

CONCORD THOREAU DEPOT ZONING

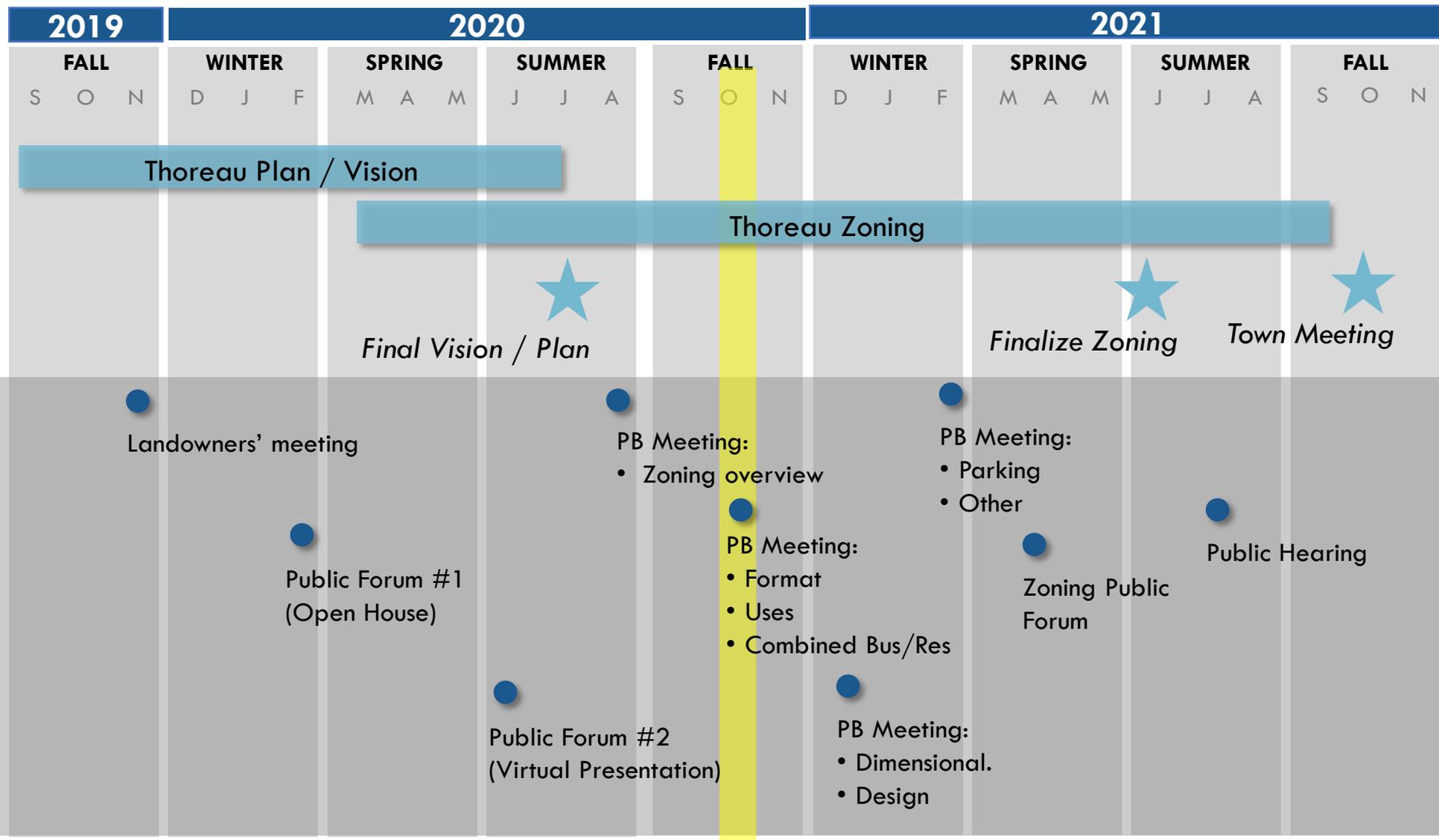


Planning Board Meeting
October 20, 2020



Process Timeline

Stepping back, this is a 2-year project, culminating in submission of zoning in fall 2021



Zoning

- The Thoreau Depot Plan set stage for zoning with vision for future development and zoning recommendations
- August PB meeting provided an initial draft of zoning and an open-ended discussion for refining the draft
- Tonight -- A focus on:
 - Format of the zoning (location in bylaw, etc.)
 - Discussion of combined business/residence use
 - Review of proposed uses
- Future PB: dimensional standards; design guidelines
- Future PB: parking requirements; other remaining issues
- Future Public Forum: additional community input

Zoning: Format

- Amend Section 4.2.3 Combined Business/Residence to have a new subsection 7.11 for Thoreau Depot Business District

4.2.3.5 In the Thoreau Business District alternative provisions apply. See Section 7.11

- Separate out the TDB into a new column in the Table I Principal Uses & Table II Accessory Uses
- Amend Section 6 Dimensional Regulations to reference the new subsection 7.11 where appropriate
- Amend Table III Dimensional Regulations to reference the new subsection 7.11 since different locations in the TDB will have different requirements

Zoning: Format

- Amend Section 7.6.2 Parking to have a new subsection 7.6.2.13 for TBD

See subsection 7.6.2.13 for parking requirements and potential reductions applicable to the TDB

- Add new Section 7.11 to define uses, dimensional requirements, parking, etc., but will reference a new Concord Village Design Guidelines for additional design criteria

Zoning: Combined Business/Residence

Mixed-use development (“combined/business residence”) is critical to the vision and success of Thoreau Depot area. Existing provisions can hamper mixed-use development in Thoreau Depot.

Existing Provision	Potential Issue with Existing	Proposed Solution
All buildings on lot must be mixed-use (vertical mixed-use)	For deep or large lots, it may be difficult to require commercial uses throughout site	<ul style="list-style-type: none">• Along street, require ground-floor commercial• Allow single use buildings in other parts of site• Clarify types of residential units allowed as part of a mixed-use development
For developments 4+ units, 20% units must be affordable	MAPC strongly supports inclusionary zoning. The current rate may hinder development for smaller projects. At 4-unit threshold, a developer would only choose to build 3 market-rate units.	<ul style="list-style-type: none">• Reduce the requirement for smaller projects (5-10 units at 10% affordable)• 10+ units would retain the 20% affordable requirement
Open space = 2x GFA of residential portion. Reduced by SP	Based upon analysis the required open space could hinder many projects. Also opportunity to increase quality of open spaces	<ul style="list-style-type: none">• Open space for residential = 15% of lot area• Open spaces as publicly accessible to extent practicable.• Allow reduction through improvements to off-site open spaces within neighborhood

Zoning: Combined Business/Residence

Draft text:

X. Alternative Requirements for Combined Business/Residence. The following stipulations are applicable to the combined business/residence in the TDB. Where there is a conflict with this section and 4.2.3 the provisions of this section shall prevail.

X.X.1 Dwelling units may be located on the same lot where commercial uses are conducted. Said dwelling units may be structurally part of the commercial building or one or more separate buildings on the same lot.

X.X.2 Dwelling units may be stand-alone structures, attached single-family dwelling units (townhomes), or a multi-family structure.

X.X.3 Buildings adjacent to the public right-of-way must contain ground-floor commercial use along the entirety of the building façade facing the public right-of-way.

X.X.4 For development of between five (5) and ten (10) units, at least 10 percent of the dwelling units (and no less than one unit) must be available as affordable housing; For greater than ten units, 20 percent must be affordable.

X.X.5 Open space requirements as set forth in this Section 8 apply.

Zoning: Table of Uses

- The goal is to allow uses conducive to a New England town village, maintaining the commercial base of the district
 - Allow flexibility for variety of commercial uses
 - Allow residential as part of mixed-use development
 - Prohibit industrial and other uses not conducive to the context
- Thoreau Depot Business given its own column, separate from B, CCB, NACB
- Uses generally follow West Concord Village Business

Discussion

Thank you!

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