is less than nine (9) minutes to Back Bay Station. The Fairmount Line's, Fairmount Commuter

Rail Station is a third of a mile from the project site. The Fairmount is another option to downtown Boston which concludes at South Station.

The proposed development calls for the creation of a new, attractive and energy efficient building that will enliven and visually enhance the residential look and feel of a secondary intersection in Cleary Square. The enliven use of will consist of 24 dwelling units and 24 parking spaces (collectively, the “Proposed Project”).

The Neighborhood and Project Location

The Proposed Project is located northern end, one-way section of Dana Avenue which is one of the three egress streets for the Hyde Park Commuter Rail Station parking lot as well as accessory parking for Cleary Square retail. The Proposed Project represents an important step in the rezoning vision that took place in 2012. The project complies fully with area zoning, adds an appropriate level of density adjacent to the Hyde Park Commuter Rail Station and is an 8 minute (0.4mi) to the Fairmount Commuter Rail Station. The Proposed Project is located at the southern section of Cleary Square and very accessible, walking or biking to so many amenities like the following:

- | | |
|--------------------------------------|-------------------|
| a. Ron’s Bowling and Ice Cream | 5 minutes |
| b. Boston Renaissance Charter School | 6 minutes |
| c. Thomas M. Menino YMCA | 8 minutes |
| d. Francis D. Martini Shell Park | 5 minutes (bike) |
| e. Alexander Bajko Ice Arena | 9 minutes (bike) |
| f. Blue Hill Museum and Trails | 19 Minutes (bike) |

The Proposed Project is well served by public transportation using the Massachusetts Bay Transportation Authority (“MBTA”) system. As noted the Hyde Park Commuter Rail Station is only 250 feet away from the Project Site. The Fairmount Commuter Rail Station is an 8 minute walk from the project site and the Proposed Project is also served by the MBTA #32, 39, 40, and 50 bus routes on Hyde Park Avenue that connect directly to the city’s major transportation hub - Forest Hills (Orange Line and additional bus routes).

Development Context

The Proposed Project will contain twenty-four (24) residential units of housing. The 24 (2) two-bedroom units will average approximately 1,067 square feet Floor Area, Gross per floor.

Per Map 12 of the Hyde Park Neighborhood District, the Proposed Project is located within the Neighborhood Shopping 2 “NS 2”. Based on the attached schematic designs and determination from the city’s Inspectional Services Department (“ISD”) the Proposed Project complies with zoning and will not be seeking relief from the City of Boston’s Zoning Board of Appeals.

Urban Design Context

The Proposed Project is intended to help fulfill the need for more housing in urban locations well served by mass transit. The new structure will house an appropriate density for zoning districts designated for such purpose. The density is higher than the typical residential zones. The scale of the building will relate to other similar buildings in the NS-2 District. These are varied mix of larger mixed-use buildings as well as smaller wood frame residential structures. The building is conceived to create an active street edge to reinforce an active pedestrian sidewalk. The building is articulated to give the units some identity. This gives it a scale that is more apt to its residential use and relates to the residential surrounding.

Proposed Project Benefits

- g. New Housing Units – These units will be very attractive to those seeking the diverse neighborhood within the urban context of Boston. Additional housing is a priority in the city and the Proponent seeks to modestly fill this need with a project that creates a new identity for this active residential district.
- h. Site Enrichment – the Proposed Project will update the current use which will, enlivening the retail uses with Cleary and Logan Square, adding to the overall fabric of the district.
- i. Enlivened Edge – the Proposed Project will enliven the street wall of Dana Avenue, with a new edge of attractive architecture
- j. Job Creation & Taxes – the Proposed Project will be a job creator during and after construction. In addition to jobs, the Proposed Project will be increasing the city’s tax base with the inclusion of twenty-four (24) units of housing.

k. Total Development Cost is Nine Million (\$9,000,000)

Zoning Analysis

11 Dana Avenue

New Construction – 24 Residential Dwelling Units – 24 Parking Spaces

Zoning District: NS 2

Lot Area: 14,332

	Defined Term	Required By Code	Existing Condition	Proposed Project
1.	Minimum Lot Size	None	14,322 sf	14,322sf
2.	Minimum Lot Area for Additional Dwelling Unit	N/A	N/A	27 units
3.	Minimum Lot Width (feet)	None	N/A	N/A
4.	Maximum Floor Area Ratio (FAR)	2.0	N/A	2.0
5.	Maximum Building Height	40 feet	N/A	40 feet
6.	Minimum Open Space Per Dwelling Unit	None	N/A	
7.	Minimum Front Yard	None	N/A	N/A
8.	Minimum Side Yard	None	N/A	N/A
9.	Minimum Rear Yard	10 feet	N/A	10 feet
10.	Minimum Off-Street Parking	1.0 per dwelling Unit	N/A	24 spaces (1.0 parking spaces/unit)
11.	Use	MFR	N/A	MFR

Floor Area Calculation $28,643 / 14,322 = 2.0$

Off Street Parking Calculations $1.0 \text{ per dwelling unit} \times 24 \text{ units} = 24 \text{ parking spaces}$

Inclusionary Development Policy (IDP)

The Proposed Project is not seeking any zoning variances and is not required to comply with the Boston's Inclusionary Housing Ordinance.

Project Team

Proponent / Owner

HHC One Grant, LLC
Milan Patel, Principal
27 Congress Street
Salem, MA 01970
(978) 740-2765
milan@patelgroup.com

Architect

EvB Design
Edrick vanBeuzekom, AIA, LEED AP
1310 Broadway, Suite 200
Somerville, MA 02144
(617) 623-2222
edrick@evbdesign.com

Zoning / Permitting

Pulgini and Norton LLP
John A. Pulgini, Esq
10 Forbes Road
Braintree, MA 02184
(781) 843-2200
JPulgini@pulginiandnorton.com

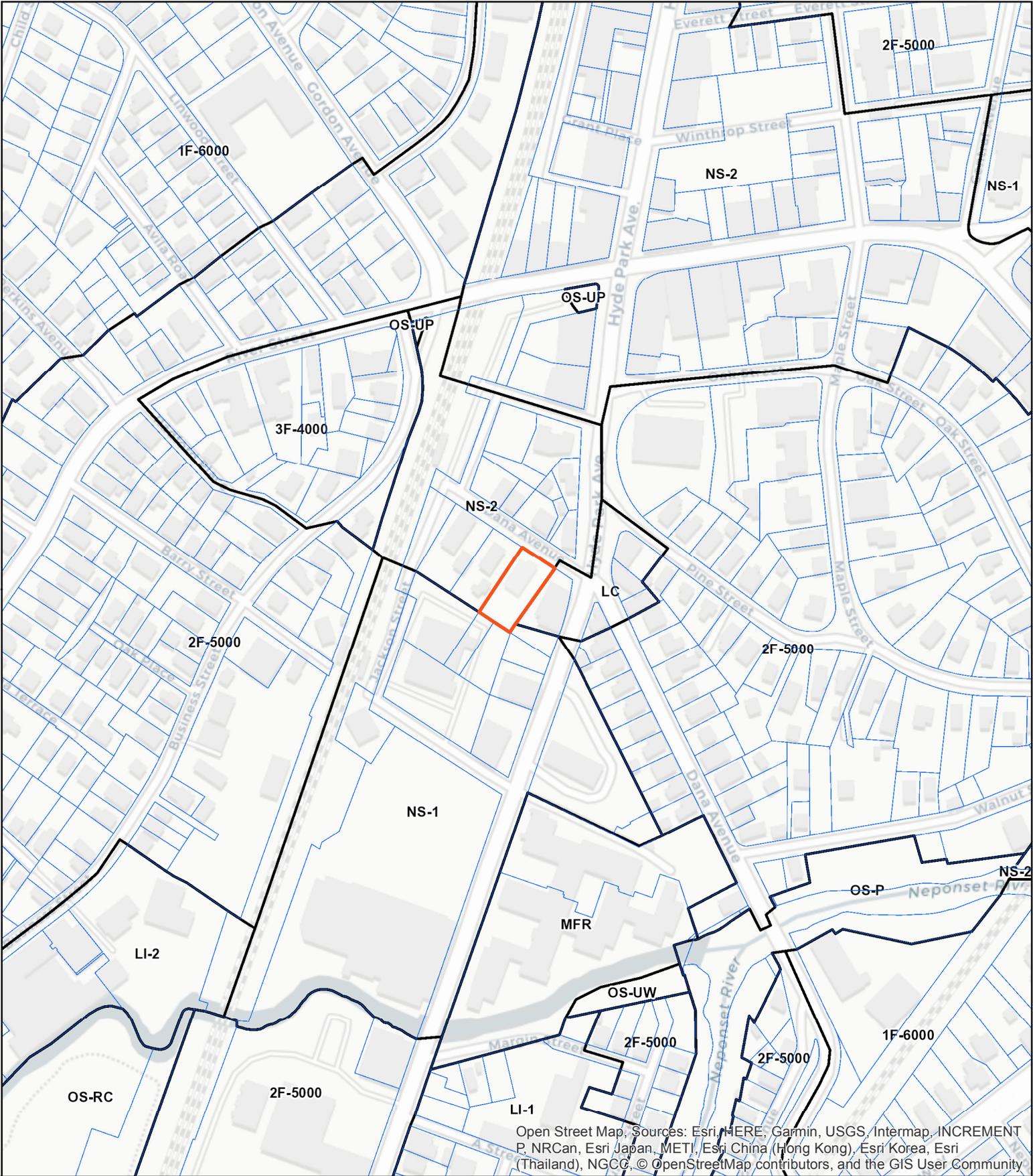
Surveyor

Williams & Sparages
Richard L. Williams, P.E.
189 North Main Street, Suite 101
Middleton, MA 01949
(978) 539-8088
rwilliams@wsengineers.com

Exhibit A

BPDA Zoning Map

11 Dana Avenue



Open Street Map, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

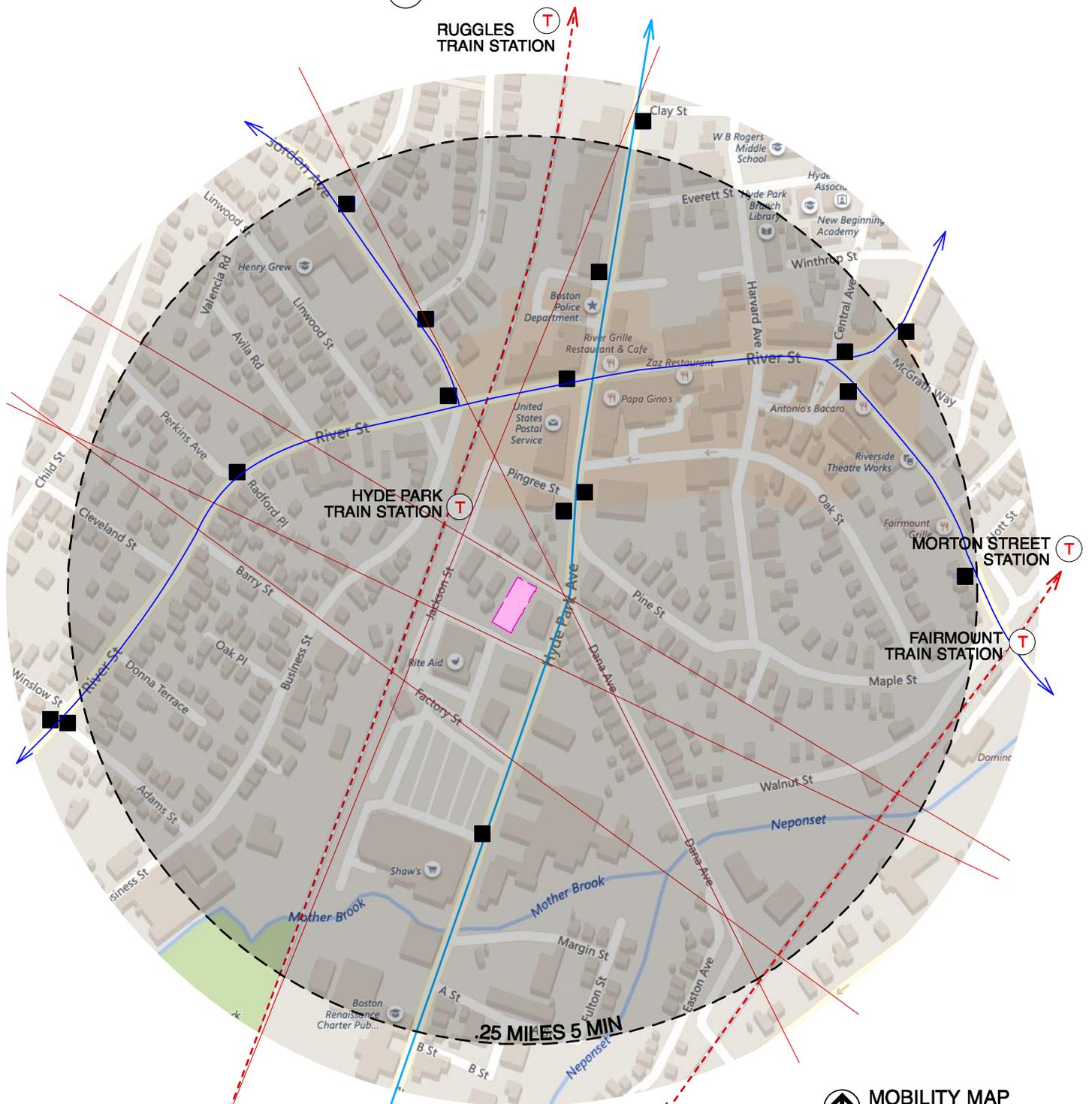
- Zoning District
- Zoning Subdistrict

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

The Zoning information reported here may not reflect the most current legislation adopted by the Boston Zoning Commission. The signed Code Maps, enacted by the Boston Zoning Commission and available at the BRA, together with any amendments, remain the official Zoning documents. If discrepancies exist, the official signed Code Maps shall be considered correct.

Date: 12/26/2018

NEIGHBORING TRANSIT LOCATIONS AND WALKING PROXIMITY



T ROUTE 128 TRAIN STATION

T READVILLE STATION **T**

↑ MOBILITY MAP 1:50

■ BUS STOPS

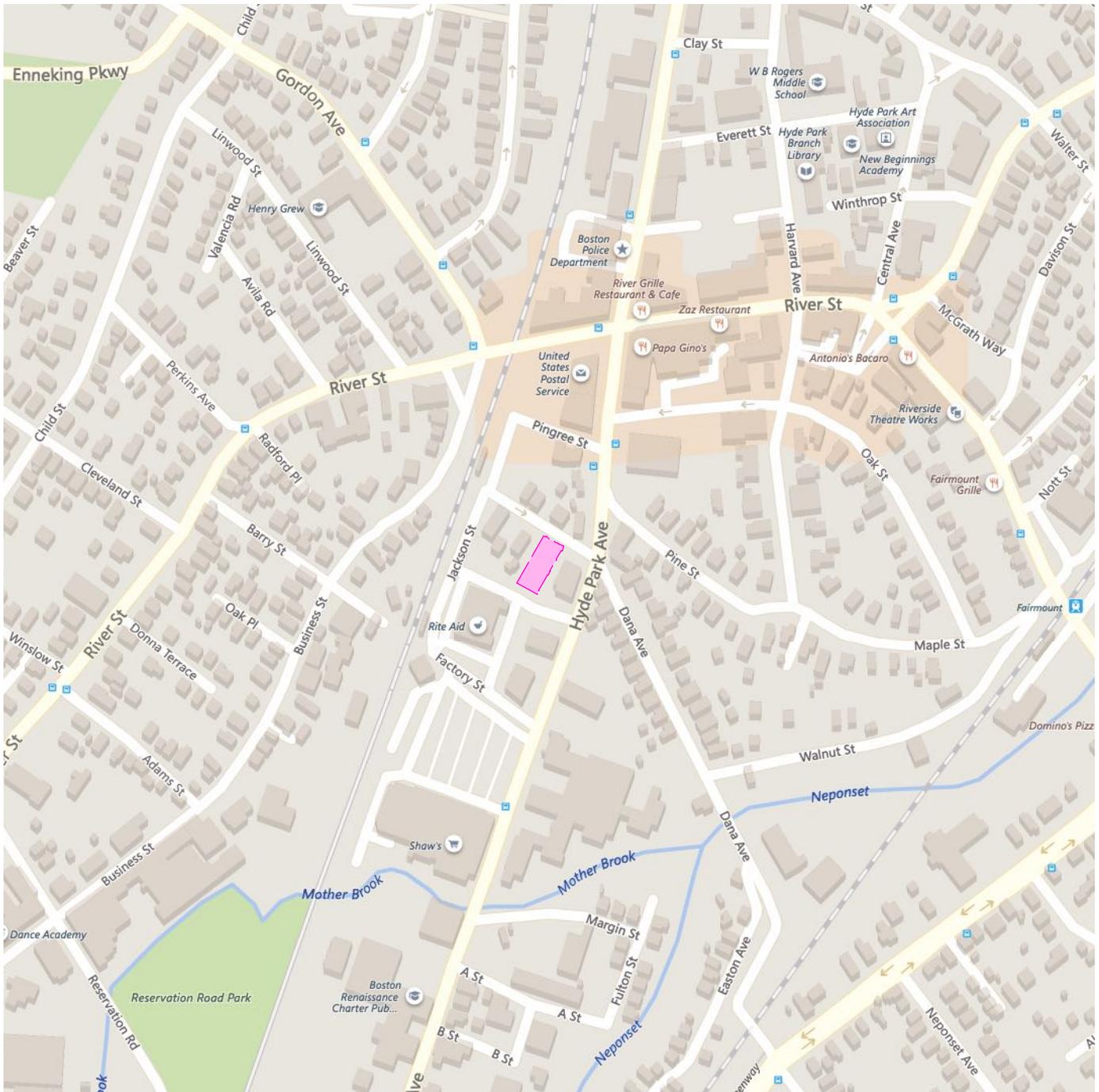
— MAJOR STREETS

T HYDE PARK TRAIN STATION

+ STREET PATTERNS

■ SITE

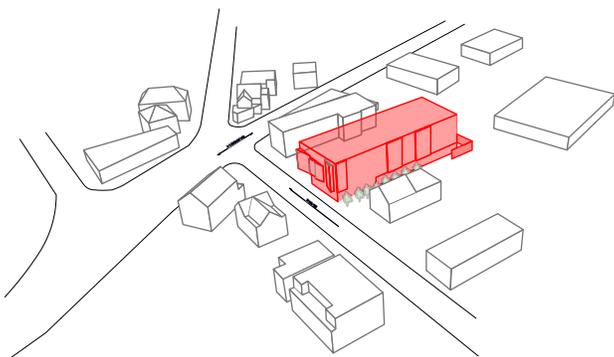
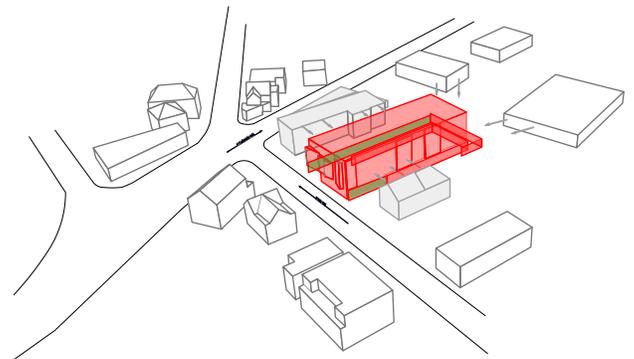
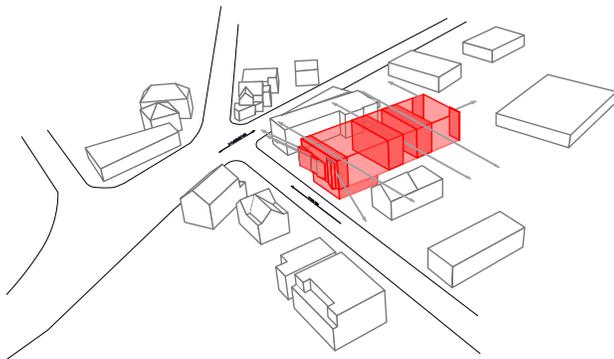
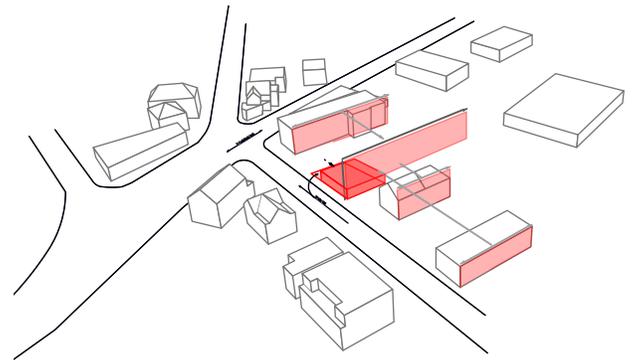
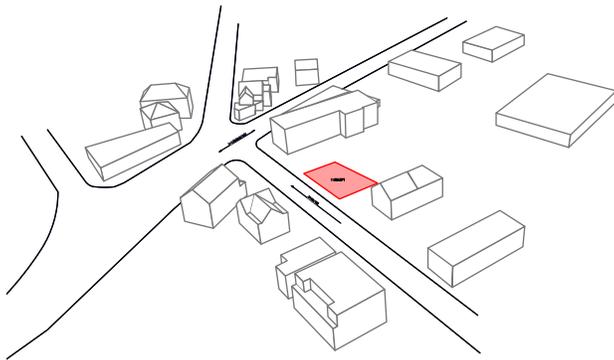
 SURROUNDING URBAN CONTEXT



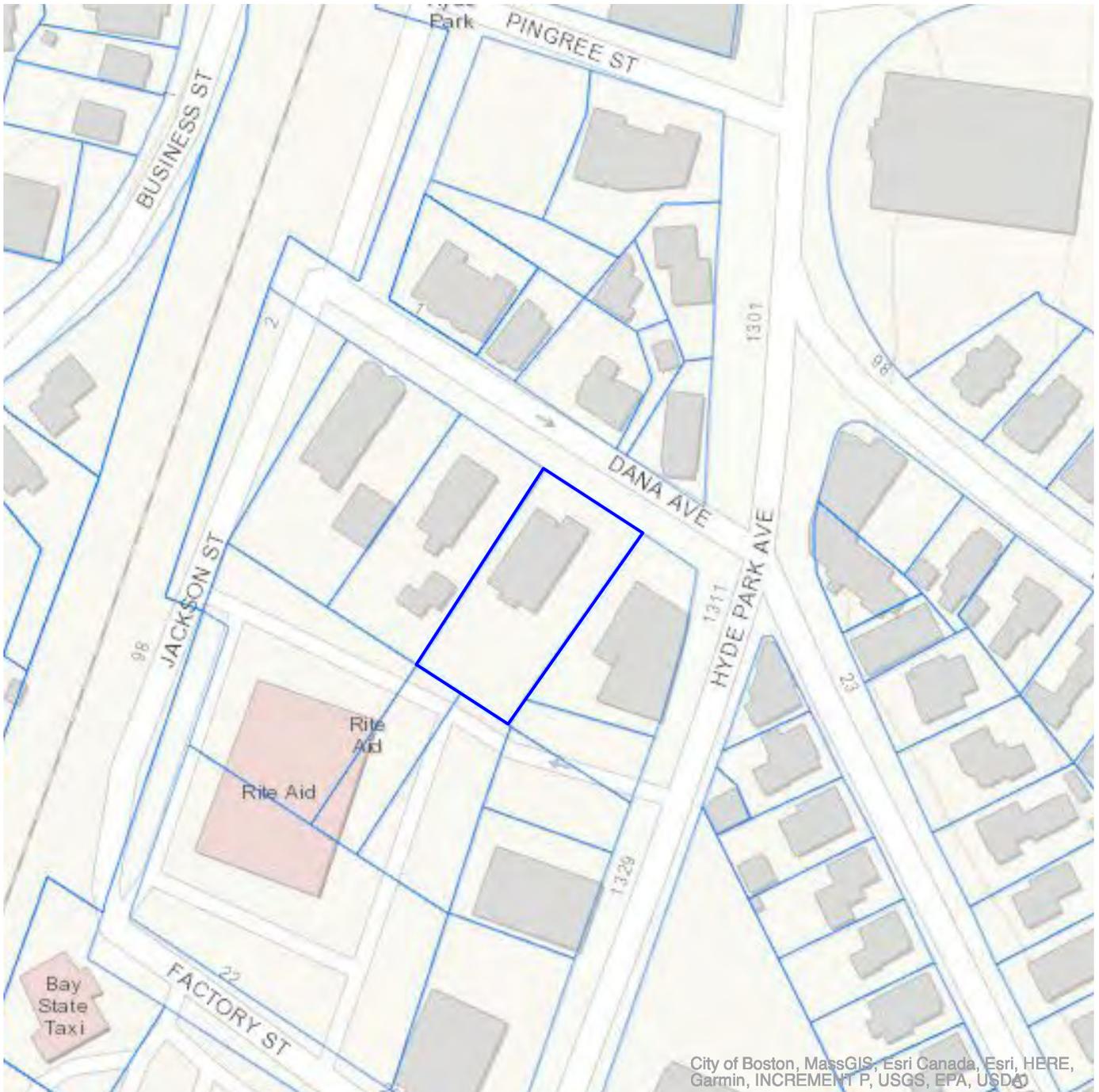
 URBAN CONTEXT MAP
1:50

 SITE

The design is derived from the scale of the commercial and industrial buildings in Hyde Park in the vicinity of the Hyde Park Commuter station. They tend to be larger and oriented in the direction of Hyde Park Avenue. As a residential building this scale needs to be broken down. This is done by establishing a rhythmic pattern in the North-South planes of the building. This is in the fashion of rowhouses in various parts of Boston. The facade along Dana Ave is articulated to give the building a presence when viewed from Hyde Park Ave looking into Dana Avenue as well as coming down Dana Avenue from the station.



Proposed Program, Data, & Dimensions
 Lot Area: 14,322 SQ FT
 Maximum Building Height/Stories: 40ft., 4 stories
 Commercial/Retail Space: 338.7 SQ FT
 Total Building Square Footage: 28,644GSF
 Floor Area Ratio (FAR): 2.0
 Parking Spaces: 24



City of Boston, MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDO

Parcel ID: 1809275000
 Address: 11 DANA AV, 02136
 Owner: HHC ONE GRANT LLC
 Land Use: Residential 4-family



Lot Size: 13,800.00 sq ft
 Living Area: 6,186.00 sq ft

Total Value: \$918,000.00
 Land Value: \$402,900.00
 Building Value: \$515,100.00

Gross Tax: \$9,620.64

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

ASSESSOR'S MAP
 Scale: 1:100



Exhibit D

Schematic Design Set

November 2018

UNIT 01(A) 2ND FLOOR 2 BEDROOM 1108 GSF
UNIT 02(B) 2ND FLOOR 2 BEDROOM 1056 GSF
UNIT 03(C) 2ND FLOOR 2 BEDROOM 1082 GSF
UNIT 04(D) 2ND FLOOR 2 BEDROOM 1092 GSF
UNIT 05(E) 2ND FLOOR 2 BEDROOM 992 GSF
UNIT 06(F) 2ND FLOOR 2 BEDROOM 1069 GSF
UNIT 07(G) 2ND FLOOR 2 BEDROOM 1075 GSF
UNIT 08(H) 2ND FLOOR 2 BEDROOM 1075 GSF

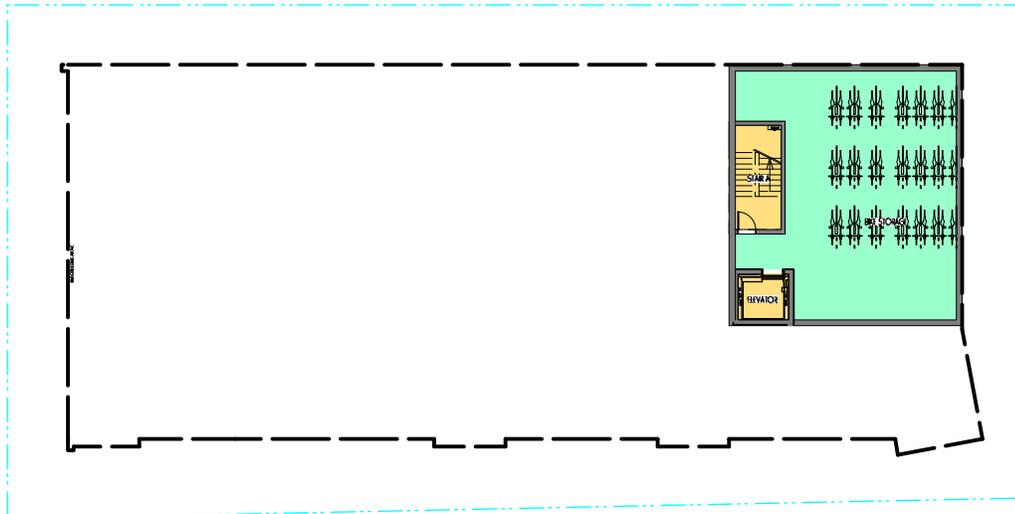
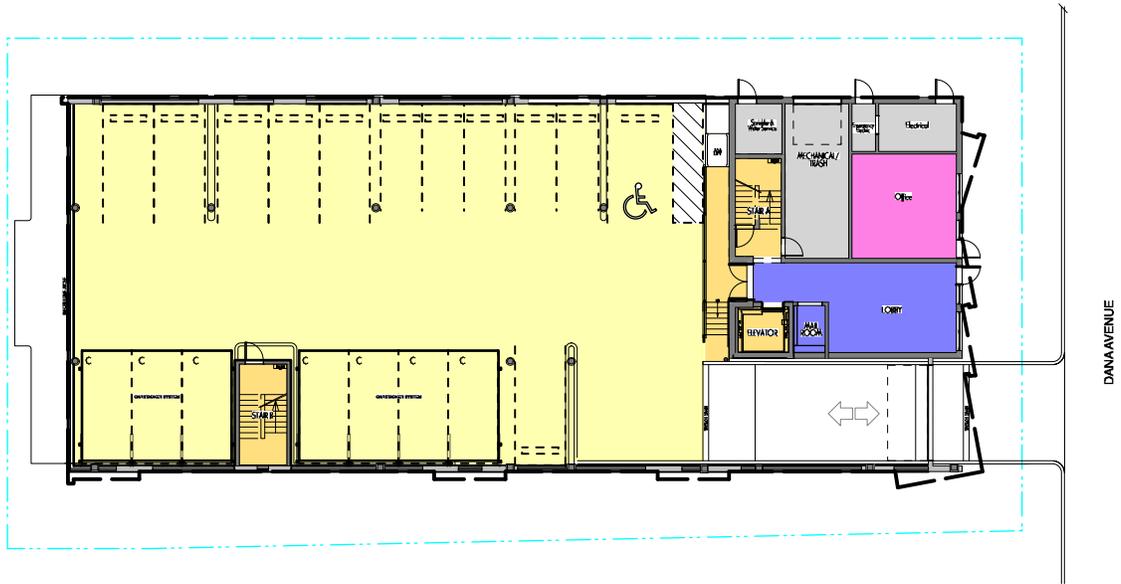
UNIT 09(A) 3RD FLOOR 2 BEDROOM 1108 GSF
UNIT 10(B) 3RD FLOOR 2 BEDROOM 1056 GSF
UNIT 11(C) 3RD FLOOR 2 BEDROOM 1082 GSF
UNIT 12(D) 3RD FLOOR 2 BEDROOM 1092 GSF
UNIT 13(E) 3RD FLOOR 2 BEDROOM 992 GSF
UNIT 14(F) 3RD FLOOR 2 BEDROOM 1069 GSF
UNIT 15(G) 3RD FLOOR 2 BEDROOM 1075 GSF
UNIT 16(H) 3RD FLOOR 2 BEDROOM 1075 GSF

UNIT 17(A) 4TH FLOOR 2 BEDROOM 1094 GSF
UNIT 18(B) 4TH FLOOR 2 BEDROOM 995 GSF
UNIT 19(C) 4TH FLOOR 2 BEDROOM 1082 GSF
UNIT 20(D) 4TH FLOOR 2 BEDROOM 1092 GSF
UNIT 21(E) 4TH FLOOR 2 BEDROOM 976 GSF
UNIT 22(F) 4TH FLOOR 2 BEDROOM 1069 GSF
UNIT 23(G) 4TH FLOOR 2 BEDROOM 1075 GSF
UNIT 24(H) 4TH FLOOR 2 BEDROOM 1075 GSF

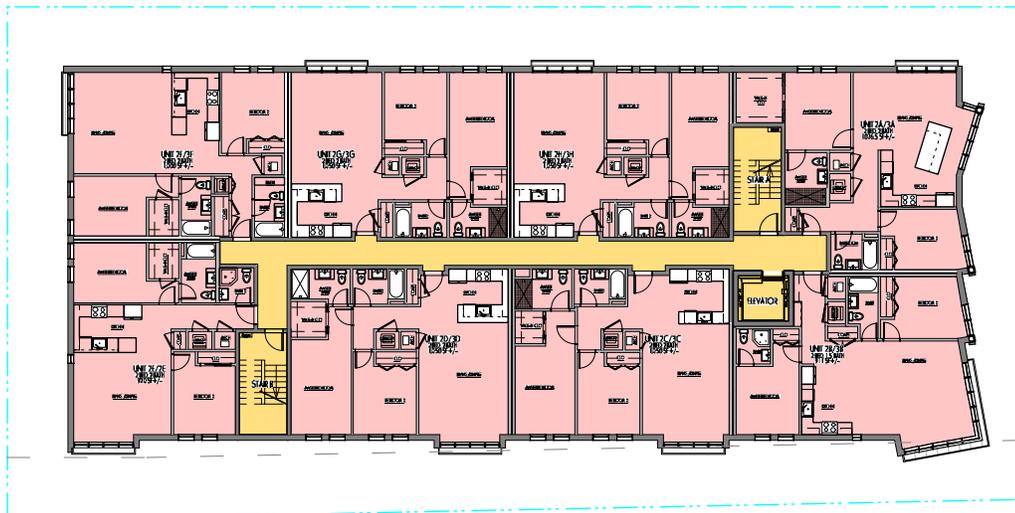
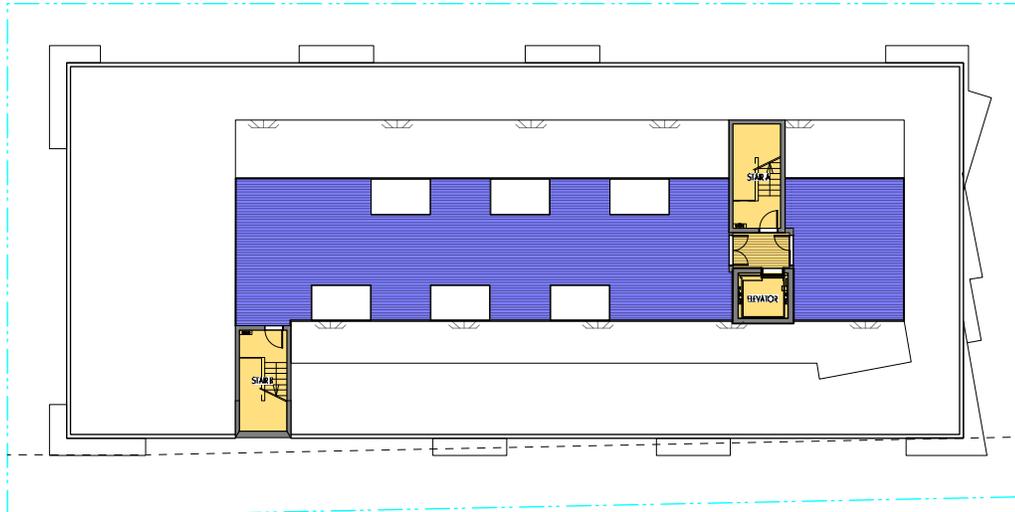
TOTAL: 24 UNITS TOTAL GSF: 25,556

QUANTITY: 24 -2 BEDROOM UNITS

BASEMENT, PARKING & FIRST LEVEL FLOOR PLAN



○ SECOND/THIRD, FOURTH, & ROOF LEVEL PLANS



SECOND & THIRD FLOOR ARE IDENTICAL



○ NORTH ELEVATION



○ WEST ELEVATION



○ SOUTH ELEVATION



○ EAST ELEVATION

Exhibit B

Aerial Perspective

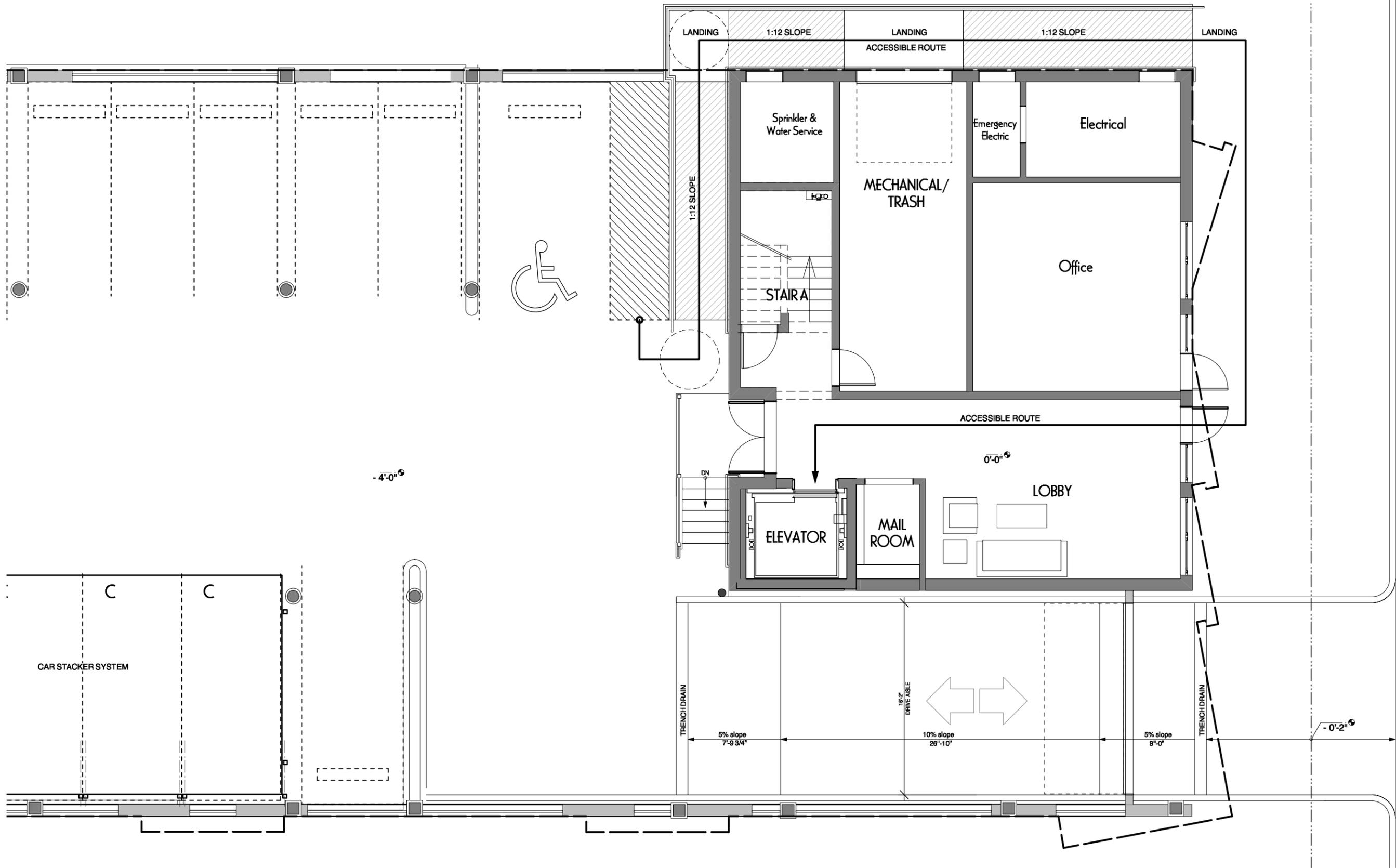
The Project Site

○ AERIAL NORTH ELEVATION



○ AERIAL SOUTH ELEVATION





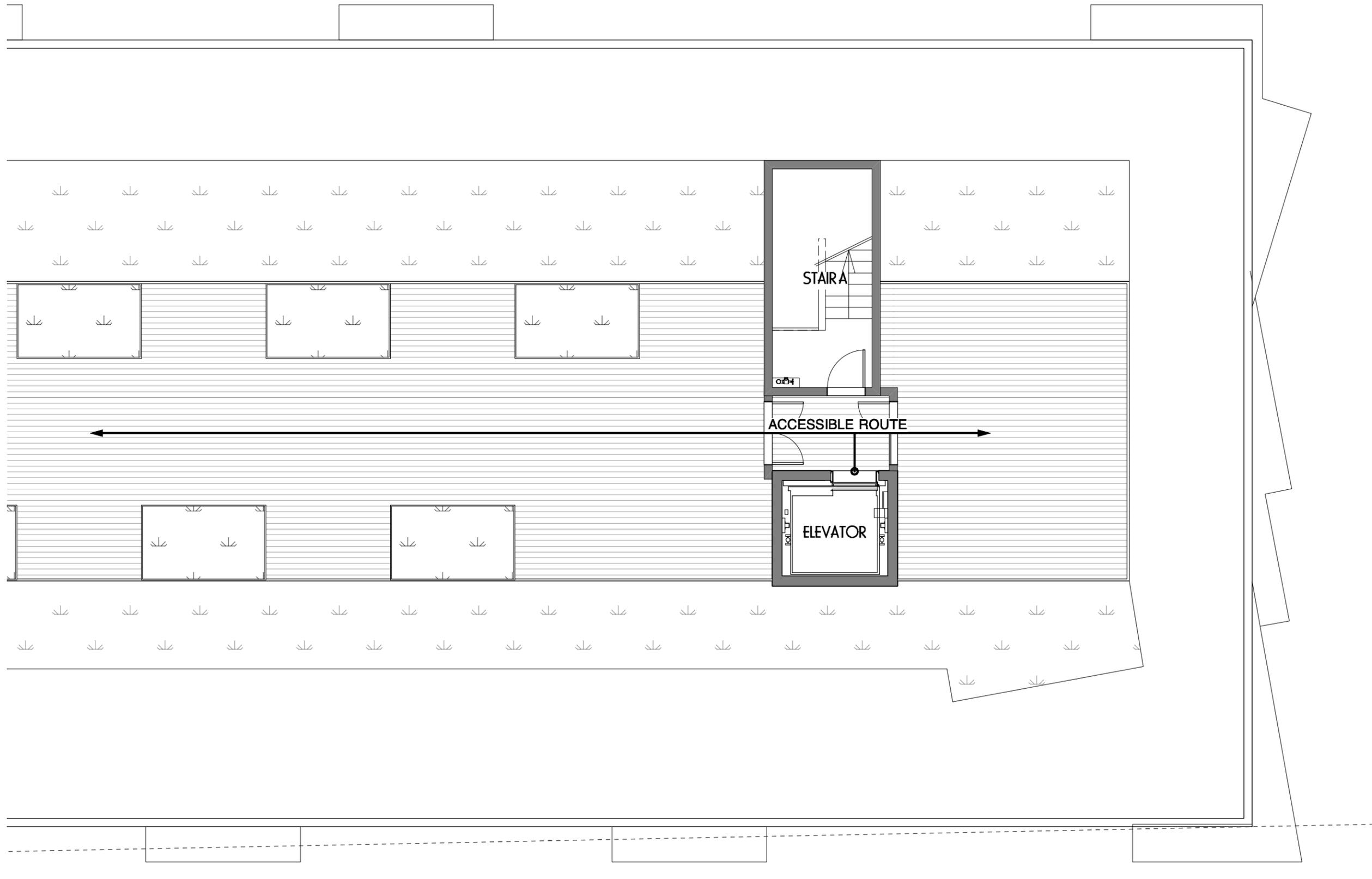
1 PROPOSED ACCESSIBLE ROUTE PLAN
 Scale: 1/8" = 1'-0"

RESIDENCES AT HYDE PARK STATION
 11 DANA AVENUE
 HYDE PARK, MA 02136

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

Date:
 12/20/18

C-2



1 PROPOSED ACCESSIBLE ROUTE ROOF DECK PLAN
 Scale: 1/8" = 1'-0"

RESIDENCES AT HYDE PARK STATION
 11 DANA AVENUE
 HYDE PARK, MA 02136

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

Date:
12/20/18

C-2

Article 80 – Accessibility Checklist

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

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

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

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

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%20200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

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

Article 80 | ACCESSIBILTY CHECKLIST

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>			
Project Name:	The Residences at Hyde Park Station		
Primary Project Address:	11 Dana Ave. Hyde Park, MA 02136		
Total Number of Phases/Buildings:	One		
Primary Contact (Name / Title / Company / Email / Phone):			
Owner / Developer:	HHC One Grant, LLC Milan Patel, Principal 27 Congress St Salem, MA 01970 978-740-2765 milan@patelgroup.com		
Architect:	Edrick vanBeuzekom, AIA, LEED AP / EvB Design 1310 Broadway Suite 200 Somerville, MA 02144 617-623-2222 edrick@evbdesign.com		
Civil Engineer:	Williams & Sparages / Richard Williams, P.E. 189 North Main Street, Suite 101 Middleton, MA 01949 978-539-8088 rwilliams@wsengineers.com		
Landscape Architect:	Elizabeth Gourley, ASLA, LEED AP / Elizabeth Gourley Design LLC 1 Sherman Street Belmont, MA 02478 617-429-3020 elizabeth@elizabethgourleydesign.com		
Permitting:	Pulgini and Norton LLP / John A. Pulgini, Esq. 10 Forbes Road Braintree, MA 02184 781-843-2200 JPulgini@pulginiandnorton.com		
Construction Management:	HHC One Grant, LLC Milan Patel, Principal 27 Congress St Salem, MA 01970 978-740-2765 milan@patelgroup.com		
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, identify and explain.</i>	No		
<p>2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i></p>			

Article 80 | ACCESSIBILITY CHECKLIST

What are the dimensions of the project?				
Site Area:	14,322 SF	Building Area:	28,643 GSF	
Building Height:	40 FT.	Number of Stories:	4 Flrs.	
First Floor Elevation:	Approx. El. 55.0 (TBD)	Is there below grade space:	Yes	
What is the Construction Type? (Select most appropriate type)				
Wood frame on pedestal	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
Residential - Multi-unit, Four + (24 units)	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:	Business and entrance lobby			
<p>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></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The Proposed Project is located northern end, one-way section of Dana Avenue which is one of the three egress streets for the Hyde Park Commuter Rail Station parking lot as well as accessory parking for Cleary Square retail. This portion of Dana Avenue is primarily multi-family residential. The topography is relatively flat.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The site is located less than 250 feet from the Hyde Park Commuter Rail Station which, when used is less than nine (9) minutes to Back Bay Station. The Fairmount Line's, Fairmount Commuter Rail Station is a third of a mile from the project site. The Fairmount is another option to downtown Boston which concludes at South Station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:				
List the surrounding government				

Article 80 | ACCESSIBLTY CHECKLIST

<p>buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? <i>If yes</i>, identify which district:</p>	<p>No</p>
<p>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:</p>	<p>There is a sidewalk but no ramps</p>
<p>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:</p>	<p>No, the sidewalk will be replaced with new concrete sidewalk and ramp. All new work will be ADA / MAAB compliant.</p>
<p>5. Surrounding Site Conditions – Proposed <i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <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.</p>	<p>Yes, Residential / Connector</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Proposed sidewalk remains same as current: 6 feet wide, flat, with minimal cross slope to drain.</p>

Article 80 | ACCESSIBILTY CHECKLIST

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	Concrete
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.	No
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	24 parking spaces will be provided (one per unit) located in a parking garage partially below 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?	One 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?	Visitor space will be on street. We have not discussed it with the Commission yet.
Where is the accessible visitor parking	On street

Article 80 | ACCESSIBILTY CHECKLIST

located?	
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	Yes, in front of the main entrance. Yes it will be accessible.
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	There is a ramp from the garage to the building’s front entrance that will have an accessible threshold (less than ½”). At each floor level the unit entry doors will be accessible with thresholds less than ½” and adequate clearance for both sides of the entry door.
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes, with the ramp up from the garage the accessible entrance leads to the main entry front door.
<i>If project is subject to Large Project Review/Institutional Master Plan</i> , 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?	24 residential units
<i>If a residential development</i> , 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 24 units will be for sale.
<i>If a residential development</i> , how	

Article 80 | ACCESSIBILITY CHECKLIST

<p>many accessible Group 2 units are being proposed?</p>	<p>One Group 2 unit is proposed.</p>
<p><i>If a residential development</i>, how many accessible Group 2 units will also be IDP units? <i>If none</i>, describe reason.</p>	<p>None, no IDP Units are required.</p>
<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>There is an elevator from the lobby to each floor and a ramp from the first floor lobby to the basement garage level.</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>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</p>	<p>The only common space other than entry lobby and hallways is the roof deck area which will be accessible by elevator.</p>

Article 80 | ACCESSIBILITY CHECKLIST

<p>these spaces and features provide accessibility?</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 Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>Not yet</p>
<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? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>Not yet</p>
<p>10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> • 	

Article 80 | ACCESSIBILITY CHECKLIST

-
-
-

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

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

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

Architectural Access staff can be reached at:

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

Exhibit C
Google Street Views



EXISTING CONDITIONS

○ DANA AVENUE CORNER PERSPECTIVE



○ DANA AVENUE CORNER PERSPECTIVE



EXISTING CONDITIONS
DANA AVENUE ENTRANCE PERSPECTIVE



○ DANA AVENUE ENTRANCE PERSPECTIVE



EXISTING CONDITIONS



DANA AVENUE PERSPECTIVE



○ DANA AVENUE PERSPECTIVE