

Note: It is useful to consider how many units will be yielded as this denominator is reduced. This can give the Town a feel for whether this should be capped at a certain level. Using the entire 77 acres:

Denominator	Resulting Maximum Units
10,000	335
9,500	353
9,000	373
8,500	395
8,000	419
7,500	447
7,000	479
6,500	516
6,000	559
5,500	610
5,000	671
4,500	745
4,000	839
3,500	958
3,000	1,118
2,500	1,342
2,000	1,677

Commented [CF3]: For the entire master plan we are proposing 931 units and 168,000 gross sf of mixed use on a master plan total gross acreage of +/- 64 acres. This equals a gross residential only density of 14.6 DUA for all parcels exclusive of nonresidential uses. This equals a denominator of 3,000 sf. If a developable land calculation is utilized, these numbers would obviously change.

Density Increase

Note: It is HW's experience (and we have heard this at numerous planning conferences) that the use of density bonuses should be done strategically and should be narrowly focused. Three best practices that emerge in "lessons learned" discussions include:

1. The incentives should be balanced as much as possible from the perspective of the difficulty to implement. In other words, if all the incentives provide an equal outcome, the developer will logically choose the easiest ones. The Town should create a list of incentives that are reasonably similar in terms of burden.
2. The Town should try to limit the list of incentives to those that are truly important to the Town's goals and impactful (positively) to the community. For example, the provision of deed restricted affordable housing will be more impactful than extending a buffer beyond what is already considered "protective" to the neighbors.
3. The Town should try to closely match the number of available incentives with the number needed to achieve the highest desirable density. For example, assume the denominator will be reduced by 1,000 SF for each incentive. If meeting seven incentives (new denominator of 3,000 SF) will reach the highest desirable density, then the Town should try to limit the number of incentives to seven (or not much higher).

HW has revised the incentive language below in accordance with these best practices and with the assumption that the Town would reduce the denominator no lower than 3,000 SF. Revisions can be made if this assumption is incorrect.

MEC projects may receive a ~~1,000XXXXX~~ SF of lot area per dwelling unit reduction bonus for every incentive met. In no case shall any combination of density bonuses allow the minimum land area per dwelling unit to be less than ~~23,000~~ SF per dwelling unit. Calculations shall be based on total land controlled by the applicant and contained within the subject master plan application.

Commented [CF4]: Should these be prorated based on importance to the town?

Commented [CF5]: Need to work out the math

Commented [CF6]: Consider a developable land calculation and densities / incentives based on units per acre.

Incentive
Mixed Use Project (25% or more of the gross floor area of the MEC is dedicated to non-residential uses) Alternative: At least 50% of residential buildings dedicate at least 25% of ground floor gross floor area to non-residential uses <u>Project provides a mix of non-residential uses totaling a minimum of 5% of gross floor area of all uses.</u>
Deed Restricted Affordable Housing (10% or more of dwelling units)
Universal Design (25% - 10% or more of dwelling units incorporate Universal Design Features as defined in Sec. 2.1) Alternative: Specify compliance with the Universal Design Standards required for Active Senior Housing per 5.1-8.B.11
Outdoor recreational amenities including adequate parking facilities that are open to the public. Public Recreation or improvements specifically designed for the enjoyment of the general public and inclusive of people with disabilities such as but not limited to, hiking trails, improvements to boat ramps, parks and gathering spaces or other public access to rivers or the shore. Parking access for these amenities would be included.
Indoor recreational or community amenities including adequate parking facilities that are open to the public
Dedicated m Multi-story parking structure of 100 spaces or more
Covered Parking: Provide a minimum of 20% of total residential parking under buildings and or green roof decks.
New residential construction complies with minimum "Energy Star New Construction Program" requirements
For new construction, inclusion of building techniques that would enable the project to achieve <u>meet or exceed</u> LEED Gold certification criteria. <i>Note: Applying for and maintaining actual LEED certification is expensive and burdensome. Many developers just do the work, but don't go through the actual certification process.</i>
Provisions for mass transit at or within walking distance to the subject project included but not limited to bus shelters, ride share facilities, water taxis.

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Commented [CF7]: We will not likely use this but it would need further definition. 80% AMI, etc.

Commented [CF8]: I will review for compliance

Heat island reduction: Provide at least 30% of all on site non-roof hardscape or paved area to be either shaded or be constructed using a material with a Solar Reflective Index of at least 29. Under building parking may count toward this goal.
Preservation and adaptive re-use of a minimum of 50% of existing on site structures deemed structurally reusable as measured by usable gross square feet
Provision of dedicated bicycle facilities connecting on and off site destinations
Solar Panels and/or other Renewable Energy production facilities are installed to provide 50% or more of the projected energy use within the MEC.

Commented [CF9]: We are investigating this but 50% seems unattainable with the proposed densities.

6.5-7.E. Uses

Specific distribution of uses for a MEC shall be established in the Master Plan as approved by the PZC and shall be consistent with **Sec. 6.5-4.C** Use Table.

6.5-7.F. Contributing Structures

1. Development shall be consistent with **Sec. 6.5-3.B**
2. Full demolition of any contributing structure is not allowed unless demolition is required to protect public health and safety as determined by the Town of Groton or the State of Connecticut. No more than 20% of the front façade area may be demolished or significantly altered.
3. The removal or alteration of the character defining features of any portion of a Contributing Structure being maintained is prohibited.

6.5-7.G. Parking Spaces

The number of off-street parking spaces provided shall be in accordance with Table 8.2-4 Parking Space Requirements.

6.5-8 Design Standards

All MEC development shall be in accordance with the following design standards. Unless specifically exempted by a particular situation identified herein, the following design standards apply to any MEC development activity. These standards are in addition to other building and development standards found in these regulations and supersede other standards where a conflict exists.

Comment from Jon: Can we utilize existing design standards in the regulations such as the MTC design standards or multi-family design standards? Could be an issue if single unit structures are planned.

Response from HW: The standards below are largely derived from the MTC design standards, with adjustments made for the context of the MEC.

6.5-8.A. Pedestrian and Bicycle Circulation

Pedestrian and bicycle infrastructure shall be provided using the following site design techniques: