

# 78 CRAFTS STREET DEVELOPMENT

ZBA PRESENTATION  
FEBRUARY 28, 2024



# AGENDA

**INTRODUCTIONS**

**WHAT'S BEEN HAPPENING**

**PROJECT BENEFITS**

**FOUR KEY ELEMENTS:**

- **BUILDING DESIGN**
- **LANDSCAPING AND SITE DESIGN**
- **TRANSPORTATION**
- **STORMWATER/ENGINEERING**

**SHADOW STUDIES**

**TRAFFIC PRESENTATION**

# WHAT'S BEEN HAPPENING

- PEER REVIEW KICK OFF MEETING ON JANUARY 30, 2024
- COMMUNITY MEETING # 2 ON JANUARY 31, 2024
- STORMWATER PEER REVIEW MEETING WITH HORSLEY WITTEN GROUP ON FEBRUARY 5, 2024
- RECEIVED DESIGN PEER REVIEW MEMO FROM NBBJ ON FEBRUARY 15, 2024
- RECEIVED STORMWATER PEER REVIEW MEMO FROM HORSELY WITTEN GROUP ON FEBRUARY 16, 2024
- SITE WALK WITH ZBA MEMBERS ON FEBRUARY 27, 2024

# PROJECT BENEFITS

- PROVIDING 62 AFFORDABLE UNITS AT 50%AMI
- PROVIDING PUBLIC GREEN SPACES FOR COMMUNITY USE
- TRANSFORMING AN INDUSTRIAL SITE INTO HOUSING AND OPEN SPACE
- INCREASING PROPERTY TAX REVENUE BY APPROXIMATELY \$1.2 MILLION ANNUALLY, AN 8.5X INCREASE
- BRINGING NEW RESIDENTS TO THE NEIGHBORHOOD TO SUPPORT ALL LOCAL BUSINESSES
- IMPROVING CONNECTIVITY THROUGH THE SITE FOR SAFER PEDESTRIAN AND BICYCLE ACCESS

# BUILDING DESIGN

## WHAT WE'VE HEARD:

- Ground level garage parking does not feel residential
- Concerns with setbacks & transitions to residential areas
- Provide a 3D Model
- Provide Sustainability Narrative
- Conduct Shadow Studies

## PROGRESS UPDATES:

- Began 3D Model coordination on January 22, 2024
- Submitted Shadow Studies on January 25, 2024
- Submitted Sustainability Narrative on February 14, 2024

## FUTURE FOCUS AREAS:

- Reviewing building massing
- Studying landscape and decorative screening at ground level parking to make exterior feel more residential
- Reviewing NBBJ's peer review memo and will schedule a meeting to coordinate further

# LANDSCAPING/ SITE DESIGN

## WHAT WE'VE HEARD:

- Concerns with usable open space and active recreational space for children
- Concerns with the location of dog park
- Provide more detail on rain gardens and pollinators
- Site could include passive and recreational space for residents

## PROGRESS UPDATES:

- Received Peer Review Memo from NBBJ on February 15, 2024

## FUTURE FOCUS AREAS:

- Reviewing locations to make dog park more accessible to the neighborhood
- Studying potential areas for a tot lot on the site
- Researching native plants and pollinators to be added in garden walk areas and throughout the site
- Exploring opportunities for green space to include passive and recreational use
- Studying 5' sidewalks and raised crosswalks through the site for safer pedestrian connectivity

# TRANSPORTATION

## WHAT WE'VE HEARD:

- Provide Traffic Impact Assessment
- Concerns with access to and from Crafts Street
- Improve bicycle and pedestrian pathways throughout the site
- Increase overall parking ratio

## PROGRESS UPDATES:

- Submitted Traffic Impact Assessment on January 16, 2024

## FUTURE FOCUS AREAS:

- Reviewing potential opportunities to increase parking in the garage and at surface level
- Studying traffic improvements on Crafts Street
- Anticipating peer review with Beta Group in March 2024

# STORMWATER/ENGINEERING

## WHAT WE'VE HEARD:

- Protection of City Infrastructure
- The status on AUL on a portion of the property
- Provide Stormwater Management Program

## FUTURE FOCUS AREAS:

- Reviewing Horsley Witten Group's peer review memo and will schedule a follow up meeting to discuss further

## PROGRESS UPDATES:

- Filed termination of the AUL on LOT 25, Maguire Court on February 8, 2024
- Received Peer Review Memo from Horsley Witten Group on February 16, 2024

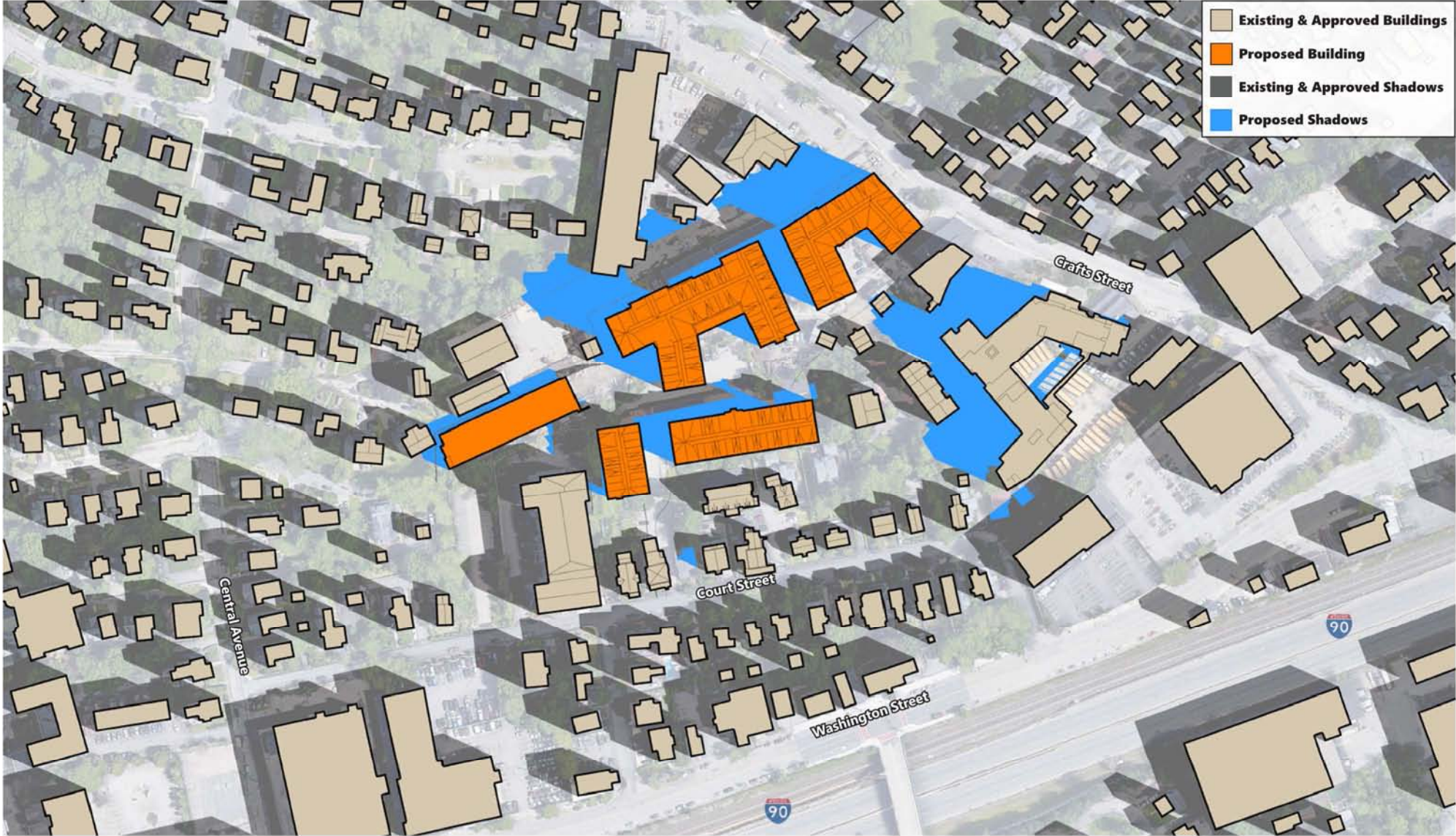


# SHADOW STUDIES



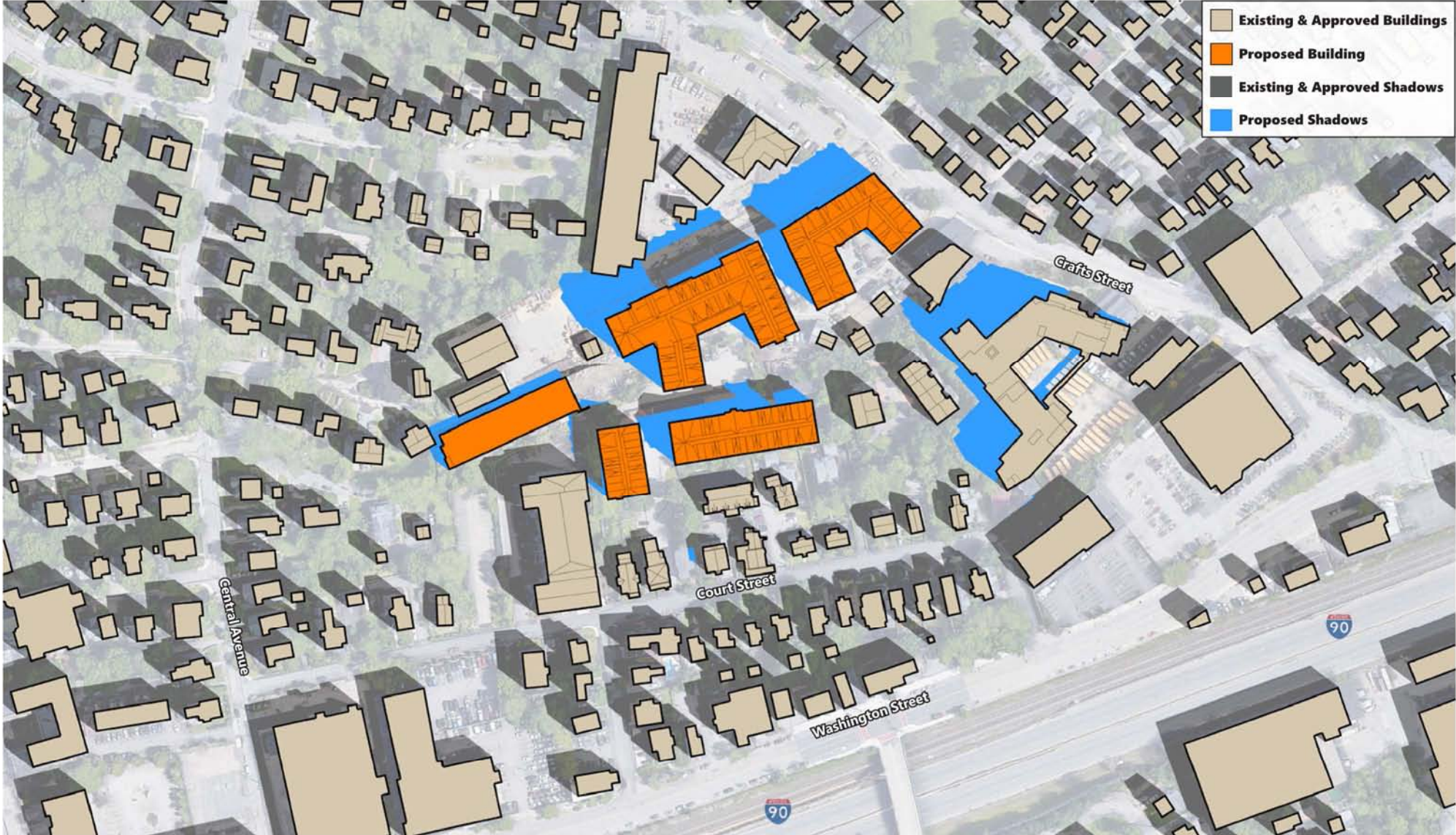


# Shadow Study | March 21 @ 9:00am



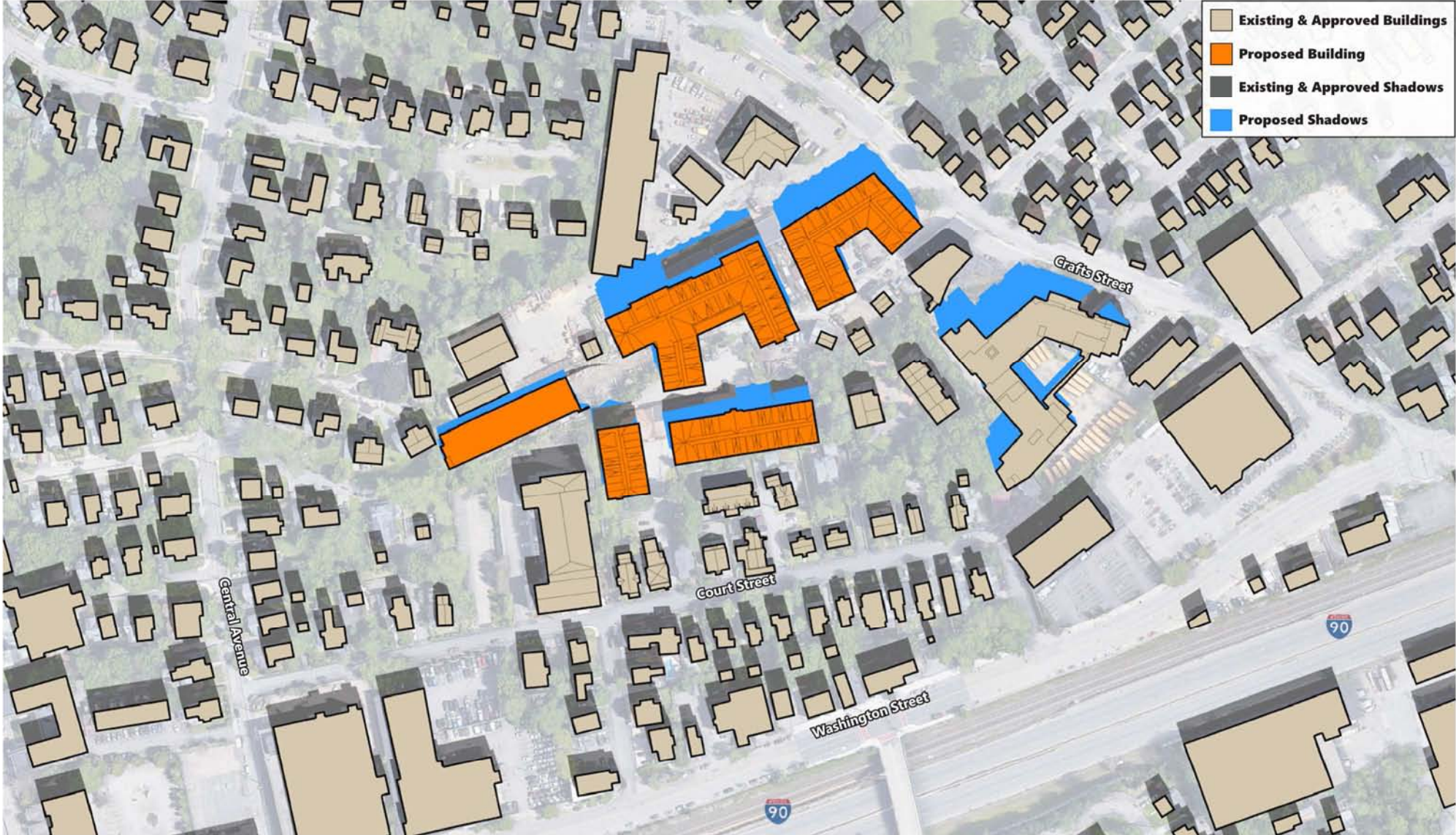


# Shadow Study | March 21 @ 10:00am



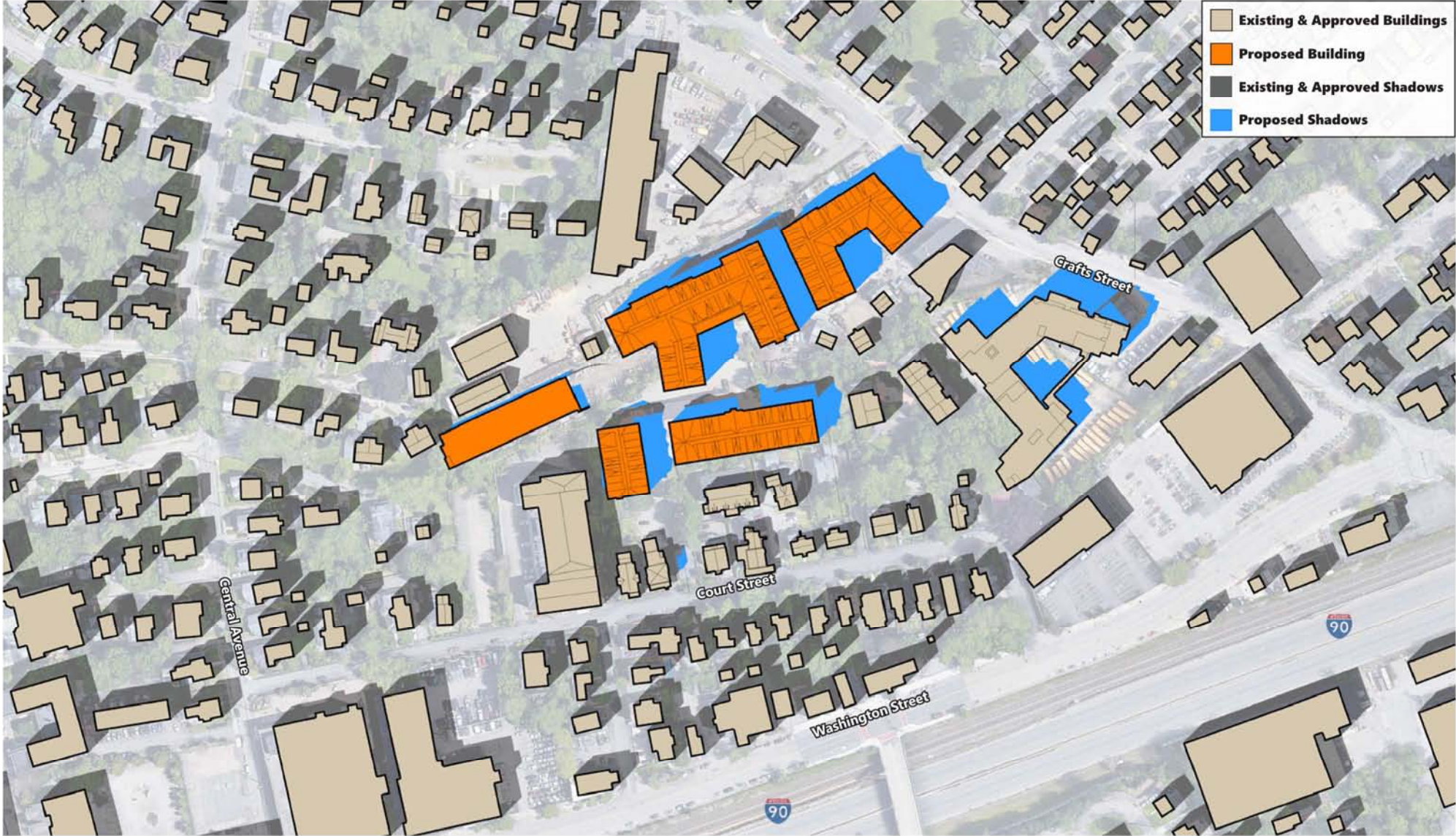


# Shadow Study | March 21 @ 12:00pm





# Shadow Study | March 21 @ 3:00pm



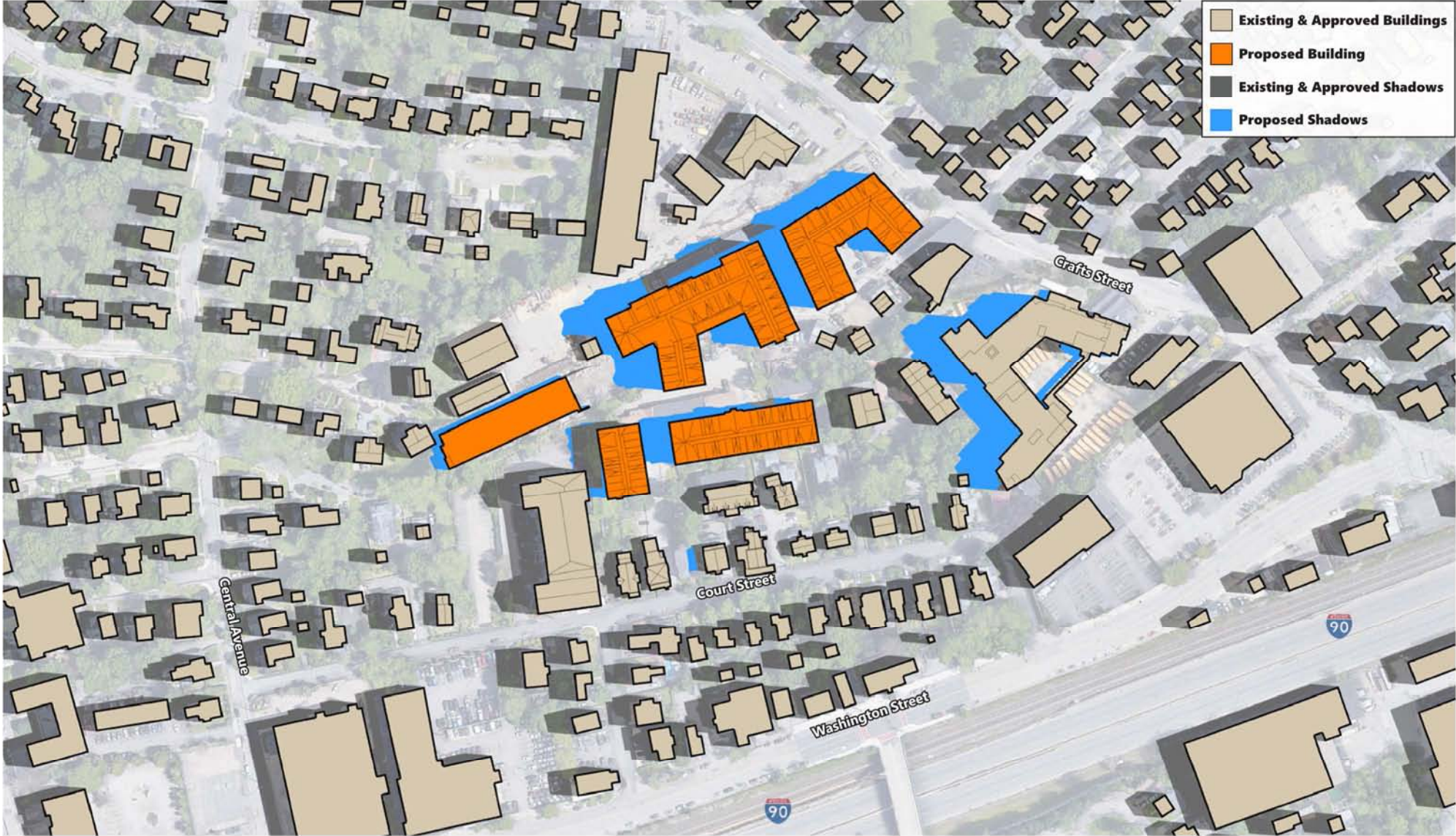


# Shadow Study | March 21 @ 6:00pm



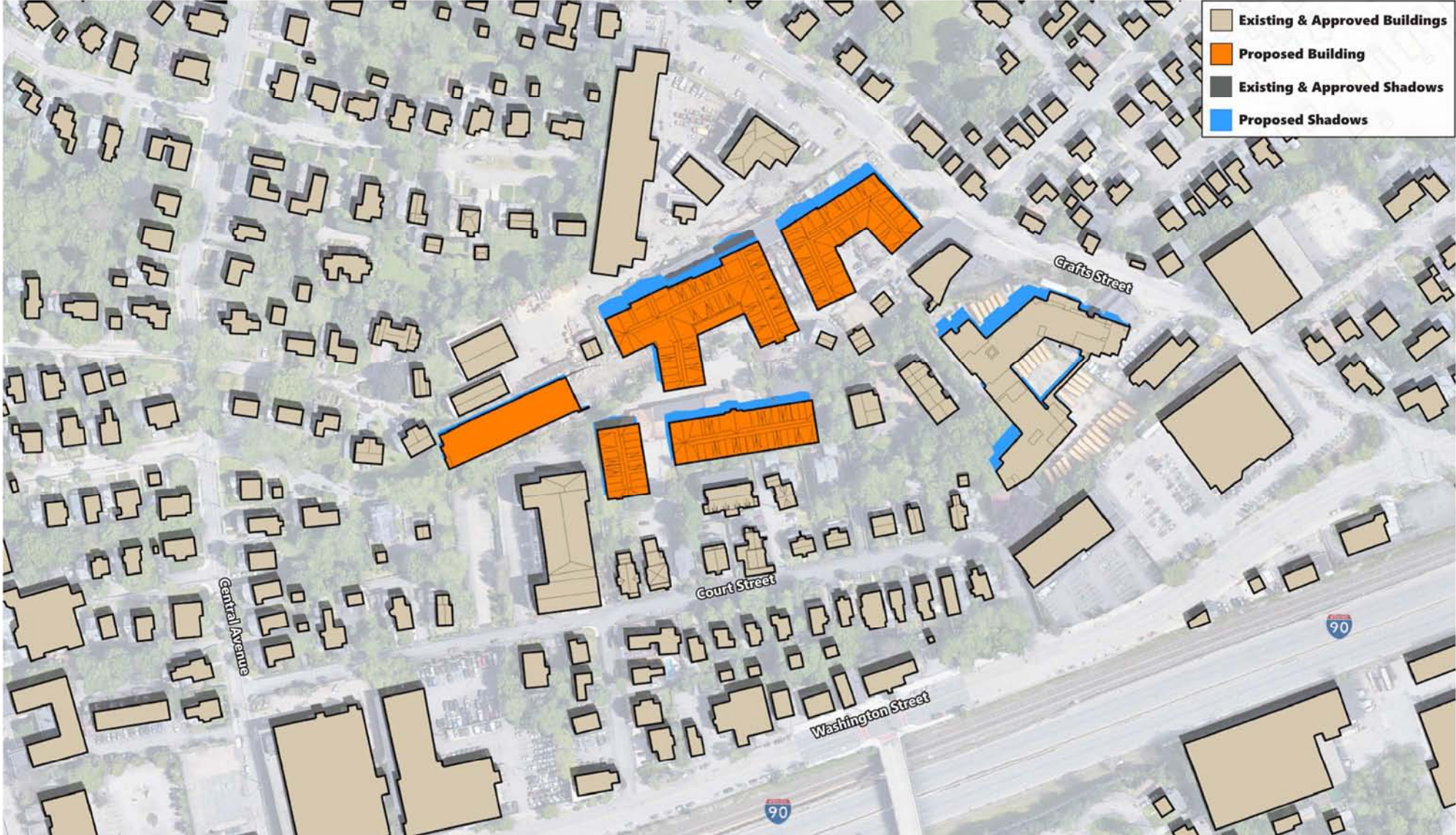


# Shadow Study | June 21 @ 9:00am





# Shadow Study | June 21 @ 12:00pm





# Shadow Study | June 21 @ 3:00pm



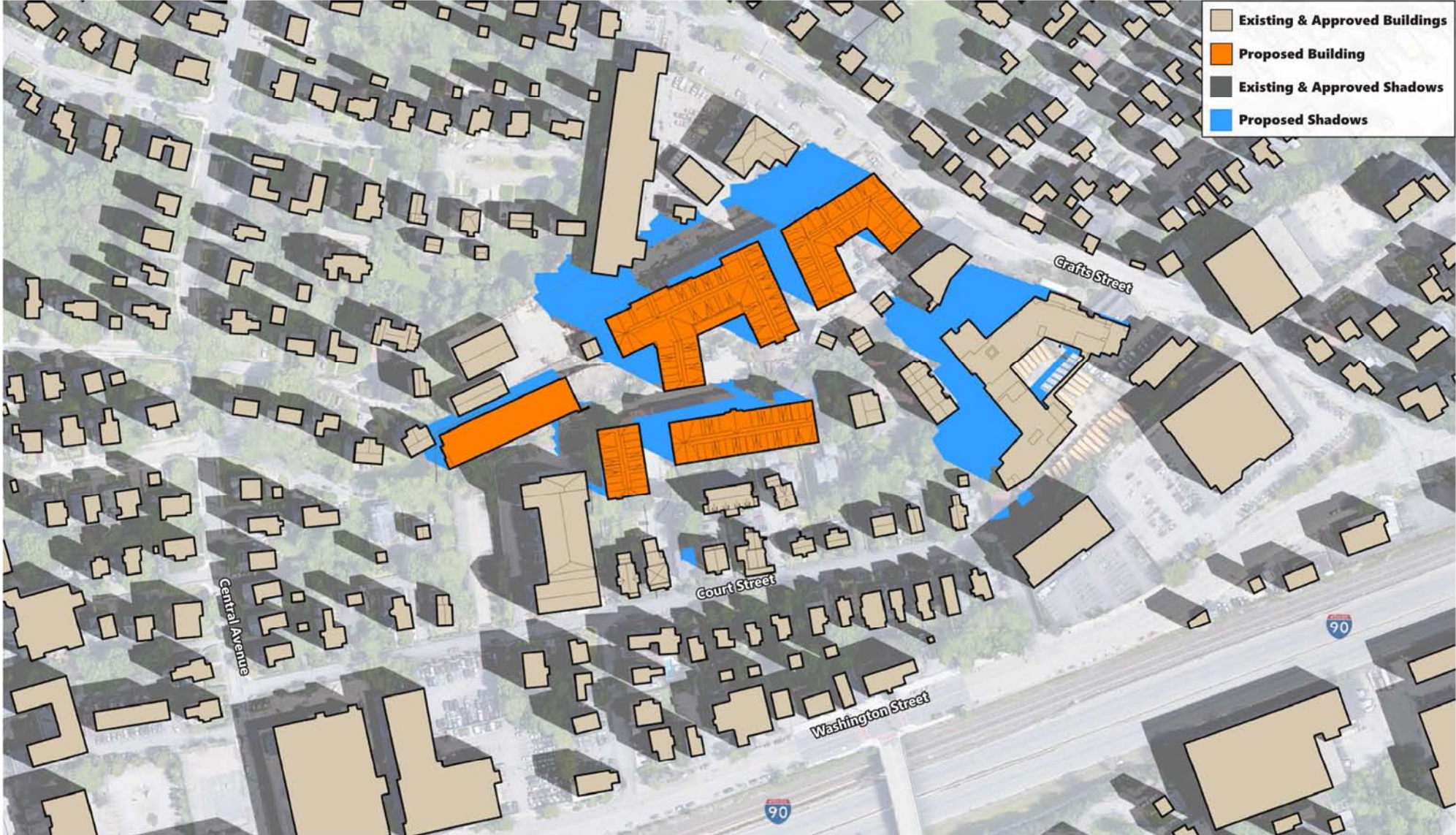


# Shadow Study | June 21 @ 6:00pm



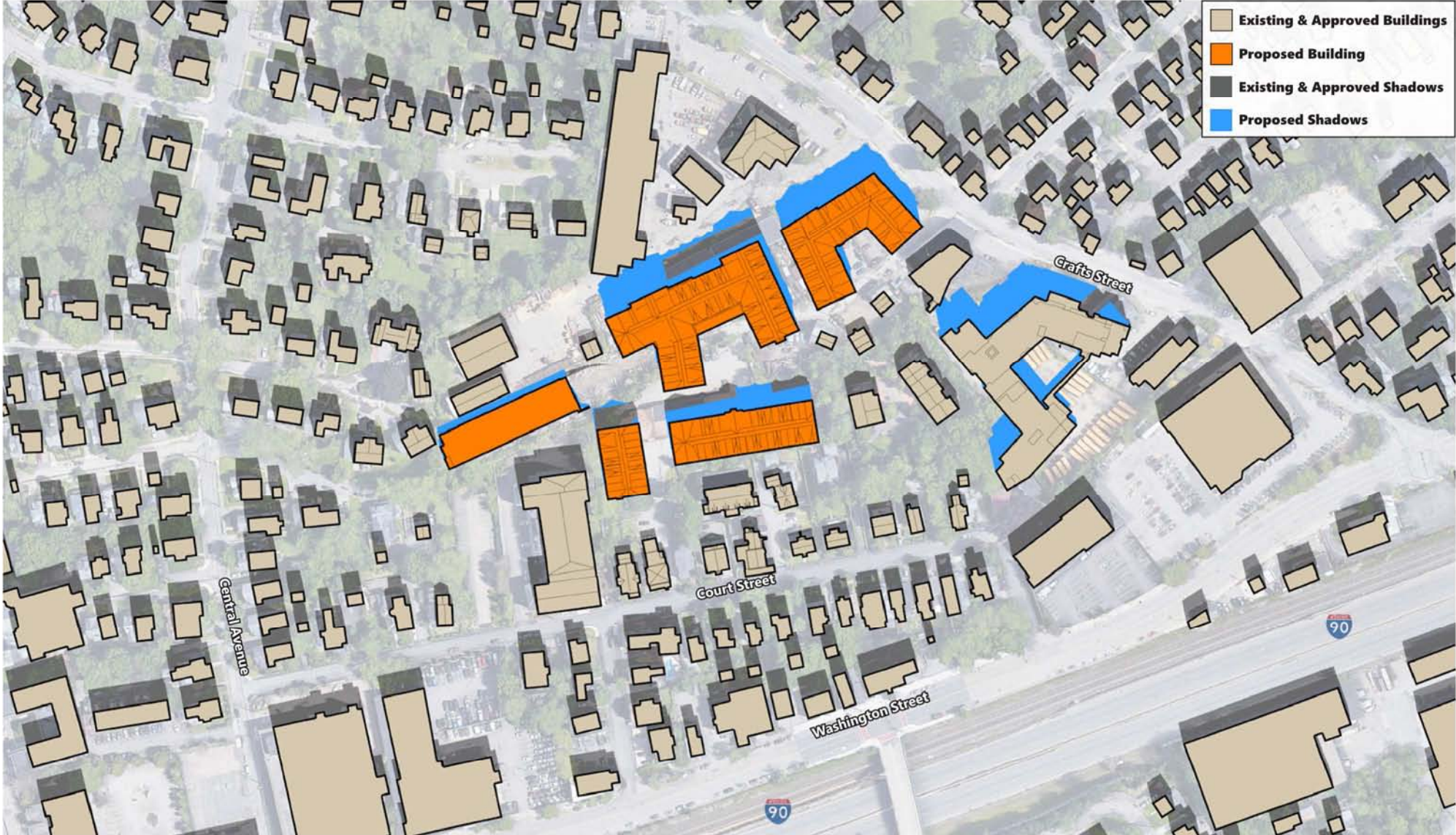


# Shadow Study | September 21 @ 9:00am



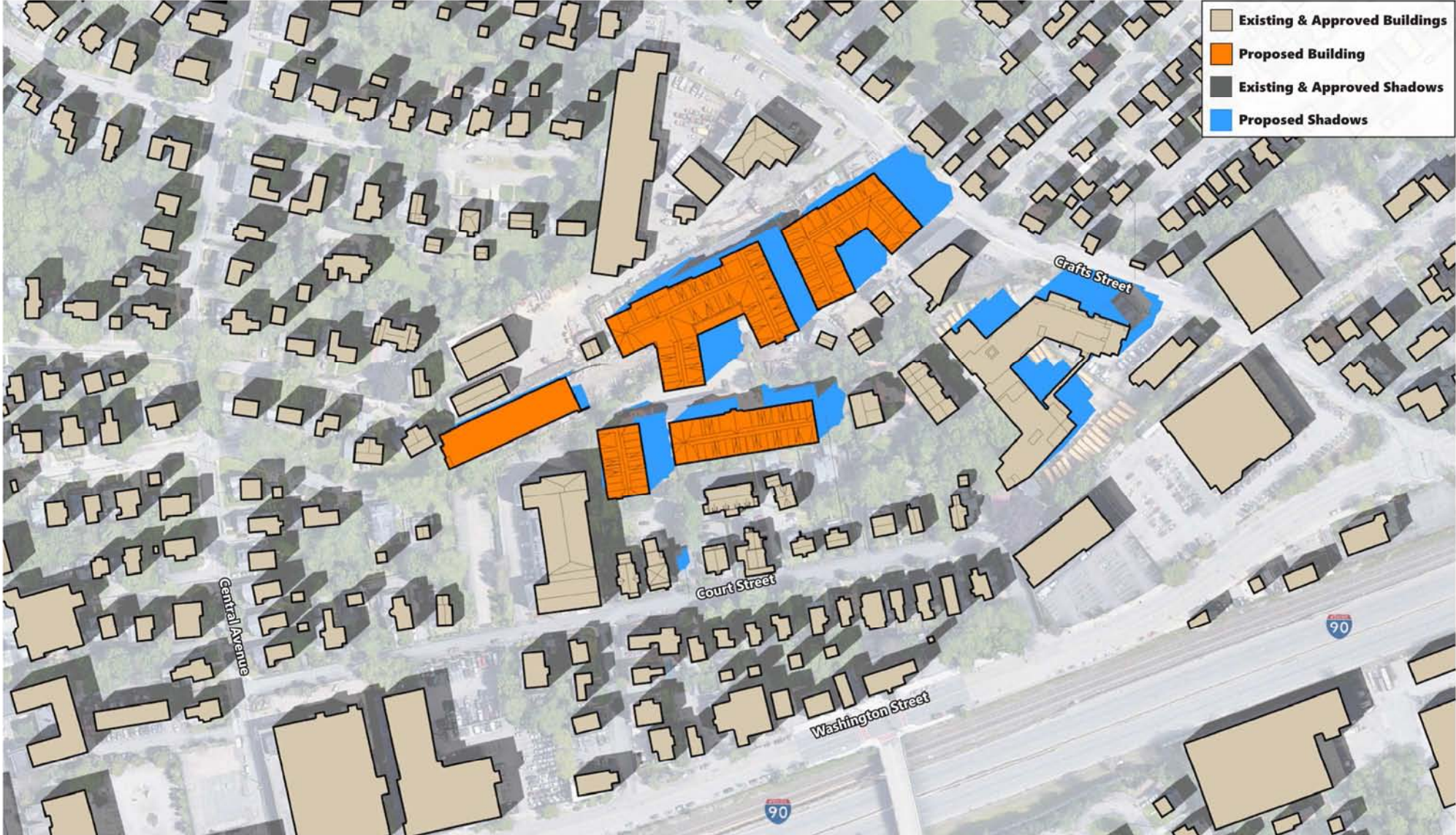


# Shadow Study | September 21 @ 12:00pm





# Shadow Study | September 21 @ 3:00pm



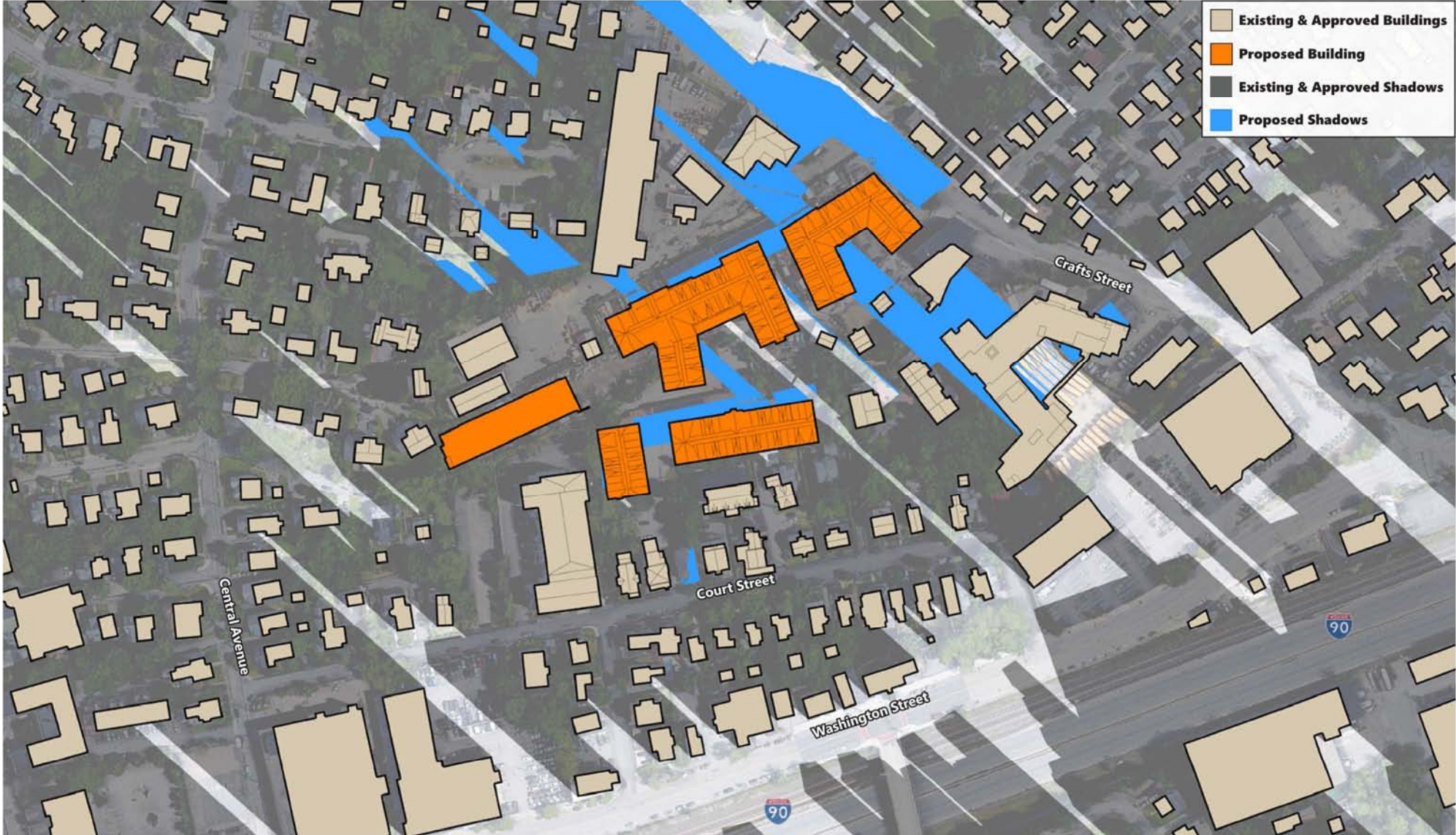


# Shadow Study | September 21 @ 6:00pm



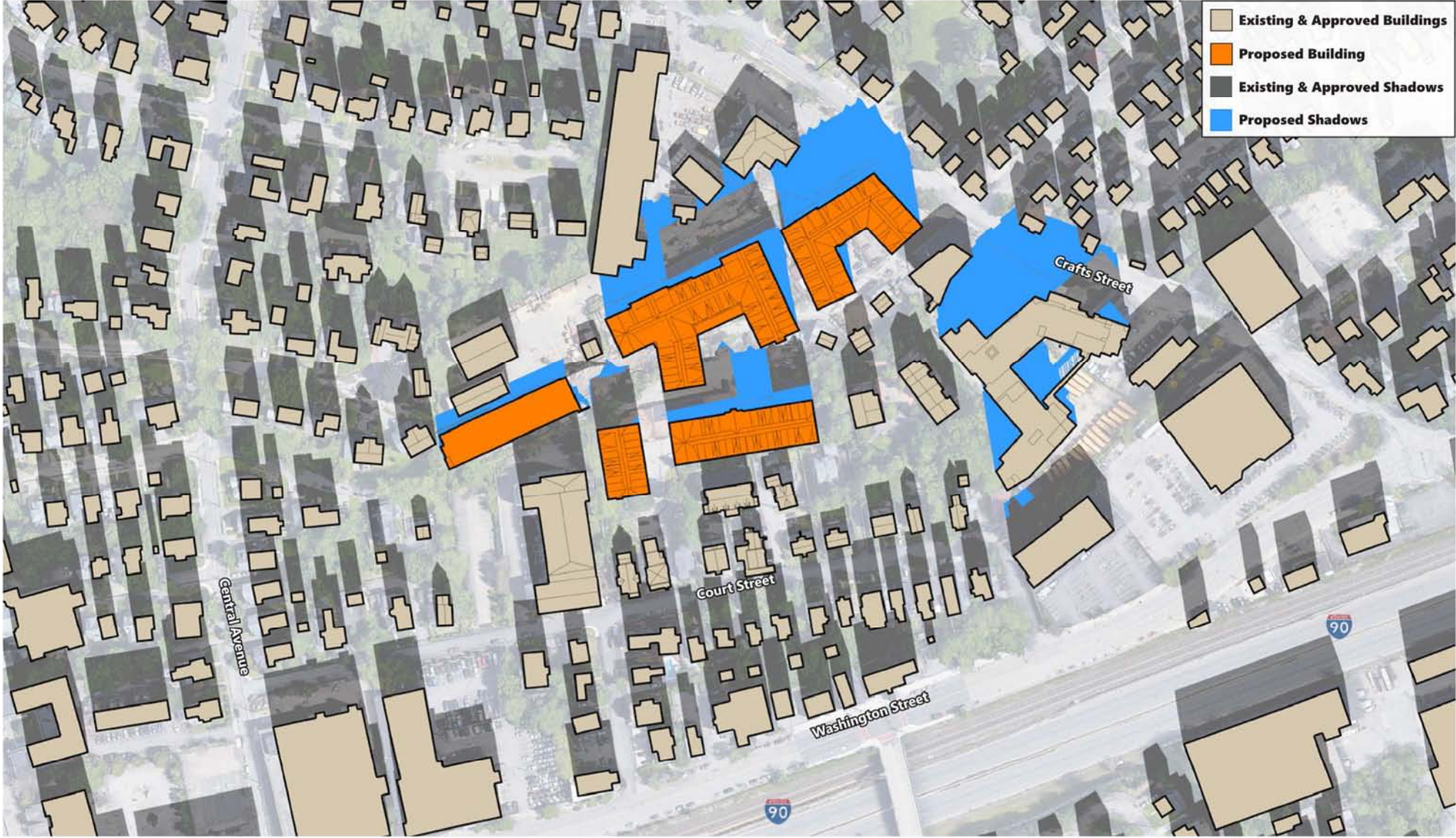


# Shadow Study | December 21 @ 9:00am





# Shadow Study | December 21 @ 12:00pm





# Shadow Study | December 21 @ 3:00pm





# Shadow Study | December 21 @ 6:00pm



# TRAFFIC





# Transportation Impact Assessment Summary

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- ▶ ***Prepared in accordance with MassDOT Guidelines and in consultation with the City;***
- ▶ ***Includes traffic volumes associated with the proposed senior living facility to be located at 36-48 Crafts Street;***
- ▶ ***The Project will not result in a significant impact (increase) on motorist delays or vehicle queuing over anticipated future conditions without the Project (No-Build conditions);***
- ▶ ***Independent of the Project, one or more movements at the study area intersections are currently or are predicted to operate at or over capacity;***
- ▶ ***All movements exiting Maguire Court (the primary access to the Project site) to Crafts Street are predicted to operate at acceptable levels of service with a resulting residual vehicle queue that can be contained along the roadway;***
- ▶ ***Independent of the Project, the Washington Street/Adams Street/Lewis Terrace intersection has been identified by MassDOT as high crash cluster locations for the 2018-2020 reporting period and Highway Safety Improvement Program (HSIP) eligible; and***
- ▶ ***Lines of sight to and from the Project site driveway were found to exceed the required minimum distance for the intersection to function in a safe and efficient manner.***





# Trip-Generation Calculations

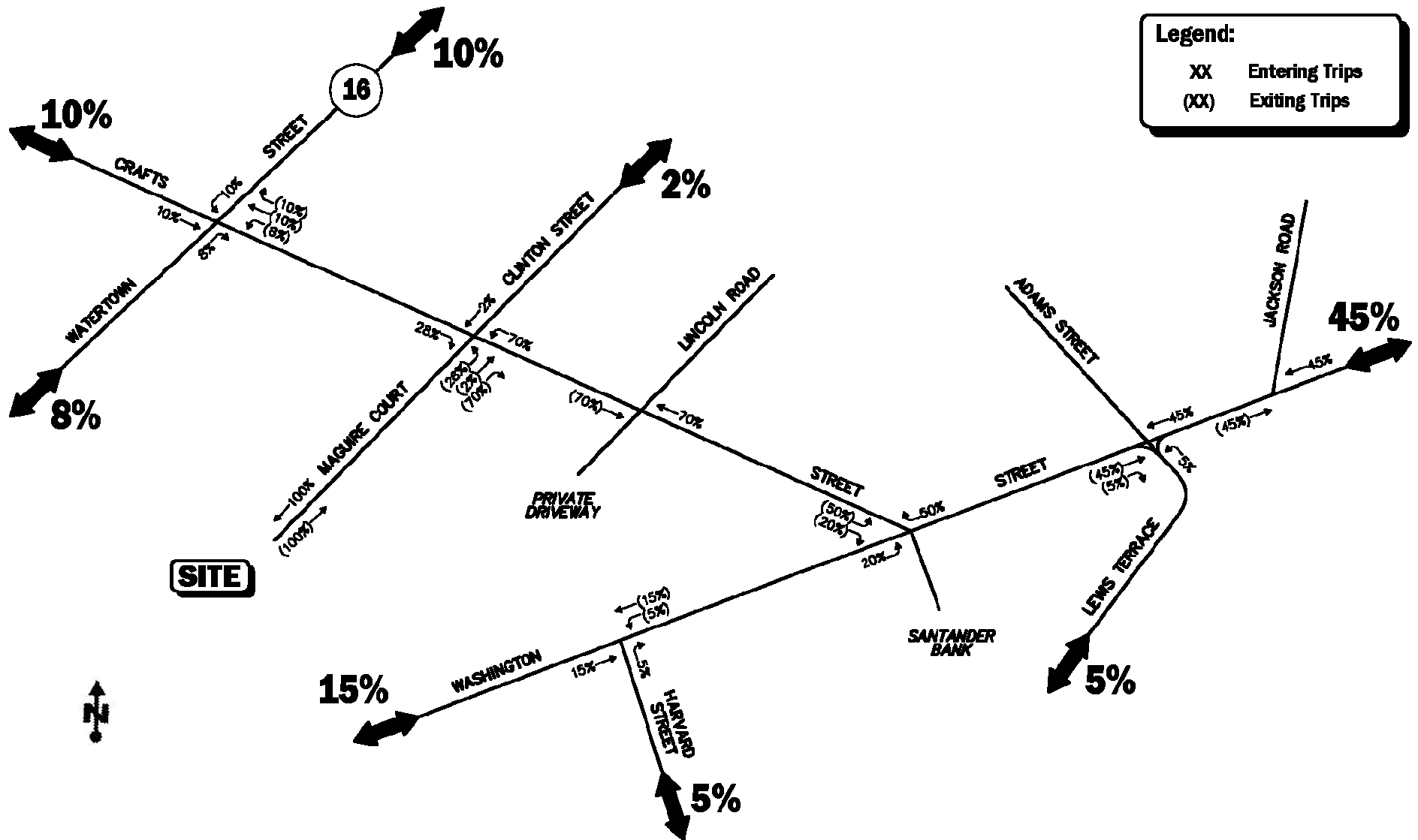
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Time Period	Vehicle Trips <sup>a</sup>		
	Entering	Exiting	Total
Average Weekday	510	510	1,020
Weekday Morning Peak-Hour	20	70	90
Weekday Evening Peak-Hour	54	34	88

<sup>a</sup>Based on ITE LUC 221, Multifamily Housing (Mid-Rise) with an adjustment to account for the alternates to the use of Single-Occupant Vehicles.



# Trip Dispersal



# Recommendations – Off-Site

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## ➤ **Traffic Signal Improvements**

- Design and implement an optimal traffic signal timing, phasing and coordination (where applicable) plan for the following intersections subject to receipt of all necessary rights, permits and approvals:
  - Watertown Street (Route 16) at Crafts Street
  - Washington Street at Crafts Street; and
  - Washington Street at Adams Street and Lewis Terrace and Washington Street at Jackson Road

With implementation of these improvements, intersection operations will be generally maintained or improved over Build conditions.

## ➤ **Safety Improvements**

- Facilitate the completion of a Road Safety Audit (RSA) at the Washington Street/Adams Street/Lewis Terrace intersection in order to identify improvement strategies and design and construct the short-term, low-cost improvements that are suggested as an outcome of the RSA subject to receipt of all necessary rights, permits and approvals.

## ➤ **Transportation Demand Management Program**

- Develop and implement a Comprehensive TDM program that will be designed to minimize the number of Single-Occupant Vehicles (SOVs) entering the Project which will be overseen by a Transportation Demand Management Coordinator.







**THANK YOU!**