

Accord Inner Loop Industrial Retention Sub District and Cordwainer Drive

INCENTIVIZE PRIVATE INVESTMENT WHILE SUPPORTING EXISTING BUSINESSES



Purpose and Intent

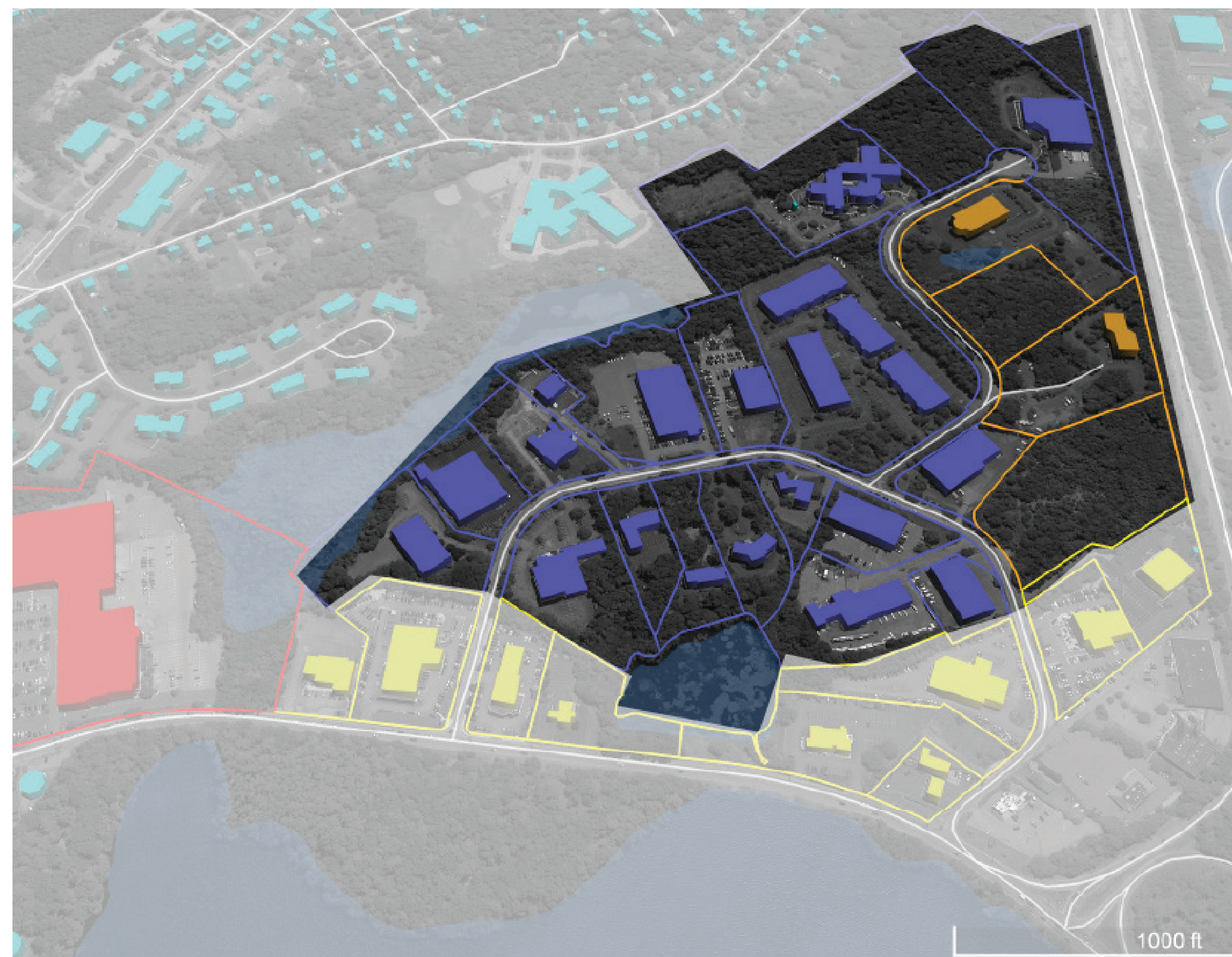
The Accord Inner Loop Industrial Retention Sub District, and the Cordwainer Drive Office Expansion Sub Districts are both intended to incentivize private investment while supporting existing businesses. The revision of dimensional regulations to allow for more leasable building space, environmentally-productive open spaces, and flexibility with parking is intended to be beneficial to businesses, prospective workers, and the Town's expanded commercial tax base. These two subdistricts differ in their respective predominant land use but have a shared economic growth purpose, and in their approach to balancing environmental and traffic needs.

The purposeful placement of buildings, entrances and pedestrian walkways to coincide with usable and inviting outdoor areas will create a high quality industrial-business park district for workers and customers alike.

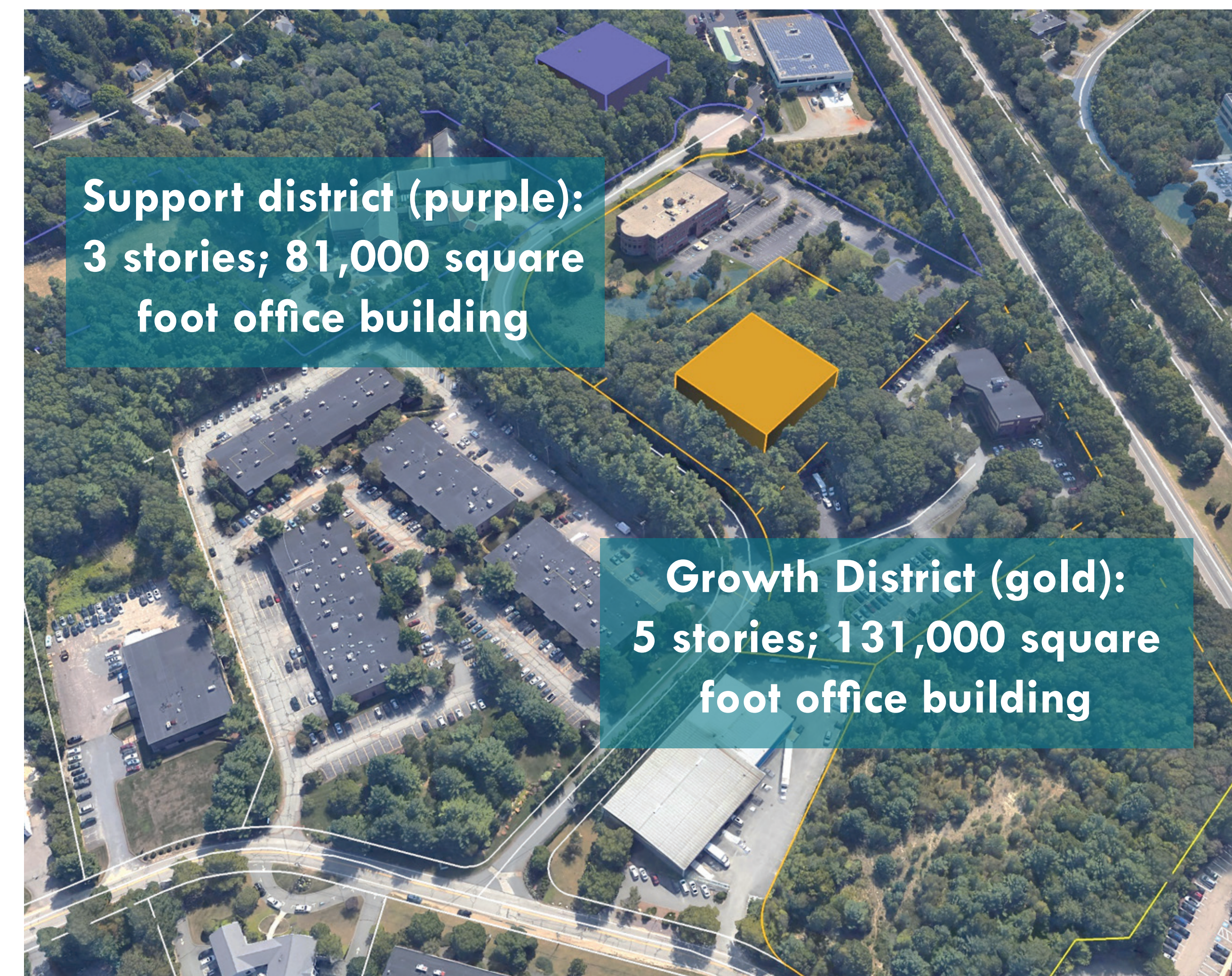
The environment will be protected through best practices for low impact development and stormwater/wastewater requirements that will concurrently create dual-function open space and landscaping features serving as attractive rooftop and ground level retention and filtration systems.

A combination of on-site and off-site traffic management measures will mitigate the potential impacts of new traffic demand and/or reconfigure traffic movements.

Current Map



Possible Site Use



Current Intersection



Zoning Changes

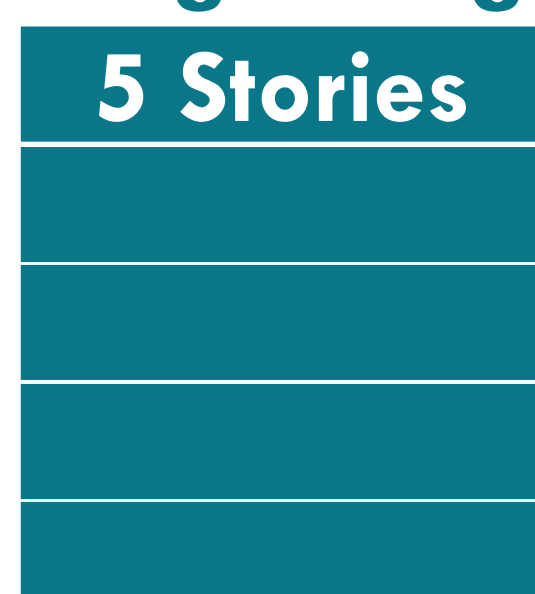
LOT COVERAGE:

Open Space: 33% → 20% Parking Ratio: 3.3 → 2.5 spaces per 1000 square feet Lot Coverage: 67% → 80%

HEIGHT:

(Growth District)

Zoning changes:



Height in support district stays at 3 stories



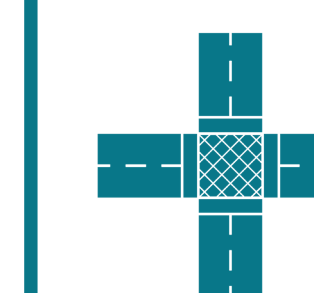
Fiscal Impact: Potential Tax Revenue

	Land	Commercial	Potential Expenses
Growth District	\$3,274	\$288,113	-\$66,225
Support District	\$601	\$248,777	-\$56,677

Net Fiscal Impact: Growth District = \$225,163

Net Fiscal Impact: Support District = \$192,700

Potential Annual Project Net Fiscal Impact = + \$417,863



Circulation Enhancements

- Add synchronized signal at Accord Park Drive intersection
- Restripe Pond St to be four lanes of traffic instead of two
- Integrate turning lanes where possible
- Coordinated employer shuttle services
- Others



Environmental Considerations

Low Impact Development Guidelines (conditional on access to expanded wastewater infrastructure)