

RIVER ROAD STUDY COMMITTEE

Review of Draft Zoning

June 1, 2016

Agenda

- Review Mechanics of Draft Zoning - *“what the overlay zoning does”*
 - Key Elements:
 - Uses
 - Requirements
 - Triggers
 - Criteria
- Review Parking Criteria

Key Elements: Uses

New Uses Added to Zoning By-Law

- Artist Live/Work Space
- Age Restricted Housing
- Micro Unit

Existing Uses Expanded in Zoning By-Law:

- Allows Hotel and Limited Service Hotel uses in the industrial district by special permit, subject to the provisions of the overlay zoning

Key Elements: Overlay Zoning Requirements

- Min lot size (12K SF) (*parcel aggregation*)
- Design review
- Special permits
- Site plan review
- Uniform sidewalk widths (10' – 12')
- Maximum building length (150')
- Minimum ground floor height (15')
- Street trees
- Public benefit contribution (X% of hard construction costs)
- LEED certification
- etc.....

Key Elements: Overlay Triggers

Exceptions to Max Height, FAR and Parking Requirements:

If a developer.....

- 12K SF Lot
- Meet overlay zoning requirements (sidewalk widths, building length, ground floor height etc.)
- Uses: hotel, limited service hotel, artist live/work, micro, age rest, retail, restaurant, office etc...

Key Elements: Overlay Triggers

Exceptions to Max Height, FAR and Parking Requirements:

Only then can they.....

- Exceed baseline zoning for FAR and height
- Reduced parking requirements

Key Elements: Overlay Triggers

Exceptions to Max Height, FAR and Parking Requirements:

Subject to these additional criteria.....

- Site Plan Review
- ZipCar parking incentive
- Density bonuses for retail and food establishments
- More than one principle use in a building (example: restaurant)

Parking Criteria

Zoning Draft:

- Imposes reduced minimums by use (following McKinney Recommendations)
- Caps overall # of spaces in district
- Does not count parking in FAR

USE	MIN PARKING
HOTEL (use 8 or 8a)	.4 per room
PRINCIPLE USES: 16 (theatre), 20, 21 (office), 29 (retail), 30 (rest) , 33a (retail), 34 (rest), 36A (research/office)	.5 per 1K
AGE RESTRICTED HOUSING	1 PER UNIT
MICRO UNITS	.4 per unit
ARTIST LIVE/WORK SPACE	.4 spaces per unit

Parking Criteria

<u>Option/Variable</u>	<u>Tradeoffs</u>	
	Pros	Cons
Min By Use	More assurances around parking supply	May result in more parking than desired, may create more traffic
Parking Max For District	Ensures limit on amount of parking built	May hinder redevelopment feasibility, spill over impacts
District-wide Parking Ratio (.50 - 1.0)	Caps # spaces for whole district, limits # cars, traffic	May hinder redevelopment and limit potential uses, spill over
Count in FAR	Ensures developer builds no more than needed	Inflated FAR (may not matter if other restrictions used)

District Massing Under Consideration



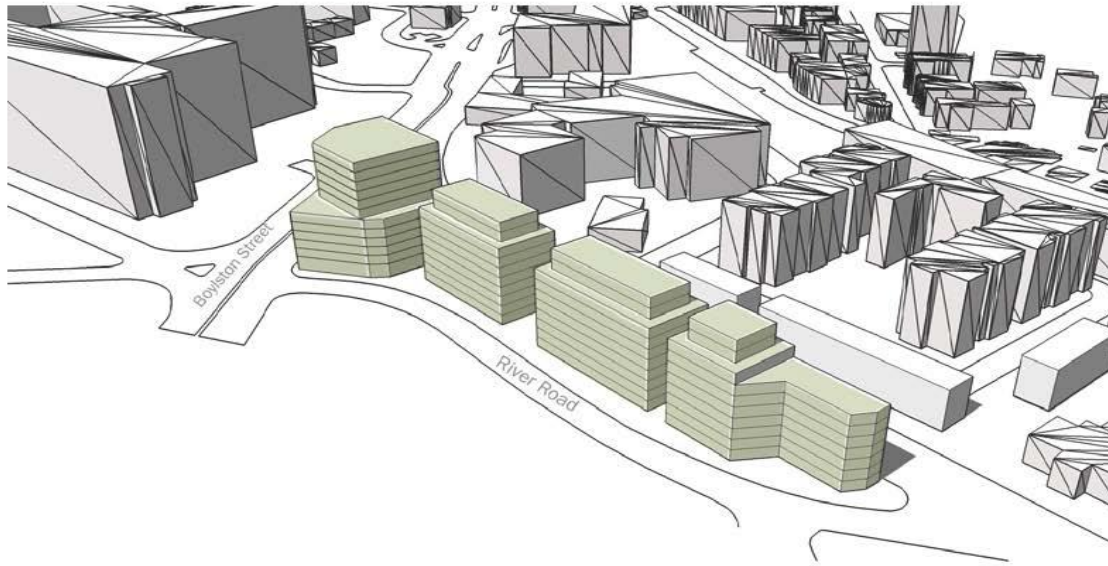


Figure 4.18: Potential building massing for Emerald Island (FAR shown: 5.0)

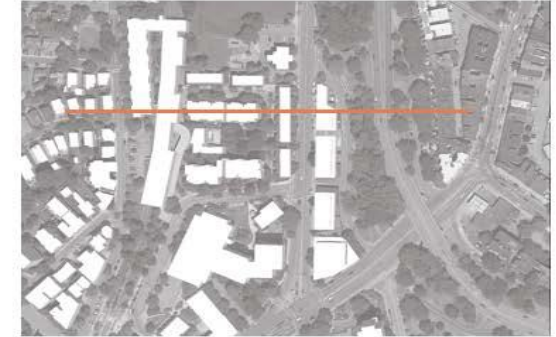


Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below.

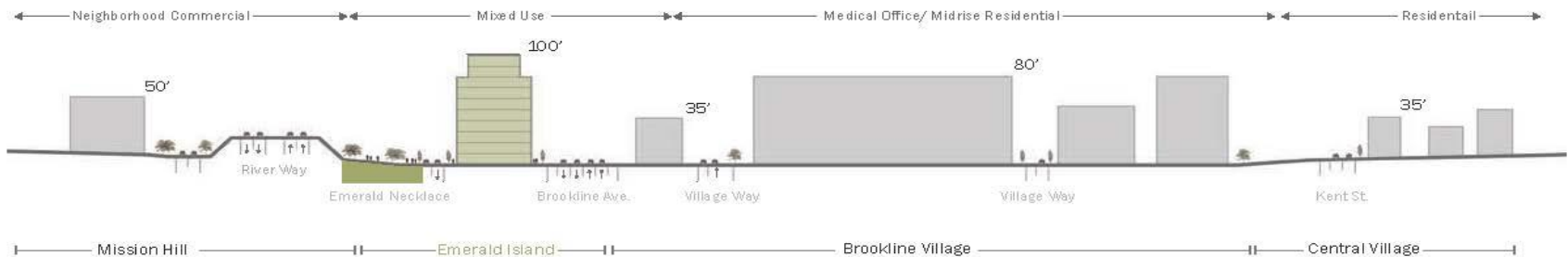


Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of abutters and proximity to other large projects allow for higher densities on Emerald Island.

“Additional market and financial feasibility analysis is needed to determine the appropriate scale of future projects...” (Pg. 73 Bringing Back Boylston, 2015)