



Department of Planning and Community Development
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TO: Planning Board Members

CC: Christine Chaudhary, Planning Board Recorder

FROM: Kristina Johnson, Director of Transportation Planning 

DATE: November 12, 2013

RE: Recommendation- **68 Beale Street Planning Board Case # 2013-15**

Project Description

68 Beale Street, LLC (The Heritage Company) has proposed to remove and demolish the existing U-Rent –it-Tool Commercial building and associated appurtenances at 68 Beale Street and construct a twenty-two (22) unit residential building with a parking garage for 11 vehicles and related improvements. Said property is located within a Business C zoning district and is shown on City of Quincy Assessors’ Map No. 5091 , Lot 22, Plot 2.

The proposed project is subject to site plan review under Title 17, Section 9.5.1 Site Plan Review for the construction of a multifamily unit resulting in 3 or more units and a Special Permit under Title 17, Section 5.1.17 for off street parking. Further, the proposed project is subject to –under Title 17.4 –the issuance of the following of dimensional variances by the Zoning Board of Appeals:

- 1) Minimum Lot Size
- 2) Minimum Lot Area per Dwelling Unit
- 3) Front setback
- 4) Side left setback
- 5) Green area spaces per dwelling unit
- 6) Number of Parking spaces
- 7) Number of dwelling units

Peer Review—Transportation Assessment and Analysis

Given the unique characteristics of the project –it’s location across from the Wollaston MBTA Station, the number and type of residential rental/condo units being offered, and the purposely-constrained parking--there will be no measurable change in traffic operations on Beale Street, Hancock Street, Newport Avenue, and the adjacent neighborhood streets. Instead of preparing a traditional traffic impact study that focused on vehicular

access and roadway level of service, I required the applicant to prepare a limited Transportation Analysis and Assessment (TAA) that focused on 1) bicycle and pedestrian safety ; 2) connectivity between the project and available transportation resources in the area; 3) internal site circulation; and 4) access to and from the site. Greenman Peterson, Inc –the consultant retained by the applicant—prepared a TAA dated November 4, 2013.

Beals and Thomas—the City’s peer review consultant—retained Vanasses and associates to review the TAA prepared by Greenman Pederson and the first floor garage plans submitted with the engineered site plan. In their report, Vanasse stated that the applicant’s TAA conformed with the TAA scope of work developed by the Department of Planning and Community Development in November 2013 and followed the standards of Traffic Engineering and Planning professionals. Further, Vanasse in this report recommends that the applicant implement various measures to further enhance the pedestrian and bicycle experience on site and to and from the site, and to improve egress from the proposed garage to the alleyway behind the proposed buildings.

Recommendation

The Department recommends that the Board vote to approve the site plan review in accordance with Section 17.9.5.1 and approve the issuance of a special permit in accordance with section 17.9.4 and 17.3.1.4 subject to the following conditions:

ZONING

The applicant shall obtain the following dimensional variances from the Zoning Board of Appeals:

- 1) Minimum Lot Size
- 2) Minimum Lot Area per Dwelling Unit
- 3) Front setback
- 4) Side left setback
- 5) Green area spaces per dwelling unit
- 6) Number of Parking spaces
- 7) Number of dwelling units

TRANSPORTATION

1. The applicant shall install a right-turn only sign for vehicles existing the proposed parking garage
2. The applicant shall install a “watch for pedestrians” sign within the proposed parking garage at the exit.
3. The applicant shall install flashing yellow lights with audible indications to warn motorists and pedestrians traversing the alleyway that a vehicle is exiting the parking garage.
4. The applicant shall investigate and implement all feasible Transportation Demand Management measures to minimize single occupancy vehicle use such as providing literature regarding public transportation options and car sharing (zip car and/or enterprise rental car) options to residents and in any future marketing literature.
5. The applicant shall work with the City of Quincy Department of Public Works and Engineering Department to evaluate the feasibility of installing a crosswalk across the Beale Street west leg of the Beale Street/Greenwood Avenue intersection and to investigate the opportunity for the installation of enhanced visibility signs along Beale Street between Newport Avenue and Greenwood Avenue to reinforce to reinforce the high level of pedestrian activity in the area.

BUILDING

- 1) The applicant shall provide an oil water separator for the 4’ inch garage pipe, and shall show this in the plumbing construction documents.
- 2) The applicant shall provide information on all proposed penetrations to exterior walls of the building in the construction documents.

- 3) The applicant shall provide information and specifications for noise levels for all mechanical equipment in the mechanical construction documents.

WATER

- 1) The applicant shall ensure that a fire protection vendor performs a water flow test as part of the fire protection design system.
- 2) The applicant shall cap the existing water services at the connection with the main on Beale Street, which shall be shown on the construction documents.

SEWER

- 1) The applicant shall show on construction documents that an appropriate cleanout will be provided for the proposed sewer pipe with two 22.5-degree elbows and the one 45-degree elbow.
- 2) The applicant shall cut and cap existing sewer services with the main on Beale Street, which shall be shown on construction documents.

DRAINAGE

- 1) Prior to construction, the applicant shall perform a conditions test of the existing drainage pipes and structures located within the City of Quincy's right-of-way.
- 2) The applicant shall install crushed stone along the east and west sides of the building to replace the existing impervious pavement, which will facilitate infiltration of runoff from the building.

OTHER

- 1) A pre-demolition inspection of the structure will be required to be performed by the City of Quincy Health Department subsequent to a full environmental survey of the existing commercial building.
- 2) The applicant shall develop a rodent/insect control contingency plan, which shall be contained in the construction documents. Said plans shall be provided to the Planning Department and the Department of Inspectional Services.
- 3) The applicant shall develop an adequate dust control plan prior to construction in order to ensure compliance with state and local regulations regarding air quality.
- 4) The applicant address any other outstanding issues raised in the interdepartmental review of the proposed project.
- 5) Minor changes to the Final Development Plans may be allowed subject to the review by the Director of Transportation Planning and the approval of the Planning Director of Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board.
- 6) The terms and conditions of this Site Plan Review, Special Permit shall inure to the benefit of, and be binding upon, all successor owners of the project site.
- 7) The hours for construction activities and delivery of materials will be as follows:
7:00 am to 5:00 pm Monday thru Friday
8:00 am to 4:00 pm Saturday.
All construction and deliveries shall be prohibited on Sunday unless same are approved by the Building Commissioner.