

Bay State Road/Charlesgate West Sidewalk Expansion

Application for Certificate of Appropriateness

March 9, 2018

Submitted to:

Bay State Road/Back Bay West Architectural
Conservation District Commission

Submitted by:

Boston Transportation Department

TABLE OF CONTENTS

SECTION 1 APPLICATION FORM

SECTION 2 SUPPORTING GRAPHICS

- 1 Locus Map
- 2 Aerial View and Existing Conditions Photographs Key
- 3 Existing Conditions Photographs
- 4 Specific Repairs Plan
- 5 Details
- 6 Project Site Plan
- 7 Perspective View

Section 1

APPLICATION FORM



APPLICATION CERTIFICATE of APPROPRIATENESS-or- DESIGN APPROVAL-or-EXEMPTION
Deliver or mail to: Environment Dep't. Boston City Hall, Rm 805 Boston, MA 02201

For Office Use Only
APPLICATION # _____
RECEIVED _____
FEE _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS Bay State Road / Charlesgate West
NAME of BUSINESS/PROPERTY Public Sidewalk

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT Boston Transportation Department

CONTACT NAME _____ RELATIONSHIP TO PROPERTY _____
MAILING ADDRESS 1 City Hall Square, Room 721, Boston, MA 02201
PHONE _____ EMAIL _____

PROPERTY OWNER _____ CONTACT NAME _____
MAILING ADDRESS _____
PHONE _____ EMAIL _____

ARCHITECT Miller Dyer Spears CONTACT NAME James Loftus
MAILING ADDRESS 99 Chauncy Street, 8th Floor, Boston, MA 02111
PHONE (617) 338-5350 EMAIL jloftus@mds-bos.com

CONTRACTOR James W. Flett Co. Inc. CONTACT NAME Darren Naseck
MAILING ADDRESS 800 Pleasant Street, Belmont, Massachusetts 02478
PHONE (617) 484-8500 EMAIL dnaseck@jwflett.com

III. DESCRIPTION OF PROPOSED WORK
A BRIEF OUTLINE OF THE PROPOSED WORK *MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED.* This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information. The proposed work is solely the addition of a cement concrete sidewalk expansion at the intersection of Bay State Road and Charlesgate West. This expansion, which is designed to accommodate safety and pedestrian improvements to the three-way intersection at Bay State Road, Beacon Street, and Charlesgate West, will add three accessible ramps with detectable warning panels, new granite curb, a new street light, relocated traffic mast arm and equipment, and new pedestrian crosswalks. These improvements have been designed to meet all City of Boston standards and have been approved by the Public Improvement Commission (PIC). Photographs of existing conditions, a site plan, and PIC plans have been included in supplemental materials.

These improvements have been proposed to support the development of a new 5,500 square foot public open space plaza at the Boston University Myles Standish Hall and Annex and provide improved pedestrian connections, traffic safety and traffic management at the three-way intersection.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$220,000.00 _____

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT _____ OWNER* _____

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT _____ PRINT _____

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

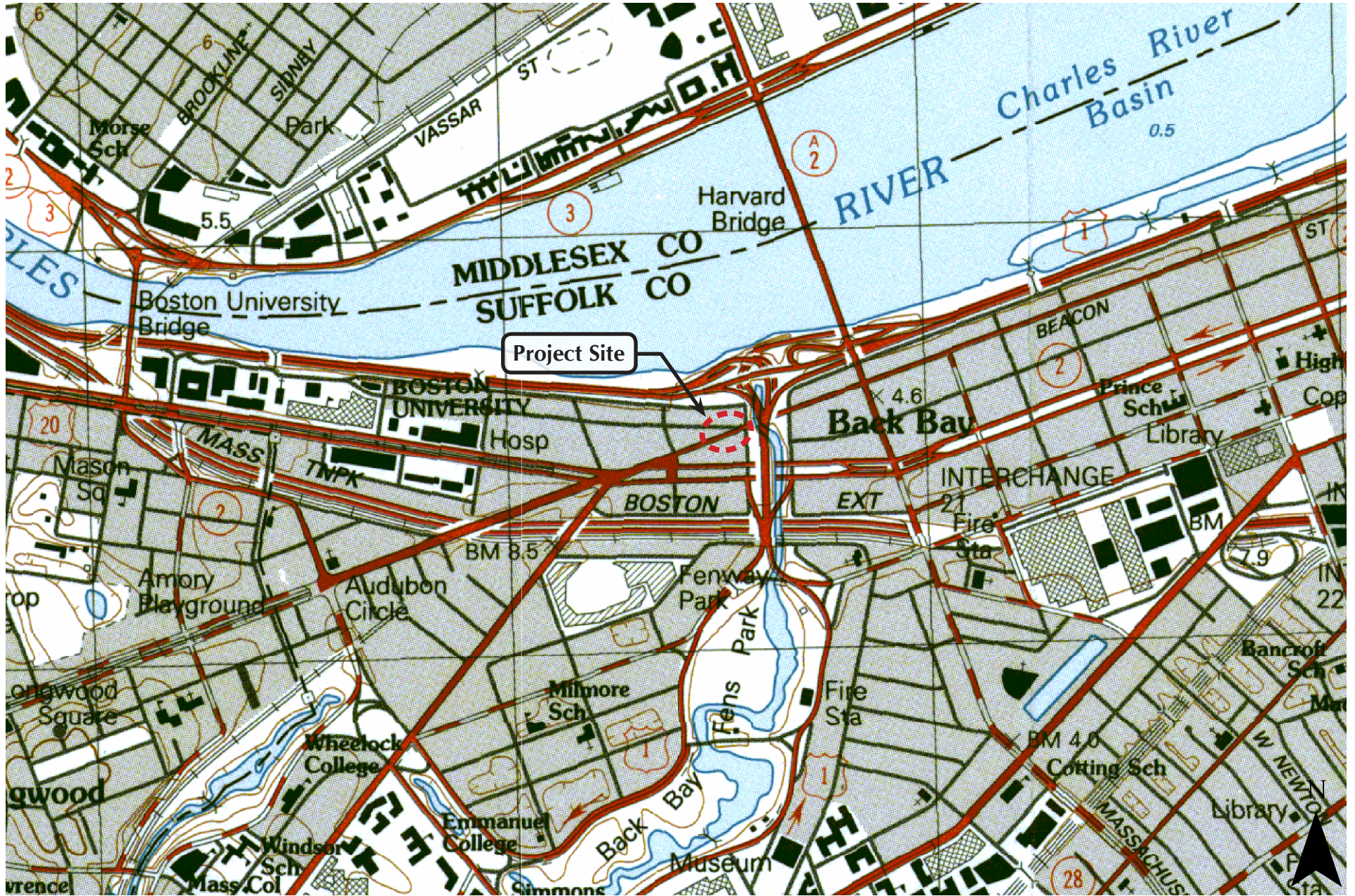
- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note “see attached” will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See “documentation requirements” in instructions)

For more information, visit the website at: www.cityofboston.gov/landmarks

Or contact the Environment Department at (617-635-3850) or at Boston City Hall, Room 805, Boston, MA 02201

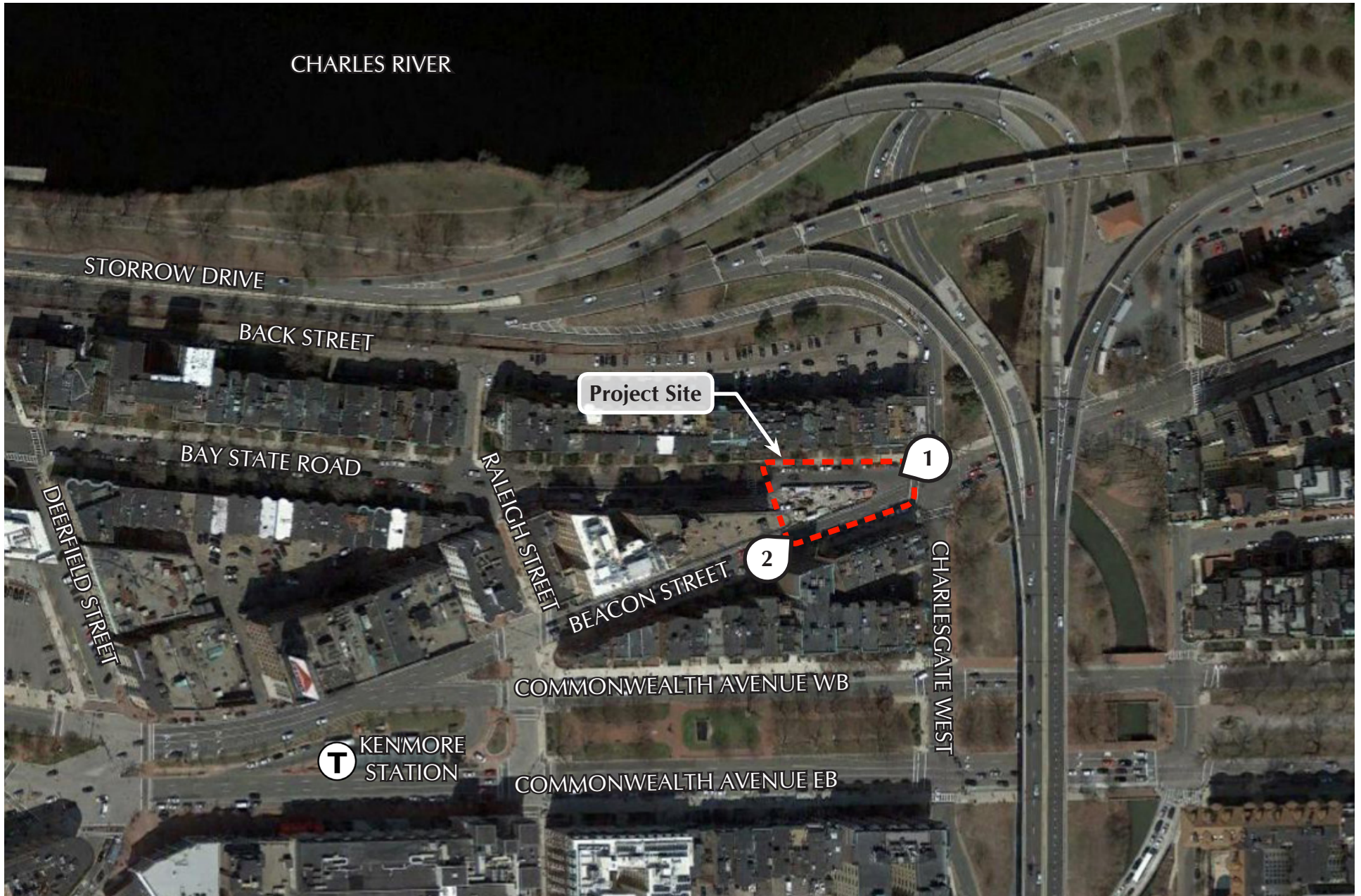
Section 2

SUPPORTING GRAPHICS



Boston, Massachusetts

Figure 1
Locus Map
Source: USGS, 1995

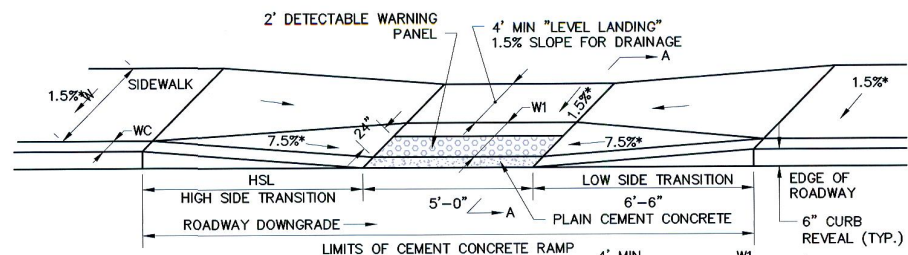




Photograph 1: View of existing Myles Standish Hall looking west from Bay State Road



Photograph 2: View of existing sidewalk conditions looking northeast from Beacon Street

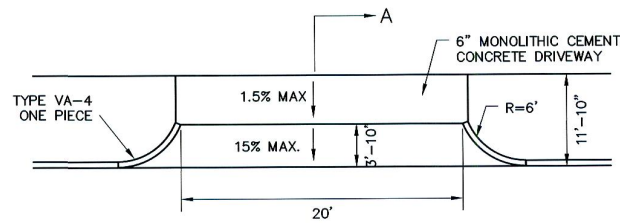


ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH
0	6'-6"
0-1	7'-8"
1-2	9'-0"
2-3	11'-0"
3-4	14'-0"
>4	15' (MAX.)

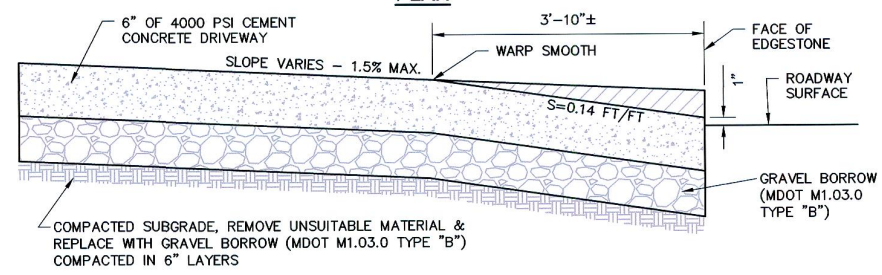
NOTE-BASED ON A DESIGN SLOPE OF 7.5% & A REVEAL OF 6"

LEGEND
 HSL = HIGH SIDE TRANSITION LENGTH (VARIES-SEE CHART)
 W = SIDEWALK WIDTH (USABLE WIDTH)
 W1 = PERPENDICULAR RAMP LENGTH (W-4")
 Wc = CURB WIDTH (VARIES 0"-6")
 * = TOLERANCE FOR CONSTRUCTION (±0.5%)

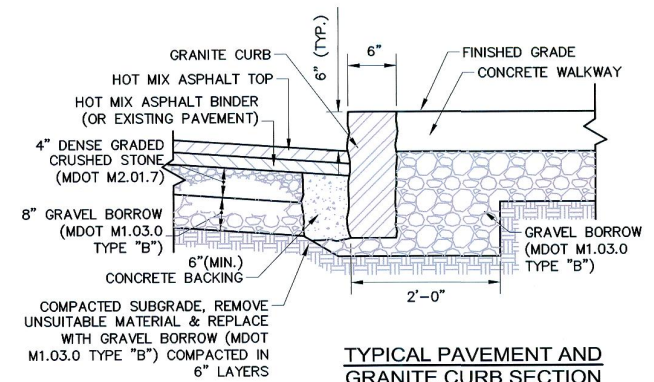
PEDESTRIAN RAMP DETAIL
NOT TO SCALE



PLAN

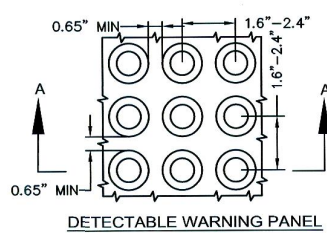


SECTION A-A CONCRETE DRIVEWAY
TYPICAL DRIVEWAY-BOSTON STANDARD DETAIL
NOT TO SCALE

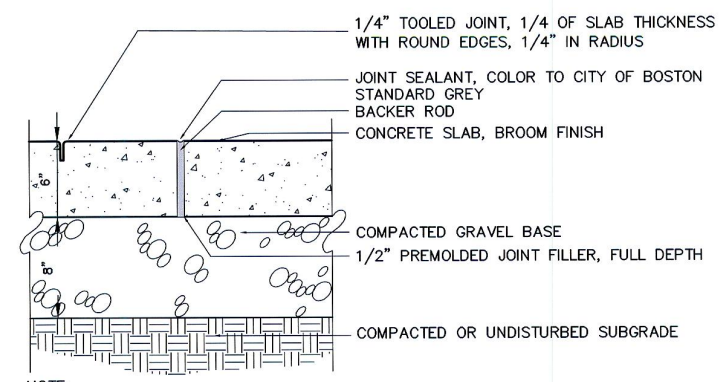


TYPICAL PAVEMENT AND GRANITE CURB SECTION DETAIL
NOT TO SCALE

- NOTES:**
1. DETECTABLE WARNING PANELS SHALL BE PERMANENTLY APPLIED TO THE RAMP.
 2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKWAY SURFACES PER THE FOLLOWING COLOR SCHEDULE:
 • PALE YELLOW ON CEMENT CONCRETE PEDESTRIAN RAMP, UNLESS OTHERWISE NOTED
 3. DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. OF NORTH BILLERICA, MA OR AN APPROVED EQUAL.
 4. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

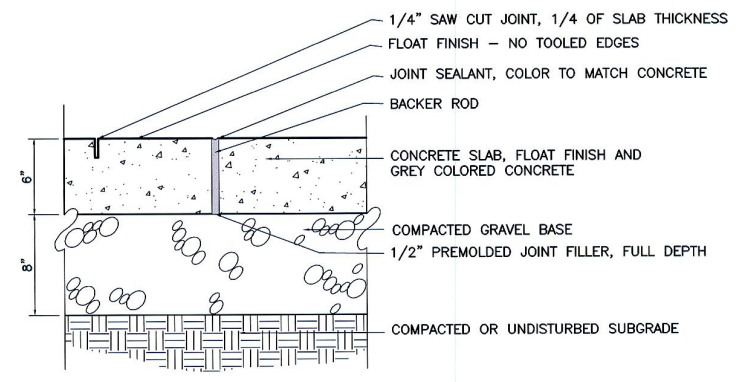


DETECTABLE WARNING PANEL FOR PEDESTRIAN RAMP DETAIL
NOT TO SCALE



- NOTE:**
1. CONTROL JOINTS EVERY 7'-4" O.C. TO ALIGN WITH BLDG. DATUMS - UNLESS OTHERWISE SHOWN ON PLAN.
 2. EXPANSION JOINTS EVERY 20' O.C. UNLESS OTHERWISE SHOWN ON PLAN.

6" CONCRETE PAVEMENT AT CITY WALK
DETAIL PROVIDED BY COPLEY WOLFF DESIGN GROUP - NOT TO SCALE



- NOTE:**
1. CONTROL JOINTS VARY; SEE PLAN
 2. EXPANSION JOINTS EVERY 20' O.C. UNLESS OTHERWISE SHOWN ON PLAN.

6" CONCRETE PAVEMENT IN POCKET PARK
DETAIL PROVIDED BY COPLEY WOLFF DESIGN GROUP - NOT TO SCALE

FOR REGISTRY USE ONLY
 L-13355

CHELSEA R. CHRISTENSON, P.E. DATE 5/14/2016
 MASSACHUSETTS REG. NO. 46260
 REGISTERED PROFESSIONAL ENGINEER

PUBLIC IMPROVEMENT COMMISSION
 CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS

 CHIEF ENGINEER PUBLIC WORKS DEPARTMENT COMMISSIONER OF PUBLIC WORKS

Pic# 2016-0032
 PREPARED BY:

 www.nitscheng.com
 2 Center Plaza, Suite 430
 Boston, MA 02108
 T: (617) 338-0063
 F: (617) 338-6472
 DESIGNED BY: JLY
 DRAWN BY: JLY/ZM
 CHECKED BY: CBC
 NITSCH FILE: 1006SPIC.DWG
 NITSCH PROJECT: 10069

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 DETAILS
 BEACON ST, RALEIGH ST, & BAY STATE RD
 610 BEACON STREET
 PUBLIC WAY BOSTON
 NOT TO SCALE
 DIVISION (CITY) ENGINEER
 MAY 2016

Figure 5



Boston, Massachusetts

Figure 7
Perspective View
Source: Miller Dyer Spears, Inc., 2018