



November 9, 2018

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Director, Golden:

It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 400 West Broadway Mixed Use Project in South Boston.

The proposed project is to consist of 36 new residential apartments, primarily market rate, with 5 affordable units in accordance with the City's Inclusionary Development Policy. The 36 apartments will be served by 34 on-site garage parking spaces with semi-automated car parking system. At the request of local residents, the parking will only be used to serve residents of 400 West Broadway. There would also be 2,260 square feet of basement and ground-floor commercial space serving the West Broadway neighborhood shopping district.

The applicants are Robert Wallace and Peter Mcloughlin, principles of Broadway RJTP, LLC, the present owner of the project site. Architectural services are being provided by EMBARC Studio, LLC., of Boston, Massachusetts.

On behalf of the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing to work closely with BPDA staff and other city agencies as we move towards final approval of this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick Mahoney", is written over the typed name below.

Patrick Mahoney, Esq.

400 WEST BROADWAY MIXED-USE PROJECT

~ South Boston~

**APPLICATION TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY
Pursuant to Article 80E of the Boston Zoning Code**

submitted by

Broadway RJTP, LLC

I. PROJECT SUMMARY

- 1.1 Project Team
- 1.2 Project Narrative
- 1.3 Community Benefits

II. DETAILED PROJECT INFORMATION

- 2.1 Project Description
- 2.2 Project Financing and Developer Pro Forma
- 2.3 Proposed Project Program, Data and Dimensions
- 2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues
- 2.5 Traffic, Parking and Access
- 2.6 Anticipated Permits and Approvals

III. BOSTON ZONING CODE DATA

- 3.1 Zoning District Requirements
- 3.2 Projected As-Built Zoning Conditions
- 3.3 Zoning Relief Required
- 3.4 Building Code Analysis
- 3.5 Zoning Refusal Letter

IV. URBAN DESIGN SUBMISSION & EXHIBITS

V. APPENDIX

I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

Robert Wallace
Wallace Property Company
132 Lincoln Street
Boston, MA 02111
Tel: 617-423-2003
Fax: 617-423-0770
Email: rw@wallace-property.com

Peter Mcloughlin
36 Miller Stile Road
Quincy, MA 02169
Tel: 617-282-1400
Email: peter@bostonpropertyventures.com

Legal Counsel:

Patrick Mahoney, Esq.
Boston Zoning Strategies, PLLC
160 Federal Street, 11th Floor
Boston, MA 02109
Tel: 617-500-2323
Fax: 617-987-4994
Email: patrick@bostonzoning.com

Architecture:

EMBARC Studio, LLC.
60 K Street, 3rd Floor
Boston, MA 02127
Tel.: 617-766-8330
Email: dbrown@embarcstudio.com

Land Surveyor:

DECELLE-BURKE-SALA & Associates
1266 Furnace Brook Parkway, #401
Quincy, MA 02169
Tel.: 617-405-5100
Email: jdecelle@decelle-burke.com

1.2 Project Narrative

The project proposes construction of a new five-story 36-unit mixed-use building with an overall height of 54 feet and 6 inches. The lot size is 9,560± square feet, comprised of one parcel of land, being City of Boston Assessor's Parcels No. 0601154000, and fronts along West Broadway and Athens Street. The site is currently occupied by a three-story mixed-use building. The developer and applicant, Robert Wallace, purchased the property in November 2006, in the name of Broadway RJTP, LLC.

The proposed new building will consist of an at-ground and below-ground level garage with spaces for 34 vehicles (all parking is for 400 West Broadway residents only per local residents request) with two being handicapped parking spaces (ground level), with entrance/egress on Athens Street. The basement level will also contain a bicycle storage room, a communication shed, stroller storage, commercial space, maintenance office and workshop, sprinkler room, electrical room, trash storage, and an elevator entrance. Along with the parking garage, the ground level will also have a utility room, two commercial retail spaces, and the residential lobby. The second through fifth floors would hold the building's 36 residential apartments.

1.3 Community Benefits

The proposed project will offer many public benefits to the surrounding neighborhood and to the City of Boston, including:

- the creation of 36 new rental apartments in an attractive low-rise building, including 5 affordable units in accordance with the Inclusionary Development Policy;
- generation of thousands of dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;
- the expected creation of at least 55 construction industry jobs to complete the proposed project;
- the introduction of new residents to the neighborhood who will help support local businesses and drive the need for increased commercial development in the South Boston area.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project consists of 9,560± square feet of land area, being a single parcel of land situated at 400 West Broadway in South Boston, being City of Boston Assessor's Parcels No. 0601154000, and fronts along West Broadway and is bordered on the left and right sides by both residential and commercial buildings, and to the rear by Athens Street, a public way.

2.2 Project Financing and Development Pro Forma

Mr. Wallace has successfully developed numerous residential and commercial projects in Boston and has a strong working relationship with several major lenders, a record of proven financial security, a commitment to design excellence an on-time project completion and intends to finance the project using traditional institutional lender financing.

Total Development Cost (soft/hard costs): \$8,000,000

Construction Cost (hard cost): \$7,600,000

Disclosure of Beneficial Interest in the Project

- Robert Wallace: 55%
- Peter Mcloughlin: 45%

Number of Construction Jobs: 55

Estimated Constructions Start: 2nd quarter 2019

Estimated Construction Completed: 4th quarter 2020

2.3 Proposed Project Program, Data and Dimensions

Lot Area (in square feet): 9,560± square feet

Maximum Building Height/Stories: 5 stories, 54' – 6"

Number of Residential Units: 4 studio units, 20 one-bedroom units, and 12 two-bedroom units.

Residential Unit Descriptions:

Second Floor

Unit 1: 2 BR - 1,225 SF
Unit 2: 1 BR - 625 SF
Unit 3: 1 BR - 625 SF
Unit 4: STUDIO - 530 SF
Unit 5: 2 BR - 925 SF
Unit 6: 2 BR - 860 SF gf
Unit 7: 1 BR - 645 SF
Unit 8: 1 BR - 645 SF
Unit 9: 1 BR - 645 SF

Third Floor

Unit 10: 2 BR - 1,225 SF
Unit 11: 1 BR - 625 SF
Unit 12: 1 BR - 625 SF
Unit 13: STUDIO - 530 SF
Unit 14: 2 BR - 925 SF
Unit 15: 2 BR - 860 SF
Unit 16: 1 BR - 645 SF
Unit 17: 1 BR - 645 SF
Unit 18: 1 BR - 645 SF

Fourth Floor

Unit 19: 2 BR - 1,240 SF
Unit 20: 1 BR - 625 SF
Unit 21: 1 BR - 625 SF
Unit 22: STUDIO - 530 SF
Unit 23: 2 BR - 925 SF
Unit 24: 2 BR - 860 SF
Unit 25: 1 BR - 645 SF
Unit 26: 1 BR - 645 SF
Unit 27: 1 BR - 645 SF

Fifth Floor

Unit 28: 2 BR - 1,055 SF
Unit 29: 1 BR - 625 SF
Unit 30: 1 BR - 625 SF
Unit 31: STUDIO - 530 SF
Unit 32: 2 BR - 925 SF
Unit 33: 2 BR - 860 SF
Unit 34: 1 BR - 645 SF
Unit 35: 1 BR - 645 SF
Unit 36: 1 BR - 645 SF

Commercial Unit Description:

Basement: 2,260 SF of sub-dividable space

Total of Building Gross Square Footage (in. garage & storage): 43,210 square feet.

Floor Area Ratio: 3.85

Parking Spaces: 34 garage parking spaces in an at-grade and basement-level garage.

2.4 Urban Design Approach - Building Program, Massing and Materials

The proposed project will consist of a new five-story building. The first floor will hold up to two commercial spaces. Below grade and on the first floor, there will be three car-stacking pits that each hold up to 8 cars. Additionally, the first floor will have 2 handicapped parking spots for a total of 34 parking spaces. Floors two through five will contain 36 residential units. The residential units will consist of a mix of 12 two-bedroom units, 20 one-bedroom units, and 4 studios. The building will fill the lot along West Broadway to continue and define the street wall.

Along the East of the lot line, the building will be set back approximately 3' to provide light access and additional egress width. This 3' setback is consistent on this side of the building up to the top floor, continuing access to natural light and fresh air for the residential floors. On the corner of West façade, there is a continual setback of approximately 6' from the ground floor to the top floor. On the rear of the building, along Athens Street, there is a 1'-8" setback which serves to maintain the modal alignment of street. The top floor will have a greater setback of approximately 5', a step-down in height towards the residential scale of Athens Street.

The building's skin will be a composition of masonry terracotta tile, high-density fiber cement lap siding, metal panels, and glass fenestration. The materials and rhythm of the façade are similar to and consistent with other buildings along West Broadway, incorporating traditional South Boston building materials with the form and scale of many of the newer developments along West Broadway. The materials then transition to a more residential typology in the rear, consistent with the scale of Athens Street.

Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 54'-6" to the roof of the upper story. Mechanical equipment, the stairways, and elevator shaft head-house will rise above that point, but will setback from the front edge of the building so to not be visible from the street.

The materials and architectural massing have been planned and designed to visually interrupt the massing of the building along its elevations, to be more consistent with neighborhood design. Final elevation studies will continue to be reviewed by the BRA as the design process evolves.

2.5 Traffic, Parking and Access

The project's 34 on-site parking spaces will be accessed via Athens Street, where there is no public on-street parking. All parking will be solely for building resident per request of the local community. The existing curb cut on West Broadway will be closed and returned to the community. All loading and unloading activity will be confined to the garage where direct elevator access to all floors will be provided.

2.6 Anticipated Permits and Approvals

Agency Name	Permit or Action
Boston Planning & Development Agency	<ul style="list-style-type: none">• Article 80 Small Project Review• Affordable Housing Agreement• Design Review Approval
Boston Water and Sewer Commission	<ul style="list-style-type: none">• Local Sewer and Water Tie-in and Site Plan Approval
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none">• Parking Garage Related Permits
Boston Inspectional Services Department	<ul style="list-style-type: none">• Zoning Board of Appeal Approval• Building Permit• Certificate of Occupancy

III. BOSTON ZONING CODE DATA

3.1 Zoning District Requirements

The site is situated within an MFR/LS (Multifamily/Local Service) subdistrict of the South Boston Neighborhood Zoning District, Article 68 of the Boston Zoning Code. The proposed project is within an Interim Planning Overlay Subdistrict (IPOD) Article 27-S (which is compliance is applicable, because the project exceeds 1,000 sq'). The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, as follows:

Regulations of Article 68, Table D (Dimensional Regulations in Residential Subdistricts)

	<u>MFR/LS Subdistrict</u>
Maximum Floor Area Ratio:	1.5
Maximum Building Height:	Stories: 3 Feet: 35'
Minimum Lot Size:	None
Minimum Lot Area Per Additional Dwelling Unit:	N/A
Minimum Usable Open Space Per Dwelling Unit:	200 square feet
Minimum Lot Width:	20'
Minimum Lot Frontage:	20'
Minimum Front Yard Setback:	5' ¹
Minimum Side Yard Setback:	3'
Minimum Rear Yard Setback:	Existing Building Alignment ²

¹ The Front Yard Setback shall be determined through Small or Large Project Review if applicable. . .

² Art. 68-42(9) Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard that is also a Street Line. . .

Regulations of Article 68, Table A (Residential Subdistricts Use Regulations)

MFR/LS Subdistrict

Multifamily Dwelling:

Allowed Use

Local Retail Use:

Allowed Use on Ground Floor

3.2 Proposed As-Built Zoning Conditions

Lot Area: 9,560± square feet – CONFORMS

Lot Width: 65.5' -- CONFORMS

Lot Frontage: 68' -- CONFORMS

Floor Area Ratio: 3.85 (variance required)

Maximum Building Height (feet): 54'-6" (variance required)

Usable Open Space: 708 square feet total -- (variance required)

Front Yard Setback: Existing Building Alignment (modal) -- CONFORMS

Side Yard Setbacks: 3'-1" & 3'- 0" – (Variance required)

Rear Yard Setback: Modal-CONFORMS

Off-Street Parking Requirements of Article 68, Table G:

Residential Parking Requirement: 1 space per studio/ one-bedroom unit (24 req.)
1.5 spaces per two-bedroom unit (18 req.)

Total required off-street residential parking: 42 spaces

Total provided off-street residential parking: 34 spaces

o Note: Variance required for size of provided parking spaces and for maneuverability and design of off-street parking facilities.

3.3 Zoning Relief Required

Article 27S, Section 5: South Boston IPOD Applicability
Article 68, Section 33: Off-Street Parking & Loading Requirements
Article 68, Section 8: Excessive Floor Area Ratio
Article 68, Section 8: Excessive Building Height
Article 68, Section 8: Insufficient Usable Open Space
Article 68, Section 8: Side Yard Insufficient

3.4 Building Code Analysis

The construction of the building will be Type IB and Type VA.

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

The building will be a mixed-use building:

- Residential: R-2
- Ground Floor M
- Parking Garage: S-2

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

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

3.5 Zoning Refusal Letter



Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

PATRICK MAHONEY ESQ.
160 FEDERAL STREET
BOSTON, MA 02109

October 23, 2018

Location: 400-408 W BROADWAY SOUTH BOSTON MA 02127
Ward: 06
Zoning District: St Vincent Neighborhood
Zoning Subdistrict: MFR/LS
Appl. #: ERT884395
Date Filed: September 27, 2018
Purpose: Erect new five story building to contain retail space of first floor, and 36 unit residential dwelling units above, and 36 parking spaces with semi automated parking system.

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 27S, Section 5	South Boston IPOD Applicability	Applicable due to erect a building having a gross floor area greater than one thousand (1,000) square feet
Article 68, Section 33	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 68, Section 8 * *	Floor Area Ratio Excessive	
Article 68, Section 8 * ***	Bldg Height Excessive (Feet)	
Article 68, Section 8 ** **	Usable Open Space Insufficient	
Article 68, Section 8 ***	Front Yard Insufficient	
Article 68, Section 8 *** *	Side Yard Insufficient	
Article 68, Section 8 ****	Rear Yard Insufficient	

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.

Lisa Hoang
(617)961-3359
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.

IV. URBAN DESIGN SUBMISSION: PHOTOGRAPHS, MAPS, AND PLANS

- Exhibit 1: Assessor's Map – Parcel View
- Exhibit 2: Assessor's Map – Aerial Photo
- Exhibit 3: Aerial Views – Current
- Exhibits 4 & 5: Views of Site from West Broadway
- Exhibits 6 & 7: Views of Site from Athens Street
- Exhibit 8: Existing Site Plan
- Exhibit 9 Proposed Site Plan
- Exhibit 10: Circulation Plan
- Exhibit 11: Front Elevation
- Exhibit 12: Rear Elevation
- Exhibit 13: West Broadway Perspective18001
- Exhibit 14: Athens Street Perspective
- Exhibit 15: Basement Garage Plan
- Exhibit 16: First Floor Plan
- Exhibit 17: Typical Floor Plan (Second and Third Floor)
- Exhibit 18: Fourth Floor Plan
- Exhibit 19: Fifth Floor Plan
- Exhibit 20: Roof Plan

Assessor's Map- Parcel View



Exhibit "2"

Assessor's Map- Aerial Photo

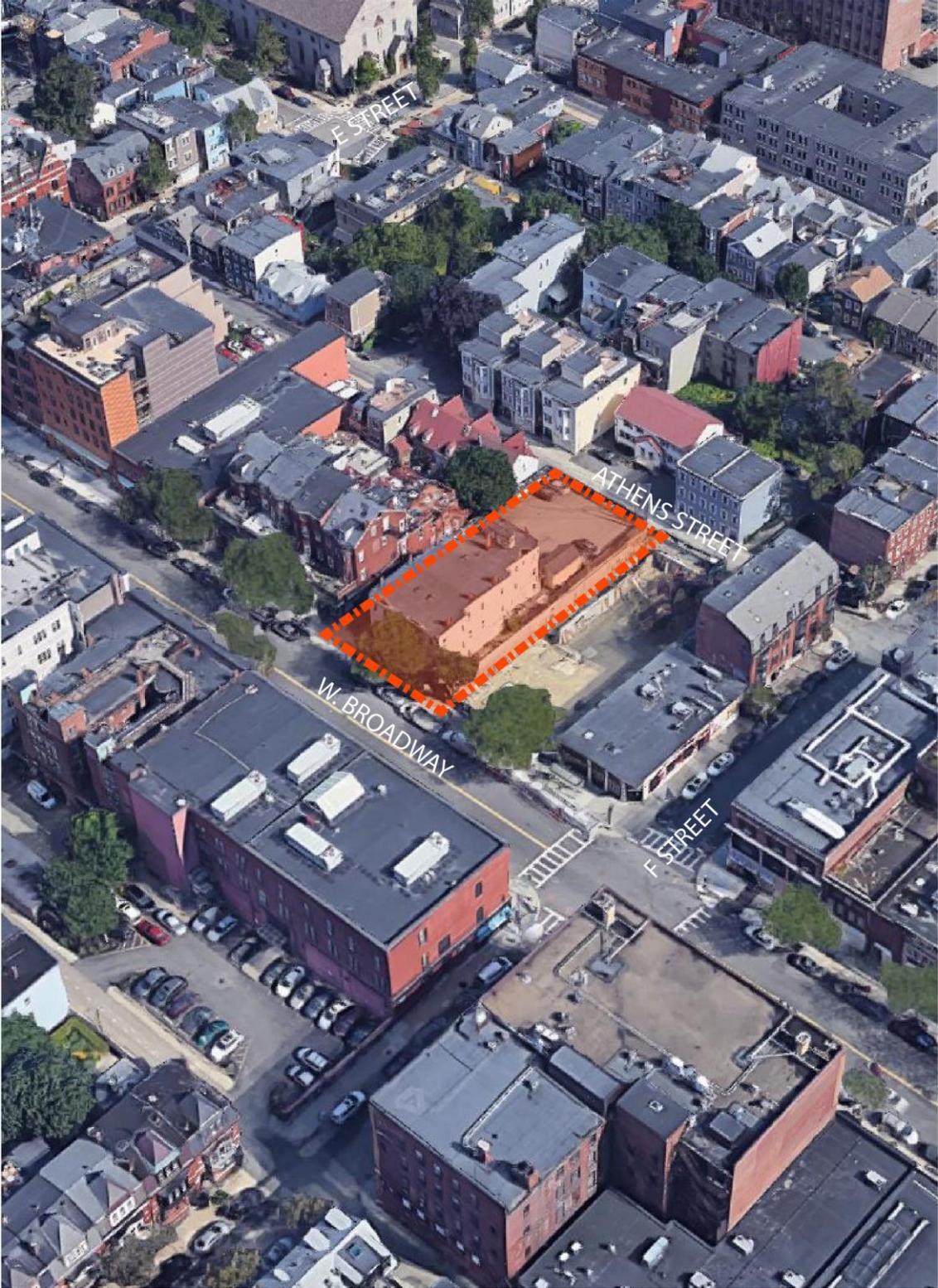


Exhibit "3"

Aerial Views

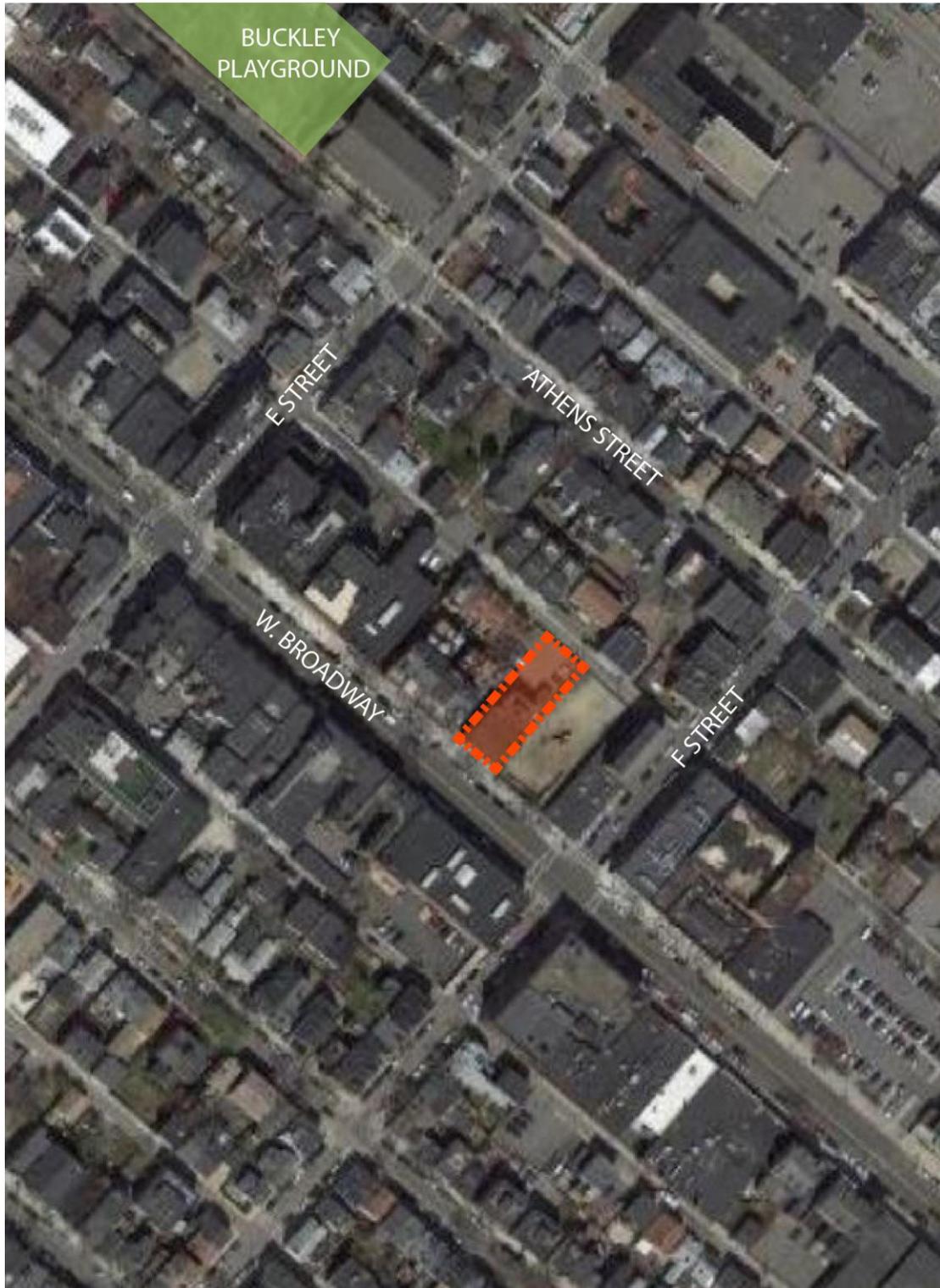


Exhibit "4" & "5"

Views from West Broadway:



Exhibit 4



Exhibit 5

Exhibit "6" & "7"

Views from Athens:



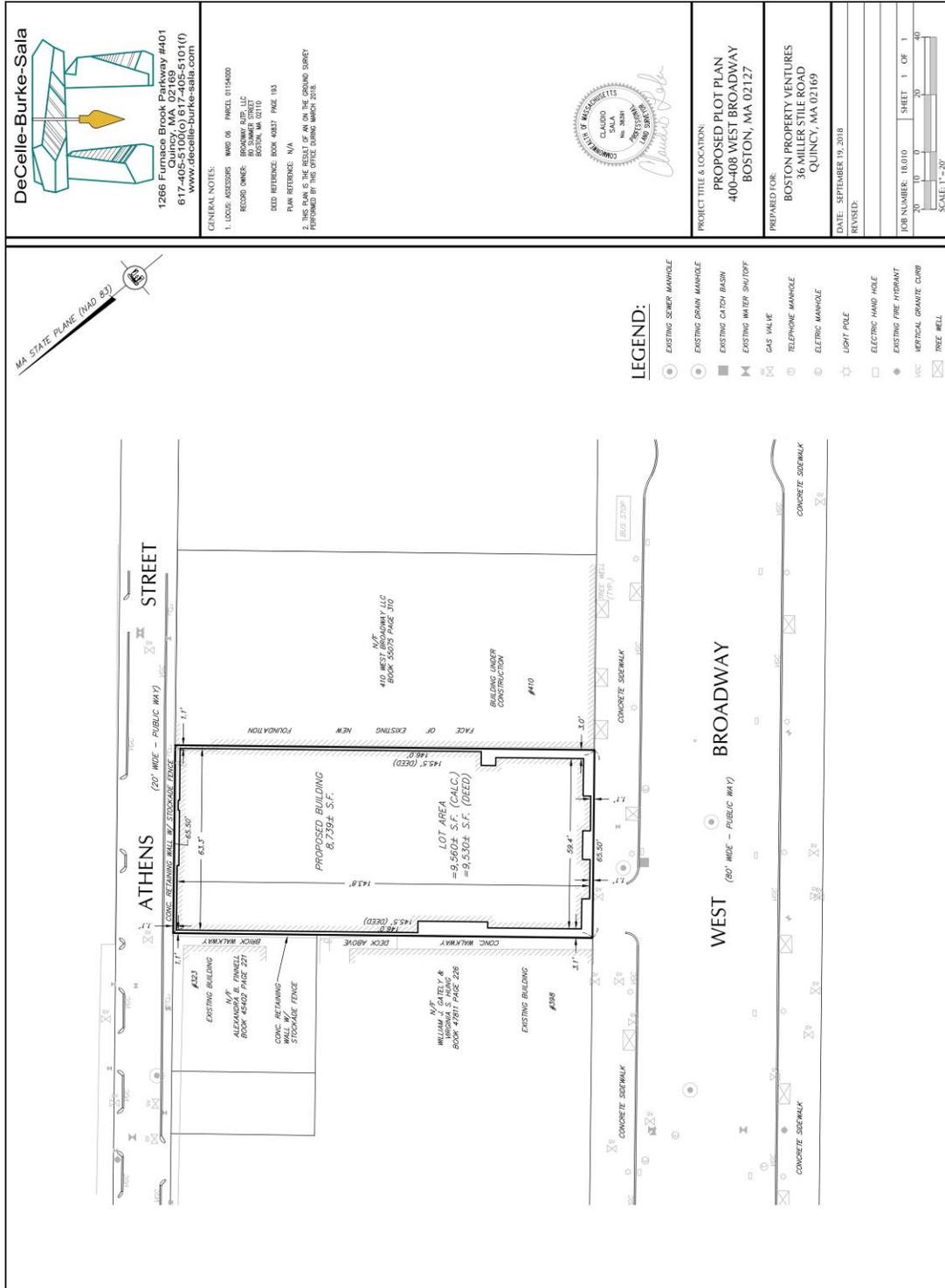
Exhibit 6



Exhibit 7

Exhibit "9"

Proposed Site Plan



DeCelle-Burke-Sala
 1266 Furnace Brook Parkway #401
 617-405-5100 (o) 617-405-5101 (f)
 www.decelle-burke-sala.com

GENERAL NOTES:
 1. LOCAL ASSESSORS MAP NO. FINCH, 01154000
 RECORD OWNER: BROADWAY, 510 ILL
 80 SUMNER STREET
 BOSTON, MA 02110
 DEED REFERENCE BOOK 4887 PAGE 183
 PLAN REFERENCE: N/A
 2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY
 PERFORMED BY THIS OFFICE DURING MARCH 2018.



PROJECT TITLE & LOCATION:
 PROPOSED PLOT PLAN
 400-408 WEST BROADWAY
 BOSTON, MA 02127

PREPARED FOR:
 BOSTON PROPERTY VENTURES
 36 MILLER STILE ROAD
 QUINCY, MA 02169

DATE: SEPTEMBER 19, 2018
REVISIONS:

JOB NUMBER: 18.010
SHEET: 1 OF 1
SCALE: 1" = 20'

Exhibit "10"

Circulation Plans (Basement – Second Floor)

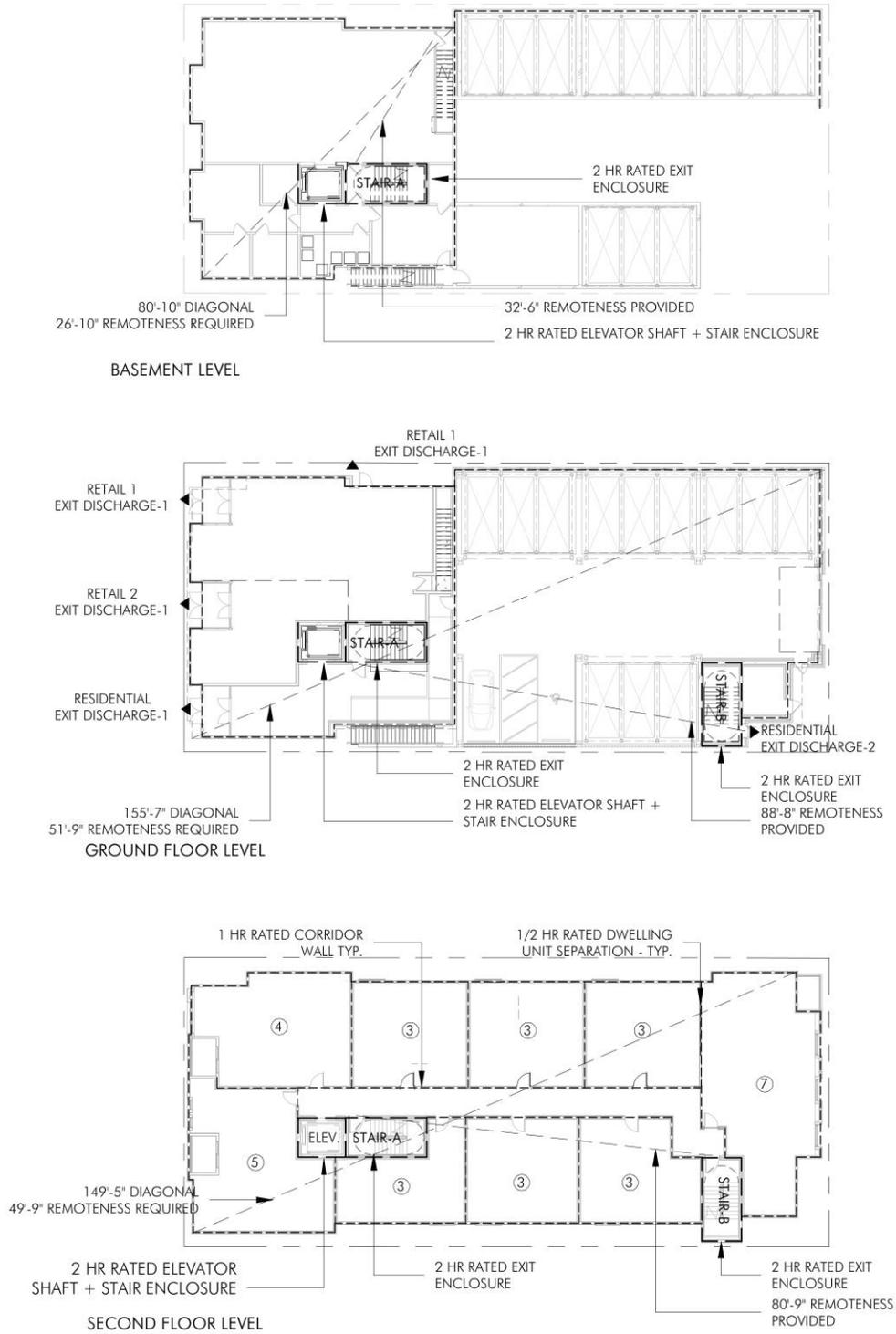


Exhibit "11"

Circulation Plans (Third Floor – Fifth Floor)

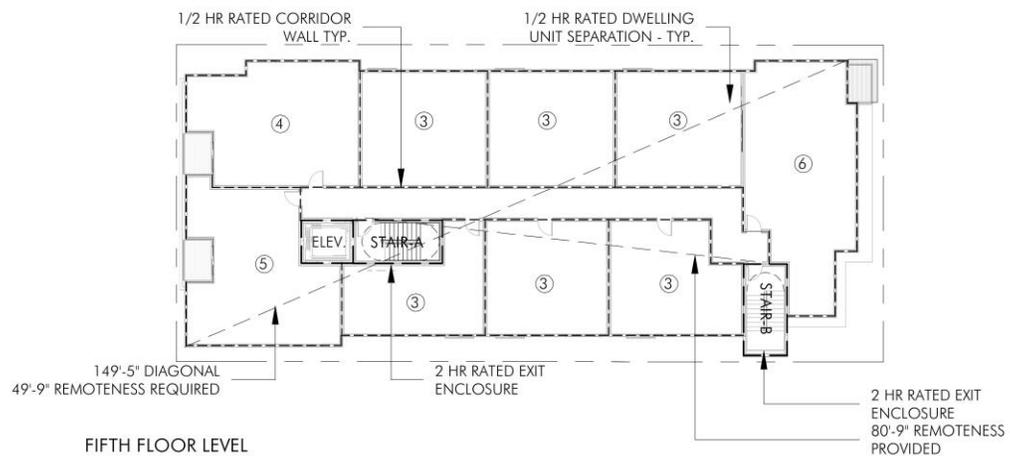
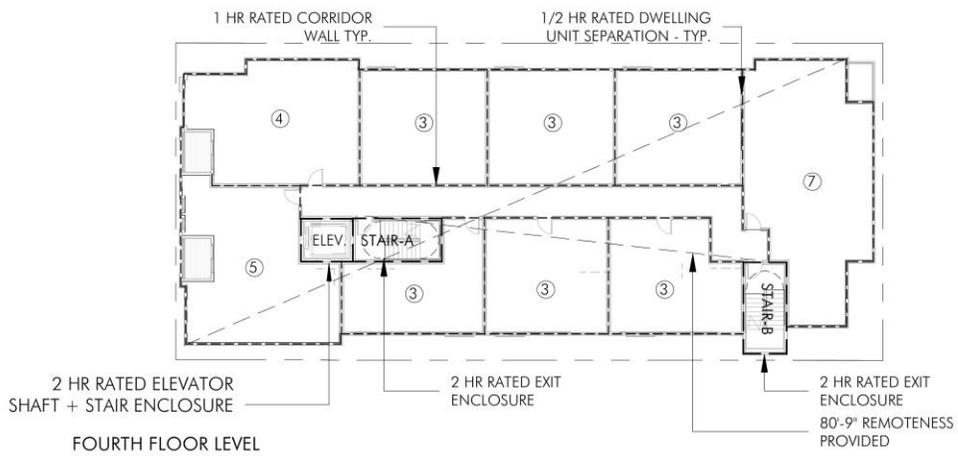
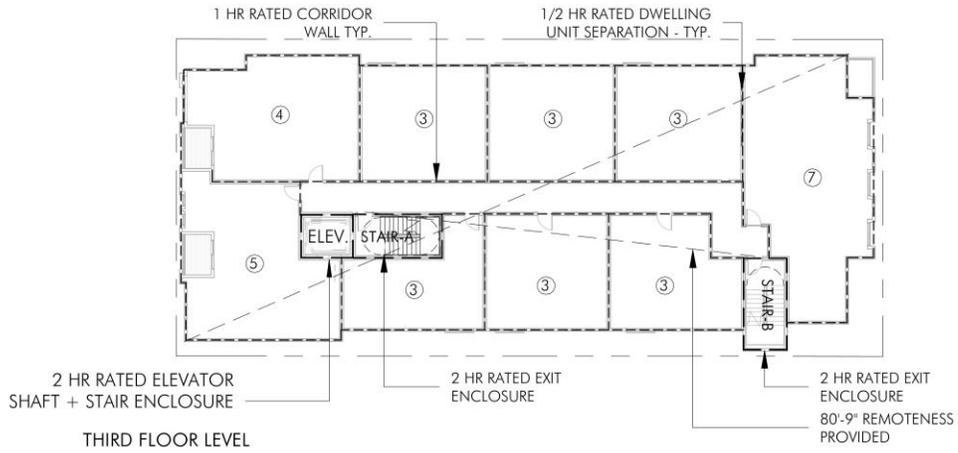


Exhibit "11"

Front Elevation



A5

400 - 408 WEST
400 W BROADWAY BOSTON,
MA 02127

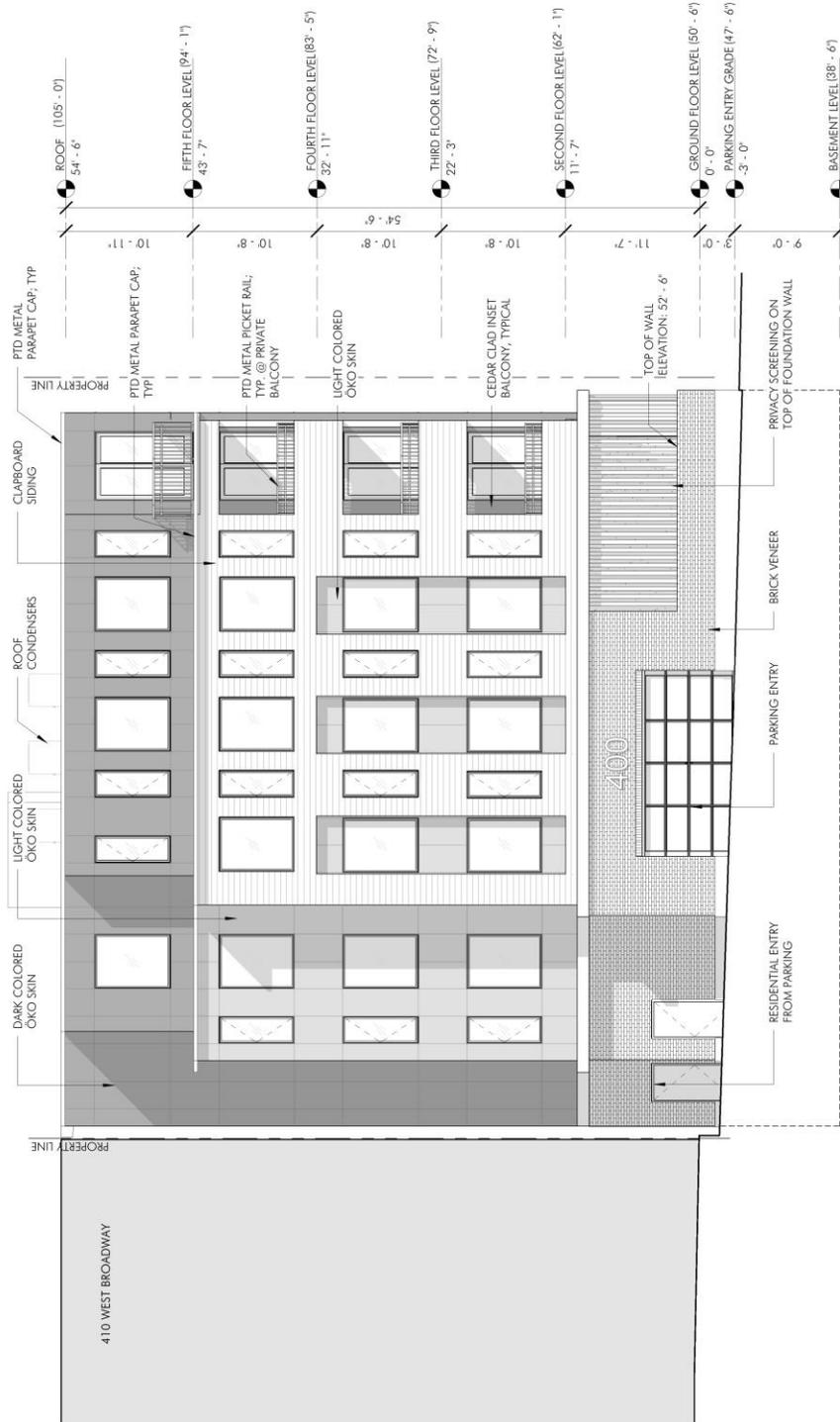
400 WEST BROADWAY ELEVATION

EMBARC

copyright: EMBARC Studio, LLC | C:\Users\mash\Desktop\1803_400 W Broadway_mash\elevation

Exhibit "12"

Rear Elevation



ATHENS STREET ELEVATION

400 - 408 WEST
400 W BROADWAY BOSTON,
MA 02127

EMBARC

copyright © EMBARC Studio, LLC | C:\Users\mash\Documents\18057_400 W Broadway_rear.elev

A4

Exhibit "13"

West Broadway Perspective



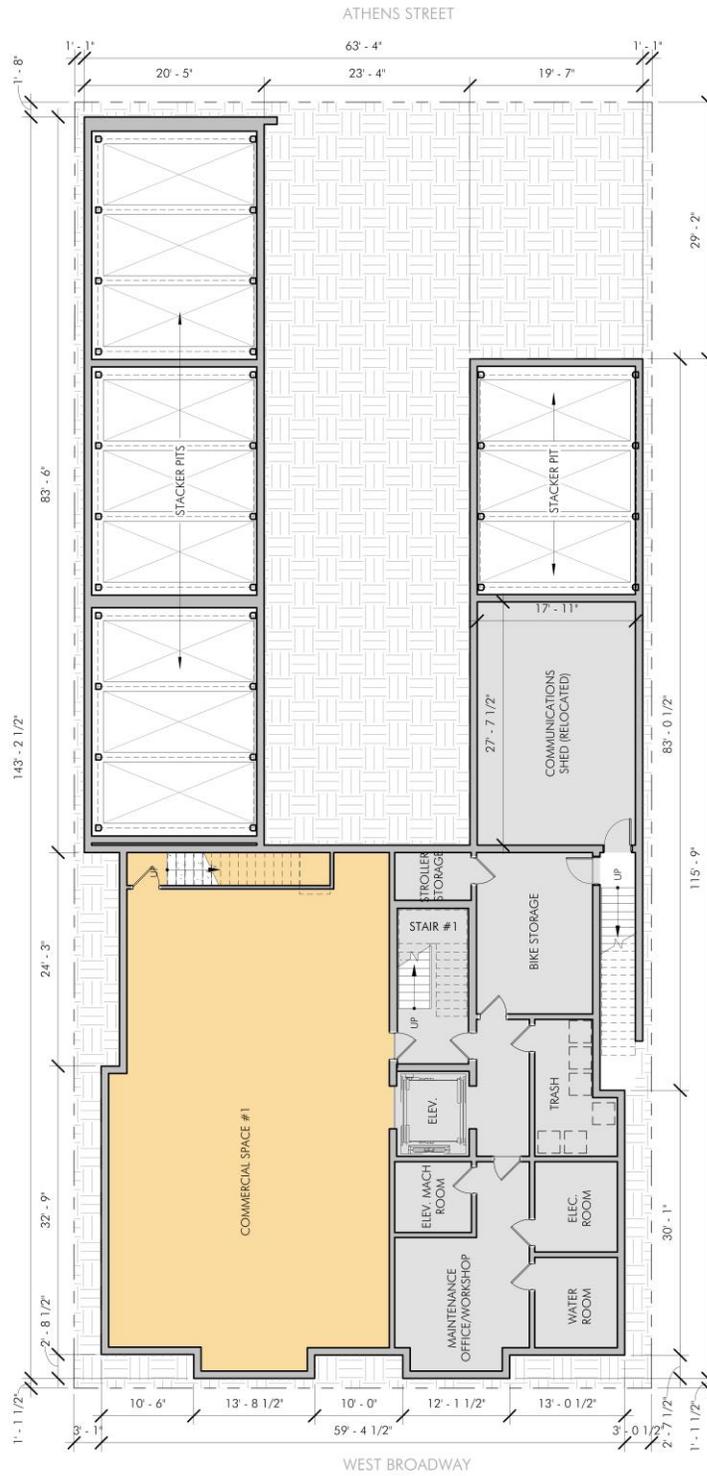
Exhibit "14"

Athens Street Perspective



Exhibit "15"

Basement Plan



A6

400 - 408 WEST
400 W BROADWAY BOSTON, MA 02127
SKETCH DATE

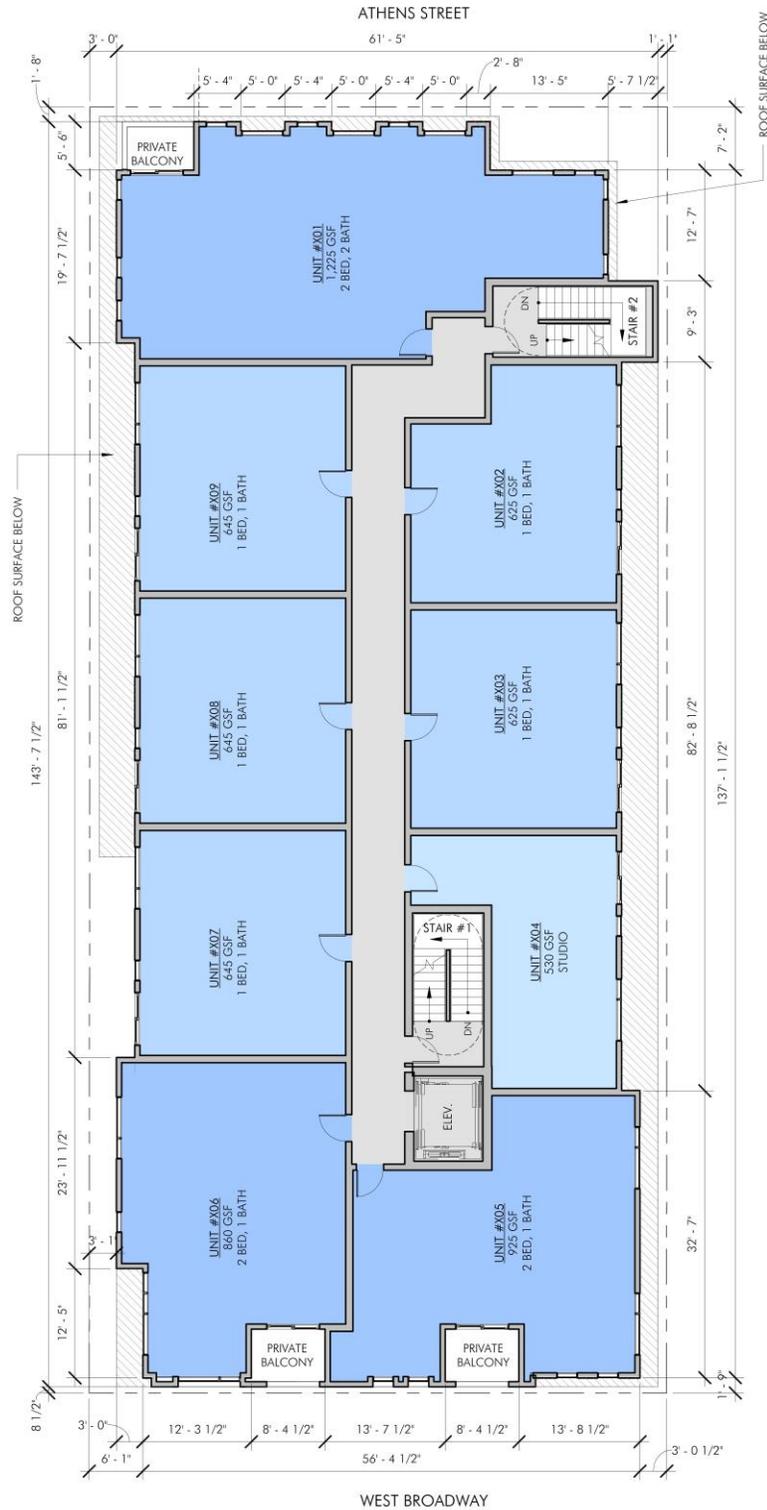
BASEMENT PLAN
SHEET SECONDARY TITLE

EMBARC

copyright © EMBARC Studio, LLC | C:\Users\mashu\Documents\18057_400 W Broadway_civil.dwg

Exhibit "17"

Typical Floor Plan (Second and Third Floor)



A8

400 - 408 WEST
400 W BROADWAY BOSTON,
MA 02127

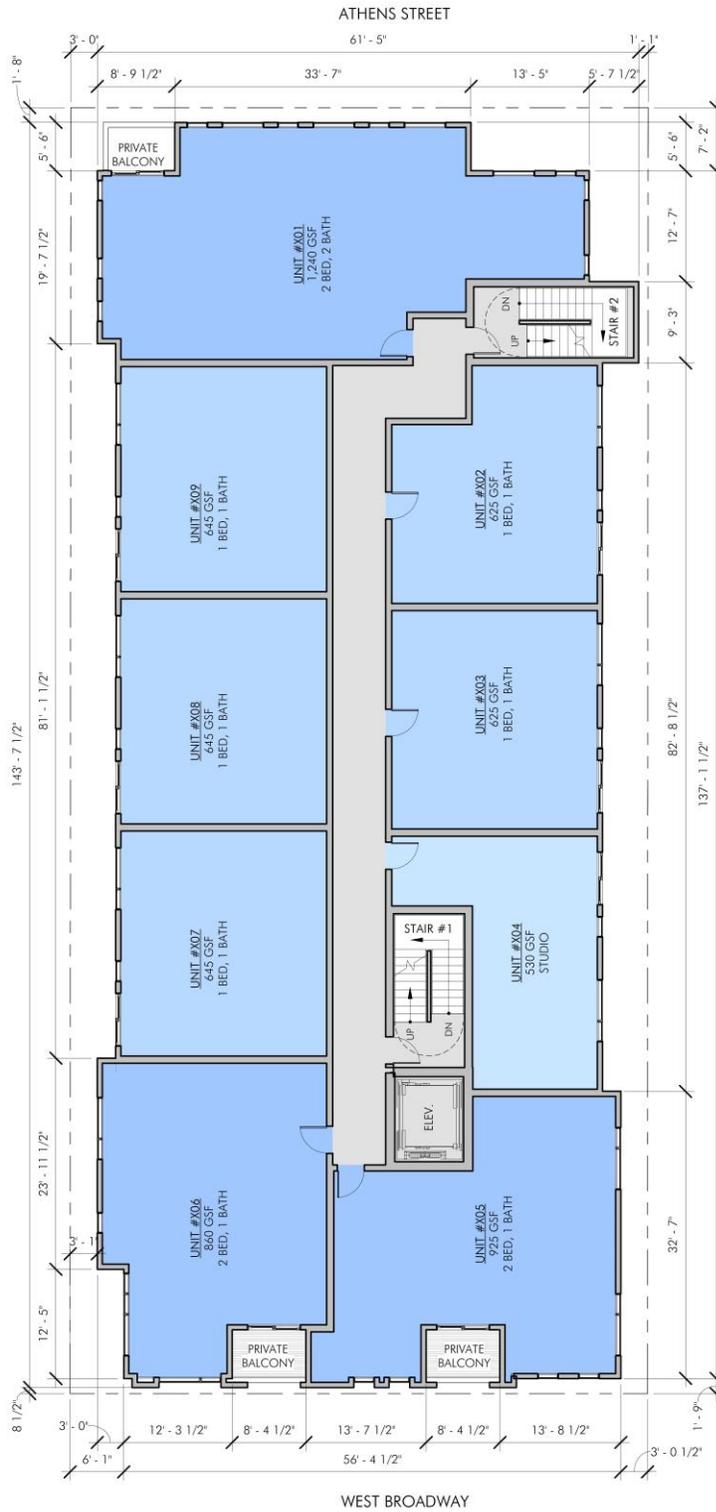
SECOND FLOOR PLAN (TYP.)

EMBARC

copyright: EMBARC Studio, LLC | C:\Users\mash\Documents\1802_400 W Broadway_creativel

Exhibit "18"

Fourth Floor Plan



A9

400 - 408 WEST
400 W BROADWAY BOSTON,
MA 02127

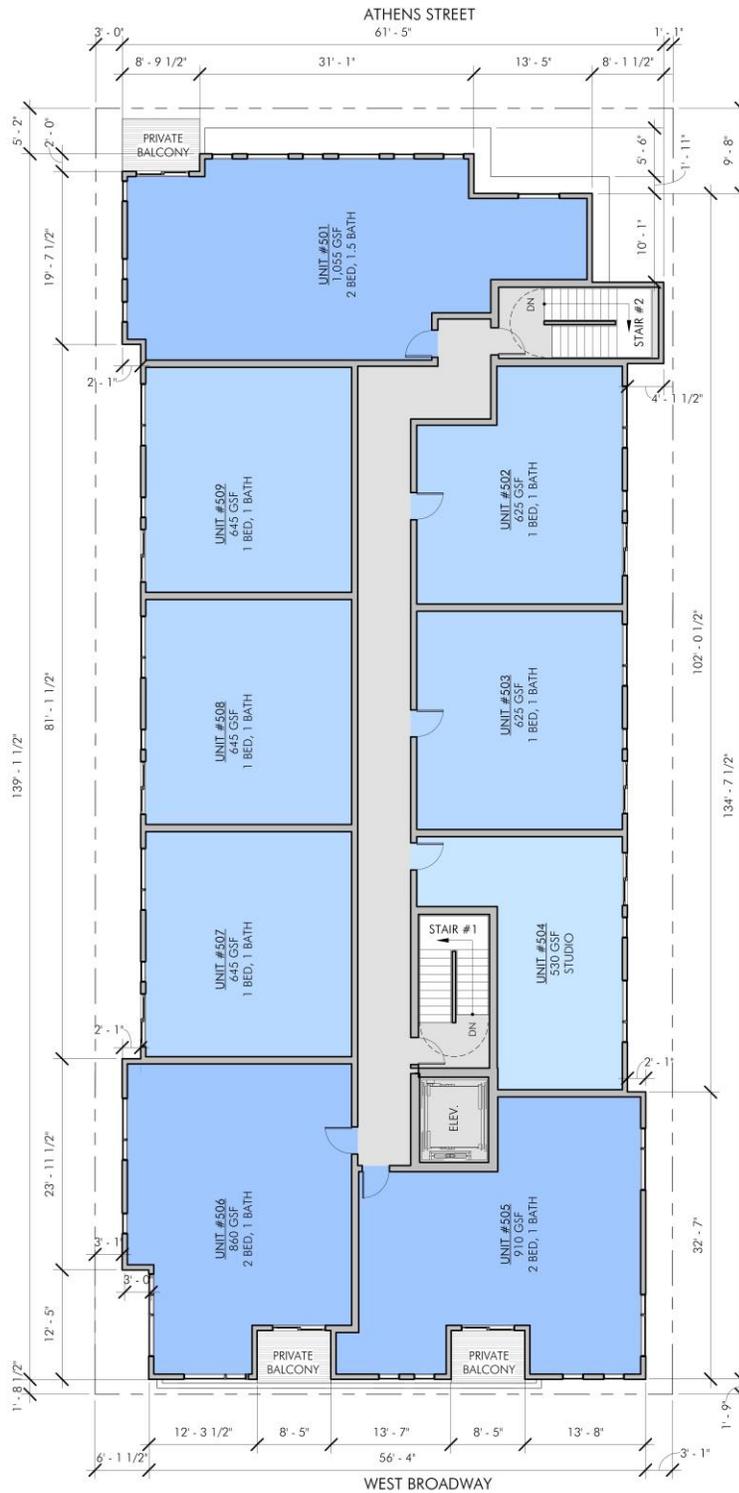
FOURTH FLOOR PLAN

EMBARC

copyright: EMBARC Studio, LLC | C:\Users\mash\Documents\1802_400 W Broadway_mash\of

Exhibit "19"

Fifth Floor Plan



A10

400 - 408 WEST
400 W BROADWAY BOSTON,
MA 02127

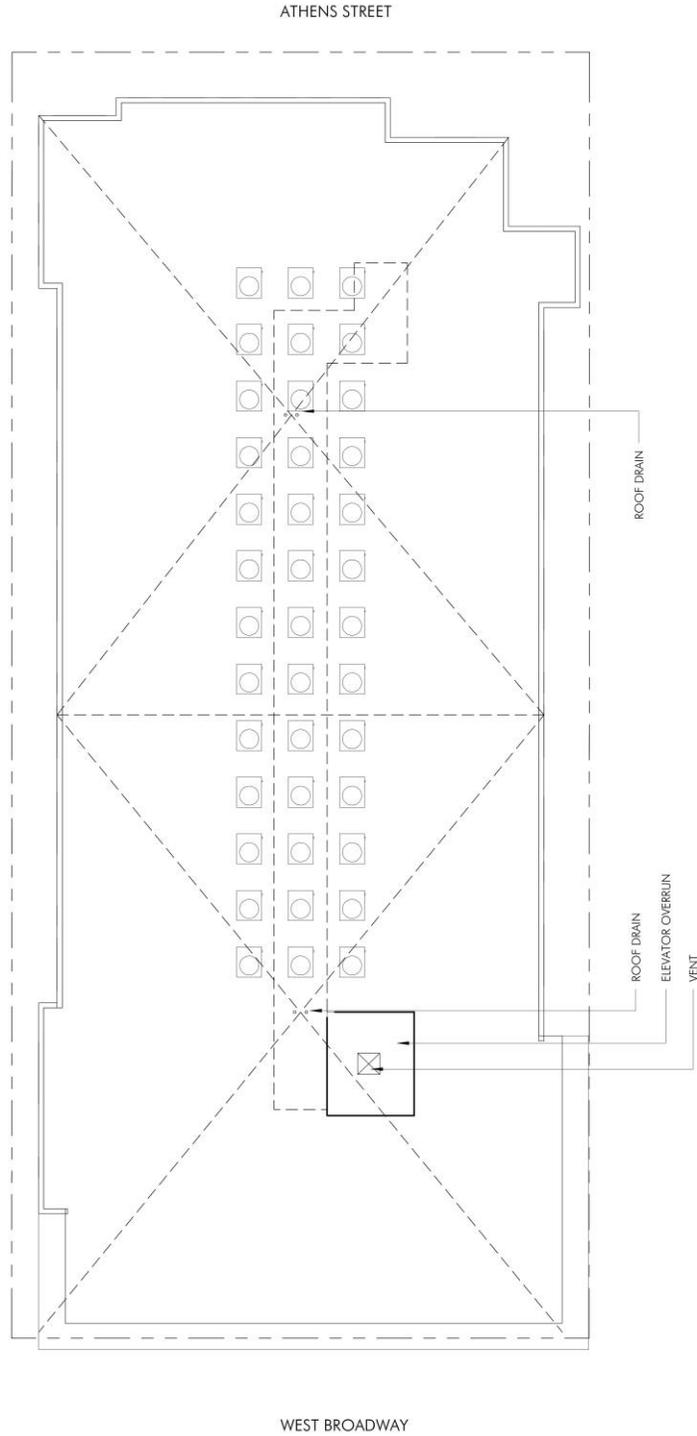
FIFTH FLOOR PLAN

EMBARC

copyright: EMBARC Studio, LLC | C:\Users\mash\Documents\18027_400 W Broadway_cml\dwg\

Exhibit "20"

Roof Plan



A11

400 - 408 WEST
400 W BROADWAY SECTION
11/16/2017

ROOF PLAN

EMBARC

copyright EMBARC Inc., LLC | C:\Users\mash\Documents\18027_400 W Broadway_mash\roof

V. APPENDIX

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

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

Accessibility Analysis Information Sources:

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

Glossary of Terms:

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

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:	"400 West Broadway"		
Primary Project Address:	400 West Broadway, South Boston		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Patrick Mahoney, Esq. / Boston Zoning Strategies / patrick@bostonzoning.com / 617-500-2323		
Owner / Developer:	Broadway RJTP, LLC		
Architect:	Embarc Studio, LLC		
Civil Engineer:	Decelle-Burke-Sala & Associates		
Landscape Architect:	N/A		
Permitting:	Boston Zoning Strategies		
Construction Management:	Boston Property Ventures		
At what stage is the project at time of this questionnaire? Select below:			
	<input checked="" type="checkbox"/> 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>				
<p>What are the dimensions of the project?</p>				
Site Area:	9,560 +/- SF	Building Area:	43,225 GSF	
Building Height:	54'-6" Ft..	Number of Stories:	5 Floors	
First Floor Elevation:	50.5 FT	Is there below grade space:	Yes	
<p>What is the Construction Type? (Select most appropriate type)</p>				
	<input checked="" type="checkbox"/> Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	Concrete
<p>What are the principal building uses? (IBC definitions are below – select all appropriate that apply)</p>				
	Residential – One - Three Unit	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Educational
	<input checked="" type="checkbox"/> Business	<input checked="" type="checkbox"/> Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail & Entrance Lobby for Residences above			
<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 site is located in South Boston, on West Broadway between E and F Street.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The Red Line, Andrew Station lies 0.6 miles to the Northwest of the site. A bus route – route 9 – stop at the corner of West Broadway and F Street.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<p>Affordable/Public Housing: Boston Housing Authority West Broadway Development located on West Broadway and D Street</p> <p>School: JF Condon School, Perkins School, UP Academy Charter School, Excel High School</p> <p>Police: C-6 Police Station</p>			

	<p>Fire: Engine 39 located on 272 D Street</p> <p>Hospitals: South Boston Community Health Center, Boston Medical Center</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Public Library: Boston Public Library (South Boston Branch)</p> <p>Community Center: Condon Community Center</p> <p>Recreation: Joe Moakley Park</p>
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>Boston Zoning Strategies is not aware of the project site being located within an historic district.</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Yes, existing sidewalks abuts the project site along West Broadway and Athens Street.</p> <p>The existing sidewalk material is concrete with granite curbing. The physical condition of the existing concrete sidewalk is good.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	<p>Yes, with modifications for new vehicular curb cut into the property along Athens Street.</p> <p>No, the existing sidewalks and pedestrian ramps have not been verified as being in compliance at this time but will be verified during the project design.</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? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main,</p>	<p>Yes (along West Broadway); Neighborhood Connector</p>

<p>Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</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>Along West Broadway, the sidewalk width will be approximately 15'-5". Concrete walkway paving will include a 2' frontage zone, approximately 10'-0" clear width pedestrian zone, a 3' furnishing zone, and a 6" curb.</p> <p>Along Athens Street the sidewalks consist of pedestrian sidewalks approximately 3'-8" wide. Existing slopes to be confirmed.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>The paving material for the pedestrian zone will be poured in place concrete (replaced in kind as required) with special paving at the entries.</p>
<p>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?</p>	<p>Furnishings have not been verified as part of the proposed program but will be verified during the project design and will be clear of the 6'-6" minimum pedestrian zone.</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>Not Applicable</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	
<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>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>34 Parking Spaces within a parking puzzle system.</p>
<p>What is the total number of accessible spaces provided at the development site? How</p>	<p>(1) accessible space and (1) van accessible space with 8' wide access aisles.</p>

<p>many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>No</p>
<p>Where is the accessible visitor parking located?</p>	<p>Accessible visitor parking is located within the ground level parking garage, adjacent to the elevator lobby.</p>
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	<p>No</p>
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>Flush Condition at all entryway locations. An accessible ramp is provided within the residential entry lobby to navigate down to the parking level, which will be located approximately 4’ below West Broadway grade. The apartment building is serviced by an elevator and flush condition at the entryway. All common areas are accessible.</p>
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	<p>Yes. The ground floor access will be flush with the street grade.</p>
<p>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</p>	<p>All future way finding signage will be developed to meet Building Code and Accessibility Board Requirements.</p>
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	

<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>36 Residential Units</p>
<p>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>	<p>36 apartment units; it has not been determined at this time whether the units will be rental or for sale. At this time, 31 market rate units and 5 affordable units.</p>
<p>If a residential development, how many accessible Group 2 units are being proposed?</p>	<p>2 units.</p>
<p>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</p>	<p>It will be a mix of affordable and market rate units. Final combination to be determined.</p>
<p>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</p>	<p>Not Applicable.</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p>	<p>No.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p>	<p>Yes, and elevator will provide access all main floors. An interior ramp will also provide access from grade to the parking level use.</p>
<p>9. Community Impact:</p>	

<p><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>Not determined at this time.</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>All of the building will be accessible.</p>
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why 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? If yes, did they approve? If no, what were their comments?</p>	<p>Not at this time. This will be done during the review period for the PNF.</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? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>Not at this time. This will be done during the review period for the PNF.</p>
<p>10. Attachments</p>	

<i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.
Provide a diagram of the accessible route connections through the site, including distances.
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

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

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

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

Architectural Access staff can be reached at:

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