

CONCORD THOREAU DEPOT ZONING



Planning Board Meeting
April 13, 2021

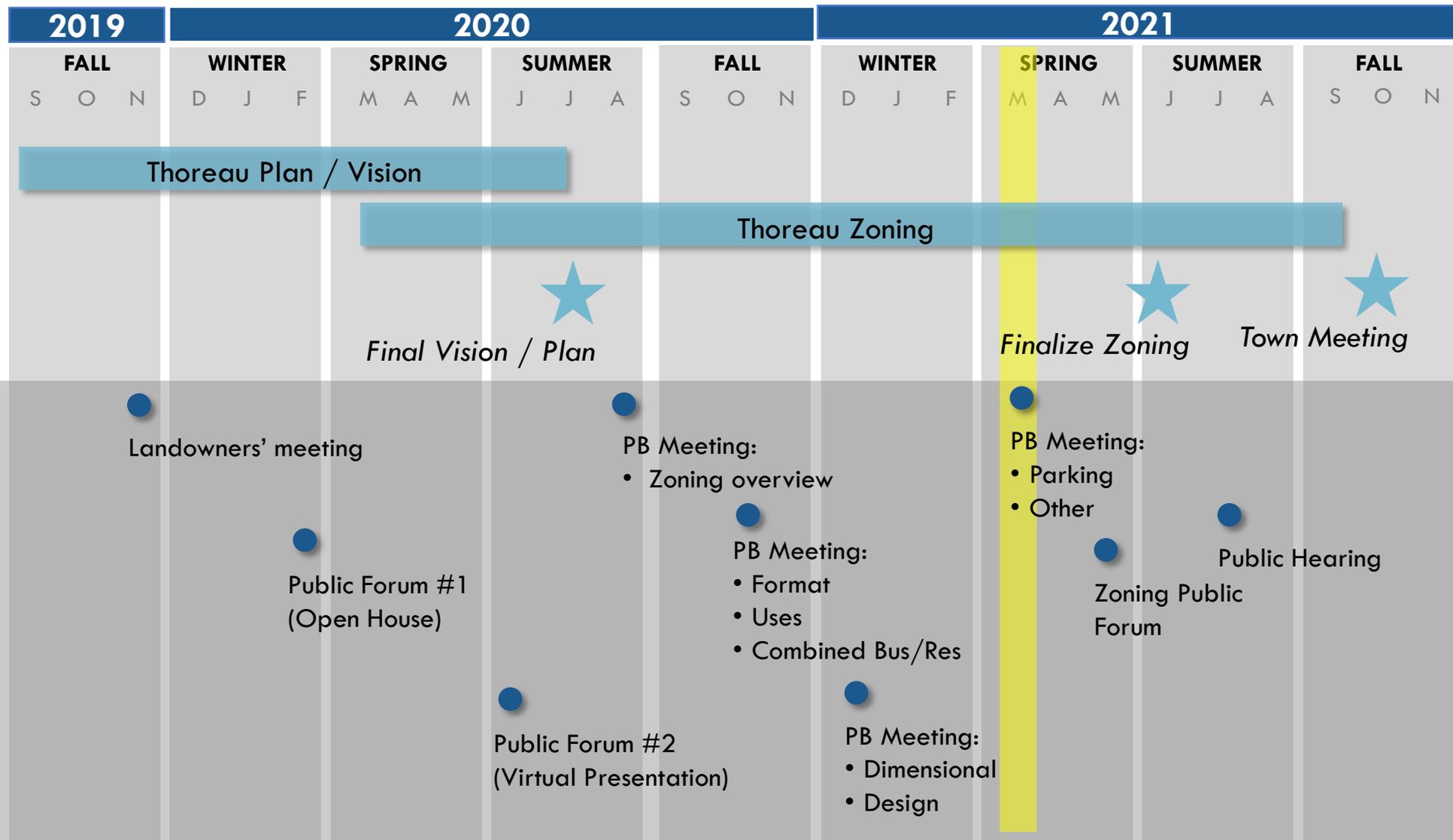


Zoning and Design Guidelines

- Tonight:
 - Housing Choice Legislation and relevance to Thoreau Depot
 - Continued discussion of combined business/residence use
 - Parking
 - Feedback on anything discussed to date
- Future Public Forum: additional community input

Process Timeline

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



Housing Choice

Key Points

- Simple majority (instead of 2/3 super-majority) for some zoning, including “multi-family and mixed-use development in an eligible location by special permit or by right.”
 - Eligible location includes station areas
 - Planning Board affirms voting threshold after holding public hearing (EOHED can provide advisory opinion)
- MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute

Housing Choice

Key Points

Will mixed-use satisfy the “multifamily” requirement?

- DHCD hasn’t clarified this yet, but:
 - New 40A definition of multifamily: a building 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building
 - New 40A definition of mixed-use: development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses
 - So – as long as “mixed-use” meets the definition requirements of multifamily, it is likely OK.
 - Also, allowing mixed-use would follow Ch40R Smart Growth zoning
 - If, in the unlikely situation that mixed-use development does not satisfy the multifamily requirement, this could be amended at a later date (potentially just a portion of the district)

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

Zoning: Combined Business/Residence

Affordability Example 1: Crosby's Marketplace Site



- 1 Building 1**
Commercial area (ground floor): 4,440 SF
Residential units: 7
- 2 Building 2**
Commercial area (ground floor): 5,800 SF
Residential units: 10
- 3 Building 3**
Commercial area (ground floor): 31,600
Residential units: 46
- 4 Open Space**
15% of total (including seating and pathways on site)



63 Total Units (subject to affordability requirements under any threshold)

Aff. % Required	# Aff. Units*
20%	13
15%	9
10%	6

*Assumes rounding to nearest integer

Zoning: Combined Business/Residence

Affordability Example 2: 109 Thoreau Street



Existing

- 1.37 acres
- Single story
- Retail, approx. 18,000 SF
- Approx. 70 spaces (approx. 4/1000 SF)

Potential Redevelopment (back of envelope)

- Building footprint would remain similar
- 24 Residential Units

24 Total Units (subject to affordability requirements under any threshold)

Aff. % Required	# Aff. Units*
20%	5
15%	4
10%	2

*Assumes rounding to nearest integer

Zoning: Combined Business/Residence

Affordability Example 3: 71 Thoreau Street



Existing

- 0.25 acre
- Single story
- Retail, approx. 5,000 SF
- **Potential Redevelopment (back of envelope)**
- Building footprint would remain similar
- 5 Residential Units

5 Total Units

Threshold	Aff. % Required	# Aff. Units*
4	20%	1
5	15%	1
8	N/A	N/A

*Assumes rounding to nearest integer

Parking Requirements

Parking requirements for walkable, mixed-use areas and/or areas near transit should differ from other parts of Town.

Recommended parking for Thoreau:

Step 1: Begin with Town's existing parking requirements by use

Step 2: Reduce requirement by 10% for non-residential uses, due to smart growth location

Step 3 (optional): Additional reduction for mixed-use development, approved by Planning Board (e.g., by demonstrating peak demands for various uses occurring at different times of day, such as residential vs office)

Step 4 (optional): Reduction of a requirement for a specific use, up to 30%, if satisfactory demonstration that reduced spaces will not cause undue burden in neighborhood

Step 5 (optional): Reduction of required parking for transportation demand management elements (Zipcar, bike parking, etc.)

Discussion

Thank you!

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

