Welcome
Presentation Overview

1. Study Area Overview
2. Recap
   - Prior comments
   - Future Vision
3. Public Improvements
   - Walking Routes for Seniors Analysis
4. Market analysis
5. Implementation: Zoning
6. Questions and Answers
Study Area Overview
Reimagining Railroad
Strengthening Connections Downtown
Reimagining Railroad
Strengthening Connections Downtown
Recap
What we heard from you:

1. The area should first and foremost serve the residents.

2. The area should be walkable and provide safe, walkable connections to the downtown and residential areas.

3. The area complements the downtown retail area but is also distinct.

4. There is an opportunity to make the area feel like a distinctive place through public improvements and private development.

5. Providing a variety of housing types and keeping housing affordable is important.
Future Vision
Reimagining Railroad  
Strengthening Connections Downtown
Market Analysis
Market Analysis: Housing

Significant potential for additional housing

- Potential for 250 – 550 units downtown
  - Multi-family apartment and condos
  - Townhomes, infill housing
  - Adaptive reuse, live/work
  - Affordable units

### Emerging Markets

<table>
<thead>
<tr>
<th>Age of Head of Household</th>
<th># of HHs</th>
<th>% Moving Over Next 5 Years</th>
<th>Total Moving Next 5 Years</th>
<th>Capture Low</th>
<th>Capture Mod</th>
<th>Units Low</th>
<th>Units Mod</th>
</tr>
</thead>
<tbody>
<tr>
<td>Young Households</td>
<td>20-29</td>
<td>7,612</td>
<td>55.4%</td>
<td>2%</td>
<td>4%</td>
<td>84</td>
<td>169</td>
</tr>
<tr>
<td>Empty Nesters</td>
<td>55-64</td>
<td>23,803</td>
<td>23.5%</td>
<td>2%</td>
<td>4%</td>
<td>112</td>
<td>224</td>
</tr>
<tr>
<td>Retirees</td>
<td>65-84</td>
<td>25,646</td>
<td>13.7%</td>
<td>2%</td>
<td>4%</td>
<td>70</td>
<td>140</td>
</tr>
<tr>
<td>TOTAL</td>
<td>57,061</td>
<td>13,324</td>
<td></td>
<td>266</td>
<td>533</td>
<td></td>
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Market Analysis: Retail Market

<table>
<thead>
<tr>
<th>Analysis</th>
<th>Potential Retail (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Opportunity Gap Analysis</td>
<td>30,000-55,000 sf</td>
</tr>
<tr>
<td>Potential New Residents Analysis</td>
<td>10,000 – 15,000 sf</td>
</tr>
<tr>
<td>Visitor Analysis</td>
<td>5,000 sf</td>
</tr>
<tr>
<td><strong>TOTAL Potential Retail in Downtown</strong></td>
<td><strong>45,000 – 75,000 sf</strong></td>
</tr>
</tbody>
</table>

**Opportunities:** Retail that appeals to both residents and visitors.

- Clothing and shoe stores
- Limited service eating and drinking
- Home furnishings
- Stationary and Gift Stores
- Sporting goods or hobby
- Office Supply
Public Improvements
Transportation: Streetscape and Wayfinding
Transportation
Buoy Intersection
Short-Term Solution
Walking Routes for Seniors
Implementation: Zoning
Existing Zoning

Railroad Avenue Area

**EB – Extensive Business**

EB Districts are located along collector streets in various areas of the city. Business, service and retail uses servicing a regional clientele are allowed; residential uses are generally not allowed.

**NB – Neighborhood Business**

NB Districts are located throughout the city. Residential uses are allowed, as are consumer service and retail businesses serving the residents of the immediate neighborhood.
Overlay Zone Recommendations

Purposes
• Promote a mix of uses, including housing, jobs and shopping near the RR station and existing facilities
• Uses & structures appropriate to the neighborhood
• Create an active pedestrian environment
• Encourage quality design

Elements
• Optional; existing uses remain
• Boundaries to be determined
• Mixed use developments as of right
• Dimensional flexibility
• Design review criteria
• Streamlined permitting process
Uses
Dimensions
Design
## Zoning Comparison

<table>
<thead>
<tr>
<th></th>
<th>EB District</th>
<th>NB District</th>
<th>Overlay District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use Restrictions</strong></td>
<td>No Housing</td>
<td>SP for Housing</td>
<td>Housing Allowed</td>
</tr>
<tr>
<td><strong>Dimensions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>30 feet</td>
<td>30 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td><strong>Front Yard</strong></td>
<td>30 feet</td>
<td>15 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td><strong>Rear Yard</strong></td>
<td>15 feet</td>
<td>20 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td><strong>Design</strong></td>
<td>No Criteria</td>
<td>No Criteria</td>
<td>Guiding Criteria</td>
</tr>
<tr>
<td><strong>Process</strong></td>
<td>Complicated for Mixed Use</td>
<td>Mixed Use by City Council SP</td>
<td>Planning Board for SP/SPR</td>
</tr>
</tbody>
</table>
Testing Zoning Concepts

1 Acre Parcel  
43,560 sqft

Development envelope  
before factoring in zoning restrictions/requirements

Actual development after  
setbacks, open space and parking requirements
Developing a 17,000 square foot lot in the study area under the EB Zoning District yields about 28% of the lot for development.
Developing a 17,000 square foot lot in the study area under the Overlay Zoning District yields about 27% of the lot for development.
So What’s the Difference?

4,800 sq ft of retail

Under EB District, a development would yield about 4,800 square feet of retail with no housing.

4,700 sq ft of retail and 9 housing units

Under Overlay District, a development would yield about 4,700 square feet of retail with 9 housing units.
How Was That Accomplished?

- Allowing Housing/Mixed Use
- Lowering Setbacks
- Calibrating Parking Requirements
- Slightly Increasing Building Height
Prototypical Mixed-use Permitting Process

Start

Zoning Board of Appeals
  - a. Variances for Front-Side-Rear Yard Setbacks
  - b. Variance for percent vegetative cover
  - c. Variance for less than required parking?
  - d. Variance for height if proposed between 36' and 35'
  - e. Special Permit to alter a non-conforming structure (if existing is to be added on to)

City Council
  - a. Special Permit under 2.3.1 Multifamily 7 or more units and 5.7.1 Major Project if 11 or more units
  - b. Special Permit for Reduction in Lot area/dwelling unit
  - c. Special Permit for Reduction in Open Space/dwelling unit
  - d. Special Permit for if height exceeds 35 feet
  - e. Special Permit for Reduction of distance between buildings

Planning and Development Sub-committee and Planning Board
  - Planning Board public meeting reviews and site plan review

Planning and Development Sub-committee public meeting reviews

City Council Public Hearings on project approvals
Reimagining Railroad

Strengthening Connections Downtown

Bringing It All Together
Reimagining Railroad
Strengthening Connections Downtown

Maplewood Avenue
Reimagining Railroad
Strengthening Connections Downtown
Reimagining Railroad
Strengthening Connections Downtown
Reimagining Railroad
Strengthening Connections Downtown
Thank You!

Comments? Questions?

For more information and project updates visit: www.mapc.org/rr