

List of R-6 Issues to discuss with Jeff Levine on 4/18. Good work, but still a major disconnect between what would be allowed by ordinance and the existing pattern of development. This creates incentives for speculation and teardowns rather than contributing to the stabilization of a vibrant and well-functioning neighborhood.

ISSUES:

1. **45' Height Limit is not compatible with much of Hill. This mismatch is not effectively controlled by design standards if zoning trumps design standards** – Have to be this way, or function of whether Council adopts the design standards? Can't they be equal requirements – can set up so applicant has to meet all? Otherwise 45' tall buildings essentially approved as of right if 3 units or 2 including affordable unit?

If zoning has to trump design standards, is there a way to reduce the 45' height limit to make it more consistent with the surrounding neighborhood? Tie to average in certain radius? Tie to street width?

2. **Need to move forward on Historic District designation** – An essential part of maintaining the character and architectural history of Munjoy Hill. Need tentative identification of future historic districts, work plan and commitment to coming in with Eastern Prom and North Street historic districts, plus a multi-parcel designation for scattered landmark sites by a certain date.
3. **Need Interim Demolition Protections** in anticipated historic districts – to be effective, have to be interim protections against demolition for structures in areas identified as probable future historic districts. How can accomplish? 6 month extension prohibiting demolitions in those areas (using GPL boundaries) if identified as contributing or landmark by GPL (unless City reviews and determines not contributing to anticipated future district or landmark)
4. **Rationale for inclusion of building extensions provision?** - Seems to allow building extensions horizontally and vertically to maximum extent of non-conformity. Purpose? Unintended consequence? Should be limited to where demolition is otherwise proposed, to be considered as an option to make retention and building extension preferable to demolition? Or should be subject to review under design standards?
5. **Alternative design review process** – proposing only if HP approves? What other safeguards? Are there projects where HP will be recommending to PB? Will HP be final authority on compliance with design standards?
6. **Height bonus for “workforce housing” for rent or sale** – what is the enforcement mechanism? Any requirement that has to be occupied by/purchased by household meeting income limits? What is the applicable time period? Can be caretaker apartment for primarily single family house – gets height bonus to 45' with 2 units.
7. **Demolition standards:** determinations of non-significance, how significance determined, by whom; granted if Planning Authority fails to act within 30 days – why drafted this way?

8. **Rooftop appurtenances:** HVAC can be 5 feet above max height. Earlier proposal to be included in height. Rationale?
9. **Side yard setback minimum** – reducing below 10 feet if part of documented built pattern of the surrounding streetscape. Should there be a provision for “and the massing of the proposed structure is compatible with the massing and scale of structures on that streetscape”?
10. **Other issues?** Parking 10’ setback: are circumstances where can be occupied by driveway, just not parking space?
11. **Setbacks and Lot Coverage:** Rationale for reduction from pre-2015 of rear setback (20’ to 10’), side yard setback (10-15’ to 5-10’) and increase in maximum lot coverage (40-50% to 60%) is what? Valid to use measurements from existing structures when average height is only 2.4 stories and NO street (except Fore St) average building height in excess of 3 stories, but proposed setbacks and lot coverage would apply to 45’ tall buildings?
12. **Package as proposed:** What design standards will apply post-June 5? PB to develop design standards over summer; will NEVER get adopted by City Council? Historic District plan is designation process to start late summer or fall with Council vote possibly late Fall 2018. “Interim controls would govern until decision made” starting when? Not until nomination by HP, correct? And that not until late summer.