

Planning Department staff recommends the following revisions to proposed Parts 1A, 1B, and 2 of the 105 Bartlett Street Zoning Amendments (dated July 9, 2018)

After the public hearing has closed and before voting to close Second Reading, the Council may vote to incorporate any or all of the revisions listed below to the zoning amendments (Parts 1A, 1B, and 2) under consideration for 105 Bartlett Street.

1. (Revision to Part 1B) Zoning Map Change – Character Districts and Civic Districts Map (10.5A21A): Change the proposed Character District Designation from CD4-L2 to CD4-L1. [see Map attached]
Comment – The purpose of this amendment is to limit land uses in this area to primarily residential uses and limited office uses. Dimensional standards are the same as the CD4-L2.
2. (Revisions to Parts 1A and 1B) Zoning Map Change – Character Districts and Civic Districts Map (10.5A21A): Change the portion of the property located between Cabot and Salem Streets and bound by the railroad tracks and the North Mill Pond shoreline and the portion of the property located between Dover and Salem Streets and bound by the railroad tracks and a line parallel to and 10’ northwest of the City sewer line from CD4-W to CD4-L1. Maximum building footprint would be 2,500 sq. ft. (3,500 sq. ft. with incentive overlay density bonus), maximum building block length would be 80’ (100’ with bonus). [See Map attached]
Comment – The purpose of this amendment is to limit the mass and scale of buildings located in closest proximity to the abutting residential properties.
3. (Revisions to Parts 1A and 1B) Zoning Map Change – Building Height Standards (10.5A21B): Reduce the maximum building height for buildings located between Salem and Cabot Streets in the revised CD4-L1 Districts from 2 Stories / 35 feet to 1-Story / 20 feet. The maximum height with the incentive overlay density bonus would be 2 stories / 30 feet.
Comment – The purpose of this amendment is to reduce the height of buildings located in closest proximity to the abutting residential properties, where the current zoning allows a maximum height of 35’ and where the maximum existing height of buildings is less than 30’ and 2 ½ stories. NOTE: This revision should be made in conjunction with the proposed revisions 1 and 2 and is not a stand-alone revision as proposed.
4. (Revision to Part 1B) Incentive Overlay Districts – Development Standards (10.5A46.10): Modify footnotes 1 and 2 allowing for a maximum building footprint of 3,500 and a maximum building block length of 100’ to apply to both the CD4-L1 and CD4-L2 districts.
Comment: This amendment retains the density bonus development standards originally proposed for CD4-L2 but expands their application to the CD4-L1 District in order to be consistent with the proposed map changes listed above. NOTE: This revision should be made in conjunction with the proposed revisions 1 and 2 and is not a stand-alone revision as proposed.

5. (Revisions to Parts 1A and 1B) View Corridors (10.5A42): Add a view corridor requirement at Cornwall Street equal to the minimum width of the existing public right-of-way. This would apply to new buildings or structures located within 400' of the North Mill Pond in the Character Districts.
Comment – The purpose of this amendment is preserve a view corridor the width of the Cornwall Street right of way. The view corridor would only apply to properties in the proposed district (from railroad boundary to water) as the properties on the east side of the railroad tracks are not currently under consideration for a zoning change. With this revision, the proposed zoning amendments would require view corridors at Dover Street, Cabot Street, Cornwall Street, and Langdon Street.
6. (Revision to Part 1B) Incentive Overlay Districts – Development Standards (10.5A46.10): Modify footnote 1 to require 30' minimum separation between individual buildings in CD4-L1/L2 if the building footprint is greater than 2,500 sq. ft. In addition, where the separation between buildings is 30' or more, allow surface parking to be located between buildings and not setback 20' from the façade of the building.
Comment – The purpose of this amendment is to provide a mechanism for increasing the spacing between buildings in the CD4-L1/L2 districts. Per the definition of building block length in the Ordinance, individual building blocks must be separated by open space or community space of at least 15' in width. This amendment would allow parking to be located between buildings in exchange for a wider building separation distance if the buildings are greater than 2,500 sq. ft. in footprint.
7. (Revision to Part 1A) Incentive Overlay Districts – Development Standards (10.5A46.10): Limit the maximum building footprint to 20,000 SF within 200 feet of the North Mill Pond.
Comment – The purpose of this amendment is reduce impact to the view of the North Mill Pond and improve the spatial relationship between any proposed community space and the North Mill Pond. This maximum would not apply to properties located in CD4-L1 or CD4-L2.
8. (Revisions to Parts 1A and 2) Incentive Overlay Standards – Development Standards (10.5A46.10): Change proposed ground story parking provision to allow for ground story parking in any property in the North End of West End Incentive Overlay Districts if a liner building is provided where the building fronts on a street. Remove requirement for the liner building to be designed as a shopfront for commercial space and expand this to apply to both private and public streets in any district (not just the CD4-W).
Comment – This is a clarification of a previously drafted amendment included in Part 2 of the proposed zoning amendments that would require the provision of a liner building wherever ground story parking is proposed in the West End Incentive Overlay Districts where the building fronts on a street. The modification would apply to both public or private streets (but not driveways). Provision of a liner building helps to ensure an active street frontage at the pedestrian scale.

Legend

Height Area*

- 1 Story -- 20'
- 2-3 Stories -- 40'
- 2-3 Stories (short 4th**) -- 45'

*In all height areas, an additional 1/2-story is permitted for attic space as defined by the Ordinance
 **A penthouse level (short story) may exceed the maximum height by 2'

Density Bonus Height = 2 stories -- 30'

Density Bonus Height = 4 stories - 50'

Density Bonus Height = 4 stories (short 5th) - 55'

