



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

TO: Zoning Board of Appeals

FROM: Lori Massa, Planner

DATE: June 2, 2009

SUBJECT: *Updated Information for 184 Summer St.*

As you saw in your packets, Terry Smith requested additional information related to the parking management plan for the Agassiz Preschool. The applicants submitted this information (see attached) and Terry Smith has provided a favorable recommendation. He also suggested adding conditions which I have included in this memo.

Traffic and Parking Comments:

“The applicant is proposing to convert the existing residential structure located at 184 Summer Street to a school building. As requested the applicant has submitted an expanded Parking Management Plan. This is a well prepared thorough document and addresses most of the concerns raised by Traffic and Parking.

Traffic and Parking is still opposed to tandem parking at the proposed site beyond the four 'legal' parking spaces allowed in the driveway by the Somerville Zoning Ordinance (SZO). The Parking Management Plan states in the "Drop of/pick up practices" section that "Of this total, two (2) (vehicles) can park in the driveway." As previously stated for pedestrian and public safety reasons, Traffic and Parking does not support the use of the driveway as a pick up/drop off area. These two vehicles should be reallocated to the proper group in the Distributed Parking Plan

Since over 66% of the trips associated with the school will be by walk/bike/transit, pedestrian and bicycle safety is a concern. Traffic mitigation is required by a gift to the City of three pedestrian impact recovery systems to be used on Summer Street in the vicinity of proposed school as required.

Provided the above traffic mitigation is included and that the pick up/drop vehicles proposed for the driveway of the school is reallocated to the Parking Distribution Plan, then Traffic and Parking does not object to this application.”

The concern regarding pick up/drop ff was addressed in the Planning Board’s recommended condition 9.

The following include an addition condition regarding pedestrian impact recovery systems:



#	Condition	Timeframe for Compliance	Verified (initial)	Notes												
1	Approval is for the construction of a 650± s.f. addition to a structure on a nonconforming lot and modifications of parking requirements. This approval is based upon the following application materials and the plans submitted by the Applicant: <table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>(April 14, 2009)</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>March 30, 2009 (April 27, 2009)</td><td>Plans submitted to OSPCD (existing elevations: EC 4.0, 4.1)</td></tr><tr><td>April 24, 2009 (April 27, 2009)</td><td>Plans submitted to OSPCD (site plan)</td></tr><tr><td>April 14, 2009 (April 27, 2009)</td><td>Plans submitted to OSPCD (demo plans: D 01.1, 01.2; area plans: A 00.1; floor plans: A 01.1, 01.2; roof plan: 01.3; proposed elevations: A 2.1, 2.2)</td></tr><tr><td>April 27, 2009 (April 27, 2009)</td><td>Plans submitted to OSPCD (conceptual site plan: S 0.1)</td></tr></table> Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive ZBA approval.	Date (Stamp Date)	Submission	(April 14, 2009)	Initial application submitted to the City Clerk’s Office	March 30, 2009 (April 27, 2009)	Plans submitted to OSPCD (existing elevations: EC 4.0, 4.1)	April 24, 2009 (April 27, 2009)	Plans submitted to OSPCD (site plan)	April 14, 2009 (April 27, 2009)	Plans submitted to OSPCD (demo plans: D 01.1, 01.2; area plans: A 00.1; floor plans: A 01.1, 01.2; roof plan: 01.3; proposed elevations: A 2.1, 2.2)	April 27, 2009 (April 27, 2009)	Plans submitted to OSPCD (conceptual site plan: S 0.1)	BP/CO	Plng.	
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2	The Applicant or Owner shall meet the Fire Prevention Bureau’s requirements.	CO	FP													
3	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD													
4	The Applicant shall at his expense replace any existing equipment (including, but not limited to the fire pull box, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW													
5	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P													



6	The Applicant shall ensure that the parents' manual describes the parking management plan and that it is reinforced via annual instruction email, and at all school meetings.	Perpetual	Plng./ T&P	
7	The Applicant shall create a parking distribution plan for families that drive to the site. Any modifications to the plan should be approved by the Traffic and Parking Department.	CO	T&P	
8	The school shall post a parent helper along the curb prior to the arrival of the first car during drop off times to keep parents moving along.	Perpetual	T&P	
9	Parents are not allowed to use the driveway as a drop-off location.	Perpetual	T&P	
10	The Applicant shall provide three pedestrian impact recovery systems to be used on Summer Street in the vicinity of proposed school.	CO	T&P	
11	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final sign-off on the building permit to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

