



August 15, 2018

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

Dear Director Golden:

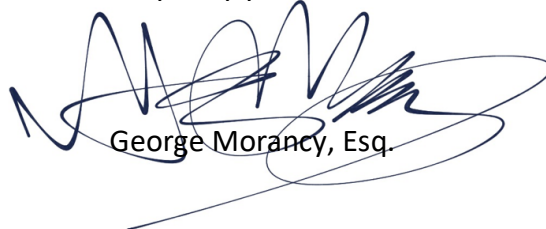
It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 400 Dorchester Street Mixed-Use Project in South Boston.

The proposed project is to consist of 35 new residential apartments, primarily market rate, with 6 affordable units and a monetary contribution to the City's IDP fund in accordance with the City's Inclusionary Development Policy, and approximately 3,165 square feet of ground-floor commercial space intended include a future restaurant. Located within two hundred feet of the Andrew Square Red Line rapid transit station, the project will forego on-site parking in favor of the ground-floor amenity of a restaurant serving local neighborhood needs.

The applicants are 390 Dorchester Street LLC, and its principals David Winick and David Matteo. Architectural services are being provided by Choo & Co., Inc.

On behalf of the applicants and the development team, I wish to thank the BPDA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with BPDA staff as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

400 DORCHESTER STREET

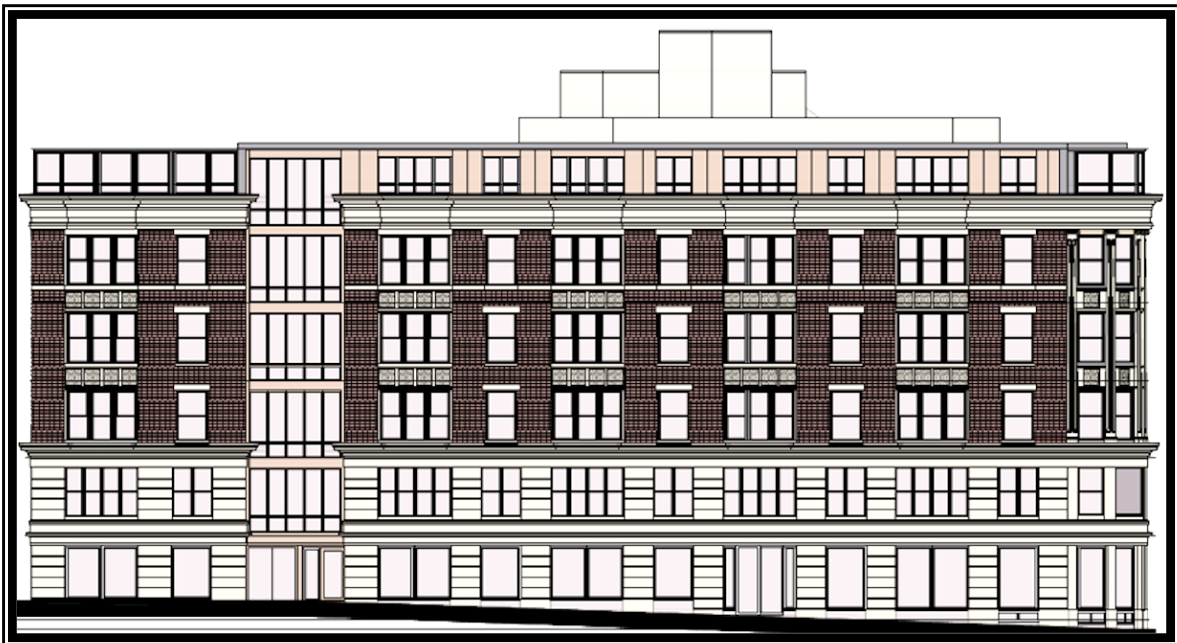
MIXED-USE PROJECT

*400 Dorchester Street
South Boston, Massachusetts*

APPLICATION FOR SMALL PROJECT REVIEW

submitted to the

Boston Planning and Development Agency



390 DORCHESTER STREET LLC

Choo & Co., Inc., Architects ~ Adams & Morancy, P.C.

400 DORCHESTER STREET MIXED-USE PROJECT

~ South Boston ~

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

submitted by

390 Dorchester Street LLC

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- | | | | |
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I. PROJECT SUMMARY

1.1 Project Team

Developer and Applicant:

390 Dorchester Street LLC
David B. Winick, Jr., Manager
David C. Matteo, Manager
202 West Broadway
South Boston, MA 02127

Legal Counsel:

George Morancy, Esq.
Adams & Morancy, P.C.
350 West Broadway
South Boston, MA 02127
Tel: 617-269-5800

Architecture:

Choo & Co., Inc.
One Billings Road
Quincy, MA 02171
Tel.: 617-786-7727
Email: shanel@choo-design.com

Surveying:

Boston Survey, Inc.
George Collins, P.L.S.
Unit C-4, Shipway Place
Charlestown, MA 02129
Tel: 617-242-1313
Email: gcollins@bostonsurveyinc.com

1.2 Project Summary

The proposed project consists of a new six-story 35-unit residential building to be situated at 400 Dorchester Street in South Boston. The lot size is approximately 6,276 square feet, comprises three parcels, and is currently occupied by a single-story commercial building with appurtenant surface parking, and appurtenant parking lot, and a three-story residential building.

The proposed new six-story building would present commercial frontage and a residential entrance on Dorchester Street, with another residential entrance on Preble Street, in the heart of the Andrew Square neighborhood. The ground floor would contain the building's commercial space, including a new 2,535 square foot restaurant, as well as a residential elevator lobby,

bicycle storage room, and trash/recycling room. The second through sixth floors each would consist of 7 residential units per floor. The roof would house necessary building mechanical units, and elevator penthouse, and a common roof deck providing an open space amenity to building residents.

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 35 new rental apartments in an attractive low-rise building, including 6 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;
- improvements to the property boundaries including landscape buffering and associated streetscape improvements;
- the expected creation of at least 45 construction industry jobs to complete the proposed project;
- a new restaurant in Andrew Square serving the needs of the local community.

II. DETAILED PROJECT INFORMATION

2.1 Project Description

The project site consists of approximately 6,276 square feet, comprised of three parcels of land situated at 388, 390, and 400 Dorchester Street in South Boston. The site fronts northerly on Dorchester Street, Andrew Square to the west, and southerly on Preble Street.

The proposed new six-story building will consist of 35 new residential rental apartments, primarily market rate, with 6 affordable units in accordance with the City's Inclusionary Development Policy, an approximately 2,535 square foot ground-floor restaurant, and a smaller ground-floor commercial unit.

2.2 Project Financing and Developer Pro Forma

The applicants have developed numerous commercial and residential projects in South Boston, including the buildings at 16 and 18 Preble Street, abutting the project site, have an established and solid working relationship with many lenders, and intend to finance the project using traditional institutional financing.

Total Development Cost (soft/hard costs): \$7,000,000
Construction Cost (hard cost): \$6,500,000

Disclosure of Beneficial Interests in the Project

390 Dorchester Street LLC

- David B. Winick, Jr.: 50%
- David C. Matteo: 50%

Number of Construction Jobs: 45
Estimated Construction Start: First Quarter 2019
Estimated Construction Completed: Third Quarter 2020

2.3 Urban Design Approach – Building Program, Massing and Materials

The proposed project will consist of a new six-story building on a wedged-shape site at the convergence of Dorchester Street and Preble Street. The building will replace an existing single-story convenience store and parking lot as well as a three-story pitched roof multifamily on the northeast part of the site further up Dorchester Street.

The proposed structure will continue the developing street wall along Preble Street and will build on the existing street wall along Dorchester Street. The building will act as a gateway to South Boston and Andrew Square when approaching the site from Southamptton Street to the west. As the building is directly across from the Andrew Square Red Line rapid transit station, parking is not provided. Instead the first floor will contain a restaurant, a second small commercial space, the residential lobby, a bike storage room, and a trash and recycling room.

The existing city-owned planting areas between the front lot line and the intersection will be retained and refurbished. There is one basement level below grade which will contain commercial storage and kitchen space, residential storage, utility space, and an elevator machine room.

Floors two through six contain a total of 35 residential units. The makeup of the residential units will be 5 studios and 30 one-bedroom units, all with one bath. All but 1 unit on each floor will have frontage on the adjacent streets providing city views to the downtown beyond. The vertical circulation elements have been located to enforce this, as they are positioned to take up the site perimeter. The main commercial and residential entrances are separated from one another to provide distinct identity. The main residential entrance faces Dorchester Street and is convenient to the MBTA station, with a secondary entrance located on Preble Street. Both entrances connect to the same centralized hallway and vertical circulation elements. The main commercial entry is located along Dorchester Street and is also convenient to the MBTA station.

As a gateway building leading into Andrew Square, the proposed design started by taking the approach of using the forms and massing of a previous two-story building that existed on the site in the early 1900s. Some of the borrowed elements include the height of the lower two floors of

the proposed project, the lower cornice and banding trim profiles and massing, the storefront massing and profiles, and the curved building front at the street intersection. The upper floors take cues from other “flatiron type” corner buildings located throughout the city, such as those located at the West Broadway and East Broadway intersection, and in the Fields Corner neighborhood.

The first five floors form a definitive base, middle, cap design of a more traditional building type. The sixth floor is a modern cap which tries to minimize the overall height by creating a lighter element on top of the heavier main building below. It is also thought this top piece could match the more contemporary materials being proposed at the adjacent site of Dorchester Avenue and Boston Street, where an approved six-story building is in the planning process. This could work to provide a connecting element to two different buildings that will be in close proximity to one another surrounding the square.

The materials proposed would be consistent with much of the surrounding context in that it would be brick masonry and “cast” stone building. The majority of the windows are to be oversized, providing light for the interior as well as connecting more of the inside space to the outside. Also, some modern elements of metal panel and glass are planned, as is consistent with numerous other developments in the area. The materials and rhythm of the façade are similar to and consistent with other large residential buildings in the area, incorporating traditional South Boston building materials with the form and scale of many of the newer developments along Preble Street, Dorchester Avenue, and West Broadway. The increased height from the surrounding context is in line with the city’s developed plan for the Dorchester Avenue spine.

The main axis of the building is centered on the front curved lot line and is mirrored along both Dorchester Street and Preble Street with the form extending asymmetrically further up Dorchester Street. The main massing form of the building is generated from the site shape itself, with the curved front of the street intersection to the flaring out expanding width of the site as it extends away from the square. At street level, the height of the first floor is taller than the residential floors above. The existing wide sidewalks conform to the city’s Complete Streets program.

The proposed building height is 60’-0” to the roof of the upper story. A roof deck railing, an elevator head house and overrun, stairway head houses, and common rooftop mechanical equipment will rise above that height but will be setback from the street as to minimize visibility from the ground.

The materials and architectural massing have been designed to visually reinforce the geometry and movement of the site. Final elevation studies will continue to be reviewed by the BPDA as the design process evolves.

2.4 Traffic, Parking, and Access

The project will eschew on-site residential parking, taking advantage, instead, on the proximity of the site to the Andrew Square Red Line rapid transit, which also provides bus access to routes 5, 10, 16, 17, 18, 171 and CT3. The site is additionally located .8 mile from the Newmarket commuter rail stop on the Fairmount-Franklin line, and in close proximity to a Hubway station and ZipCar location. The site would be ill-suited to a multi-vehicle garage because of the challenges of exiting onto, and entering from, the heavy traffic in the Andrew Square intersection, particularly on both Dorchester Street and Preble Street.

2.5 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 Inspectional Services Department	<ul style="list-style-type: none">• Zoning Board of Appeal Approval• Demolition Permit• Building Permit• Certificate of Occupancy

III. BOSTON ZONING CODE DATA

Zoning District: B1 (H-1)¹ (General Business District - Base Code)

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
Min. Lot Area	5,000 s.f.	6,276 s.f.	No
Min. Lot Area/Add'l D.U.	1,000 s.f.	6,276 s.f.	Yes
Min. Lot Width	50 ft.	100 ft.	No
Min. Lot Frontage	50 ft.	100 ft.	No
Max. FAR	1.0	6.09	Yes
Max. Building Height	40 ft.	60 ft.	Yes
Max. Story Height	3 stories	6 stories	Yes
Min. Open Space	400 s.f./d.u.	@1,300	Yes
Min. Front Yard Setback	20 ft.	0 (modal)	Yes
Min. Side Yard Setback	0' for 70' depth	0	No
Min. Rear Yard Setback	10' (shall lot exception)	1'	Yes

Off-Street Parking Requirements Per Table H of Article 50

Residential Parking:

29 market rate units: .9 space per unit = 26 spaces

6 IDP (affordable) units: .7 space per unit = 4 spaces

Commercial Parking:

None required per Article 23, Section 4 (Restricted Parking District)

¹ Section 13-4. - Dwellings in Nonresidential Districts. Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district, or in the case of any dwelling in a B-8 or B-10 district, to the lot area, lot width, usable open space and yard requirements for the least restricted residence district; provided however, that if the nearest S, R, or H district, or the least restricted residence district does not specify a minimum lot width, any such dwelling shall have a minimum street frontage of not less than 50 feet.

Total spaces required: 30
Total spaces provided: 0

Yes

Off-Street Loading Requirements Per Table I of Article 50

15,001 – 49,999 square feet: 1 Off-Street Loading Bay required; 0 provided

Yes

Use Regulations: Proposed multi-family dwelling is an allowed use. Restaurant is an allowed use.

The site is located within the area of the South Boston Dorchester Avenue Planning Initiative, a planning initiative commenced by the BPDA and the City of Boston for the purpose of ensuring that the 144 acres of the Study Area are strategically planned for a broader type of uses and a scale of development best suited to the future growth of the Dorchester Avenue corridor. A product of months of intensive participation by a broad group of area residents, property owners, business owners, advocates, public agencies, and other stakeholders, the Plan, as already approved by the BPDA Board of Directors, details a framework for new zoning for the area that will allow for future growth in a manner that is consistent with the community's vision. The development team has taken great care to work within the applicable framework of the Plan, with respect to building height, density, setbacks, parking, and design, in order to achieve a Proposed Project that lives up to the objectives of the Plan.

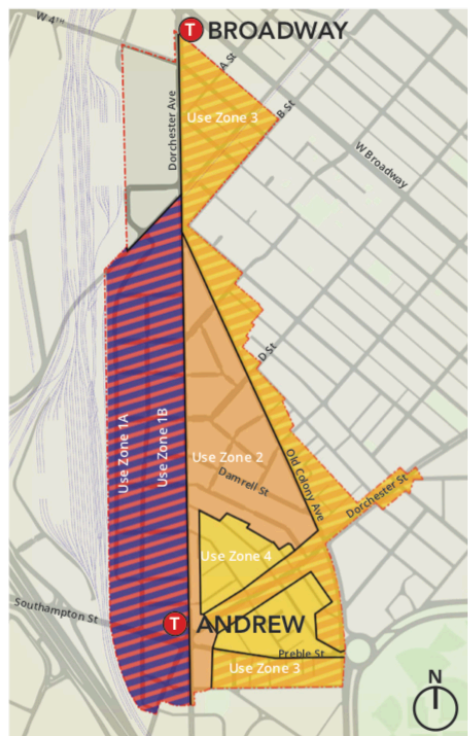
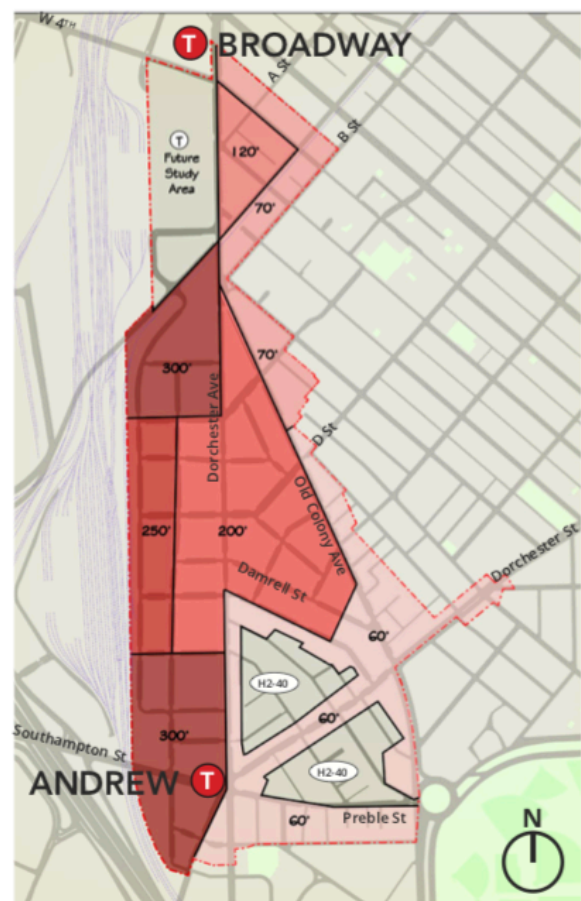
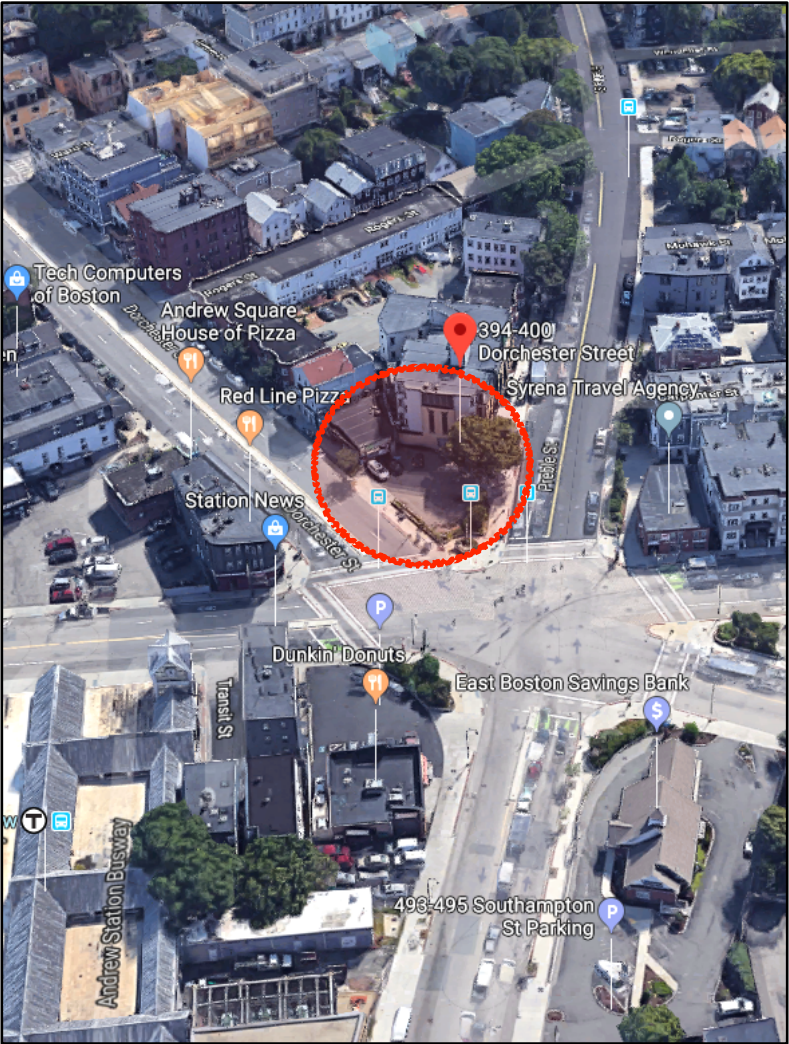
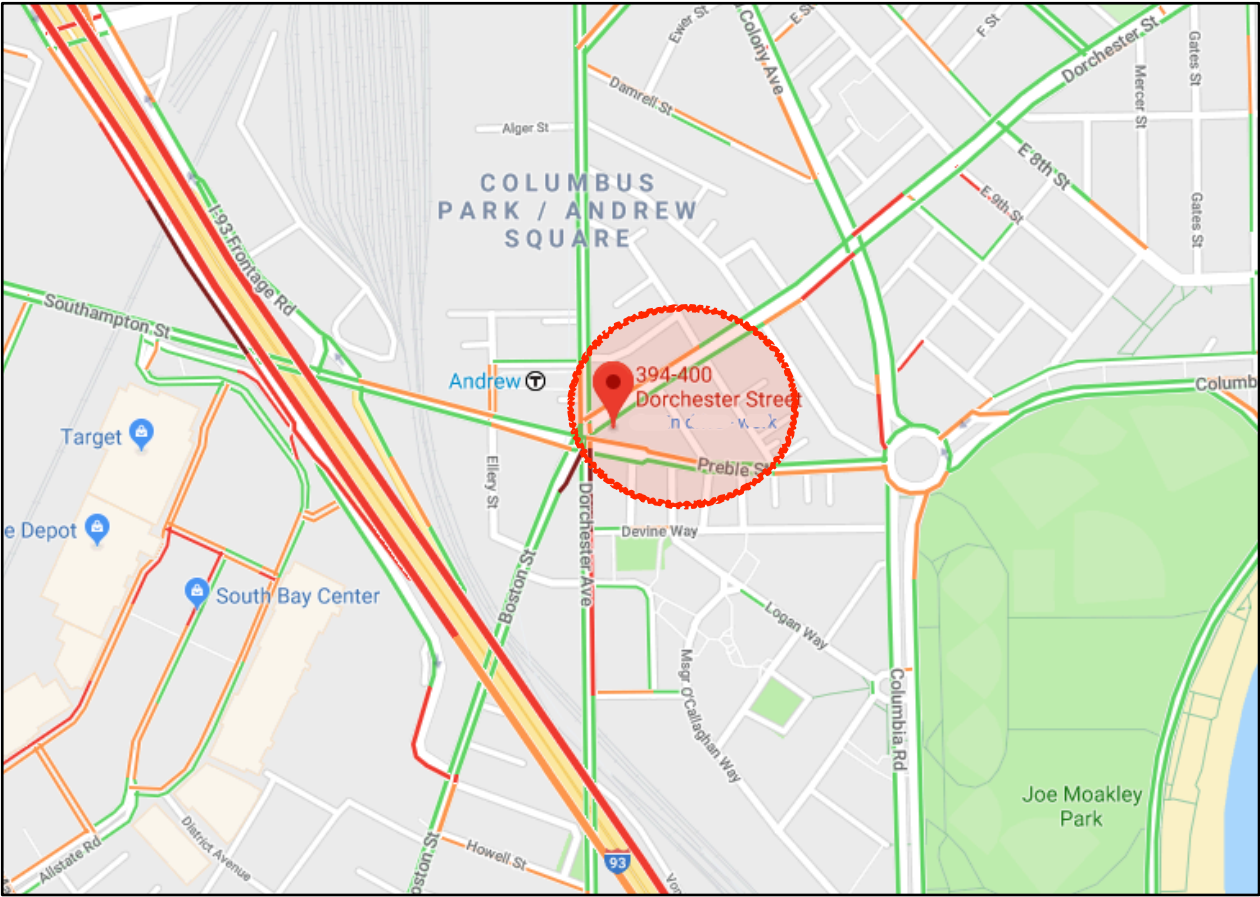


Figure 76. Land Use zone diagram delineated in a manner that is responsive to the Study Area context, and encourages uses that are reflective of the community vision for a more compact, sustainable 21st-century mixed-use district with a diverse mix of uses that facilitates a truly integrated live-work-play lifestyle

- Use Zone 1A & 1B: Mixed Use + 21st-century Industrial
- Use Zone 2: Residential + 1st Floor Retail
- Use Zone 3: Residential + select 1st Floor Retail
- Use Zone 4: Residential, existing H2-40

Figure 90. Density bonus height zones diagram



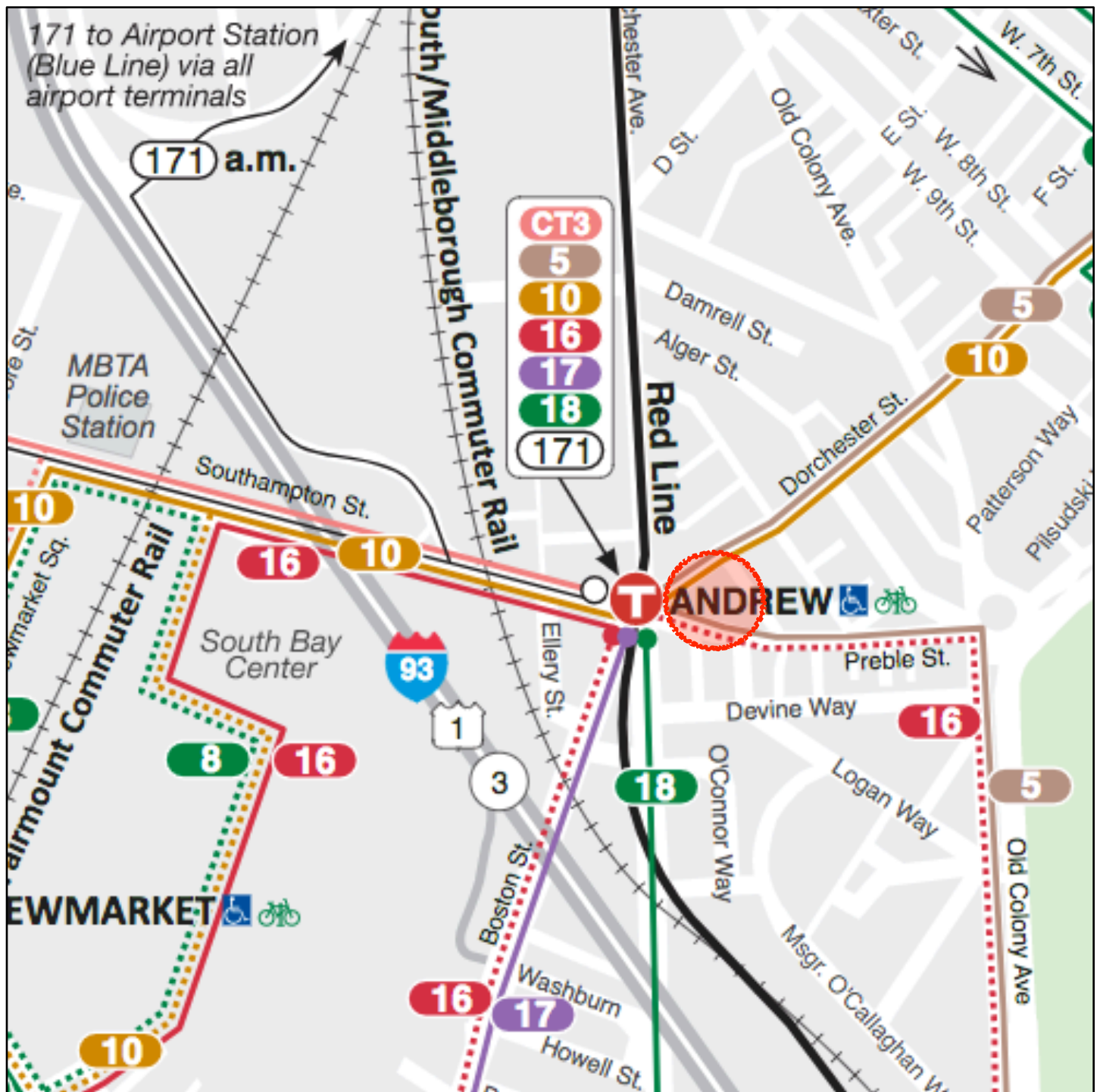




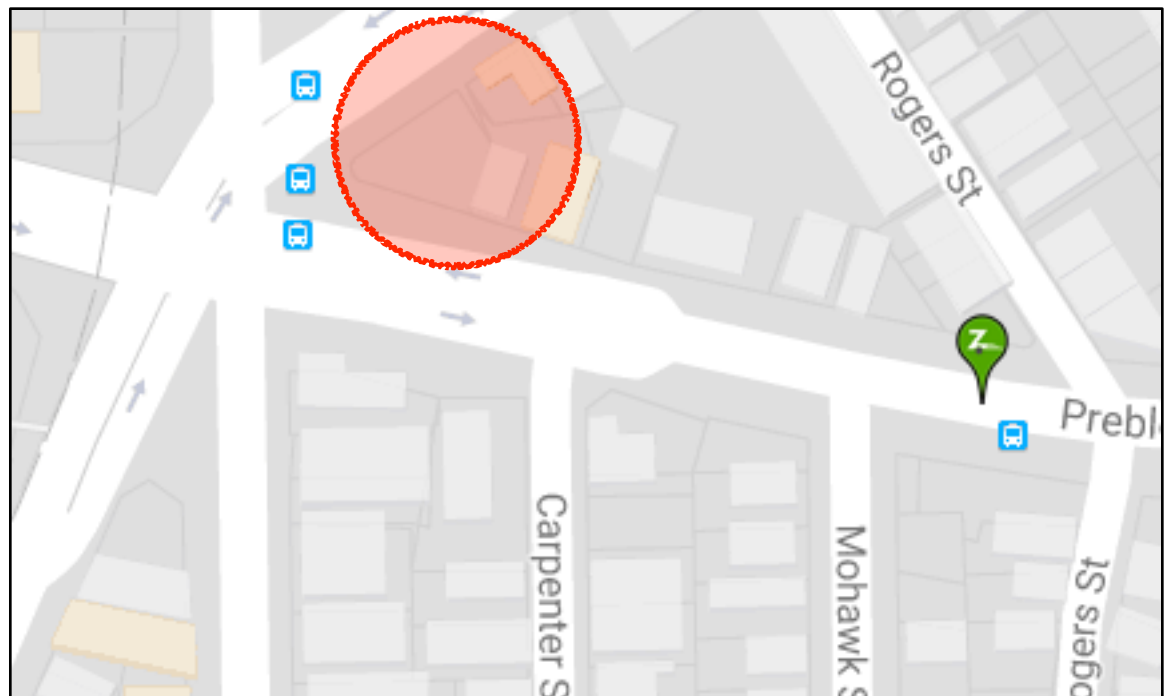
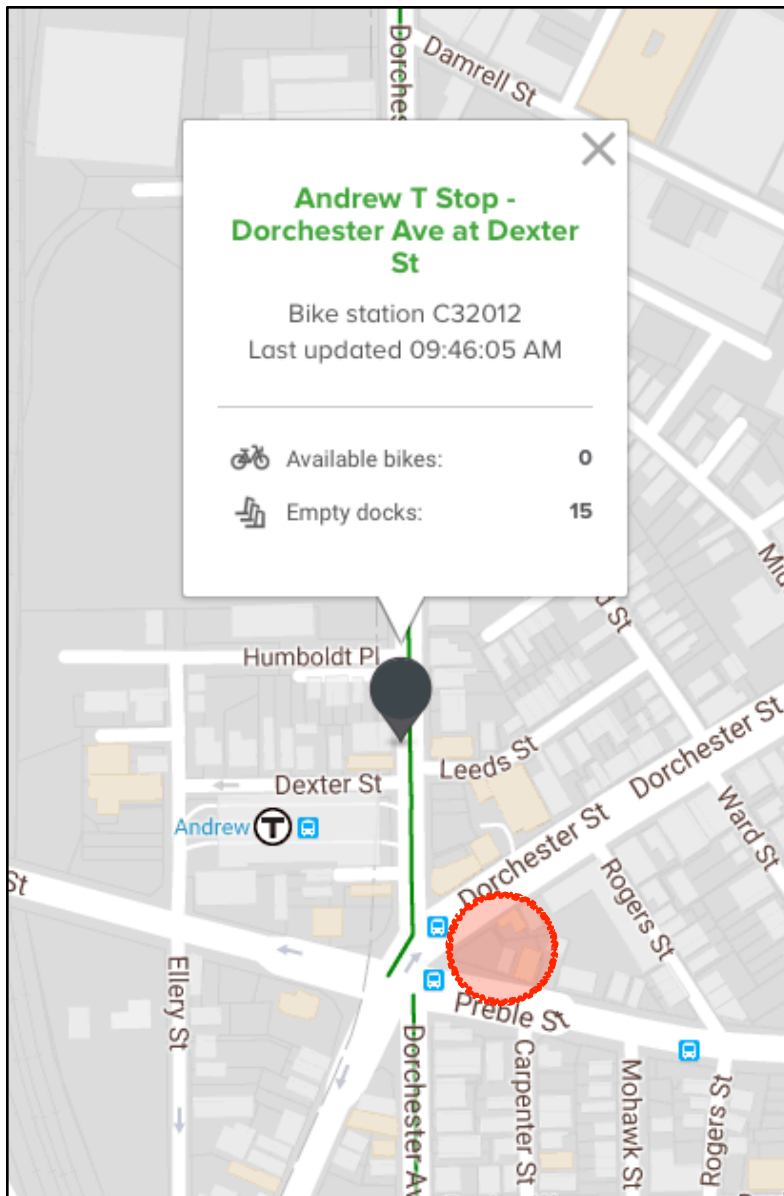


STREET VIEW OF SITE FROM PREBLE STREET



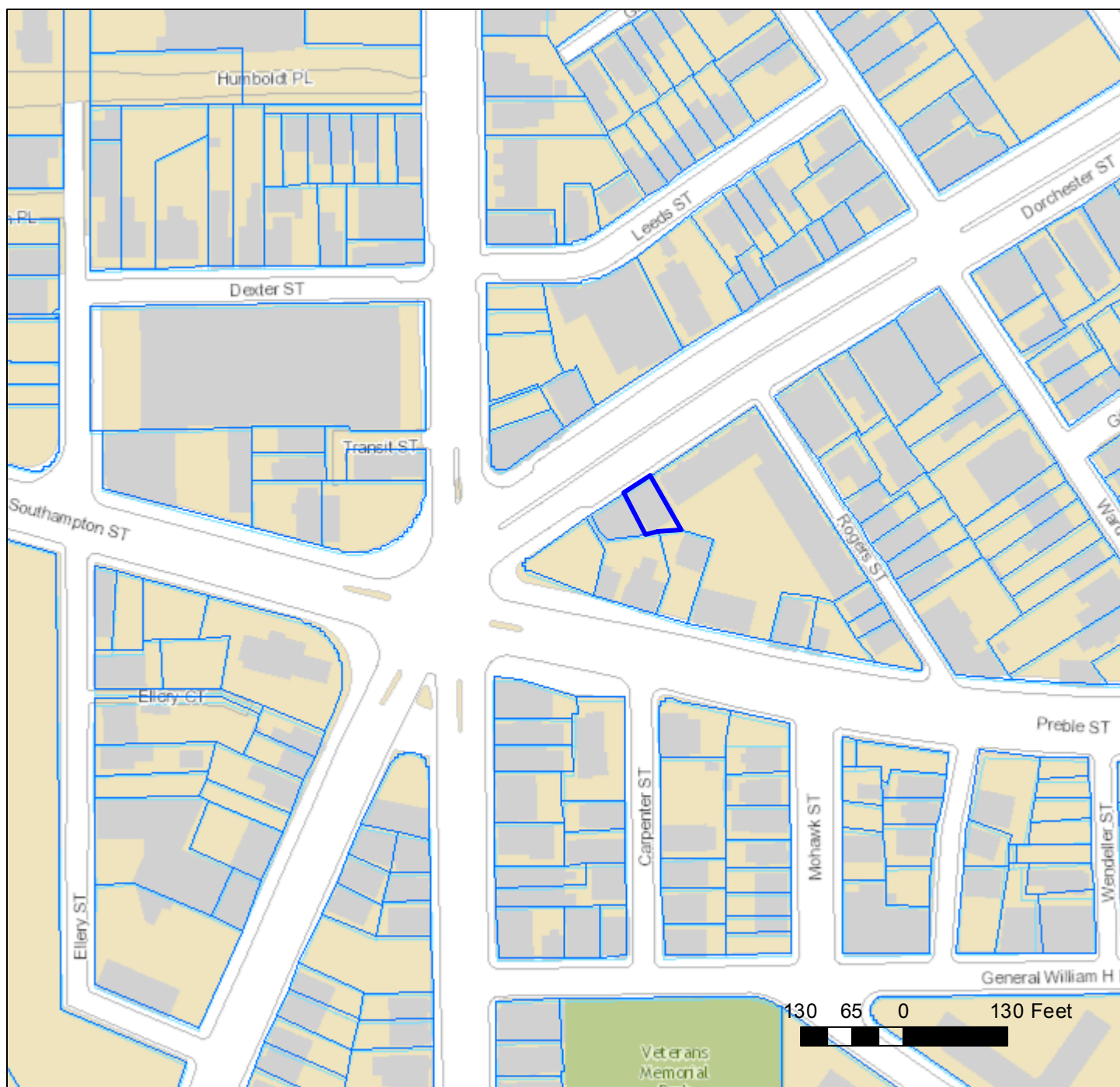


SITE PROXIMITY TO HUBWAY/BUEBIBIKES (TOP) AND ZIPCAR (BOTTOM) EXHIBIT "5"



388 Dorchester Street Parcel

July 26, 2018

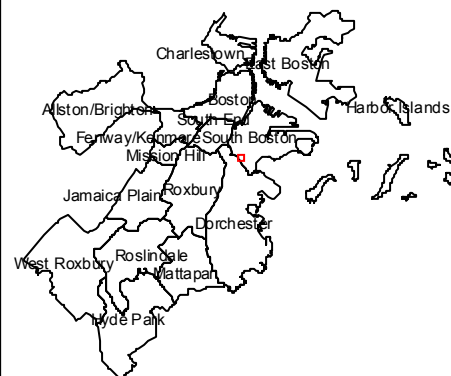


Parcel ID: 0700688000
 Address: 388 388B DORCHESTER ST
 Zipcode: 02127
 Owner: THREE 88 DORCHESTER ST LLC
 Land Use: Residential 3-family
 Lot Size: 1,678.00 sq ft
 Living Area: 3,100.00 sq ft
 Total Value: \$952,700.00
 Land Value: \$147,100.00
 Building Value: \$805,600.00
 Gross Tax: \$9,984.30



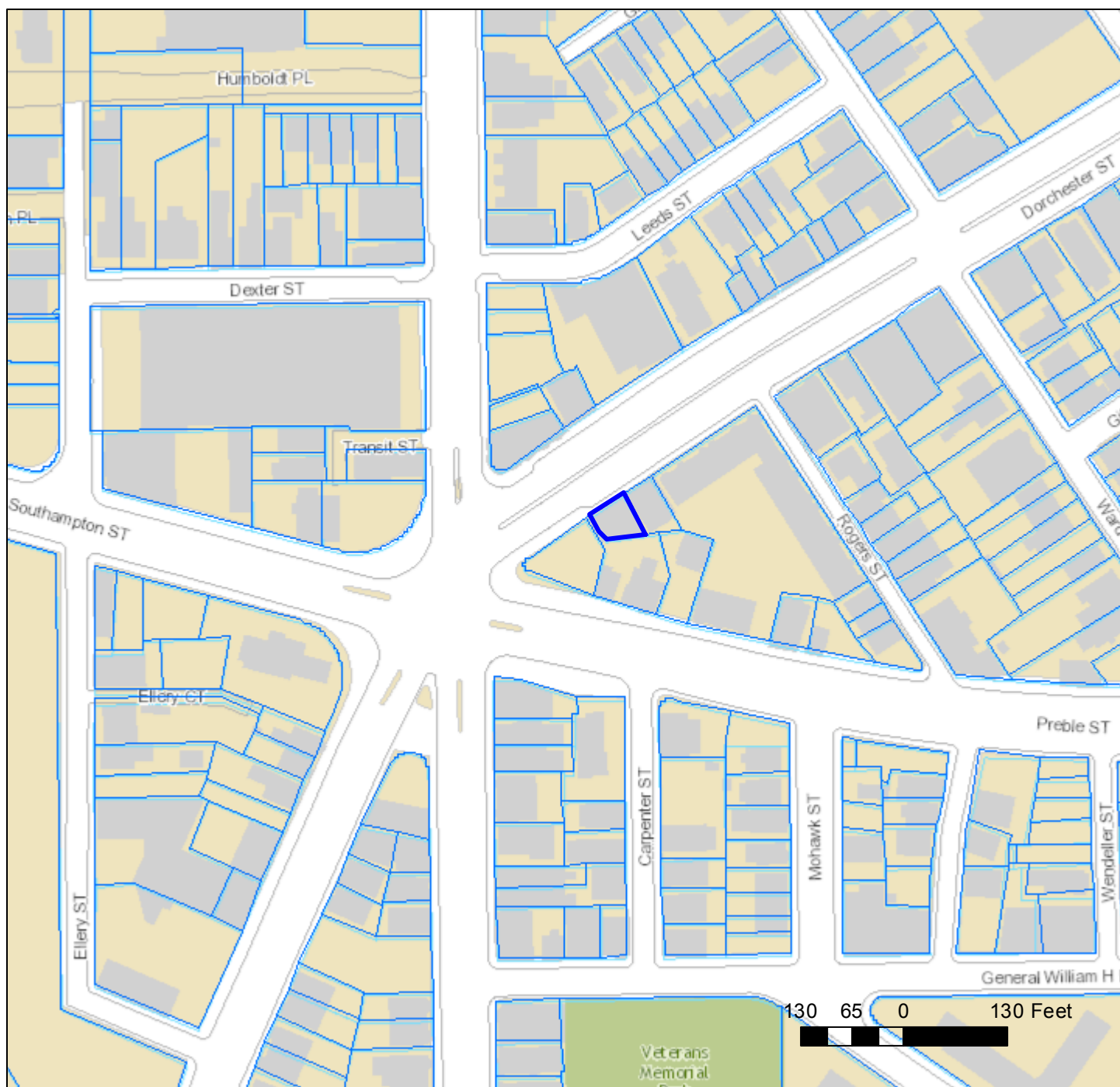
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390 Dorchester Street Parcel

July 26, 2018

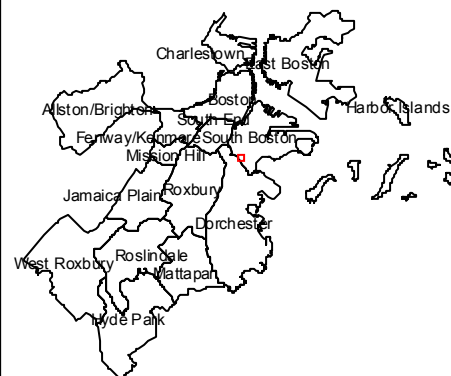


Parcel ID: 0700687000
 Address: 390 390A DORCHESTER ST
 Zipcode: 02127
 Owner: BOUXMAN MARTIN
 Land Use: Commercial
 Lot Size: 1,528.00 sq ft
 Living Area: 1,280.00 sq ft
 Total Value: \$217,500.00
 Land Value: \$67,400.00
 Building Value: \$150,100.00
 Gross Tax: \$5,481.00



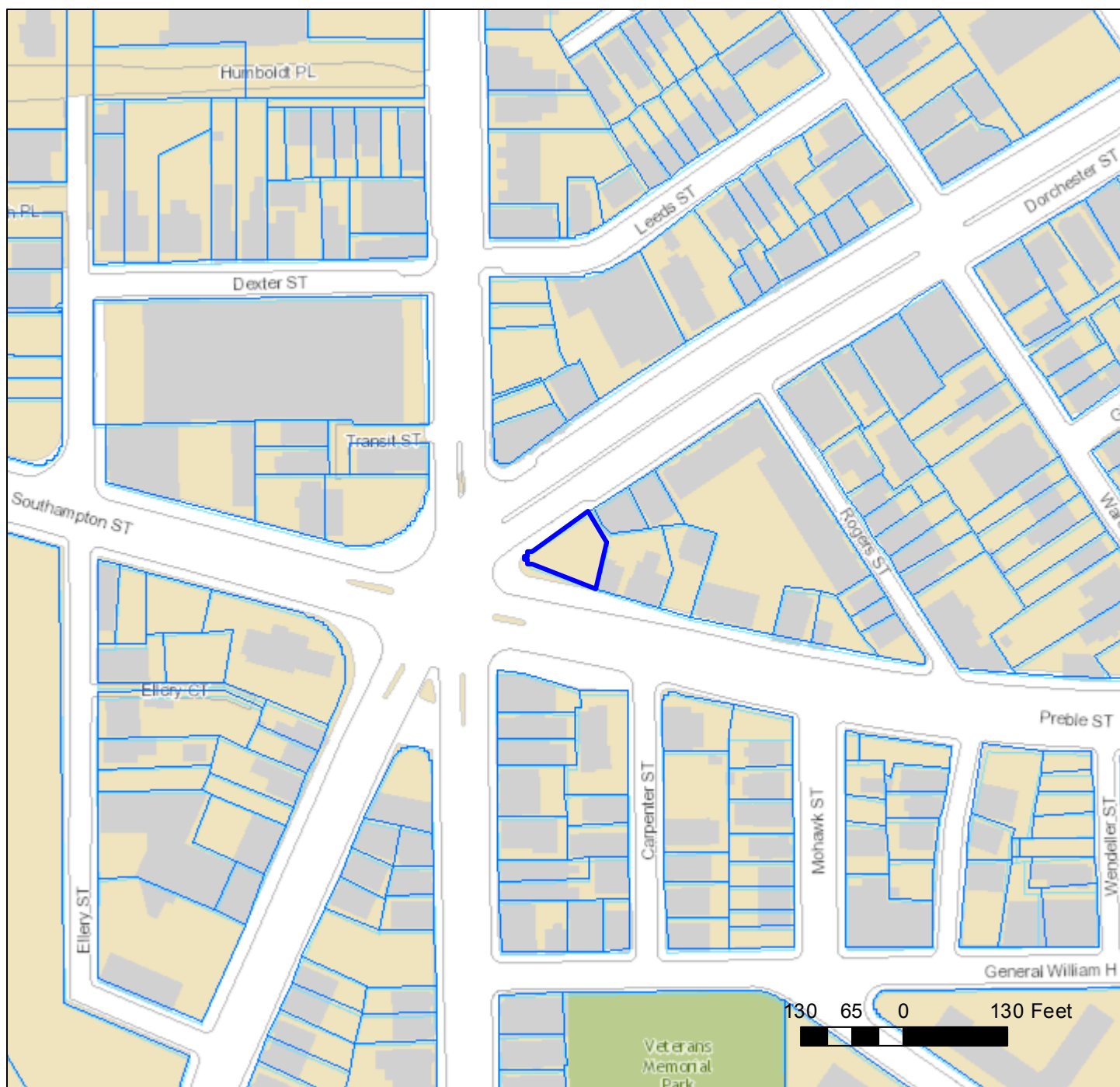
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400 Dorchester Street Parcel

July 26, 2018

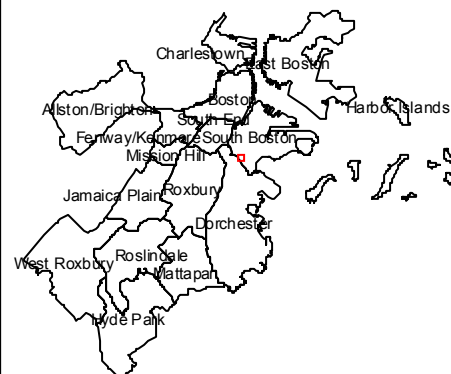


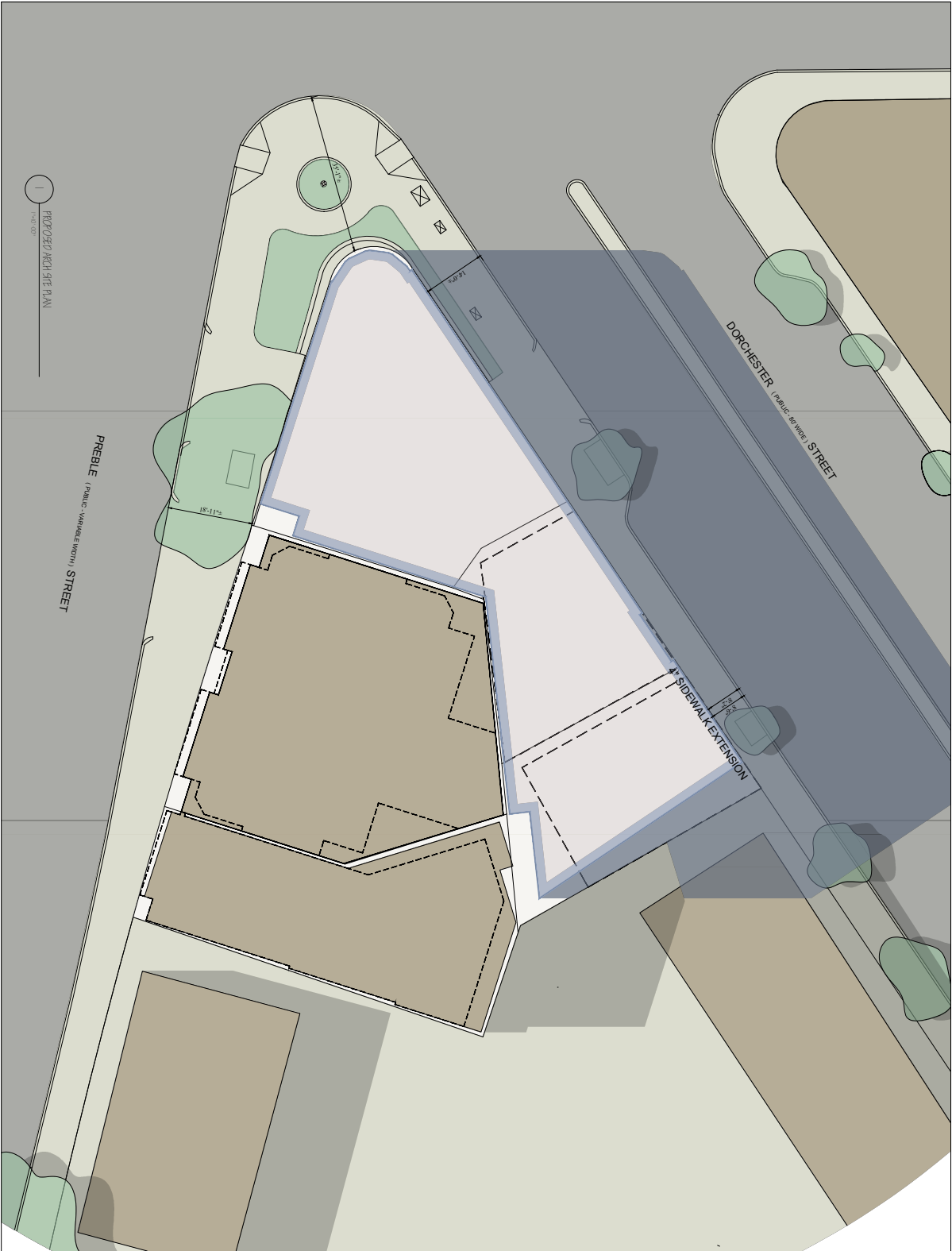
Parcel ID: 0700686000
 Address: 400 394 DORCHESTER ST
 Zipcode: 02127
 Owner: BOUXMAN MARTIN TS
 Land Use: Commercial land
 Lot Size: 2,965.00 sq ft
 Living Area: 0.00 sq ft
 Total Value: \$54,900.00
 Land Value: \$54,900.00
 Building Value: \$0.00
 Gross Tax: \$1,383.48



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

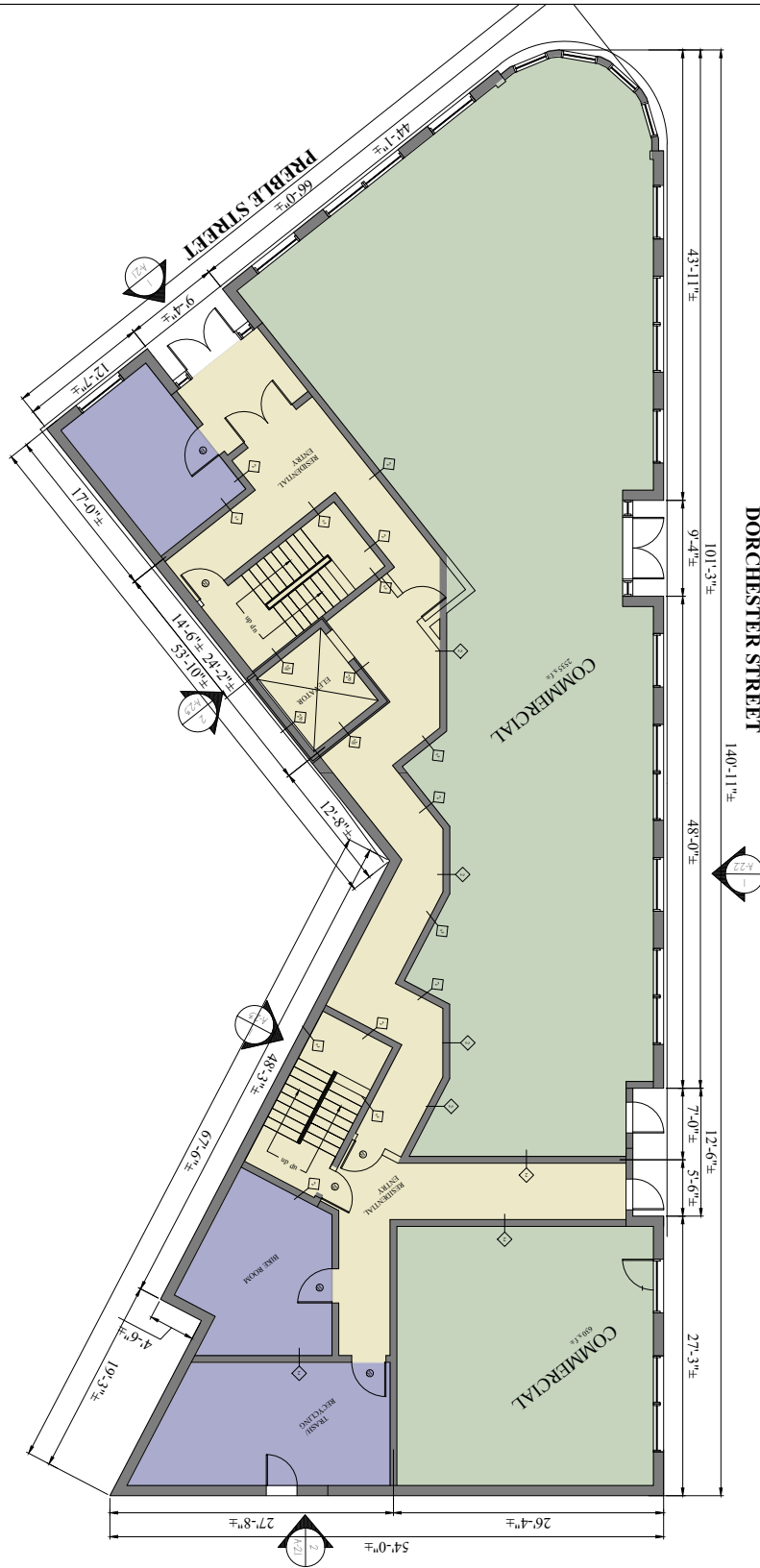
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PROJECT NAME		PROJECT NO.		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECKED		APPROVED		DATE		BY		CHECK	
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PROPOSED GROUND FLOOR
1/8" = 1'-0"

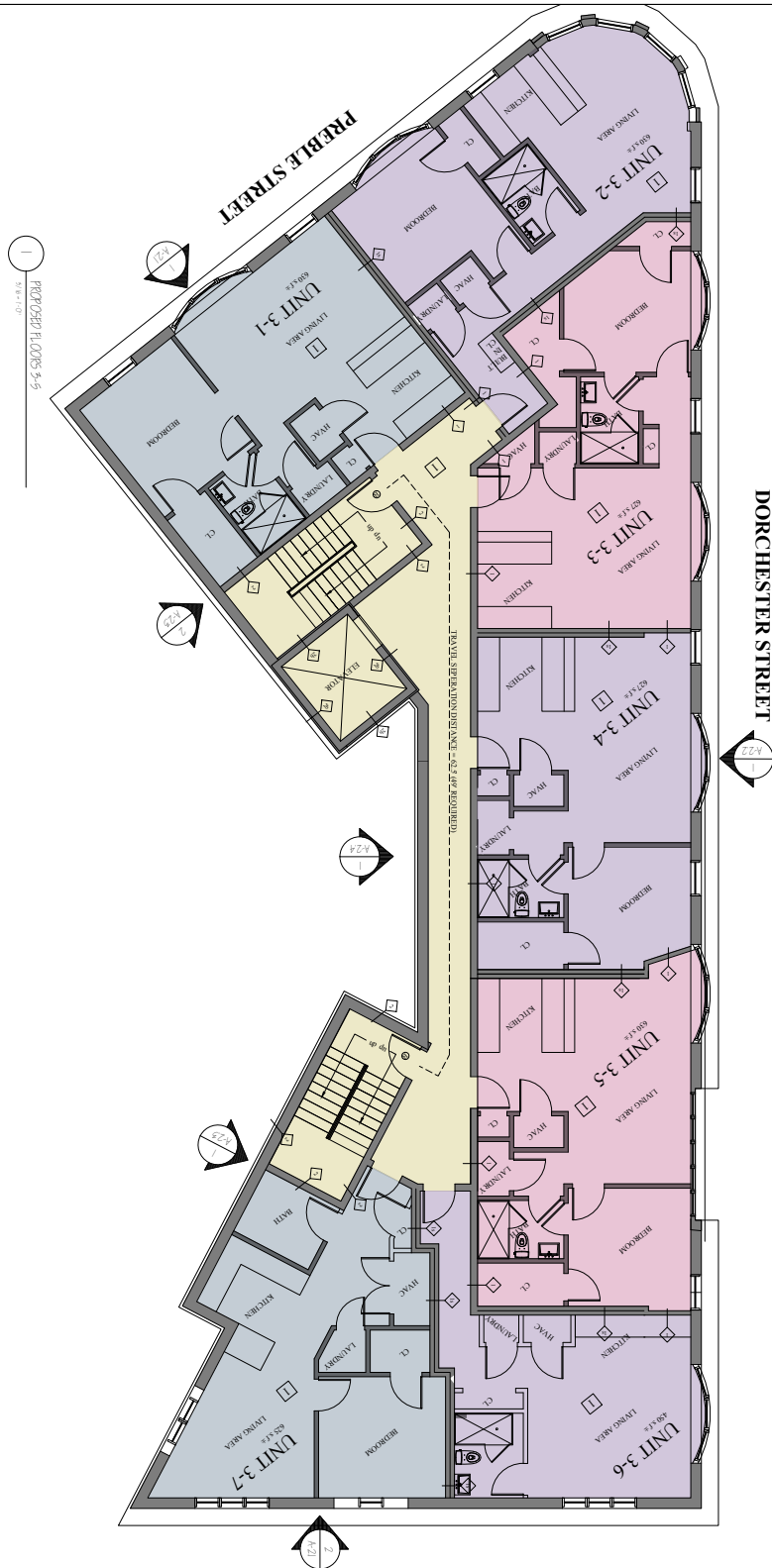
<p>PROPOSED MIXED USE</p> <p>400 DORCHESTER STREET</p> <p>SOUTH BOSTON MASS</p>		<p>Design</p> <p>One Shing Road Quincy, MA 02171</p> <p>617-552-1277</p> <p>tw@csd.com</p>	<p>Project No. 17343</p> <p>Scale AS NOTED</p> <p>Date 02-27-2018</p> <p>Drawn By SL</p>	<p>Revision Table</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>08-07-2018</td> <td></td> <td></td> </tr> </table>	No.	Description	Date	08-07-2018			<p>Project No. 17343</p> <p>Scale AS NOTED</p> <p>Date 02-27-2018</p> <p>Drawn By SL</p>	<p>Project Name</p> <p>PROPOSED FLOOR PLANS</p>	<p>Sheet No.</p> <p>A-1.1</p>
No.	Description	Date											
08-07-2018													

SECOND FLOOR PLAN

EXHIBIT "13"



<p>PROPOSED MIXED USE</p> <p>400 DORCHESTER STREET</p> <p>SOUTH BOSTON MASS</p>	<p>PROJECT: 17343</p> <p>DATE: 02-27-2018</p> <p>SCALE: AS NOTED</p> <p>PROJECT: 17343</p> <p>DATE: 02-27-2018</p> <p>SCALE: AS NOTED</p> <p>PROJECT: 17343</p> <p>DATE: 02-27-2018</p> <p>SCALE: AS NOTED</p>	<p>PROPOSED FLOOR PLANS</p> <p>A-1.2</p>
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PROPOSED FLOOR 3-5
SCALE: 1/8" = 1'-0"

A-1.3

PROPOSED
FLOOR PLANS

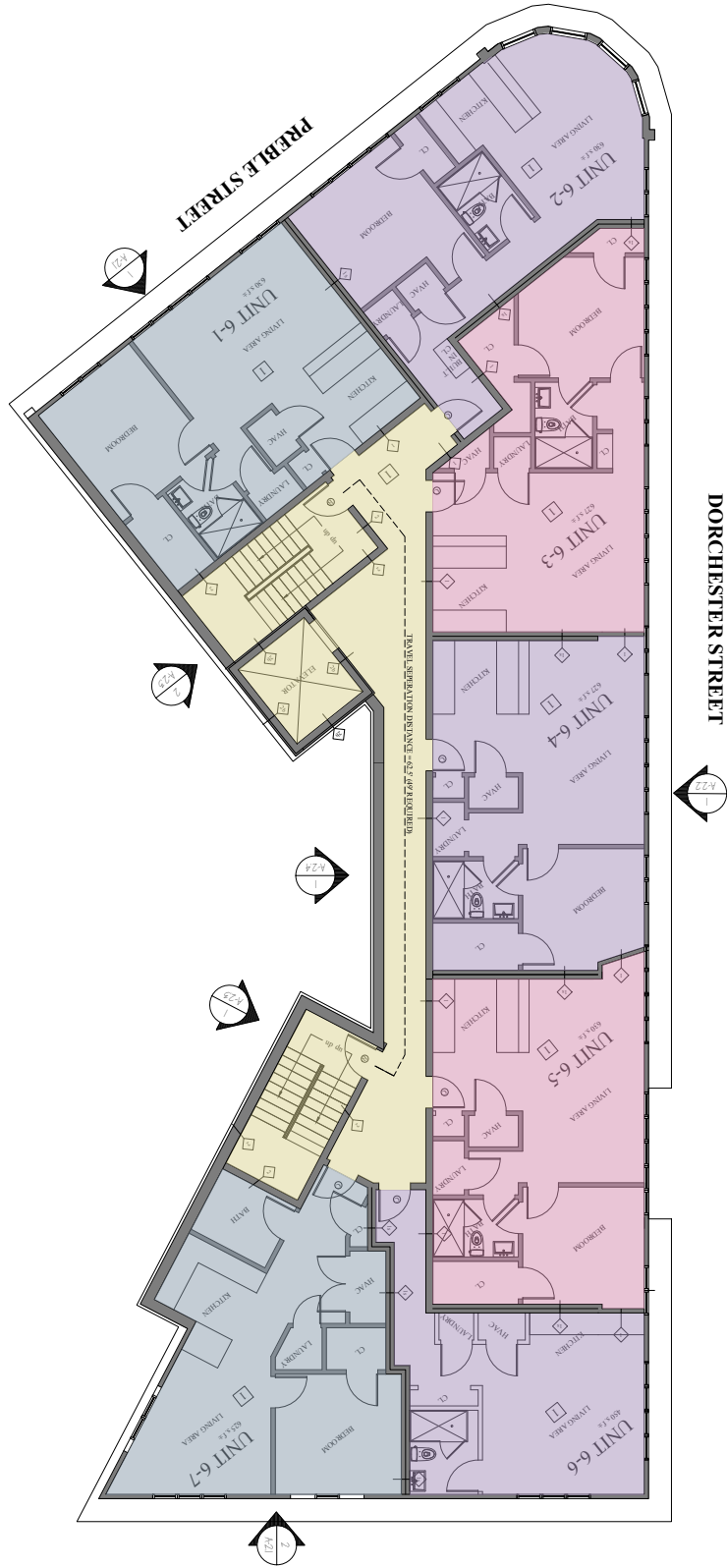
Project No: 17343
Scale: AS NOTED
Date: 02-27-2018
Project Name: SL


Project Name: 08-07-2018

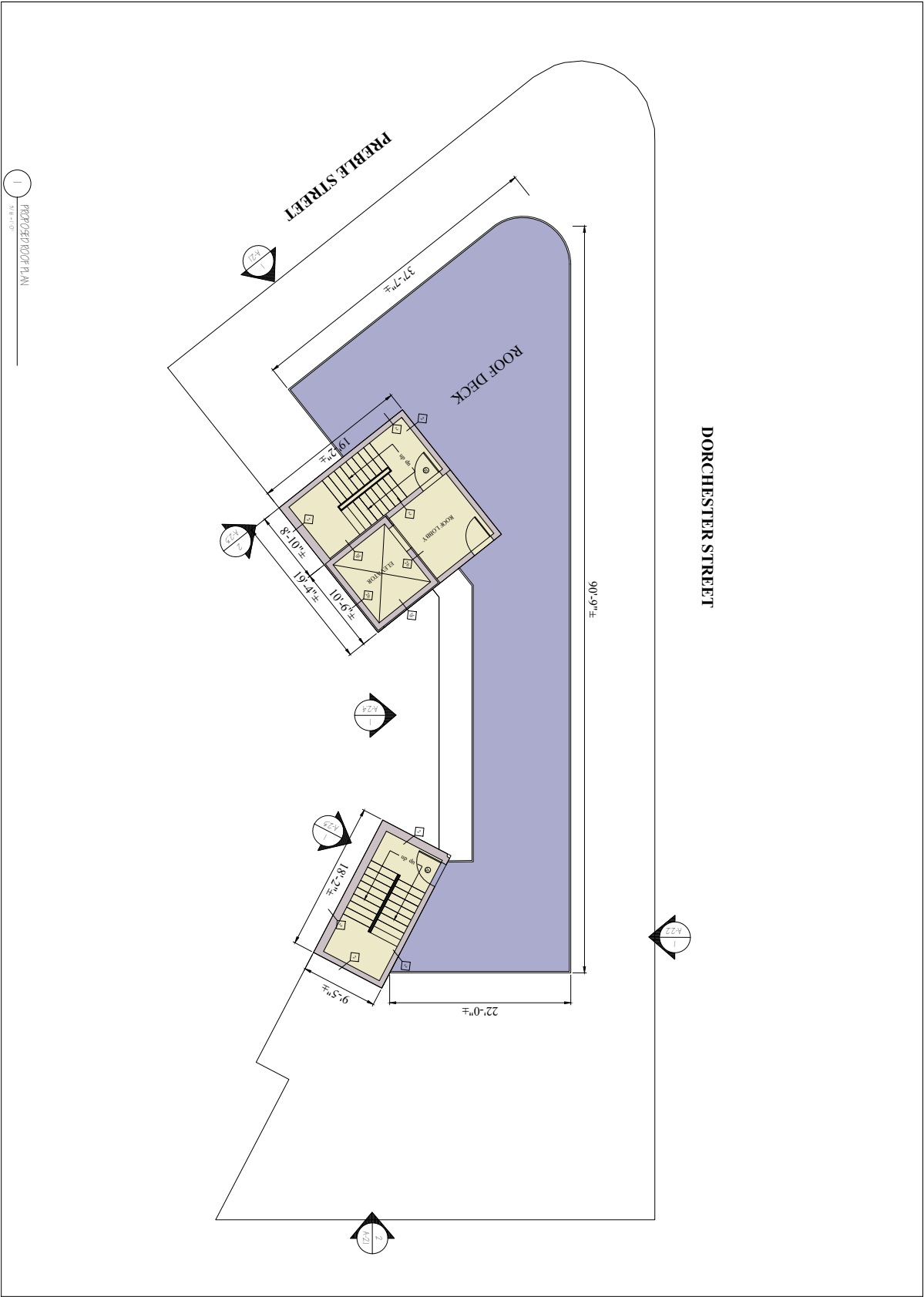
One Shingling Road, Quincy, MA 02269
617-886-1227
www.886.com

PROPOSED MIXED USE
400 DORCHESTER STREET
SOUTH BOSTON MASS

PROPOSED SIXTH FLOOR PLAN
1/4" = 1'-0"



Location	<p>PROPOSED MIXED USE</p> <p>400 DORCHESTER STREET SOUTH BOSTON MASS</p>		 <p>One Shingling Road Quincy, MA 02271 617-586-1227 Fax: 617-586-7175</p>	<p>Title</p> <p>Resident Floor</p>	<p>Date</p> <p>08-07-2018</p>	<p>Project No.</p> <p>17343</p> <p>Scale</p> <p>AS NOTED</p> <p>Date</p> <p>02-27-2018</p> <p>Drawn By</p> <p>SL</p>	<p>Project Name</p> <p>PROPOSED FLOOR PLANS</p>	<p>Sheet No.</p> <p>A-1.4</p>	



Location

PROPOSED MIXED USE

400 DORCHESTER STREET

SOUTH BOSTON MASS

Design

One Shingling Road Quincy, MA 02171
617-866-1227
www.800design.com

No.

Project Name

08-07-2018

Project No.

17343

Scale

AS NOTED

Date

02-27-2018

Project Name

SL

Project Name

PROPOSED

FLOOR PLANS

Sheet No.

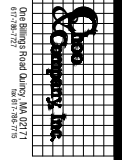
A-1.5

1 PROPOSED NW ELEVATION (DORCHESTER ST)
1/4" = 1'-0"



PROPOSED MIXED USE

400 DORCHESTER STREET
SOUTH BOSTON MASS



Project No. 17343
Scale: AS NOTED
Date: 02-27-2018
Drawing No. SL

08-07-2018

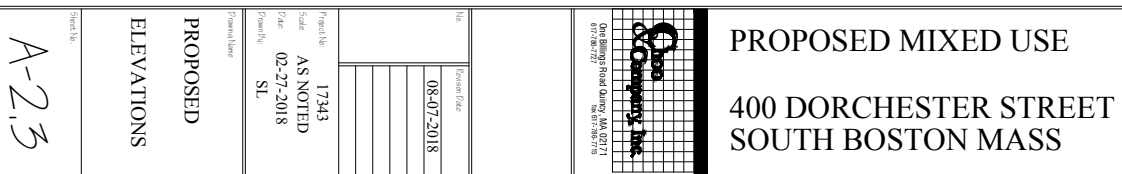
PROPOSED
NORTH WEST
ELEVATION

A-2.2

PROPOSED MIXED USE

400 DORCHESTER STREET
SOUTH BOSTON MASS

EXHIBIT “19”



A-2.5

Article 80 | 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

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 Dorchester Street Mixed-Use Project		
Primary Project Address:	400 Dorchester Street, South Boston, MA 02127		
Total Number of Phases/Buildings:	1		
Primary Contact (Name / Title / Company / Email / Phone):	Cedarwood Development LLC - David Winick, Manager 781-718-6197 davewinick@yahoo.com		
Owner / Developer:	Cedarwood Development, LLC		
Architect:	Choo & Co., Inc.		
Civil Engineer:	TBD		
Landscape Architect:	TBD		
Permitting:	Adams & Morancy, P.C.		
Construction Management:	None selected at this time.		
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)? If yes, identify and explain.	No.		
2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i>			
What are the dimensions of the project?			
Site Area:	6276 SF	Building Area:	38,192 GSF
Building Height:	60 FT	Number of Stories:	6
First Floor Elevation:	20.35'	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type) : 1A/ 5A podium				
Platform, Steel and Concrete up to 2 nd Floor, Wood thereafter	Wood Frame X	Masonry	Steel Frame X	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	<u>Residential - Multi-unit, Four +</u>	Institutional	Educational
	Business	Mercantile	Factory	<u>Restaurant</u>
	Laboratory / Medical	<u>Storage, Utility and Other</u>		
List street-level uses of the building:	<i>Restaurant and Residential Lobby, Bike Storage, Trash Storage</i>			
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The site is in Andrew Square in South Boston, bounded by Dorchester Avenue and Boston Street, both being major traffic arteries between South Boston and Dorchester. The site is also in close proximity to Preble Street, leading to Old Colony Avenue and points south, Dorchester Street, leading to East and West Broadway, and Southampton Street, leading to I-93, Roxbury, the South End, and Downtown Boston.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The project is located approximately 200 feet from Andrew Square Red line subway stop and several bus lines, including: 5, 10, 16, 17, 18 and CT3.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	Mary Ellen McCormack Housing Development			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None.			
4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>				

Article 80 | ACCESSIBILITY CHECKLIST

Is the development site within a historic district? <i>If yes, identify which district:</i>	No.
Are there sidewalks and pedestrian ramps existing at the development site? <i>If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</i>	Sidewalks are existing, they are generally flat. A gradual slope exists up Dorchester Street. Pedestrian ramps existing to remain, located on Dorchester and Preble Streets. Concrete sidewalk dimensions range from 30' + to 8.5 feet. See attached plot plan.
Are the sidewalks and pedestrian ramps existing-to-remain? <i>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:</i>	Yes, Photos to be provided. All the sidewalks were rebuilt as part of the Andrew Square revitalization several years ago.
5. Surrounding Site Conditions – Proposed <p>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.</p>	
Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</i>	Yes, Both streets for the majority exceed the requirements of the neighborhood connector dimensions. The Northern most part of the site up along Dorchester Street narrows down to the minimum requirement of 8.5'.
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	The existing sidewalk widths will remain. On Dorchester Street, the majority of the sidewalk is 14'+. The Northern most part of the site up along Dorchester Street narrows down to the minimum requirement of 8.5'. Along Preble, The sidewalk is 32' adjacent to the square and tapers down to 18' at the back of the site. The radial front of the site is between 14' and 32' around the arch.

Article 80 | ACCESSIBILITY CHECKLIST

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	The existing sidewalk is new. Any disturbance to said sidewalks will be repaired in a manner similar to the existing concrete sidewalks.
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?	Currently, there is a city-owned trapezoidal shaped planter between the property and the intersection of Andrew Square which will be protected and remain after construction. The existing walk areas along these planters are minimally 10'
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	Not applicable.
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	No.
6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	0
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	0
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the	No

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Commission for Persons with Disabilities regarding this need?	
Where is the accessible visitor parking located?	None.
Has a drop-off area been identified? <i>If yes, will it be accessible?</i>	No.
7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Entry to the Residential lobby, the restaurant, and additional commercial space will all be flush conditions to the sidewalk. Access to the apartments above is provided by elevator.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes. Both Access to the stairs and the elevators share a common lobby. The commercial spaces have private entries which are also accessible.
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	No.
8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i>	
What is the total number of proposed housing units or hotel rooms for the development?	35
<i>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?</i>	No units to be sold. All will be rental units. There will be 6 IDP units.
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	2

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<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	<p>1</p>
<p><i>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.</i></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, provide reason.</i></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, describe:</i></p>	<p>Yes. There is one elevator for access to each floor.</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>To be determined.</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</p>	<p>To be determined.</p>

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of these spaces and features provide accessibility?	
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.	Yes, to all.
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?	In Progress.
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?	In progress.
10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>	
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances. <ul style="list-style-type: none"> See Sheets A-1.0-A-1.5. 	
Provide a diagram of the accessible route connections through the site, including distances. <ul style="list-style-type: none"> See Sheets A-1.0-A-1.5. All common routes are accessible routes. 	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable) See Sheet A-1.5	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. <ul style="list-style-type: none"> See Sheets A-1.0-A-1.5. 	

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Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

- See attached photos for existing sidewalk ramps.

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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.

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