



Subsequent Town Meeting

CPDC Response

Citizen Petition Article 9

November 8, 2021



TOWN OF READING

Community Planning & Development Commission

PLEASE READ

The 40R Bylaw Update from CPDC!

Pages 3-6 in your Warrant Report



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40R – Smart Growth Zoning

M.G.L. Chapter 40R is a state statute adopted as an overlay district into local zoning that:

“encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.”



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40R is an important zoning tool because it:

- Helps the Town accommodate our forecasted share of the region's growth in a planned, intentional manner;
- Allows the Town to manage growth via zoning and design guidelines;
- Enables the Town to achieve 10% of the housing stock as affordable;
- Promotes mixed-use development downtown, which:
 - Increases the immediate customer base to support existing and future downtown businesses;
 - Ensures the Town is able to retain commercial space downtown;
 - Provides mixed-income housing opportunities near services and transit



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Tax Revenue Generated

The Downtown Smart Growth District has played a critical role in offsetting another override.

Redevelopment or reuse of 5 downtown properties has resulted in **\$958,000 in new growth tax revenue**, which can roughly be broken down as follows: ~\$600,000 to the School Department and ~\$350,000 to the Town government, annually.

The 5 properties are:

30 Haven, Rise475, Postmark, Ace Flats, and MF Charles*

*MF Charles was considered under 40R but ended up fully commercial



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40B developments

- Not subject to local zoning or design guidelines; can go anywhere
- Prioritize Housing
- Must provide 20%-25% of units as affordable
- Can be reasonably conditioned

40R developments

- Must comply with local zoning & design guidelines
- Prioritize Housing and Mixed-Use
- Must provide 20%-25% of units as affordable
- Can be reasonably conditioned

- 3 recent 40R projects (Postmark, Ace Flats, Rise475) have contributed 96 units to the Town's Subsidized Housing Inventory and helped the Town get to 10.55%. Without these 40R projects, we would be at 9.54%.
- Since the Town has achieved the 10% state mandate for affordable units, we have limited our exposure to 40B projects.



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Instructional Motions

- 85% Maximum Lot Coverage
- 15' setbacks from residential properties
- Open spaces & pocket parks

Holistic Review – Goals

- Align policy changes with broad community sentiment;
- Avoid unintended consequences of partial zoning changes;
- Explore ways to create meaningful open spaces for the community and/or better connect the downtown with existing protected lands and open space areas;
- Amend zoning to support desired outcomes while still attracting investment in Reading.



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Opportunities for Input

- March 2021: Zoning Workshop
- August 2021: CPDC Debrief on Zoning Workshop
- September 2021: Focus Group of Concerned Citizens
- October 2021: **Launch of the ‘Your Downtown’ Initiative!**
 - ‘Your Downtown’ Survey – Postcard with QR Code mailed to all Reading households
 - October 19th: Webinar: Development Trade-Offs
 - October 28th: Focus Group of Downtown Residents & Businesses
- December 2021: Please join us!
 - December 1st: Webinar: How Zoning Tools Can Advance a Vision
 - December 6th: CPDC Opens Public Hearing for 40R Zoning Amendments