

## Accessibility Narrative

The proposed project at 30 Merrill Street will meet Fair Housing Accessibility Standards as is required for a new building. Due to the goal of providing housing at sub-market rates, no elevator will be installed and only the first floor units will need to meet the Fair Housing requirements. As no public spaces exist within the building, ADA will not apply.

The design includes two entrances: a contextual entrance and a practical entrance. The contextual entrance faces the street, has a glazed door, a canopy and is framed by two planning beds. These elements give the building the same connection to the street that is found in the surrounding buildings and has documented historic precedent.

The practical entrance is located in the back of the building adjacent to the parking and represents the shortest path by which to leave the building. This back entrance and the way it is used is also consistent with the surrounding buildings. The back entrance is the accessible entrance, and is immediately adjacent to the accessible parking spot.

The Fair Housing Act and the Fair Housing Design Manual specifically address situations where a building has more than one entrance. Page 1.33 of the design manual states:

*“When a building has a single ground floor and more than one common entrance, at least one entrance must be accessible. This accessible entrance should be the primary entrance and must provide an interior accessible route to all ground floor units in the building.”*

While Bild seeks to maximize accessibility in projects, the sloping site makes the possibility of multiple accessible entrances impractical for a project of this scale. The accessible rear entrance is favored as it best serves arrival by vehicle.