

## **Areas for Public Input – Commercial Zones along Maple Avenue - October 2019**

I. Height (Sec. 18-95.9 and Sec. 18-75.2) – I would be interested in requesting feedback on a range of heights for Maple Avenue and the requirements associated with those heights - 54 feet – 4 stories, 41 feet – 3 stories, and 35 feet – 1 or 2 stories.

II. Gathering Space (Sec. 18-95.13) – I would be interested in asking for feedback on a range of required gathering space and their corresponding costs/benefits for each – 10%, 15%, 20%.

III. Building Breaks (Sec. 95.14) – I would be interested in feedback on a range of distances for a required façade break and building break – various linear distances should be depicted.

IV. Boundaries for the MAC zone (Sec.18-95.2) – Should the MAC be available for all commercial properties fronting Maple Avenue or should it be restricted to an identified area of Maple Avenue?

V. Streetscape and Setbacks (Sec. 18-95.7, Sec.18-95.11 and Sec. 18-75.1)– I believe public feedback from the visual preference survey and community workshops have shown that a vegetated, wide streetscape is desired. The building scale for Maple Avenue show that a 28’ wide streetscape is appropriate for the street, taking into account the additional height associated with the MAC. Show pictures of various streetscape configurations and materials (stamped concrete that looks like brick) to confirm public preferences.

Though this is part of the Transportation and Land Use Study, I think the Town should ask for feedback on whether to add a bike and/or scooter lane to the roadway, and depict how it would be separated from the cars.

VI. Mixed Use verse Commercial Use (Sec. 18-95.4) – Should the commercial codes allow for more diverse types of housing, and greater than 50% residential? Show various types of housing for consideration.

## General Comments

The commercial zones along Maple Avenue currently allow for a maximum of 35 feet in height (same maximum height as a single family house), 49.9% residential, and no gathering/open space requirements. Some recent redevelopments by-right along Maple Avenue are the Dollar Tree, Drive-Thru Starbucks, and Wawa.

Here are some general comments that have been discussed over the past 20 years regarding the commercial zones along Maple Avenue. These comments should be discussed with any changes to Chapter 18 of the code:

1. commercial redevelopment has not kept pace with residential redevelopment in the Town
2. when commercial redevelopment or renovating does occur, it is typically single use (or single business), not mixed use, even though the commercial zoning codes allows for 49.9% residential
3. when commercial redevelopment or renovating does occur, it is car-oriented, not pedestrian-bike-transit oriented
4. limited shared parking – distribution of available parking is uneven along the corridor
5. types of new businesses seem to be limited
6. with exceptions like the Town Green area, Maple Avenue lacks a sense of place - it is a road where most people travel by car from business to business.
7. the structure and organization of Chapters 17 and 18 of the zoning code is over 50 years old and need updating
8. last comprehensive plan was completed in 2015-16, comp plans should be reviewed every 5 years, and any changes incorporated into the plan
9. any recommended changes to chapter 18 should be checked for economic viability