

What Areas Should be Prioritized?

Priority 1 (by # of votes)

$$\text{Area 1} = 1 + 1 \rightarrow 2$$

$$\text{Area 2} = 4 + 2 + 1 \rightarrow 7$$

$$\text{Area 3} = 4 + 1 + 1 + 4 + 5 + 3 + 2 \rightarrow 20$$

$$\text{Area 4} = 3 + 1 \rightarrow 4$$

$$\text{Area 5} = 3 + 2 + 4 + 1 + 3 + 1 + 2 \rightarrow 16$$

Priority 2 (by # of votes)

$$\text{Area 1} = 1 + 1 + 2 + 1 + 1 \rightarrow 6$$

$$\text{Area 2} = 2 + 3 + 4 + 2 + 1 + 1 \rightarrow 13$$

$$\text{Area 3} = 3 + 7 + 2 + 2 + 1 + 2 \rightarrow 17$$

$$\text{Area 4} = 1 + 2 \rightarrow 3$$

$$\text{Area 5} = 2 + 1 + 1 + 1 + 2 + 2 + 1 \rightarrow 10$$

Priority 3 (by # of votes)

$$\text{Area 1} = 3 + 3 + 3 + 1 + 3 \rightarrow 13$$

$$\text{Area 2} = 3 + 1 + 1 + 3 \rightarrow 8$$

$$\text{Area 3} = 3 + 1 \rightarrow 4$$

$$\text{Area 4} = 4 + 2 + 1 + 2 \rightarrow 9$$

$$\text{Area 5} = 1 + 5 + 1 \rightarrow 7$$

Total Votes

$$\text{Area 1} = 2 + 6 + 13 \rightarrow 21$$

$$\text{Area 2} = 7 + 13 + 8 \rightarrow 28$$

$$\text{Area 3} = 20 + 17 + 4 \rightarrow 41$$

$$\text{Area 4} = 4 + 3 + 9 \rightarrow 16$$

$$\text{Area 5} = 16 + 10 + 7 \rightarrow 33$$

PRIORITIES:

1 = Area 3 – Main Street Corridor from Haven St. to RR Tracks

2 = Area 5 – S-15 Residential Neighborhood along Lincoln St.

3 = Area 2 – Green St. Neighborhood south of 40R

4 = Area 1 – South side of Woburn St. from High St. to Sanborn St.

5 = Area 4 – A-40 Residential Neighborhood east of Main St.

Area 1 – South Side of Woburn St. from High St. to Sanborn St.

OPTIONS:

- Leave Zoning As-Is = S-15 District – **1 No**
 - Single-family only, no new business allowed - **1 Yes**
- Leave Zoning As-Is AND
 - Explore possibility of creating Local Historic District – **12 Yes**
 - This is a process, so it will take some time
 - Scope would likely include both sides of Woburn St.
- Include in DSGD 40R District – **9 No**
 - With possibility of Sub-district Design Guidelines
- Create Overlay District – **6 No / 2 Yes**
 - Select/modify provisions of Model Bylaws that:
 - Focus on preserving residential character – **4 Yes**
 - Allow mix of uses – **1 Yes**
 - Promote adaptive reuse of existing structures – **2 Yes**
 - Regulate scale/density through setbacks, FAR, lot coverage and height
- Other Ideas?

“No economic business expansion at all in Reading. Limited housing allowed. Be happy with what you have.”

What Types of Uses are Appropriate? [Measured in terms of tables that suggested it]

Residential

- **west side of Linden (tables: 8)**
- east side of Linden (tables: 1)

Business

- east side of Linden (tables: 2)

Mixed-Use

- west side of Linden at rear of lots near Brande Court & parking lot (tables: 1)
- lots fronting on Linden (tables: 2)
- east side of Linden (tables: 1)
- at extremes of Area 1 – by RR tracks & at corner of Sanborn/Woburn (tables: 1)

Specific Feedback

- “Parking garage in place of municipal lot behind CVS.”
- “No parking garage behind CVS.”
- “Leave alone.”
- “Noise concerns with the homes from businesses.”
- “Maintain residential character.”
- “Consider more outdoor patios rather than filling everything w/bldgs.”
- “Maintain historic character!”

Area 2 – Green Street Neighborhood south of 40R District

OPTIONS:

- Change Underlying Zoning to A-40 – 1 Yes / 1 No
 - Would eliminate residential use nonconformities BUT create some commercial use nonconformities
- Create Overlay District – 8 Yes
 - Select/modify provisions of Model Bylaws that:
 - Focus on proximity to transit
 - i.e., reduce parking requirement – 5 No / 1 Yes
 - Allow mix of uses – 5 Yes
 - Permit piecemeal and/or larger scale redevelopment
 - Regulate scale/density through setbacks, FAR, lot coverage and height – 1 Yes
- Include in DSGD 40R District – 3 No / 1 Yes
 - With possibility of Sub-district Design Guidelines – 1 Yes
- Leave Zoning As-Is = Business B District – 4 No / 1 Yes
 - No new residential allowed
- Other Ideas?
 - “Redevelop multi-family housing ‘blocks’ into more dense and better planned housing complex.”

What Types of Uses are Appropriate? [Measured in terms of tables that suggested it]

Residential

- between Green St. & Gould St. (tables: 3)
- along north side of Green St. (tables: 3)
- along south side of Green St. (tables: 2)
- along Washington St. (tables: 1)

Business

- south of Green St. (tables: 2)
- corner of Gould/Ash (tables: 1)

Mixed-Use

- along Washington St. & High St. (tables: 1)
- between Green St. & High St. (tables: 1)
- along south side of Gould St. (tables: 1)
- whole area (tables: 3)
- on both sides of Washington St. (tables: 1)

Specific Feedback

- “Need more central parking for Areas 3 and 2 to promote walking.”
- “Consider more outdoor patios rather than filling everything w/bldgs.”

Area 3 – Main Street Corridor from Haven St. to RR Tracks

OPTIONS:

- Leave Zoning As-Is = Business B District – 5 No / 2 Yes
 - no new residential allowed
- Include in DSGD 40R District – 7 No / 1 Yes
 - With possibility of Sub-district Design Guidelines
- Change Underlying Zoning to Business A
 - Portion from Green Street to RR Tracks only
 - Development is characteristic of Business A
 - Adjacent to existing Business A District along South Main Street
- Create Overlay District – 18 Yes
 - Select/modify provisions of Model Bylaws that:
 - Focus on additional building height and/or density – 2 Yes
 - Allow mix of uses but require commercial on 1st floor
 - Consider shared parking arrangements – 2 Yes
 - Include Streetscape Design Standards – 3 Yes
- Other Ideas?

What Types of Uses are Appropriate? [Measured in terms of tables that suggested it]

Residential

- east of Main St. one block back (tables: 1)
- at western edge of Area along Ash St. (tables: 1)

Business

- south of Green St. along Main St. (tables: 1)
- **all along Main St. (tables: 4)**
- at Washington/Main (tables: 3)
- east side of Main St. (tables: 1)

Mixed-Use

- both corners of Green St. & Main St. (tables: 1)
- at ends of Area – from Chapin St. north & at Ash/Main (tables: 1)
- north end of Main St. (tables: 2)
- between Chapin Ave. and Washington St. (tables: 2)
- all throughout Area (tables: 2)

Open Space (denoted by use of green dot)

- in place of parking lots along Main St. (tables: 1)

Specific Feedback

- “I’d like to see a lot less parking in front along here and more buildings set close to the sidewalk – it’s very forbidding as a pedestrian.”
- “Fix street crossing at Ash near Jiffy Lube.”

- “Make it [arrow pointing to Main St.] more like Haven.”
- “Need more central parking for Areas 3 and 2 to promote walking.”
- “Leave the residential areas alone and focus on revitalizing South Main.”
- “Consider more outdoor patios rather than filling everything w/bldgs.”
- “This area needs to be more visually appealing with improved access.”
- “No more room for parking.”
- “Make more appealing [arrow pointing to Ash/RR tracks] – several properties (abandoned property next to Dynamik) look like dumps.”
- “Use plantings along Main St. to create buffer between traffic and sidewalk and store front.”

Area 4 – A-40 Residential Neighborhood east of Main St.

OPTIONS:

- Expand the A-40 Zoning District – **6 No**
 - Leave Zoning As-Is = A-40 District – **14 Yes**
 - Allows for range of residential uses, no new business
 - Include in DSGD 40R District – **11 No**
 - With possibility of Sub-district Design Guidelines – **1 Yes**
 - Create Overlay District – **6 No / 3 Yes**
 - Other Ideas?
 - “Keep residential.”
 - “Help transition/buffer between business and residential.”
 - “Consider more density with residential where appropriate.”
 - “Add sidewalks with parking on one side of street to slow down traffic.”
 - “Eliminate parking if ‘paved’ front yards.”
- [NB: I believe all of the above comments were from the same person]

What Types of Uses are Appropriate? [Measured in terms of tables that suggested it]

Residential

- **south of Haven St. (tables: 7)**
- **along John St. (tables: 4)**
- between John/Union/Harnden/Salem (tables: 1)
- along Parker/Pleasant (tables: 2)
- near Fire & Police Stations (tables: 1)

Business

- very north of Area (tables: 1)
- at Union/Harnden (tables: 2)
- near Fire Station (tables: 1)

Mixed-Use

- **at very north of Area (tables: 3)**
- along John St. (tables: 1)

- at very south of Area (tables: 1)
- at Union/Harnden (tables: 1)

Specific Feedback

- “Let residential property stay.”
- “Can we fill this with high density residential? Won’t bother anyone.” [north end of Area]
- “Hi-Rise here [north end of Area] and near Washington.”
- “Leave Area 4 as is.”
- “Need a business in Walgreens.”
- “Taper building heights (and types) to transition from B to R.”
- “Increase in traffic.” [post-it along John St.]
- “Encourage use/enjoyment of streetscape improvements.” [corner of Pleasant/Harnden]
- “Turn crossing [at Salem/Main] into circle (around green)? Backfill road w/park.”

Area 5 – S-15 Residential Neighborhood along Lincoln St.

OPTIONS:

- Change Underlying Zoning to A-40 – 3 No
 - Would allow for a range of residential uses
- Explore Business Zoning Options – 8 Yes / 4 No
 - Business A for properties facing RR Tracks
- Leave Zoning As-Is = S-15 District – 5 Yes / 1 No
 - Single-family only, no new business allowed
- Create Overlay District – 3 Yes
 - Select/modify provisions of Model Bylaws that:
 - Focus on proximity to transit – 8 Yes / 6 No
 - i.e. reduce parking requirement, implement traffic calming measures
 - Allow mix of uses – 2 Yes
 - Regulate scale/density through setbacks, FAR, lot coverage and height – 9 Yes
 - Permit piecemeal and/or larger scale redevelopment – 1 No
- Include in DSGD 40R District – 10 No / 1 Yes
 - With possibility of Sub-district Design Guidelines
- Other Ideas?

What Types of Uses are Appropriate? [Measured in terms of tables that suggested it]

Residential

- corner of Fulton/Washington/Lincoln (tables: 2)
- Doucette property (tables: 4)
- **one block off of Lincoln St. (tables: 6)**
- Lincoln/Prescott corner (tables: 2)

Business

- Along Lincoln St. (tables: 1)

Mixed-Use

- **fronting on Lincoln St. (tables: 4)**
- 40B Lincoln St. property (tables: 2)
- Doucette property (tables: 4)
- Arlington/Lincoln corner (tables: 1)

Open Space (denoted by use of green dot)

- throughout Area (tables: 1)
- at rear of A-40 site, which is wetlands (tables: 1)

Specific Feedback

- Parking garage on High Street between Haven and Woburn
- “Consider adding bike racks to encourage more biking to transit & future businesses/those already on Haven.”
- “Leave alone”
- “Keep residential. No 40R here.”
- “Is detached from the downtown core because of the train track. This will make it challenging to get a critical mass of business there.”
- “Very tall buildings hanging over homes.”
- “Use train station parking for weekend parking. 6:30-10:00 AM sticker required, other times open.”
- “This small area should stay residential.”
- “Need to continue ‘Haven Street’ feel.”
- “Combine 3 parcels: Brown’s Automotive + Doucette Moving & Storage + Furniture retailer for multi-family development.”
- “Please be aware of add’l apts at St. Agnes in big picture!”

General Comments

- “Parking?”
- “If Somerville can dictate what a casino in a neighboring town can do, we shouldn’t let the State push Reading around.”
- “It was stated that economic expansion is a Big Initiative. I didn’t move to Reading for Economic Expansion.”
- “Town is not suited for large businesses – parking issues.”
- “I want to park in front of my house.” [Kingsnton St. resident]
- “Promote use of MBTA to get around Town from Wakefield to Train Station.”
- “Instead of expanding zones 1-5 as 40R or another overlay, focus on continued revitalization of DSGD currently empty buildings and around Main Street.”
- “The Diamond of Reading: Haven/Lincoln/Main – promote the area and focus on business on these streets, residential behind.”
- “Reading is a bedroom community with a quaint business/downtown district. With the consideration of expanded business, mixed use overlays, there should be a high sensitivity to balanced distribution of green space, density and scale.”
- “Get Home Depot and Jordans Furniture to fund more downtown improvements.”