

Crossroads Redevelopment District

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. Adopt a new Article XXXIV, Crossroads Redevelopment District, as follows:

Article XXXIV Crossroads Redevelopment District

§ 210-223. Purpose

The intent and purpose of this Article is to implement the following policies, principles and objectives:

- A. The District will contain a mix of uses;
- B. Proposed development will encourage infill and redevelopment and retrofit to the extent possible;
- C. New development will be organized in a pattern to encourage pedestrian and non-motorized access to adjacent open space, conservation areas and connection to commercial and recreational areas within and outside of the District;
- D. Transportation corridors will be planned and designed in coordination with land use;
- E. Buildings and landscaping will contribute to the character of the Town and enhance the District;
- F. Building design and location will be respectful of existing neighborhood settings and encourage entry of sunlight and minimize interference with distant views;
- G. Site and building design will utilize energy efficient design and execution and low-impact development techniques and principles;
- H. The entire District will be planned, and will be developed in accordance with these design principles.

§ 210-224. Definitions

Floor Area Ratio (FAR) – The total gross floor area of all buildings or structures within the District divided by the total area of the District, provided, however, that the gross floor area of parking structures, bicycle storage structures, seasonal areas with temporary facilities that allow winter use (air structures, etc.), loading facilities or structures designed for pedestrian access such as pedestrian bridge, enclosed walkways, or bus shelters shall not be included in FAR calculations.

Pervious Surface – Area maintained in its natural condition, or covered by a material that permits infiltration or percolation of water into the ground.

Pervious Surface Area (PSA) – The total area of pervious surface within the District divided by the total area of the District. Pervious areas shall include wetland areas, rain gardens and other preserved open space and all such areas shall be included in “total area” for purposes of this calculation.

§ 210-225. Dimensional and Intensity of Use Requirements

- A. Minimum lot frontage: 50 feet. The Planning Board may allow interior lots in separate ownership without frontage on the condition zero frontage lots have access to public ways by easement.
- B. Minimum lot area: 45,000 square feet
- C. Minimum side yard and rear yard width: 0 feet to property lines within the Crossroads Redevelopment District. 50 feet to lot lines of property outside the District.
- D. Maximum FAR as calculated for the entire District: 0.7
- E. Minimum PSA as calculated for the entire District: 0.4
- F. Maximum number of dwelling units within the entire District: 375
- G. Maximum building height: 80 feet or 8 stories, whichever is less, inclusive of roof mechanicals, utility penthouses, communication structures and other projections not used for human occupancy; provided, however, that no building shall exceed 45 feet if located between Parkwood Drive and the easterly boundary of the District.

§ 210-226. Uses Permitted by Right

- A. The following land uses are permitted by right in the District:
 - (1) Research and development; research centers and laboratories;
 - (2) Professional and medical offices and licensed medical care facility for inpatient and outpatient services;
 - (3) Financial institutions and banks;
 - (4) Manufacturing, assembly or processing plants for the following types of industries, provided that none of the above activities in Subsection A(3)(a) through (k) will be offensive, injurious or noxious because of gas, dirt, sewage and refuse, vibration, smoke, fumes, dust, odors, discharge of harmful bacteria, radioactive material or chemicals into air, water or septic or site drainage systems, danger of fire or explosion, objectionable

noise or other characteristics which are detrimental or offensive or which tend to reduce property values in the same or adjoining districts, and that there shall be no outdoor storage of materials.

- (a) Food, bakery and kindred products.
 - (b) Apparel and related products.
 - (c) Electronic and electrical products.
 - (d) Furniture and fixtures.
 - (e) Printing and publishing.
 - (f) Lumber and wood products.
 - (g) Paper converting products.
 - (h) Primary and fabricated metal industries.
 - (i) Machinery.
 - (j) Transportation equipment.
 - (k) Instruments and related products, or any other light manufacturing enterprise.
- (5) Warehousing for distribution, not to exceed 15,000 square feet in area
- (6) Health club
- (7) Massage, health and wellness service and spa facility
- (8) Restaurants that contain no more than 200 seats, and that are not open for business after 11:00 p.m.
- (9) Retail stores up to 15,000 square feet in area, with the exception that food markets and grocery stores shall not exceed 30,000 square feet. All such retail stores may operate only between the hours of 6:00 a.m. and 11:00 p.m.
- (10) Genetic, biological and chemical research centers, laboratories and manufacturing and processing plants with a Biosafety Level of Level 1 (involving specific combinations of work, practices, safety equipment and facilities appropriate for infectious agents that do not ordinarily cause human disease) or Level 2 (involving specific combinations of work practices, safety equipment and facilities appropriate for infectious agents that can cause human disease, but whose potential for transmission is limited), as determined in accordance with the Guidelines of the U.S. Centers for Disease Control.

- (11) Hotels and Inns
- (12) Multifamily Residential. For the purpose of this District, Multifamily Residential shall be dwellings which share demising, ingress, egress and mechanical facilities.
- (13) Conference center
- (14) Public or private educational use
- (15) Child care facility
- (16) Agriculture, horticulture and viticulture
- (17) Indoor or outdoor recreational facility.
- (18) Museum, library or arts facilities which are open to the public or connected with an educational use
- (19) Cinemas, concert halls, theaters, display and performance spaces
- (20) Places of worship and other religious uses
- (21) Municipal museums, libraries, administration and schools.

§ 210-227. Uses Permitted by Special Permit

The following uses may be allowed in the district upon the grant of a special permit by the Planning Board:

- A. Genetic, biological and chemical research centers, laboratories and manufacturing and processing plants with a Biosafety Level of Level 3 (involving specific combinations of work practices, safety equipment and facilities appropriate for infectious agents that may be transmitted by the respiratory route which can cause serious infection), as determined in accordance with the Guidelines of the U.S. Centers for Disease Control.
- B. Warehousing for distribution with 15,000 square feet or more.
- C. Parking Facilities for Public School Buses serving Hopkinton residents.
- D. Restaurants where all patrons are seated, and (1) that contain more than 200 seats; or (2) that are open for business after 11:00 PM.
- E. Veterinary clinics and indoor kennel facilities.

- F. Retail stores which contain more than 15,000 square feet and food markets or grocery stores which contain more than 30,000 square feet.

§ 210-228. Landscape Design

- A. Landscaping of the built environment shall be designed to complement the District's characteristics and enhance and/or screen the buildings, roadways and parking facilities. The design of the District shall utilize the site features, complement the terrain, fit the scale and architecture of proposed buildings within the district, and use natural and native drought tolerant plant materials with low water consumption and maintenance requirements whenever possible.
- B. Landscape elements shall reinforce the character of the District through streetscape details, street furniture (such as lighting, signage and seating), grading, and the use of a variety of plant materials to separate uses, frame vistas and direct views. Strategic plantings shall shade buildings and paved areas to decrease building cooling loads and mitigate the heat island effect created by buildings and pavement.
- C. Landscaping should be used to either strengthen or buffer the visual relationship with the surrounding area.
- D. Naturalized plant groupings shall be included in landscape plans and effectively break up paved areas and facades, strengthen vistas and provide shade.
- E. Buildings and impervious surface areas shall be sited to minimize disruption to existing ecosystems and to preserve wooded areas and mature trees.
- F. Street furniture and sidewalk enhancements such as benches, trash receptacles, recycling bins, planters and bicycle racks shall be provided within the District. Distribution shall be appropriate to the function of the street.
- G. Paved surfaces shall be designed to accommodate the everyday needs of the uses within the District, including use by pedestrians, bicyclists, automobiles and delivery vehicles.
- H. Surface parking lots are accessory and not primary uses, and as such shall be located and designed so as not to be visually and physically prominent.

§ 210-229. Building Design

- A. Building facades facing the street should enhance the streetscape. Buildings facing more than one street should present high quality and architecturally related facades to all of the streets. Blank facades should not face streets or pedestrian walkways. Unfinished exposed foundation walls shall be minimized.
- B. Parking garages and interior parking areas are accessory and not primary uses, and as such shall be located and designed so as not to be visually more prominent than structures

containing other uses or open and landscaped areas. Parking facilities shall be architecturally screened and/or sheltered by building or landscape elements so their visibility from roads or adjacent zoning districts is mitigated.

- C. Variety in building styles is encouraged, and variation of detail, form and siting shall be used to provide visual interest. Variable siting and orientation of individual buildings is encouraged to respond to site specific features.
- D. The scale of large buildings shall be broken up by providing roofline variations.
- E. Buildings shall be designed to accommodate locations for building mounted signage, as needed, within a sign band or other such element on the façade.

§ 210-230. Administration

A. District Site Plan

It is the intent that a District Site Plan which is reviewed and approved by the Planning Board will guide the development of the entire District. It is intended that the District Site Plan shall be a conceptual plan which establishes building and open areas, and general building and infrastructure locations, and that the approved District Site Plan will be used as the basis for the preparation of individual Site Plans for separate components of development within the District.

(1) Procedure

- (a) Prior to the submission to the Planning Board for Site Plan Review pursuant to Article XX within the District, a District Site Plan shall be prepared and submitted to the Planning Board for approval. The Planning Board shall adopt submission requirements and procedures for the District Site Plan, which shall be filed with the Town Clerk.
- (b) An applicant for approval of the District Site Plan shall file with the Planning Board an application and submission materials as required by the adopted submission requirements and procedures.
- (c) The Planning Board shall, within five days of receipt of a District Site Plan Review application, transmit copies of the application and the Site Plan to the local boards, committees and officials identified in the adopted submission requirements and procedures, for comments and recommendations.
- (d) The Planning Board shall hold a public hearing within 45 days of the filing of a complete application and shall close the public hearing within 180 days of the filing and file a decision with the Town Clerk within 30 days of the close of the public hearing. Notice of the time, place and subject matter of the public hearing shall be given by the Planning Board, at the expense of the applicant, to the applicant and to all owners of land abutting the land being subject of such application as appearing on

the most recent tax list on file at the Assessor's Office, and shall also give notice of the time, place and subject matter of the public hearing, at the expense of the applicant, by advertisement in a newspaper of general circulation in the Town, once in each of two successive weeks, the first publication being not less than 14 days before the day of such hearing.

- (e) The time within which the Planning Board must act on any application may be extended upon mutual agreement in writing between the Planning Board and the applicant. Failure to act within the time limitations established in this article shall be deemed constructive approval of the application.
- (f) Final action shall be a "Decision of District Site Plan Review" that is filed with the Office of the Town Clerk.
- (g) A majority vote of the membership of the Board shall be sufficient to approve or disapprove a Decision of District Site Plan Review".

B. Site Plan Review

Upon approval of a District Site Plan, an applicant may submit an application for Site Plan Review within the District. Such submission, procedure and Board action shall be as contained in Article XX.

C. Appeals

Appeals shall be as contained in Article XX.

D. Existing buildings and uses

If a District Site Plan has not been submitted for the District, existing buildings and structures subject to Site Plan Review may be modified, renovated and added to upon approval of a Site Plan by the Planning Board. However, no new building or structure may be constructed within the District prior to the approval of a District Site Plan.

§ 210-235. Site Plan Decision Criteria

A. District Site Plan Approval

The Planning Board shall approve an application for District Site Plan Review if it finds that the District Site Plan complies with the intent, purpose and design provisions of this Article, and applicable Design Guidelines.

B. Site Plan Approval

A Site Plan submitted pursuant to Article XX shall be approved pursuant to the decision criteria contained within said Article, with the following exceptions:

- (1) The Board may determine that a Site Plan need not conform to a specific Site Plan Standard in order to conform to a provision of this Article, with the approved District Site Plan, or with the adopted Design Guidelines.

§ 210-236. Design Guidelines

To ensure that District development is of quality design, the District Site Plan and subsequent Site Plans submitted within the District shall be based on Design Guidelines adopted by the Planning Board. The Design Guidelines shall accomplish the policies, principles and intent set forth in this Article.

2. Include the following definition of Licensed Medical Care Facility for Inpatient and Outpatient Services in § 210-4, in alphabetical order:

LICENSED MEDICAL CARE FACILITY FOR INPATIENT AND OUTPATIENT SERVICES

- A building that contains establishments dispensing health services for health maintenance and the diagnosis and treatment of medical, dental and physical conditions, including surgery. The term shall not include urgent medical care requiring emergency transportation, nursing homes or extended-care facilities.

3. Change the zoning district of the following parcels of land, totaling approximately 57 acres, from Industrial B to Crossroads Redevelopment District:

Assessors Map R23 Block 10 Lot 0, Map R17 Block 13 Lot 4, Map R23 Block 11 Lot 0, Map R23 Block 12 Lot 0, Map R17 Block 13 Lot 2, Map R17 Block 13 Lot 3, Map R17 Block 1 Lot A, Map R23 Block 9 Lot 0 from Industrial B District to Crossroads Redevelopment District, and amend the Zoning Map to remove R23 Block 10 Lot 0, Map R17 Block 13 Lot 4, Map R23 Block 11 Lot 0, Map R17 Block 13 Lot 2, Map R17 Block 13 Lot 3, Map R23 Block 9 Lot 0 from the Hotel Overlay District. Said parcels are shown on a plan entitled _____, prepared by _____, dated _____, on file with the Town Clerk.

Pass any vote or take any act relative thereto.

Sponsor: Planning Board