

Date: May 20th, 2022

To: Zoning Board of Appeals, Manchester by the Sea, MA

Sanctuary at Manchester by the Sea: Universal Design Narrative

The state of Massachusetts Architectural Access Board defines accessibility as a site, building facility or portion thereof that can be approached, entered, and used by persons with disabilities. This includes those with physical impairments and those with difficulty or loss of sight or hearing.

All public and common area facilities at the Sanctuary at Manchester by the Sea will be universally designed for accessible use. All accessible parking spaces, building entries, and outdoor amenity spaces will be fully accessible per MAAB requirements. This will include the grading of parking areas, sidewalks and open space provided on site, the use of handrails, and Braille signage throughout.

Inside the building, we will include accessible features throughout. Common areas and restrooms will be fully accessible. Per Massachusetts statute 521 CMR 9.4, at least 5% of the dwelling units in the project must be 'Group 2A' accessible units. For our 136 units, we would provide a total of (7) Group 2A units. These units will be proportionally distributed across the total number of units according to number of bedrooms, size, quality, and location. All remaining dwelling units in the project will be considered 'Group 1' accessible per Massachusetts Architectural Access Board requirements. The project will feature in-unit laundry rooms within all unit types, also complying with MAAB.

Commonly labeled as "accessible" units, Group 2A units feature greater floor space to accommodate wheelchair clearances and maneuverability. Other components, including kitchen cabinets, counters, toilets and entry door peephole are specially designed for the use of persons with mobility issues and/or wheelchairs, and showers are designed to allow for addition of grab bar supports. Each Group 2A unit will feature an accessible tub-shower, and units that feature multiple bathrooms will have one accessible tub-shower and the remaining standing showers will allow for a "roll-in" wheelchair use, per the provisions of 521 CMR 31.7.1. In-unit laundry will be provided in a side-by-side configuration and will be accessible for a person using a wheelchair.

Commonly labeled as "adaptable" units, Group 1 units look typical but have features that can be modified without structural change to meet requirements of people with disabilities. For example, the swing of doors can be changed to allow for full accessible clearances and bathtubs and showers allow for the later addition of grab bar supports. Group 1 units will feature stacked washer-dryer laundry units.

In addition to the Group 2A accessible units, 2% of the units, 3 total, are required to be provided with life safety systems designed for persons who are deaf or hard of hearing. This may include features like strobe lights for doorbell, phone and intercom functions. Hearing impaired units also typically feature a "bed shaker" system, meant to wake a hearing disabled person during an emergency event.