105 Bartlett St
Petition for Re-Zoning

City Council
Public Hearing and Second Reading
August 6, 2018

105 Bartlett Properties

Current Zoning

City Council Input

- Restrict non-residential uses in proximity to residential neighborhoods
- Consider further limits on height and mass of buildings
- Reinforce environmental protections – wetlands, flooding, soils
- Preserve open space, natural resources
- Balance economic and public benefits with neighborhood impacts
- Considerations for neighborhood access to North Mill Pond path

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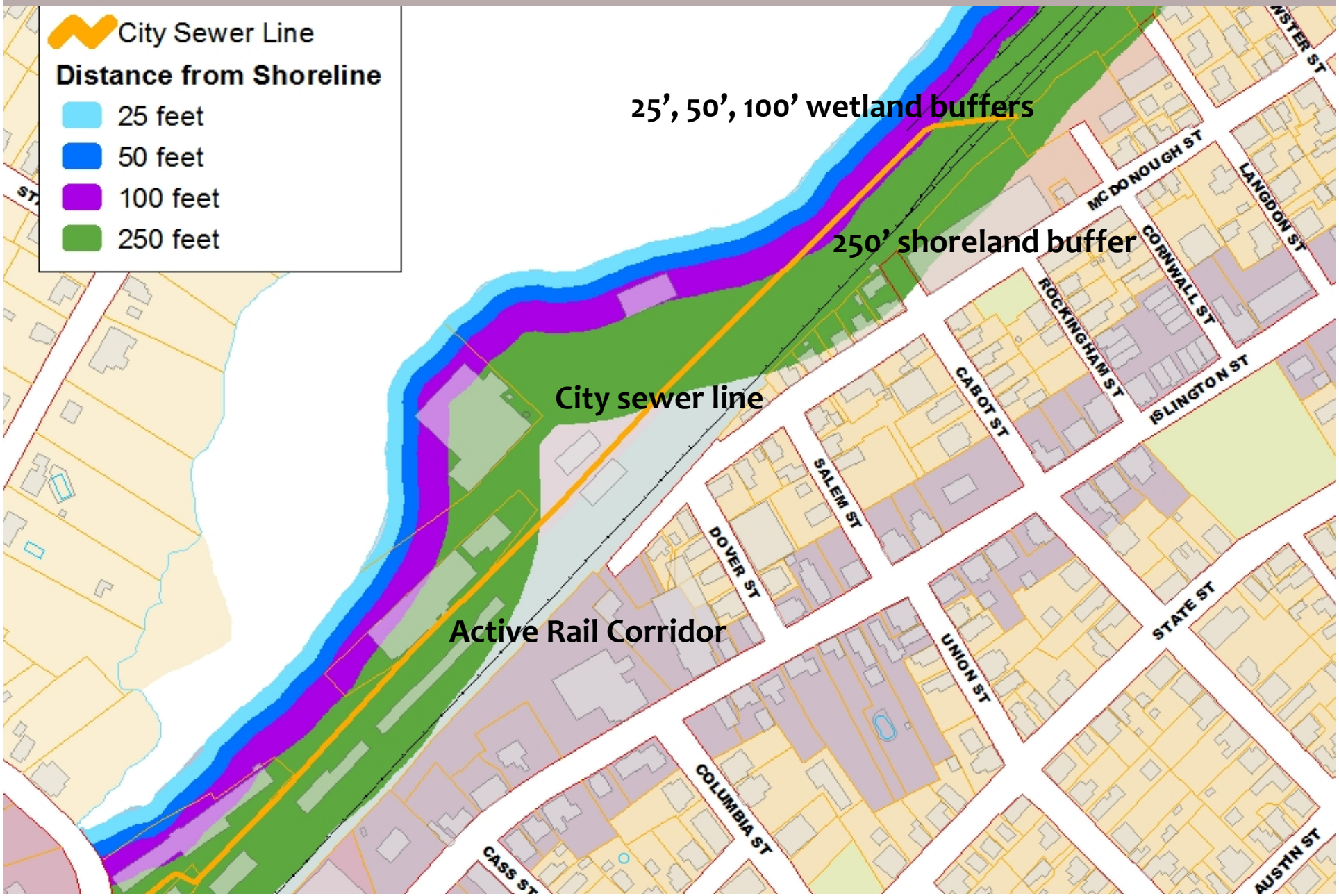
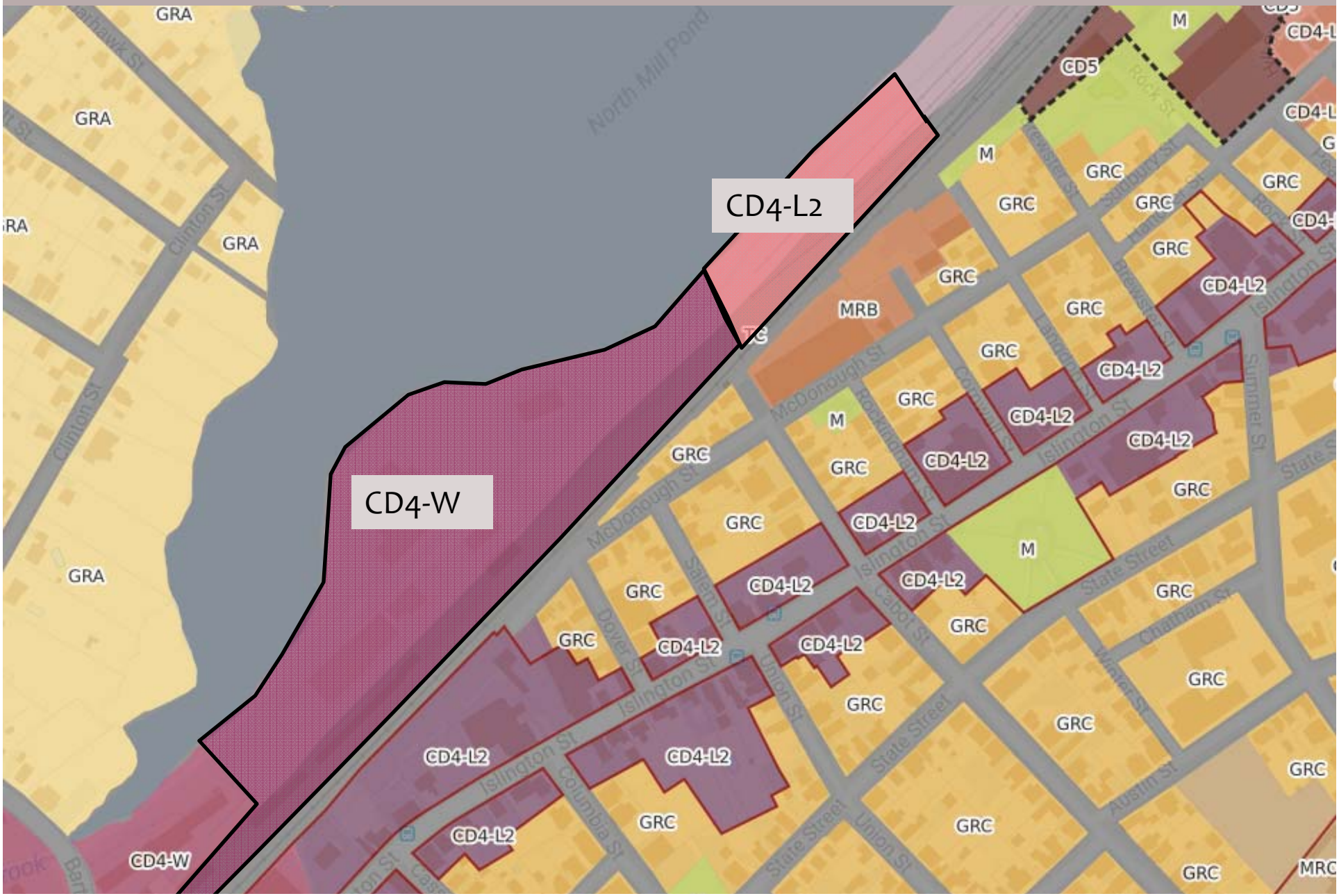
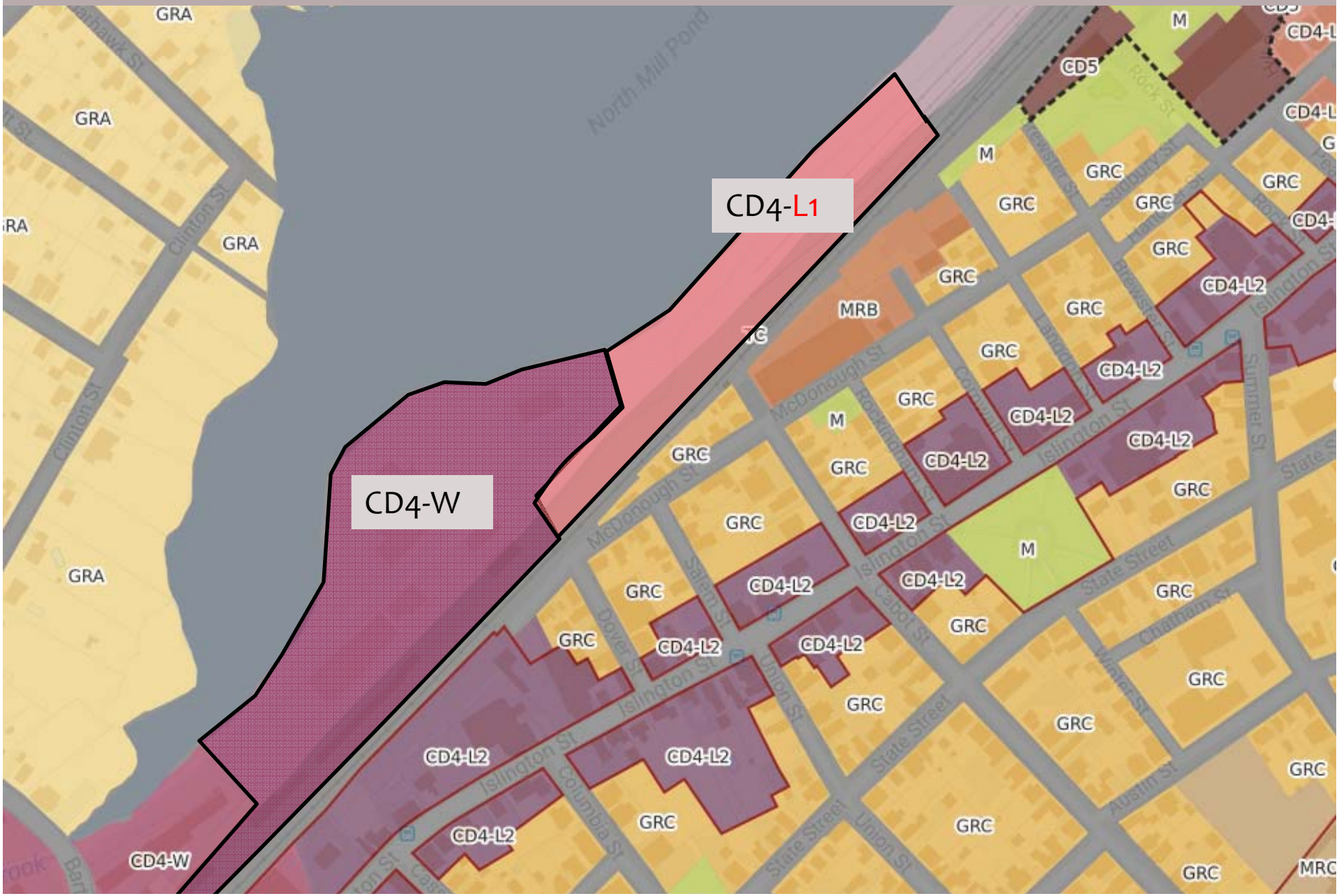
Regulatory and Site Constraints



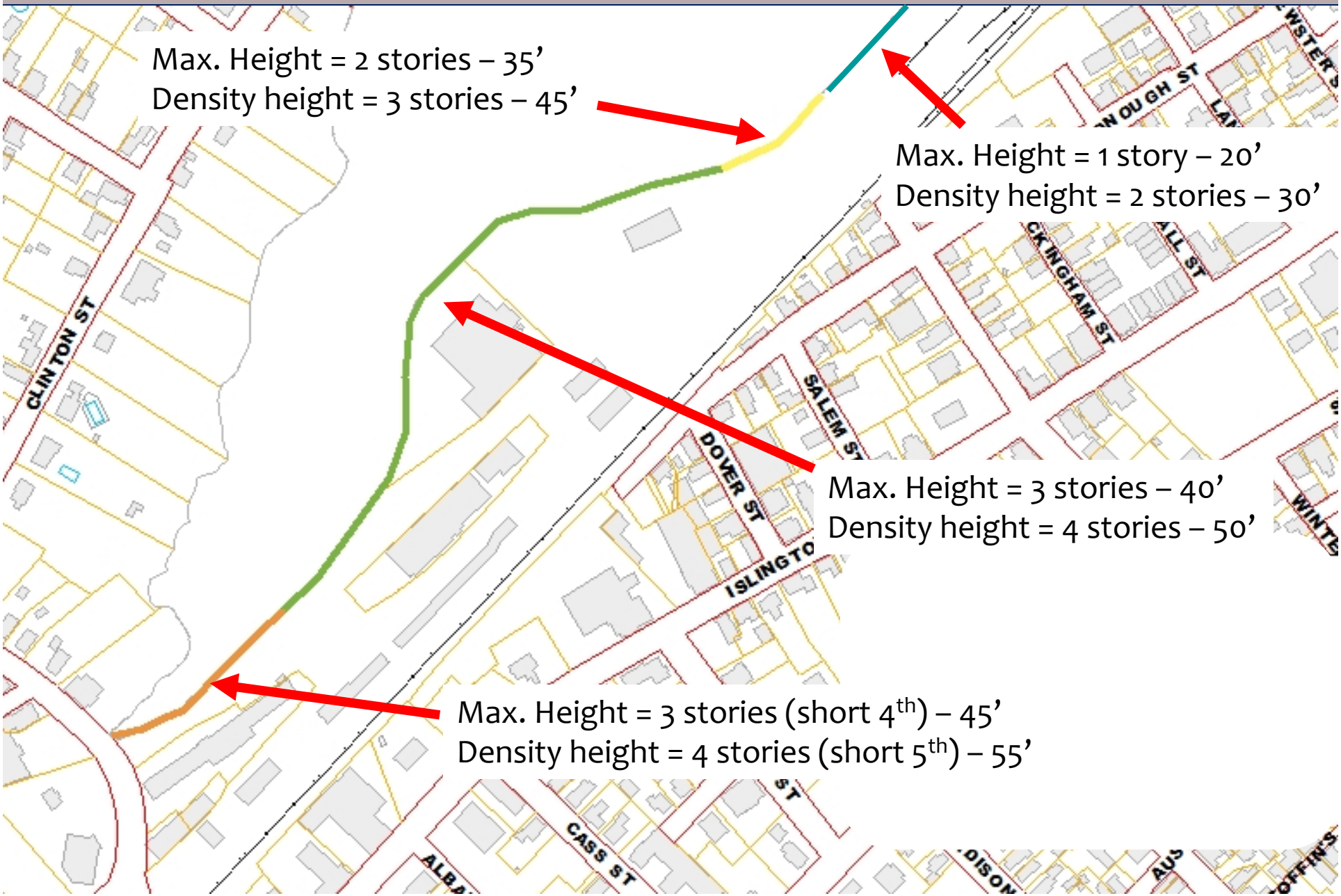
Current Draft (July 9) Map Amendment



Proposed Map Amendment

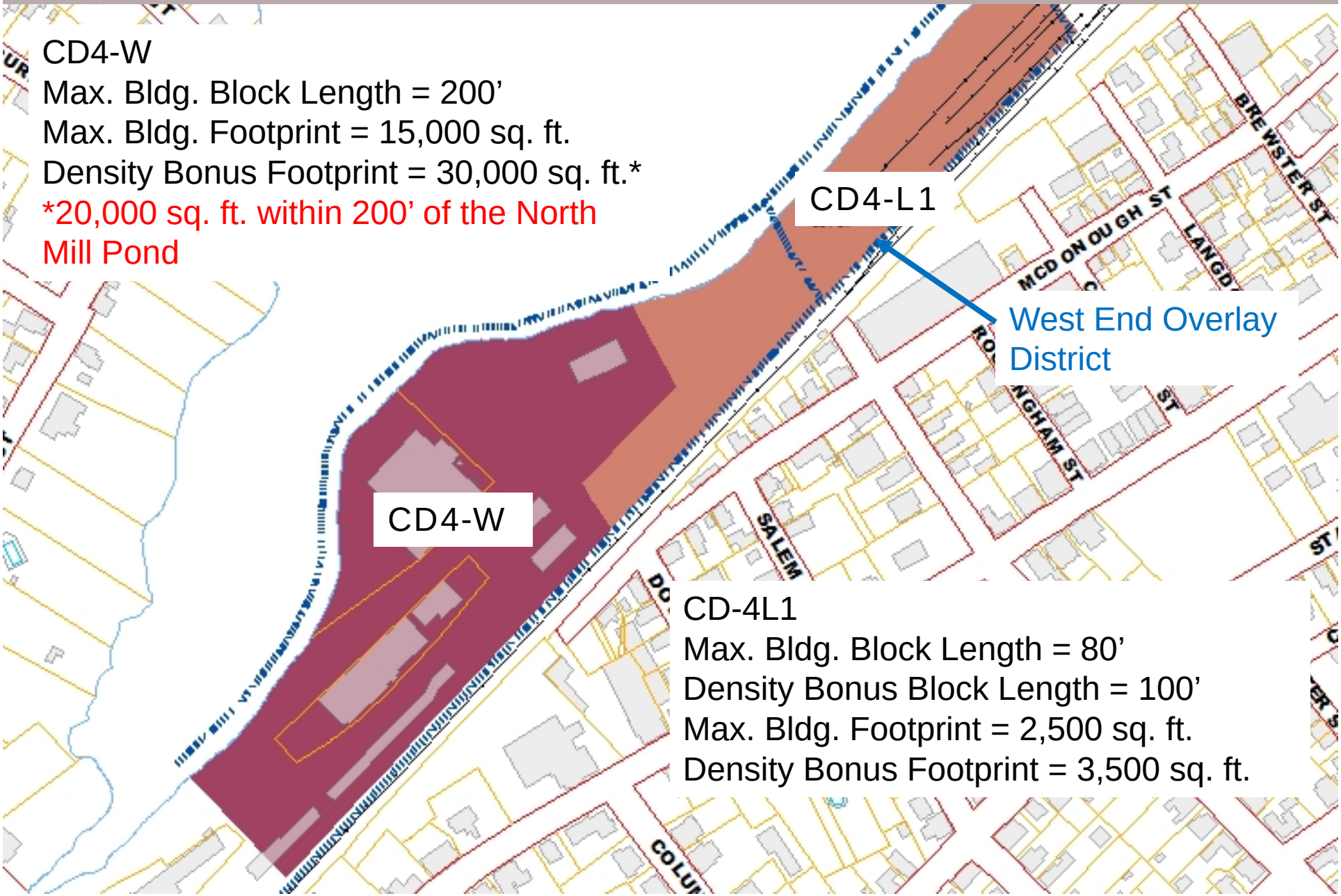


Current Draft (July 9) Height Areas



Proposed Height Areas

Proposed Amendments to Development Standards



Part 1 (A&B) Amendments (cont.)

Proposed Revisions to July 9th versions shown in red

- Limitations on Indoor Performance Facilities
- Regulations for outdoor cafes
- Preservation of public view corridors along the North Mill Pond at Dover, Cabot, Cornwall, and Langdon
- Revise definition of building block length

Part 1 (A&B) Amendments (cont.)

Proposed Revisions to July 9th versions shown in red

Incentive Overlay Standards

- Reduce min. ground story height to 9'
- Allow ground story parking if a liner building is provided where the building fronts on a public or private street
- Remove residential parking incentive
- Clarify requirements for North Mill pond multi-use path
- Require 30' separation between buildings if footprint is greater than 2,500 sq. ft. in CD4-L1

Part 2 Amendments

"Housekeeping Amendments"

- Add new building, façade, and community space types allowed in the Gateway Neighborhood Mixed Use Districts to menu of types allowed in the Character Districts
- Adjust definitions/descriptions to incorporate Gateway Neighborhood Mixed Use terminology

Summary of Revisions to July 9th Draft

See Document "Planning Department Recommended Revisions to July 9, 2018 Versions of Parts 1A, 1B and 2 of the 105 Bartlett Street Re-Zoning" (dated 7/27/2018)

A) Part 1B -- Amend the Character Districts and Civic Districts Map (10.5A21A) to change the proposed Character District designation from CD4-L2 to CD4-L1

B) Parts 1A and 1B -- Amend the Character Districts and Civic Districts Map (10.5A21A) to change the portion of the property located between Cabot and Salem Streets and bound by the railroad tracks and the North Mill Pond shoreline and the portion of the property located between Dover and Salem Streets and bound by the railroad tracks and a line parallel to and 10' northwest of the City sewer line from CD4-W to CD4-L1

Summary of Revisions to July 9th Draft

C) Part 1B [NOTE: Only done in conjunction with item B above] -- Amend Building Height Standards Map (10.5A21B) to reduce the maximum building height for buildings located between Salem and Cabot Streets in the revised CD4-L1 Districts to 1-Story / 20 feet

D) Part 1B [NOTE: Only done in conjunction with items A & B above] -- Amend the Table in Section 10.5A46.10 Incentives to Development Standards by modifying proposed footnotes 1 and 2 (allowing for a maximum building footprint of 3,500 and a maximum building block length of 100') to apply to both the CD4-L1 and CD4-L2 districts

Summary of Revisions to July 9th Draft

E) Part 1B -- Amend Section 10.5A42 to add a view corridor requirement at Cornwall Street

F) Part 1B -- Amend the Table in Section 10.5A46.10 Incentives to Development Standards by modifying proposed footnote 1 to require 30' minimum separation between individual buildings in CD4-L1/L2 if the building footprint is greater than 2,500 sq. ft

G) Part 1A -- Amend Incentives to Development Standards to limit the maximum building footprint to 20,000 SF within 200 feet of the North Mill Pond for properties in the CD4-W District

H) Parts 1A and 2 -- Amend the Incentives to Development Standards by modifying the proposed ground story parking provision with required liner building to apply to both public and private streets. Remove requirement for the liner building to be designed as a shopfront for commercial space. This amendment was previously included in Part 2, recommend moving to Part 1A.

Development Approval Process

Zoning Amendment

- Planning Board Recommendation to City Council
- 3 Readings at City Council

Subdivision Approval

- Technical Advisory Committee review
- Planning Board public hearing review

Site Plan Review Approval

- Technical Advisory Committee review
- Planning Board public hearing
- May also involve third party

Conditional Use Permit (Wetlands)

- Conservation Commission Review
- Planning Board public hearing

Scope of Planning Board Review

Zoning Amendment

- Consistency with Master Plan
- Consistency with General Purpose and Intent of Zoning Ordinance

Subdivision Approval

- Properly dispersed development
- Protection of natural drainage systems and flood areas
- Location and design of streets, open spaces
- Compliance with engineering standards
- Traffic circulation and parking
- Provisions for public safety

Site Plan Review Approval

- Safe and orderly site development
- Sustainable design, ecological integrity
- Protection of natural resource systems, water quality
- Stormwater management
- Protect abutters from hazards, unsightliness, nuisances
- Adequacy of infrastructure
- Traffic and circulation
- Historic and cultural character