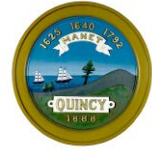




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JAMES J. FATSEAS

Director

THOMAS P. KOCH

Mayor

TO: Planning Board Members

FROM: Planning Department

DATE: December 4, 2019

RE: **114 Whitwell Street – Site Plan Review/PUD - Planning Board Case No. 2019-06**

The Applicant, FoxRock Whitwell Realty LLC c/o FRP Quincy Development LLC, 1495 Hancock Street, Quincy, MA 02169, is requesting Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Section 8.4 (Planned Unit Development – Redevelopment of a Hospital Site: City Council Order 2017-189 November 20, 2019). The Applicant proposes the construction of four hundred and sixty-five (465) residential units and/or assisted living/long-term care/independent living units within seven (7) buildings, surface and subterranean garage parking for five hundred and ninety (590) vehicles, and related amenities and improvements on the property at **114 Whitwell Street**. The subject property is a 14.97± acre site located within a PUD Zoning District and is shown on City of Quincy Assessors' Map 1177A, Plot 12.

Correspondence has been received from the Department of Public Works, the City Health Department, and the Department of Traffic, Parking, Alarm, and Lighting (TPAL). Peer review was conducted by Beta Group, Inc.

Recommendation

After consideration of the Site Plan, accompanying documents and the comments received from City staff and the Peer Review Consultant, the Department recommends that the Board approve the Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Section 8.4 Planned Unit Development – Redevelopment of a Hospital Site subject to the below listed Special and General Conditions:

SPECIAL CONDITIONS

1. The Applicant shall provide \$1,000,000.00 in funding to the City of Quincy to carry-out off-site improvements identified during the review of the project.
2. The Applicant is subject to the City of Quincy Inclusionary Zoning ordinance and shall be responsible for adhering to the decision of the Quincy Affordable Housing Trust Committee for this project.
3. The Applicant shall comply with the Sewage Rehabilitation Fund specified in the Quincy Zoning Ordinance Title 15, Section 15.16.010.

Site Construction/Stormwater Management System Conditions:

4. The Applicant shall provide Construction Management Plans to include detailed traffic management plans, temporary traffic controls, crosswalk detours, construction truck routes and other protections, as part of applications for the Demolition, Foundation, and Building Permits for all phases of construction. The Construction Management Plans will be provided at least one month prior to the start of construction to the City's Traffic Engineer for review and approval. The Applicant will undertake following conditions during each construction phase of the project:
 - a. Proponent will coordinate with City regarding all transportation-related construction impacts of the Project.
 - b. The Proponent will develop a program of public notification of major construction items.
 - c. The Proponent will attend regularly scheduled meetings (bi-weekly) with the City to coordinate construction activities.
 - d. Prior to the implementation of any planned construction activities within the public right-of-way, the contractor will submit to the City for review and approval a traffic and pedestrian management plan.
 - e. The general contractor will implement a car/vanpool program in order to reduce construction-related traffic and parking demands associated with the Project.
 - f. The general contractor will be encouraged to offer subsidies to workers that use public transportation.

- g. Designated truck routes will be established to govern how trucks access the Project site. The goal of this commitment is to have construction trucks avoid using residential City streets to the extent practical. Construction contracts for the Project will include notification of this provision.
 - h. Truck cleaning stations will be set up on the site for the duration of the Project.
 - i. Secure fencing and sidewalk staging protection will be provided in areas affected by the construction to protect nearby pedestrian and vehicular traffic. Gate entrances into the construction area(s) will be determined jointly with the City.
 - j. Secure on-site storage will be provided for tools and equipment in an effort to minimize construction-related vehicle trips to the site.
 - k. Full or partial street closures will be avoided to the extent possible. Should a partial street closure be necessary in order to off-load construction materials and/or complete construction-related activities, the closure will be limited to off-peak periods as defined by the City so as to minimize the impact on vehicular and pedestrian flow. Police details will be utilized as required by the City.
 - l. During construction activities, as required by City, a police detail will be placed on-site within the sidewalk/street area to control pedestrian, bicycle and construction vehicle conflicts.
 - m. Construction worker parking will be prohibited along local roadways in the vicinity of the Project site and violation of this prohibition may result in the vehicle being ticketed or towed by the City. Construction contracts for the Project will include notification of this prohibition.
5. The Applicant shall replace sidewalk for the entirety of the project frontage along Whitwell Street including sidewalk widening along the frontage of the property to provide traffic calming along Whitwell Street. The Applicant shall submit design plans to TPAL and the City Engineering Office for review and approval.
 6. The Applicant shall submit to the City Engineer a copy of the final stormwater pollution prevention plan (SWPPP) for review 30 day prior to commencing construction.
 7. The Applicant shall be required to obtain a Stormwater Management Permit from the City of Quincy Department of Public Works prior to the issuance of a building permit which shall be recorded with the Norfolk County Registry of Deeds prior to the start of construction.
 8. Within 60 days of the approval of this Site Plan application, the Applicant shall provide \$125,000 to fund the Planning and Community Development Departments independent peer review engineer account in order for the City's designated representative to continue to review and advise on the final design and construction of the stormwater system. At the City's request, the Applicant shall provide additional funding to complete the following activities contemplated in this condition by the designated representative if needed.
 - a. Under the guidance of the City Engineer, the City's designated representative will perform a sub-watershed modeling of the area where the project site is located. The results of the monitoring will be provided to the City and Applicant to further inform the stormwater analysis for the site and the preparation of plans to manage

stormwater and infrastructure improvements of the stormwater system components within the watershed to accommodate a minimum of the 10 year storm event.

- b. The City's designated representative will perform the independent peer review of the Applicants Stormwater Management Permit administered by the Department of Public Works.
 - c. The City's designated representative shall perform on-site inspections of the construction of the stormwater management system at the following times:
 - Any soil testing including verification of in-situ infiltration rates performed on the site including the areas where an existing building has been demolished.
 - For subsurface infiltration and detention systems, upon completion of excavation, and upon completion of system installation and prior to backfill.
 - Stormwater water quality units upon completion of installation
 - Connection to existing public drainage systems prior to backfill.
 - The Applicant shall provide 72 hours' notice of said inspections.
 - The City's designated representative shall provide a report on the inspection to the City Engineers Office and the Planning Department.
9. The Applicant shall perform a water flow test with the City's Water Department.
10. The Applicant shall continue to coordinate with City of Quincy Department of Public Works to identify appropriate infiltration and inflow project(s). The Applicant shall comply with the Sewage Rehabilitation Fund specified in the Quincy Zoning Ordinance Title 15, Section 15.16.010.
11. The Applicant shall submit a Stormwater Operation and Maintenance Plan which shall be recorded at the Norfolk County Registry of Deeds and will include the following:
- The stormwater management system owner
 - The party responsible for operation and maintenance
 - An estimated operations and maintenance budget
 - A maintenance log form
12. The Owner shall be required to submit a copy of the completed Stormwater Operation and Maintenance Plan (O&M Plan) Inspection Schedule and Evaluation Checklist Form, stamped by a Professional Engineer, annually to the City of Quincy Department of Public Works in order to document compliance with the approved O&M Plan.
13. The Applicant shall be required to submit the final design and materials of the site walkways to the Department of Planning and Community Development, the Department of Inspectional Services and the City Engineer for review and approval prior to obtaining a Building Permit. This provision shall not prohibit the applicant from obtaining a demolition permit.

14. One week prior to any land disturbance activities, the Applicant shall conduct an on-site inspection with the City of Quincy and/or City's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
15. At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.
16. Upon completion of construction, the Applicant's engineer shall provide a report to the City of Quincy Department of Planning and Community Development certifying that the stormwater management system was installed in accordance with the approved plans. The report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built of the stormwater management system shall be provided with the report.

Landscaping Conditions:

17. To be included in the Building Permit Application, the Applicant shall provide a written description describing how the planting soil for the site will be manufactured from the ascribed components – on-site crushed stone, imported subsoils and compost; A written commitment to install adequate planting soil from off-site sources in the event that on-site resources are inadequate for an on-site manufacturing process; and a list of minimum soil volumes per plant type, including trees, shrub beds, meadow and turf areas.
18. The Applicant shall provide a detailed description of the irrigation system proposed, including coverage and inches per week to be applied to all areas of the site during establishing and after establishment for review and approval by the City of Quincy Department of Public Works prior to the start of the installation of the irrigation system.
19. Prior to any installation of landscape items, the Applicant shall notify the City at least one week in advance.
20. For any deviation from the approved landscape plan, the Applicant shall file an updated plan and specifications to the Planning Department for review and approval.
21. The City's designated representative shall perform on-site inspections of the landscape installations including plant materials, fencing, retaining walls and pathways.

Traffic Conditions:

On-site Transportation Improvements

22. Prior to the issuance of an Occupancy Permit, the Applicant shall develop a Parking Plan and submit to TPAL for review that includes how parking spaces will be assigned,

the distribution of spaces per building and the number and location of visitor parking.

23. Prior to the issuance of an Occupancy Permit, the Applicant shall provide a Shuttle Bus System Operating Plan to TPAL for review and approval with the following requirements:
 - a. Shuttle bus(s) to transport residents to and from project site and Quincy Center MBTA Station;
 - b. The Shuttle shall operate weekdays 6:30 AM to 9:00AM and 4:00 PM to 7:00 PM on approximately 15-minute headways;
 - c. The Shuttle will be of no extra cost for project residents;
 - d. The shuttle bus system shall be required to run for an initial period of 10-years. Upon the conclusion of the 10-years, the Applicant shall submit a report on the bus usage and operations to the Planning Board who can extend this condition for an additional 10-year period.

Off-site Transportation Improvements

24. The Applicant shall provide funding to the City of Quincy (*Condition #1*) to carry-out off-site improvements identified during the review of the project. The funds shall be used to make intersection improvements as well as sidewalk and pedestrian infrastructure improvements in off-site locations adjacent to the proposed site.
25. The Applicant will fund a new MBTA shelter on the north side of Whitwell Street along the project frontage.
26. The Applicant will coordinate with the Planning Department to make the MBTA aware of future transit ridership demand.

On-site Parking and Circulation

27. Residents of the proposed development will not be eligible to obtain a City of Quincy residential parking permit.
28. The Applicant shall identify and notify Transportation Network Companies of on-site pick-up and drop-off locations for each building prior to Occupancy Permit.
29. The following Parking and Transportation Demand Management (PTDM) measures shall be implemented as part of the project:
 - a. Designate full-time on-site Transportation Coordinator to oversee transportation issues, including carpooling, car sharing, parking, moving trucks and to work with residents to raise awareness of public transportation, bicycling, and walking opportunities.
 - b. Provide orientation packets to new residents containing information on available transportation choices, including transit routes/schedules and Ashlar Park Shuttle

service.

- c. Provide information on travel alternatives via a resident-only web site and postings in the clubhouse. This will include promotion of the MassDOT NuRide rideshare program and MBTA bus and rail schedules.
- d. Offer new tenants a complimentary one-month MBTA pass to encourage transit use.
- e. Provide two (2) car-share spaces in a centrally located parking area. Additional car-share service spaces may be required at the City of Quincy Planning Board's discretion pending the Post-Occupancy Traffic and Parking Monitoring Program.
- f. Provide a sheltered bus stop on-site for the Ashlar Park shuttle.
- g. Provide on-site secure bicycle parking in each garage for residents and outdoor bicycle parking for visitor use.
- h. Provide preferential parking for low emission and alternative fuel vehicles.
- i. Transportation Monitoring Program: The Applicant shall conduct a biennial traffic and parking monitoring program with results submitted to the City of Quincy for a six-year period, beginning two years after initial occupancy. The program shall include: Automatic traffic recorder (ATR) counts at the site driveways for a continuous 24-hour period on a typical weekday; travel mode survey of residents of the site; weekday AM and PM peak hour turning movement counts (TMCs) and operation analysis at Adams Street/Whitwell Street; shuttle ridership; and on-site parking supply, demand and utilization.

Miscellaneous

30. Prior to the issuance of an Occupancy Permit, the Applicant shall submit a Residential Trash Valet Service Plan. If a Residential Trash Valet Service Plan is not implemented, the Applicant shall submit an alternative Residential Trash Plan to the Department of Health for review and approval.
31. The Applicant shall submit a written rodent control plan to the Health Department for review and approval prior to any site activity. Said plan must be designed for the duration of the project and include, at minimum, the following:
 - Name and contact information of a licensed pest control operator to be retained by the project proponent for the duration of the project.
 - Scope of proposed plan for control of rodents, including number of bait stations, location of bait stations, frequency of monitoring bait stations and anticipated length of service.
 - A summary of actions to be taken to prevent rodent problems at the construction site.
32. The Applicant shall develop and submit a written dust control plan to the Department of Health for review and approval prior to any site activity. Said dust control plan is to be

implemented during any site activities to ensure compliance with state air quality regulations.

33. The Applicant shall be required to submit plans to the Quincy Health Department which are stamped by a MA Registered Professional Engineer or Registered Architect for the proposed swimming pool. Said plans must conform to 105 CMR 435.000 and be subject to satisfactory plan review prior to obtaining a pool construction permit from the Quincy Health Department.
34. The Applicant shall conduct a pre-demolition Hazardous Materials Survey (i.e., asbestos containing materials, fluorescent lights, PCB-containing materials including ballasts, mercury-containing thermostats and switches, etc.) and provide a copy of the survey to the Quincy Health Department. If Hazardous Materials are found in the building, then the Applicant or its licensed abatement contractor shall consult with the Quincy Health Department regarding abatement measures and monitoring of abatement work.
35. The Applicant shall notify the City and provide copies of any filings made in accordance with the Massachusetts Contingency Plan relating to any historical release of hazardous materials or the discovery of any new release.
36. Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.

GENERAL CONDITIONS

1. **PROJECT REVIEW:** The Applicant shall adhere to all comment letters issued by the City departments and Peer Review consultants, including:
 - a. Department of Public Works letters dated July 9, 2019 and October 10, 2019;
 - b. City Health Department letter dated July 8, 2019;
 - c. Department of Traffic, Parking, Alarm and Lighting (TPAL) letter dated July 9, 2019;
 - d. Beta Group Peer Review Reports dated July 9, 2019, October 4, 2019, and November 26, 2019.

2. **REQUIRED CERTIFICATION:** Prior to, or at the time of, submittal of the decision for endorsement, the Applicant shall submit to the Planning Board a certification indicating, in effect, the following:

“I (We), _____ as representatives of/ FoxRock Whitwell Realty LLC c/o FRP Quincy Development LLC, 1200 Hancock Street, Quincy, MA 02169, on this date, _____ do hereby certify that I (We) have completely read and do fully understand all Special and General Conditions of Planning Board Decision, No. 2019-06, dated December 4, 2019, relative to the proposed alteration of 114 Whitwell Street. Furthermore, it is my (our) intention to comply fully, to the best of my (our) ability, with all aspects of the approved Site Plan and with all Special and General Conditions of the Decision.

Signature(s)

3. **RECORDING AT REGISTRY OF DEEDS:** Within sixty (60) days of the expiration of the twenty (20) day appeal period, the Applicant shall record the endorsed Decision at the Registry of Deeds. Evidence of such recording shall be submitted to the Planning Department and to the Building Commissioner prior to the initiation of any construction activities. The Applicant shall also be responsible for recording at the Registry of Deeds the Stormwater System “Operation and Maintenance” manual.
4. **NO DEVIATION FROM APPROVED PLAN:** There shall be no deviation from the approved Site Plan and Conditions of this Decision without prior written approval of the Planning Board or Planning Director. Minor changes to the Final Development Plans may be allowed subject to review by the assigned Planning and Community Development Project Manager and the approval of the Planning Director. Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board. In the event that the Applicant anticipates that some deviation is either necessary or desirable, the Applicant shall notify the Planning Director and Project Manager in writing requesting modification of the Plan or the Conditions. If the Planning Director determines that the requested modification is minor in nature, the Planning Director may grant such request. If the Planning Director determines that the modification is not minor in nature, the Applicant must appear before the Planning Board at an open public meeting for the purpose of fully discussing the proposed modification. The Applicant is responsible for providing the Planning Board relevant documentation and plans detailing

the proposed change as directed by the Planning Department. The Planning Board shall vote with a simple majority of sitting members to approve or deny the modification.

5. **ZONING & PERMITTING COMPLIANCE:** No aspect of this Site Plan Approval/Special Permit decision or of any Condition of Approval shall be construed in such a manner so as to alleviate an owner, applicant, assign, or successor from full compliance with all pertinent provisions and requirements of the City of Quincy Zoning Ordinance. The Applicant shall secure all requisite permits prior to commencing any work under this Site Plan. We specifically call your attention to the possibility of need for permits or other approvals from the Zoning Board of Appeal, Conservation Commission, Board of Health, Quincy Historical Commission, Affordable Housing Trust Fund Committee and the License Board among others. Additionally, regulatory agencies of the Commonwealth may have jurisdiction over this project. The Applicant shall adhere to all of the requirements of any relative approval from the Commonwealth.
6. **PLAN MODIFICATION BY OTHERS:** Should a permit from any other entity include provisions which require a revision of the Plan, such revision shall be submitted to and approved by the Planning Board at an open public meeting prior to the start of any construction activities in accordance with General Condition 4 above.
7. **CONSTRUCTION MANAGEMENT PLAN:** The Applicant shall submit a Construction Management Plan (CMP) to the Inspectional Services Department (ISD) at the time a demolition permit and the building permit application is filed.
8. **HAZARDOUS MATERIALS:** The Applicant shall conduct a pre-demolition Hazardous Materials Survey (i.e., asbestos containing materials, fluorescent lights, PCB-containing materials including ballasts, mercury-containing thermostats and switches, etc.) and provide a copy of the survey to the Quincy Health Department. If Hazardous Materials are found in the building, then the Applicant or its licensed abatement contractor shall consult with the Quincy Health Department regarding abatement measures and monitoring of abatement work.
9. **DPW COMPLIANCE:** The Applicant shall be responsible for obtaining all necessary permits and approvals from the Department of Public Works and Traffic Engineering prior to the issuance of a building permit including but not limited to:
 - Street Opening Permit
 - Sewer and Drain Connection Permit
 - Stormwater Management Permit (Sites greater than 1 acre or a definitive subdivision)
 - File a request to the City Engineering Office for assignment of street number.
10. **LANDSCAPING GENERAL:** Prior to the issuance of a final Certificate of Occupancy for the Project, all parking areas and landscaping shown on the Plan referenced above shall be completed. It shall be the responsibility of the owner(s) of the site to ensure that all vegetation and landscaping is maintained in a healthy condition and that any dead or dying materials be replaced at the earliest appropriate season. Any violation of this General Condition shall be considered a violation of this Site Plan Approval and of the City of Quincy Zoning Ordinance and may subject to enforcement activities.

11. **ACCESS:** At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.
12. **OFF-SITE WORK:** All work done off-site shall be to the satisfaction of the appropriate owner or public body having jurisdiction. In the case of City streets, public ways, City lands and easements, the work shall conform to the requirements of the Quincy Department of Public Works. In the case of State roads, the work shall conform to the requirements of the Massachusetts Highway Department. Off-site work may also have to comply with requirements of the MBTA regarding bus routes and rail operations.
13. **TIME LIMIT APPROVAL:** If substantial use of the site under this permit or construction of this project does not begin within two years of the date of filing of this decision with the City Clerk, then the granting of these Site Plan/Special Permits shall become null and void. A new application and approval shall be necessary to proceed with such construction if no extension is granted by the Planning Board.
14. **APPROVAL SCOPE:** This Special Permit/Site Plan Approval, and the obligations of the applicant set forth in the conditions hereto, shall run with the land comprising the site and shall inure to and be binding upon the Applicant, its successors and assigns (including lessees and tenants).
15. **FINAL PLANS:** Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer Office the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
16. **CONSTRUCTION HOURS:** The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless same are approved by the Chief of Police for Sunday activity.