

# Queen Anne's Plaza 40R Sub-District

## MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT TO MEET COMMUNITY NEEDS



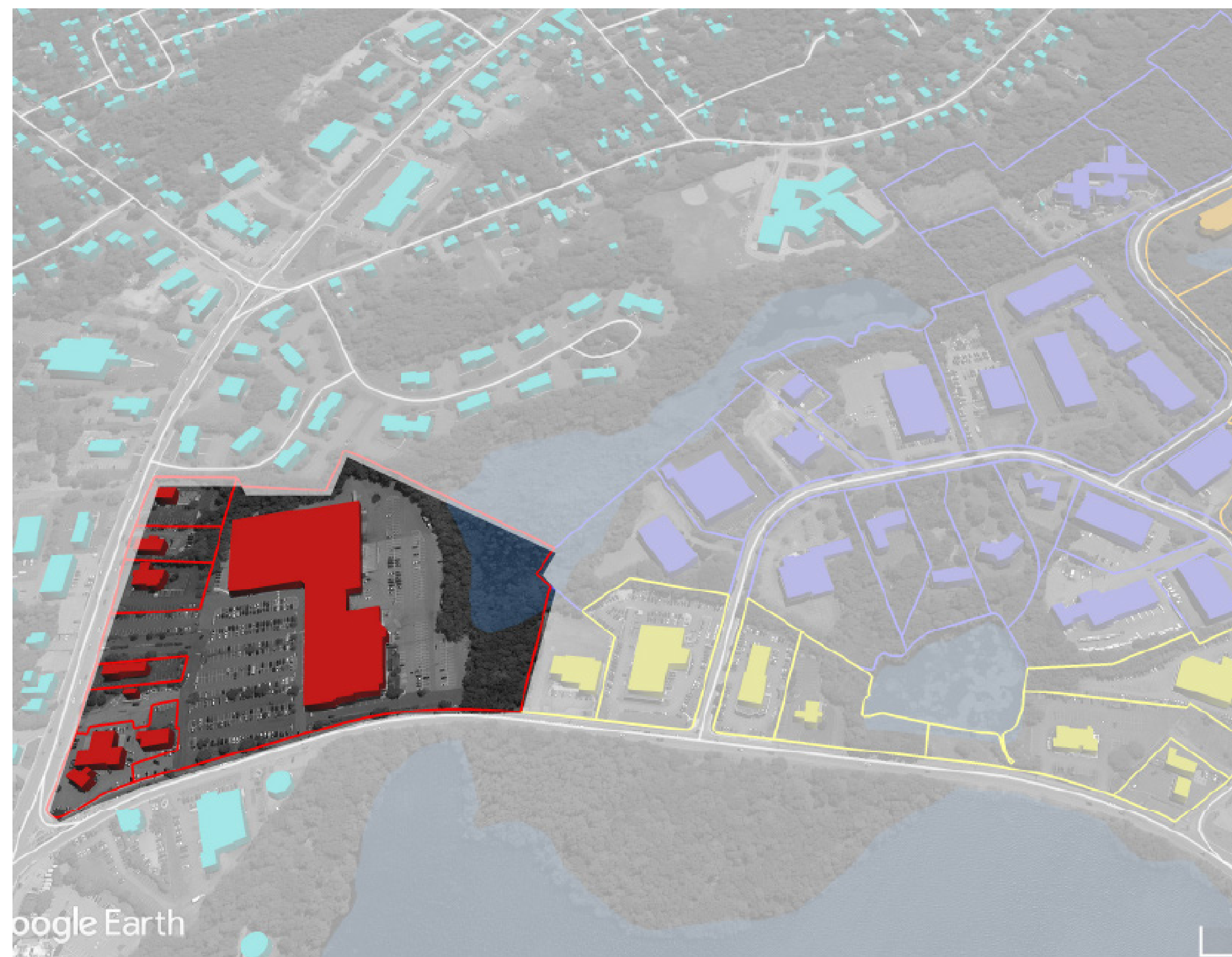
### Purpose and Intent

The Queen Anne's Plaza Mixed-Use 40R Zoning Sub District will support the town's goals of diversifying its housing stock to accommodate seniors, municipal workers, and young professionals as well as to increase the supply of affordable housing to meet the state's 10% mandate. Groundfloor retail, restaurants, and offices can become a new local destination for all residents.

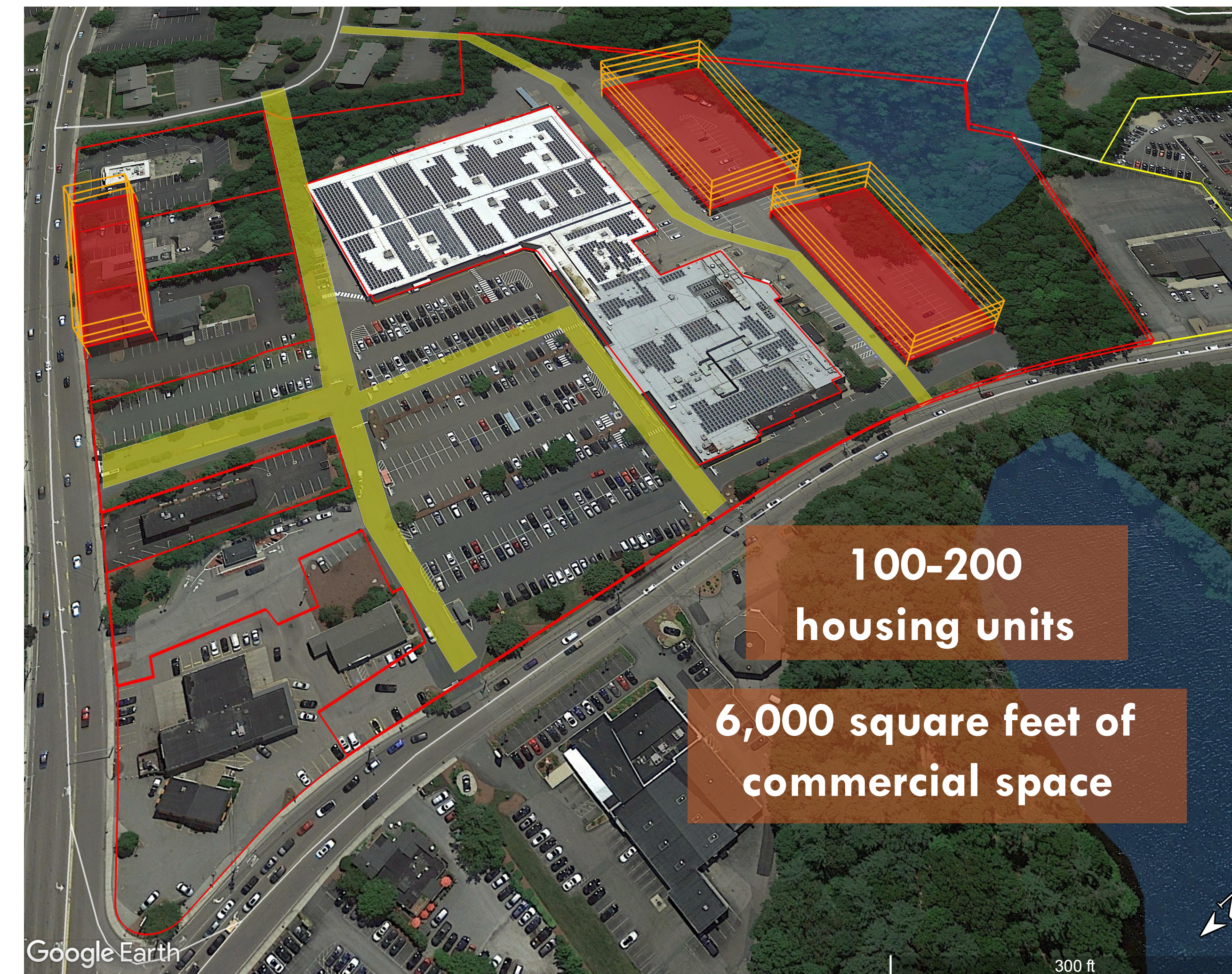
Future development will be supported through the upgrade of the existing wastewater treatment system. The environment will be protected through best practices for low impact development and stormwater/wastewater requirements that will create dual-function open space and landscaping features.

A combination of on-site and off-site traffic management measures will mitigate the potential impacts of new traffic demand, reconfigure traffic movements, and possibly create new traffic outlets to disperse traffic. New development permitted under the State Ch. 40R zoning could leverage public and private dollars to improve Queen Anne's Plaza intersection.

### Current Map



### Possible Site Use



### Current Intersection



### Zoning Changes

Zoning changes:

5 Stories

Now:



### Fiscal Impact: Potential Tax Revenue

	Residential	Land	Commercial	Motor Vehicle Excise	Potential Expenses	One-Time 40R Bonus of \$3000/Unit
<b>53 Fronts</b>	\$182,550	\$8,092	-\$25,026	\$4,529	-\$211,892	\$147,000
<b>Federal</b>	\$427,454	\$211,191	\$0	\$10,157	-\$493,788	\$330,000
<b>Total</b>	\$610,004	\$219,282	-\$25,026	\$14,685	-\$705,680	\$477,000

Total Net Impact In First Year of Operation = + \$590,265

Total Annual Net Impact of Development after First Year = + \$113,265



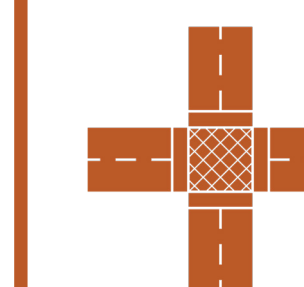
### Potential Housing Impact

• 100 – 200 new units

### Subsidized Housing:

Now:  
3.2%  
Affordable

New Units (if rental):  
~8%  
Affordable



### Circulation Enhancements

- Updated signal timing at QAP intersection
- Extended left hand turning lane for westbound traffic on Washington St
- Extended right hand turning lane for northbound traffic on Pond St
- New right of way connecting Pond St to Washington St around QAP



### Environmental Considerations

- Low Impact Development Guidelines and Productive Landscaping
- Expanded Wastewater Treatment System
- Required DEP Groundwater Discharge Permit
- Adhere to Municipal Stormwater Bylaws