

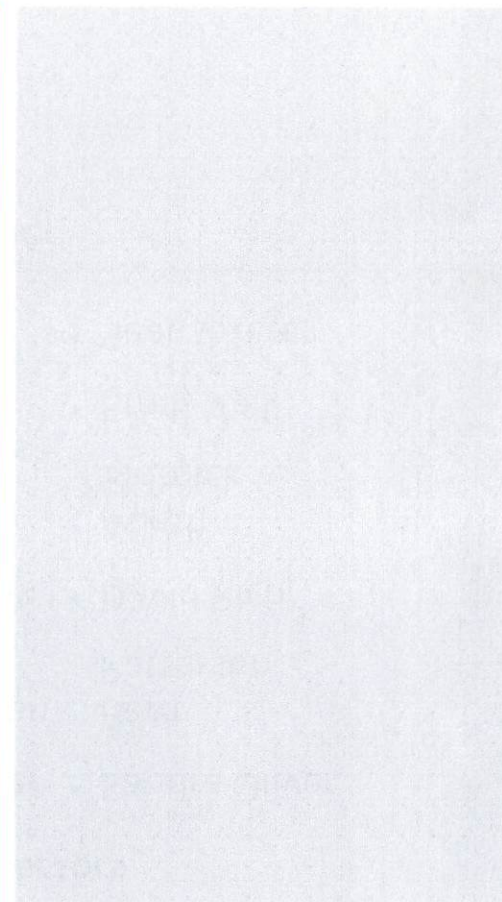


Holley Place

11 Holley Street

March 8, 2021

Planning & Zoning Public Hearing



Salisbury Housing Committee, Inc.*

(*NOT a Town Committee)

- Private, non-profit, all volunteer organization
- Been building and managing affordable rental housing in Salisbury since the 1970's
- Currently own 33 units
- Contract with professional rental management company (CREM)

Board of Directors

- Jocelyn Ayer
- Lisa Brennan
- Carole Dmytryshak
- Jim Dresser
- Al Ginouves
- Peter Halle
- Claire Held
- Anne Kremer
- George Massey
- Sandra Oliver
- Pam Patterson
- David Rich
- Abeth Slotnick
- Emily Vail
- Sean White

Introduce Team

- Architecture Firm: **Rocco Petitto**, QA+M
- Site Design: **Jon Tunsky**, todesign
- Attorney: **Christopher Smith**, Alter & Pearson, LLC
- Affordable Housing Finance & Project Management: **David Berto & Cathy Petracone**, Housing Enterprises
- Traffic Engineers: **Joseph Balskus**, PE, PTOE, VHB

QA+M
architecture
QuisenberryArcariMalik

todesign

Housing Enterprises, Inc.

Housing and Development Consultants



CHANGES in design

Former design



Current design

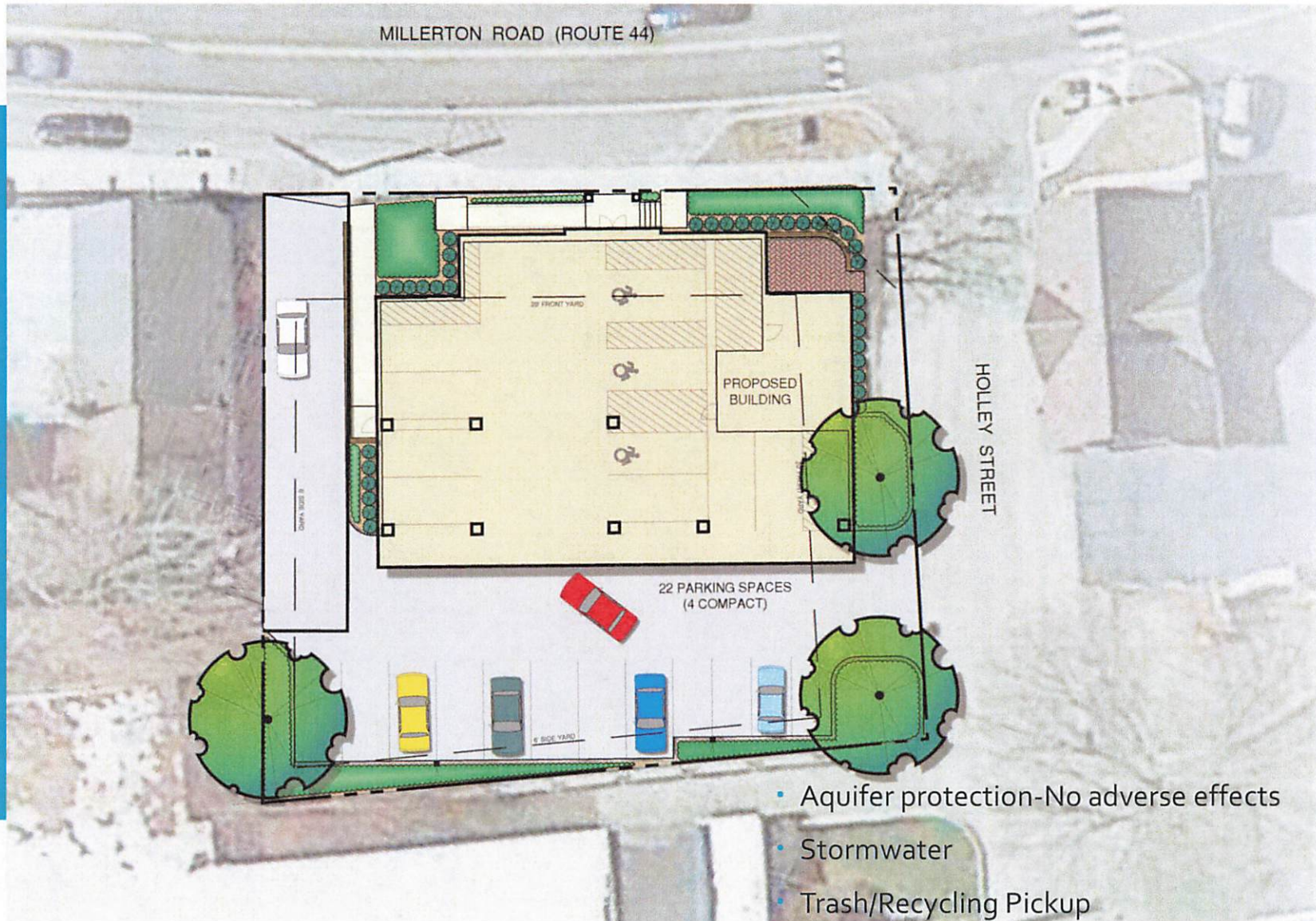


- Completely changed the **style of architecture**- now proposing a Federal style of architecture.
- We have **scaled back the size, and bulk of the building**, especially the third floor and the symmetrical setback on both sides
- **Reduced the number of units & bedrooms** (Total= 12 units)
 - from 21 bedrooms to 18 bedrooms. 7 1-bedroom, 4 2-bedrooms, 1 3-bedroom
- The reduced footprint of the building also means we lost 2 parking spaces under the building but the reduction in the number of units/bedrooms will mean less parking demand from the residents.

Location Map



Site design



Density, height, frontage, & parking requirements

- Section 405- Multi-Family Housing and Pocketknife Square Overlay Districts

Required	Met?
Max. building height of less than 40 ft. (proposed = 33ft)	Yes
Min. street frontage of 25ft (proposed = 103 ft)	Yes
Max. building coverage of 75% (proposed = 40.1%)	Yes
12- 1 parking space per unit (proposed = 22)	Yes
Max. 20% of parking spaces can be compact (proposed = 18%)	Yes

The **Maximum Density** is 16 Units/Acre unless 50% of the units are affordable and minimum size is greater than 350 square feet.

We have 12 units with **100% affordable** and the units are larger than 350 square feet.

Landscaping, Lighting, Water & Sewer Requirements

Holley Place as proposed also meets the following zoning requirements:

- **405.6 c** The proposed development shall be served by the public sewer system.
 - The Water Pollution Control Authority has provided a letter from stating the project meets their requirements.
- **405.6 d** The proposed development shall be served by the public water system.
- **405.6 f** Landscaping shall be consistent with the requirements of Section 701. We meet these requirements.
- **405.6 g** Lighting shall be consistent with the requirements of Section 702. All lighting is residential in character and scale, full cut off and the maximum light levels shall not exceed 5 footcandles. We meet all these requirements.
- **405.6 h** Other external elements shall be compatible with the character of the neighborhood, and the rural and historic character of the Town. We meet these requirements.
- **405.6 i** Units shall be accessible to individuals with disabilities under the American with Disabilities Act. We meet these requirements.

Architecture

Building Sqr ftg

1st FLOOR: 5,325 SF
2nd FLOOR: 5,325 SF
3rd FLOOR: 4,650 SF
TOTAL : 15,300 SF

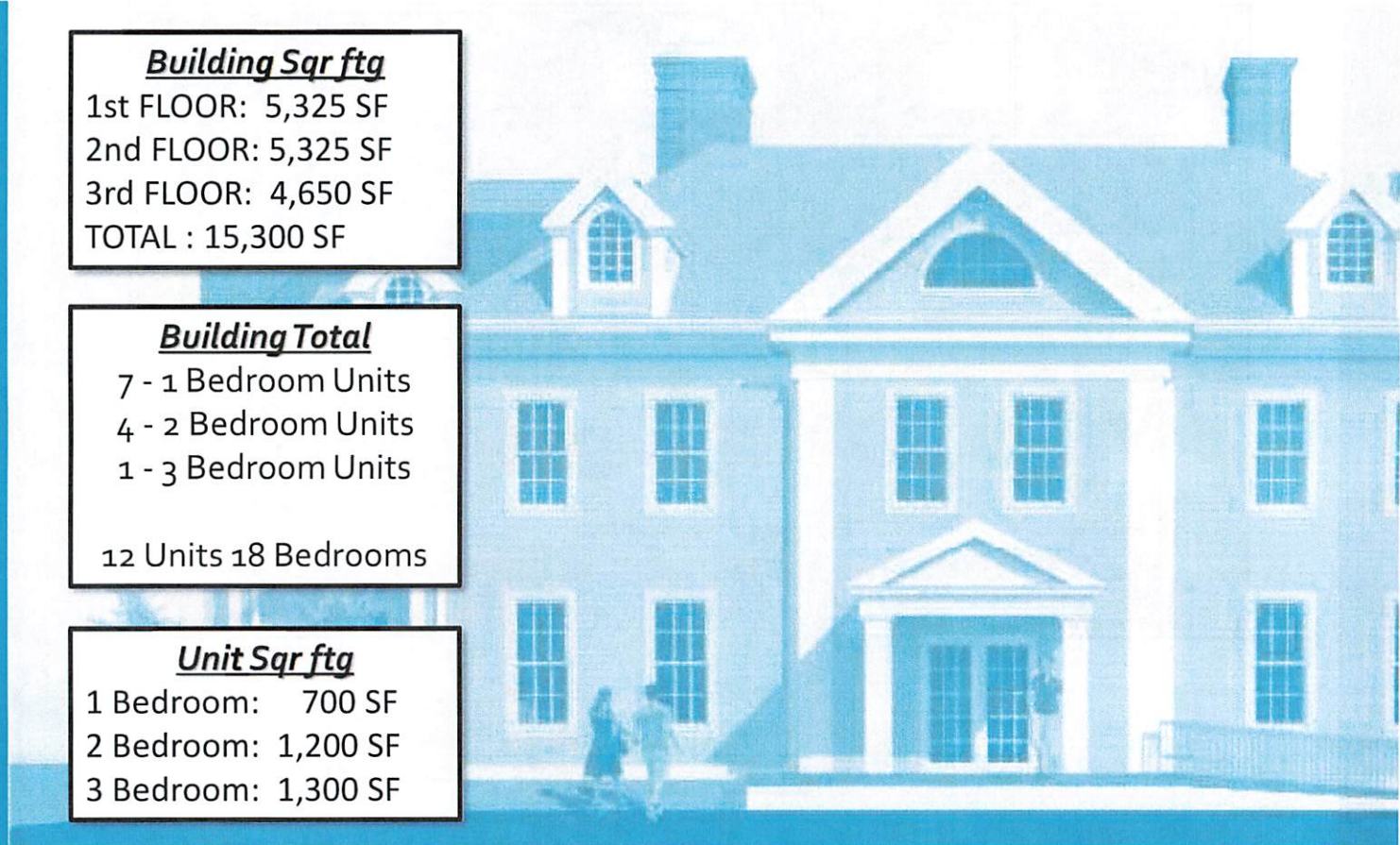
Building Total

7 - 1 Bedroom Units
4 - 2 Bedroom Units
1 - 3 Bedroom Units

12 Units 18 Bedrooms

Unit Sqr ftg

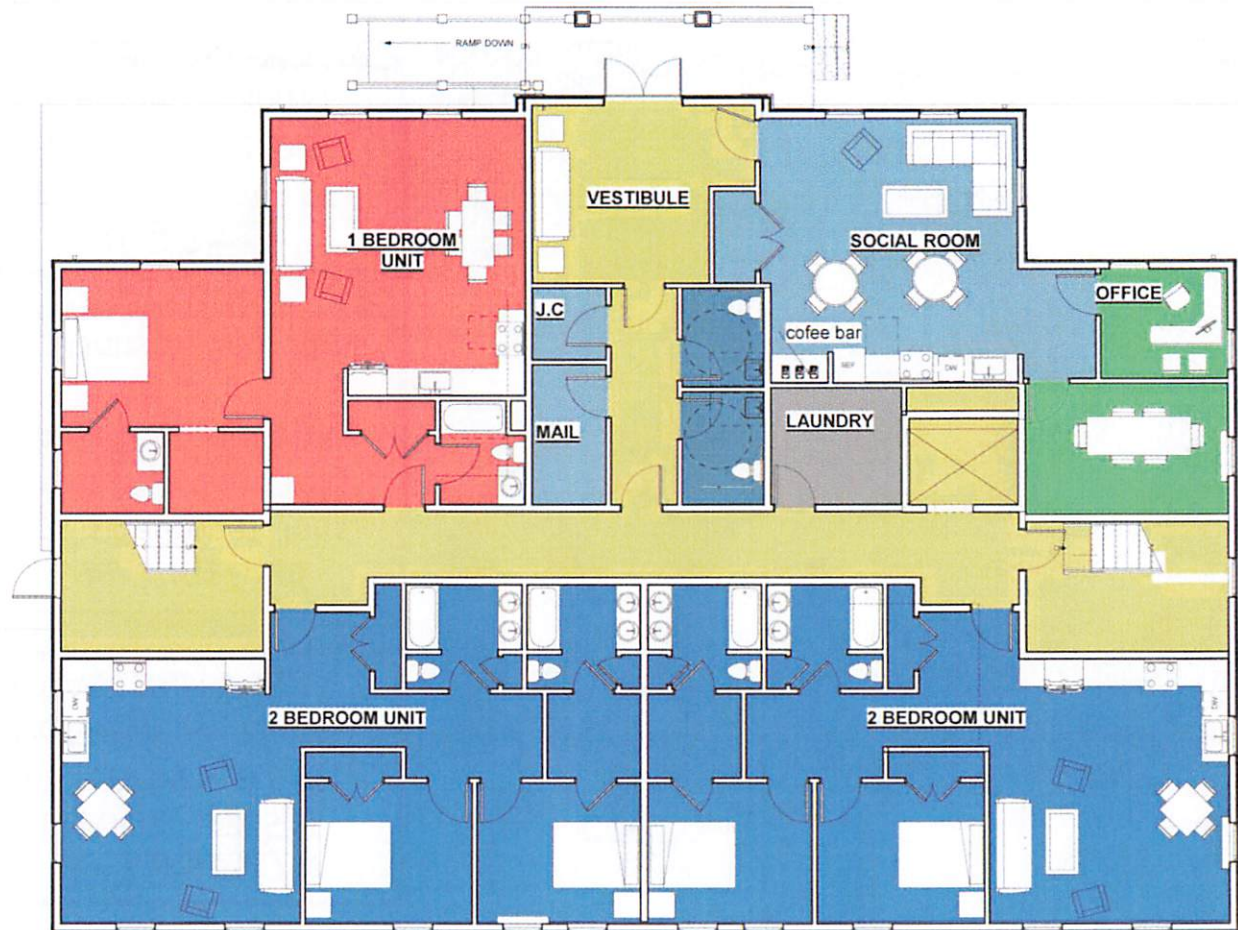
1 Bedroom: 700 SF
2 Bedroom: 1,200 SF
3 Bedroom: 1,300 SF



Architecture – 1st floor plan

1st Floor Unit Count

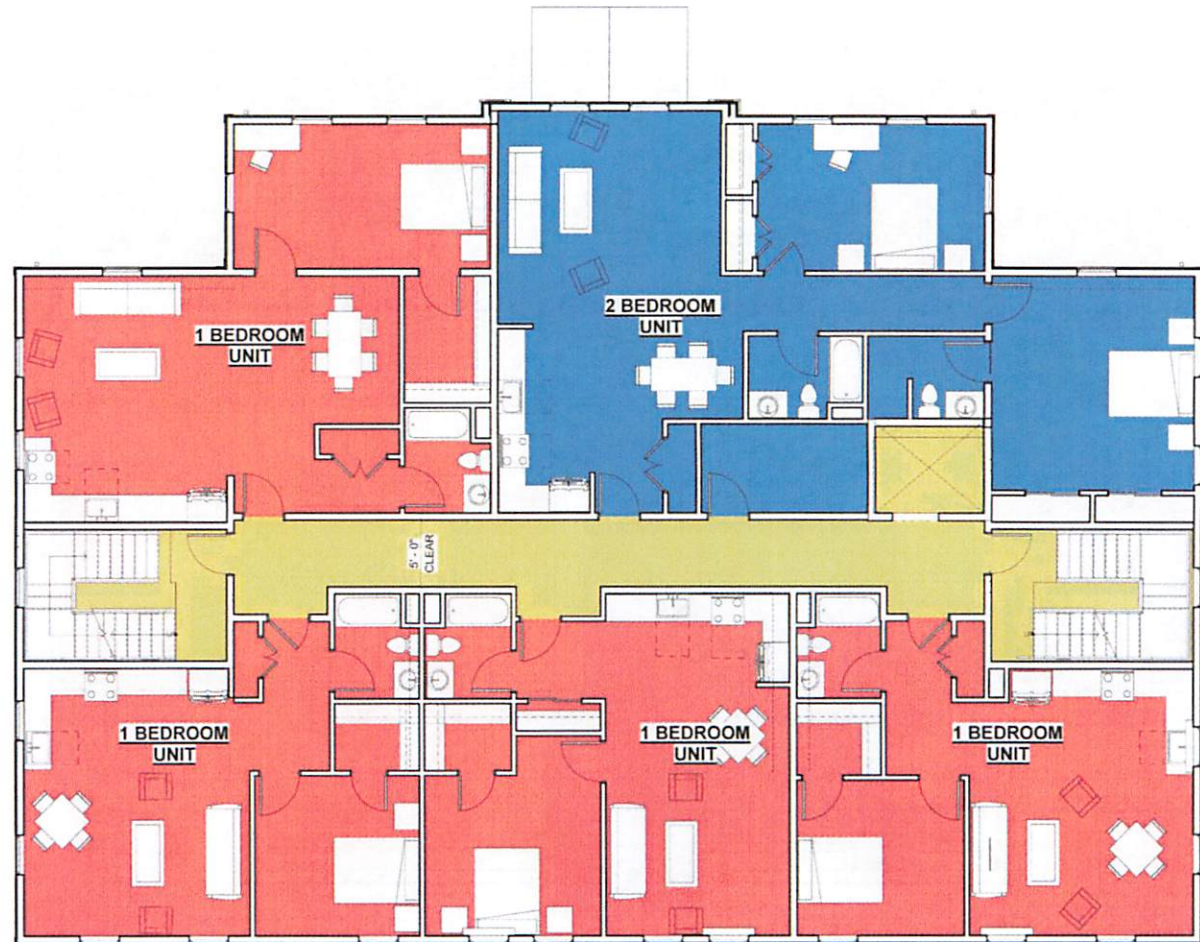
- 1 - 1 Bedroom
- 2 - 2 Bedroom



Architecture – 2nd floor plan

2nd Floor Unit Count

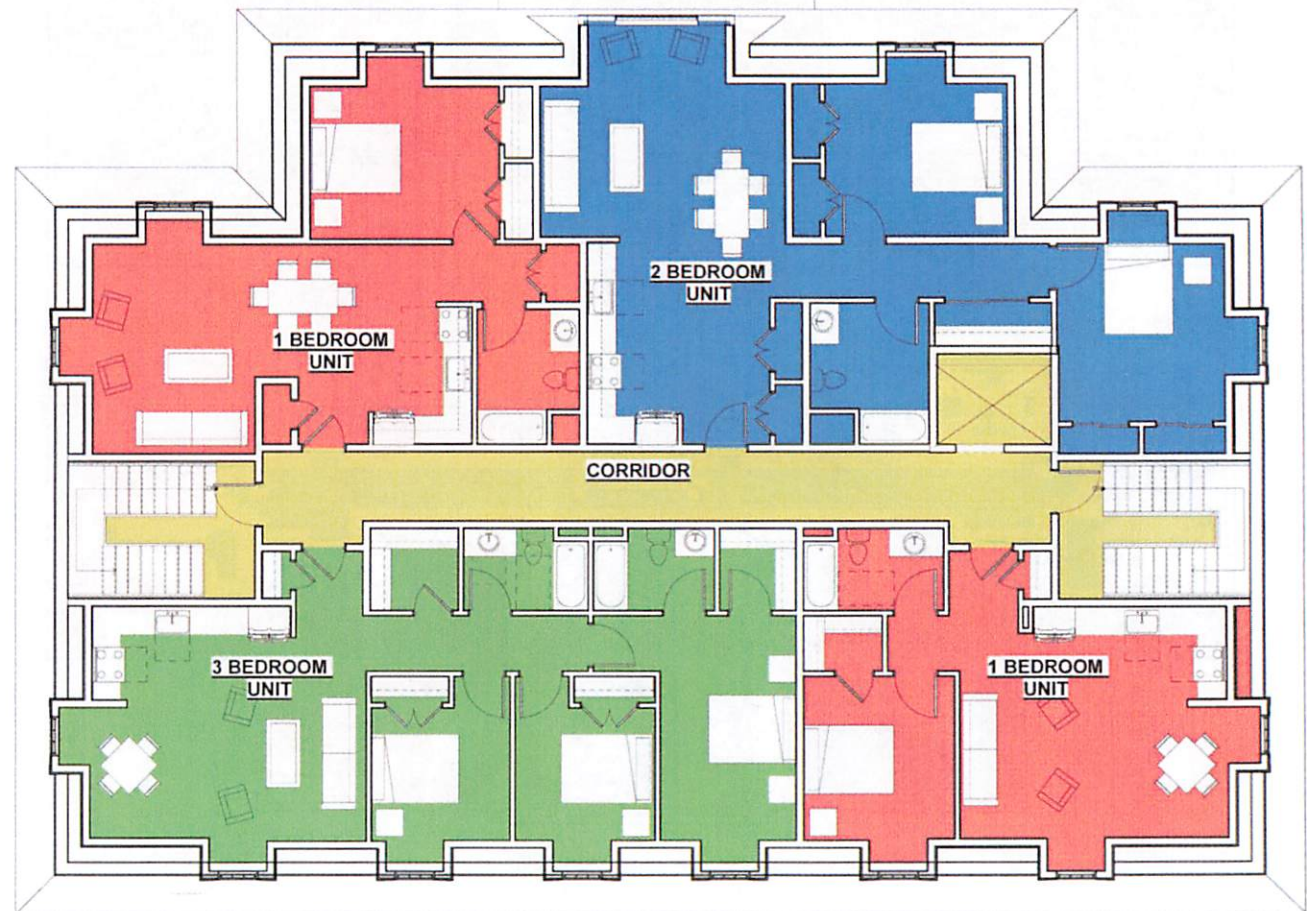
4 - 1 Bedroom
1 - 2 Bedroom



Architecture - 3rd floor plan

3rd Floor Unit Count

- 2 - 1 Bedroom
- 1 - 2 Bedroom
- 1 - 3 Bedroom



Architecture - Millerton Road

- ASPHALT SHINGLE ROOFING TYPICAL
- TRIM TYPICAL
- CLAPBOARD SIDING TYPICAL
- 4" FACE BRICK VENEER



Architecture - Parking Area Elevation

- ASPHALT SHINGLE ROOFING TYPICAL
- TRIM TYPICAL
- CLAPBOARD SIDING TYPICAL
- 4" FACE BRICK VENEER













Summary of how Design Requirements 405.6 (b) have been met

Required	Met?
Buildings facades shall be massed and scaled to present a varied appearance at street level	Yes
Consider the spacing and proportion of window and door openings, bays or other aspects of building fenestration, as well as colors, textures and the general nature of exterior materials and treatment	Yes
Blank wall exposures shall be limited.	Yes
Consider variation in roof heights, use of pitched roofs, and other roof elements such as cross gables and dormer windows	Yes

Traffic Study



- Traffic and Parking studies conducted by VHB, a New England-based transportation firm
- Studies show Holley Place will generate minimal traffic onto the area roadways
 - Estimated at 7 total trips during the morning peak hour and 10 total trips during the afternoon peak hour
- **Sight lines** for traffic exiting Holley Street meet/exceed State requirements
- 22 onsite parking spaces **exceeds the minimum zoning** requirements (by 8 spaces) and is more than adequate to accommodate 12 units of housing
 - Maximum of **16 parking spaces** are projected to be needed during peak demand for parking for residents and visitors of Holley Place
- DOT/Town have implemented recent safety improvements- crosswalks, sidewalks, flashing beacons
- Separate analysis reviewed traffic crash data for the last 25 years in this area
 - This area had **less than 1%** of the reported crashes

Public parking will be available on site

- 10 Parking spaces located under the building will be for building residents only.
- 12 outdoor spaces will be open to the public.
- We expect our building residents will need 4 of those outdoor spaces during peak parking hours (after 5pm and overnight).
- This would leave 8 outdoor spaces during peak parking time.
- Based on our observations, there are very rarely more than 8 cars parked in this parking lot at any given time; highest use is during the day- when many building residents will not be parked there.

Affordable Housing Program 405.7(b)

- Affordability Plan submitted.
- All 12 units (100%) will be affordable, as defined by State Statute
 - No tenant will pay more than 30% of household income on rent

2020 HUD Income Limits							
		Household Size					
		1	2	3	4	5	6
PMSA/MSA Area	AMI						
Litchfield County, CT	25%	\$ 17,955	\$ 20,520	\$ 23,085	\$ 25,650	\$ 27,702	\$ 29,754
	50%	\$ 35,910	\$ 41,040	\$ 46,170	\$ 51,300	\$ 55,404	\$ 59,508
	80%	\$ 57,456	\$ 65,664	\$ 73,872	\$ 82,080	\$ 88,646	\$ 95,213
	100%	\$ 71,820	\$ 82,080	\$ 92,340	\$ 102,600	\$ 110,808	\$ 119,016

EXAMPLE: Sarum 2 Current Rents by AMI and Size

		Bedrooms		
	AMI	1	2	3
	25%	\$ 428		
	50%	\$ 823	\$ 1,006	\$ 1,114
	80%	\$ 991	\$ 1,206	\$ 1,314
	100%			

Size of building required to meet Town's goals

- This is literally the smallest we can make this project and still meet town goals for this site.
 - Residents voted 236-65 to approve in June 2018
 - 12-18 units
- We believe 12 homes for young people, seniors &/or families + shared parking is the highest and best use of this site.
- Scale and the number of units are key to being competitive for State funding
 - Cost of elevator and ground level parking must be divided by the total number of units
- PKSQ Overlay regulations recognize that scale is necessary for affordable housing
- Regulations specifically allow greater density in developments that include at least 50% affordable housing



Table 4

Proposed Sites for Affordable Housing

Property name	Possible number of units*	Rental or Home-ownership	Ownership**	Location details
Holley Block	12-18 units	Rental	Town	In Lakeville village center on Main Street, a multi-unit building once occupied this site, on town water & sewer

Access for adjacent buildings will not change

- Access for adjacent buildings will not be affected.
- No change to right-of-way west of Holley Place
- No change in access to the rear of neighboring buildings on Millerton Road from Holley Street

