

Middle School Rezoning

Summary Findings

November 16, 2020

DRAFT



Middle School Rezoning

Overview of Public Meetings



Middle School Rezoning

Public Meeting #1 July 14th 2020 – 6:30pm

Agenda

- Welcome and Introductions
- Presentation
 - Baseline Site Information
 - Prior Studies
 - Vision 2030
 - What is Zoning?
- Implications (zoning options) for Middle School
- Polling
- Q&A/ Discussion



Public Meeting #2 August 31st 2020 – 6:30pm

Agenda

- Welcome and Introductions
- Presentation
- Zoning Considerations
- Q&A/ Discussion
- Next Steps



Project History



Middle School Rezoning

Middle School Site: Project History

- 2013 Middle High School Referendum
- EDCAC
- MS Reuse Committee
- 2019 CBD rezoning
- Joint Subcommittee

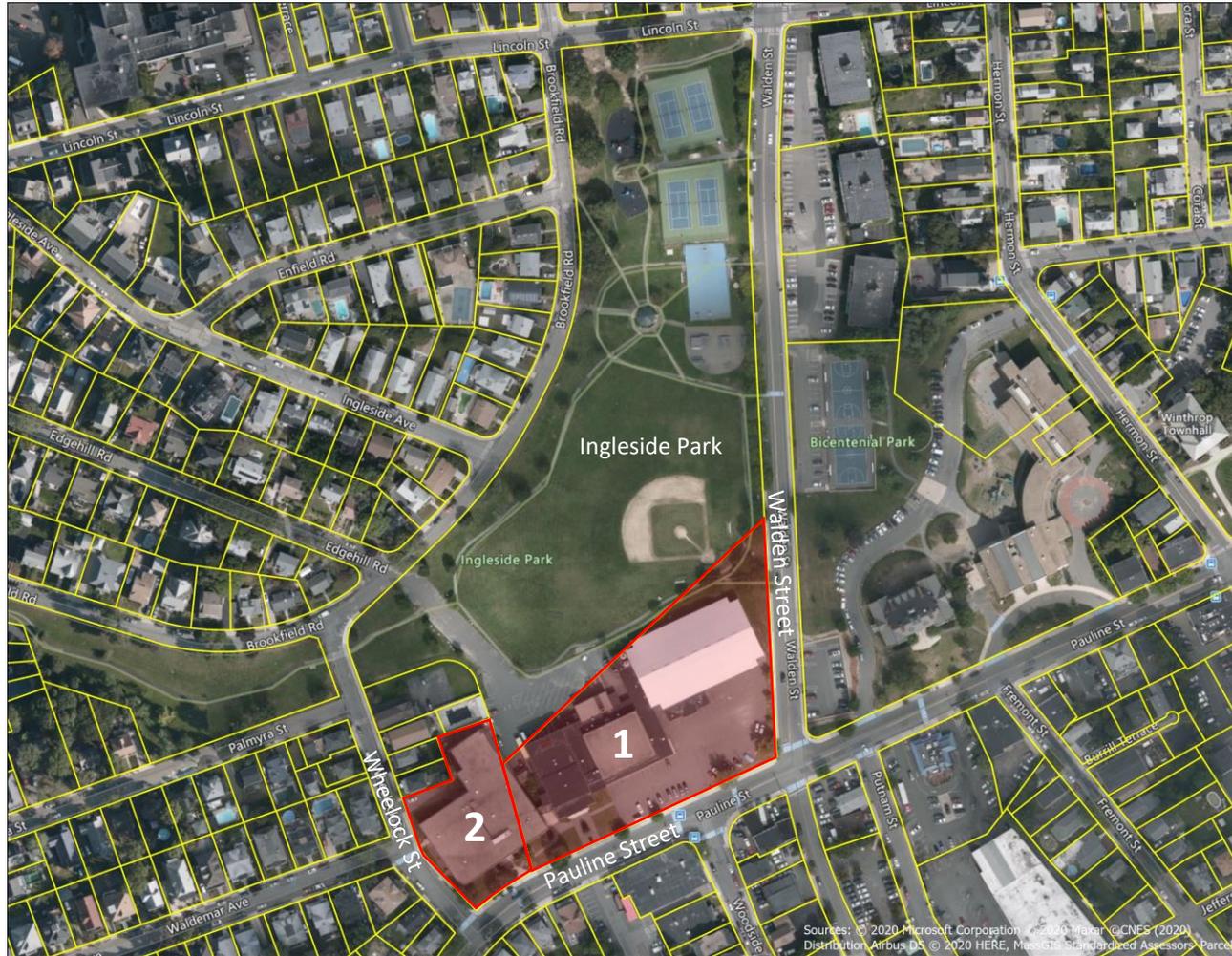


Site Information



Middle School Rezoning

Property Information



- 1) 151 Pauline Street
 - Auditorium
 - +/- 27,800 SF
 - Skating Rink
 - +/- 25,200 SF
 - Land Area 2.94 Acres
- 2) 141 Pauline Street
 - Former Middle School
 - +/- 25,200 SF
 - Land Area .82 Acres

Source: Town GIS



Aerial Imagery



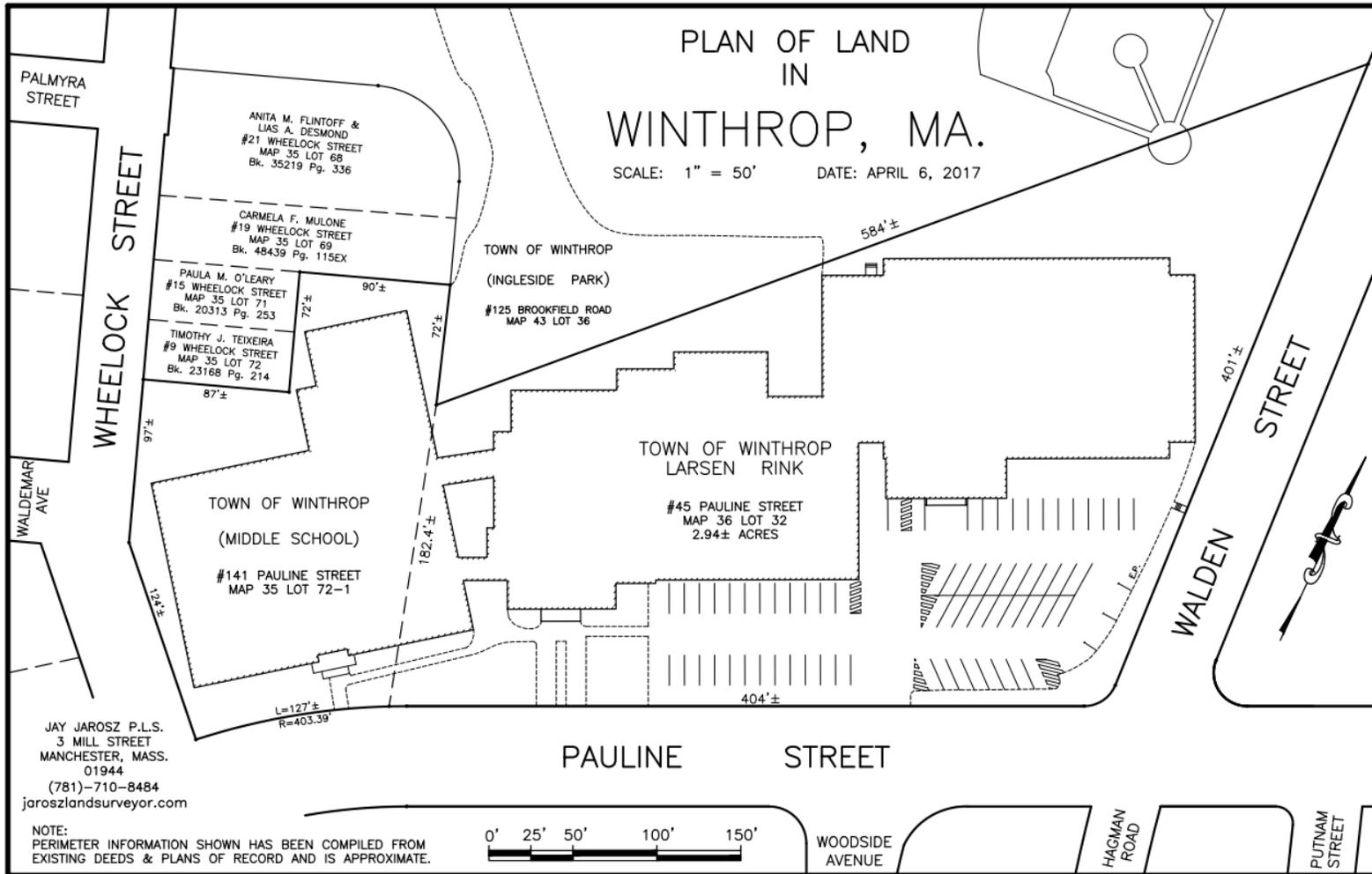
Middle School Rezoning

Aerial Imagery



Middle School Rezoning

Plan of Land



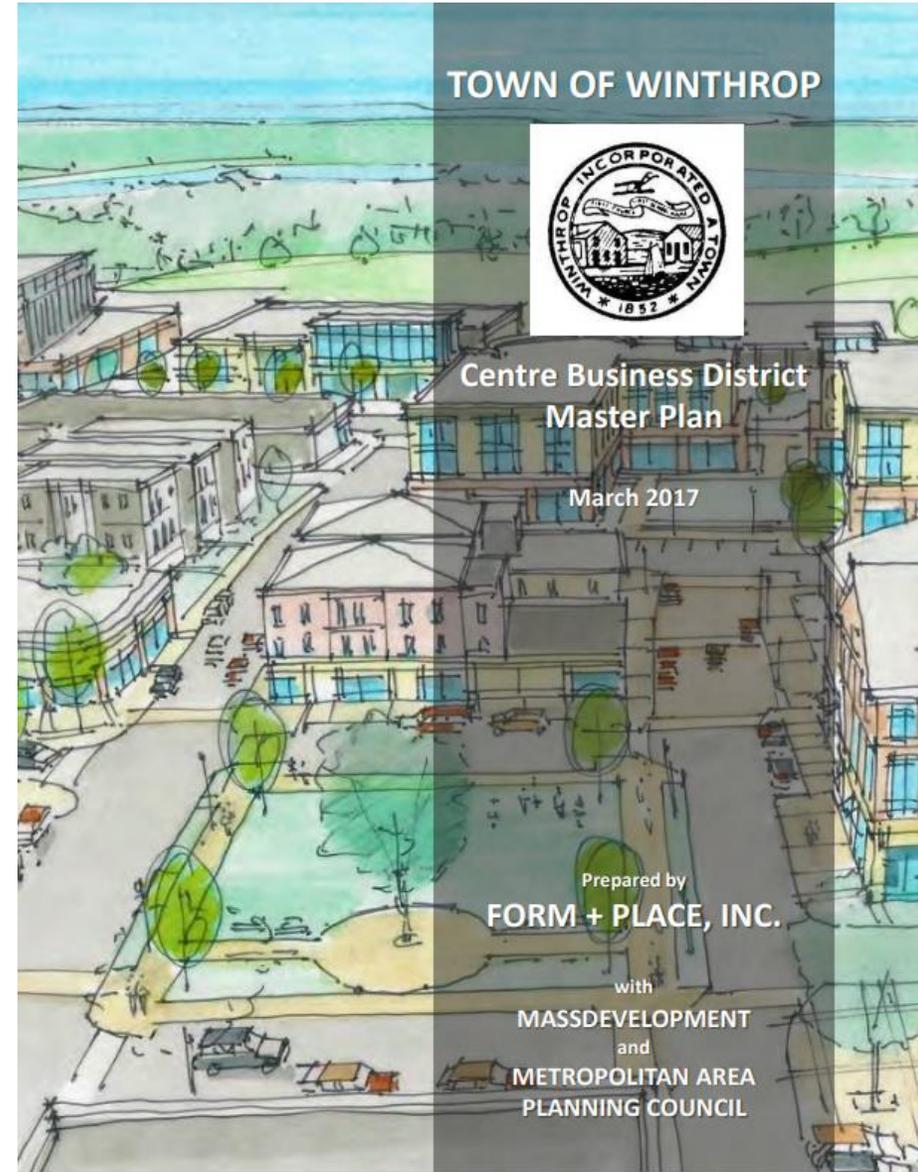
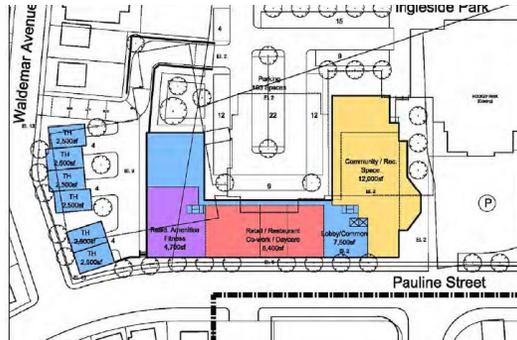
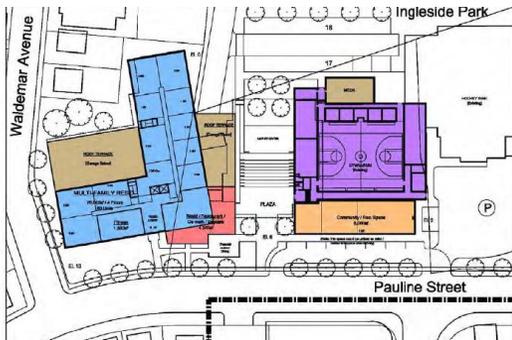
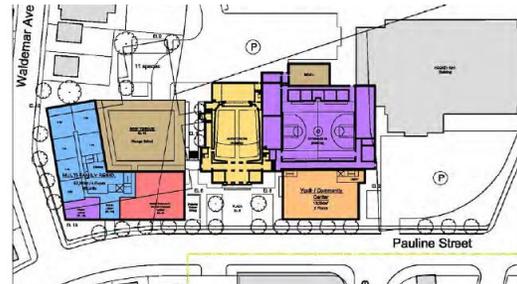
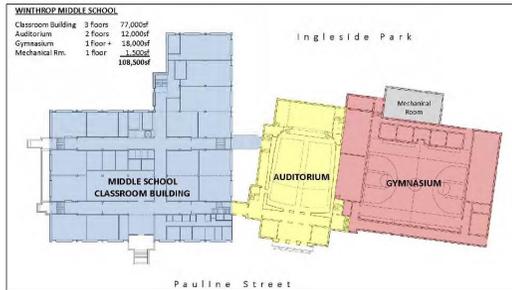
Middle School Rezoning

Prior Studies & Resources



Prior Studies

Centre Business District Pan, 2017



Middle School Rezoning

Prior Studies

Centre Business District Revitalization

Center Business District

Click on the files below to learn more about the Center Business District Revitalization.

Attachment	Size
 CBD Update 5/21/2019	709.93 KB
 CBD Parking Study Presentation 11/14/2017	9.09 MB
 Landscape Design Option Comparisons	1.39 MB
 Center Business District Landscape Design Feedback Report 120417 submitted to Town Council	1.12 MB
 CBD Traffic Study Results	29.29 MB
 Center Business Work Project Plan	299.1 KB
 Landscape Design Second Public Meeting 10/19/2017	7.48 MB
 Landscape Design First Public Meeting 10/19/2017	8.53 MB
 Center Business District Traffic Pilot	4.6 MB
 Winthrop Center Powerpoint Presentation	9.1 MB
 Winthrop Center Rendering Updated October 2017	2.68 MB
 CBD Master Plan	16.14 MB
 RFI for Redevelopment of Middle School	3.57 MB
 CBS Hagman Road Pilot Information	4.81 MB
 CBD Traffic Pilot Information Sheet	4.34 MB
 Traffic Pilot Flyer	789.58 KB
 Traffic Pilot Survey	18.81 KB
 Town Center Infrastructure and Improvements	16.75 MB
 Drainage Analysis Report	5.5 MB
 Peer Review of Engineering for the Center Business	726.24 KB
 Center Business District Design Memo 120417 submitted to Town Council	1.01 MB
 Neighborhood Concerns and Qual of Life Issues related to CBD Residential Developments	3.13 MB



Middle School Rezoning

Current Studies

2030 Vision Plan

<https://www.mapc.org/resource-library/winthrop-visionsing-2020-2030/>

WINTHROP VISIONING

CHANGE FONT SIZE | Select Language

MAPC >> RESOURCES >> LAND USE >> WINTHROP VISIONING

WINTHROP ACTIONABLE VISIONING 2030

ONLINE OPEN HOUSE WORKSHOP

Click Here to Open the Online Open House

Winthrop Actionable Visioning 2020-2030

On this page:

About

Updates

Materials

Contact



The Metropolitan Area Planning Council (MAPC) is working with the Town of Winthrop to facilitate a **public process for community input on how to develop a vision for the Town's future**. The Winthrop community will have a chance to assess shorter-range quality of life and operational goals, as well as "big ideas" for potentially transformative initiatives in the future. The participation exercises will prioritize both of these types of ideas so that the Town can have a clear set of next steps.

WHY PLAN?



Identify preservation, enhancement, and growth areas



Leave a legacy for the next generation



Inform decisions on policies, bylaws, and zoning



Provide mutual certainty for residents and businesses



Provide context for town decisions

Image Source: MACP Website



Middle School Rezoning

Reflecting Prior Development Alternatives



Winthrop Visioning 2030 – Polling Results

Scheme 1: Reuse of Existing Middle School for office 8%

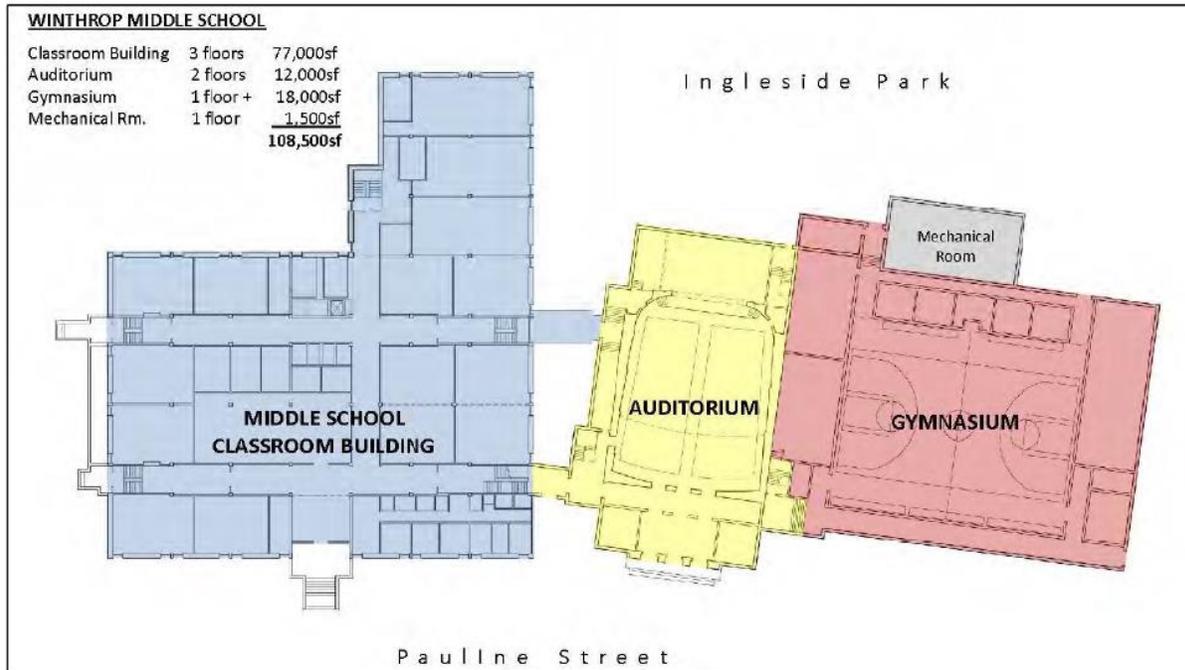


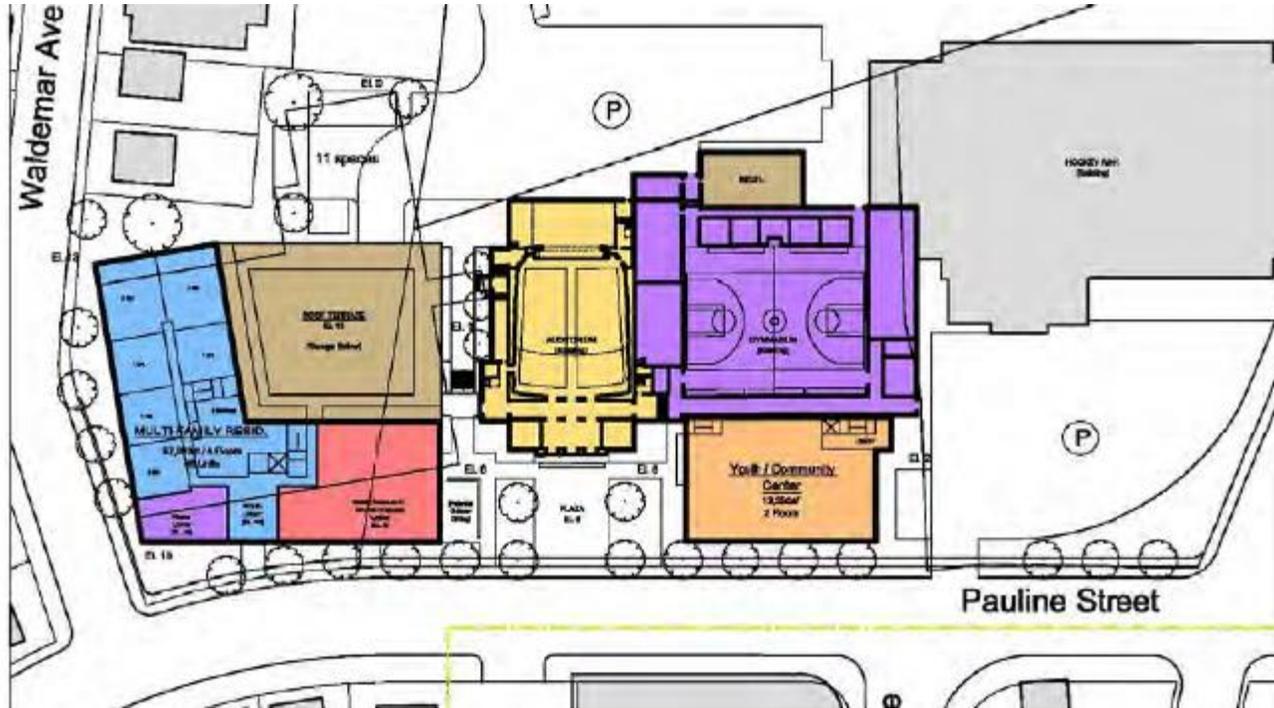
Image Source: Center Business District Pan , 2017



Winthrop Visioning 2030 – Polling Results

Scheme 2: Classroom Building
Redevelopment

0%



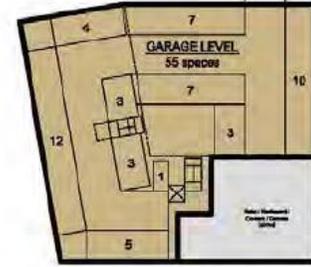
PROGRAM SUMMARY

Auditorium	12,000sf [existing]
Gymnasium	20,000sf [existing]
M-F Resid. [46du]	57,000sf
Comm. Center	13,250sf
Fitness	1,200sf
Retail / Dayc. / Co.	4,750sf

TOTAL 108,200sf



TYPICAL UPPER LEVEL (x3)
15,800sf / 13 Units



GARAGE LEVEL
55 spaces (+11 on grade)



Image Source: Center Business District Pan , 2017



Middle School Rezoning

Winthrop Visioning 2030 – Polling Results

Scheme 3: Classroom and Auditorium Redevelopment 50%

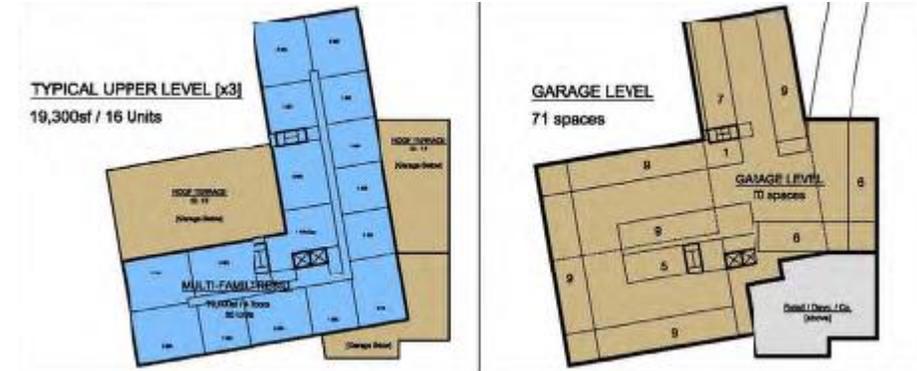


Image Source: Center Business District Pan , 2017



Middle School Rezoning

Winthrop Visioning 2030 – Polling Results

Scheme 4: Entire Site Redevelopment

42%

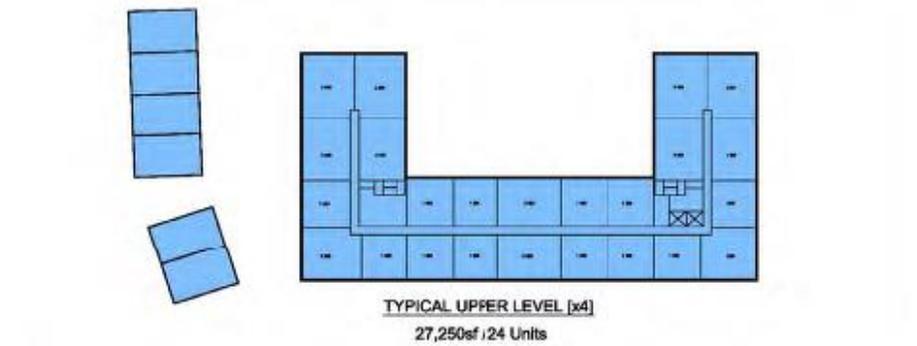
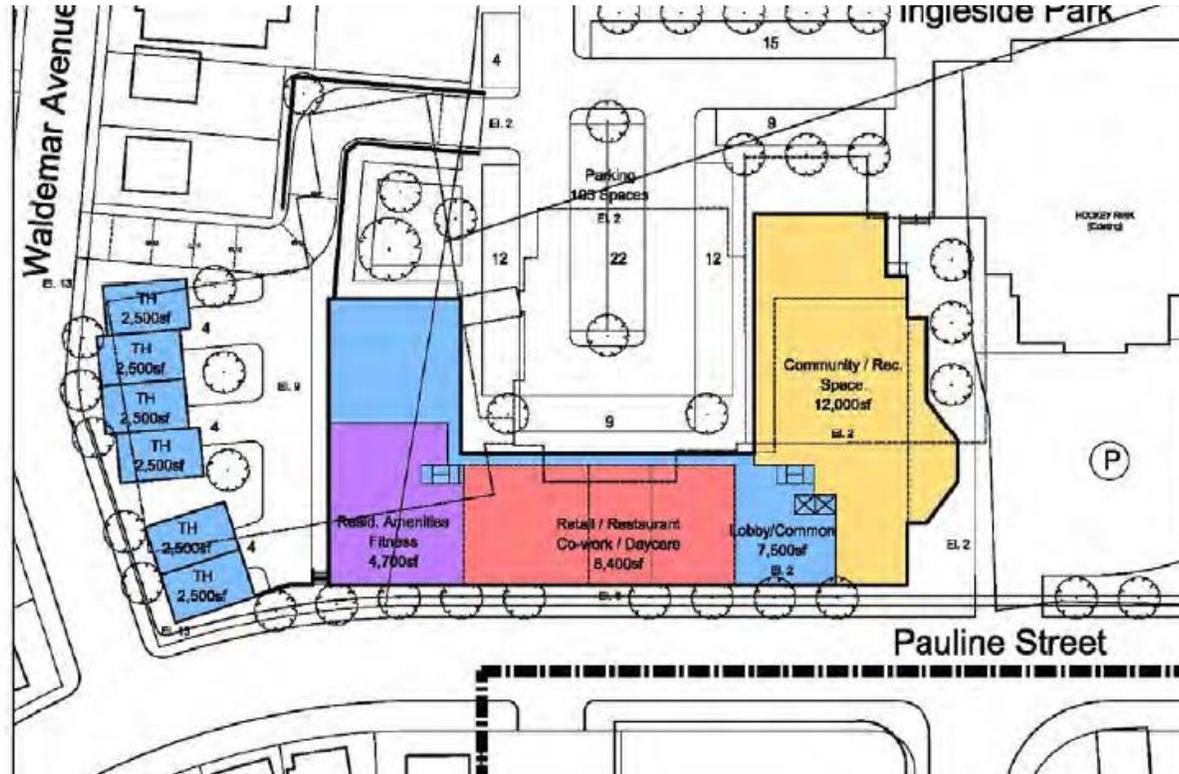


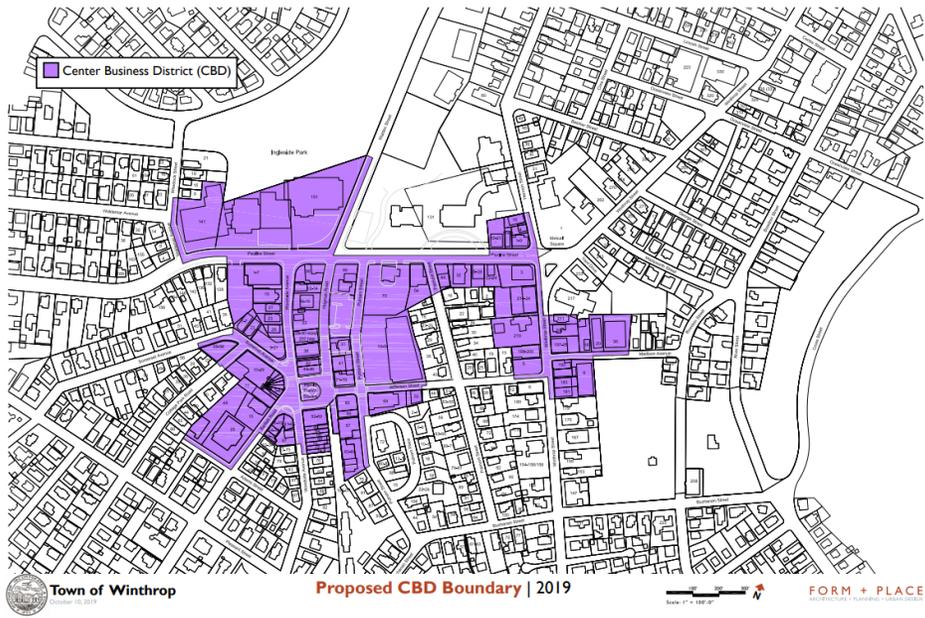
Image Source: Center Business District Pan , 2017



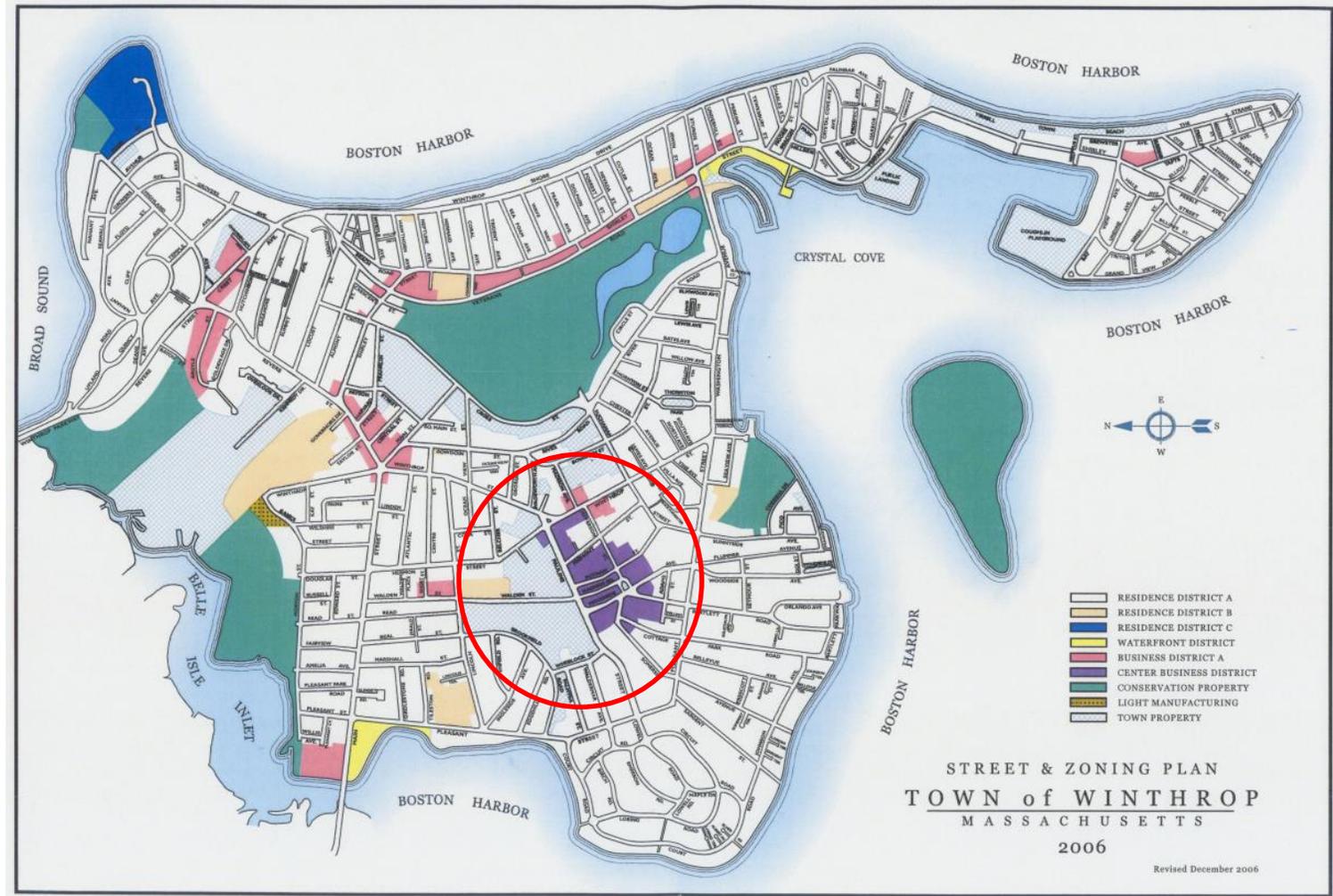
Middle School Rezoning

Prior Studies

Zoning Map Analysis



Please make note #207 & #211 Winthrop St are NOT in the CBD



Middle School Rezoning

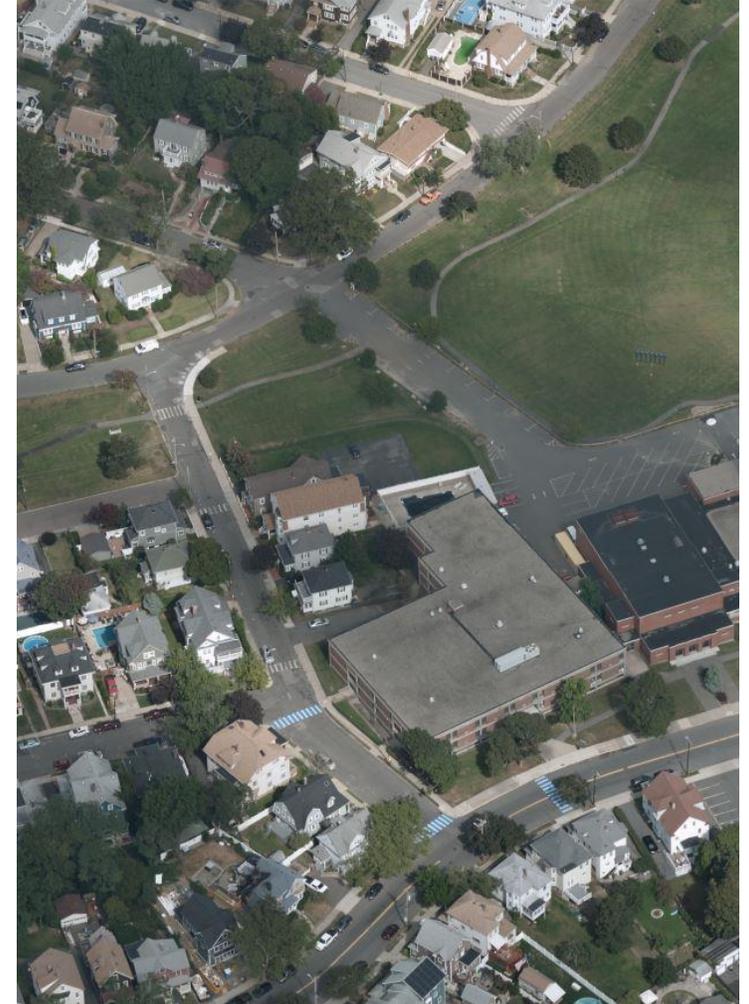
Zoning Considerations



Middle School Rezoning

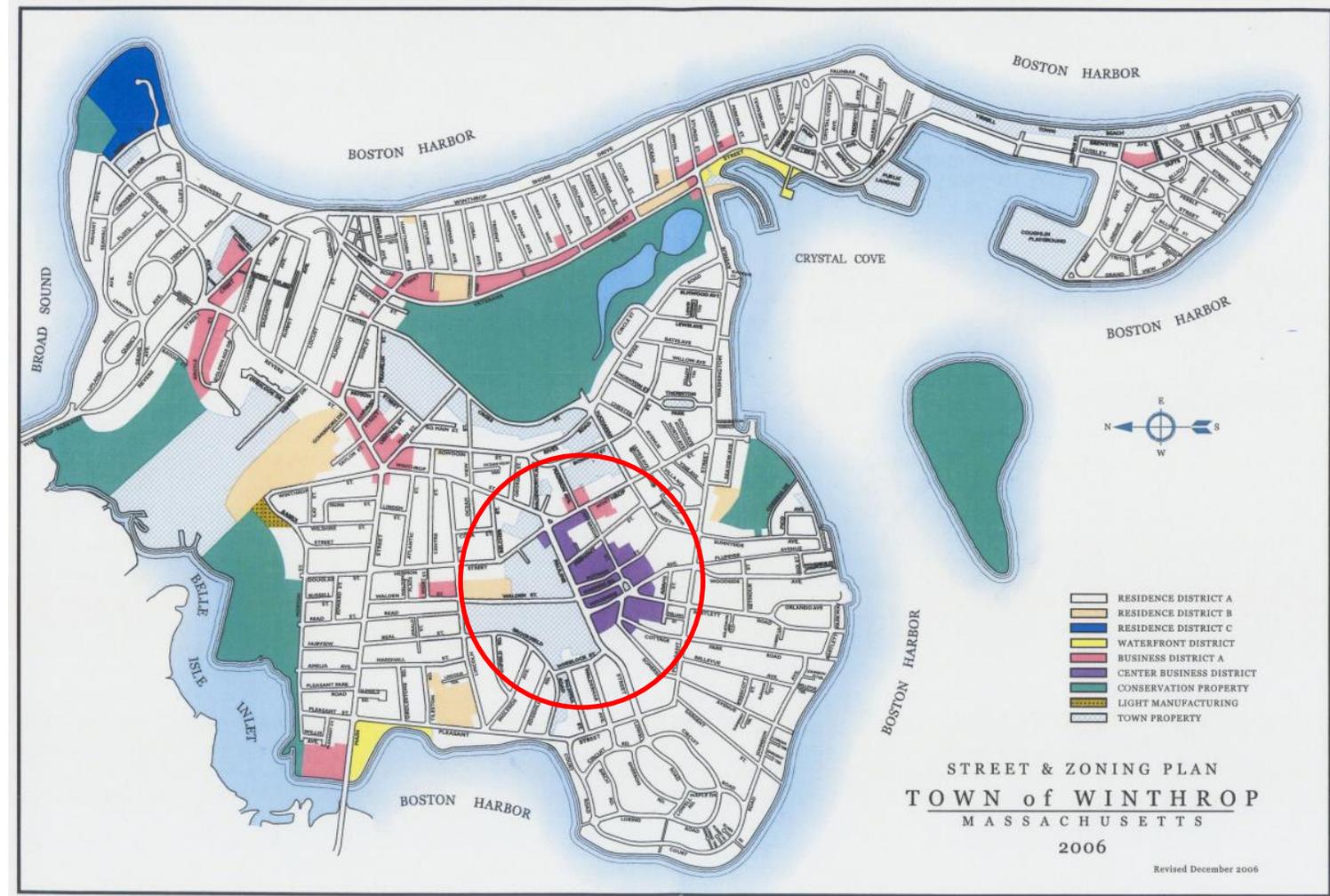
What is Zoning?

- Size and Bulk: Height, Setbacks, Lot Coverage, Open Space
- Land Use: Residential, Office, Retail, Municipal, Other
- Development and Approvals Process: Application, Review Process, Approvals Process, Conditions



Implications (zoning options) for Middle School Site

- Create a New Zone or an Overlay District?
- Expand the Center Business District Zone?



Zoning Considerations from Centre Business District Master Plan



Centre Business District Master Plan

CBD Zoning Regulation Considerations



Source: Center Business District Pan , 2017



Middle School Rezoning

Centre Business District Master Plan

CBD Zoning Regulation Considerations

The following adjustments to the CBD zoning regulations should be given consideration, as they could promote a higher quality of development:

- Maximum Number of Stories: Consider allowing greater height or number of stories [perhaps up to 60' or five stories] on larger parcels by special permit provided that projects adhere to design guidelines and are sensitive to abutting residential districts.



Centre Business District Master Plan

CBD Zoning Regulation Considerations

- Minimum Number of Stories: Consider adding a minimum building height or number of stories, perhaps 24 feet / 2 stories, especially in visually prominent locations in the CBD.
- Minimum Lot Coverage: Consider requiring a minimum lot coverage percentage; can be different for multi-family residential versus mixed-use and other permitted uses.
- Setbacks: Consider adding a maximum front yard setback in order to help define streetscapes.
- Street Frontage: Consider requiring a minimum building frontage that contributes to street wall definition, based on a percentage of the lot dimensions; Percentage could vary depending on the hierarchical classification of street as a primary, secondary or tertiary street.



Centre Business District Master Plan

CBD Zoning Regulation Considerations

- Façade Transparency: Consider adding minimum façade transparency requirements to upper floors; Ground floor transparency percentages could be increased above 40%, especially on hierarchically more important streets / open spaces.
- Parking Ratio Reductions: Allow projects subject to Major Site Plan and Design Review [greater than 10,000 sq. ft.] to have more flexibility with respect to required parking. In addition to shared parking, car-share and fee in lieu reductions, consider allowing parking off-site by signed agreement approved by the Town and percentage reduction based on number of public parking spaces within a certain distance of the property.
- Required Off-Street Parking: Consider utilizing a minimum to maximum range for required parking to allow for market-driven reductions while capping excessive allowable parking and surface lots [Note: should be contemplated in conjunction with improvements to public transit.]



Centre Business District Master Plan

CBD Zoning Regulation Considerations

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Centre Business District Master Plan

CBD Zoning Regulation Considerations

- Bicycle Parking: Consider requiring projects subject to Major Site Plan and Design Review to provide on-site bicycle parking, based on a percentage of the number of vehicular parking spaces required.
- Parking Landscape Standards: Consider introducing landscape buffer requirements for parking areas visible from streets and adjacent to residential districts.
- Signage Standards. Consider allowing projects subject to Major Site Plan and Design Review [greater than 10,000 sq. ft.] to have a mechanism to obtain more flexibility with respect to sign criteria.
- Adaptive Reuse: In the interest of incentivizing the adaptive reuse of buildings with historical, architectural or cultural value to the Town, consider allowing greater flexibility with respect to dimensional criteria, parking requirements and design standards, in order to appropriately maintain the integrity of the building and/or site.



Centre Business District Master Plan

CBD Zoning Regulation Considerations

- Administrative Project Review: With further elaboration to design standards and the availability of appropriate staff, the Town might consider allowing for an administrative project review process for as-of-right projects of a certain scale [Note: this would be more of a Form Based Code approach where the discretionary process is front-loaded into the regulation, thus providing developers with more certainty as to the approvals process].
- Allowable Uses: Review restrictions on certain uses, such as light manufacturing, retail shops for goods manufactured on premises and laboratory uses, as some may be compatible with the CBD.



Centre Business District Master Plan

CBD Zoning Regulation Considerations

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- Allowable Uses: Review restrictions on certain uses, such as light manufacturing, retail shops for goods manufactured on premises and laboratory uses, as some may be compatible with the CBD.



Centre Business District Master Plan

CBD Zoning Regulation Considerations

In addition to amending the underlying zoning for the former Middle School site, the Town may want to consider the merits of an overlay district, such as a Smart Growth Zoning Overlay District, also known as a Chapter 40R district. Chapter 40R targets higher residential densities and mandates a percentage of affordable units. While this mechanism allows for a more streamlined approvals process and immediate access to state funding to assist Town's with the development process, as well as help offset the cost of educating school-age children who move into the district, programs such as 40R should be carefully vetted to ensure that they support the full range of development alternatives that might present themselves. Smart Growth overlay districts are certainly appropriate in town center contexts where there is a concentration of mixed-use development and access to adequate public transportation.



Updating Zoning in Winthrop



Middle School Rezoning

Zoning Change Process

- G.L. c. 40A, §5 as well as the Town's Charter and the Rules and Procedures of the Winthrop Town Council govern the process by which the Town may amend its Zoning Ordinance, including the Zoning Map.
- The process of amending the Zoning Ordinance begins with referral to the Planning Board of a proposed amendment. After that referral, the Planning Board and Town Council, together or separately, must hold a duly noticed public hearing on the proposed amendment.
- The proposed amendment may also need to be sent to the Finance Committee and other appropriate committees for review and report to the Town Council prior to final debate and the vote of the Town Council.
- Ultimately, the Town Council may vote to adopt, reject or amend and adopt a proposed amendment. That vote may not occur until the Town Council receives a report from the Planning Board with recommendations as to the proposed amendment or at least twenty-one (21) days have elapsed after the Planning Board's public hearing and must occur within ninety (90) days of the Town Council's hearing on the proposed amendment.

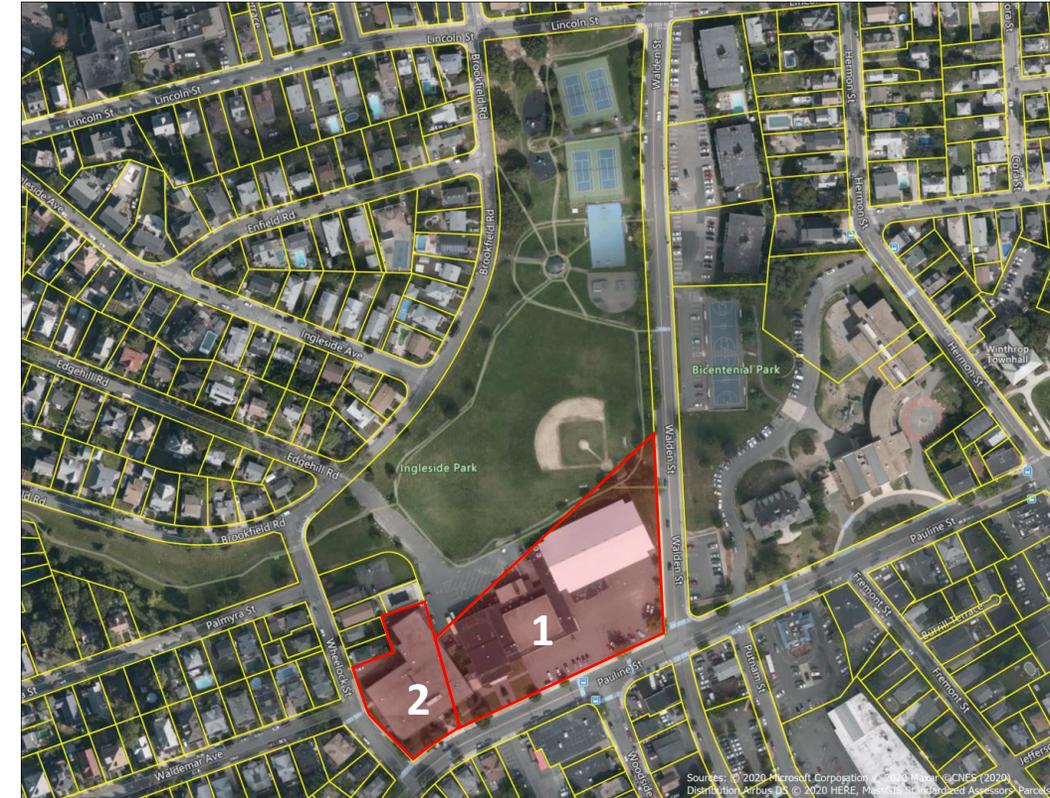


What size and bulk standards could apply?



DRAFT CBD Zoning Elements - *Discussion*

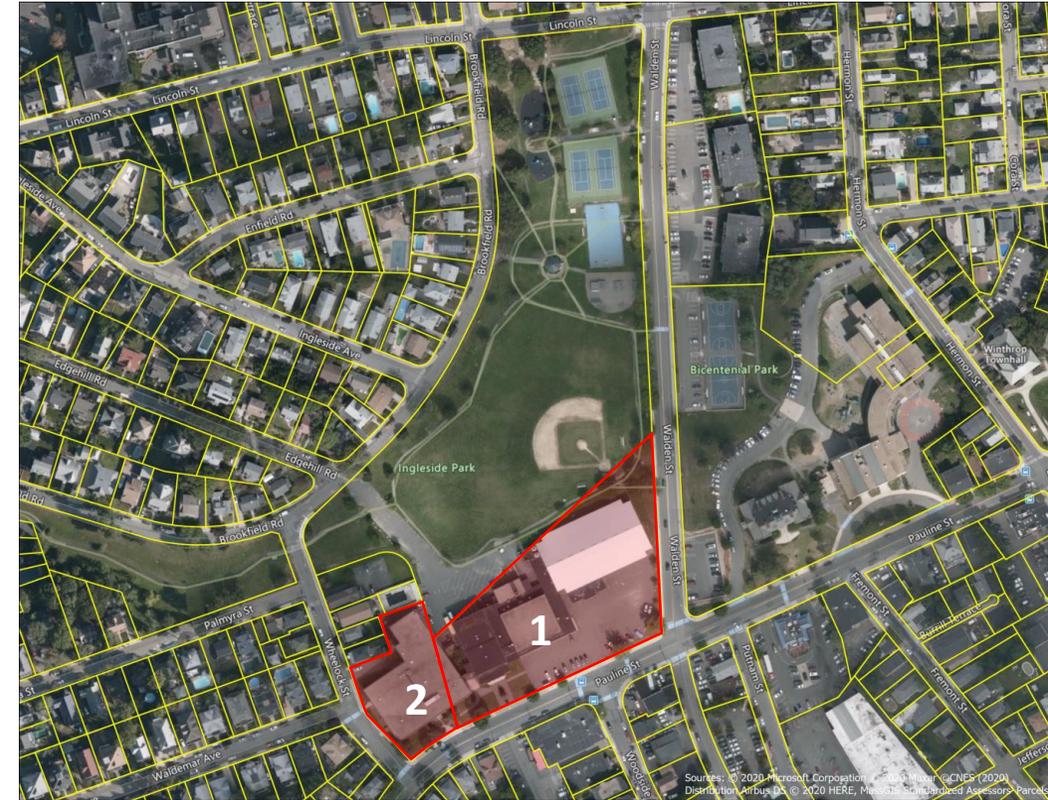
Elements		Comment
Number of Stories	5 Stories	Should there be a minimum?
Building Height	60 Feet	
Setbacks	10 Feet	Same for all Sides?
Maximum Setback	20 Feet	Should this be required?
Building Street Frontage	% of frontage	What percentage is feasible?
Special Permit for Larger Buildings?		This could address setbacks from residential areas



Middle School Rezoning

DRAFT CBD Zoning Elements - *Discussion*

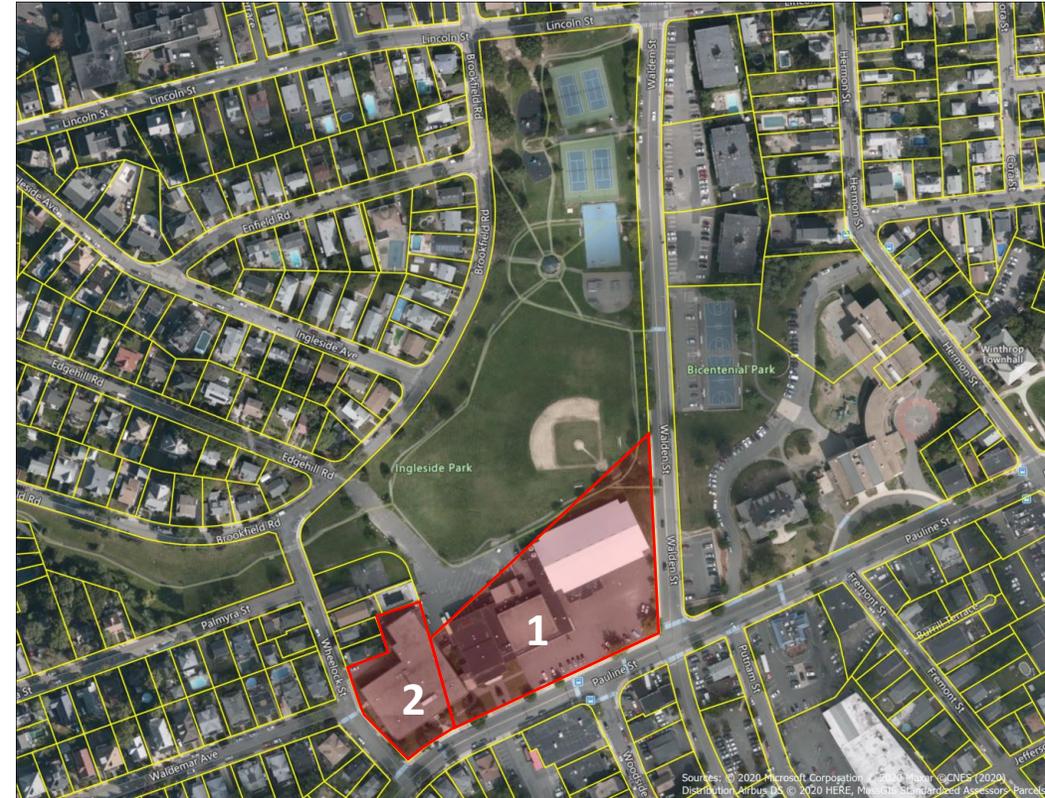
Elements		Comment
Uses	Retail	Size limit?
	Office	Size limit?
	Multi-family Housing	Density Limit?
	Recreation	(Ice Rink)
	Assembly	(Auditorium)
	Other?	
	Required Use Mix	Active Ground Floor?



Middle School Rezoning

DRAFT CBD Zoning Elements - *Discussion*

Elements		Comment
Parking	Baseline Ratios	What are the minimums? (by Land Use)
	Reduced Parking	Through Design Review – could allow flexibility
	Shared Parking	What percentages?
	Required Bicycle Parking	How Much?
	Off Site Parking	Relate to MAPC Parking Study



Middle School Rezoning

Next Steps / Recommendations

- 1) Explore the applicability of extending the CBD District to the Study Area
- 2) Explore the option to create an Overlay Zoning District
- 3) Define critical buffers and setback requirements, especially for abutting residential areas
- 4) Understand the goals for ground floor uses, how much and where?
- 5) Understand the potential to offer flexibility in parking (where, how much and ability to share)
- 6) Complete a site survey with title research to clearly define property boundaries
- 7) Meet with the Ice Rink representatives to determine the short and long-term options for the arena (continue w/maintenance?, demo?, full replacement?, etc.)
 - Develop costs for maintenance and full replacement options
- 8) Determine the land value of the study area properties, costs for demolishing the exiting buildings, and incentives the Town could potentially offer in the redevelopment process
- 9) Develop a hypothetical development scenario (yield) based on the proposed zoning size and bulk standards
- 10) Develop a second Request for Interest (RFI) for the development community with the Town's goals and objectives clearly identified.
- 11) Draft Zoning and associated maps changes with the Planning Board
- 12) Advance the Rezoning through the Town process

