

Proposed Asks of the Sub-Committee to the Boulevards

Tuesday, June 11th, 2024

The Subcommittee formed to further evaluate the Boulevards Application has met twice since the last Planning Board meeting and consulted with our attorney and engineer about questions and concerns that have come from our conversations.

The Section of the Zoning Code that continued to come up is 325-18, which states, "Density shall be determined by applying the area and use dimensions, set forth in the Schedule of Bulk and Area Regulations, to the net parcel size. As a result of features unique to a parcel or lot, the Planning Board may, through site plan or subdivision review, reduce density below the density otherwise permissible according to the application of the Schedule of Bulk and Area regulations to the net parcel size, as the Planning Board deems necessary to protect the public health, safety and welfare."

Multiple concerns regarding the public health, safety, and welfare in addition to the character of the neighborhood have been revealed through our conversations which has led us to make asks that we will now be discussing with the rest of the board to mitigate the aforementioned concerns.

Density

As a whole, the density of the proposed building is of concern to the Subcommittee given the effects it would have on traffic affecting the health, safety, and welfare of the community. Furthermore, the most recent iteration of the Project shows that the merged lots have a combined area of 0.54 acres. 3 of the lots are in the R-2 Zoning District, which does not permit multi-family dwellings, but allows 18.15 units per acre. The Applicant's proposal is significantly denser than the surrounding zoning of the adjacent and underlying R-2 Zoning District. Since the R-2 Zoning was the intended zoning of three of the lots, this comparison may be considered by the Planning Board to evaluate potential impacts to community character.

- The Subcommittee thinks that the building should be reduced to 16 units for the following reasons:
 - A reduced size would better fit the neighborhood's character and pose less threats to public safety and health given the reduced population.
 - As proposed, there are 26 parking spots, 20 for residential and 6 for commercial. With a reduced building size to 16 units, there would be enough parking spots for each residential unit and for the 8 offices proposed within the building. This is considering that the commercial space will likely have even more visitors on a daily basis due to clients coming into the office. It also considers that while some residents will leave for work, many people who will be able to afford these apartments will work from home and leave their car in the spot all day.

Environment

The proposed building will have significant environmental implications impacting the community. This relates to traffic congestion, pedestrian safety, and less green space. The Subcommittee proposes the following asks:

- Adding a living roof with tenant access at the top of the building to promote sustainability and livability.
- Adding sidewalks and crosswalks to Oakwood, Parkwood, Paddock Place & Glenwood to promote the safety of the community's residents and visitors.
- Add a sidewalk on Fairview Avenue from the proposed building to the ALDI Grocery Store to promote public safety and welfare for the community.

The Subcommittee believes these asks modify the proposed project to fit the neighborhood and to protect the health, safety, and welfare of the community.