

Questions for petitioners WA 3, 4, & 5 + Special TM 4 WA 1
From: Mark Penzel
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Questions regarding Design Requirements/Restrictions

1. In principle, is there any difference between the design requirements/restrictions in the M-District+ plan and the form-based design requirements/restrictions in the Harvard Street plan? Both are intended to require that any future development look a certain way and create certain types of neighborhoods, correct?
2. If there are any principled differences, what are they?
3. How do the design requirements of the M-District+ plan differ from those Town Meeting just approved in WA16 regarding the T-5 districts north of Beacon?
4. Won't the M-District+ plan have the same effect as the prior WA16? If not, why not?

Questions regarding Commercial

1. Are there any sections of the Harvard Street Plan where the form-based requirements do not incentive commercial?
2. Regarding the move to require ground floor commercial on any new development on Harvard Street (as opposed to just 25%), is there any concern that this would result in a lot of vacant storefronts? I note that the new storefront catty-corner to Anna's Taqueria has been vacant for several years now. Is there the intent that this will result in some vacant storefronts, thereby keeping commercial rents more affordable? Please comment.
3. How would the impact of requiring first-floor commercial on 100% of the properties affected by the Harvard Street Plan differ from the likely probable impact of the form-based requirements for first floor redevelopment?

Questions regarding the "+" in M-District+

1. Since the "+" is not required for MBTACA compliance, why did the Committee include it?
2. Couldn't the "+" be accomplished by a separate warrant article?
3. Since the "+" is not required for MBTACA compliance, how is it any different in principle from adding the Harvard Street Plan to the M-District+ plan? It seems that both the "+" and the Harvard Street Plan are designed to encourage the construction of more housing.

4. Without the “+”, how much additional housing is the M-District+ plan likely to produce? (My recollection from a previous hearing was anywhere from 0-200 units.) If it will, without the “+”, produce additional housing, what type of housing will it produce? Affordable, luxury, etc?

Tax Revenue/costs

1. Have any financial studies/projections been done to assess any increased tax revenue and expenses to the Town that will result from either of these plans?
2. If the Harvard Street plan were built out to its full extent, would that produce a net revenue gain, break even, or loss to the Town, and if a gain or loss, to what extent?