

CONCORD THOREAU DEPOT ZONING



Planning Board Meeting
December 8, 2020



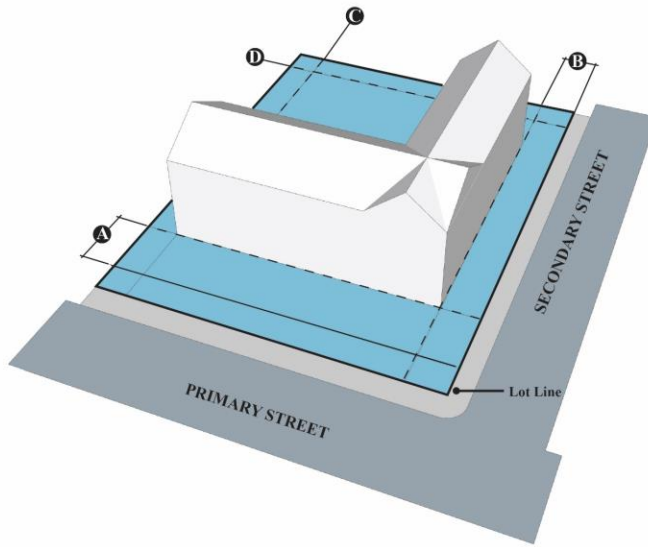
Zoning and Design Guidelines

- Tonight:
 - Continued discussion of combined business/residence use
 - Dimensional Standards
 - Design Guidelines
- Future PB: parking requirements; other remaining issues
- Future Public Forum: additional community input

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	<p>MAPC strongly supports inclusionary zoning. The current rate may hinder development for smaller projects.</p> <p>At 4-unit threshold, a developer would only choose to build 3 market-rate units.</p>	<p>Updated recommendation: 15% of units affordable for projects 8+ units</p> <p>Previous:</p> <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



			Setback Requirements		
		--	A	Primary street setback (min/max)	12 ft / 20 ft
	Minimum lot size	--	B	Secondary street setback (min/max)	0 ft / 12 ft
	Minimum frontage	--	C	Side setback	10 ft or 0 ft if a common wall
	Minimum lot width	--	D	Rear setback (min)	10 ft. If abutting a residential district 5 ft of which must be landscaped
	Open space	15% if containing residential; 0% otherwise. See Thoreau Depot Design Guidelines			

Zoning: Dimensional Requirements

TDB Dimensional Standards Requirements	
Building height (max)	38 ft. The Planning Board may grant a special permit for greater height up to four stories if the height requirements as outlined in the Thoreau Depot Guidelines are adhered to
Ground floor height (min)	12 ft commercial; 10 ft otherwise
Second story height (min)	10 ft
Ground floor glazing (min)	60% commercial (See Thoreau Depot Design Guidelines) 30% other
Space between multiple buildings on the same lot	10 ft or 0 ft if a common wall
Building length (max)	100 ft (See Thoreau Depot Design Guidelines)
Vertical façade modulation (min)	40 ft (See Thoreau Depot Design Guidelines)

This section will include a statement that the Design Guidelines must be adhered to as part of site plan review requirements

Design Guidelines

Planning Board advised design guidance be removed from bylaw and into separate document that is referenced in the bylaw

Benefits:

- Increased flexibility
- Adoption by Planning Board, rather than Town Meeting
- Updates and modifications (e.g., expanding to include other villages) can be made more easily

The Thoreau Depot Guidelines Document includes the elements previously discussed, as well as expanded sections

See draft Guidelines Document for elements

Discussion

Thank you!

Chris Kuschel, AICP
ckuschel@mapc.org
617 933-0731

