

Boatworks

Request for:

1. 2- year Tentative Map Extension
2. Development Plan
3. Open Space Design Review

Recommendation:

1. Deny Tentative Map Extension
2. Approve Development Plan and Open Space Plan with conditions.



Boatworks – Site

2229/2235 Clement at Oak Street

9.48 Vacant Acres

Clement Truck Route

One Block from Park Street

Estuary Frontage

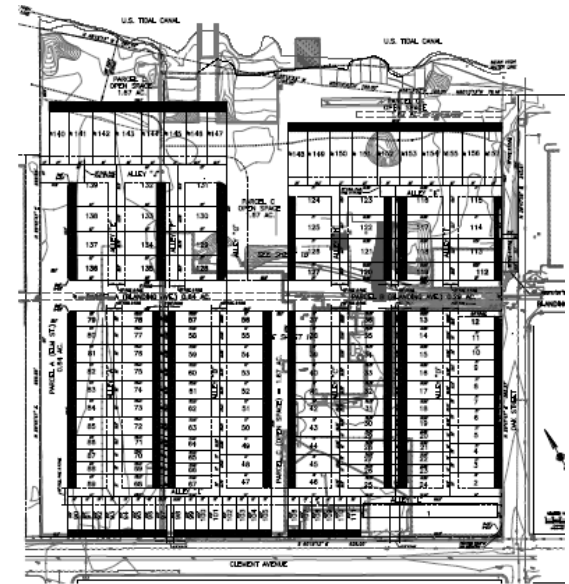


Project History: 2010-2015

- 2010
 - **Zoning Amendment**
 - 182 units
 - Settlement Agreement
- 2011
 - **Tentative Map**
 - **Required**
 - Bay Fill/BCDC Approval
 - Final Map Compliant
- 2015
 - New Plan/Map Amendment
 - Application Withdrawn
 - One year extension granted



2010 Plan



2011 Map

- New Development Plan and New Open Space Plan

- No Bay Fill
- Different Waterfront Configuration
- Different Number and Size of Waterfront Parcels
- Different Proposed Parcel lines

Applicant's Description of Differences



The Path Forward: Approve Development Plan

182 units with Density Bonus

2.16 acres Open Space

No Bay Fill

29 Affordable Units – dispersed.

Diversity of Housing Type

- 30% Multifamily

Diversity of Unit Size

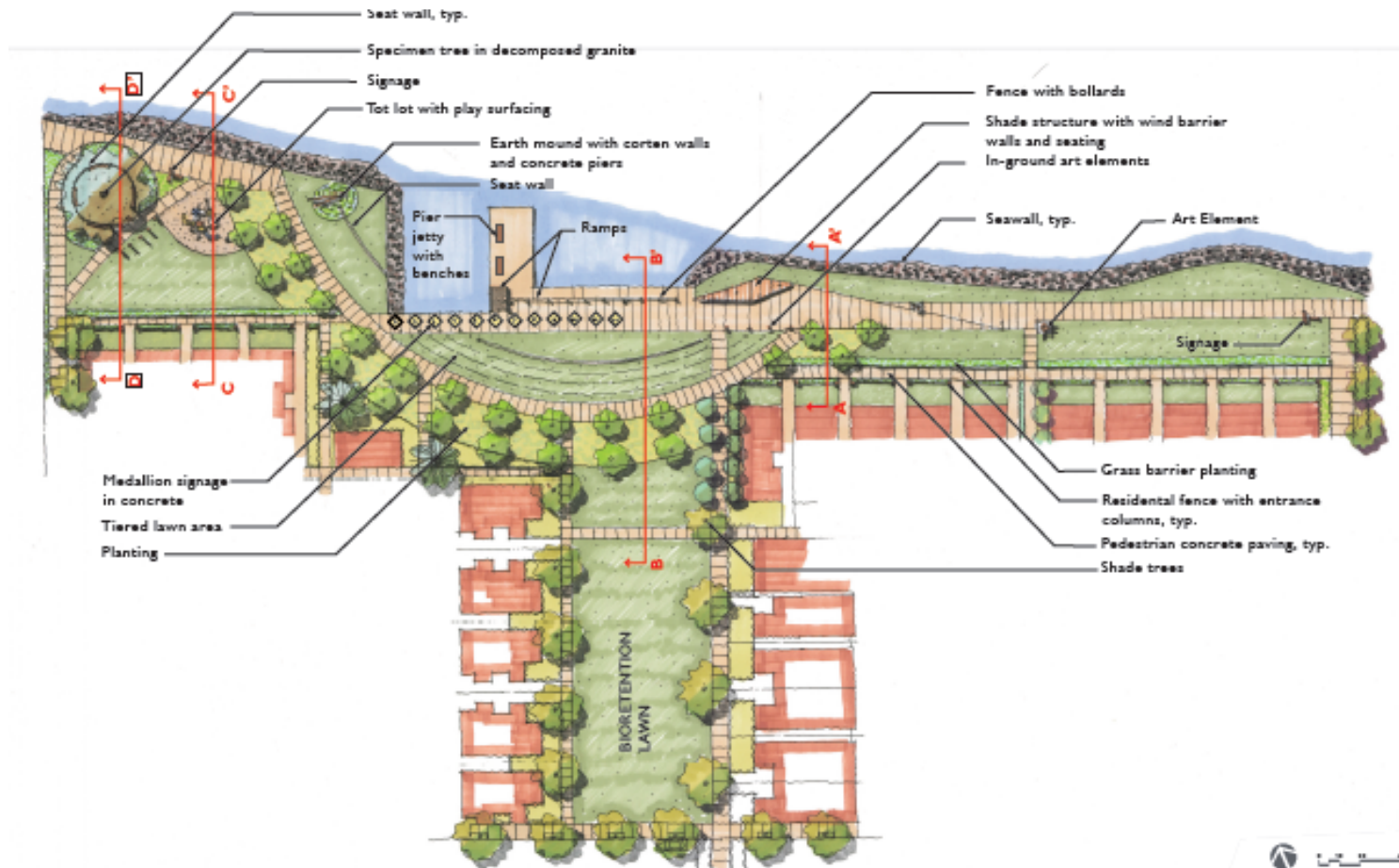
- 40% < 1,100 ft.
- 70% < 2,000 ft.

Universal Design

- 8% Townhomes
- 15% Single Family



The Path Forward: Approve New Open Space Plan

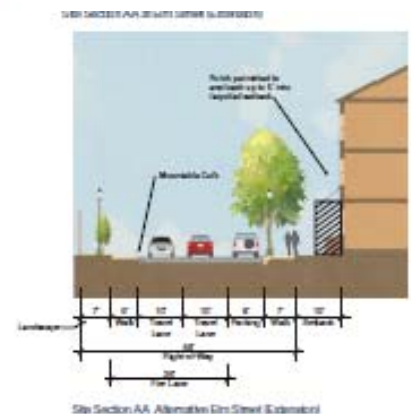
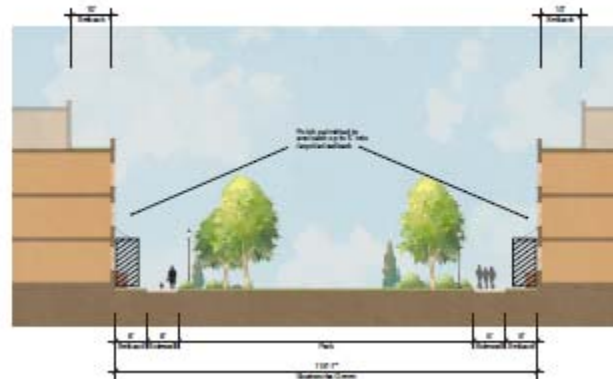
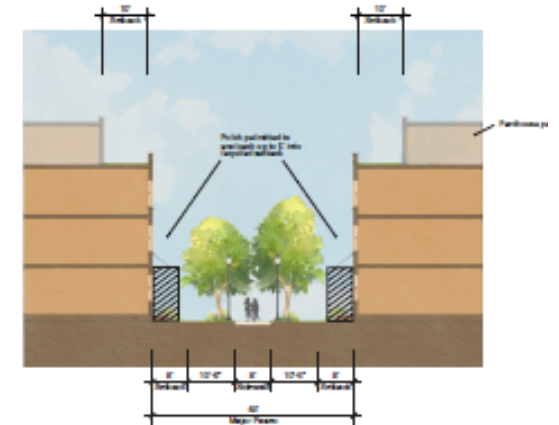
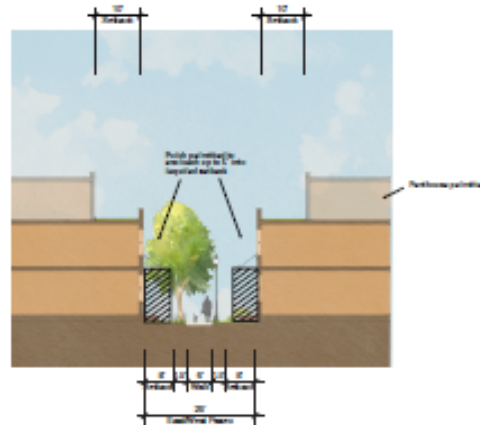


- ✓ Water Access
- ✓ Watercraft staging area
- ✓ BCDC support

The Path Forward: Set Standards for Future Design Review and Map

Building Heights and Setbacks

- 25% Townhomes and SFD – 2 stories
- TH and SFD facing narrow paseos – 2 stories
- Multifamily – 4 story
- Penthouse Rooftop Setbacks
- Porch encroachments
- Street Widths and Setbacks



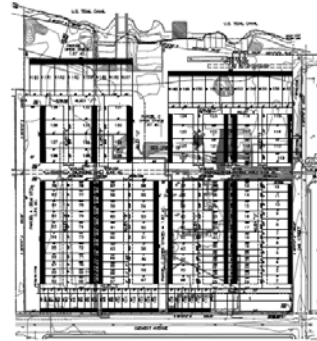
The Path Forward: Deny Subdivision Map Extension

- 2011 Map is 5 years old (3 years of extensions already)
- 2011 Map Requires Bay Fill
- Bay Fill is not Feasible or Permissible (BCDC)
- Applicant is unable to complete 2011 Map without Bay Fill.
- Applicant plans have different:
 - waterfront improvements,
 - number and configuration of waterfront lots, and
 - property lines.

Recommendation: Deny the Extension

Proceed with:

1. Development Plan (tonight)
2. Design Review (tonight)
3. Revised Tentative Map (future)



Recommendation

Deny:

- ✓ Tentative Map Extension

Uphold Planning Board Approval:

- ✓ Development Plan, and
- ✓ Open Space Design Review with recommended conditions

