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
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Multi-Family Dwelling</th>
<th>Bank</th>
<th>Restaurant with alcohol</th>
<th>Retail</th>
<th>Dwelling Unit above Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family (R3)</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Central Development (B5)</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Business Neighborhood (B1)</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>Wholesale Automotive (B4)</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
</tr>
</tbody>
</table>
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
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)
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**

- No Vehicles: 12%
- 1 Vehicle: 47%
- 2 Vehicles: 17%
- 3+ Vehicles: 24%

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
- Neighborhood Services within walking distance
- Design Standards
- Incentive Payments
Next Steps

1. Edit Ordinance Per Comments from Tonight
2. Neighborhood Meeting (as necessary)
3. City Council Hearing
4. Initial DHCD Review
5. Local Adoption of Zoning
6. DHCD for final approval
Questions/Comments |

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