

## DEPARTMENT OF PLANNING & LAND MANAGEMENT

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Background Info & Preliminary Staff Comments  
Concord Housing Development Corporation  
Junction Village – Winthrop Street

Report Date: January 17, 2014  
Prepared by: Marcia Rasmussen, Director

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### GENERAL INFORMATION

Applicant: Concord Housing Development Corporation (CHDC)

Requested Action: Recommendation to the Board of Selectmen/Guidance to the CHDC.

Site Location: The site is located at the end of Winthrop Street and is located south of MCI-Concord correctional facility; east of the future Bruce Freeman Rail Trail; north of the Nashoba Brook and west of the Assabet River; (Parcel 2013-1)

Size of Tract: 12.8 acres

Zoning/Existing Land Use: The site is zoned Industrial Park A (IPA) and is currently undeveloped – the land has been used by the State Dept. of Corrections, MassDOT and the Town of Concord for a variety of construction related purposes. The site is also subject to the Wetland Conservancy District, a 100-foot wetlands buffer, 200-foot Riverfront Area from the Assabet River and Nashoba Brook and the Floodplain Conservancy District.

Surrounding Land Uses/(Zoning): To the west is Winthrop Street, which is zoned Residence C and West Concord Industrial Districts; there are six houses along Winthrop Street and two buildings in industrial use on Winthrop Street. To the north is MCI-Concord correctional facilities (zoned IPA); to the east is the Assabet River with 300 Baker Ave. offices beyond the river (zoned IPA) and to the south is the Nashoba Brook with Concord Park Assisted Living beyond the brook (zoned Limited Business District #8).

Utilities: The site is proposed to be served by Town water and electric; Town sewer may also be available.

### **I. Response to CHDC's Request for Proposals:**

The CHDC issued a request for proposals in 2013 to get a better understanding of the potential for housing development on this site and the level of interest from affordable housing developers. Twelve proposals were submitted by nine different housing developers as follows:

<b>Development Team</b>	<b>Project Tenure</b>	<b>Project Type</b>	<b>SHI/Total # of Units</b>	<b>Other</b>
1.NOAH (Neighborhood of Affordable Housing)	Rental	Family	50/50	
2. NOAH	Rental + Owner	Family	40/46	
3. Stratford Capital	Rental	Family	76/76	
4. Preservation of Affordable Housing	Rental	Family	42/42	
5. MetroWest Collaborative Development	Rental	Family	32/32	
6. The Community Builders	Rental	Family	50-60/50-60	
7. Volunteers of America (Elderly Independent; Assisted Living; Memory Care)	Rental	Elderly Independent	103/103	
8. Affirmative Investments	Rental	Family	45/45	
9. Affirmative Investments	Owner	Family	9/36	
10. Grantham Group (Christopher House Assisted Living)	Rental	Assisted Living	83/83	
11. Planning Office for Urban Affairs	Rental	Family	60/60	
12. Planning Office for Urban Affairs	Rental	Family	?/150	

**Affordable Housing in Concord today**

Concord has achieved the State’s mandate that ten percent of the year-round housing units be affordable to households earning an income of 80% at or below the Boston area median income. The number of affordable housing units required is based on the number of year-round housing units as determined by the decennial census, which in 2010 was 6,852 units. This total number of units does not include the 350 units at the Concord Mews (construction completed in 2012) or any new housing development that occurs over the next 7 years when the 2020 census is taken. If construction of new housing occurs at the same or slightly increased rate over the previous ten year time frame (at least an additional 700 units, or 7,552), then the Town will fall behind on the required number of affordable housing units and will be subject to potential less-than-friendly MGL Ch. 40B projects (a.k.a. a comprehensive permit project).

The Town currently has 709 units listed on the State’s Subsidized Housing Inventory (SHI). Units that can be included on the SHI must be deed restricted and must be available to anyone for rent or purchase (Fair Housing), unless the Town has demonstrated that there is a local need, in which case up to 75% of the units created in a development may be designated as “local preference”. The 2010 Housing Production Plan identifies various actions that the Town should pursue to maintain the existing number of affordable housing units and create new affordable housing units. Town staff closely monitors the numbers of existing affordable units because it can change if a project is revised (i.e., changes at the Concord Housing Authority’s Peter Bulkeley project reduced the number of affordable units by twelve) or some aspect of the deed restriction expires or is lost (Fairhaven Gardens has a 40-year limitation on

the affordable units due to the underlying land ownership; the deed restriction on some of the Emerson Annex units is also expected to expire in 2027 if the original owners remain in residence).

The approach to siting affordable housing that is recommended in the 2010 Housing Production Plan (and established as early as 1987) is small, scattered site affordable housing throughout the community with some larger rental developments mixed in. Reviewing the list of affordable housing projects in the Town – there are 20 sites in/around Concord Center and 13 sites in/around West Concord (inclusive of Concord Mews) and one location unknown (confidential address). Excluding the Concord Mews (with 350 units), there are 124 affordable housing units in West Concord; 194 units in Concord Center and 34 units unknown (again, confidential).

The Junction Village site has the potential to be a significant affordable housing location, due to its proximity to the services, businesses and transit available in West Concord Village.

### **Comments from various Town Departments**

Whatever development is decided, there will be impacts on Town services (older residents/Council-on-Aging, children/schools & recreation, traffic, sewer/water capacity, electricity, police, fire, etc.). The following are general comments obtained from responding Town departments about the potential impacts to help forward the discussion.

### **Concord Public Works:**

The Concord Public Works Director noted that only one development proposal included an on-site wastewater treatment solution with others apparently assuming a wastewater connection to the Town's treatment facility or other solution. The assumption that the Town will be in a position to accept these increased flows will require further vetting and analysis.

Some background on the Comprehensive Wastewater Planning activity underway, included an integrated planning initiative document that was updated by Town staff and Taintor Associates in October 2008 as part of the wastewater capacity analysis work. That document identified the Commonwealth of Massachusetts Prison Property (Parcel 2013) in the various build-out scenarios as having certain development features when the requirements for total future wastewater volume were calculated. One assumption made for the Prison property was that the property would be converted to "*moderate density multifamily residential units with a minimum area per unit of 2,000 square feet and 15% of the property reserved for parking, access, and open area*". CPW Director Rich Reine believes this calculation was included within the wastewater volume estimate between the 300,000 – 598,000 gallons per day which anticipated possible zoning changes, but notes this has not been confirmed.

Based on the build-out scenario noted above, it would be helpful for each of the proposals received to be evaluated using these planning assumptions to determine which are in line with this scenario. An excerpt from the documents referenced are attached for review.

There is a potential challenge for the developer/CHDC within their wastewater assumptions. As it relates to Concord Public Works, more discussion will be required around wastewater, water, traffic and other infrastructure impacts when a proposal moves forward.

### **Fire Department**

The high percentage of Concord residents who are over 65, many living alone would indicate there may be a need for additional assisted living. The expected demand for Concord Fire Department (CFD) services from this type of development may be in the order of 115 emergency responses per year. In calendar year 2011 CFD responded to the existing assisted living facility 114 times as follows:

- 69 were EMS transports

- 27 lift assists
- 17 were classified as other, gas leaks, investigations, fire alarms
- 1 was classified as a fire

This facility would be in close proximity to the fire station which would minimize response times. If an additional Assisted Living is proposed, having it placed in close proximity to the West Concord fire station is good for operational efficiency and availability. The planned staffing of the second ambulance in West Concord will position the CFD well to accommodate this expected level of service increase.

Additional family housing will also lead to additional demand for services as did the Concord Mews although the numbers have not yet been tallied for that project. Again, having it proximate to the West Concord fire station is beneficial.

**Deputy Town Manager (Council-on-Aging, Veteran's Affairs, Community Services & Recreation)**

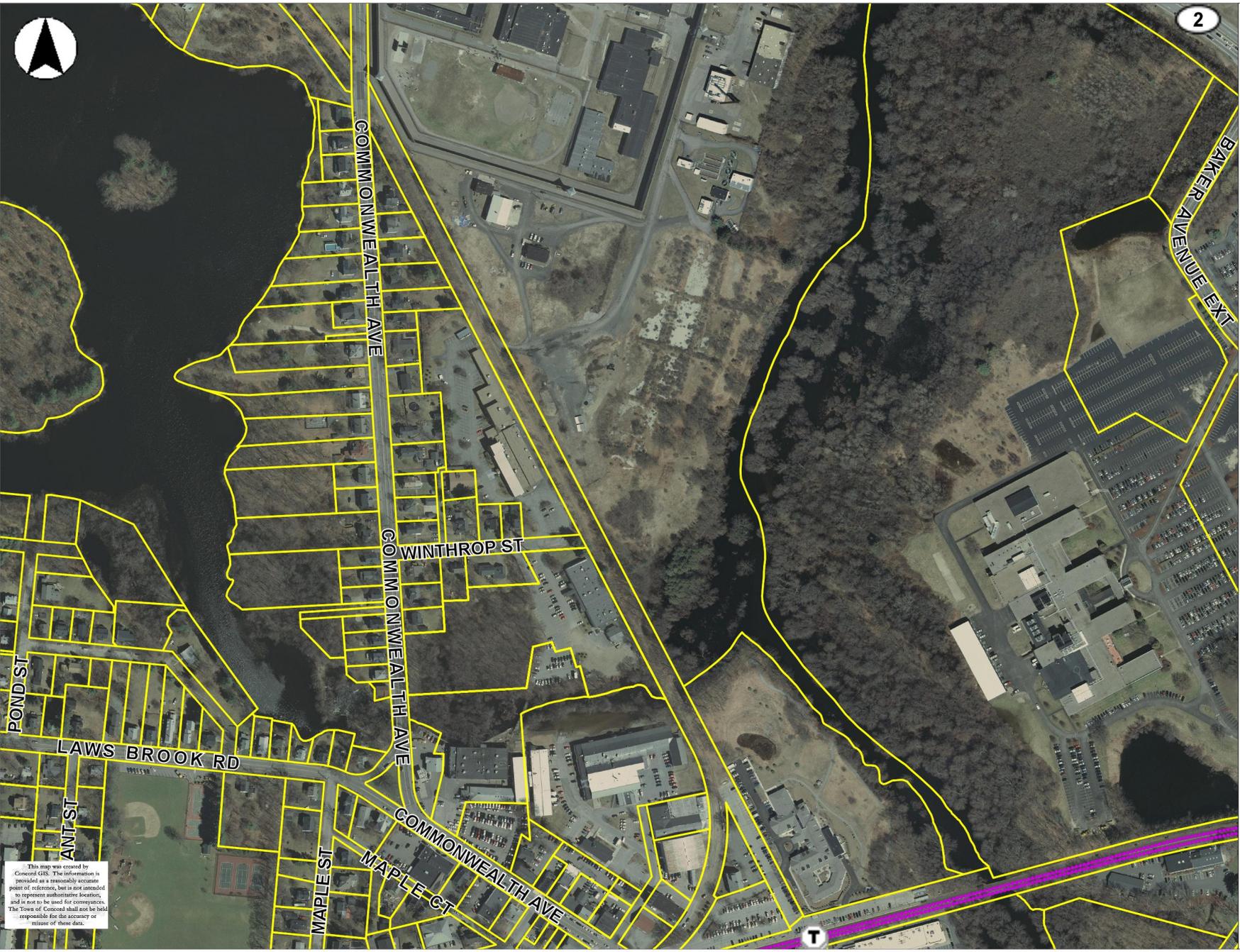
Each new development recently has had (sometimes significant) impact on Concord's human services staff. An assisted living facility would perhaps have the least impact on human services as a whole, but any other type of affordable housing has the potential to add to the case load of the Council-on-Aging, Veterans' Agent, Youth Coordinator, Community Services Coordinator or Recreation Department – or a combination of all. One benefit of locating such a development nearer to the West Concord business, transportation and cultural centers (as opposed to Concord Mews, for example) is that it has the potential of lessening some of the issues that folks contacting the Town's human services staff for help with.



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- Landmarks
- Visitor Center
  - Court House
  - Fire Station
  - Hospital
  - Police Station
  - Railroad Station
  - School
  - Municipal Offices
  - MBTA Commuter Rail Station
  - MBTA Commuter Rail
- Easements
- Easements
- Parcels with Aerials
- MA Highway
  - Interstate
  - US Highway
  - State Highway
  - Town Boundary

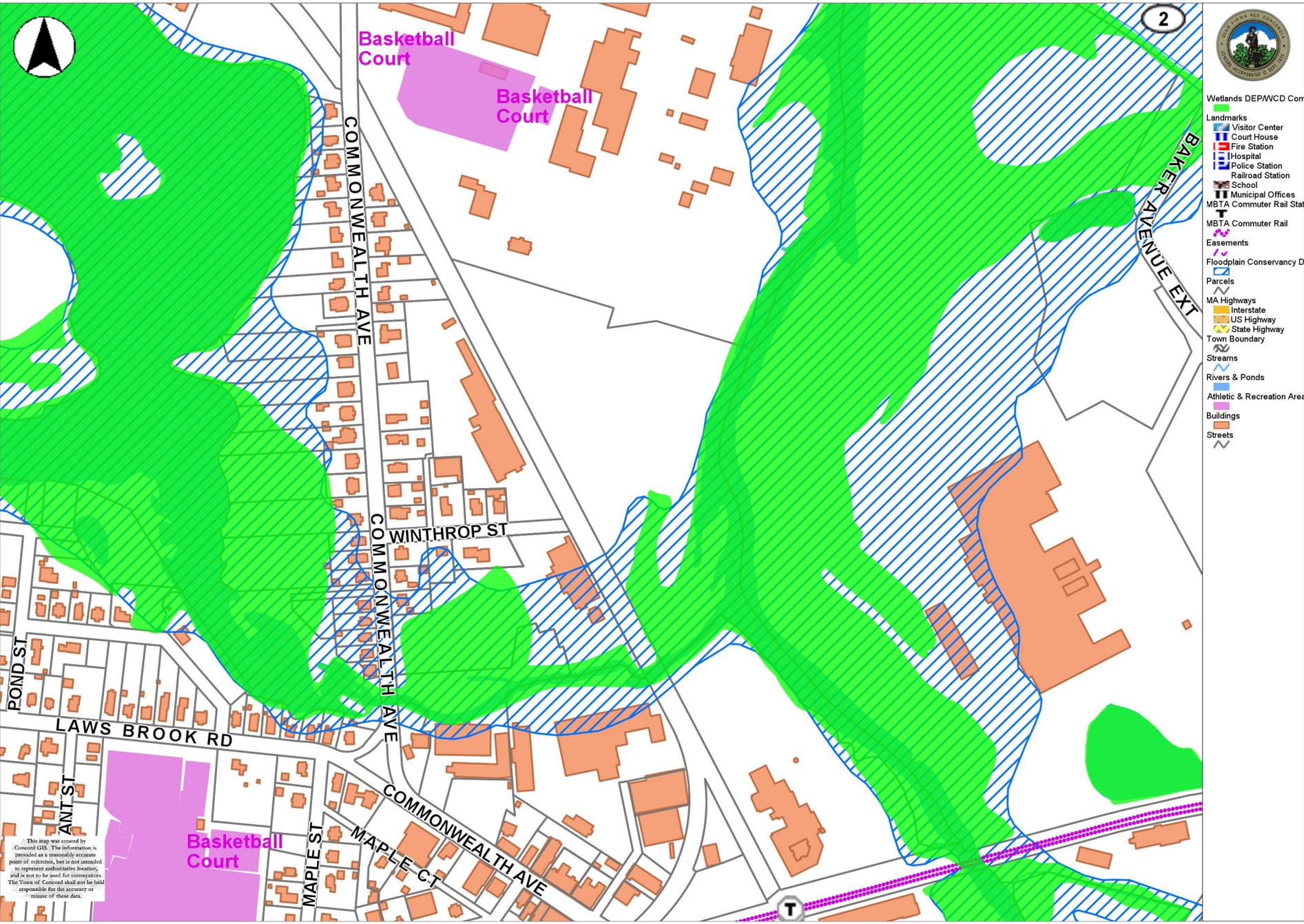


This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyance. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



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Junction Village aerial view



- Wetlands DEP/WCD Combin
- Landmarks
  - Visitor Center
  - Court House
  - Fire Station
  - Hospital
  - Police Station
  - Railroad Station
  - School
  - Municipal Offices
  - MBTA Commuter Rail Stations
  - MBTA Commuter Rail
- Easements
- Floodplain Conservancy Distric
- Parcels
- MA Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary
- Streams
- Rivers & Ponds
- Athletic & Recreation Areas
- Buildings
- Streets

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# Junction Village with WCD & FCD

## **BUILDOUT OF SELECTED AREAS IN WEST CONCORD**

### **INTRODUCTION**

This document summarizing five different scenarios for future buildout of 42 land parcels in West Concord has been prepared by Taintor & Associates, Inc. under the direction of the Planning Director and at the request of the Wastewater Planning Task Force.

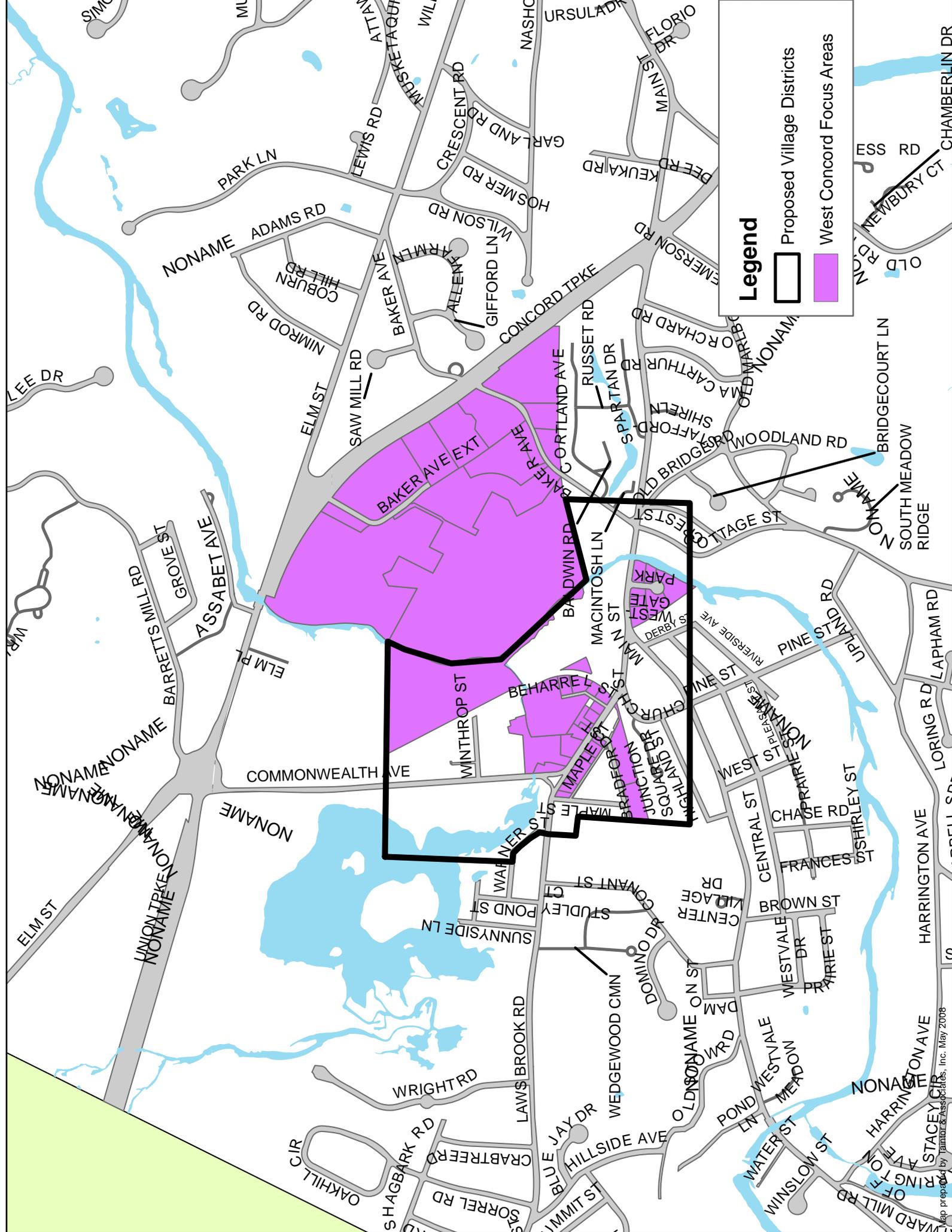
Table 1 below provides a specific listing of the parcels included in the analysis.

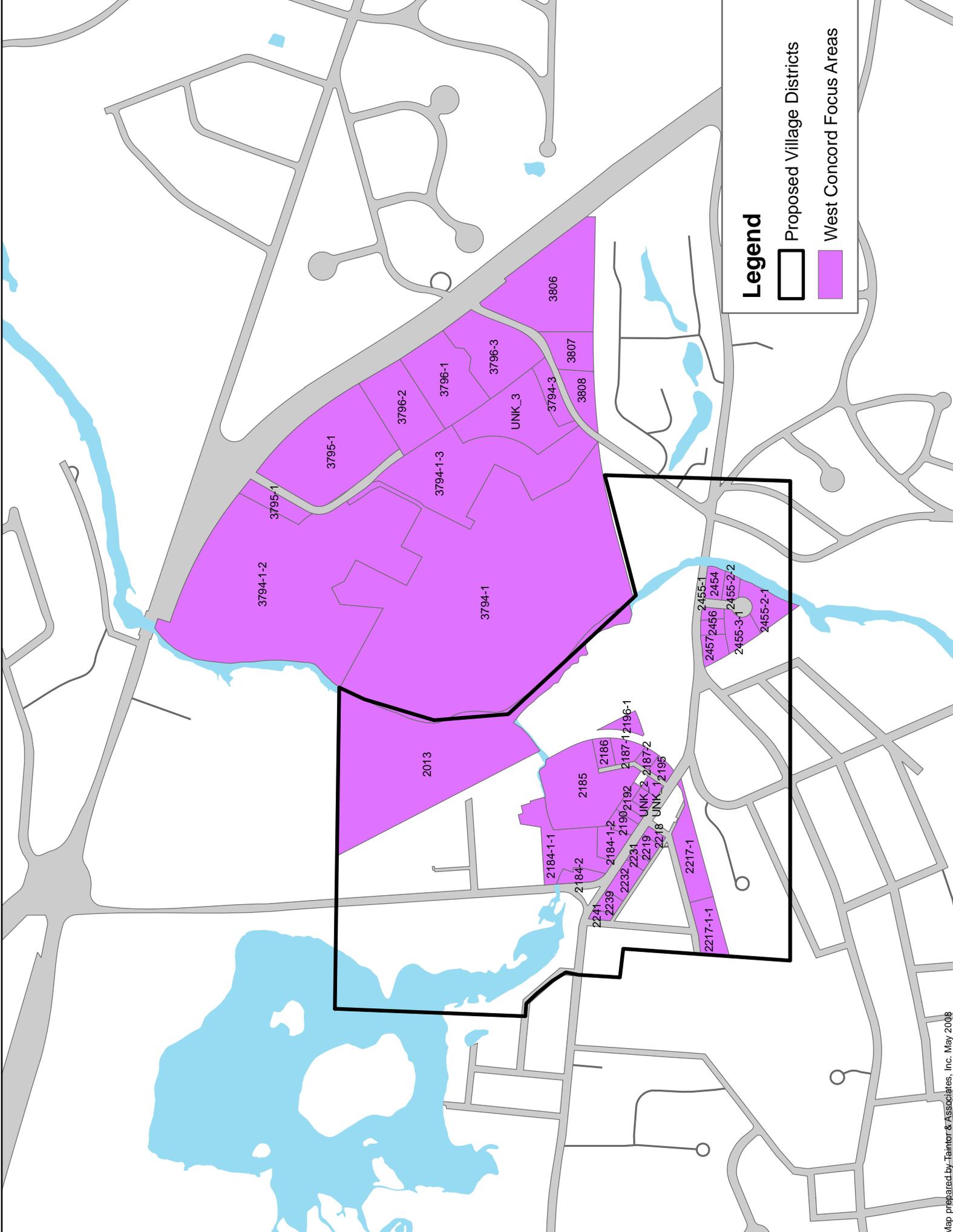
The analysis that follows provides summary and detailed information for the existing development in the focus area and for five additional buildout scenarios:

- Buildout under existing zoning regulations.
- Buildout under revised zoning- Scenario 1.
- Buildout under revised zoning- Scenario 2.
- Buildout under revised zoning- Scenario 3.
- Buildout under revised zoning- Scenario 4.

**Table 1: LIST OF WEST CONCORD FOCUS AREA PROPERTIES**

GIS PARCEL ID	LOCATION	ZONE	AREA
3794-3	26B BAKER AVE	IP	Baker Ave / Ext
3806	221 BAKER AVE	IP	Baker Ave / Ext
3794-1	300 BAKER AVE	I	Baker Ave / Ext
3795-1	150 BAKER AVENUE EXT	I	Baker Ave / Ext
3796-1	54 BAKER AVENUE EXT	IP	Baker Ave / Ext
3796-3	200 BAKER AVE	IP	Baker Ave / Ext
UNK_3	Address unknown	IP	Baker Ave / Ext
3807	245 BAKER AVE	IP	Baker Ave / Ext
3796-2	86 BAKER AVENUE EXT	IP	Baker Ave / Ext
3808	277 BAKER AVE	IP	Baker Ave / Ext
3794-1-2	16A BAKER AVENUE EXT	IP	Baker Ave / Ext
3794-1-3	10A BAKER AVENUE EXT	IP	Baker Ave / Ext
2191	112 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2192	106-108 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2218	113 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2190	114 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2231	129 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2241	17 LAWS BROOK RD	RB	Beharrell and Commonwealth
2239	5 LAWS BROOK RD	B	Beharrell and Commonwealth
2232	135 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2219	119 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-2	166 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-1-2	13B COMMONWEALTH AVE	B	Beharrell and Commonwealth
2196-1	66 COMMONWEALTH AVE	I	Beharrell and Commonwealth
UNK_1	Address unknown	I	Beharrell and Commonwealth
UNK_2	Address unknown	I	Beharrell and Commonwealth
2195	74 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-1-1	152 COMMONWEALTH AVE	I	Beharrell and Commonwealth
2185	50 BEHARRELL ST	I	Beharrell and Commonwealth
2186	40 BEHARRELL ST	I	Beharrell and Commonwealth
2187-1	30 BEHARRELL ST	I	Beharrell and Commonwealth
2187-2	20 BEHARRELL ST	I	Beharrell and Commonwealth
2217-1	23 BRADFORD ST	I	Bradford
2217-1-1	8A BRADFORD ST	I	Bradford
2013	965 ELM ST	IP	Prison Property
2454	1173 MAIN ST	B	West Gate Park
2455-1	1191 MAIN ST	MPN	West Gate Park
2455-3-1	24 WESTGATE PARK	B	West Gate Park
2457	1211 MAIN ST	B	West Gate Park
2455-2-1	3A WESTGATE PARK	B	West Gate Park
2455-2-2	2A WESTGATE PARK	B	West Gate Park
2456	1201 MAIN ST	RB	West Gate Park





**Legend**

Proposed Village Districts

West Concord Focus Areas

### **BUILDOUT SCENARIOS BY LAND USE CATEGORY**

Table 2 summarizes the buildout scenarios for the 42 parcels selected for this buildout analysis focusing on West Concord. Table 3 provides a more detailed breakdown by land use sub-category, details by area are provided in Tables 4 through 8. An explanation of each of the columns is provided below.

### **EXISTING LAND USES**

Column “E” provides an estimate of existing residential units and non-residential floor area. Existing non-residential floor area is derived from the Town of Concord Assessors database (living area). Existing residential units are estimated based on the land use code (which is from the Assessors database). Land Use is derived from the land use codes used by the Town Assessor to classify each property. Number of Parcels indicates the number of properties for which that land use is applied.

### **BUILDOUT EXISTING ZONING**

Column “B” provides an estimate of nonresidential floor area and residential units if each parcel were built-out to its capacity under *existing zoning*. The formula used to calculate these estimates was based on the current dimensional regulations for each zoning district.

### **SCENARIO 1 BUILD-OUT UNDER REVISED ZONING**

Column “1” lists buildout estimates for Scenario 1, assuming zoning were altered for certain parcels. The Scenario 1 analysis assumes:

- the two Bradford Street properties would be developed at moderate density multi-family residential with a minimum area per unit of 2,000 square feet and 15% of the property reserved for parking, access, and open areas;
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units with a minimum area per unit of 2,000 square feet and 15% of the property reserved for parking, access, and open areas;
- the 20 properties in the proposed Village Overlay District (other than Bradford Street) would be a mix of uses (75% nonresidential, 25% residential), height of 3 stories, maximum lot coverage of 75%, minimum open space of 10%. Minimum area per unit was 2,000 square feet;
- all other properties would be built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions do not change for the Baker Ave Area.

### **SCENARIO 2 BUILD-OUT UNDER REVISED ZONING**

Column “2” lists buildout estimates for Scenario 2, which assumes:

- a mix of uses for all properties in the proposed Village Overlay District including Bradford Street (22 properties total);
- a new fire station would be built on the existing MA Dept. of Corrections property (along with residential units);
- the existing fire station would be converted to restaurant;
- all other properties were developed according to existing zoning;
- the same dimensional controls as Scenario 1.

For this scenario the buildout zoning and land use assumptions do not change for the Baker Ave Area and the Beharrell St. and Commonwealth Ave. area.

Scenario 2 assumes buildout with moderate density multi-family residential units and a new fire station on to the MA Dept. of Corrections property for the portion of the property that is located within the proposed Village District Overlay (approximately 17 acres).

### **SCENARIO 3 BUILD-OUT UNDER REVISED ZONING**

Column “3” lists buildout estimates for Scenario 3, which assumes:

- all properties in the proposed Village Overlay District would be developed as mixed use (as with Scenario 2);
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units (as with Scenario 1);
- for the 6 properties located on Beharrell and Bradford Streets, the mix of uses was assumed to be 50% nonresidential and 50% residential, height of 3 stories, maximum lot coverage of 75%, minimum open space of 10%, minimum area per unit was 2,000 square feet;
- for the 16 remaining properties in the proposed Village Overlay District, the mix of uses would be 75% nonresidential, 25% residential;
- all other properties were built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions did not change for the Baker Ave Area and the West Gate Park area.

### **SCENARIO 4 BUILD-OUT UNDER REVISED ZONING**

Column “4” lists buildout estimates for Scenario 4, which assumes:

- all properties in the proposed Village Overlay District would be developed as mixed use (as with Scenario 2&3);
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units (as with Scenarios 1&3);
- for the 6 properties located on Beharrell and Bradford Streets, the mix of uses was assumed to be 50% nonresidential and 50% residential, height of 4 stories, maximum lot coverage of 75%, minimum open space of 10%, minimum area per unit was 2,000 square feet;
- for the 16 remaining properties in the proposed Village Overlay District, the mix of uses would be 75% nonresidential, 25% residential (as with Scenario 3);
- all other properties were built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions did not change for the Baker Ave Area and the West Gate Park area.

**Table 2: BUILDOUT SCENARIOS BY LAND USE CATEGORY**

Land Use	Number of Parcels				Total Residential Units				Total Developed NonRes Floor Area									
	E	B	1	2	3	4	E	B	1	2	3	4						
Residential	2	2	3	1	1	1	8	3	244	192	194	194	0	0	0			
Commercial	23	22	15	16	15	15	0	0	0	0	0	0	668,887	1,299,048	1,234,896			
Industrial	10	12	3	3	3	3	0	0	0	0	0	0	163,447	773,743	333,510			
Public & Non-Profit	2	1	1	0	1	1	0	0	0	0	0	0	2,032	2,032	2,032			
Mixed Use	5	5	20	22	22	22	9	9	39	47	70	74	13,679	20,046	306,450			
<b>TOTAL</b>						<b>42</b>	<b>17</b>	<b>12</b>	<b>283</b>	<b>239</b>	<b>264</b>	<b>268</b>	<b>848,045</b>	<b>2,094,869</b>	<b>1,814,908</b>	<b>1,881,888</b>	<b>1,821,188</b>	<b>1,827,938</b>

**Table 3: BUILDOUT SCENARIOS BY LAND USE SUBCATEGORY<sup>1</sup>**

Land Use	Number of Parcels										Total Residential Units				Total Developed Nonresidential Floor Area					
	E	B	I	1	2	3	4	E	B	I	2	3	4	E	B	I	2	3	4	
<b>Residential</b>																				
Three Family (1050)	1	1	-	-	-	-	-	3	3	-	-	-	-	-	-	-	-	-	-	-
Aparts-4-8 units (1110)	-	-	3	1	1	1	1	-	-	244	192	194	194	-	-	-	5,000	-	-	-
Apts-8plus (1120)	1	1	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																				
Small Retail & Svc. (3250)	1	6	4	4	4	4	4	-	-	-	-	-	-	3,132	57,707	37,692	37,692	37,692	37,692	
Eating & Drinking (3260)	1	1	1	2	1	1	1	-	-	-	-	-	-	3,009	4,799	4,799	6,831	4,799	4,799	
Auto Sales & Services (3300)	1	-	-	-	-	-	-	-	-	-	-	-	-	10,197	-	-	-	-	-	-
Auto Repair (3320)	2	-	-	-	-	-	-	-	-	-	-	-	-	11,820	-	-	-	-	-	-
Gas Service Stations (3340)	2	2	1	1	1	1	1	-	-	-	-	-	-	6,148	21,506	12,007	12,007	12,007	12,007	
Parking Lots (3370)	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Office Bldg. (3400)	8	10	6	6	6	6	6	-	-	-	-	-	-	584,827	1,121,640	1,087,002	1,087,002	1,087,002	1,087,002	
Medical Office Bldg. (3420)	2	3	3	3	3	3	3	-	-	-	-	-	-	44,954	93,396	93,396	93,396	93,396	93,396	
Fraternal Org. (3530)	1	-	-	-	-	-	-	-	-	-	-	-	-	4,800	-	-	-	-	-	-
<b>Industrial</b>																				
Manufacturing Bldg. (4000)	3	6	3	3	3	3	3	-	-	-	-	-	-	54,944	552,171	333,510	333,510	333,510	333,510	
Warehouse (4010)	5	6	-	-	-	-	-	-	-	-	-	-	-	108,503	221,572	-	-	-	-	-
Developable Land (4400)	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Public Service</b>																				
Fire (9032)	1	1	1	-	1	1	1	-	-	-	-	-	-	2,032	2,032	2,032	-	2,032	2,032	2,032
State Property (9120)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Multiple-Use</b>																				
Resident. w/ Comm. (0104)	1	1	-	-	-	-	-	2	2	-	-	-	-	672	978	-	-	-	-	-
Resident. w/ Comm. (0110)	1	1	-	-	-	-	-	2	2	-	-	-	-	8,446	8,446	-	-	-	-	-
Commercial w/ Res. (0322)	1	1	-	-	-	-	-	2	2	-	-	-	-	1,468	1,609	-	-	-	-	-
Commercial w/ Res. (0325)	1	1	-	-	-	-	-	2	2	-	-	-	-	1,932	5,988	-	-	-	-	-
Commercial w/ Res. (0340)	1	1	-	-	-	-	-	1	1	-	-	-	-	1,161	3,025	-	-	-	-	-
Commercial w/ Res. (0310)	-	-	20	22	22	22	22	-	-	39	47	70	74	-	-	244,470	306,450	250,750	257,500	257,500

<sup>1</sup> E = Existing, B = Buildout under existing zoning, 1 = Scenario 1, 2 = Scenario 2, 3 = Scenario 3, 4 = Scenario 4

**Table 4: BAKER AVE. AREA**

For this area, zoning would remain the same for all scenarios and existing land use would be expanded.

Land Use		Total Developed NonRes Floor Area	
		<i>E</i>	<i>B (and all Scenarios)</i>
<b>Commercial</b>			
Parking Lots	3370	-	-
General Office Bldg	3400	579,507	1,087,002
Medical Office Bldg	3420	44,954	93,396
Fraternal Organizations	3530	4,800	-
<b>Industrial</b>			
Buildings for Manufacturing	4000	19,370	333,510
Industrial Developable Land	4400	-	-
<b>TOTAL</b>		<b>648,631</b>	<b>1,513,908</b>

**Table 5: PRISON PROPERTY**

Includes only a portion of the entire MA Department of Corrections property (which is about 17 acres) and there is no existing development. Buildout under existing conditions assumes existing property would convert to industrial use. Scenarios 1, 3 and 4 assumed that the MA Dept. Corrections property buildout would be moderate density residential. Scenario 2 assumed a 5,000 square foot fire station would be located here as well as residential units.

Land Use		Total Residential Units				Total Developed NonRes Floor Area			
		<i>E</i>	<i>B</i>	<i>1,3,4</i>	<i>2</i>	<i>E</i>	<i>B</i>	<i>1,3,4</i>	<i>2</i>
Public (Commonwealth of MA)	9120	-	-	-	-	-	-	-	-
Industrial	4000	-	-	-	-	175,389	-	-	-
Apts 4-8 Units	1110	-	-	194	192	-	-	-	-
Fire	9032	-	-	-	-	-	-	-	5,000

**Table 6: 23 AND 8A BRADFORD ST. EXISTING LAND USE**

For the Bradford Street properties, the buildout under existing zoning assumed that the parking lot would be developed. Scenario 1 assumed both parcels would be built with moderate density residential. The second scenario applied a mix of uses (75% res, 25% nonres) under a new Village Overlay District zoning. Scenario 3 assumed mix of uses (50% res and 50% nonres) and a height of 3 stories. Scenario 4 assumed a mix of uses up to 4 stories.

Land Use	Total Residential Units				Total Developed NonResidential Floor Area				
	E	B	I	2 3 4	E	B	I	2 3 4	
Warehouses to Store Manuf. Products	-	-	-	-	63,077	90,501	-	-	-
Parking lots	-	-	-	-	-	-	-	-	-
Apts 4-8 Units	-	-	50	-	-	-	-	-	-
Commercial w/ Res.	-	-	-	8 16 18	-	-	-	61,980	41,320 43,820

**Table 7: BEHARRELL ST. AND COMMONWEALTH AVE. EXISTING LAND USE**

For this area, the buildout under existing zoning assumed the parking lots would be developed. Some of the existing uses would change from auto sales and repair to small service and retail. Scenarios 1 & 2 assumed a mix of uses under the proposed Village Overlay District. Scenario 3 assumes a mix of uses with 50% residential and 50% nonresidential to a height of 3 stories. Scenario 4 increases the height to 4 stories.

Land Use	Total Residential Units				Total Developed NonResidential Floor Area					
	E	B	I,2	3	4	E	B	I,2	3	4
<b>Residential</b>										
Three Family	3	3	-			0	-			
Apts-8 plus	5	-	-			0	-			
<b>Commercial</b>										
Auto Sales & Services	-	-	-			10,197	-			
Auto Repair	-	-	-			3,000	-			
Small Retail & Service	-	-	-			-	20,015			
Gasoline Service Stations	-	-	-			2,278	9,499			
Parking Lots	-	-	-			0	-			
General Office Bldg	-	-	-			5,320	34,638			
<b>Industrial</b>										
Buildings for Manufacturing	-	-	-			35,574	43,272			
Warehouses to Store Manuf. Products	-	-	-			45,426	131,071			
<b>Multiple-Use</b>										
Res. w/ Comm.	2	-	-			672	978			
Res. w/ Comm.	2	-	-			8,446	8,446			
Commercial w/ Res.	2	-	-			1,468	1,609			
Commercial w/ Res.	2	-	-			1,932	5,988			
Commercial w/ Res.	1	-	-			1,161	3,025			
Commercial w/ Res.	-	-	39	54	56	-	-	244,470	209,430	213,680
<b>TOTAL</b>	<b>17</b>	<b>3</b>	<b>39</b>	<b>54</b>	<b>56</b>	<b>115,474</b>	<b>258,541</b>	<b>244,470</b>	<b>209,430</b>	<b>213,680</b>

**Table 8: WEST GATE PARK EXISTING LAND USE**

For this area (which includes the Fire Station), the buildout under existing zoning (as well as for Scenarios 1, 3 and 4) assumed that the auto repair would convert to small retail and service and the parking lot would be developed. For Scenario 2, it was assumed that the existing fire station would be converted to a restaurant.

Land Use		Total Developed NonResidential Floor Area		
		<i>E</i>	<i>B,1,3,4</i>	<i>2</i>
<b>Commercial</b>				
Small Retail & Service (<10,000 sq ft)	3250	3,132	37,692	37,692
Eating & Drinking Estab.	3260	3,009	5,119	6,831
Auto Repair	3320	8,820	-	-
Gasoline Service Stations	3340	3,870	12,007	12,007
Parking Lots	3370	-	-	-
<b>Public Service</b>				
Fire	9032	2,032	2,032	-
<b>TOTAL</b>		<b>20,863</b>	<b>56,850</b>	<b>56,530</b>