

**O-2016-01 & O-2016-02**

***Three Districts to Encourage Economic Revitalization  
in the Marlboro Street Area***

April 2016

***Marlboro Street Zoning and Land Use Regulations Project***

# The Marlboro St. Project's Process

**January 2013 - City Council approves Contract:**

- **Ad Hoc Volunteer Committee** attends 24 meetings over 2 years.
- **4 Community Workshops** happen over the **Spring / Summer** w/ 78 citizen participants.



**Fall 2013: Citizens provide 64 comments** at Monadnock Food Co-op, City Hall Lobby Exhibits and Local Housing Complex Meetings



**January 2015: Consultant Presents their Final Report** to City Council



**Spring 2015: Ad Hoc Committee** presents report w/ their priorities



**Fall 2015: Community Workshop** to Preview Zoning Recommendations



**Spring 2016: Public Workshop** to discuss three, Proposed Zones to encourage redevelopment

# The larger Marlboro Street Rezoning Project's purpose was to...



- Promote Reuse and Redevelopment of Underutilized Properties
- Preserve Residential Neighborhoods
- Strengthen the area as a Vibrant, Walkable, Mixed-Use District
- Improve Stormwater Management Practices
- Increase Access to Public Green Spaces




# At the first Public Workshop, participants said:

## Goals and Priorities Exercise Results

---

1. ●●●●●●●●●●●●●●●● Fix the flooding problem (re-embrace the stream)
  2. ●●●●●●●●●●●●●●●● Develop and preserve green space
  3. ●●●●●●●●●●●●●●●● Redevelop/improve Kingsbury and Ford dealership properties
  4. ●●●●●●●●●●●●●●●● Make the area more attractive to families (including recreational opportunities)
  5. ●●●●●●●●●●●●●●●● Create more access to the bike path (connectivity to surrounding streets)
  6. ●●●●●●●●●●●●●●●● Enhance depth and width of brook
  7. ●●●●●●●●●●●●●●●● Encourage more mixed uses and businesses
- 
- Conduct exhaustive grant research to address flooding
  - Increase code enforcement (parking in yards)
  - Fix sidewalks on Marlboro Street
  - Make Marlboro Street more “people friendly” (safe and walkable)
  - Improve lighting on Adams Street (roundabout)
  - Improve public works attention
  - Encourage more owner-occupied housing
  - Improve college and neighborhood relationship
  - Make zoning changes to in industrial areas to allow/attract better businesses
  - Improve appearance of Marlboro Street (electrical below grade, sidewalks)
  - Bring good, fast fiber optic infrastructure to area
  - Eliminate neglect
  - Ensure return on tax investments
  - Rebuild Marlboro Street



After 2 years and over 32 Meetings, the Ad Hoc Committee prioritized the following:

**#1 – Reducing Flooding & Stormwater**

**#2 - Marlboro Street – Complete Street Improvements**

**#3 - Limiting Additional Converted Student Housing from Single Family Homes**

**#4 - East Side, Linear, Urban, Public, Green Space**

**#5 - Restore Single Families into Single Family Housing**

#7 - Victoria/Laurel Street Extension

#8 - Re-establish Walk to Work Opportunities

#9 - Re-Direct Area Truck Traffic

#10 - Limiting Keene State College Land Acquisitions

After 2 years and over 32 Meetings, the Ad Hoc Committee prioritized the following:

**Zoning can address the items in blue.**

#1 – Reducing Flooding & Stormwater

#2 - Marlboro Street – Complete Street Improvements

**#3 - Limiting Additional Converted Student Housing from Single Family Homes**

#3 - East Side, Linear, Urban, Public, Green Space

**#5 - Restore Single Families into Single Family Housing**

#7 - Victoria/Laurel Street Extension

#8 - Re-establish Walk to Work Opportunities

#9 - Re-Direct Area Truck Traffic

#10 - Limiting Keene State College Land Acquisitions

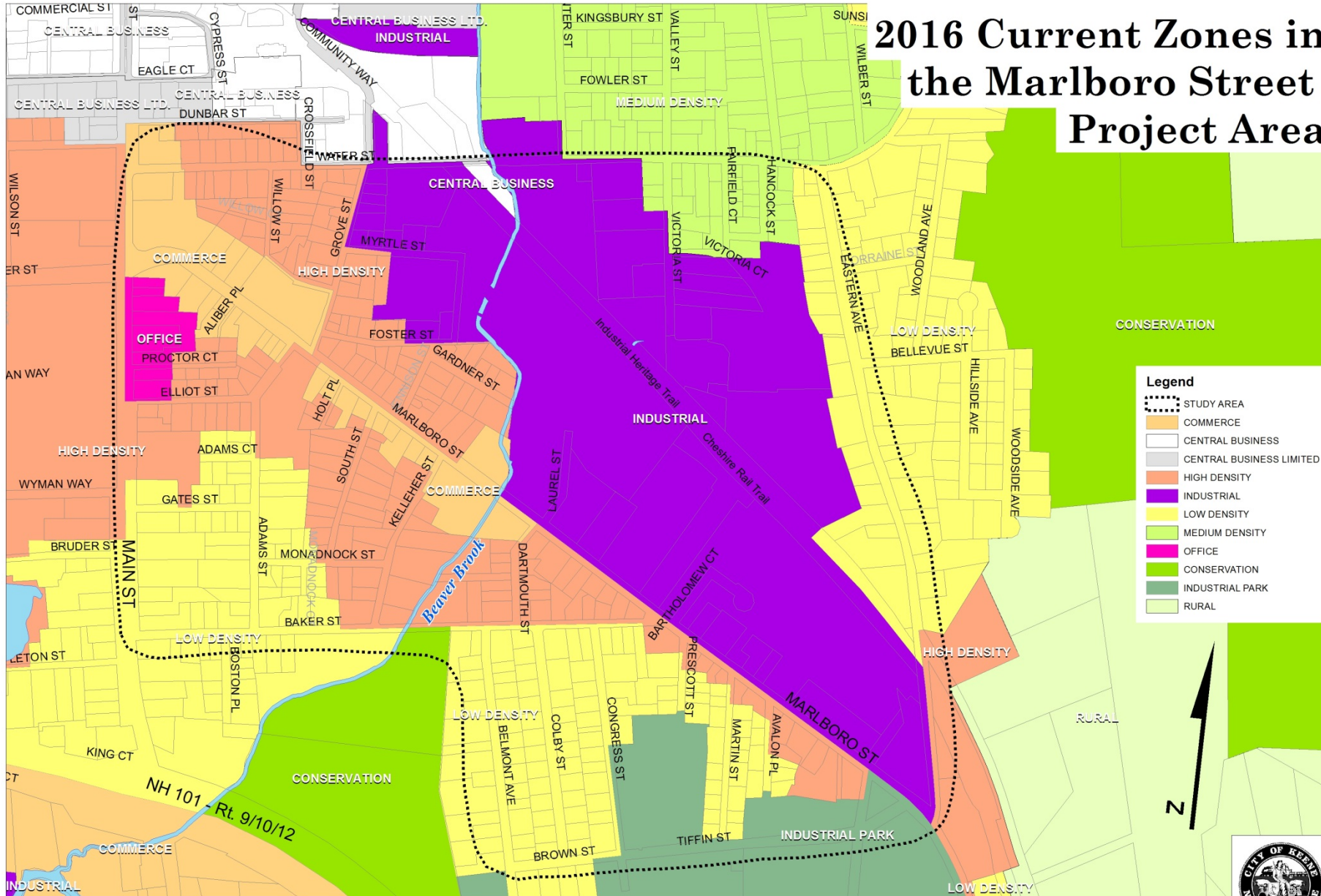
# The larger Marlboro Street Rezoning Project's purpose was to...



- Promote Reuse and Redevelopment of Underutilized Properties
- Preserve Residential Neighborhoods
- Strengthen the area as a Vibrant, Walkable, Mixed-Use District
- Improve Stormwater Management Practices
- Increase Access to Public Green Spaces



# 2016 Current Zones in the Marlboro Street Project Area



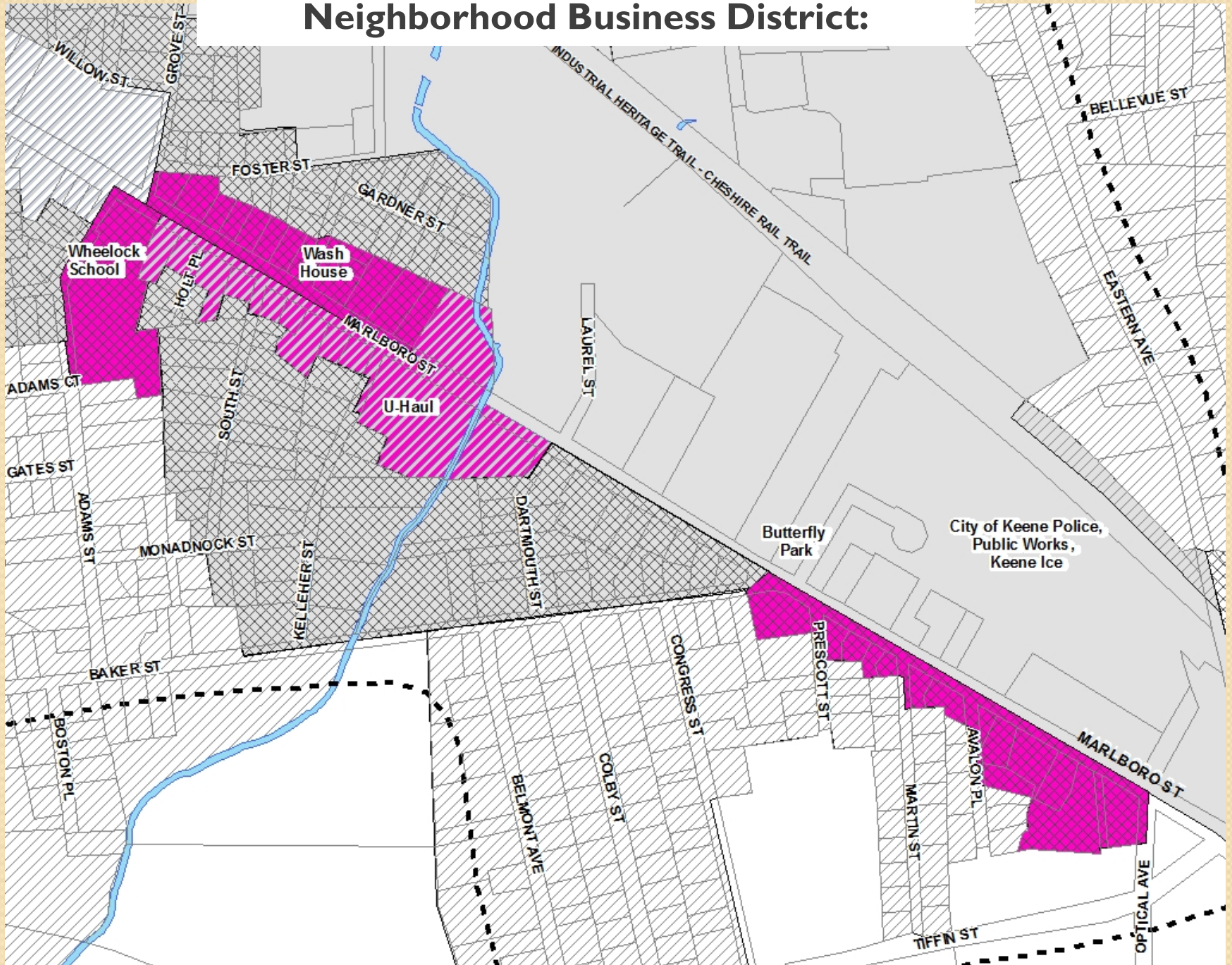
The intent of the commerce (**COM**) district is to provide an area for intense commercial development. The sites are typically accessed by vehicles, and more than one business in a building would be typical, as would shopping plazas.

“The intent of the high density (**HD**) district is to provide for high density/high intensity residential area with no limit on the number of residential units per structure other than those requirements in section 102-791” i.e. lots of conditions

The intent of the industrial (**I**) district is to provide for manufacturing, processing, assembling, wholesaling; transportation-oriented activities and related services such as trucking, warehousing, refueling depots. Retail sales and offices are intended to only be accessory to the main uses in this district.

“The intent of the low density (**LD**) district is to provide for low density/low intensity residential lots for single-family dwelling units.”

# Neighborhood Business District:



Proposed Permitted Uses in the  
**Neighborhood Business District:**



# Neighborhood Business District:

## CURRENT ALLOWABLE USES in the Commerce and High Density Districts:

- Bed & Breakfast w/Meeting/Dining
- Drive in
- Dwellings, Single Family
- Dwellings, Duplex
- Dwellings, Multi-Family
- Fraternity/Sorority
- Funeral Parlor
- Garage, Business
- Greenhouse/Nursery
- Group Home
- Health & Fitness Center
- Historic Site
- Home Occupation (Live/Work)
- Institutional Use
- Motel/Hotel/Apartment
- Motor Vehicle Dealership
- Neighborhood Grocery
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Parking Area/Lot
- Private Club/Fraternal Lodge
- Private School
- Recreational Activity as Business
- Research/ Development
- Restaurants

# Neighborhood Business District:

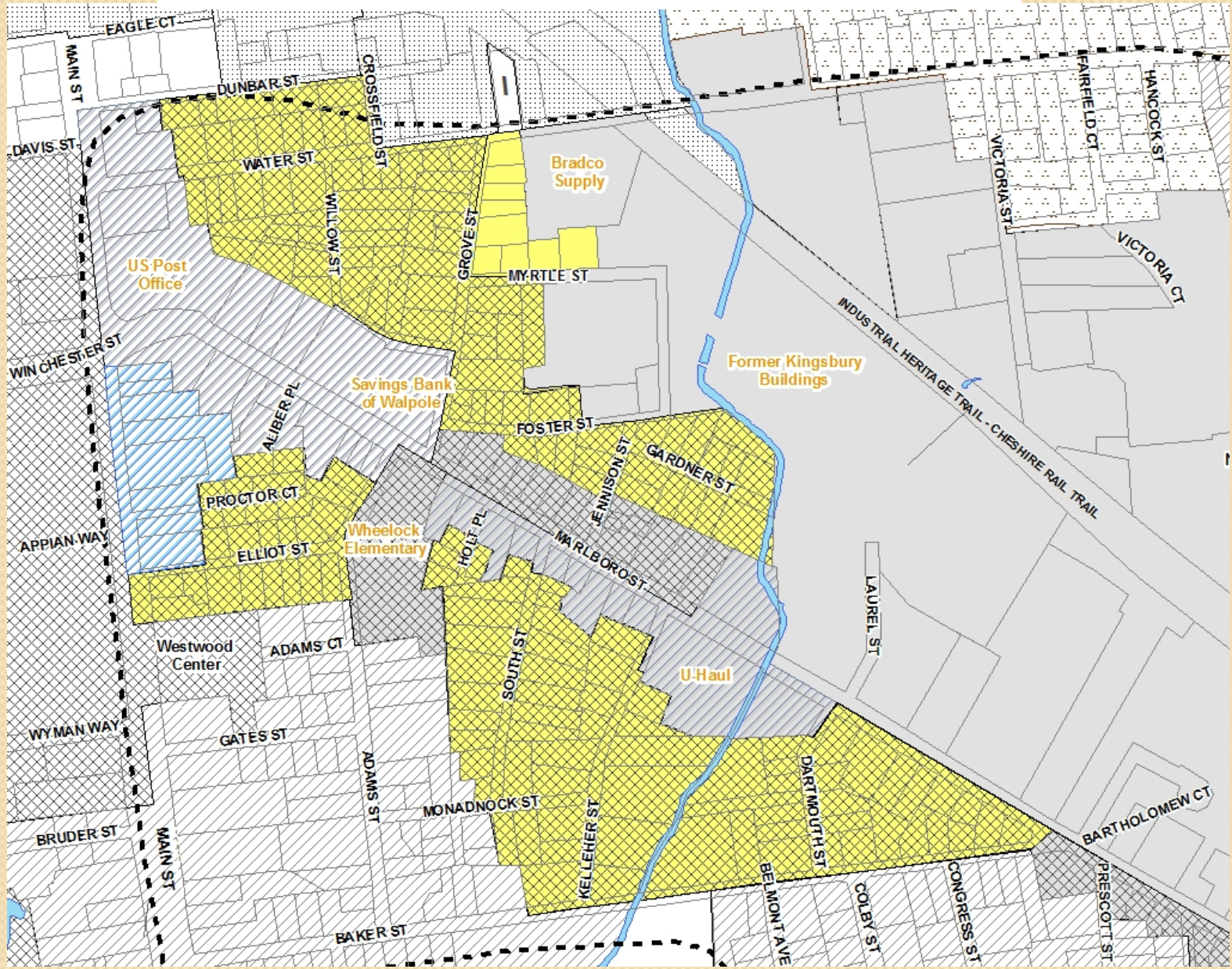
## MODIFIED ALLOWABLE USES

- ~~○ Bed & Breakfast w/Meeting/Dining~~
- ~~○ Drive in~~
- ~~○ Dwellings, Single Family~~
- ~~○ Dwellings, Duplex~~
- Dwellings, Multi-Family
- ~~○ Fraternity/Sorority~~
- ~~○ Funeral Parlor~~
- ~~○ Garage, Business~~
- Greenhouse/Nursery
- ~~○ Group Home~~
- Health & Fitness Center
- Historic Site
- Home Occupation (Live/Work)
- ~~○ Institutional Use~~
- ~~○ Motel/Hotel/Apartment~~
- ~~○ Motor Vehicle Dealership~~
- Neighborhood Grocery
- Nursery/Child Care
- Office/Corporate/Business or Professional
- ~~○ Parking Area/Lot~~
- ~~○ Private Club/Fraternal Lodge~~
- ~~○ Private School~~
- ~~○ Recreational Activity as Business~~
- ~~○ Research/ Development~~
- Restaurants
- Retail Sales/Service
- Senior Center

## PROPOSED ALLOWABLE USES

- Dwellings, Multi-Family
- Funeral Parlor
- Greenhouse/Nursery, < 5,000 SF
- Health/Fitness
- Historic Site
- Home Occupation (Live/Work)
- Neighborhood Grocery < 1,500 SF
- Nursery/Child Care
- Office < 1,000 SF
- Restaurants, < 1,500 SF
- Retail Sales/Service, < 1,500 SF

# Residential Preservation District:



Proposed Permitted Uses in the  
**Residential Preservation District:**





# Residential Preservation District:

## **CURRENT ALLOWABLE USES in the High Density and Industrial Districts**

- Accessory Dwelling Unit
- Bed & Breakfast w/Meeting/Dining
- Bed & Breakfast Inn/Tourist Home
- Boarding/Lodging House
- Dwellings, Single Family
- Dwellings, Duplex
- Dwellings, Multi-Family
- Fraternity/Sorority
- Group Home
- Harvesting of Forestry Projects
- Historic Site
- Home Occupation (Live/Work)
- Institutional Use
- Neighborhood Grocery
- Non-Commercial Raising of Farm Animals
- Nursery/Child Care

# Residential Preservation District:

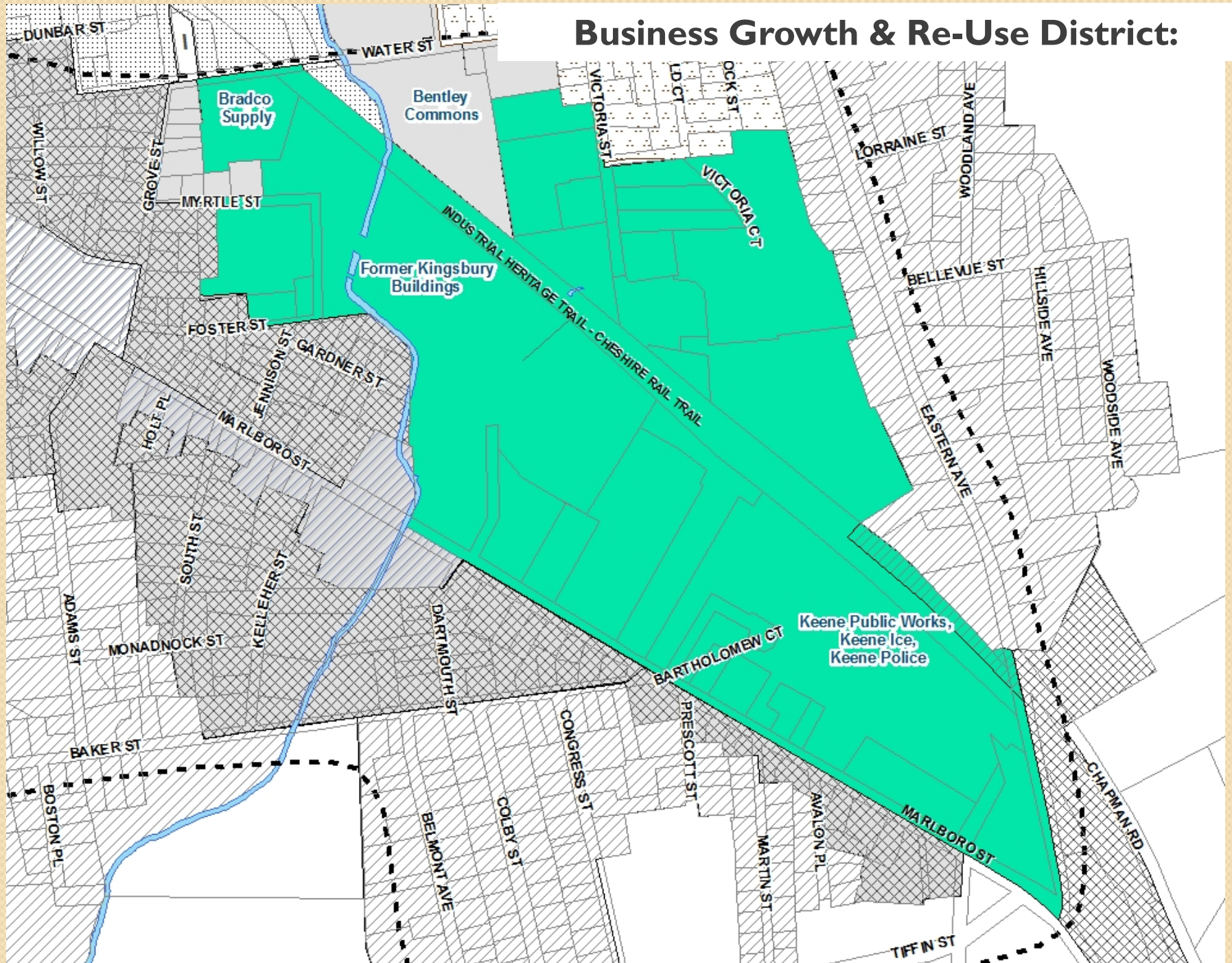
## MODIFIED ALLOWABLE USES

- Accessory Dwelling Unit
- ~~Bed & Breakfast w/Meeting/Dining~~
- ~~Bed & Breakfast Inn/Tourist Home~~
- ~~Boarding/Lodging House~~
- Dwellings, Single Family
- ~~Dwellings, Duplex~~
- ~~Dwellings, Multi-Family~~
- ~~Fraternity/Sorority~~
- ~~Group Home~~
- ~~Harvesting of Forestry Projects~~
- ~~Historic Site~~
- ~~Home Occupation (Live/Work)~~
- ~~Institutional Use~~
- ~~Neighborhood Grocery~~
- Non-Commercial Raising of Farm Animals
- Nursery/Child Care

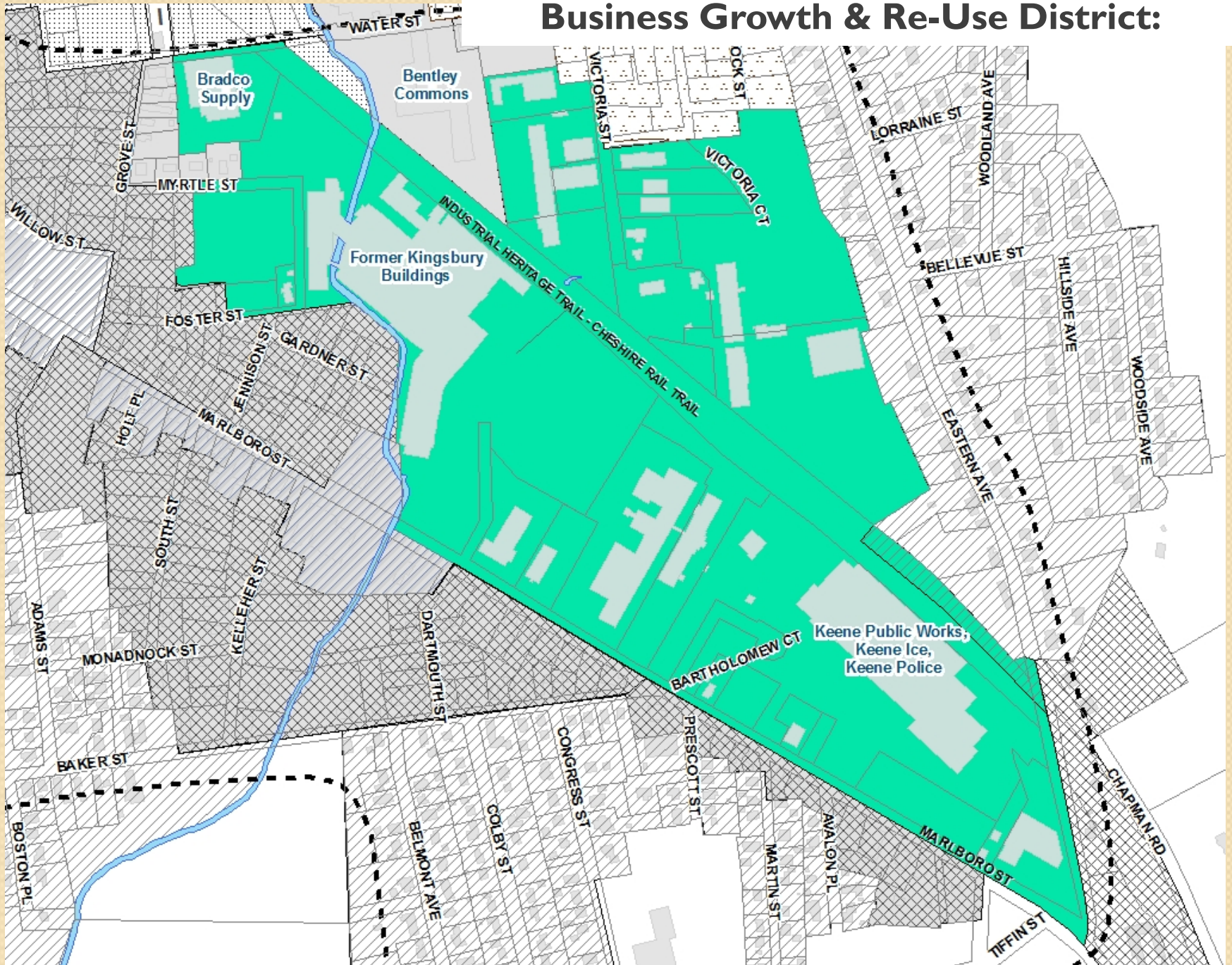
## PROPOSED ALLOWABLE USES

- Accessory Dwelling Unit <1,500 SF
- Dwellings, Single-Family
- Non-Commercial Raising of Farm Animals
- Nursery/Child Care < 2,500 SF

# Business Growth & Re-Use District:



# Business Growth & Re-Use District:



# Proposed Permitted Uses in the **Business Growth & Reuse District:**



# Business Growth & Reuse District:

## **CURRENT ALLOWABLE USES in the Industrial District**

- Asphalt plant/ Smelter/Forge/ Tannery/ Rendering
- Assembly
- Bulk Storage & Distribution including Flammable Materials
- College: Undergraduate, graduate & Industrial Training Programs
- Garage, Business
- Health/Fitness Center
- Historic Site
- Home Occupation (Live /Work)
- Home Offices
- Institutional Use
- Motor Vehicle Repair/Garage/Paint Shop
- Non-Commercial Outdoor Recreational Activity
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Processing
- Recycling
- Research/ Development
- Storage Facility/Self-Service
- Warehousing
- Wholesaling

# Business Growth & Reuse District:

## MODIFIED EXISTING/ALLOWABLE USES in the Industrial District

- ~~○ Asphalt plant/ Smelter/Forge/ Tannery/ Rendering~~
- Assembly
- ~~○ Bulk Storage & Distribution including Flammable Materials~~
- College: Undergraduate, Graduate & Industrial Training Programs
- ~~○ Garage, Business~~
- Health/Fitness Center
- Historic Site
- Home Occupation (Live /Work)
- ~~○ Home Offices~~
- Institutional Use
- Manufacturing
- ~~○ Motor Vehicle Repair/Garage/Paint Shop~~
- ~~○ Non-Commercial Outdoor Recreational Activity~~
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Processing
- ~~○ Recycling~~
- Research/ Development
- ~~○ Storage Facility/Self-Service~~
- Warehousing
- Wholesaling

## PROPOSED EXISTING ALLOWABLE USES

- Assembly, < 20,000 SF
- Greenhouse/Nursery
- Health/Fitness, Special Exception
- Historic Site
- Home Occupation (Live/Work)
- Institutional Use, Special Exception
- Manufacturing/Processing,
  - < 20,000 SF
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Research/Development
- Restaurants
- Training Programs
- Warehousing
- Wholesaling

# Business Growth & Reuse District:

## MODIFIED ALLOWABLE USES in the Industrial District

- ~~○ Asphalt plant/ Smelter/Forge/ Tannery/ Rendering~~
- Assembly
- ~~○ Bulk Storage & Distribution including Flammable Materials~~
- College: Undergraduate, Graduate & Industrial Training Programs
- ~~○ Garage, Business~~
- Health/Fitness Center
- Historic Site
- Home Occupation (Live /Work)
- ~~○ Home Offices~~
- Institutional Use
- Manufacturing
- ~~○ Motor Vehicle Repair/Garage/Paint Shop~~
- ~~○ Non-Commercial Outdoor Recreational Activity~~
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Processing
- ~~○ Recycling~~
- Research/ Development
- ~~○ Storage Facility/Self-Service~~
- Warehousing
- Wholesaling

## PROPOSED ALLOWABLE USES

- Assembly, < 20,000 SF
- College: Undergraduate, Graduate and Industrial Training Programs
- Greenhouse/Nursery
- Health/Fitness, Special Exception
- Historic Site
- Home Occupation (Live/Work)
- Institutional Use, Special Exception
- Manufacturing/Processing, < 20,000 SF
- Nursery/Child Care
- Office/Corporate/Business or Professional
- Research/Development
- Warehousing
- Wholesaling

## PROPOSED NEW ALLOWABLE USES

- Clinics, < 20,000 SF
- Bulk Storage & Distribution, Non-flammable Materials, < 20,000 SF
- Dwellings, MF – Special Exception
- Greenhouse/Nursery
- Neighborhood Grocery, < 1,500 SF
- Restaurants



**Incentive Option – New Construction**

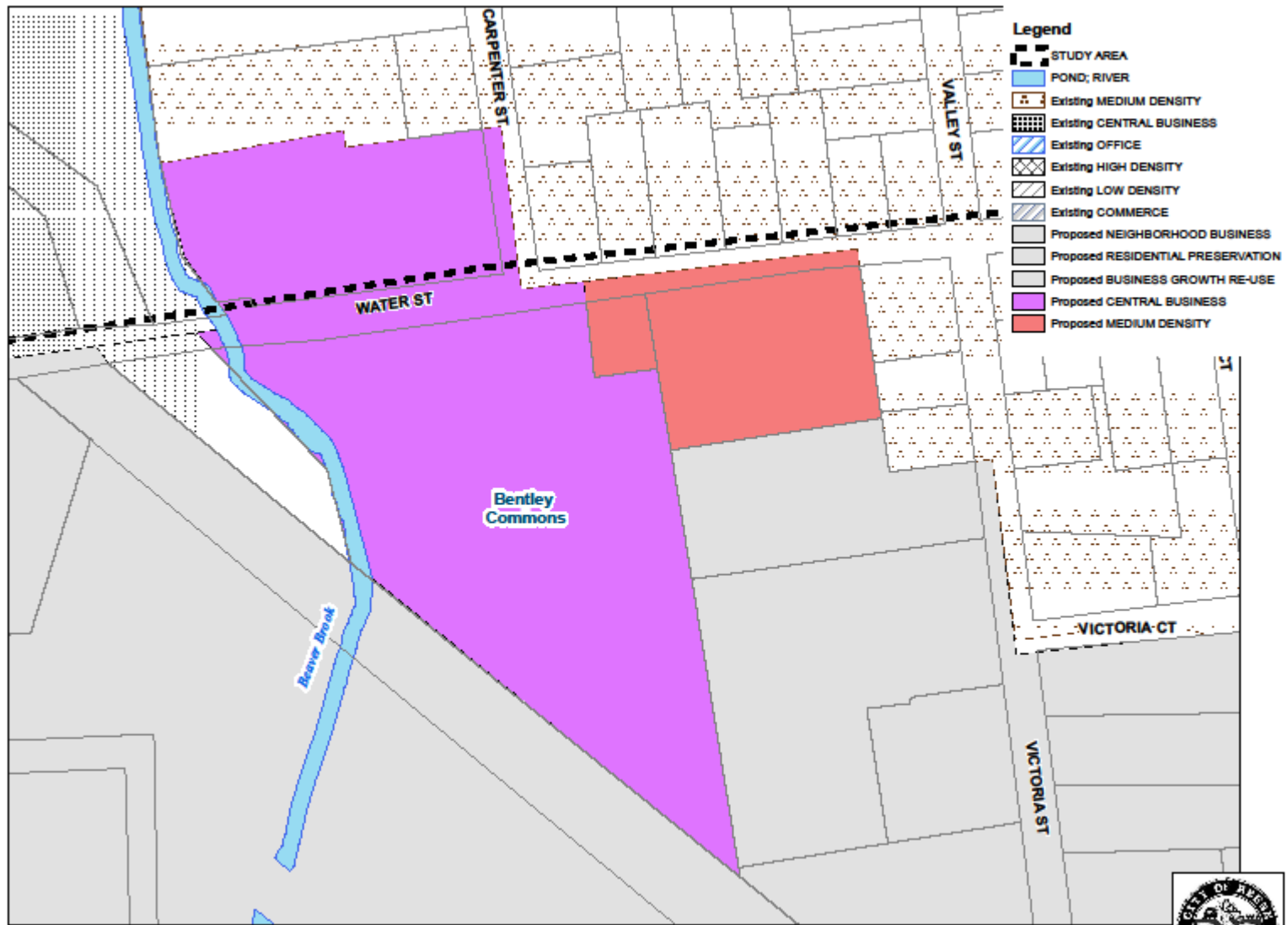
**In Exchange for:**

- Shared/Reduced Parking
- Increased Building Stories
- Increased Unit Density
- Decreased Minimum Lot Size

**A Developer would provide:**

- State of the Art, Efficient Buildings & Developments
- 1<sup>st</sup> floor used as parking only with façade screening

# Proposed Parcel District Changes



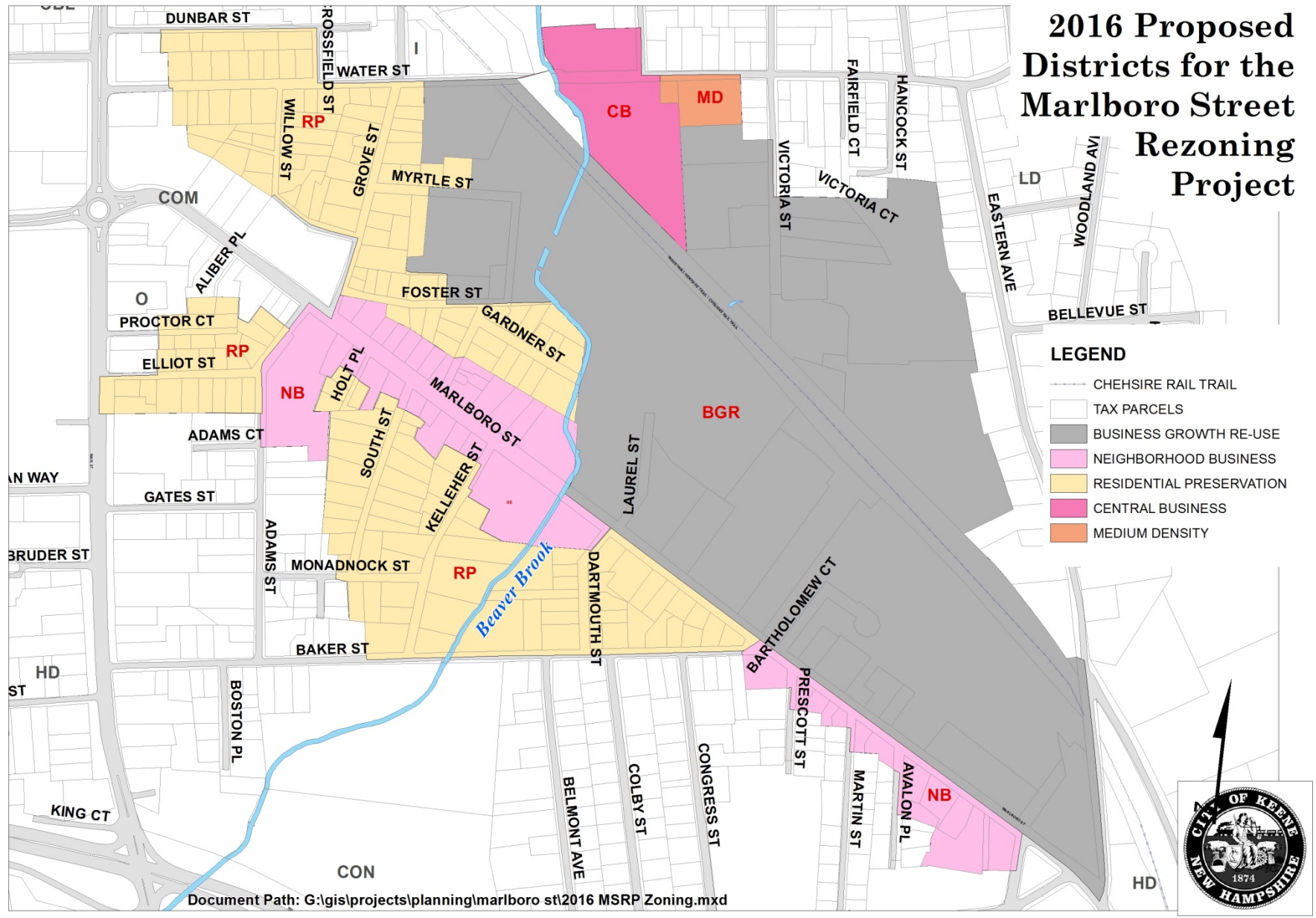
## Proposed Parcel District Changes

Marlboro Street Rezoning Project

April 2016



# 2016 Proposed Districts for the Marlboro Street Rezoning Project



- LEGEND**
- CHEHSIRE RAIL TRAIL
  - TAX PARCELS
  - BUSINESS GROWTH RE-USE
  - NEIGHBORHOOD BUSINESS
  - RESIDENTIAL PRESERVATION
  - CENTRAL BUSINESS
  - MEDIUM DENSITY



# Updated Zoning Definitions most relevant to the Marlboro St. Zoning Project

## Amended Definitions:

Restaurant - means a structure in which the primary use is in the preparation, cooking, consumption and sale of food and beverages.

Manufacture - means the processing, assembling, and/or converting of raw, unfinished materials or products into articles or substances of different character, or for a different purpose.

## New Definitions:

Bar – means any establishment devoted primarily to the selling, serving and drinking of alcoholic beverages.

Mixed-Use Development – A development on one zoning lot that combines uses with commercial and/or office uses, consisting of one or more buildings. See also section II-303(b) and residential structure types, live/work unit.

Neighborhood Grocery Store – Establishments primarily engaged in the provision of frequently or recurrently needed food for household consumption, such as prepared food, beverages, limited household supplies and hardware, less than or equal to 1,500 square feet.

# What's Next?

1. Questions & Answers
2. Public Comments
3. Discussion and Potential Changes
4. Continue the Public Workshop to May 2, 2016

This presentation can be found online at:

<http://tinyurl.com/zvsx4qz>

Additional Resources regarding the Marlboro Street  
Rezoning Project can be found online at:

<http://tinyurl.com/z2herfw>

**Questions?**