

***Article 43***  
***Hartwell Avenue Area***

*March 17, 2020*  
*Information Meeting*

# Why Change?

We need the money.

We need the density.

We need the jobs.

# Why Now?

We need to start now to get the benefits later.

This proposal is 'phase one' of a larger Hartwell Zoning Initiative managed by Town staff.

# Uses

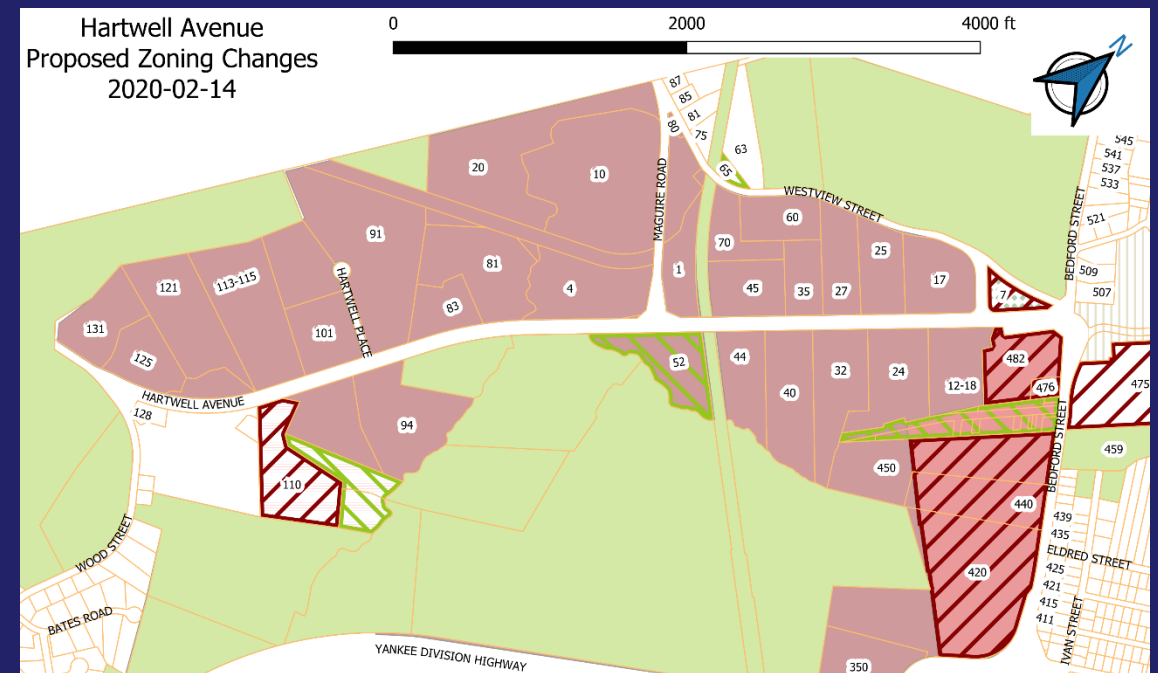
No changes to permitted uses.

# Dimensional Standards

	<u>CM</u>	<u>CM</u>
Minimum lot area	<del>3 AC</del>	<u>20,000 SF(f)</u>
Minimum lot frontage in feet	<del>200</del>	<u>50(f)</u>
Minimum front yard in feet (a), (b), <del>(h)</del>	<del>25</del>	<u>NR</u>
Minimum side yard in feet	<del>25(f)</del>	<u>15(f)</u>
Minimum rear yard in feet	<del>25(f)</del>	<u>15(f)</u>
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	<del>100(f)</del>	<u>50(f)</u>
Maximum nonresidential floor area ratio (FAR)	<del>0.35(f)</del>	<u>NR</u>
Maximum site coverage	NR	NR
Public and institutional buildings, maximum height:		
In stories:	NR	NR
In feet:	<del>65(f)</del>	<u>115(f)</u>
Other buildings, maximum height:		
In stories:	NR	NR
In feet:	<del>65(f)</del>	<u>115(f)</u>

# District Boundaries

- Move all buildable lots into the CM District to provide consistent standards for the whole area.
- Move utility and open space lots into the GC District.



# What might happen?

- Theoretical complete buildout considering only physical constraints:
  - Gross floor area (GFA): ~2.3M SF grows to ~6.3M SF.
  - Tax revenue/year (2020 \$): ~\$10M grows to ~\$51M.
- Better to plan on just the first 10-15 years ( $\frac{1}{3}$  of the properties):
  - Gross floor area (GFA): ~2.3M SF grows to ~3.6M SF.
  - Tax revenue/year (2020 \$): ~\$10M grows to ~\$24M.

# Concerns

- Traffic
- Parking and transportation
- Natural environment

# Hartwell Avenue Area Existing Conditions 2020-02-14

0 2000 4000 ft

