



Concept plan, Atlantic Supermarket site



Concept plan, MF Charles Building, Haven & Main Streets

## Attention:

Town Meeting Members, Downtown property owners, Town Boards Committees & Commissions, Downtown business owners, World Café participants and all Reading Residents

## Envisioning Smart Growth in Downtown Reading

Join the Community Planning and Development Commission on **Monday March 9, 2009, 7:30pm at the Senior Center**, along with 40R consultant Housing Partners Inc, and parking consultant, Nelson Nygaard to discuss this potential zoning change.

### Find out:

#### Zoning:

- Does the proposed 40R overlay district include my property?
- What is an overlay district?
- What is a 40R Smart Growth District?
- Why is the Town considering a 40R in the downtown?

#### Q & A, property owner and public input on:

- Housing opportunities downtown
- Commercial re-development downtown
- Location of housing near existing transportation and services
- Parking
- Need for Downtown gathering places, outdoor dining

The Reading 2005 Master Plan set goals to improve the downtown, increase affordable housing units, promote diversity in housing types, and encourage development adjacent to the train depot as major goals. The 2008 World Café further emphasized the community's interest in developing the downtown into an active town center. The Town has hired a consultant to work with the CPDC to present a zoning change and design guidelines for a 40R Smart Growth Overlay district. More information is available on the Planning Department and CPDC webpage on the Town's website ([www.readingma.gov](http://www.readingma.gov)).