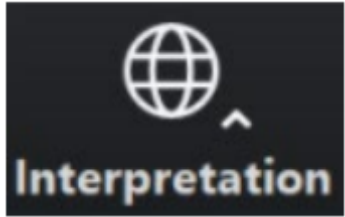




# Fernboro Project – Density and Parking

# Interpretation and Translation

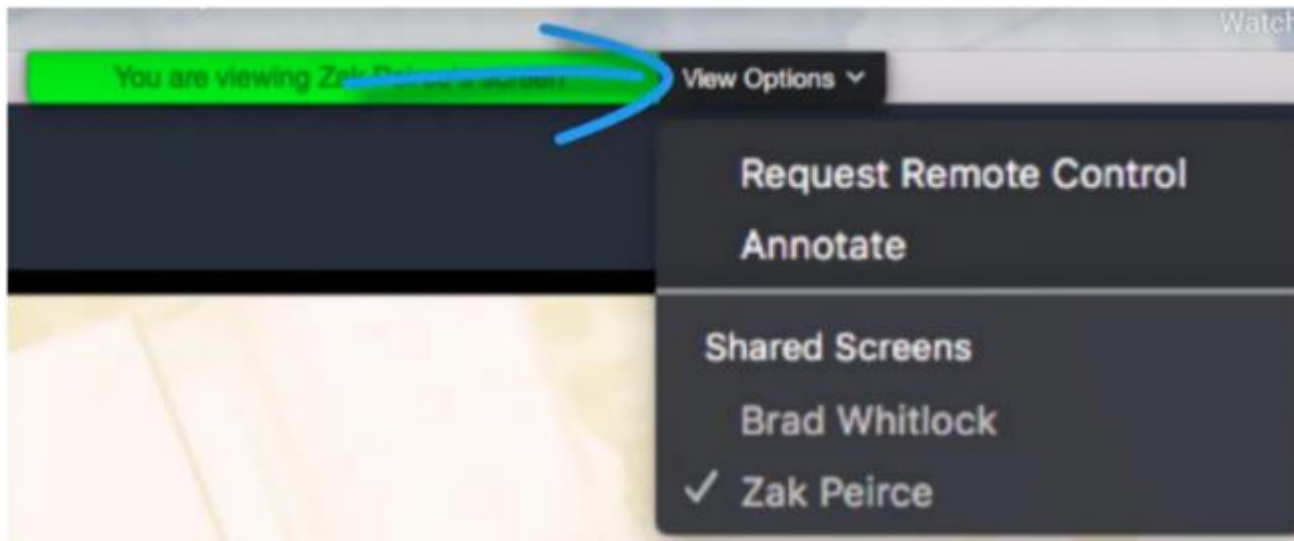


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

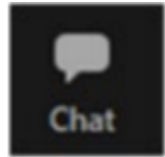
“English” – for English



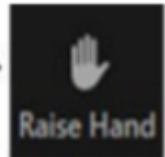
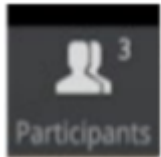
# Zoom Tips

Here are some tips on using Zoom for first-time users.

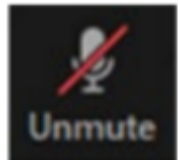
Your Controls are at the bottom of the screen.



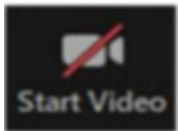
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



To raise your hand, click on "Participants" at the bottom of your Screen, and then choose the "Raise Hand" option in the participant box, or press \*9 on your phone.



Mute/unmute – Participants will be muted during the presentation. The host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6



Turns your video on/off



# Recording

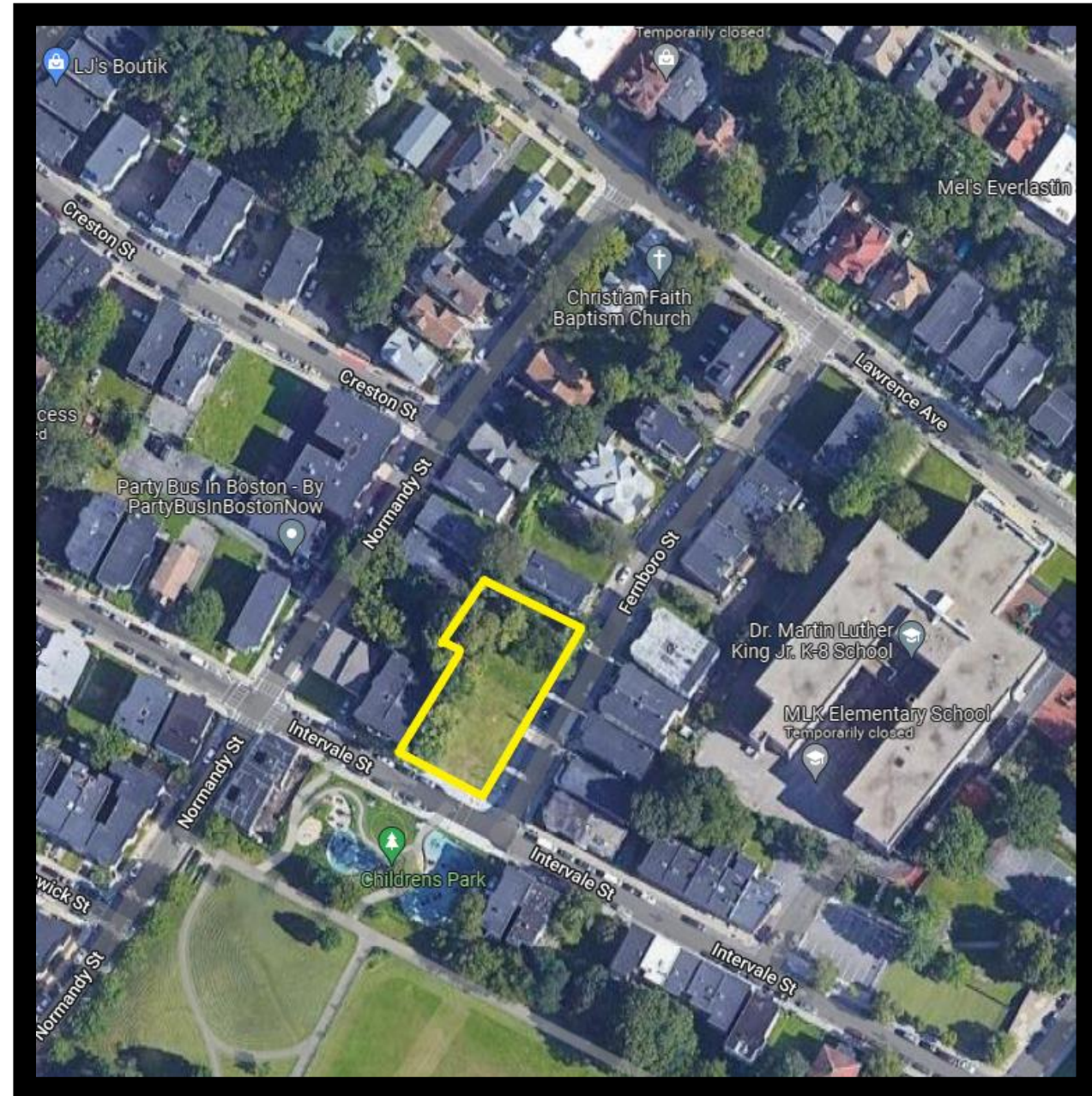
- At the request of community members, this event will be recorded posted on the Community Discussion on Fernboro Project Meeting Calendar webpage at <https://bit.ly/FPRDCW> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature.

# Zoom Etiquette

- We want to ensure that this conversation is a pleasant experience for all attendees.
  - Please remain muted until called on. If you'd like to speak during this time, please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
  - Please be respectful of each other's time.
  - We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
  - If we are unable to get to your question at this meeting, please put them in the Chat at the end or email [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov)

# What is Our Focus Today?

- The Questions
  - What are your thoughts on the plan of action?
  - What are your thoughts on the Test Fits shown?
  - What are your thoughts about how we addressed community concerns?
- This is a discussion.
- All thoughts and opinions matter. There are NO WRONG IDEAS.
- Please feel free to speak your mind!!!
- Please be open minded and hear the plan of action.



# Agenda

1. **Recap of the Previous Meetings**
2. **The Cost, Density Issues, and Community Parking Concerns**
3. **Plan of Action**
4. **The New Test Fits and Parking**
5. **Path to Residential Parking Restrictions**
6. **Accessible Parking Spots**
7. **Discussion**

# Recap of the Previous Meetings

## Overarching Community Opinion

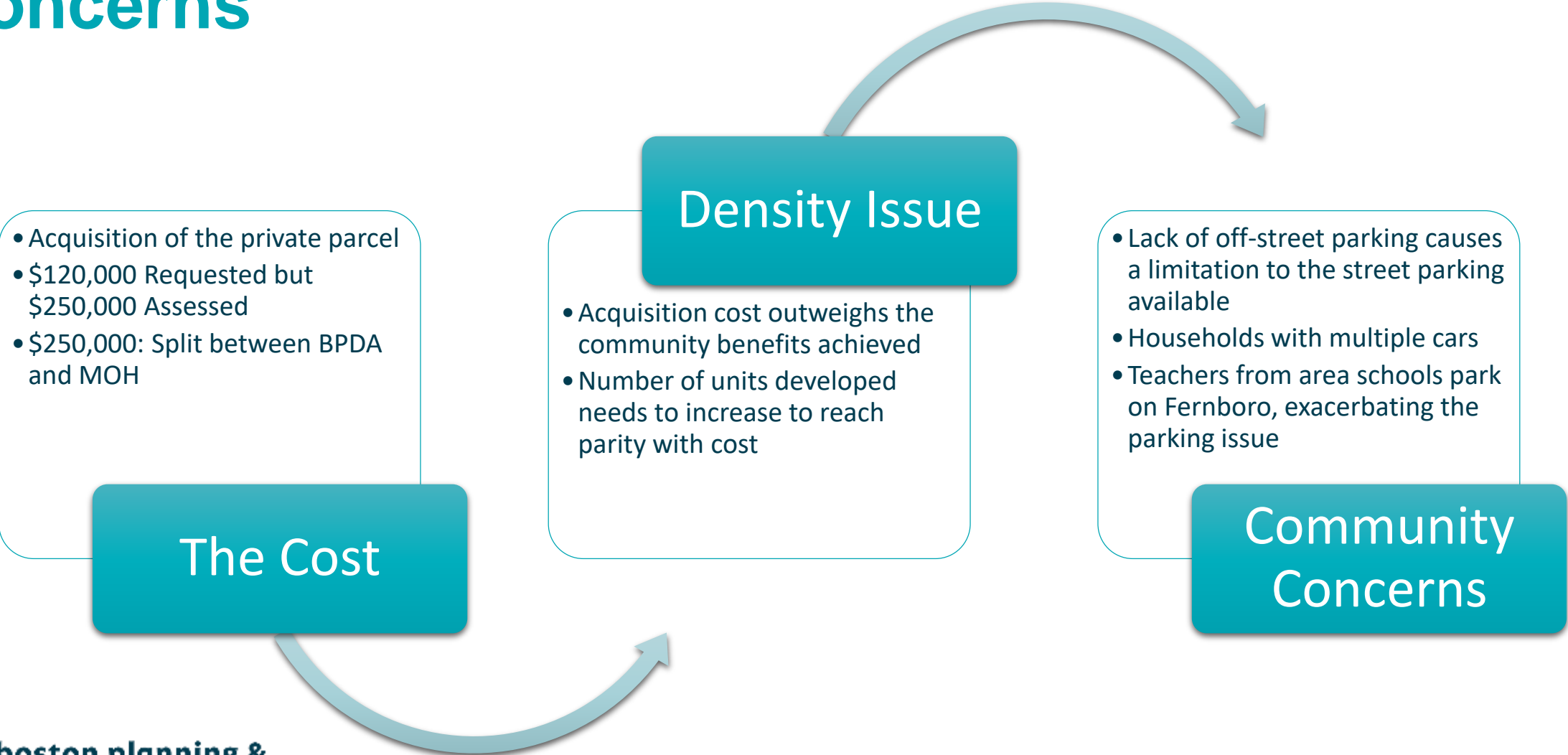
- The community doesn't want an increase to the parking burden on the street. Preferably, the community would like to the land to remain green space. However, if the land was developed, they would want the housing built to only be single or two-family homes that provided affordable ownership opportunities.

## Plan of Action for The BPDA

- The BPDA will partner with MOH to develop the sites.
- We draft an RFP for the development of housing chosen by the community today.
- Another meeting will be scheduled for the beginning of April to give the community an opportunity to discuss Development Objectives & Design Guidelines



# The Cost, Density Issues, and Community Parking Concerns



# Plan of Action

## Off Street Parking

- The new development will provide a 1:1 ratio to units and off street parking

## Resident Parking Permit

- The RFP will require that the developer lead the effort to have Fernboro Street's on-street parking become resident restricted parking

## Accessible Parking Spots

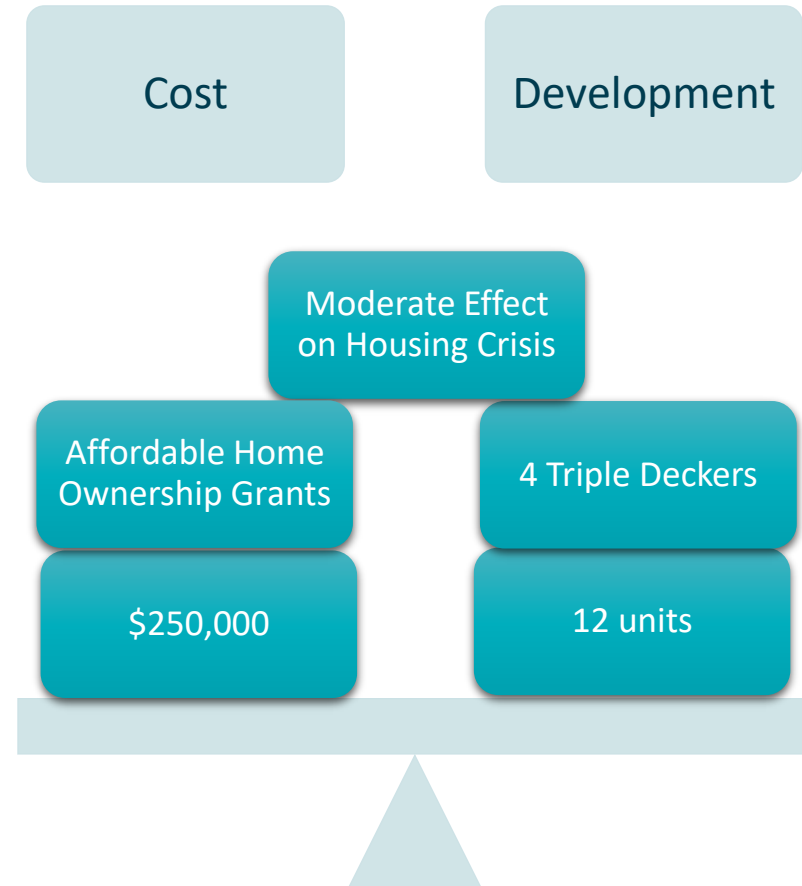
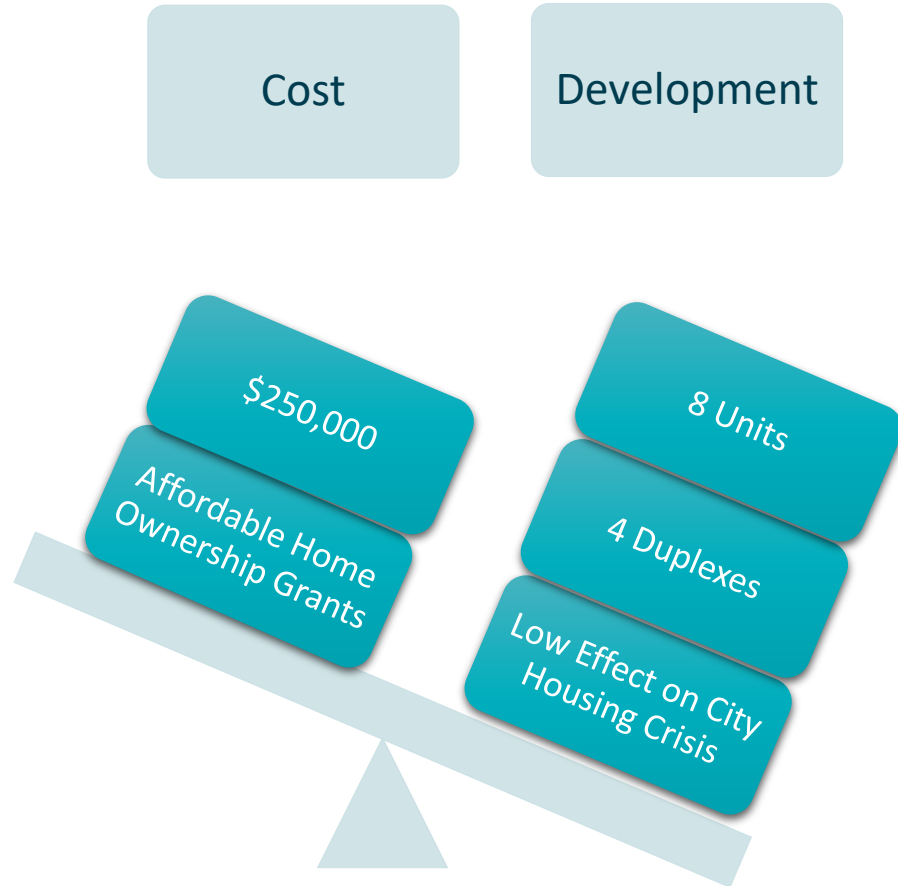
- Provide guidance to the community on how individuals with disabilities can have an accessible parking spot placed in front of their homes

## Addressing the Community's Concerns is Key

- We have heard the community's concerns have focused our plan of action on insuring that they are addressed.
- The three goals and process that have been presented will address those concerns and will insure that these Grove Hall residential street are for the residents first before anyone else.
- The next slides will explain how and why.

# The New Test Fits and Parking

# Bring Balance to the Numbers



# Parking

## The Statistics

- The Metropolitan Area Planning Council released their Perfect Fit Analysis which analyzed 200 parking facilities in the City of Boston
  - Their study found that **3 out of 10 spaces were empty.**
- In affordable housing developments (sites where 50 percent or more of the apartments are deed restricted) demand was even lower
  - **Only 0.55 cars were parked per household.**

## Needed for Affordable Housing

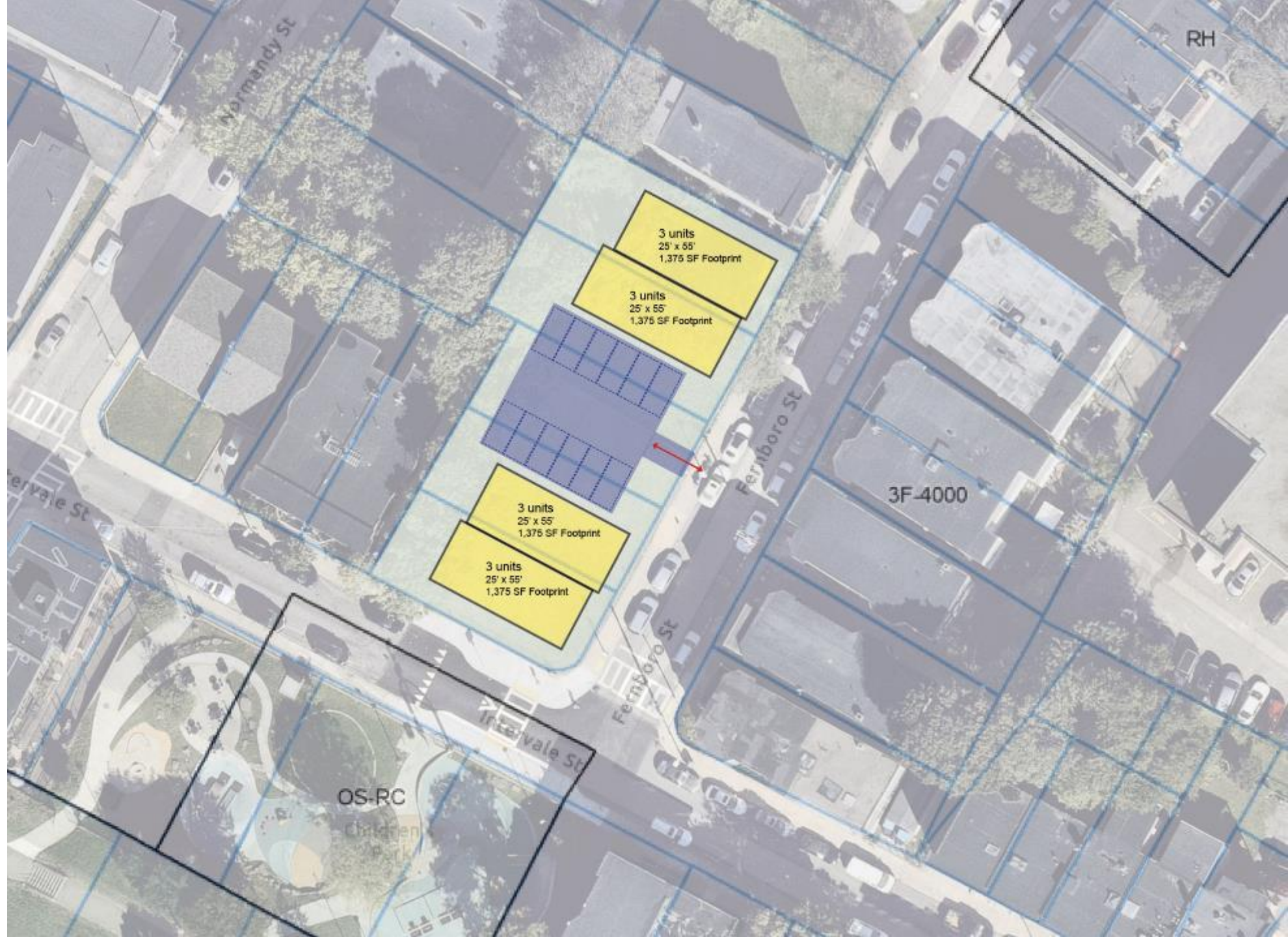
- The expected need for parking for 4 triple deckers' is only 6.6 parking spaces
- We will require 12 parking spaces, a 1:1 ratio, in following Parking Maximum Ratios in Article 80, to ensure that the new residents' parking needs are met
- Test Fits show the potential layouts



## Fernboro Street Parcels

12 Units-12 Parking

- 1,375 SF footprint
- Triple Decker Typology
- Two 6-unit structures



*Discussion Purposes Only*

May 2022 BPDA

# Parking Stage 2: Resident Parking Permits

# What We Have Heard and Our Answer to Concerns

## Comments from The Community

- “The area is densely populated with no areas for parking.”
- “Where would people park? The area is already overloaded with cars.”
- “We have no place to park as it is now. With school around the corner it is already a horrible situation.”
- “Proposals for 12 and 18 units is far too much in such a densely populated neighborhood with limited parking options.”

## Resident Parking Permits

- Meant to address the parking shortfall experienced in many neighborhoods and to enhance the quality of life and accessibility of these neighborhoods. The goals of the programs are to:
  - Protect residential neighborhoods from parking intrusion by commuters and other non-residents.
  - Reduce future demands for on-street parking in new residential projects.
  - Reduce auto ownership through car sharing programs and increased use of alternative, non-auto modes.



# Path to Resident Parking Permits

## Petition For New Resident Parking Program

- Someone from the community needs to lead the effort to get the signatures for the petition
- More than one street in the neighborhood must be included in a new Program request
- Petition needs 51% of residents, 18 yrs. old or older, who live on the streets in question to sign in support of the new Program
- Petitions will be submitted to the Mayor's Office of Neighborhood Services
- Minimum of three months to complete process

# Accessible Parking

## General Rules

- Full Time Resident, year-round resident of Boston
- Have a disability that will last at least one year and severely limits you're ability to walk
- Have a valid Disabled License Plate, Disabled Veteran Plate, or a Disabled Parking Placard from the Registry of Motor Vehicles
- Have a car registered at your Boston address
- Don't owe the City money

## Steps to Get Spot

If you drive your car, even if it's just some of the time:

- Print out and complete the [driver application](#)
- Check the box at the top of the application that says "New"
- Get your application notarized, and
- Have the medical section filled out by your doctor.
- Provide: Car Registration, Disabled Parking Placard, Mass Driver's License, and Doctor's Prescription for your mobility device.

# Accessible Parking Continued

You can drop off your application and documents at the Disabilities Commission:

1 City Hall Square, Room 967

Boston, MA 02201

Office hours: Monday through Friday, 9 a.m. - 5 p.m.

Your application may take up to twelve (12) weeks to process. An approval or denial by mail.

Link to Website with More Information: [CLICK HERE](#)

# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts about the plan of action?**
- **What are your Thoughts on the Test Fits Shown?**
- **What are your thoughts about how we address community concerns?**
- After the question-and-answer period you will be asking to select which designs you prefer.

# THANK YOU FOR COMING!

- Please send any additional comments to my email below
- [Jonathan.short@boston.gov](mailto:Jonathan.short@boston.gov)
- The comment period will be left open for 2 weeks
- Next Meeting will be in August with the final RFP for your review
- SEE YOU THERE!