



Point Neighborhood Public Meeting

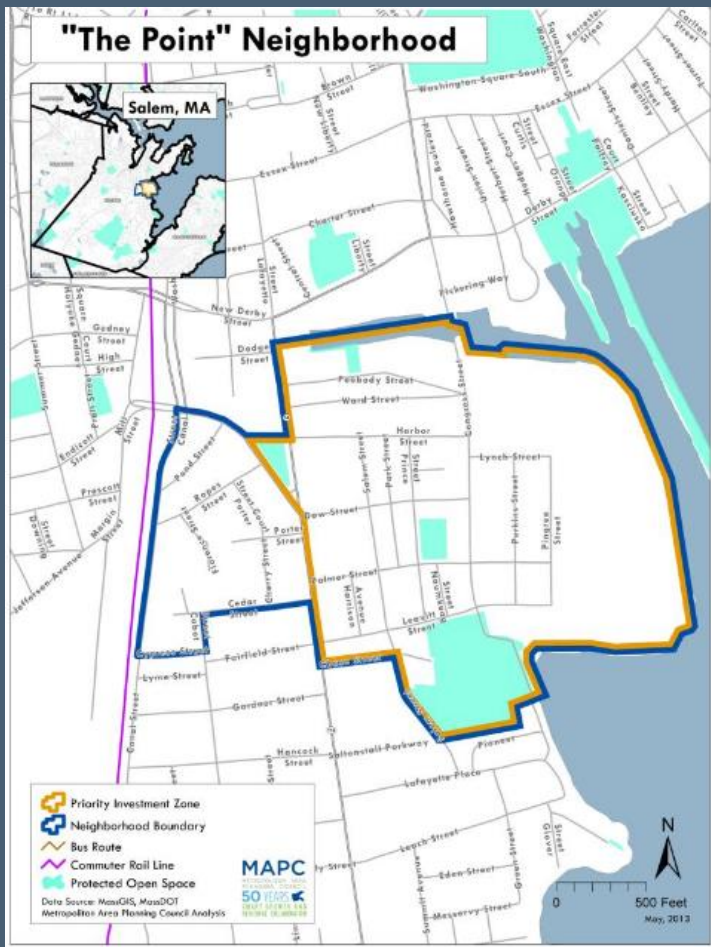
Point Corridor Overlay District

Monday, June 27, 2016
6:00 pm



Prior Planning Efforts | Summary

Point Vision Action Plan



Process Since 2012

2012 - Point Vision & Action Plan formation




2013 - Point Vision & Action Plan finalized

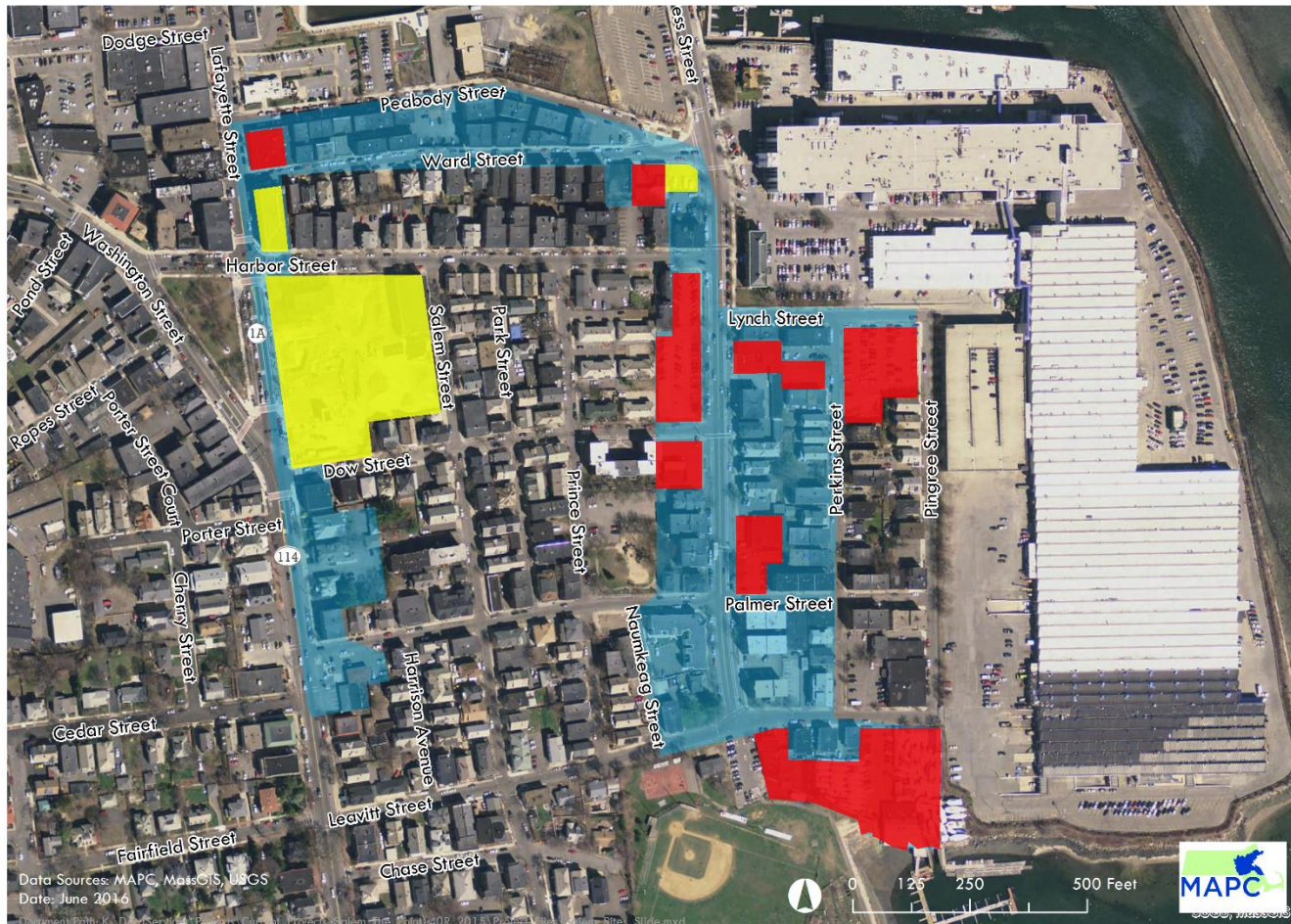
2014 - Commercial Corridor Revitalization Plan

2015 - Overlay District Planning






40R Zoning | Proposed District

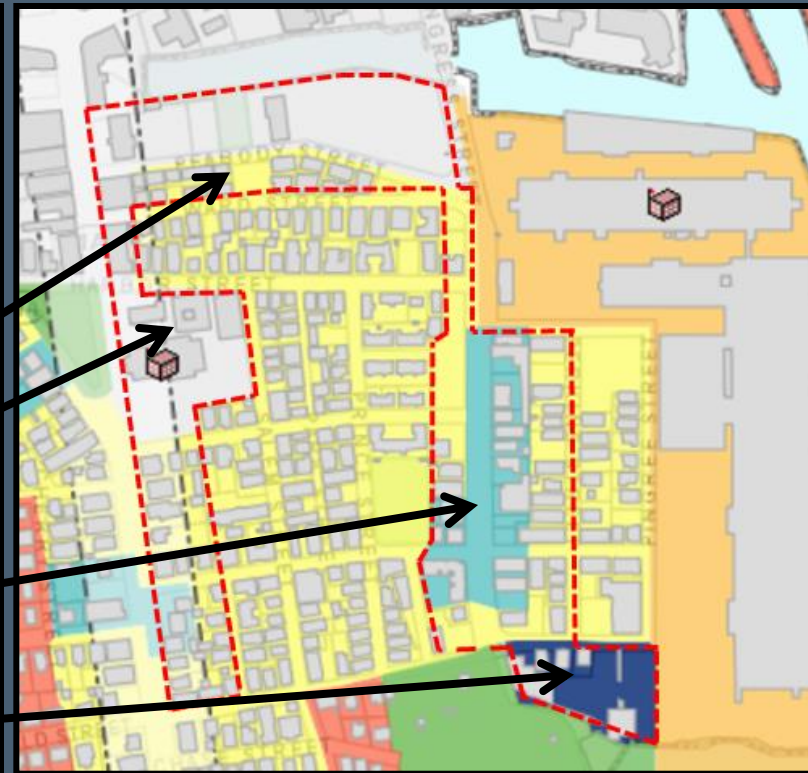
Salem Proposed 40R District Opportunity Sites

-  Proposed 40R District
-  Residential Opportunity Site
-  Commercial Opportunity Site



Underlying Zoning | Existing

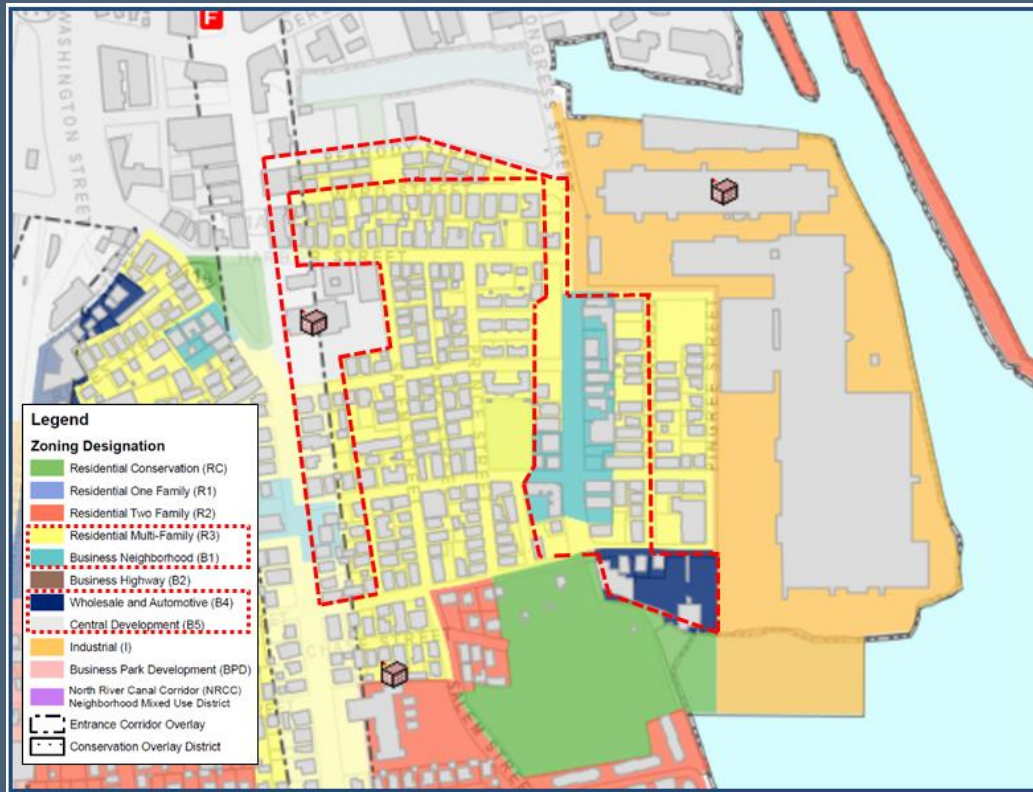
Use		Multi-Family Dwelling	Bank	Restaurant with alcohol	Retail	Dwelling Unit above Retail
						
Zoning District	Multi-Family (R3)	YES	NO	NO	NO	NO
	Central Development (B5)	YES	YES	YES	YES	YES
	Business Neighborhood (B1)	NO	YES	NO	YES	NO
	Wholesale Automotive (B4)	NO	YES	NO	YES	NO



Overlay District | Goals

- create a range of housing opportunities,
- emphasize mixing land uses,
- encourage high quality architecture and landscape design
- provide transportation choices, and
- streamline the permitting process

Overlay District | Proposed



Allowed uses

- Two and multifamily dwellings
- Banks
- Retail such as grocery stores, restaurants, arts and crafts
- Professional offices
- Community facilities such as educational uses, daycare, medical clinics, etc.
- Mixed-Use Development

Prohibited uses

- Single-family homes, large-scale retail, drive-through, auto-related uses

Use	Multi-Family Development	Bank	Restaurant with alcohol	Retail	Dwelling Unit above Retail
Point Corridor Overlay District	YES	YES	YES	YES	YES

Key Provisions | 40R District

- MA law encouraging mixed-use development
- Communities eligible for incentive payments for every new home built
 - Upfront payment of \$350,000
 - Plus \$3,000 per bonus unit built
- At least 20% affordable housing component
- No special permit is needed from any board

Key Provisions |

Procedure

- Review and approval by Planning Board

Dimensional Standards

- Similar to those for downtown Salem
- Maximum height is 6 stories

Prior Planning Efforts | Commercial Corridors Revitalization Plan, 2014

65-67 Congress Street
(42 units/acre)



Current



Potential

Prior Planning Efforts | Commercial Corridors Revitalization Plan, 2014

84 Congress Street (41 units/acre)



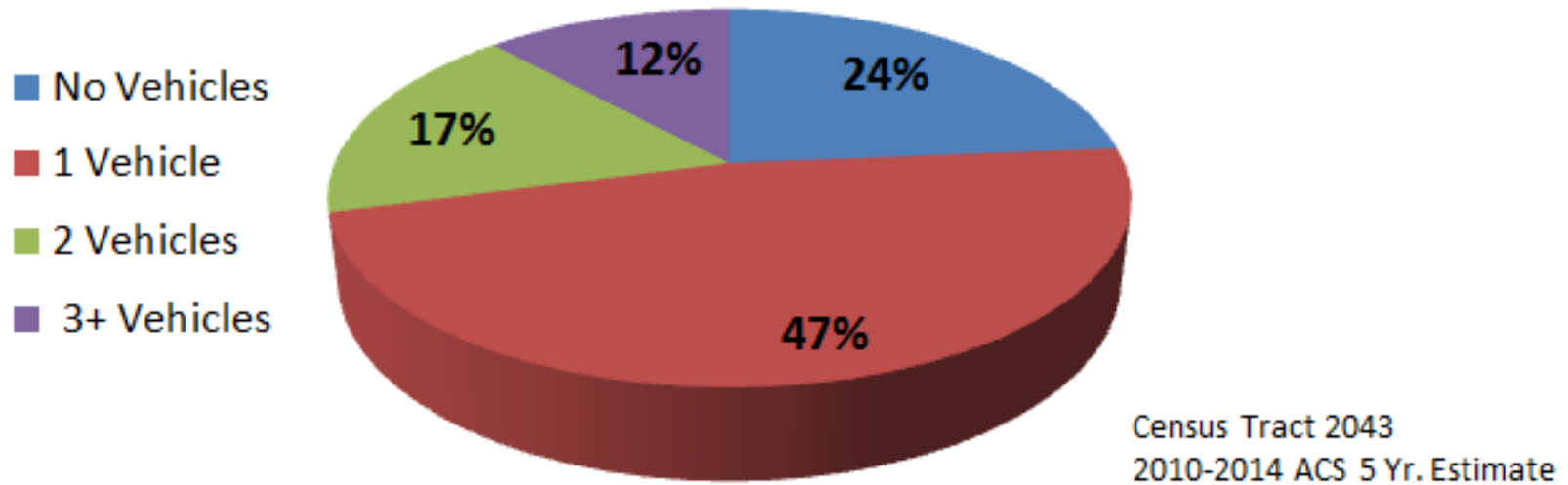
Current



Potential

40R Zoning | Parking

Number of Vehicles Per Occupied Housing Unit

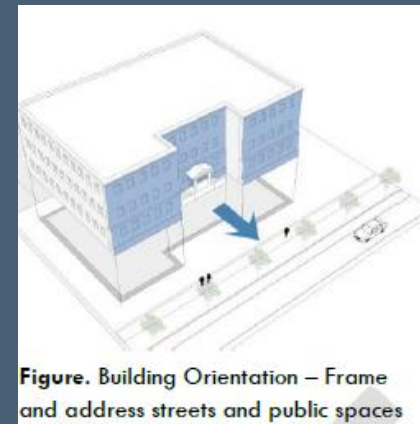
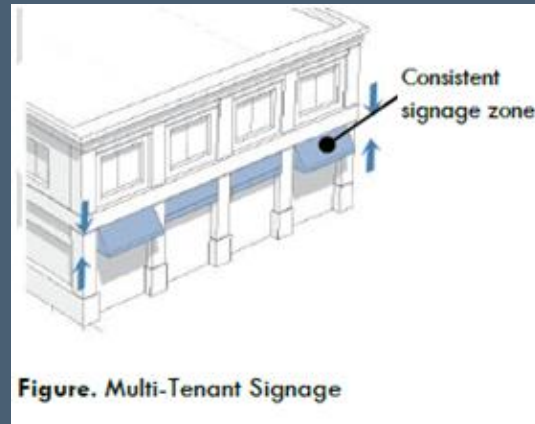
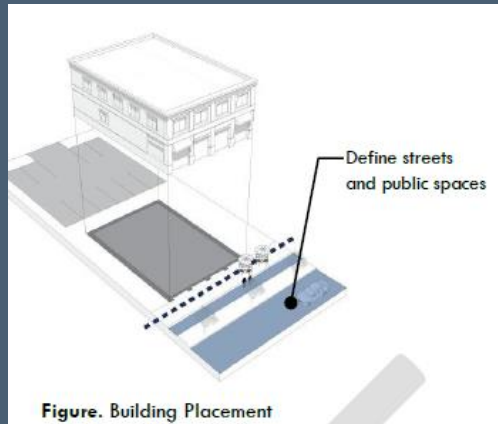


0.91 Vehicles Per Occupied Housing Unit

- Residential – 1-1.5 spaces per dwelling unit
- Commercial standards established per use
- Provides a mechanism to allow share parking, offsite parking and parking waivers


Key Provisions | Design Standards

- Similar to Downtown Salem Design Standards




- Building Placement
- Building Mass and Form
- Façade
- Public and Private Open Spaces
- Streetscape

Overlay District | Benefits to the Community




New types of housing – at least 20% affordable



Incentive Payments

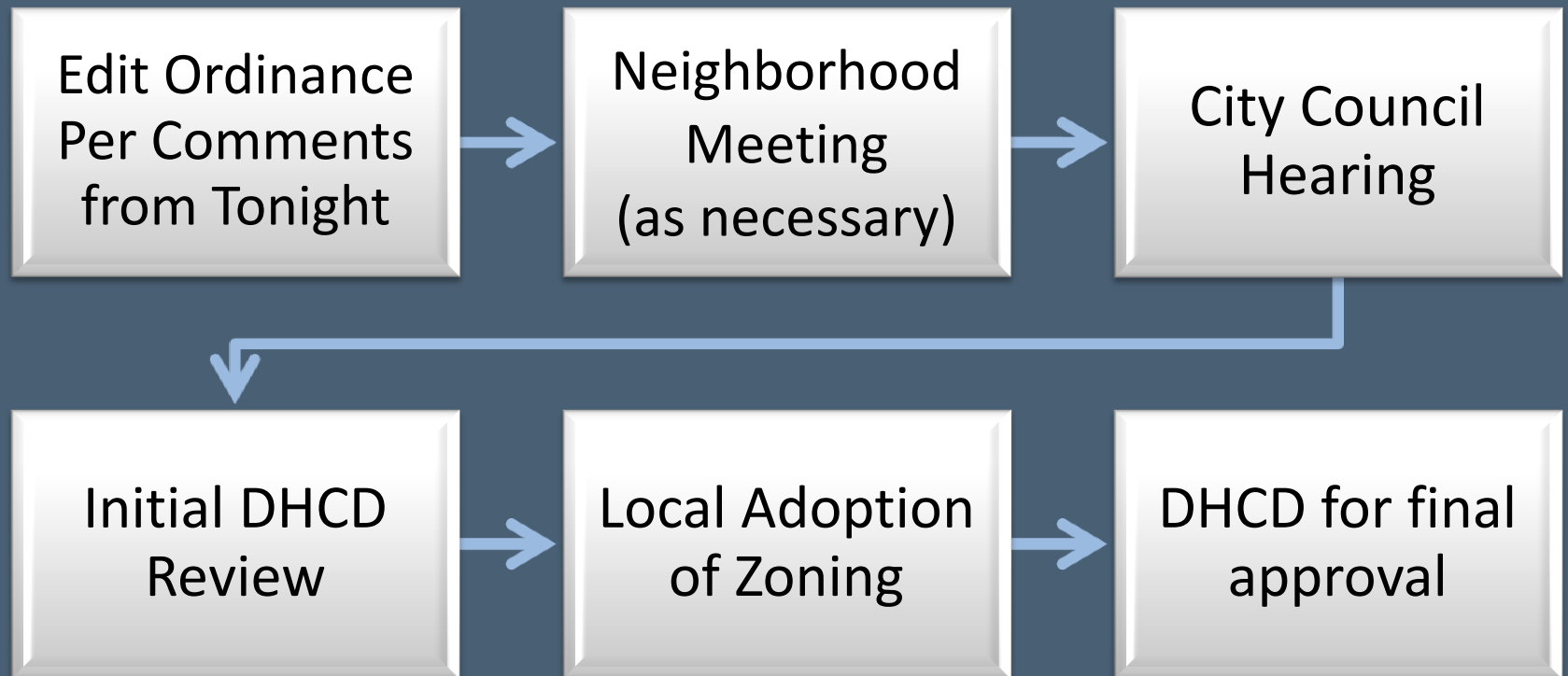
Design Standards



Neighborhood Services within walking distance



Next Steps |



Questions/Comments |

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