

Offered by Councilor Bill Linehan

CITY OF BOSTON IN CITY COUNCIL



ORDER FOR A HEARING TO EXAMINE THE IMPACTS OF PROJECT CHANGES FOR RESIDENTIAL DEVELOPMENTS INCLUDING THE MINIMIZATION OF PARKING

- WHEREAS:* A slowdown in the financing for office and condominium developments has led to a sharp increase in proposals for residential apartment complexes; *and*
- WHEREAS:* Often proposed developments are converted from condominiums to apartment buildings late in the planning process, after the project has been vetted in the community and requiring only a Notice of Project Change; *and*
- WHEREAS:* When a proposal changes from condominiums with residential ownership to apartment units with a more transient demographic, the number of parking spaces is often significantly decreased as the number of units is increased; *and*
- WHEREAS:* A typical condominium parking requirement of at least one space per unit may be decreased to as little as .5 or .3 spaces per unit for an apartment complex; *and*
- WHEREAS:* Current parking requirements for large scale residential developments generally demand one or several levels of parking, adding height to a project. When a project is converted to apartments, the parking spaces are no longer deeded to owners, creating the potential for the spaces to sit vacant or be occupied by non-residents; *and*
- WHEREAS:* While the City's urban planners continue to encourage developers to increase density while lowering parking requirements for apartment complexes, the number of residential parking stickers issued citywide continues to increase, and available street parking has become more scarce in the densest neighborhoods; *and*
- WHEREAS:* While the City should encourage residents to lessen their dependence on automotive travel and promote public transportation, the region's mass transit system is already strained and without major investments in transportation current planning practices will continue to exacerbate residential parking pressures in our neighborhoods. *Therefore be it*
- ORDERED:* That the appropriate committee of the Boston City Council holds a hearing with the Boston Redevelopment Authority and the Boston Transportation Department to examine the impacts of project changes for residential developments including the minimization of parking.

Filed on: November 15, 2010