

River Road Study Committee Full Committee Meeting

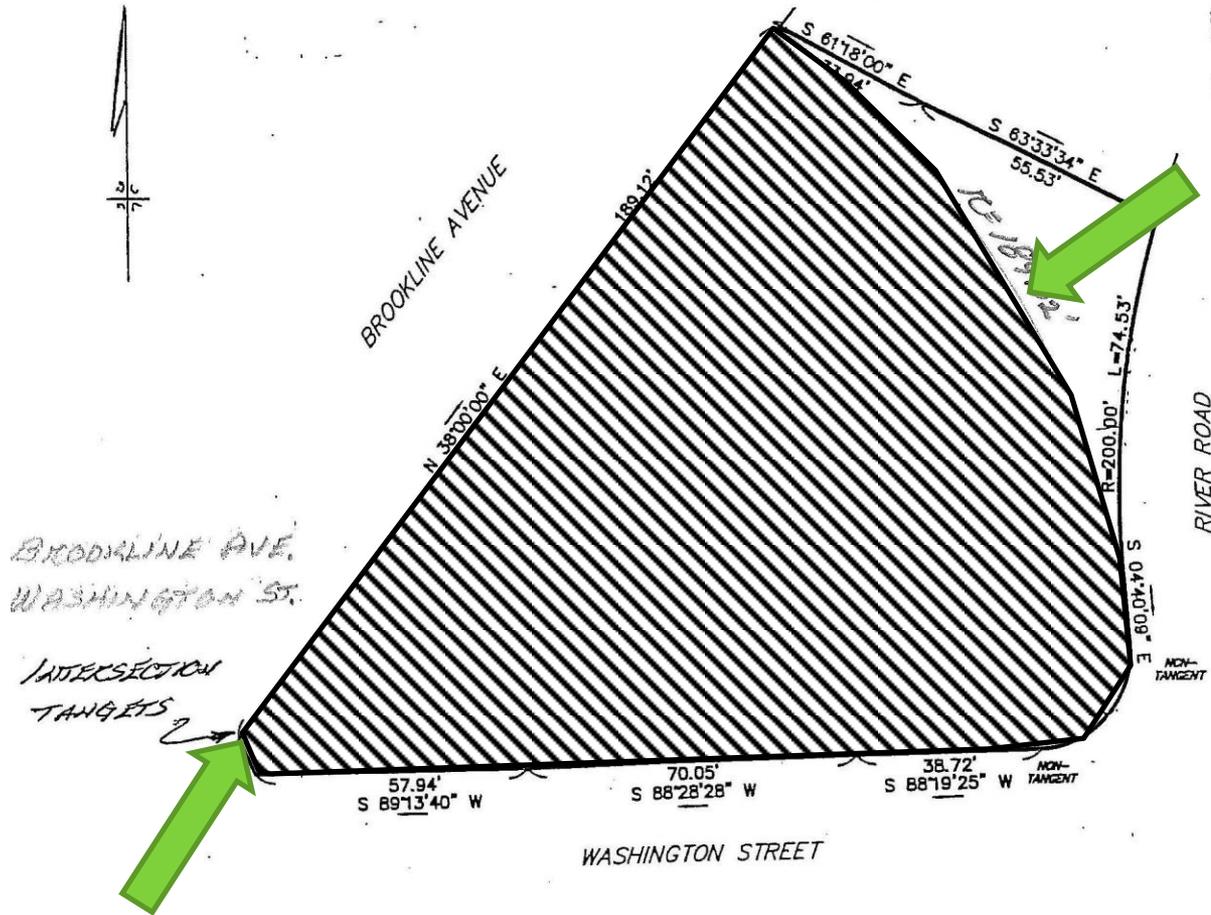
August 2, 2016

Agenda

Continued Discussion and Votes on Draft Zoning Criteria:

1. Lot coverage % for 45' – 75' hotel building heights
2. Uses:
 - New definitions, existing uses
3. Setbacks:
 - Northern end of district
4. LEED: *Certified vs. Certifiable*
5. Design Guidelines
6. Remainder of Zoning Document:
 - Design Standards Language
 - Street tree language
 - Street furniture language
 - 1% language

Uses: "X" Distance from Washington St.



Use Discussion

Goal: Incentivize: revenue producing *and* active ground floor/neighborhood uses while minimizing impacts on schools and allowing for existing businesses to remain.

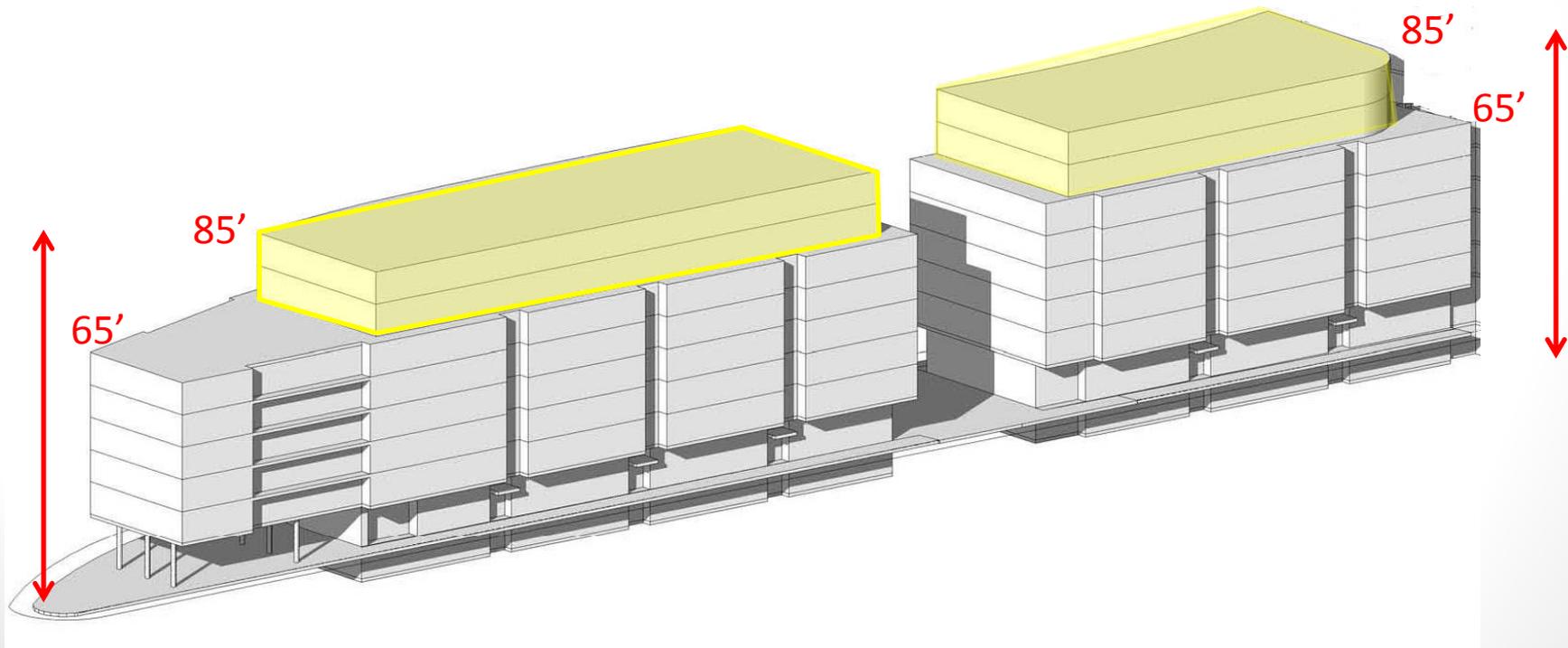
Proposed Strategy:

- Allow only specific commercial and residential uses at a greater density than underlying zoning would allow.
- Add new residential definitions (live/work) and (age restricted).
- Build in provision for some existing uses to remain, but cap at certain % of building.
- Narrowly tailor existing multi-family use in EISD for “micro units”

Why this works:

- Proposed commercial uses maximize revenue potential.
- Proposed residential uses minimize impacts on schools.
- Allows for the existing businesses some have said they would like to remain to do so.

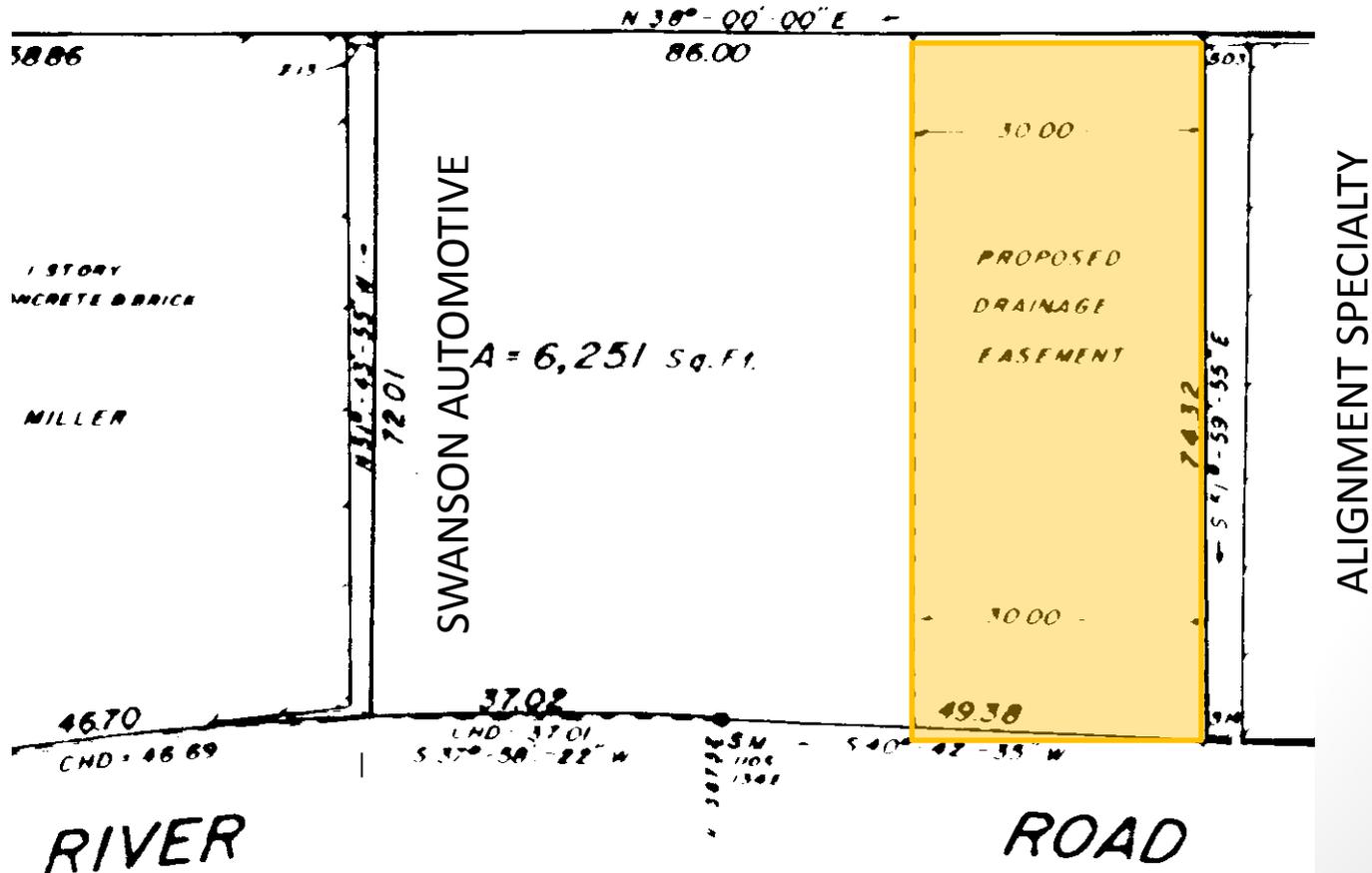
55% Lot Coverage Upper Floors (for illustrative purposes only)



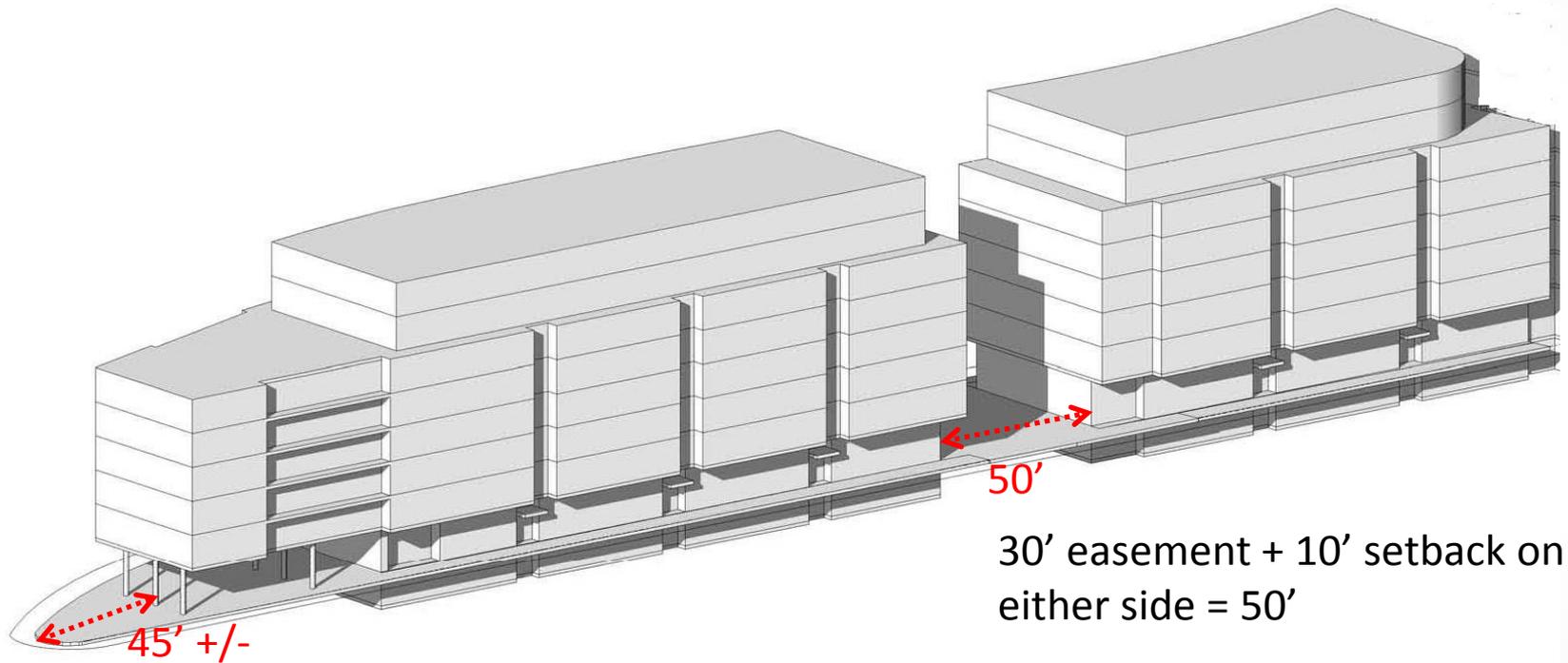
Storm Water Pipe Easement Setback

BROOKLINE

AVENUE



Setbacks (Mid block and NE)



10' Set back + Length of Town Parcel = 45' +/- from back of curb

30' easement + 10' setback on either side = 50'

Design Standards and Guidelines Discussion

Goal: Ensure to the greatest extent possible that all future buildings facades are of the highest quality.

Proposed Strategy: Include flexible language in the zoning requiring building facades to be well designed/articulated AND advance a set of Emerald Island Special District Design Guidelines to be used by the Planning Board and future Design Advisory Teams to inform their discussions.

Why This Works:

- Zoning requires articulation via materials, massing, etc. while still being flexible.
- Design guidelines fill a void that was left in zoning/design standards in previous overlay zoning efforts.