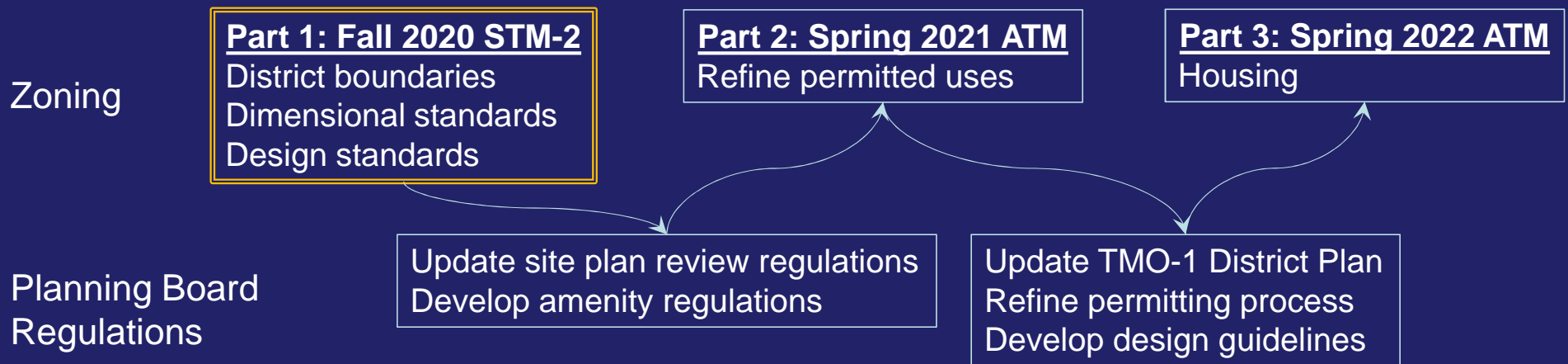


2020 Special Town Meeting-2

Article 16: Hartwell Avenue Area

Why This Change?

- We need the money.
- We need the density.
- We need the jobs.
- We need to start now to get the benefits later.
- This is the first part of a larger Hartwell Zoning Initiative.

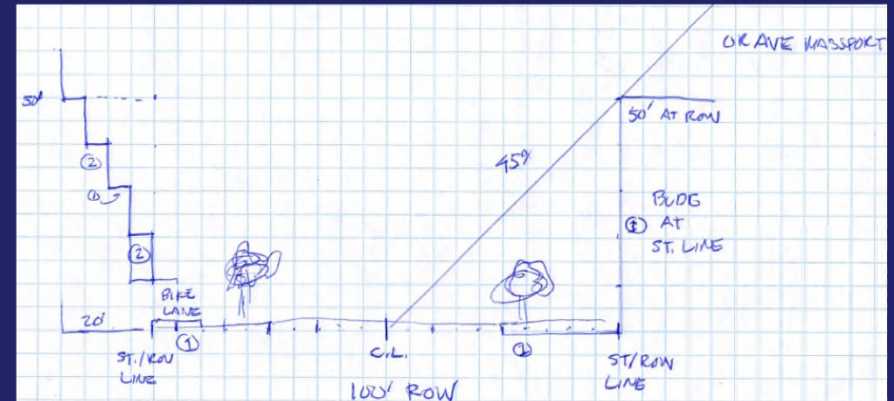


Dimensional Standards

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

Design Standards

- Buildings 'step back' from streets
- 15% of each lot reserved for outdoor amenities
- Space reserved along Bedford Street to widen the right-of-way from 65' to 100' if needed for improvements



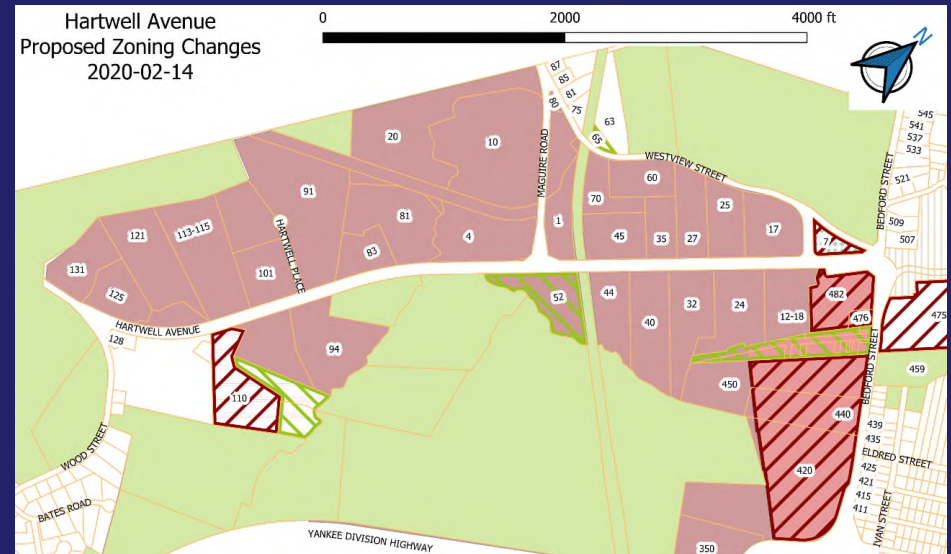
Sustainable Design

- Buildings over 65' meet LEED Silver requirements
- Buildings over 6 stories use no fossil fuels for HVAC

District Boundaries

Move all commercial lots (red) into the CM District to provide consistent standards for the whole area.

Move utility and open space lots (green) into the GC District.



What is not Changing?

No changes to permitted uses.

Tax Revenue

- 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 ~\$55M.
- More realistic to plan on just $\frac{1}{3}$ of the properties over the first 10 years:
 - Gross floor area (GFA): ~2.3M SF grows to ~3.6M SF.
 - Tax revenue/year (2020 \$): ~\$10M grows to ~\$25M.

Traffic

If new development happens, it will bring new traffic, **but:**

- More traffic is coming anyway due to growth elsewhere.
- Only $\sim\frac{1}{3}$ of the traffic in the area is due to area businesses.
- The Town has built some important roadway improvements.
 - Bedford Street crosswalks at Hartwell Avenue and Eldred Street
 - Partial Hartwell Avenue sidewalk
- The Town is designing major roadway improvements.
 - 25% design for area roadway system funded in 2019
 - Federal/State construction funding will depend on convincing the state that this is the most valuable area competing for funds.

Parking and Transportation

The TMO-1 District Plan regulates parking and transportation demand for new developments in this area.

- An update to the plan is in progress.
- The updated plan should require important improvements:
 - Shared parking
 - EV charging stations
 - Solar canopies over parking
 - Financial contributions for transportation infrastructure improvements
 - Robust requirements for shuttle services and other TDM measures

Natural Environment

- No change to developed footprint
- New buildings exceeding current height limits will meet sustainable design requirements
- Any redevelopment following modern best practices will:
 - Decrease stormwater and pollutant impacts on wetlands
 - Decrease impervious surface
 - Be more energy-efficient
 - Be resilient to flooding
 - Allow energy-efficient alternative transportation

Call to Action

- We need action now.
- After 3 years, it is time to see some results.

Backup Material

Revenue Assumptions

- Everything is in 2020 dollars.
- The current revenue is based on multiplying the current assessed value of the lots by the commercial tax rate.
- Owners would, over time, replace current buildings with new ones suitable for lab use (15' floor-to-floor, penthouse, enhanced ventilation and power, etc.).
- Parking would be in garage structures.
- On average, buildings other than garages would cover 22% of the developable site area. (This is consistent with several recent proposals.)
- New buildings would be six stories tall, except in the runway easement where they would be as tall as possible. (This is based on the market study.)
- New buildings would be assessed at \$325/SF. (This is consistent with existing newer buildings.) Old buildings would keep their current assessment.
- Due to business conditions, leases, owner interest, and other factors, only $\frac{1}{3}$ of the lots would be redeveloped over the first 10 years. This means the full \$45M/year increased revenue after 30 years is discounted to \$15M/year after 10 years.

