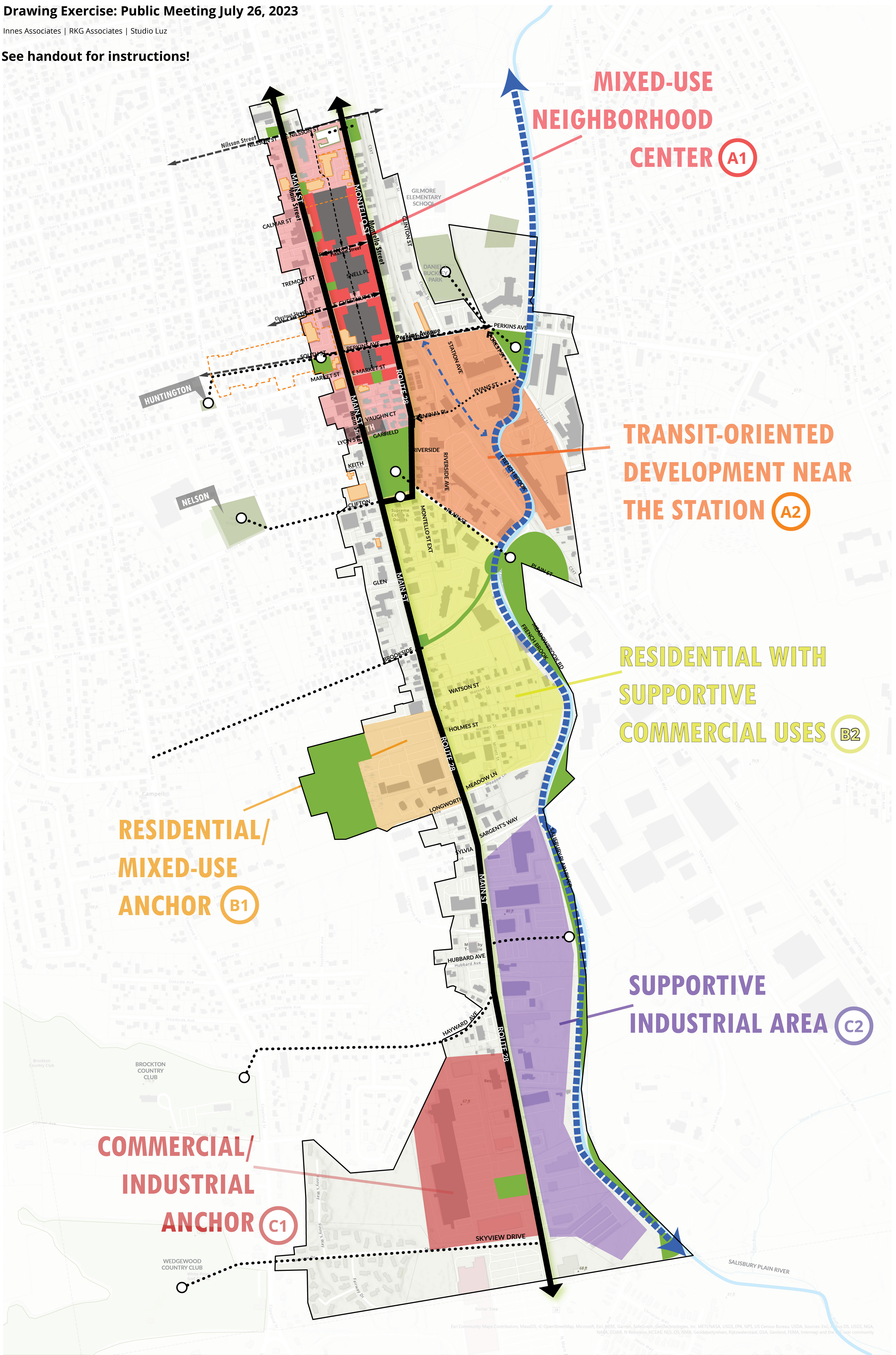


See handout for instructions!



MIXED-USE NEIGHBORHOOD CENTER A1

TRANSIT-ORIENTED DEVELOPMENT NEAR THE STATION A2

RESIDENTIAL WITH SUPPORTIVE COMMERCIAL USES B2

RESIDENTIAL/MIXED-USE ANCHOR B1

SUPPORTIVE INDUSTRIAL AREA C2

COMMERCIAL/INDUSTRIAL ANCHOR C1

Agenda

Welcome to the fourth public workshop! Today we are discussing the vision for the Campello area and two different implementation strategies: public infrastructure improvements and zoning.

Step 1

Review the boards that show what we have heard from attendees at the previous three workshops.

Watch the presentation on the screen that demonstrates how the team built the proposed vision from that public input.

Step 2

Find a seat at one of the tables with a map.

We will start the presentation around 6:15.

Step 3

It's your turn to engage! Review the questions to the right and the information on the next three pages.

Draw, sketch ideas, write your thoughts down on the map.

Choose someone from your table to report back.

Step 4

Report back! We'll hear what each table thought about the vision and the strategies.

We'll then tell you the next steps, which include a community-wide outdoor event on Saturday, September 23!

QUESTIONS TO DISCUSS

The proposed vision can be divided into three districts – A, B, and C – each with a two subdistricts. We anticipate that A will be the first to change, and C will be the last to change.

1. Do the **recommended boundaries** for each subdistrict make sense? The purpose of each subdistrict is provided on the next three pages.
2. Do the recommended **public infrastructure** strategies make sense for each subarea? This includes strategies to reduce traffic speeds along Main Street, connect the neighborhoods to Subdistrict A, and make the street more attractive to pedestrians and bicyclists.
3. Do the **recommended building and setback types** make sense for each subdistrict? Each subdistrict will allow a different mix of building and setback types. We have provided a selection of options for you to consider in this packet. What else is missing?

Phase 1: Subdistricts A1 and A2



MIXED-USE NEIGHBORHOOD CENTER

CURRENT ZONING

- C-2
- R-1
- R-2

PURPOSE

Mixed-use at neighborhood village scale.

PUBLIC INFRASTRUCTURE

- Green streets to support walking and biking.
- Slow traffic along Main Street.

BUILDINGS

- Mixed-use building with activated ground floor
- Multifamily building from 8 to 20 units per building

SETBACK STRATEGIES

- Wider sidewalk (front, side)
- Public plaza (front, side)
- Pocket park (front, side)
- Landscaped parking (side, rear)

PARKING STRATEGIES

- Move parking off the street to interior blocks that serve multiple buildings.
- Connect parking to walkways to make it easier to access buildings.



TRANSIT-ORIENTED DEVELOPMENT NEAR STATION

CURRENT ZONING

- I-2

PURPOSE

Higher density multifamily to support commercial uses in A1 and take advantage of the train platform.

PUBLIC INFRASTRUCTURE

- Green streets and paths connect the parks to the brook/river and to Subdistrict A1.

BUILDING TYPES

- Multifamily building greater than 20 units per building.

SETBACK STRATEGIES

- Wider sidewalk (front, side)
- Public plaza (front, side)
- Pocket park (front, side)
- Landscaped parking (side, rear)
- Public river access through connected walkway

PARKING STRATEGIES

- Parking to rear of site or integrated into buildings.

Phase 2: Subdistricts B1 and B2

B1

RESIDENTIAL/ MIXED-USE ANCHOR

CURRENT ZONING

- C-2
- R-1
- R-2

PURPOSE

Medium density multifamily.

PUBLIC INFRASTRUCTURE

- Green streets to support walking and biking.
- Slow traffic along Main Street.

BUILDINGS

- Mixed-use building with activated ground floor
- Multifamily building from 4 to 20 units per building
- Existing residential units
- Home occupation additions

SETBACK STRATEGIES

- Wider sidewalk (front, side)
- Private front setback options: landscaped
- Landscaped parking (side, rear)

PARKING STRATEGIES

- Move parking off the street to interior blocks that serve multiple buildings.
- Connect parking to walkways to make it easier to access buildings.
- Parking to rear of site or integrated into buildings.

B2

RESIDENTIAL WITH SUPPORTIVE COMMERCIAL USES

CURRENT ZONING

- C-2

PURPOSE

Medium to higher density multifamily with some neighborhood services and public access to brook/river.

PUBLIC INFRASTRUCTURE

- Green streets and paths connect parks to the brook/ river and to Subdistrict A1.

BUILDING TYPES

- Multifamily building from 4 to 20 units per building.
- Mixed-use building with activated ground floor
- Existing residential units
- Home occupation additions

SETBACK STRATEGIES

- Wider sidewalk (front, side)
- Public plaza (front, side)
- Pocket park (front, side)
- Landscaped parking (side, rear)
- Public river access through connected walkway

PARKING STRATEGIES

- Parking to rear of site or integrated into buildings.

Phase 3: Subdistricts C1 and C2



COMMERCIAL/INDUSTRIAL ANCHOR

CURRENT ZONING

- C-2
- R-1

PURPOSE

Future anchor site for commercial and industrial uses.

PUBLIC INFRASTRUCTURE

- Require minimal curb cuts and shared access and parking off-street where feasible.

BUILDING TYPES

- Light industrial/auto-oriented buildings
- Large-scale retail buildings
- More than one building per lot

SETBACK STRATEGIES

- Private front setback options: landscaped
- Private side yard setbacks: landscaped with parking access in rear side setback

PARKING STRATEGIES

- Parking lot with buffer between sidewalk and parking.
- Liner buildings with shared lots at the rear or in the middle of the site.



SUPPORTIVE INDUSTRIAL AREA

CURRENT ZONING

- C-2

PURPOSE

Primarily auto-oriented/larger retail/light industrial.

PUBLIC INFRASTRUCTURE

- Require minimal curb cuts and shared access and parking off-street where feasible.
- Develop standards for outdoor storage to protect brook/river.

BUILDING TYPES

- Light industrial/auto-oriented buildings
- More than one building per lot

SETBACK STRATEGIES

- Private front setback options: landscaped
- Private side yard setbacks: landscaped with parking access in rear side setback

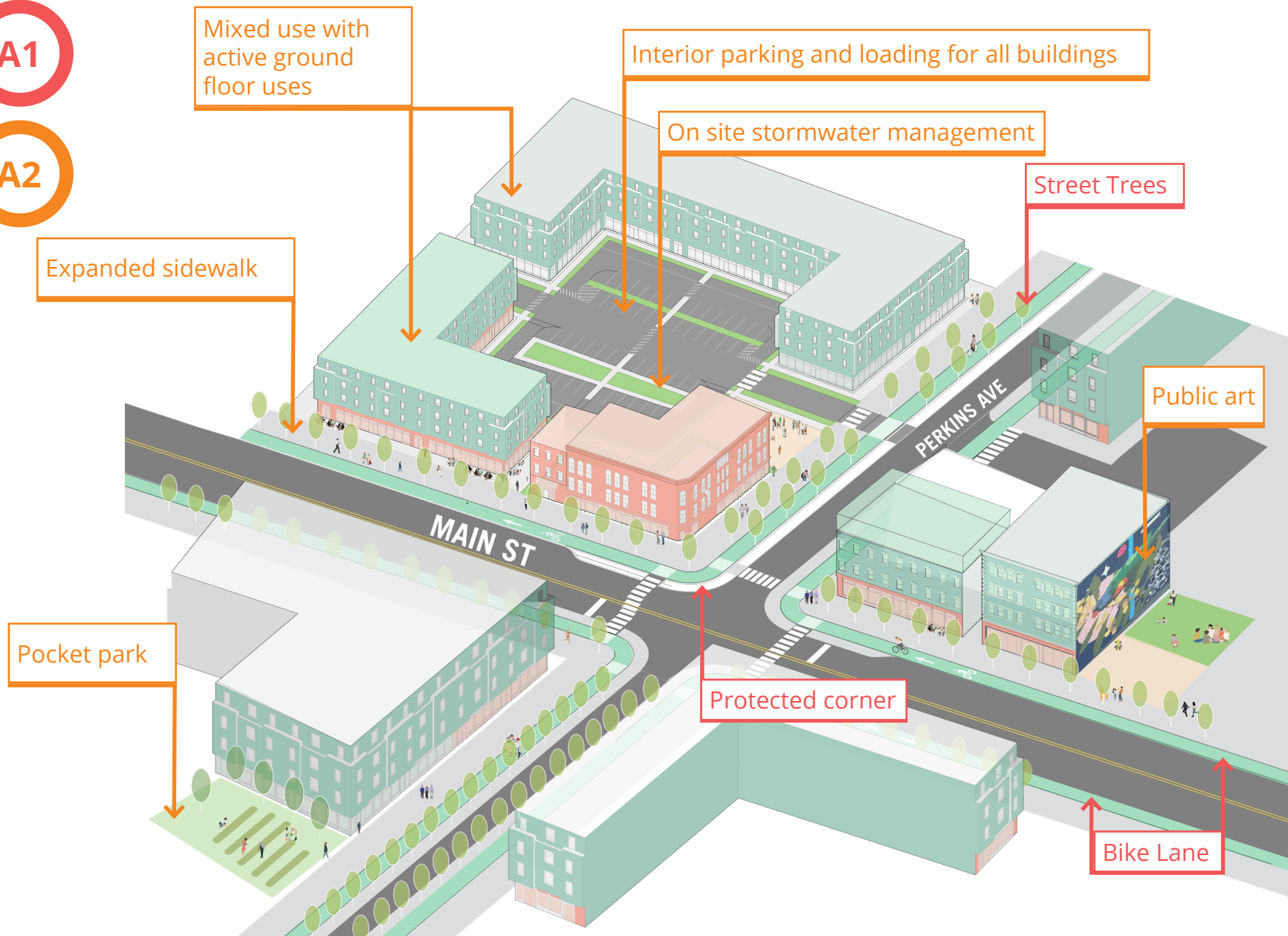
PARKING STRATEGIES

- Parking lot with buffer between sidewalk and parking.
- Liner buildings with shared lots at the rear or in the middle of the site.

Subdistrict A1: Block + Streetscape Strategy: Illustration

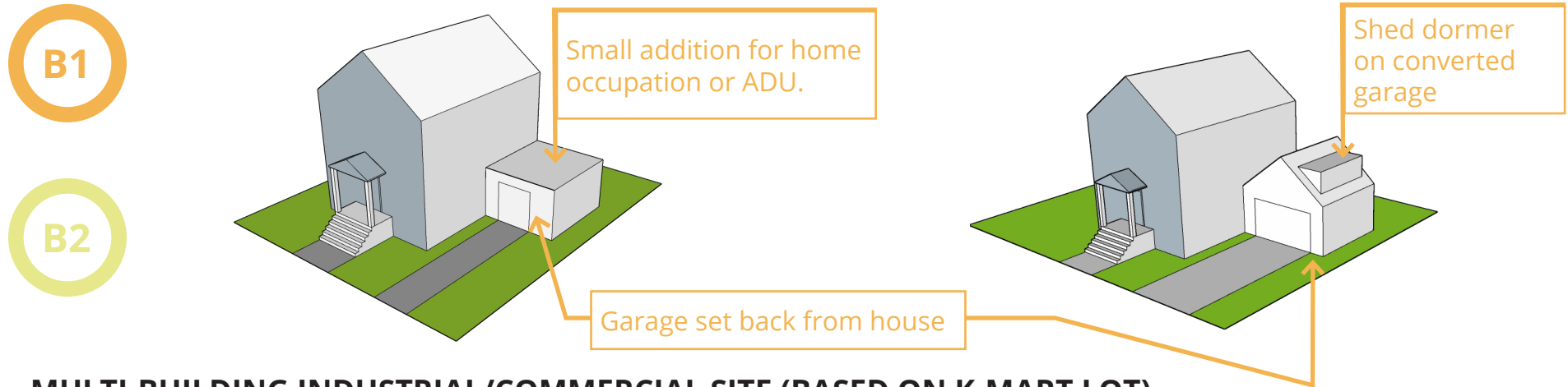
A1

A2



Selected Examples of Other Building Types and Setback Strategies

EXISTING SINGLE-FAMILY WITH HOME OCCUPATION OR ACCESSORY DWELLING UNIT



MULTI-BUILDING INDUSTRIAL/COMMERCIAL SITE (BASED ON K-MART LOT)

