

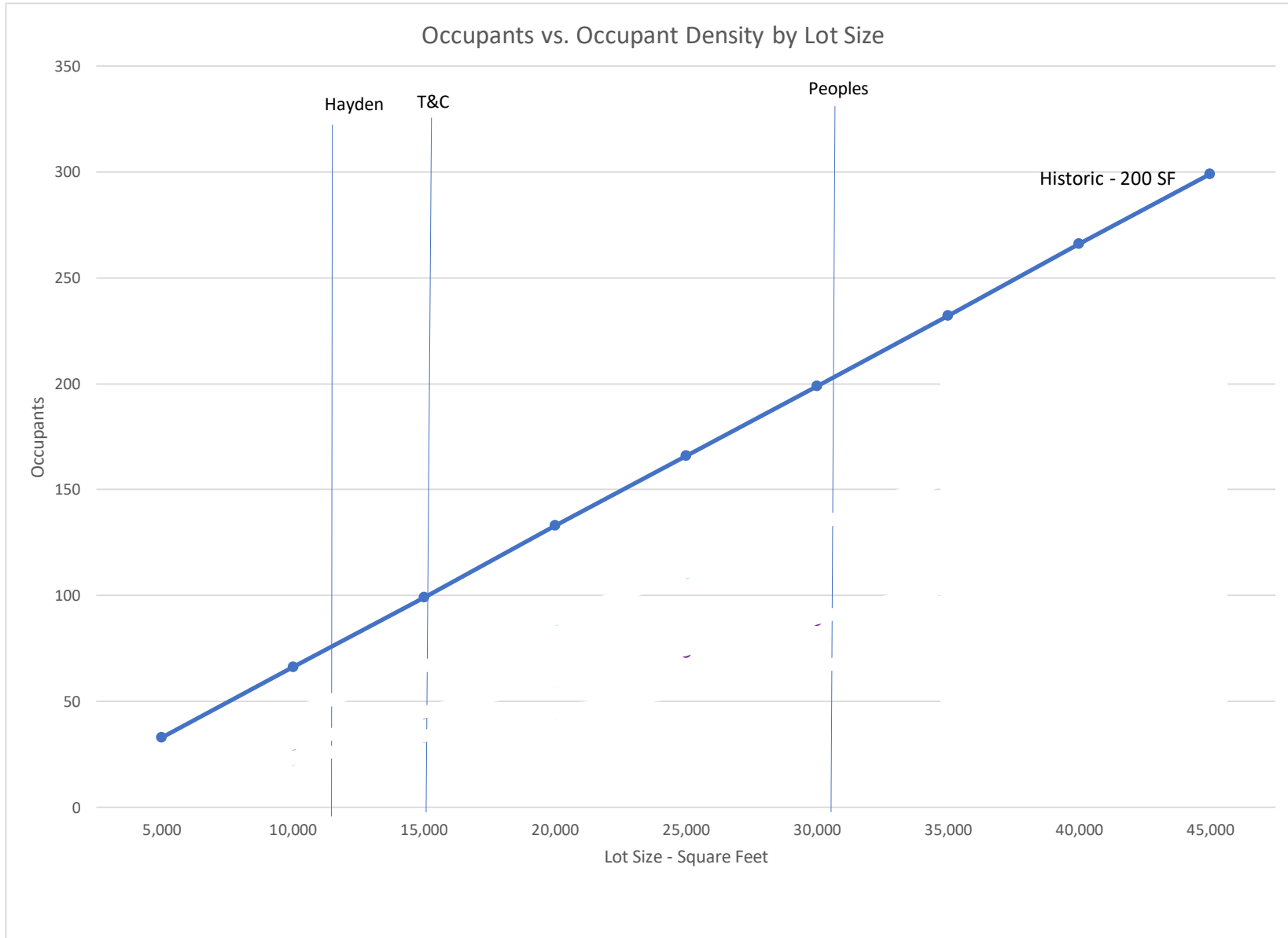
# Mixed Use With Residential Zoning “Levers”

- Unrelated Occupant Density – Currently is 600 sf of Habitable Space per Occupant
  - Decreasing the required density increases the number of residents and increases project revenue
  - There’s been no CBD development since zoning was changed from 300 to 600 sf
  - Proposed change decreases Habitable Space per Occupant to 450 sf
- Dwelling Unit Density – Currently is 1,200 sf of lot area per DU
  - Decreasing DU Density will increase the number of apartments – smaller apartments with fewer residents per apartment
  - Proposed change decreases density to 600 sf of lot area per DU
- Mix of non-residential and residential – Currently is 1/3 non-residential for 3 story buildings and 50% non-residential for 4 story buildings
  - Proposal maintains percentages but provides more flexibility to developer when configuring

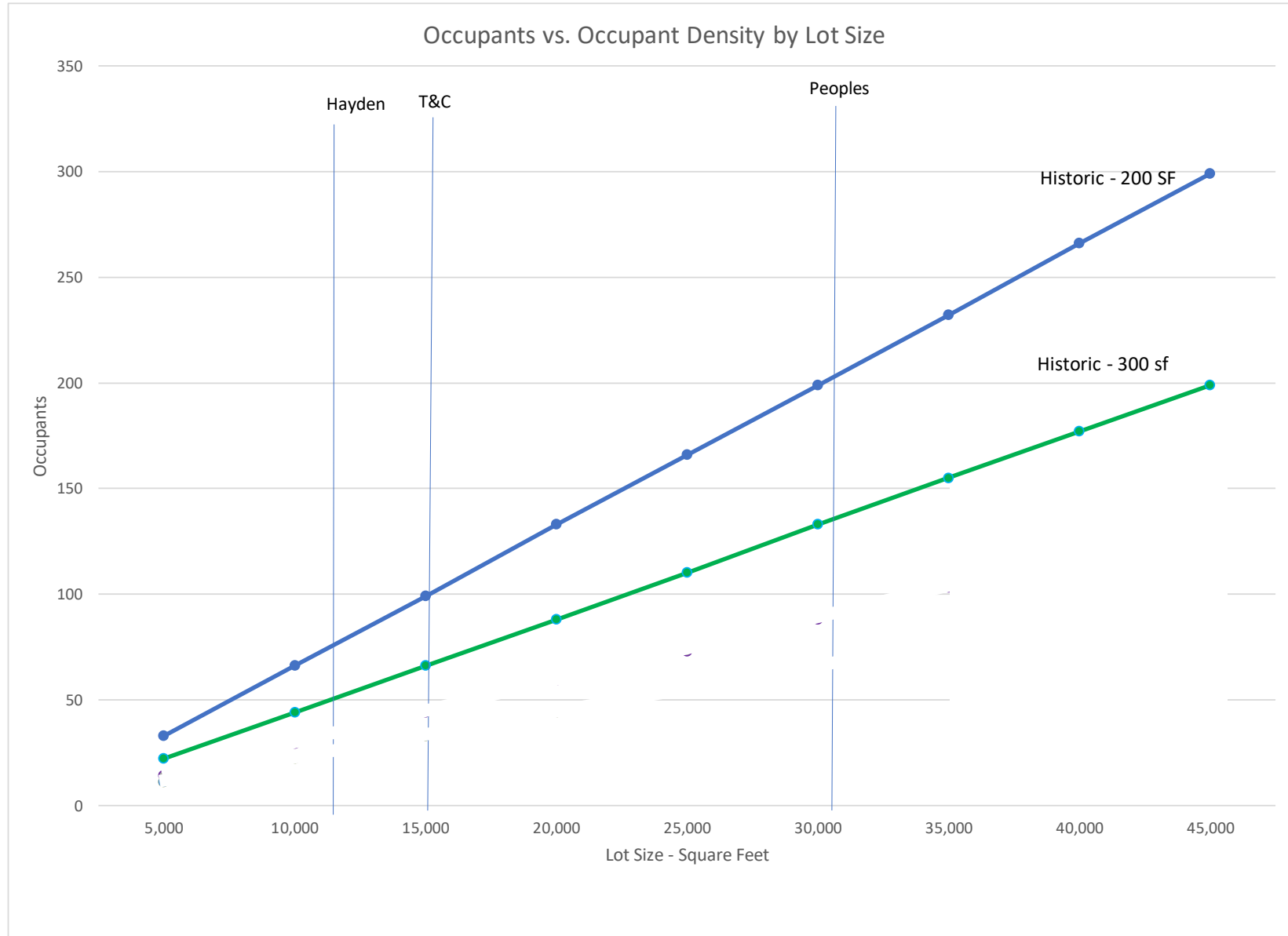
# Taking a Closer Look at Occupant Density

Past – Present - Proposed

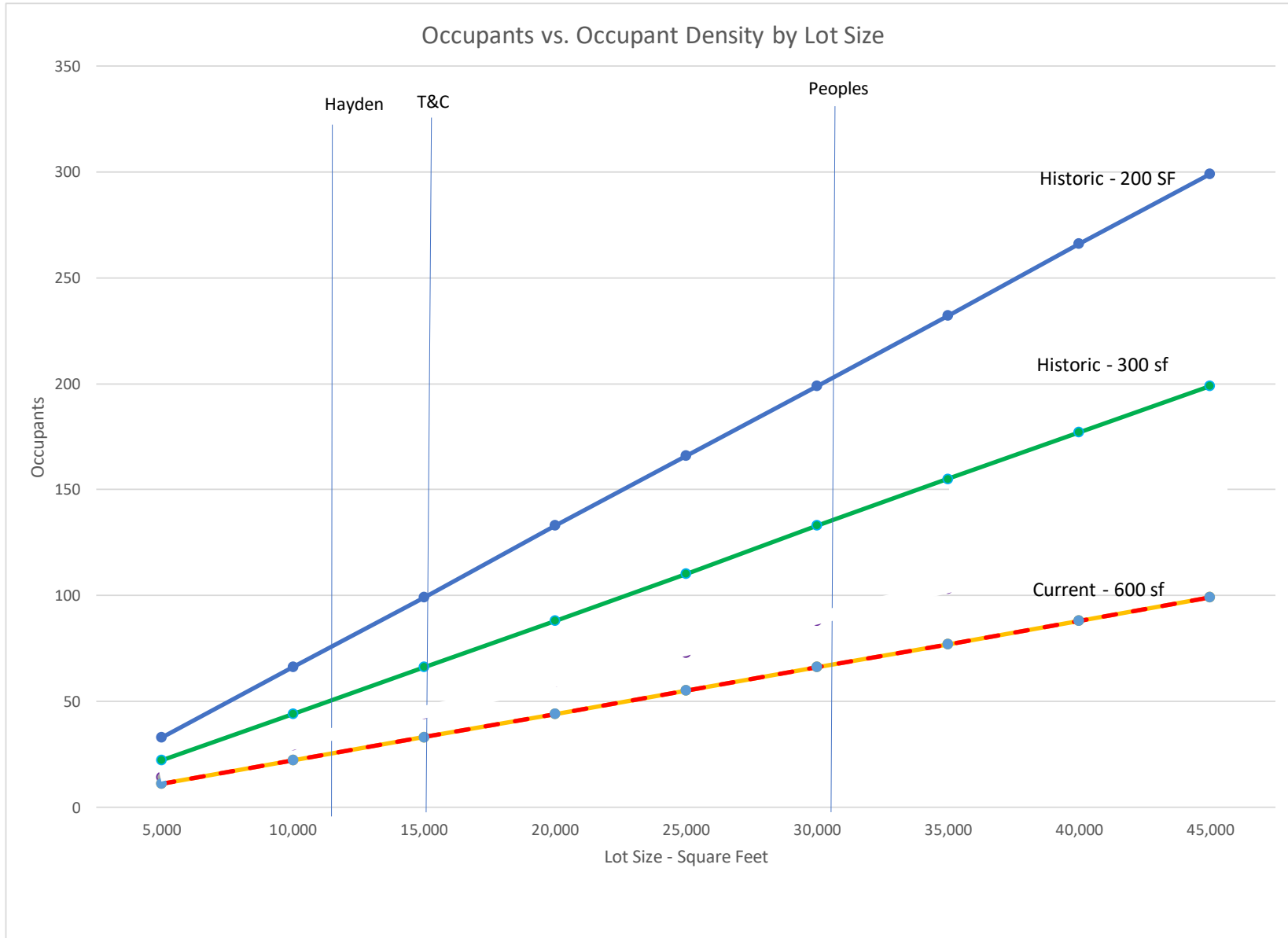
# Occupants vs. Lot Size - Past



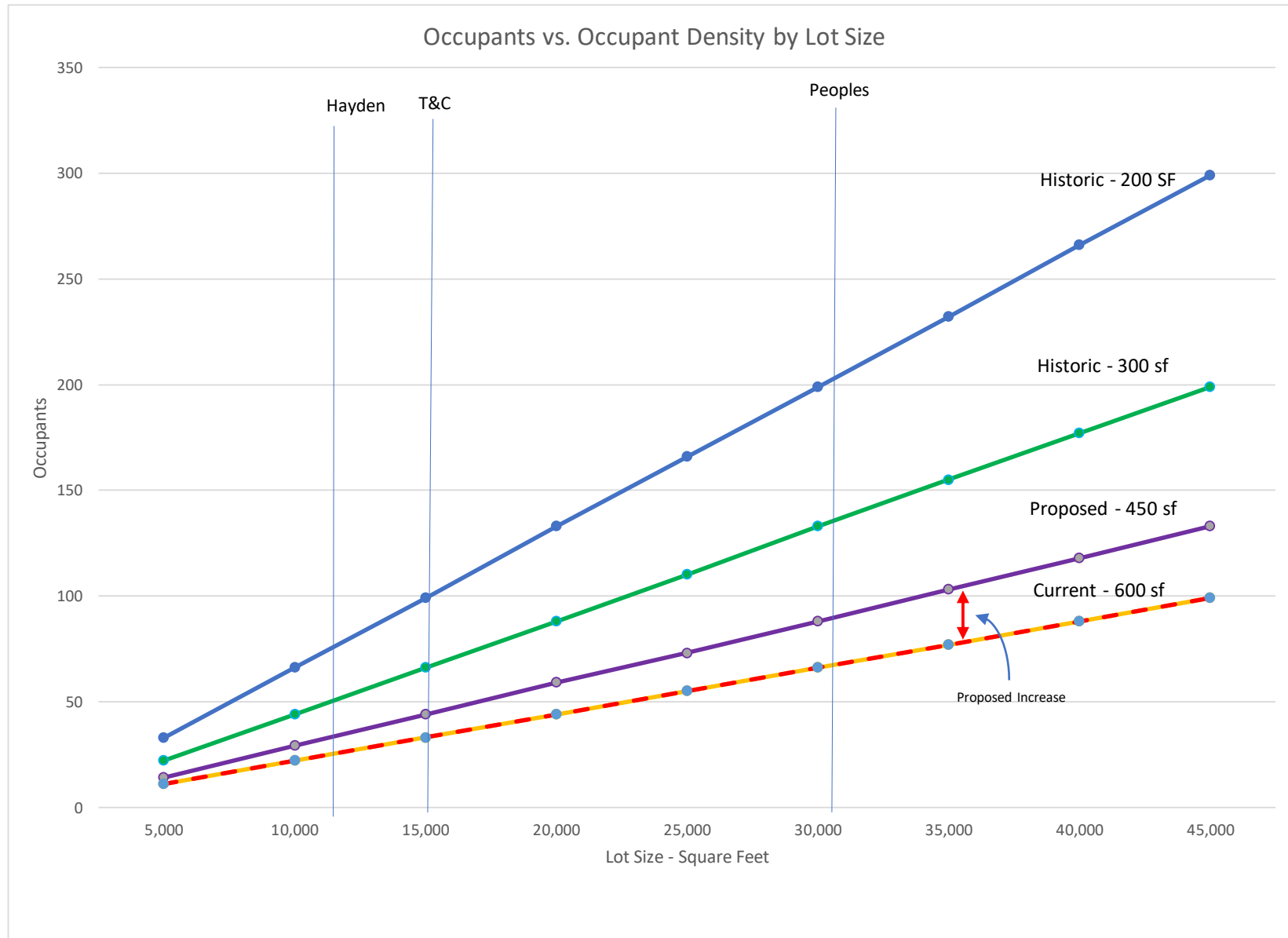
# Occupants vs. Lot Size - Past



# Occupants vs. Lot Size - Present



# Occupants vs. Lot Size - Proposed



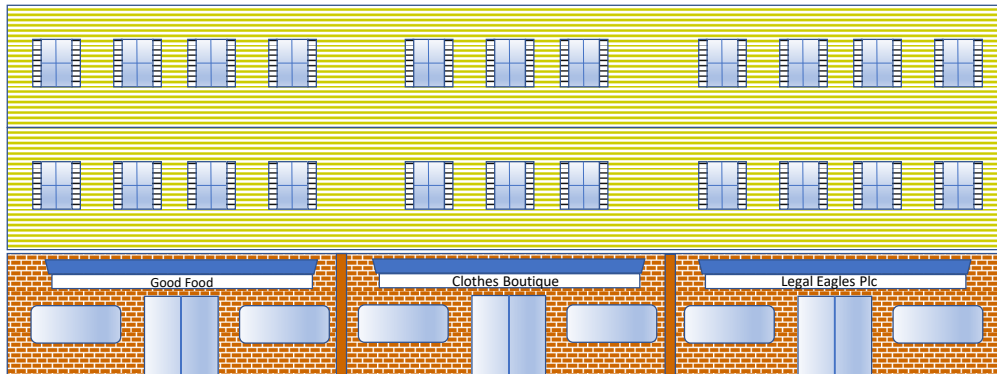
What the Proposed Changes  
will Look Like

# Current Zoning vs Proposed Zoning

## 10,000 sf Lot - 3 Stories

### Current

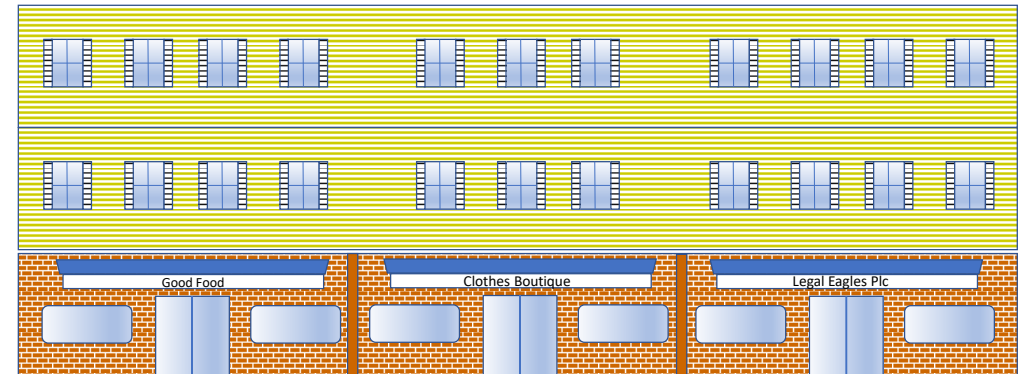
Three Story Development – 10,000 sf Lot



|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 1,200 sf  |
| Occupant Density:            | 600 sf    |
| Commercial Space:            | 9,500 sf  |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 31        |
| Number of Apartments:        | 8         |
| Residents per Apartment:     | 3.9       |

### Proposed

Three Story Development – 10,000 sf Lot



|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 450 sf    |
| Commercial Space:            | 9,500 sf  |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 42        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 2.6       |

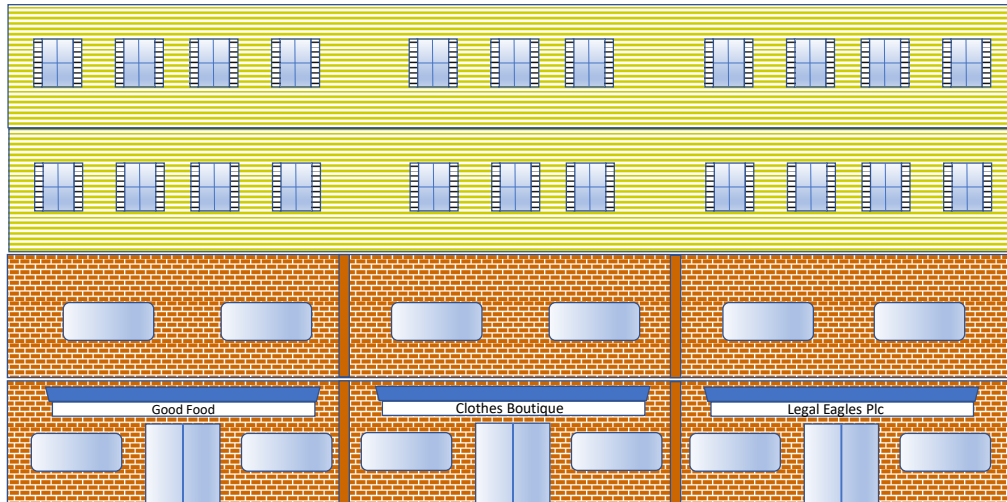


# Current Zoning vs Proposed Zoning

## 10,000 sf Lot - 4 Stories

### Current

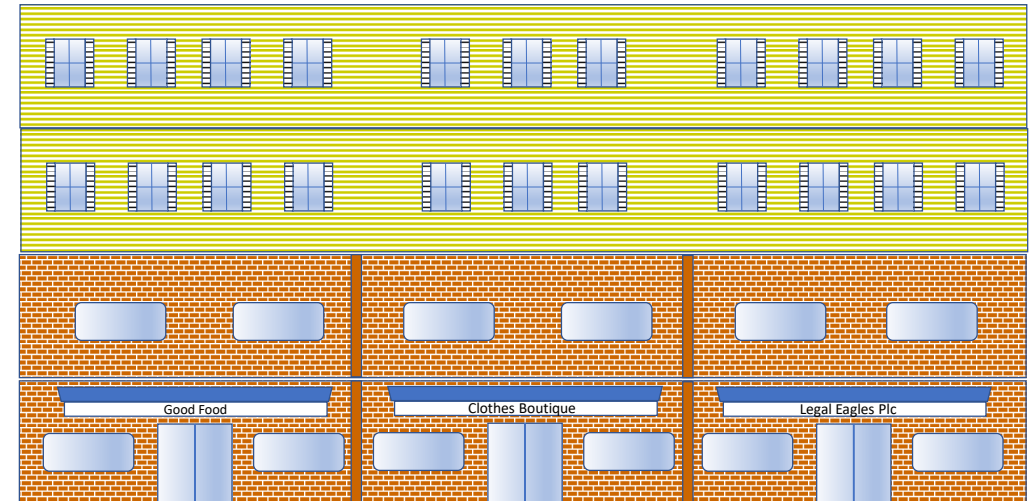
Four Story Development – 10,000 sf Lot



|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 1,200 sf  |
| Occupant Density:            | 600 sf    |
| Commercial Space:            | 19,000 sf |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 31        |
| Number of Apartments:        | 8         |
| Residents per Apartment:     | 3.9       |

### Proposed

Four Story Development – 10,000 sf Lot

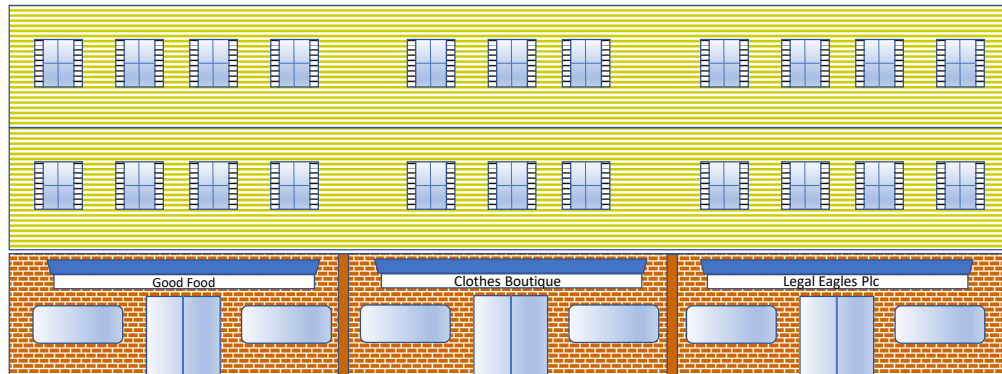


|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 450 sf    |
| Commercial Space:            | 19,000 sf |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 42        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 2.6       |

# Three Story Limitation – Typical vs. Desired

## “Typical” 3 Stories

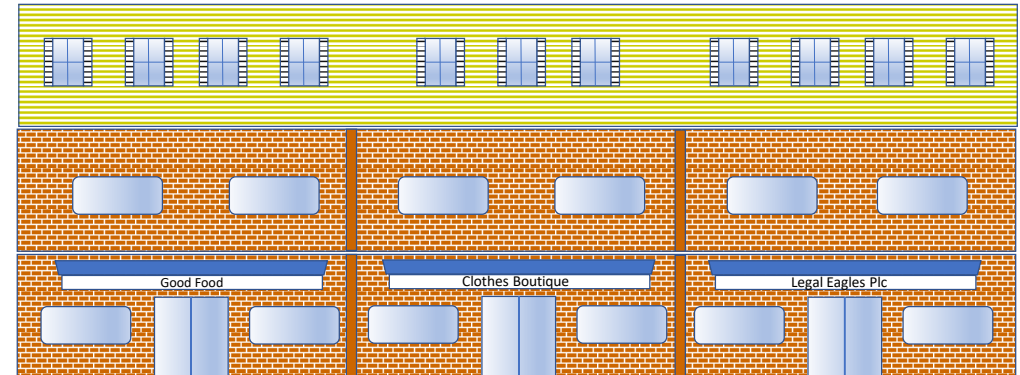
Three Story Development – 10,000 sf Lot



|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 450 sf    |
| Commercial Space:            | 9,500 sf  |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 42        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 2.6       |

## Desired 3 Stories

Three Story Development – 10,000 sf Lot

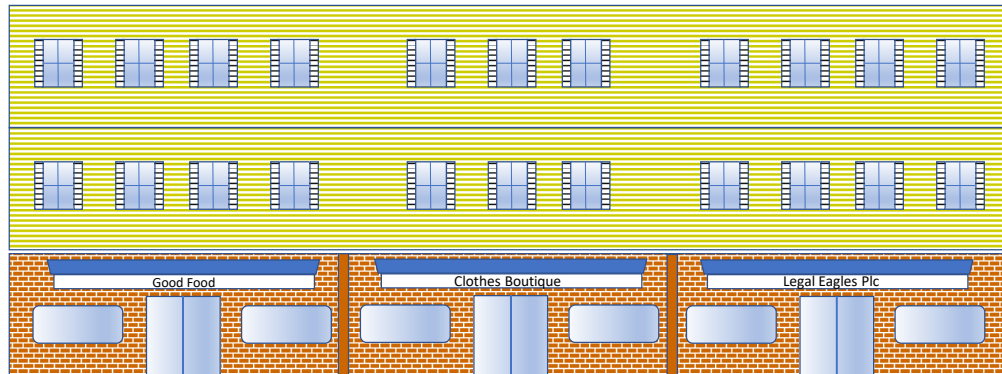


|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 450 sf    |
| Commercial Space:            | 19,000 sf |
| Habitable Residential Space: | 6,650 sf  |
| Residents:                   | 21        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 1.3       |

# Proposed - Enhanced Commercial 3 Story

## Proposed – “Typical” 3 Stories

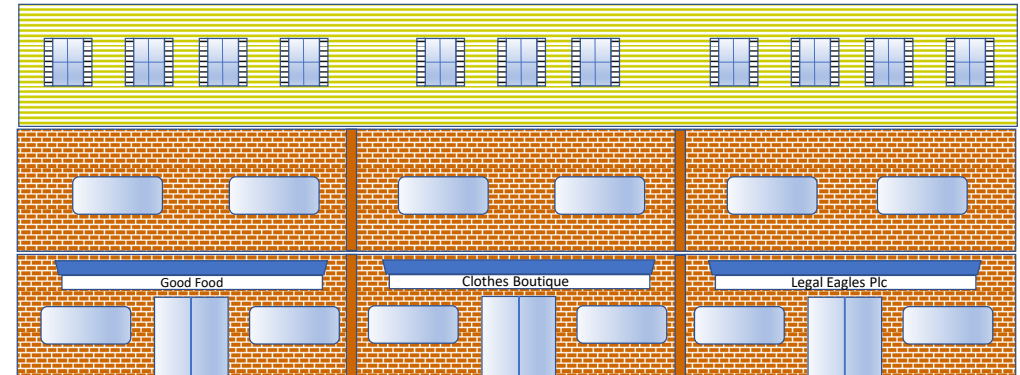
Three Story Development – 10,000 sf Lot



|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 450 sf    |
| Commercial Space:            | 9,500 sf  |
| Habitable Residential Space: | 13,300 sf |
| Residents:                   | 42        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 2.6       |

## Proposed – Enhance Commercial

Three Story Development – 10,000 sf Lot

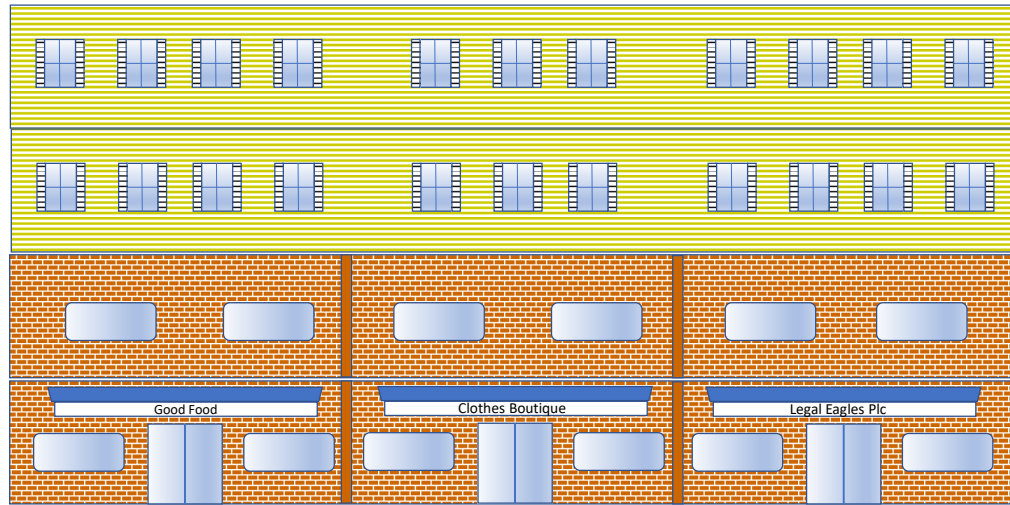


|                              |           |
|------------------------------|-----------|
| Dwelling Unit Density:       | 600 sf    |
| Occupant Density:            | 300 sf    |
| Commercial Space:            | 19,000 sf |
| Habitable Residential Space: | 6,650 sf  |
| Residents:                   | 31        |
| Number of Apartments:        | 16        |
| Residents per Apartment:     | 1.9       |

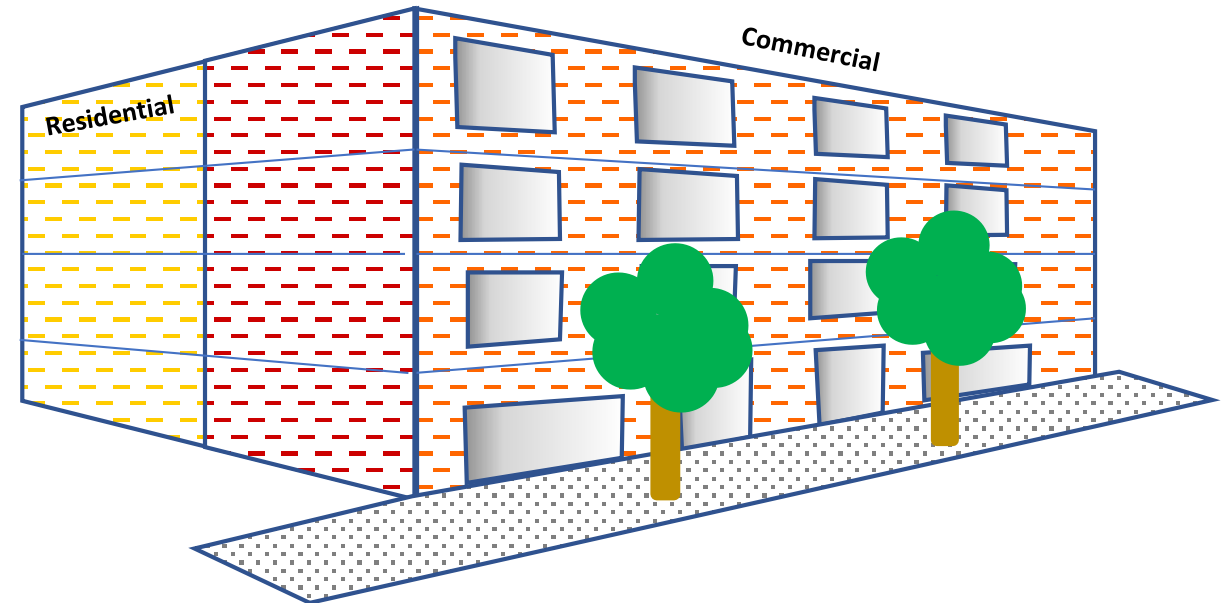
# Proposal for Mixed Use Configuration Flexibility

Specify by Percent – Not Floors

Current



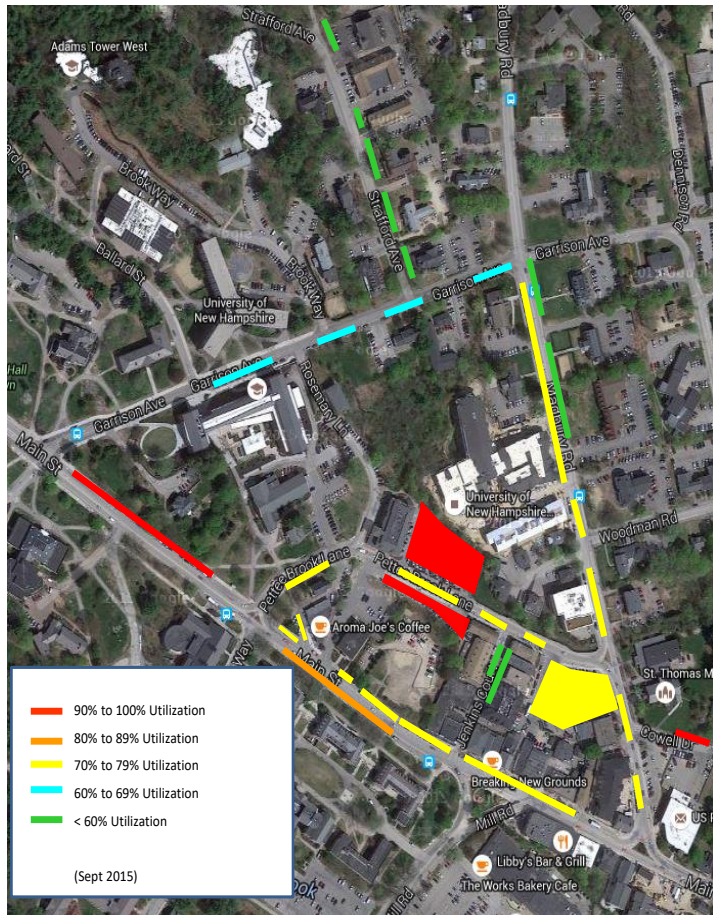
Proposed



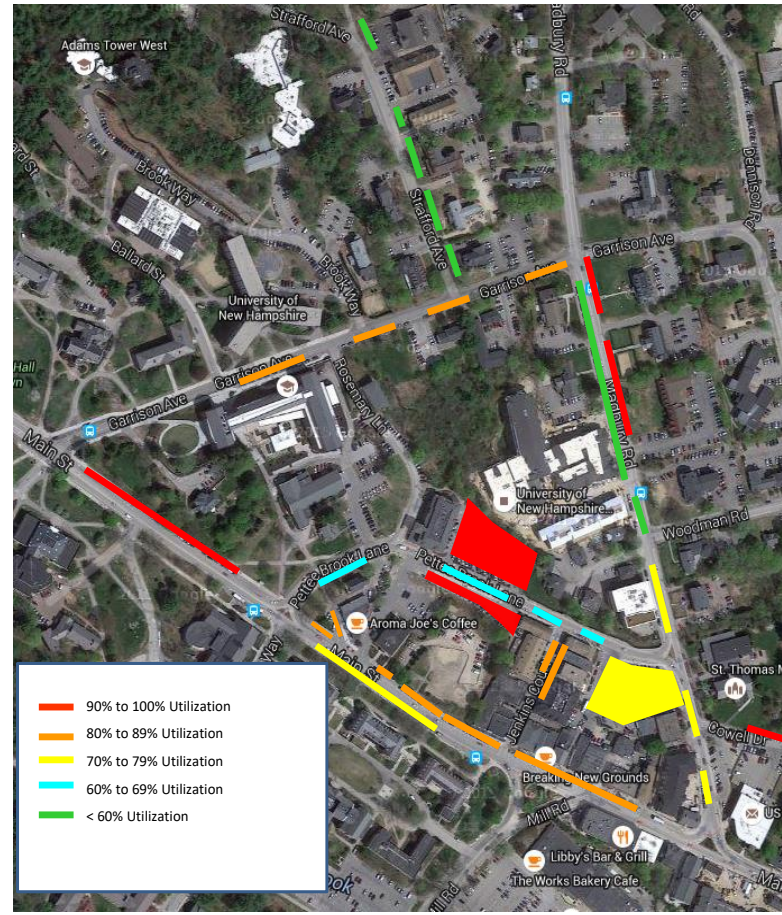
# Downtown Parking

# Increasing Parking Demand Downtown

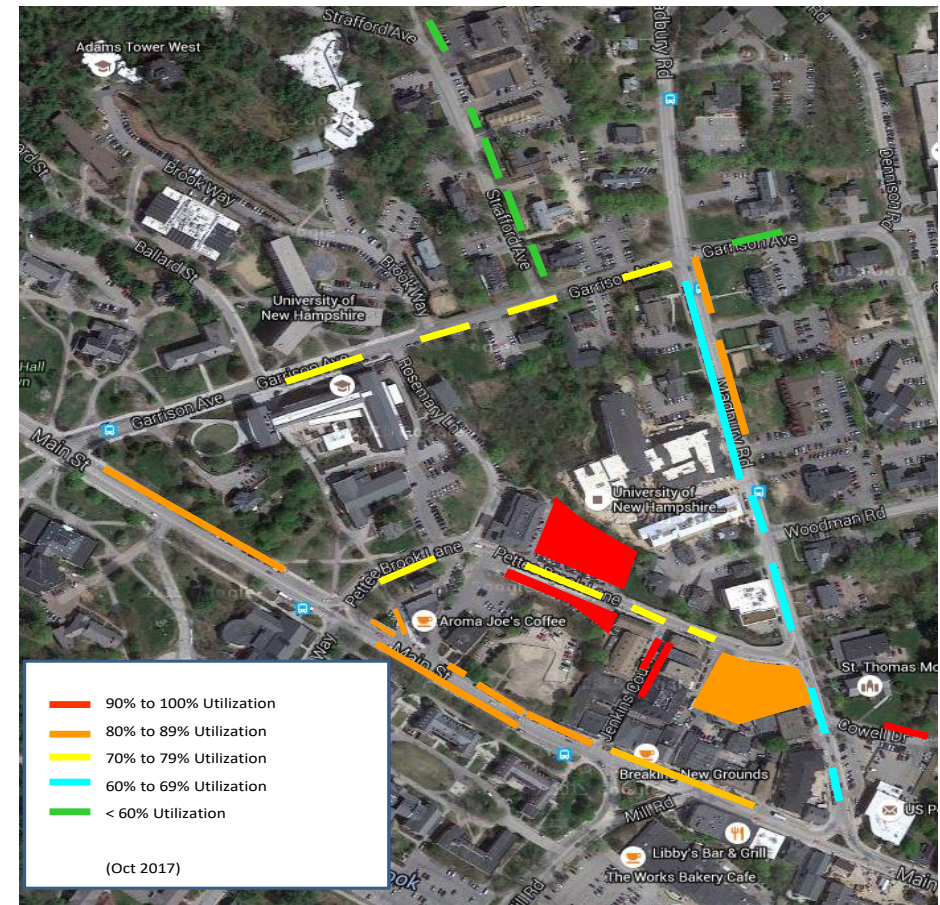
2015



2016



2017



# Status of Downtown Parking

- Parking in the Downtown is highly utilized and is approaching the 85% threshold for short term parking
- Some short term parking areas exceed this threshold
- Limited options to manage demand or create additional near term capacity
- Continued granting of parking waivers may exceed municipal parking capacity – impacting the entire downtown
- Proposed zoning change will allow the Planning Board to review a project's parking demand before granting a waiver for some or all of the parking

