

150 RIVER STREET VILLAGE

150 River Street, Mattapan, MA

Application for Article 80 Small Project Review



Submitted To:

The Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Submitted By:

The Planning Office for Urban Affairs
84 State Street, Suite 600
Boston, MA 02109

Caribbean Integration Community Development
1601 Blue Hill Avenue
Boston, MA 02126

Prepared By:

Bevco Associates, Inc.
202 West Selden Street
Boston, MA 02126

In Association With:

DMS Design LLC
J. Garland Enterprises LLC
GZA GeoEnvironmental, Inc.
Pulgini Norton Associates
Samiotes Consultants

Submittal Date: September 27, 2019



September 27, 2019

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square (9th Floor)
Boston, MA 02201

RE: 150 River Street Village, 150 River Street, Mattapan, MA 02126
Small Project Review Application under Article 80E of the Boston Zoning Code

Dear Director Golden:

Caribbean Integration Community Development (CICD) and the Planning Office for Urban Affairs (POUA) are pleased to submit this letter with our Small Project Review Application under Article 80E of the Boston Zoning Code in connection with 150 River Street Village, a 30 unit mixed-income elderly rental development (the “Proposed Development”), at 150 River Street in the Mattapan neighborhood of Boston.

CICD and POUA are working on redeveloping 150 River Street, a property owned by the City of Boston, into an attractive and vital mixed income, mixed-finance 30-unit development for seniors. The program is consistent with community feedback and will provide units serving households between 30% AMI and 70% AMI. When completed, this Proposed Development will bring back into active use land that has been vacant since 2013 after the former nursing home was demolished. It is also a site that is within walking distance of both Lower Mills and Mattapan Square, which makes it an excellent location for much needed senior housing.

CICD and POUA are very grateful for being designated developers of this important parcel by the Department of Neighborhood Development. By bringing our two non-profits together, with CICD invested in providing housing and economic development opportunities for residents of Mattapan, and POUA, a well-established and mission driven non-profit housing developer, we offer a unique

combination of very local representation and deep real estate development experience that will lead to successful creation of this new Proposed Development.

Our development team consists of DMS design LLC and J. Garland Enterprises (Architectural Team), Samiotes Consultants, Inc., and Pulgini & Norton LLP. We look forward to continuing our work with the BPDA and the community, with whom we have undertaken an extensive community driven process to refine the Proposed Development. POUA and CICD have worked closely with the City of Boston and the neighborhood to develop a project that is responsive to City and community planning efforts. These ties to the local community will help ensure the long-term success of the Project.

Sincerely,



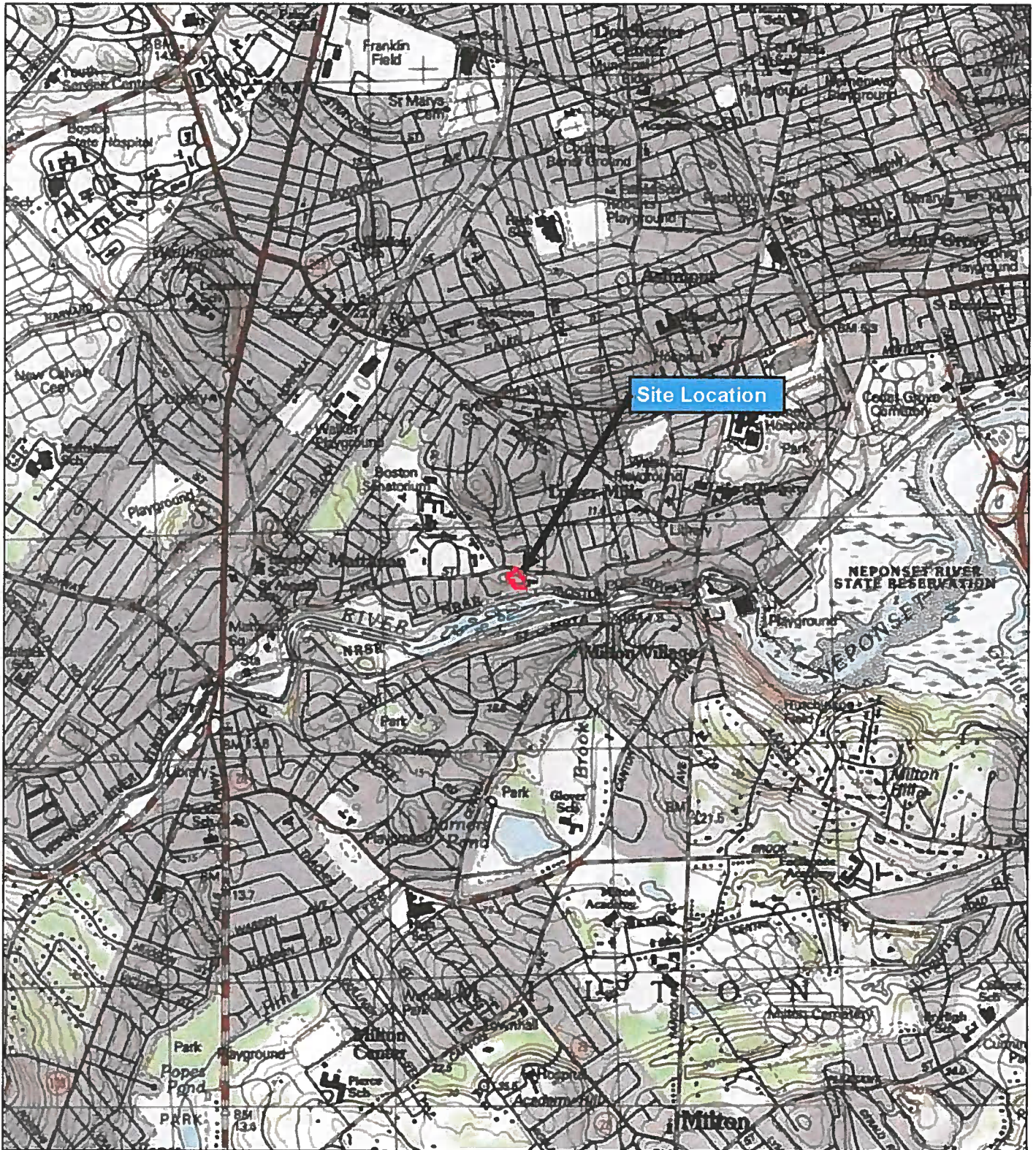
Caribbean Integration Community Development
Donald Alexis, President



Planning Office for Urban Affairs
William Grogan, President

cc: Rep. Russell Holmes
Rep. Daniel Cullinane
City Councilor Andrea Campbell
City Councilor Timothy McCarthy
Lance Campbell, BPDA
Roudnie Celestin, ONS
Kelly Shay, DND
John Pulgini, Pulgini & Norton
Elizabeth Haney, POUA

SITE LOCUS MAP AND NEIGHBORHOOD CONTEXT MAP



 Approximate Site Boundary



Wannalancit Mills
650 Suffolk Street
Lowell, MA 01854
978-970-5600

Massachusetts



Map Location

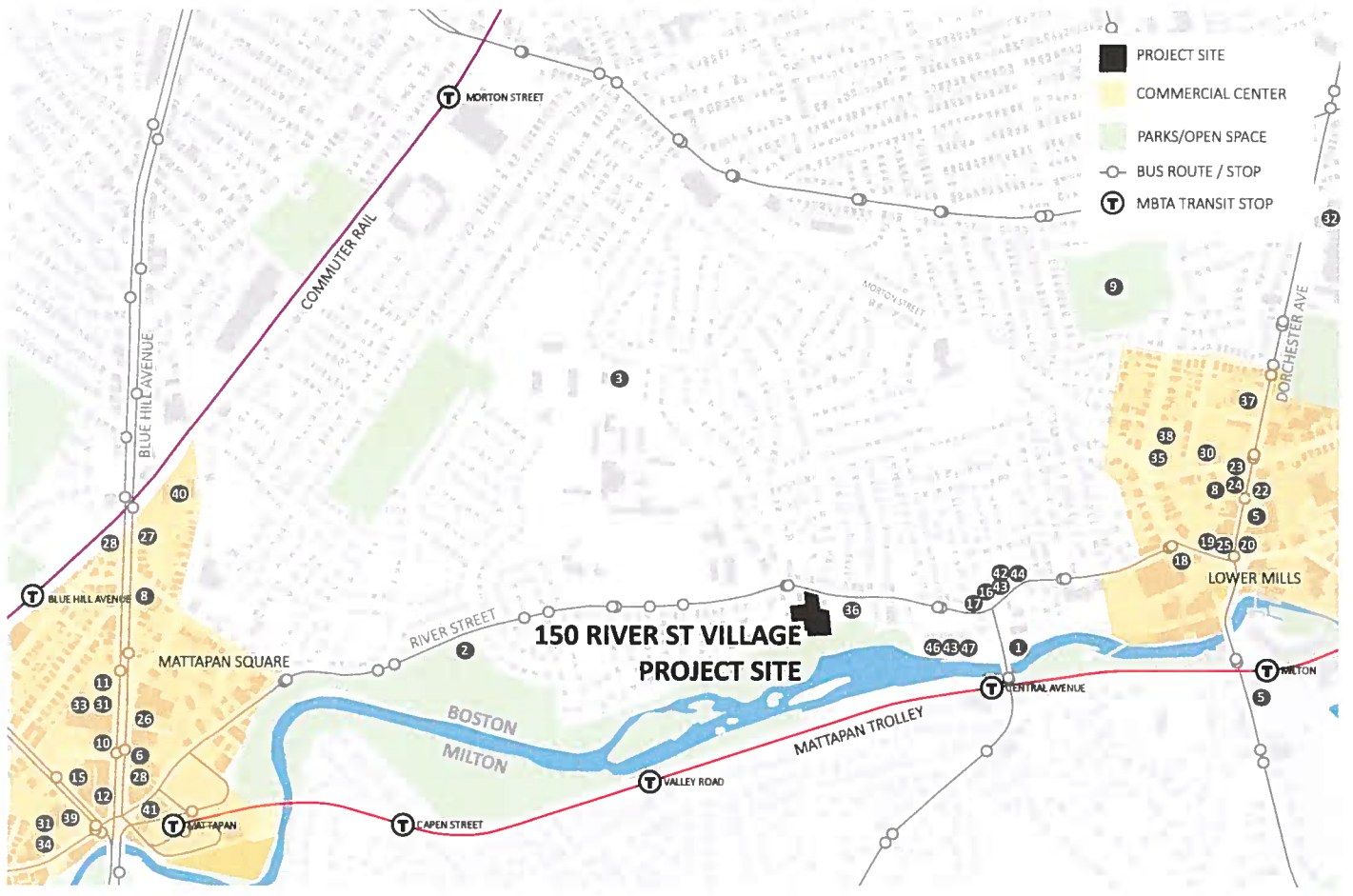
SITE LOCATION MAP

**150 RIVER STREET
MATTAPAN, MA**

Base Map: Copyright © 2013 National Geographic Society, i-cubed

FIGURE 1

NOVEMBER 2016



150 RIVER STREET VILLAGE NEIGHBORHOOD CONTEXT



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PROJECT SUMMARY

PROJECT SUMMARY

PROJECT TEAM

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PROJECT SUMMARY

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PROJECT SUMMARY

Project Narrative

This Small Project Review application is being submitted by the Planning Office for Urban Affairs and Caribbean Integration Community Development (the “Proponent”) in accordance with Article 80, Section E of the City of Boston Zoning Code (the “Code”).

The proponent was awarded tentative designation as the developer of 150 River Street by the City of Boston Department of Neighborhood Development (DND) based on the agency’s issuance of a Request for Proposals (RFP) for the disposition and development of the site as a residential, multi-unit building that provides affordable housing units appropriately sized for single and two-person elderly households ages 62 and older. The site has been vacant since 2013 following the demolition of a large nursing home. The tentative designation serves as evidence of site control. This Article 80 Small Review application (the “Application”) with the Boston Planning and Development Agency (BPDA), is a critical next step in realizing the full potential of this property to serve the community once again. Subsequent to the Proponent securing all funding necessary to build the project, the DND will transfer title to POUA and CICD so that construction can proceed.

Project Description

The proposed development consists of an elderly affordable rental complex, with 30 residential units and approximately 1,500 square feet of interior common area in a modern LEED Silver Certifiable structure, along with a 6,000 square foot publicly-accessible shade garden, and other outdoor passive recreation options. The shade garden will face the western edge of the site and provide a respite for the community in a public park setting. Additionally, 12 on-site parking spaces will be provided for residents, visitors and management staff. All 30 rental units will be deed-restricted affordable between the income ranges of 30% and 70% of Area Median Income (AMI). This income mix has been purposely established both in response to City of Boston and neighborhood objectives and to provide the opportunity for a wide-ranging population to afford

PROJECT SUMMARY

to rent at the property. Additionally, approximately 10% of the units will be designated with a preference for formerly homeless individuals, in accordance with City of Boston requirements.

Community Engagement

A total of seven (7) meetings have been held to date with abutters and neighborhood groups regarding the proposed development program, and the Proponent is committed to continuing their engagement with the neighborhood throughout the planning and development phases of the project. The Proponent will also ensure that contacts are always available for questions during construction.

During the outreach process, POUA and CICD engaged in an extensive community-driven process, utilizing substantive neighborhood feedback to refine the development program and create an economically diverse new residential community that meets the needs and desires expressed by neighborhood residents. Based on these meetings, several specific goals and objectives generated by the neighborhood were integrated into the development program as follows:

Neighborhood Goals

- ❖ Create 30 units of housing available to elderly residents whose incomes range between 30% to 70% of Area Median Income (AMI).

- ❖ Include a community space of approximately 1,500 square feet in the building that will be located adjacent to an approximately 8,000 square foot publicly accessible shade garden, as a respite for the community in a public park setting, while also allowing the neighborhood to use these spaces together for socializing.

Community Benefits

The new construction of 150 River Street Village will benefit the local community in the following ways:

PROJECT SUMMARY

- ❖ Re-Activating a Vacant Site-The proposed development will re-develop a formerly active and now dormant parcel of land and further enliven the streetscape.
- ❖ Expanding Housing Opportunities-The proposed development will increase the number of high-quality affordable rental units in the Mattapan community. The addition of these housing units in this location is consistent with the goal of providing residents with close proximity to mass transit and access to jobs.
- ❖ Maximizing Public Community and Open Space-The Community Room and Shade Garden will provide opportunities for neighbors to gather and socialize in a serene setting. The Shade Garden and pedestrian walkway will also enliven the streetscape and the neighborhood.
- ❖ Creating Economic Opportunity-The project will generate construction jobs and an extensive outreach process will be implemented to maximize opportunities for a diverse construction workforce along with a key goal to maximize the diversity of M/WBE subcontractors on the project.
- ❖ Providing transportation choices-The proposed project's location near mass transit makes it uniquely situated to provide increased transportation choices for access to employment, entertainment, and basic services.

Project Financing Approach

The estimated total project development cost is approximately \$12.4 million. The project will be financed using a combination of federal and state tax credits, including funding from the U.S. Department of Housing and Urban Development, the Commonwealth of Massachusetts, the City of Boston, and other financing sources as described below.

PROJECT SUMMARY

Local Funding

The developer applied to, and received, a financing award from the City of Boston Department of Neighborhood Development (DND) in the amount of \$1,000,000 to support the 150 River Street Project, in relation to the developer's designation by the DND as the developer of 150 River Street. The Proponent also recently applied for a Section 202 grant from the U.S. Department of Housing and Urban Development. The development team also plans to apply for funding under the Community Preservation Act and seek additional funding from DND and the Massachusetts Department of Housing and Community Development to further support the project.

Construction Funding

The development team has received a Letter of Interest from Bank of America for construction financing.

Permanent Financing

The development team has received a Letter of Interest for permanent financing from the MassHousing Financing Agency (MHFA).

Anticipated Financing Timeline:

The developer plans to apply for Department of Housing and Community Development (DHCD) funds in the winter of 2019, with applications due in February 2020. Assuming a successful award of funds, the developer would have a projected funding commitment in the fall of 2020. The project will be ready to proceed into final design, permitting and construction upon receiving the DHCD funding award.

DETAILED PROJECT INFORMATION

DETAILED PROJECT INFORMATION

Site Description

The previously developed 42,120 SF (.96 acre) site is currently vacant and consists of vegetation, trees, shrubs and other natural resources. The majority of the site gradually slopes to a crest in the center, with the exception of the Southern edge which drops off toward the Neponset River. The site will be accessed via Bradford Road (off River Street) with a reconfigured driveway and pedestrian walking path. Once developed, the shade garden will be made available to the local community and will be accessed via the proposed sloped walk along Bradford Road leading to River Street. The site is abutted by multifamily residential uses to the East, West and Northern edges as well as the Church of the Nazarene campus and associated parking. The Neponset River, a dense patch of trees and an aggressive grade change bounds the Southern edge of the site. The site offers ample visual and accessible frontage along River Street, access to daylight, and qualitative views to the landscape from within the proposed building.

DETAILED PROJECT INFORMATION

Development Program

DESCRIPTION/USE	SQUARE FOOTAGE	QUANTITY	SUBTOTAL (SF)
PARTIAL BASEMENT			
MEP/FP Systems & Common Laundry	2,800	1	2,800
SUBTOTAL NSF			2,800
SUBTOTAL GSF (Inc. Corridor/Elevator/Stairs/IT)			3,290
GROUND FLOOR			
Entry Vestibule	178	1	178
Direct Access to Community Room	125	1	125
Administrative Offices	336	1	336
Common Living Room	608	1	608
Screened Porch	531	1	531
Mail/Package	381	1	381
Community Room	1,266	1	1,266
Country Kitchen/Warming Pantry	515	1	515
Chair/Table/Equip. Storage	400	1	400
Staff/Guest Toilet	71	2	142
Residential Studio Unit	400	1	400
Residential One-Bedroom Unit	540	3	1,620
SUBTOTAL NSF			6,502
SUBTOTAL GSF (Inc. Corridors/Elevator/Stairs/IT)			8,530
SECOND FLOOR			
Residential One-Bedroom Unit	540	12	6,480
Residential Studio Unit	400	1	400
SUBTOTAL NSF			6,880
SUBTOTAL GSF (Inc. Corridors/Elevator/Stairs/IT)			8,750
THIRD FLOOR			
Residential One-Bedroom Unit	540	12	6,480
Residential Studio Unit	400	1	400
SUBTOTAL NSF			6,880
SUBTOTAL GSF (Inc. Corridor/Elevator/Stairs/IT)			8,750
NET SF TOTAL			23,062
Grossing Factor: 1.27			
GROSS SF TOTAL			29,320

DETAILED PROJECT INFORMATION

Urban Design and Green Building Approach

The following narrative outlines the urban design and public realm objectives for the proposed project and supplements the visual narrative of plans, elevations, diagrams and neighborhood perspective views included herein. The proposed approximately 30,000 SF redevelopment of 150 River St. known as 150 River Street Village comprises a new construction 3-story “L” shaped senior affordable housing building with associated off-street parking and passive open spaces. The proposed development program includes 30 residential units; 27 of which are designed as 1-bedroom/1-bath (approx. 540 SF), and 3 studio/1 bath units (approx. 400 SF). The ground floor features building common amenity spaces including a community room and country kitchen warming pantry designed for occasional use by the community, a multi-season screened porch and communal living room. Upper floors are organized around 13 units per floor between levels 2 and 3. A partial basement is designed to house mechanical and electrical equipment as well as a common laundry room for building residents.

The proposed building is oriented toward River Street with a generously landscaped great lawn forecourt. Pedestrian and vehicular site access is designed off River Street via Bradford Road. The proposed development includes an accessible pedestrian-oriented gently sloped walkway from River Street to the building entrance with a direct connection to the shade garden. The 12 on-site parking spaces are designed for use by residents, visitors and management staff along with a drop-off turnaround square.

The 3-story building massing with gable end and dormered roof forms complements the scale and architectural character of the neighborhood and utilizes light and reflective durable materials. The proposed exterior design features fiber cement vertical board and batten cladding, traditional punched windows with sleek modern sight lines, standing seam metal roofing and warm-tone “cedar look” cladding to accentuate the main entrance.

DETAILED PROJECT INFORMATION

A variety of exterior open spaces are designed to allow residents the ability to enjoy the outdoors and foster a sense of social connectivity. The shade garden accessible by both the community and the building residents will provide opportunities for informal interactions and social gathering. The forecourt patio at the main entrance will provide opportunities for seating benches with direct views toward River Street and the surrounding neighborhood.

DETAILED PROJECT INFORMATION

Preliminary Zoning Analysis

Dimensional Criteria	Mattapan Neighborhood 1-F 6,000	Proposed Project	Zoning Relief Required
Use	Elderly Housing	Forbidden	Yes
Minimum Lot Area	6,000 Square Feet	42,120 Sq. Ft.	No
Minimum Lot Width	60 Feet	Approx. 158'	No
Minimum Lot Frontage	60 Feet	97.16'	No
Floor Area Ratio (Maximum)	0.6/2,527 Square Feet	0.6/26,030 Sq. Ft.	Yes
Minimum Front Yard	20 Feet	115'-8"	No
Minimum Side Yard	10 Feet	10'-0"/23'-0"	No
Minimum Rear Yard	40 Feet	46'-3"	No
Maximum Building Height	2 ½ Stories /35 Feet	42'-0" to Mean Level of Highest Gable	Yes
Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	1,800 Square Feet	750 Sq. Ft./Dwelling Unit (Inc. wooded area at rear)	Yes
Rear Yard Maximum Occupancy by Accessory Buildings (%)	25%	N/A	No
Minimum No. of Parking Spaces (Elderly Housing)	0.2 per D.U./6 spaces	12 Spaces	No
Minimum No. of Loading Bays	N/A		No

Project is subject to Boston Parks Design Review

Note 1: See Map 12 and Section 69-7 in a 1F subdistrict, the maximum number of dwelling units Allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units Allowed in a single structure shall be two (2).

Note 2: For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.

Note 3: The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses. For any lot that exceeds the minimum lot area specified in this Table D, the required number of square feet of usable open space per dwelling unit specified in this Table D, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table D for the lot.

Note 4: All ground level open space used to satisfy the minimum usable open space requirements specified in this Table C must have been an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that for yards used to meet the open space requirements of this Table C, shorter or narrower dimensions are Allowed where specifically permitted by the provisions of Section 69-9 (Applicable Dimensional Requirements).

DETAILED PROJECT INFORMATION

Environmental

GZA GeoEnvironmental performed a Phase I Environmental Site Assessment of 150 River Street in August of 2019 in general conformance with the scope and limitations of ASTM International’s Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process-E1527-13 (ASTM E1527-13). The assessment revealed no evidence of current “Recognized Environmental Conditions” in connection with the property.

Prior to the City of Boston Department of Neighborhood Development advertising the “150 River Street Mattapan” Request for Proposals in November 2016, a release of non-PCB transformer fluid from a utility pole mounted transformer on the northern part of the site (at the northern end of Bradford Road) occurred in November 2015. The release was reportedly limited to pavement, and soil was not impacted. Immediate response action activities were completed and on January 19, 2016, a Permanent Solution with No Conditions was filed with the MassDEP. During GZA’s Site reconnaissance, the utility pole described above was located. However, no transformer was observed. Based on the information gathered, it was GZA’s opinion that this release is an Historic Recognized Environmental Condition (HREC) based on the closed regulatory status without any required controls (i.e. Permanent Solution with No Conditions).

Permits and Approvals

Anticipated Permits and Approvals	
Agency	Anticipated Approvals
Boston Planning & Development Agency	Article 80 Small Project Review
Zoning Board of Appeals	Variations as outlined in Figure 1: Zoning Table
Boston Water and Sewer Commission	Site plan approval and utility connection permits
Boston Parks Department	Open Space Review
Boston Public Works/MassDOT	Curb cut approval
Boston Transportation Department	Construction Management Plan approval
Boston Inspectional Services Department	Building Permits, Certificates of Occupancy, Certificates of Fitness, Other construction and occupancy-related permits

APPENDICES

EXISTING CONDITIONS PHOTOS



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION



J. GARLAND
ENTERPRISES LLC
CORPORATION • BOSTON • MASSACHUSETTS



Figure 1
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

AMENITIES STUDY



Figure II
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

STATE DEPARTMENT OF TRANSPORTATION



Figure III
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

THE HONORABLE ED ROSEN



Figure IV
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

OFFICE OF THE DIRECTOR OF BOSTON



Figure V
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

THE BUREAU OF PLANNING



Figure VI
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

RECHERCHESURHORSION



Figure VII
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

DEPARTMENT OF HOUSING



J. GARLAND
ENTERPRISES LLC
COMMERCIAL • RESIDENTIAL • INDUSTRIAL



Figure VIII
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

3000 DEKOSTER DRIVE BOSTON



Figure IX
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs
ARCHITECTURAL DESIGNERS



Figure X
Existing Conditions



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs

A MEMORIAL UNIVERSITY OF BOSTON



J GARLAND
ENTERPRISES LLC
MEMORIAL UNIVERSITY OF BOSTON - BOSTON, MA



Figure XI
Existing Conditions

**ELEVATIONS, FLOOR PLANS, DIAGRAMS,
PERSPECTIVE VIEWS**



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs
CITY OF BOSTON

CICD
Cambian
CORPORATION

JGE
J. GARLAND
ENTERPRISES LLC

DMS

Figure 2-2
Elevation East, South



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs
CITY OF BOSTON

CICD
Caribbean
INTEGRATED COMMUNITY DEVELOPMENT

JGE J. GARLAND
ENTERPRISES LLC

DMS
DESIGN MANAGEMENT SERVICES

Figure 2-2
Elevation North, West



150 River St, Mattapan, Massachusetts

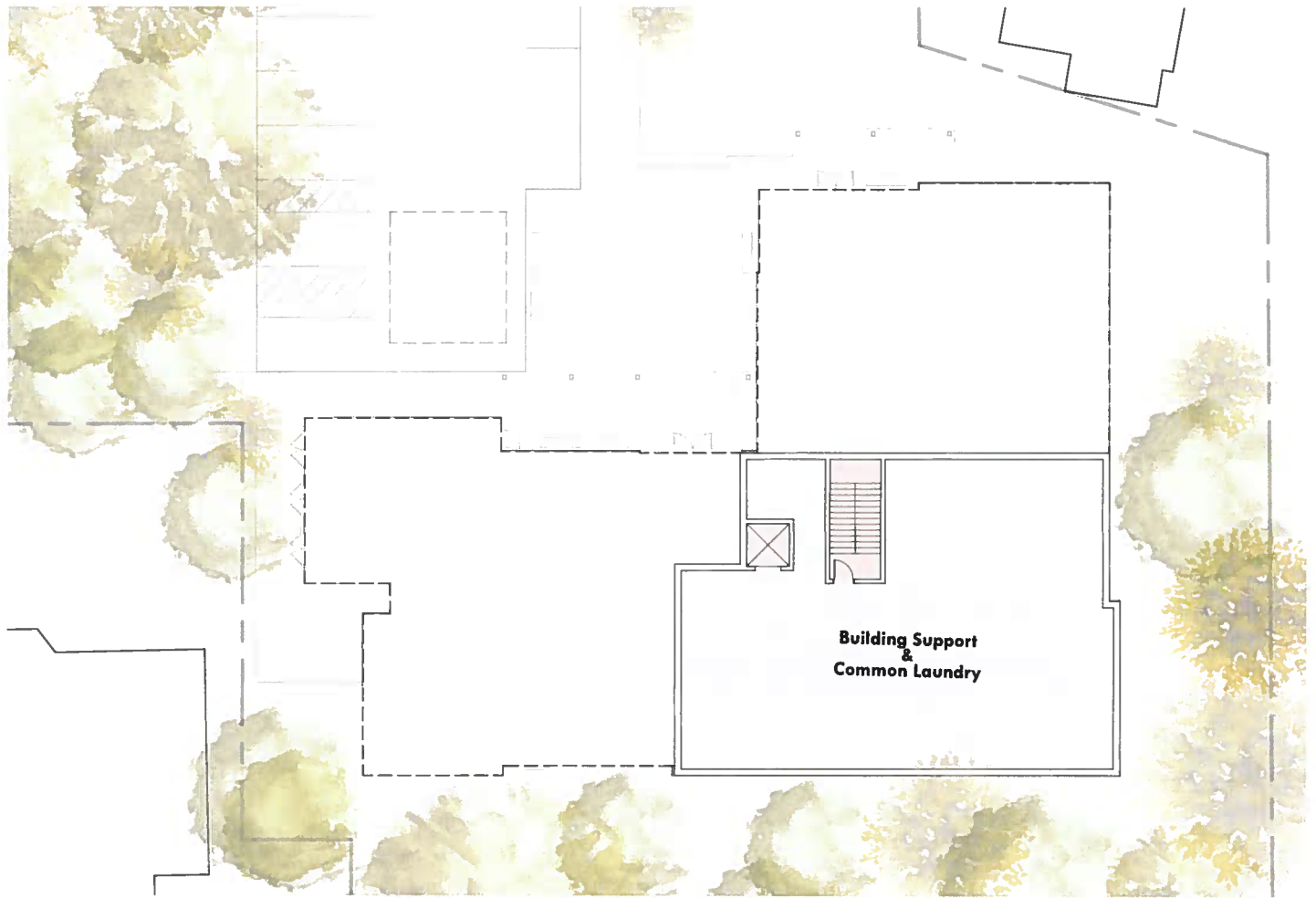
Planning Office for Urban Affairs
CITY OF BOSTON



J. GARLAND
ENTERPRISES LLC
ARCHITECTURE • INTERIOR • LANDSCAPE



Figure 2-1
Concept Design



150 River St, Mattapan, Massachusetts



150 River St, Mattapan, Massachusetts



150 River St, Mattapan, Massachusetts

Figure 1-2
 Ground Floor Plan



150 River St, Mattapan, Massachusetts

APPENDIX 1

Department of Neighborhood Development Letter Awarding Tentative Designation December 12, 2018



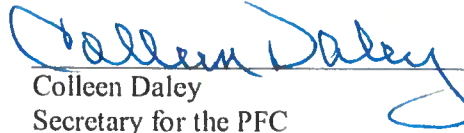
CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

The undersigned hereby certifies that she is the Secretary of the Public Facilities Commission, and that at a meeting of said Commission, duly called and held on Wednesday, December 12, 2018, whereat Commissioner Lawrence D. Mammoli and Commissioner Dion S. Irish of said Commission were present, it was voted:

That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals¹ of Caribbean Integration Community Development, Inc., Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, Mattapan, MA 02126, and Planning Office of Urban Affairs, Inc., a Massachusetts non-profit corporation with addresses of 84 State Street, Suite 600, Boston, MA 02109 be tentatively designated as developers of the vacant land located at 150 River Street, (Ward: 18, Parcel: 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet for the period of 24 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to a nominee comprised of principals of Caribbean Integration Community Development, Inc. and Planning Office of Urban Affairs, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.


Colleen Daley
Secretary for the PFC

APPROVED:



Mayor Martin J. Walsh

¹ The nominee is to be a newly formed entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.



APPENDIX 2
Accessibility Checklist

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%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

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

Article 80 | ACCESSIBILITY CHECKLIST

<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:	150 River Street Village		
Primary Project Address:	150 River Street, Mattapan MA 02126		
Total Number of Phases/Buildings:	1/1		
Primary Contact (Name / Title / Company / Email / Phone):	Jonathan C. Garland / President / J. GARLAND ENTERPRISES LLC / jgarland@jgarlandenterprises.com / 617-851-1158		
Owner / Developer:	Planning Office for Urban Affairs (POUA) & Caribbean Integration Community Development (CICD)		
Architect:	J. GARLAND ENTERPRISES LLC - Design Architect DMS Design LLC - Architect of Record		
Civil Engineer:	Samiotes Consulting Inc.		
Landscape Architect:	Samiotes Consulting Inc.		
Permitting:	BEVCO Associates Inc.		
Construction Management:	TBD		
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, 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>			
What are the dimensions of the project?			
Site Area:	42,120 SF	Building Area:	30,000 GSF

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Building Height:	50'-5" to roof ridge	Number of Stories:	3 Flrs. + partial basement	
First Floor Elevation:	Elev. 50' BCB	Is there below grade space:	Yes / 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	Affordable Rental Senior Housing	
List street-level uses of the building:	Community Room with Pantry, Common Living Room, Mail Room, Screened Porch, Residential Units, Admin. Offices and Entry Lobby			
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><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 development is located in the Mattapan 1F-6000 subdistrict of Boston. The .96 acre site is currently vacant of buildings and comprised of natural vegetation, trees and shrubs. The property has a gradual slope from River St. up toward the center of the site from approx. Elev. 45'-0" BCB to Elev. 50'-0". There is also a densely wooded natural mound along the Western edge of the site that slopes from approx. Elev. 50'-0" BCB up to approx. Elev. 57'-0".			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	<ul style="list-style-type: none"> • Multiple MBTA Bus Stops (Routes 15, 24/27, 27) along River St. as close as 236' from project site. • Mattapan Trolley Station, 0.9 Mi from project site • Central Ave. Station Trolley Stop, 0.3 Mi from project site • Milton Trolley Station, 0.6 Mi from project site 			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	<ul style="list-style-type: none"> • The Foley Senior Residences, 255 River St., Mattapan MA 02136 • Church of the Nazarene, 137 River St., Mattapan MA 02136 • The Riverway Shopping Center, 90 River St., Mattapan MA 02126 			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	<ul style="list-style-type: none"> • United States Postal Service, 1602 Blue Hill Ave, Mattapan MA 02136 • United States Postal Service, 50 Adams St., Milton MA 02186 • MSGR Francis Ryan Park, 350 River St., Mattapan MA 02136 			

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<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>No,</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>No, the existing site is a vacant lot with an asphalt drive, wooded and grass field areas.</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>N/A</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, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>No.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of</p>	<p>To be determined.</p>

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<p>the proposed zones: Frontage, Pedestrian and Furnishing Zone:</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>Concrete sidewalk to repair the existing driveway apron in kind.</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>No</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>To be determined.</p>
<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	<p>The proposed work is not anticipated to trigger any PIC thresholds.</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>12 on-site parking spaces on a surface parking lot.</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van</p>	<p>2 accessible spaces will be provided, 1 of which will be van accessible.</p>

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<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 project team is committed to the development of a landscaped shade garden within the bounds of the project site for use by the community and residents of the proposed senior housing building.</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>Indoor community room with adjacent country kitchen/warming kitchen, a common living room, multi-season screened porch, and outdoor areas for seating all of which will be designed with barrier-free access. The shade garden will also incorporate points of access for persons with disabilities.</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>Yes, 2, both of which will be single stall ADA compliant, designated as Companion restrooms.</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>No</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>No</p>

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<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. See attached diagram (Figure 3-1).</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances. See attached diagram (Figure 3-2).</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) See attached diagram (Figure 3-2).</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. See attached diagram (Figure 3-3).</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"> • N/A • • • 	

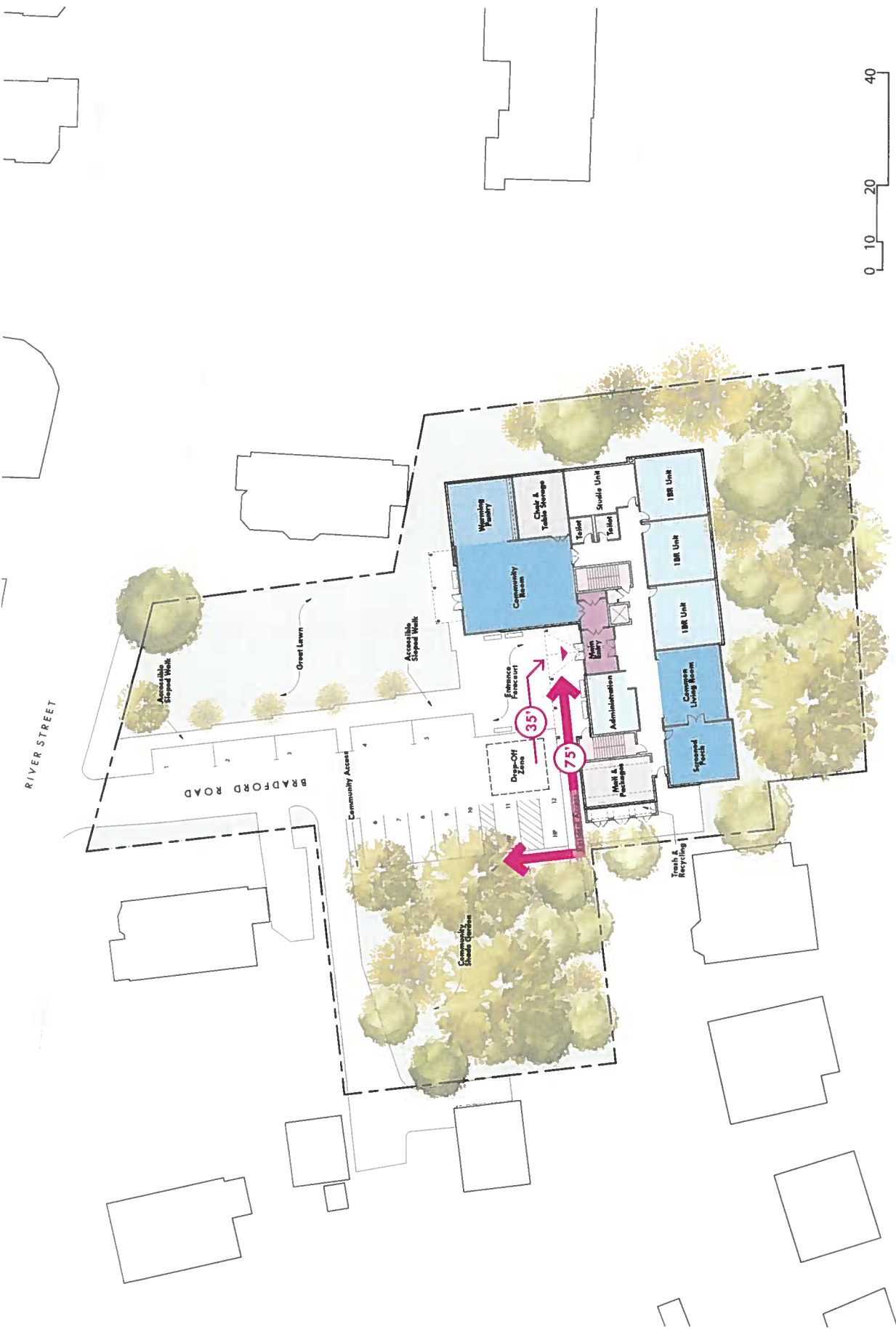
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open 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



150 River St, Mattapan, Massachusetts

Planning Office for Urban Affairs
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Figure 3-1
 Accessibility Diagram

APPENDIX 3

Neighborhood Amenities Summary

150 RIVER STREET VILLAGE NEIGHBORHOOD CONTEXT LIST OF AMENITIES AND SERVICES

WITHIN 1/2 MILE

ACCESSIBLE VIA TRANSIT

PUBLIC SERVICES

- 1 Neponset Riverwalk
- 2 Ryan Playground
- 3 Gallivan Community Center
- 4 Lower Neponset River Trail

- 5 Post Office-Lower Mills
- 6 Post Office-Mattapan Square
- 7 Lower Mills Public Library
- 8 Mattapan Branch- Boston Public Library
- 9 William Walsh Playground
- 34 ABC Mattapan Senior Center

BANKING AND LENDING

- 10 Santander Bank
- 11 Citizen's Bank
- 12 Bank of America
- 13 RTN Federal Credit Union

MARKET/ GROCERY

- 14 Star Market

- 15 America's Food Basket

RESTAURANTS

- 16 River Street Grill
- 17 Chinatown Express
- 18 Spukies and Piza
- 19 Flat Black Coffee Company

- 20 Dunkin
- 21 Lower Mills Tavern
- 22 Pat's Pizza and Catering
- 23 Sweet Life
- 24 Bred Gourmet
- 25 Yellow Door Taqueria
- 26 Las Vegas Express
- 27 Domino's
- 28 Simco's
- 29 Brothers

PHARMACIES

- 47 Rite Aid

- 30 CVS- Mattapan Square
- 31 CVS-Lower Mills

MEDICAL

- 32 Carney Hospital
- 33 Mattapan Community Health Center
- 35 Beth Israel Deaconess HealthCare-Dorchester

CHURCHES

- 36 Dorchester Nazarene

- 37 St. Gregory's Catholic Church
- 38 Wesleyan Methodist Church
- 39 Episcopal Church of the Holy Spirit
- 40 Jubilee Christian Church
- 41 Philadelphia Haitian Baptist Church

150 RIVER STREET VILLAGE NEIGHBORHOOD CONTEXT LIST OF AMENITIES AND SERVICES

WITHIN 1/2 MILE

ACCESSIBLE VIA TRANSIT

GENERAL RETAIL

- 42 Althea' s Head to Toe Unisex Salon
- 43 EbLens Clothing and Shoes
- 44 Smith Barber Shop
- 45 Budget Liquors
- 46 Planet Fitness

- Curl Up & Dye
- Unique Cuts
- HunterDavid Salon
- Le Foyer Bakery
- Super Dollar
- Hair Stop
- Mattpan Fish Market
- Z Nails & Spa
- Master Barber's Vision Barbership
- Sprint Store
- Expressions

Mattapan Square

Lower Mills

- East Coast Combined School for Martial Arts
- Groovy Baby Music
- Dolan Funeral Home
- Extra Space Storage
- The Pooped Pooch Pet Supply
- Athens Cleaners
- Delaney Insurance
- New England Community Services

APPENDIX 4

Letter of Support

River Street Civic Association



August 17, 2018

Kelly L. Shay Development Officer
Department of Neighborhood Development
26 Court Street 8th Floor
Boston, MA 02108

RE: 150 River Street- Mattapan, MA

Dear Ms. Shay:

Donald Alexis, President of (CICD) Caribbean Integration Community Development, Lisa B. Alberghini President of (POAU) Planning Office for Urban Affairs, Inc. and David Aikens, Senior Project Manager, of (POUA) met with the abutters and members of the River Street Civic Association on August 13, 2018.

To present their proposal of 30 units of 13 Studios and 17 one bedroom apartments for seniors. This project will receive our support if they agree to meet our requests to address the parking issues, green space, structure and building designs and have the RFP modified to include renters within the range of 60 plus years of age. Once the proposal is revised we will support the 150 River Street Village proposal presented by Donald Alexis of Caribbean Integration Community Development and Lisa B. Alberghini President of Planning Office for Urban Affairs, Inc.

Mattapan is a quiet neighborhood comprised mainly of one and two family homes that is known for our commitment of holding on to traditional family values.

We oppose the proposal presented by the Rev. Pierre Zephir of Greater Boston Nazarene Compassionate Center and Nuestra Comunidad's bid to create more senior housing on River Street. Our objections include concerns of GBNCC failure to maintain the overflowing waste on the premises, the weekly traffic and loitering. The inconsiderate and overall lack of communication that the GBNCC's demonstrates to their present neighbors and direct abutters shows that it is apparent that their president Rev. Zephir appears to have no plans to amend his relationship with the abutters, yet would he rather outsource support from surrounding neighboring towns.

All the Best

Valerie Burton
Vice-President River Street Civic Association



"Working together as one to maintain and better our Neighborhood"