**Staff Presentation: 1 Joy Place - 12 unit residential**

**Site Plan and Subdivision and Inclusionary Zoning PB HEARING 9/26/2017**

1. ***Overview:*** The applicant is proposing to build a 12 unit building on a backland site on a narrow private street off of Brackett Street in the B1 zone. The units will be small condominiums and the site plan includes 1 handicapped parking space and 2 tandem parking spaces plus a community open space area. The project is being reviewed under the inclusionary zoning, site plan and subdivision standards, and requires a Certificate of Appropriateness from the Historic Preservation Board as it is within the west end historic district.
2. ***Other Reviews:***  In addition to Subdivision and Site plan reviews, the project is subject to review by the Historic Preservation Board, which has approved the project subject to details and requested a different type of bollard lighting along the brick walkway. The project must also meet the Inclusionary Zoning requirements, and the applicant proposes one unit of Workforce Housing which meets the zoning requirement and is acceptable to the Housing Program Manager.
3. ***Public comments:*** The applicant held a Neighborhood Meeting in late June which was attended by one neighbor. Planning staff have received 17 public comments from 16 individuals, of which 7 neighbors object based on the low number of on-site parking spaces and/or affordable units. In addition, a letter in support for the project was submitted with 29 signatures of neighbors who welcome the removal of the derelict building on the site and also expressed disappointment that the City is not willing to include any of the City’s parking lot in this project.
4. ***City involvement:*** The context for the review is that the applicant has been in discussions with the City for some while to develop this parcel in conjunction with the abutting City owned land that is currently used for a school parking lot. The applicant had hoped to include improvements such as a treeplanting on the City land, but at present the City does not want to commit to any leased parking or physical improvements on the City land. The applicant has not been able to incorporate similar improvements in the private street of One Joy Place as the deeds of abutters require this to be kept open and unobstructed forever.
5. ***Parking Requirements:***The neighbors concerns regarding the existing supply of on-street parking is noted, However, the city’s ordinance governing parking provision in the B1 zone would allow the following alternatives to the provision of on-site parking:
* Payment of a fee in lieu for some or all of the required spaces
* Securing a lease for some spaces off site but no more than 1500 ft from the site
* Provision of a shared use vehicle which could count for up to 6 spaces
* Request that the Planning Board establish a lower parking requirement based on confirmation that the potential occupiers would not need the full requirement
* Joint use of a parking area where it can be shown the time of use would not overlap.
1. ***Parking provision:*** The applicant has proposed to meet the parking requirements by:
	* Requesting the Board to approve a requirement of 11 spaces instead of 12, based on submitted information regarding the take up of available parking spaces by occupiers of one-bedroom units in the vicinity (**Att X**)
	* Provide 3 spaces on-site: one handicapped space and 2 tandem
	* Provide 8 spaces in the parking lot at 699 congress Street (near Rite Aid) based on a submitted 5 year lease. These are within the required 1500 feet from the site.

Staff consider the proposals to be acceptable.

1. ***Waivers:*** The driveway separation waiver reflects the existing condition, and the light trespass waiver is to allow some minor trespass from the bollards along the walkway between Brackett Street and the front entrance to the new development.
2. ***Conditions of Approval: SEE REVISED MOTION WHICH INCLUDES CORRECTION TO A TYPO AND CLARIFICATION***
	* ***Inclusionary Zoning:*** standard
	* ***Subdivision***: Standard plus a condition to reflect the Fire Department’s concern about Joy Place being blocked by parking, and to address the Traffic Engineering Reviewer’s recommendation that the parking spaces be allocated in order to avoid unnecessary vehicle use of Joy Place.
	* ***Site Plan***:
		+ Confirmation of the reduced parking requirement
		+ Conditions to reflect minor issues that reviewers requested be addressed:
			- Ensuring that the existing cobra lights in the private street (to which other abutters, including the City, have rights) that light the City’s parking lot are not removed until arrangements are in place to relocate or replace the lights
			- Construction Management Plan to be strengthened, particularly re pedestrian safety
			- Four conditions regarding details of lighting, tree species, the location and screening of compressors, and the apron design
			- Street tree contribution
			- Wastewater capacity letter

*OPTIONS FOR PARKING:*

The Parking Zoning requirements allow residential development on the peninsula to consider the following options for meeting the parking requirements (14-332.1):

* Partially meet the parking requirement through provision of shared-use vehicles (one equates to 8 required parking spaces, but can be no more than 50% of the parking requirement);
* Requesting that the Planning Board establish different parking requirements based on unique conditions that result in a lesser parking demand (eg housing for persons who do not drive, availability of transit etc)

The site is located in the B1 zone and the applicant has two additional options for the provision of the required parking (below is a summary based on the ordinance sections 14- 331 and 14-345):

* Securing leased parking spaces (full time) within 1500 feet of the site, confirmed by a lease for at least 5 years;
* Payment of a fee in lieu (approx. $5000 per parking space) that would go into the Sustainable Transportation Fund for eligible projects. If this option was applied to this project the question is whether the payment would be for 10 spaces or 8 spaces, depending on how the tandem spaces are counted.