



Ad Hoc Committee: *Findings and Recommendations*

Chuck Redfern, Chair

Kathy Harper, Vice Chair

Richard (Dick) Barry, Southwest Region Planning Commission

Councilor Jan Manwaring, Southeast Keene Neighborhood Association

Councilor Dale Pregent, Southeast Keene Resident

Robert (Dale) Pratt, PC Connection

Dr. Andy Robinson, Vice President of Student Affairs, Keene State College

Susan Thielen, Executive Director, Heading for Home

Dor Michael Welsh, Keene Planning Board

Martha Curtis, Savings Bank of Walpole

Marlboro Street Zoning & Land Use Regulations Project

January, 2015



MSRP's Ad Hoc Committee

Topics of Special Emphasis

In Prioritized Order.

- #1 – Reducing Flooding & Stormwater**
- #2 - Current Industrial Zone/Proposed “Innovation” District**
- #3 - Marlboro Street – Complete Street Improvements**
- #4 - Limiting Additional Converted Student Housing from Single Family Homes**
- #5 - East Side, Lineal, Urban, Public, Green Space**
- #6 - 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

Questions, Answers and Discussion


Study Area



Stormwater Management and Flood Control

- Key recommendations:
 - Stormwater management practices and enhanced regulations within the watershed
 - Engineering studies and federal funding initiatives to reduce flood risk and damage through major improvements
 - Consider regulatory improvements upstream to reduce peak flows into this area.
 - Continue to study and secure funds for improvements outside the area.





Ad Hoc Committee's Stormwater Management & Flood Control Recommendations:

1. Fund a comprehensive evaluation of the entire Beaver Creek watershed to generate the most cost-effective green infrastructure project that will infiltrate, and store flood waters, reducing risk and damage in the project area.
2. Construct a visually significant flood mitigation/stormwater management project to boost public confidence that the project area is improving.
3. Acquire easements from private landowners higher in the Beaver Creek watershed to detain stormwater, reducing the speed of stormwater flow into the project area.
4. Implement an educational outreach plan to encourage and inspire watershed-wide, private citizen, infiltration and detention projects such as rain barrels, permeable driveways, bio-swales and rain gardens on their properties.

Boston

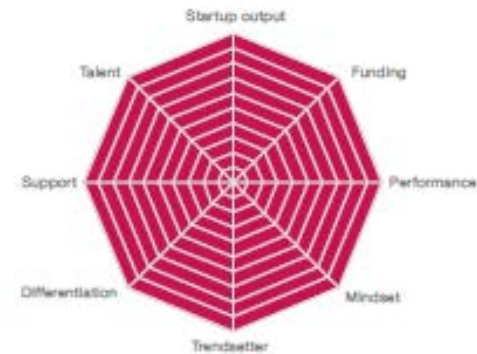
Innovative District Examples

Component Index

Boston



Silicon Valley



	Boston	Silicon Valley
Startup Output Index	10th	1st
Funding Index	1st	1st
Company Performance Index	7th	1st
Talent Index	7th	1st
Support Index	8th	1st
Mindset Index	7th	1st
Trendsetter Index	5th	1st
Differentiation from SV Index	20th	1st

For Example, most Innovation Districts:

- Generally begin with large investments, whether public or private,
- Most successful stories follow significant transportation and infrastructure investments, modernizing the areas and increasing access and mobility within the district before this growth happened,

The Global Startup Ecosystem Index

Ecosystem	Ranking	Startup Output Index	Funding Index	Performance Index	Talent Index	Support Index	Mindset Index	Trendsetter Index	Differentiation from SV Index
Silicon Valley	1	1	1	1	1	1	1	1	1
Tel Aviv	2	2	1	12	5	5	9	17	18
Los Angeles	3	4	5	2	3	13	11	4	11
Seattle	4	18	7	6	2	4	6	11	14
New York City	5	3	4	5	12	9	8	7	8
Boston	6	10	1	7	7	8	7	5	20
London	7	7	5	10	9	2	3	14	17
Toronto	8	6	9	3	10	3	15	12	5
Vancouver	9	13	12	9	4	14	3	9	19
Chicago	10	8	15	5	14	7	13	18	9
Paris	11	14	13	4	17	6	12	15	6
Sydney	12	5	14	16	6	12	16	1	3
Sao Paulo	13	9	10	15	19	11	5	16	4
Moscow	14	16	16	18	11	10	14	8	2
Berlin	15	15	11	13	13	20	18	5	16
Waterloo	16	11	16	14	16	17	17	10	13
Singapore	17	13	8	19	8	16	20	19	12
Melbourne	18	17	17	20	15	18	19	3	15
Bangalore	19	17	19	17	18	15	10	20	10
Santiago	20	20	20	11	20	19	4	13	7

Land Use Plan

-  Business & Redevelopment District
-  Downtown Edge District
-  Residential Preservation District
-  Existing Industrial District

-  Dedicated Bikeways
-  New Street Connections
-  Greenway Connector
-  Gateways



One Street; Three Neighborhoods

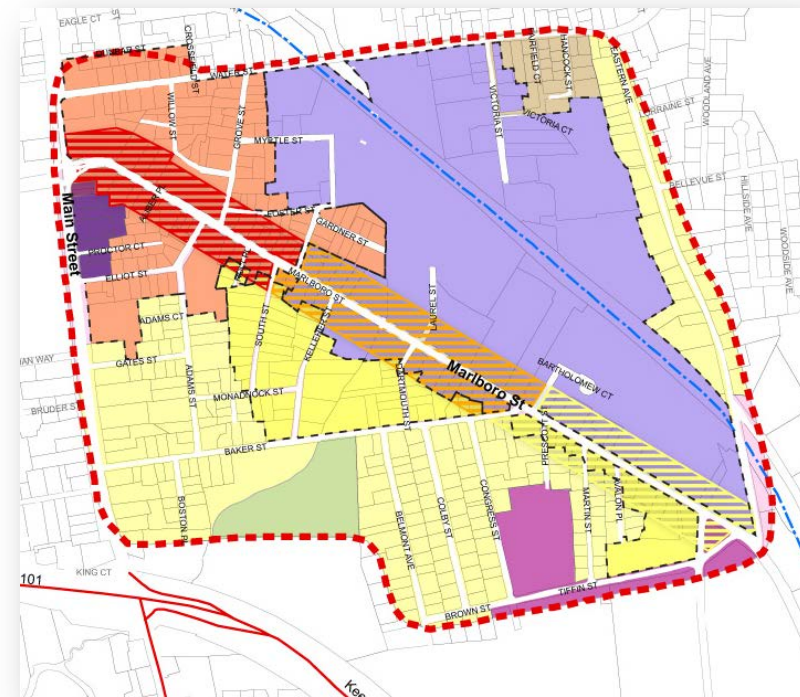
Northern Section - designed to extend the character of the downtown:

- 8' sidewalks w/ benches, trees, etc.
- Dedicated bike lanes at sidewalk level, 1' from sidewalk & w/ 2' planted buffer from street to curb
- Outdoor seating for restaurants




Central Section – designed to create & reinforce campus-type setting:

- 5' connected sidewalks
- Paved connection to Rail Trail
- Dedicated bicycle lanes.
- Alternate sections of on-street parking with bump-outs to slow traffic.

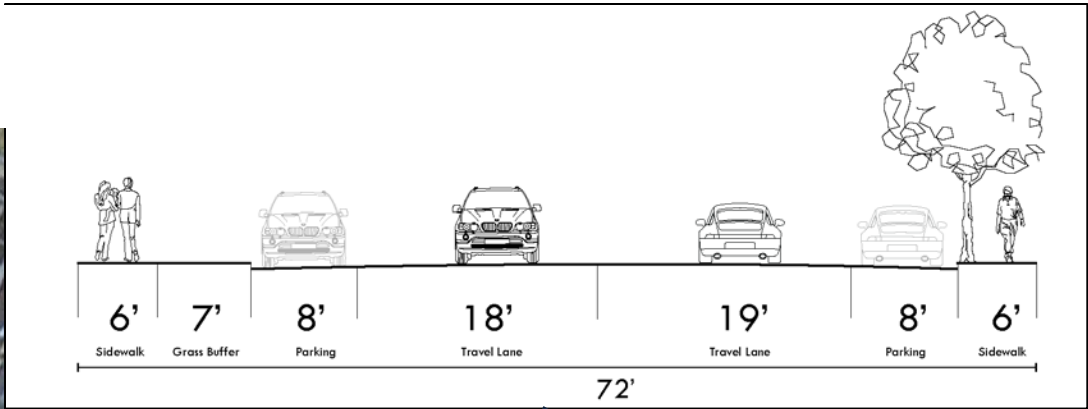
Southern Section - designed w/ shared-use path to accommodate pedestrian and bicycle access.



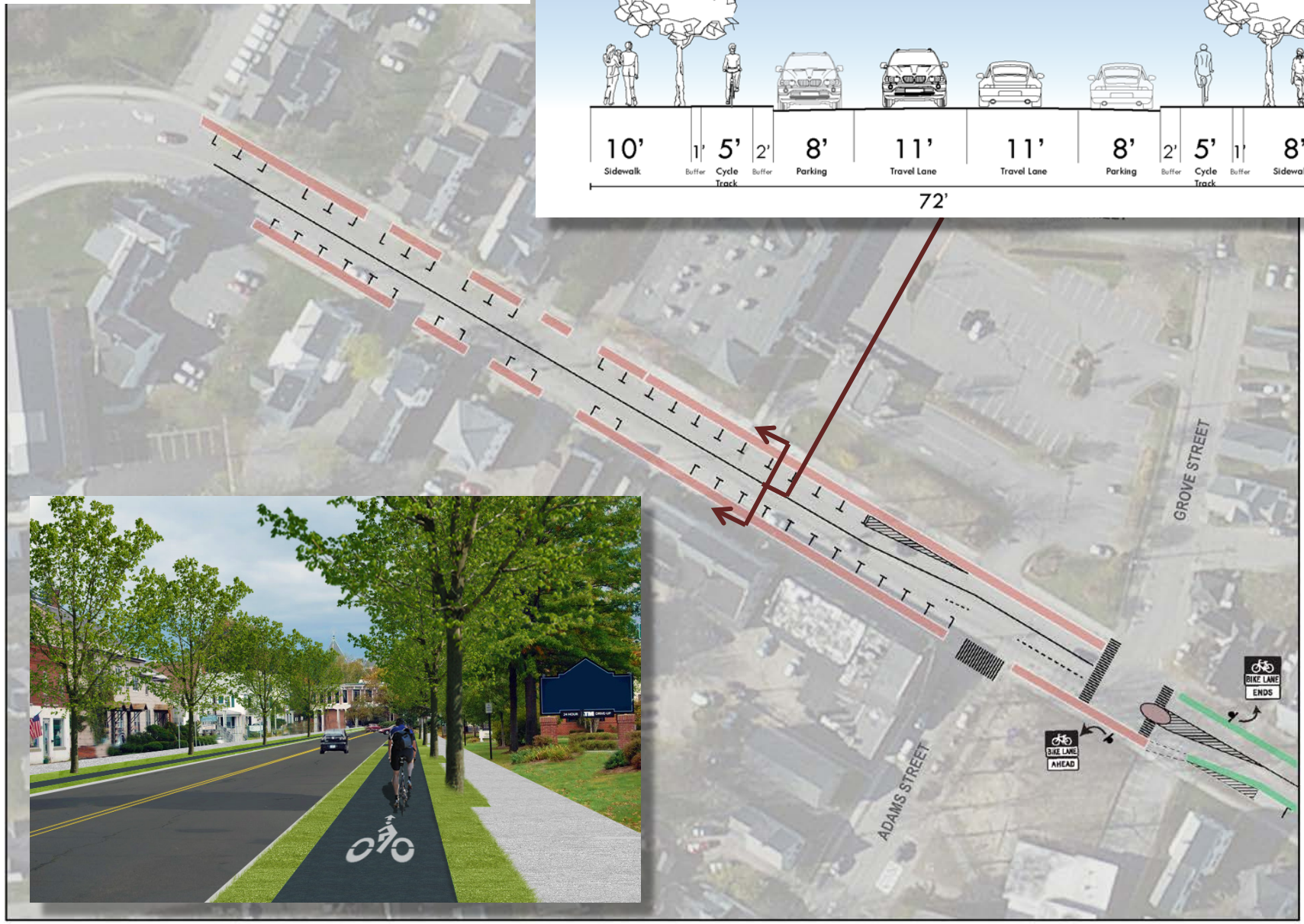
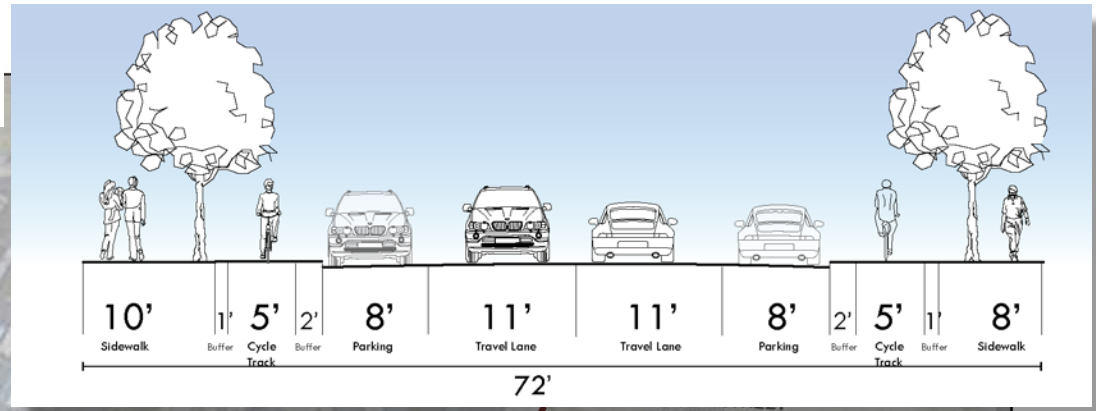
Marlboro Street Districts

-  A₁ Marlboro Street
-  B₁ Marlboro Street
-  B₂ Marlboro Street

Marlboro Street (Main to Grove) EXISTING



Marlboro Street (Main to Grove) Reconstruction Potential



Student Housing Zoning Overlay

July 26, 2012

Saint Paul is a college town. Being a college town has added to our city's charm and to the stability of many of our neighborhoods. Our colleges are magnets for people, ideas, and events, and they introduce many people to our City who might not otherwise visit. In other words, they are huge assets.

From a city governance perspective, however, being a college town has its challenges. Being the state's Capitol City, Saint Paul already has an outsized share of property (state, federal, county, Metropolitan Council, and City) that is off of the property tax rolls. Our colleges, similarly, do not contribute to the tax rolls, and yet clearly use public services, from police and fire and on down the line.



[NEWS](#) > [LOCAL](#)

Santa Clara Residents Fight to Keep "Mini Dorm" Out of Neighborhood

By [Jean Elle](#)

Land Use Plan

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