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

**Site Plan and Subdivision and Inclusionary Zoning PB WORKSHOP 7/11/2017**

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 2 parking spaces 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. ***Public comments:*** The applicant held a Neighborhood Meeting in late June which was attended by one neighbor. Planning staff have received 9 public comments- 7 were included in the packet and a further 2 circulated today. Most of the comments have been generally in support of the project, with the recent 2 comments raising strong concerns about the lack of off street parking to serve the project.
3. ***Other Reviews:***  The Historic Preservation Board have held 2 Workshops and the architecture has been revised to address the HP comments. The applicant proposes one unit of Workforce Housing to meet the Inclusionary Zoning requirements.
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 City owned land next door that is currently used for a school parking lot. This proposal is not moving forward, but it included the possibility of the City leasing 10 spaces there for overnight and weekend parking and this may still be a possibility though the final decision is up to the City.
5. ***Key issues:***
* **Parking Provision:** The parking requirement is for 12 on-site parking spaces. The proposed 4 tandem parking spaces effectively serve only 2 units so the question is how will the project provide the other 10 parking spaces? As noted on page 4 of the memo, the applicant has a number of options or combinations of options for providing the required parking due to the location on the peninsula and/or within the B1 zone. The options include:
	+ Provision of 12 accessible spaces on site, which is difficult given the building footprint
	+ Payment of a fee in lieu for some or all of the required spaces, which is not ideal as it does not address the neighbor’s concerns about creating more pressure on the on-street parking in this area
	+ 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, which staff consider a particularly suitable option here
	+ Request that the Planning Board establish different parking requirements based on confirmation that the potential occupiers would not need the full requirement
	+ The option of shared use also is allowed for in the Parking ordinance where the applicant can demonstrate that the shared parking facility can substantially meet the parking requirement. Staff consider that a lease for 10 evening/weekend parking spaces does not meet the intent of the on-site parking requirement, though some leased part-time spaces may be helpful when combined with one or more of the other options.
* **Access via Joy Place:** Reviewers note that Joy Place is the only access for the new building and is under pressure because of the proximity of the buildings, the number of abutters and the shortage of parking in this area. They have therefore recommended a management plan along with signage be required to ensure that Joy Place remains unobstructed. The Board should also note that the proposed sidewalk along Joy Place is located on City of Portland land; it is welcomed as it effectively widens Joy Place but needs a license or easement from the City.