



Call for Review

PLANNING BOARD DECISION TO APPROVE RESIDENTIAL MIXED
USE BUILDING AT 1435 WEBSTER STREET.

1435 Webster Street

Privately Owned



Webster Street
Vision Plan



Two Years Working with Community

Summer 2014 to
Summer 2015:

- WABA/Community : Architectural Design

September 2015 to
February 2016:

- City Staff: Affordable Housing, Parking, Transit, Site Planning.
- Planning Board:
 - Feb. 2016 - Planning Board: Architecture, Parking
 - March 2016 - PB approval.



Project Meets:

- ✓ General Plan
- ✓ Zoning Code
- ✓ Design Review Manual
- ✓ Webster Street Vision Plan
- ✓ Webster Street Strategic Plan.



Project Provides:

- ✓ Mixed Use
- ✓ Ground floor retail
- ✓ Three Stories
- ✓ Pedestrian Friendly Frontage
- ✓ Affordable Housing

Conformance with Community Goals



Parking: Consistent with Parking Ordinance and Transit Oriented Design

Planning Board Approved:

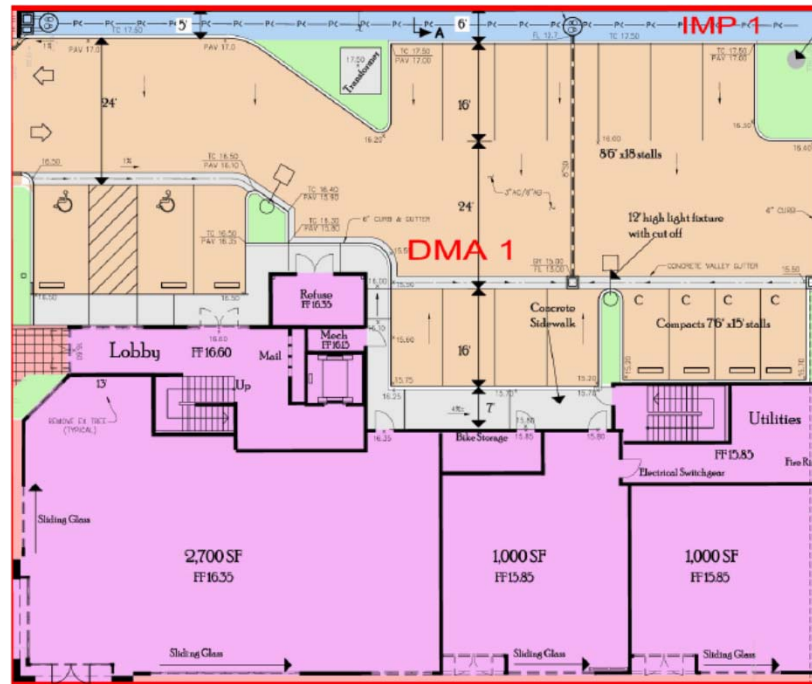
18 spaces

3 space waiver for retail space:

1. ADA, Recycling, Electrical Facilities (Sec. 30-7.12.)

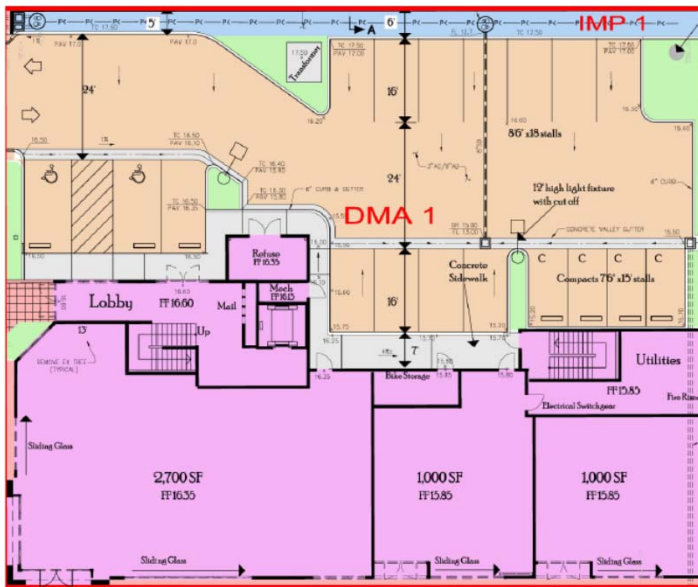
In return, project provided:

1. 1 new on-street public space
2. AC Transit Passes
3. Shared Parking Management Plan



Retail floor plan and 18 space parking lot

Parking in Transit Oriented Locations



Retail floor plan and 18 space parking lot

Council Considerations:

1. Increase Parking?
 - ☐ Site is small (1/3 acre) Half devoted to required parking.
2. Reduce Residential?
 - ☐ Council can not reduce residential units (State Density Bonus Law)
3. Reduce Retail?
 - ☐ Retail space supports Webster Street Economic Development Strategy and WABA.
4. Webster Street has excellent Transit Service
5. Parking design is critical to Transit Oriented Design.

Recommendation: Uphold Planning Board Approval



East Elevation