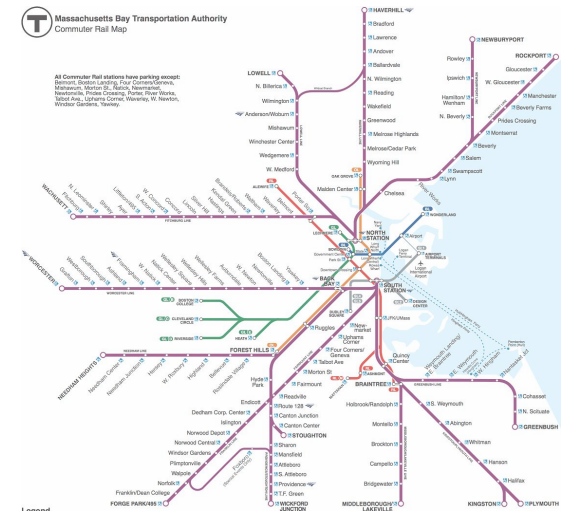


Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

Town of Manchester-by-the-Sea

MBTS Task Force
February 22, 2024
Preview of results for discussion on February 29



Summary of Scenario Tests and Compliant Options for Discussion on February 29

February 22, 2024

Test Results for Original and Modified Lower Pine Street

Totals	1/25 1	1/25 2	2/8 3	2/8 4	2/8 5	2/22 1	2/22 2	2/22 3	2/22 4	2/22 5
District Acreage	49.8	32.2	52.6	52.6	52.6	45.5	27.9	48.3	48.3	48.3
District Density Denominator	45.5	30.8	48.2	48.2	48.2	41.2	26.5	43.9	43.9	43.9
Acres within Station Area	26.7	19.1	29.5	29.5	29.5	22.5	14.9	25.3	25.3	25.3
Final Unit Capacity per District	772	540	784	749	734	721	489	733	698	683
Units within Station Area	329	257	341	341	365	278	206	290	290	314
DU/AC	16.97	17.53	16.27	15.54	15.23	17.5	18.5	16.7	15.9	15.6
Compliant?										
Total acres?	✓	X	✓	✓	✓	✓	X	✓	✓	✓
Contiguous acres?	X	✓	X	X	X	✓	✓	✓	X	X
Unit capacity?	✓	X	✓	✓	✓	✓	X	✓	✓	✓
Station area: acres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Station area: units	✓	✓	✓	✓	✓	✓	X	✓	✓	✓
Density	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Test Results for Original and Modified Lower Pine Street and Summer & Retail Variant

Totals	1/25 1	1/25 2	2/8 3	2/8 4	2/8 5	2/22 V: A-1	2/22 V: A-2	2/22 V: A-3	2/22 V: A-4	2/22 V: A-5
District Acreage	49.8	32.2	52.6	52.6	52.6	50.6	33	53.4	53.4	53.4
District Density Denominator	45.5	30.8	48.2	48.2	48.2	46.3	31.6	49.0	49.0	49.0
Acres within Station Area	26.7	19.1	29.5	29.5	29.5	27.6	20.0	30.4	30.4	30.4
Final Unit Capacity per District	772	540	784	749	734	761	529	773	738	723
Units within Station Area	329	257	341	341	365	318	246	330	330	354
DU/AC	16.97	17.53	16.27	15.54	15.23	16.44	16.74	15.78	15.06	14.76
Compliant?										
Total acres?	✓	X	✓	✓	✓	✓	X	✓	✓	✓
Contiguous acres?	X	✓	X	X	X	X	X	X	X	X
Unit capacity?	✓	X	✓	✓	✓	✓	X	✓	✓	✓
Station area: acres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Station area: units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Density	✓	✓	✓	✓	✓	✓	✓	✓	✓	X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Test Results for Original and Summer & Retail Variant

Totals	1/25 1	1/25 2	2/8 3	2/8 4	2/8 5	2/22 V: B-1	2/22 V: B-2	2/22 V: B-3	2/22 V: B-4	2/22 V: B-5
District Acreage	49.8	32.2	52.6	52.6	52.6	46.1	28.5	48.9	48.9	48.9
District Density Denominator	45.5	30.8	48.2	48.2	48.2	41.8	27.1	44.5	44.5	44.5
Acres within Station Area	26.7	19.1	29.5	29.5	29.5	23.1	15.5	25.9	25.9	25.9
Final Unit Capacity per District	772	540	784	749	734	236	447	691	656	641
Units within Station Area	329	257	341	341	365	679	164	248	248	272
DU/AC	16.97	17.53	16.27	15.54	15.23	16.24	16.49	15.53	14.74	14.4
Compliant?										
Total acres?	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
Contiguous acres?	X	✓	X	X	X	X	X	X	X	X
Unit capacity?	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
Station area: acres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Station area: units	✓	✓	✓	✓	✓	✓	X	✓	✓	✓
Density	✓	✓	✓	✓	✓	✓	✓	✓	X	X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Results Identified as Compliant

Totals	2/22 1	2/22 3	2/22 V: A	2/22 V: B
District Acreage	45.5	48.3		
District Density Denominator	41.2	43.9		
Acres within Station Area	22.5	25.3		
Final Unit Capacity per District	721	733		
Units within Station Area	278	290		
DU/AC	17.5	16.7		
Compliant?				
Total acres?	✓	✓	X	X
Contiguous acres?	✓	✓	X	X
Unit capacity?	✓	✓	X	X
Station area: acres	✓	✓	X	X
Station area: units	✓	✓	X	X
Density	✓	✓	X	X

Compliant Districts under these tests:

- Option 1: Modified Lower Pine Street, Morse/ Saw Mill, Brook/Desmond, MAC + Med Ctr.
- Option 3: Modified Lower Pine Street, Morse/ Saw Mill, Powder House/ Elm St., Brook/Desmond, MAC + Med Ctr.

Neither sets of variants had a compliant option. Variant 1 included the Modified Lower Pine Street and the new Summer & Retail areas. Variant 2 did not include the Modified Lower Pine Street and did include the Summer & Retail area.

Both compliant options rely on the MAC + Med. Ctr. Area for the contiguous area. Only the Revised Option 2 had a different contiguous area, and it failed all other tests except density.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Compliant Options and Criteria

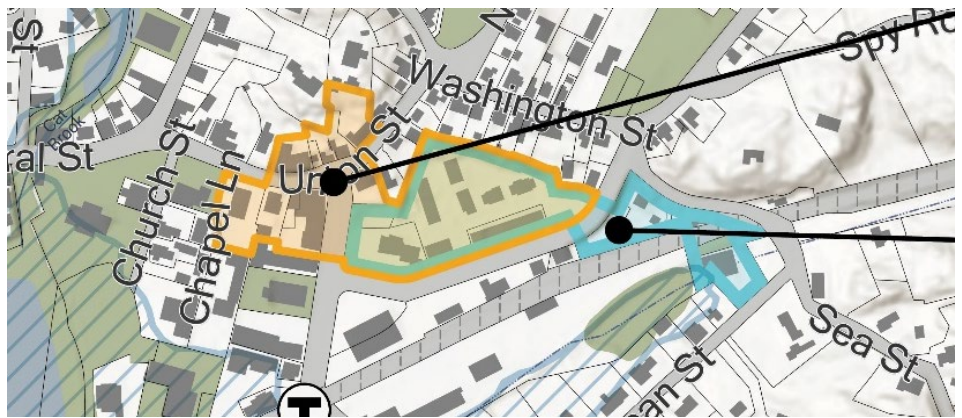
1. Compliance with the MBTA Communities Act
2. Protect and preserve town character and commercial uses in the downtown
 - a. Preserve variety of design characteristics
 - b. Preserve historic structures
 - c. Protect commercial uses
 - d. Protect existing multifamily uses
 - e. Keep building height limit to 4 stories or less within the ½ mile radius
3. Offer alternatives that will be approved by Town Meeting
4. Encourage housing development to meet town needs- including affordability; Consider the SHI,
5. Protect the shoreline and waterfront as resources for all citizens.
6. Minimize impacts on open space, water resource areas, and coastal areas threatened by flooding and sea level rise
7. Minimize potential impact on town neighborhoods and residents
 - a. Target development to appropriate sites and minimize the size of projects in existing residential neighborhoods
 - b. Minimize the total of new additional units
 - c. Consider appropriate beyond the ½ mile radius for appropriate locations
 - d. Consider infrastructure limits (water, sewer, electricity, traffic, schools, etc.)
8. Consider residential use above first floor commercial uses
9. Develop regulations that are least disruptive to existing zoning bylaws

New Models: Scenario Breakdowns

(per Task Force request at 2/8/24 meeting)

February 16, 2024

New Districts



Note that Lower Pine Street and Valentine to Summer are less than 5 acres and cannot be stand-alone districts. Each district could only count if adjacent to another district. Lower Pine Street would be paired with Morse/ Saw Mill while Valentine to Summer would be paired with Summer & Retail.

District Name	Lower Pine Street (1B Modified)	Valentine to Summer	Summer & Retail	
Old Name	1-B	New	New	Total
Existing Zoning	<i>D2</i>	<i>G</i>	<i>G</i>	
District Acreage	4.5	4.4	5.1	14
District Density Denominator	4.5	4.4	5.1	14
Acres within Station Area	4.5	4.4	5.1	14

All Districts

District Name	Newport Park	Lower Pine Street (Modified)	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Total	Valentine to Summer	Summer & Retail	
<i>Old Name</i>	<i>1-A</i>	<i>1-B modified</i>	<i>1-C</i>	<i>1-D</i>	<i>D</i>	<i>G-1</i>		<i>New</i>	<i>New</i>	<i>Total</i>
<i>Existing Zoning</i>	<i>D2</i>	<i>D2</i>	<i>G</i>	<i>G</i>	<i>G</i>	<i>G</i>		<i>G</i>	<i>G</i>	
District Acreage	4.0	4.5	7.6	2.8	10.3	10.4	39.6	4.4	5.1	38.7
District Density Denominator	4.0	4.5	7.6	2.7	10.3	10.2	39.3	4.4	5.1	38.6
Acres within Station Area	1.7	4.5	7.6	2.8	10.3	10.4	37.3	4.4	5.1	36.4

District Name	MAC + Med. Ctr.	Med. Ctr.
<i>Old Name</i>	<i>A</i>	<i>A-1</i>
<i>Existing Zoning</i>	<i>LCD – Limited Commercial District</i>	<i>LCD – Limited Commercial District</i>
District Acreage	23.0	13.0
District Density Denominator	18.9	11.7
Acres within Station Area	0	0

Green shading represents the modified or new districts.

Valentine to Summer and Summer to Retail (total, 9.5 acres) are geographic variants of the Downtown and of each others. In other words, test scenarios cannot include all three areas because of the overlap.

Zoning Parameters and Modifications for Scenario Tests

District Name	Existing Zoning		
	D-2	G	LCD
Minimum Lot Size	6,000 SF	6,000 SF	6,000 SF
Open Space	50%	30%	50%
Parking Spaces/Dwelling Unit	1.5 spaces	1.5 spaces	1.5 spaces (added)
Height	2.5	2.5	2.5
Maximum Lot Coverage	50%	70%	50%
Tested Zoning Changes			
Option 4			Add a maximum of cap of 20 dwelling units per acre.
Option 5		Cap number of units per lot at 12, for the Powder Hose/Elm Street District only, based on current density of the Powder House.	Add a maximum of cap of 18 dwelling units per acre.

Once the geographic districts are set, a wider range of dimensional tests can evaluate different scenarios for each of the selected districts.

New Districts

District Name	Lower Pine Street (Modified)	Valentine to Summer	Summer & Retail	Station Area Total
Existing Zoning	D2	G – General District	G – General District	
District Acreage	4.5	4.4	5.1	9.5
District Density Denominator	4.5	4.4	5.1	9.5
Acres within Station Area	4.5	4.4	5.1	9.5
Final Unit Capacity per District	-	28	40	68
DU/AC	-	6.4	7.8	7.16

New districts only, modeled under the Town’s current zoning. The Modified Lower Pine Street and Valentine to Summer are non-compliant districts because each has fewer than 5 acres.

Valentine to Summer cannot be modeled in the scenarios below because it is non-compliant.

The Modified Lower Pine Street can only be modified in conjunction with Morse / Saw Mill, which creates a larger district that meets the contiguity rules.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Revised Option 1

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C			G-1	Total	A		
Existing Zoning		<i>D2</i>	<i>G</i>			<i>G</i>		<i>LCD – Limited Commercial District</i>		✓
District Acreage		4.5	7.6			10.4	22.5	23		45.5
District Density Denominator		4.5	7.6			10.2	22.3	18.9		41.2
Acres within Station Area		4.5	7.6			10.4	22.5 ✓	0		22.5 ✓
Final Unit Capacity per District		82	112			84	278 ✓	443		721 ✓
DU/AC		18.2	14.8			83	12.5	23.5		17.5

Contiguity Tests	
Total Acres	45.5
50% Contiguity	22.8
Test 1: Lower Pine St, Morse/Saw Mill	12.4 ✗
Test 2: Brook/Desmond	10.4 ✗
Test 3: MAC + Med. Ctr.	23.0 ✓

From Jan. 25 meeting, but with modified Lower Pine Street. It is compliant in this scenario because it is contiguous with Morse/ Saw Mill.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Revised Option 2

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
<i>Old Name</i>		<i>1-B</i>	<i>1-C</i>	<i>1-D</i>			<i>Total</i>		<i>A-1</i>	
<i>Existing Zoning</i>		<i>D2</i>	<i>G</i>	<i>G</i>					<i>LCD – Limited Commercial District</i>	
District Acreage		4.5	7.6	2.8			14.9		13	27.9 X
District Density Denominator		4.5	7.6	2.7			14.8		11.7	26.5
Acres within Station Area		4.5	7.6	2.8			14.9	✓	0	14.9
Final Unit Capacity per District		82	112	12			206	X	283	489 X
DU/AC		18.2	14.8	4.5			13.9		24.2	18.5 ✓

Contiguity Tests	
Total Acres	27.9
50% Contiguity	13.95
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 ✓
Test 2: Med. Ctr. Eye Care	13.0 X

From Jan. 25 meeting, but with modified Lower Pine Street. The revised district is compliant in this scenario because it is contiguous with Morse/ Saw Mill.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Revised Option 3

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	
Existing Zoning		D2	G	G		G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8		10.4	25.3	23		48.3 ✓
District Density Denominator		4.5	7.6	2.7		10.2	25	18.9		43.9
Acres within Station Area		4.5	7.6	2.8		10.4	25.3 ✓	0		25.3
Final Unit Capacity per District		82	112	12		84	290 ✓	443		733 ✓
DU/AC		18.2	14.8	4.5		83	11.6	23.5		16.7 ✓

Contiguity Tests	
Total Acres	48.3
50% Contiguity	24.2
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 ✓

2/8 Change: Add 1-D and A back to test acreage. Modified Lower Pine Street reduces the overall acreage.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Revised Option 4

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Medical	Med. Ctr.	Total
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	
Existing Zoning		D2	G	G		G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8		10.4	25.3	23		48.3 ✓
District Density Denominator		4.5	7.6	2.7		10.2	25	18.9		43.9
Acres within Station Area		4.5	7.6	2.8		10.4	25.3 ✓	0		25.3
Final Unit Capacity per District		82	112	12		84	290 ✓	408		698 ✓
DU/AC		18.2	14.8	4.5		83	11.6	16.4		15.9 ✓

Contiguity Tests	
Total Acres	48.3
50% Contiguity	24.2
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23 X

2/8 Change: A: Restriction of 20 dwelling units per acre. (15 du/acre is non-compliant.) Modified Lower Pine Street reduces the overall acreage.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Revised Option 5

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D		G-1			A-1	
Existing Zoning		D2	G	G		G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8		10.4	25.3	23		48.3 ✓
District Density Denominator		4.5	7.6	2.7		10.2	25	18.9		43.9
Acres within Station Area		4.5	7.6	2.8		10.4	25.3 ✓	0		25.3
Final Unit Capacity per District		82	112	36		84	314 ✓	369		683 ✓
DU/AC		18.2	14.8	13.4		83	12.6	19.6		15.6 ✓

Contiguity Tests	
Total Acres	48.3
50% Contiguity	24.2
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

2/8 Change: Powder House: Current units 24; current density 13.15. Cap number of units per lot to 12 rather than 4. MAC + Med. Ctr.: Reduce cap on dwelling units per acre to 18. Modified Lower Pine Street reduces the overall acreage.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant A - Option 1

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer & Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C		New	G-1	Total	A		
Existing Zoning		D2	G		G	G		LCD – Limited Commercial District		
District Acreage		4.5	7.6		5.1	10.4	27.6	23		50.6 ✓
District Density Denominator		4.5	7.6		5.1	10.2	27.4	18.9		46.3
Acres within Station Area		4.5	7.6		5.1	10.4	27.6 ✓	0		27.6
Final Unit Capacity per District		82	112		40	84	318 ✓	443		761 ✓
DU/AC		18.2	14.8		7.8	83	11.61	23.5		16.44 ✓

Contiguity Tests	
Total Acres	50.6
50% Contiguity	25.3
Test 1: Lower Pine St, Morse/Saw Mill	12.1 X
Test 2: MAC + Med. Ctr.	23.0 X

Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 1 which includes the Modified Lower Pine Street.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant A - Option 2

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New				A-1	
Existing Zoning		D2	G	G	G				LCD – Limited Commercial District	
District Acreage		4.5	7.6	2.8	5.1		20		13	33 X
District Density Denominator		4.5	7.6	2.7	5.1		19.9		11.7	31.6
Acres within Station Area		4.5	7.6	2.8	5.1		20 ✓		0	20
Final Unit Capacity per District		82	112	12	40		246 ✓		283	529 X
DU/AC		18.2	14.8	4.5	7.8		12.36		24.2	16.74 ✓

Contiguity Tests	
Total Acres	33
50% Contiguity	16.5
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: Med. Ctr.	13.0 X

Summer & Retail is added to the Revised Option 2 which includes the Modified Lower Pine Street.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant A - Option 3

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8	5.1	10.4	30.4	23		53.4 ✓
District Density Denominator		4.5	7.6	2.7	5.1	10.2	30.1	18.9		49
Acres within Station Area		4.5	7.6	2.8	5.1	10.4	30.4 ✓	0		30.4
Final Unit Capacity per District		82	112	12	40	84	330 ✓	443		773 ✓
DU/AC		18.2	14.8	4.5	7.8	83	10.96	23.5		15.78 ✓

Contiguity Tests	
Total Acres	48.3
50% Contiguity	24.2
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

2/8 Change: Add 1-D and A back to test acreage.

Summer & Retail is added to the Revised Option 3 which includes the Modified Lower Pine Street.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant A - Option 4

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Medical	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8	5.1	10.4	30.4	23		53.4 ✓
District Density Denominator		4.5	7.6	2.7	5.1	10.2	30.1	18.9		49
Acres within Station Area		4.5	7.6	2.8	5.1	10.4	30.4 ✓	0		30.4
Final Unit Capacity per District		82	112	12	40	84	330 ✓	408		738 ✓
DU/AC		18.2	14.8	4.5	7.8	83	10.96	16.4		15.06 ✓

Contiguity Tests	
Total Acres	53.4
50% Contiguity	26.7
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: MAC + Med. Ctr.	23 X

2/8 Change: A: Restriction of 20 dwelling units per acre. (15 du/acre is non-compliant.)

Summer & Retail is added to the Revised Option 4 which includes the Modified Lower Pine Street.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant A - Option 5

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage		4.5	7.6	2.8	5.1	10.4	30.4	23		53.4 ✓
District Density Denominator		4.5	7.6	2.7	5.1	10.2	30.1	18.9		49
Acres within Station Area		4.5	7.6	2.8	5.1	10.4	30.4 ✓	0		30.4
Final Unit Capacity per District		82	112	36	40	84	354 ✓	369		723 ✓
DU/AC		18.2	14.8	13.4	7.8	83	11.76	19.6		14.76 X

Contiguity Tests	
Total Acres	53.4
50% Contiguity	26.7
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	14.9 X
Test 2: MAC + Med. Ctr.	23 X

2/8 Change: Powder House: Current units 24; current density 13.15. Cap number of units per lot to 12 rather than 4. MAC + Med. Ctr.: Reduce cap on dwelling units per acre to 18.

Summer & Retail is added to the Revised Option 5 which includes the Modified Lower Pine Street.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant B - Option 1

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer & Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C		New	G-1	Total	A		
Existing Zoning		D2	G		G	G		LCD – Limited Commercial District		
District Acreage			7.6		5.1	10.4	23.1	23		46.1 ✓
District Density Denominator			7.6		5.1	10.2	22.9	18.9		41.8
Acres within Station Area			7.6		5.1	10.4	23.1 ✓	0		23.1
Final Unit Capacity per District			112		40	84	236 ✓	443		679 ✓
DU/AC			14.8		7.8	83	10.31	23.5		16.24 ✓

Contiguity Tests	
Total Acres	46.1
50% Contiguity	23.05
Test 1: Morse/Saw Mill	7.6 X
Test 2: MAC + Med. Ctr.	23.0 X

Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 1; the Modified Lower Pine Street is deleted from this option.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant B - Option 2

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer & Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New				A-1	
Existing Zoning		D2	G	G	G				LCD – Limited Commercial District	
District Acreage			7.6	2.8	5.1		15.5		13	28.5 X
District Density Denominator			7.6	2.7	5.1		15.4		11.7	27.1
Acres within Station Area			7.6	2.8	5.1		15.5 ✓		0	15.5
Final Unit Capacity per District			112	12	40		164 X		283	447 X
DU/AC			14.8	4.5	7.8		10.65		24.2	16.49 ✓

Contiguity Tests	
Total Acres	28.5
50% Contiguity	14.25
Test 1: Morse/Saw Mill, Powder House/ Elm St	10.4 X
Test 2: Med. Ctr.	13.0 X

Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 2; the Modified Lower Pine Street is deleted from this option.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant B - Option 3

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage			7.6	2.8	5.1	10.4	25.9	23		48.9 ✓
District Density Denominator			7.6	2.7	5.1	10.2	25.6	18.9		44.5
Acres within Station Area			7.6	2.8	5.1	10.4	25.9 ✓	0		25.9
Final Unit Capacity per District			112	12	40	84	248 ✓	443		691 ✓
DU/AC			14.8	4.5	7.8	83	9.69	23.5		15.53 ✓

Contiguity Tests	
Total Acres	48.9
50% Contiguity	24.45
Test 1: Morse/Saw Mill, Powder House/Elm St	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

2/8 Change: Add 1-D and A back to test acreage.
Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 3; the Modified Lower Pine Street is deleted from this option.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant B - Option 4

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Medical	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage			7.6	2.8	5.1	10.4	25.9	23		48.9 ✓
District Density Denominator			7.6	2.7	5.1	10.2	25.6	18.9		44.5
Acres within Station Area			7.6	2.8	5.1	10.4	25.9 ✓	0		25.9
Final Unit Capacity per District			112	12	40	84	248 ✓	408		656 ✓
DU/AC			14.8	4.5	7.8	83	9.69	16.4		14.74 X

Contiguity Tests	
Total Acres	48.9
50% Contiguity	24.45
Test 1: Morse/Saw Mill, Powder House/Elm St	10.4 X
Test 2: MAC + Med. Ctr.	23.0 X

2/8 Change: A: Restriction of 20 dwelling units per acre. (15 du/acre is non-compliant.)
Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 4; the Modified Lower Pine Street is deleted from this option.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Variant B - Option 5

District Name	Newport Park	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Summer/ Retail	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	Total
Old Name		1-B	1-C	1-D	New	G-1		A	A-1	
Existing Zoning		D2	G	G	G	G		LCD – Limited Commercial District		
District Acreage			7.6	2.8	5.1	10.4	25.9	23		48.9 ✓
District Density Denominator			7.6	2.7	5.1	10.2	25.6	18.9		44.5
Acres within Station Area			7.6	2.8	5.1	10.4	25.9 ✓	0		25.9
Final Unit Capacity per District			112	36	40	84	272 ✓	369		641 ✓
DU/AC			14.8	13.4	7.8	83	10.63	19.6		14.4 X

Contiguity Tests	
Total Acres	48.9
50% Contiguity	24.45
Test 1: Morse/Saw Mill, Powder House/ Elm St	10.4 X
Test 2: MAC + Med. Ctr.	23.0 X

2/8 Change: Powder House: Current units 24; current density 13.15. Cap number of units per lot to 12 rather than 4. MAC + Med. Ctr.: Reduce cap on dwelling units per acre to 18.

Summer & Retail replaces the Downtown in this next set of scenarios and is added to the Revised Option 5; the Modified Lower Pine Street is deleted from this option.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Earlier Models for Reference

February 8, 2024

Renaming Districts

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	
Old Name	1-A	1-B	1-C	1-D	D	G-1	Total
<i>Existing Zoning</i>	<i>D2</i>	<i>D2</i>	<i>G</i>	<i>G</i>	<i>G</i>	<i>G</i>	
District Acreage	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5

District Name	MAC + Med. Ctr.	Med. Ctr.	Gordon College
Old Name	A	A-1	
<i>Existing Zoning</i>	<i>LCD – Limited Commercial District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage	23.0	13.0	130.7 20
District Density Denominator	18.9	11.7	88.7 20
Acres within Station Area	0	0	0

Option 1 (January 25 meeting)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C			G-1	Total	A		Total
<i>Existing Zoning</i>		<i>D2</i>	<i>G</i>			<i>G</i>		<i>LCD – Limited Commercial District</i>		
District Acreage		8.8	7.6			10.4	26.8	23		49.8 ✓
District Density Denominator		8.8	7.6			10.2	26.6	18.9		45.5
Acres within Station Area		8.7	7.6			10.4	26.7 ✓	0		26.7
Final Unit Capacity per District		0	112			84	329 ✓	443		772 ✓
DU/AC		0.0	14.8			83	12.37	23.5		16.97 ✓

Contiguity Tests	
Total Acres	49.8
50% Contiguity	24.9
Test 1: Lower Pine St, Morse/Saw Mill	16.4 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Option 2 (January 25 meeting)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C	1-D			Total		A-1	Total
<i>Existing Zoning</i>		<i>D2</i>	<i>G</i>	<i>G</i>					<i>LCD – Limited Commercial District</i>	
District Acreage		8.8	7.6	2.8			19.2		13	32.2 X
District Density Denominator		8.8	7.6	2.7			19.1		11.7	30.8
Acres within Station Area		8.7	7.6	2.8			19.1 ✓		0	19.1
Final Unit Capacity per District		133	112	12			257 ✓		283	540 X
DU/AC		15.1	14.8	4.5			13.46		24.2	17.53 ✓

Contiguity Tests	
Total Acres	32.2
50% Contiguity	16.1
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	19.2 ✓
Test 2: Med. Ctr. Eye Care	13 X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Option 3 (New)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	Total
<i>Existing Zoning</i>		D2	G	G		G		LCD – Limited Commercial District		
District Acreage		8.8	7.6	2.8		10.4	29.6	23		52.6 ✓
District Density Denominator		8.8	7.6	2.7		10.2	29.3	18.9		48.2
Acres within Station Area		8.7	7.6	2.8		10.4	29.5 ✓	0		29.5
Final Unit Capacity per District		133	112	12		84	341 ✓	443		784 ✓
DU/AC		15.1	14.8	4.5		83	11.64	23.5		16.27 ✓

Change: Add 1-D and A back to test acreage.

Contiguity Tests	
Total Acres	52.6
50% Contiguity	26.3
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	19.2 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Option 4 (New)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Medical	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	Total
<i>Existing Zoning</i>		D2	G	G		G		LCD – Limited Commercial District		
District Acreage		8.8	7.6	2.8		10.4	29.6	23		52.6 ✓
District Density Denominator		8.8	7.6	2.7		10.2	29.3	18.9		48.2
Acres within Station Area		8.7	7.6	2.8		10.4	29.5 ✓	0		29.5
Final Unit Capacity per District		133	112	12		84	341 ✓	408		749 ✓
DU/AC		15.1	14.8	4.5		83	11.64	16.4		15.54 ✓

Contiguity Tests	
Total Acres	52.6
50% Contiguity	26.3
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	19.2 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

Change: A: Restriction of 20 dwelling units per acre. (15 du/acre is non-compliant.)

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Option 5 (New)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total		A-1	Total
<i>Existing Zoning</i>		<i>D2</i>	<i>G</i>	<i>G</i>		<i>G</i>		<i>LCD – Limited Commercial District</i>		
District Acreage		8.8	7.6	2.8		10.4	29.6	23		52.6
District Density Denominator		8.8	7.6	2.7		10.2	29.3	18.9		48.2 ✓
Acres within Station Area		8.7	7.6	2.8		10.4	29.5 ✓	0		29.5
Final Unit Capacity per District		133	112	36		84	365 ✓	369		734 ✓
DU/AC		15.1	14.8	13.4		83	12.46	19.6		15.23 ✓

Contiguity Tests	
Total Acres	52.6
50% Contiguity	26.3
Test 1: Lower Pine St, Morse/Saw Mill, Powder House/Elm St	19.2 X
Test 2: Brook/Desmond	10.4 X
Test 3: MAC + Med. Ctr.	23.0 X

Change: Powder House: Current units 24; current density 13.15. Cap number of units per lot to 12 rather than 4. MAC + Med. Ctr.: Reduce cap on dwelling units per acre to 18.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Other: General – 3-unit capacity: modeled under existing zoning

District Name	General – 3 unit
Existing Zoning	<i>G – General District</i>
District Acreage	74.7
District Density Denominator	70.7
Acres within Station Area	74.7 ✓
Final Unit Capacity per District	366 ✓
DU/AC	5.2 X



Option 6: Conversions + MAC + Med. Ctr. from Option 3

District Name	General – 3 unit	MAC + Med. Ctr.	Total
<i>Existing Zoning</i>	<i>G – General District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage	74.7	23	97.7 ✓
District Density Denominator	70.7	18.9	89.6
Acres within Station Area	74.7 ✓	0	74.7
Final Unit Capacity per District	366 ✓	443	809 ✓
DU/AC	5.2	23.5	9.03 X

Contiguity Tests	
Total Acres	97.7
50% Contiguity	48.9
Test 1: General	74.7 ✓
Test 2: MAC + Med Center	23.0 X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

Option 7 (New)

District Name	General – 3 unit	MAC + Med. Ctr.	Total
<i>Existing Zoning</i>	<i>G – General District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage	74.7	23	97.7 ✓
District Density Denominator	70.7	18.9	89.6
Acres within Station Area	74.7	0	74.7
Final Unit Capacity per District	366 ✓	985	1,351 ✓
DU/AC	5.2 ✓	52.2	15.08 ✓

Change: MAC + Med. Ctr.: 4 stories, 30% open space, no du/acre restriction

Contiguity Tests	
Total Acres	97.7
50% Contiguity	48.9
Test 1: General	74.7 ✓
Test 2: MAC + Med Center	23 X

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
 Station Area Targets: 40% or 14.8 acres and 224 units

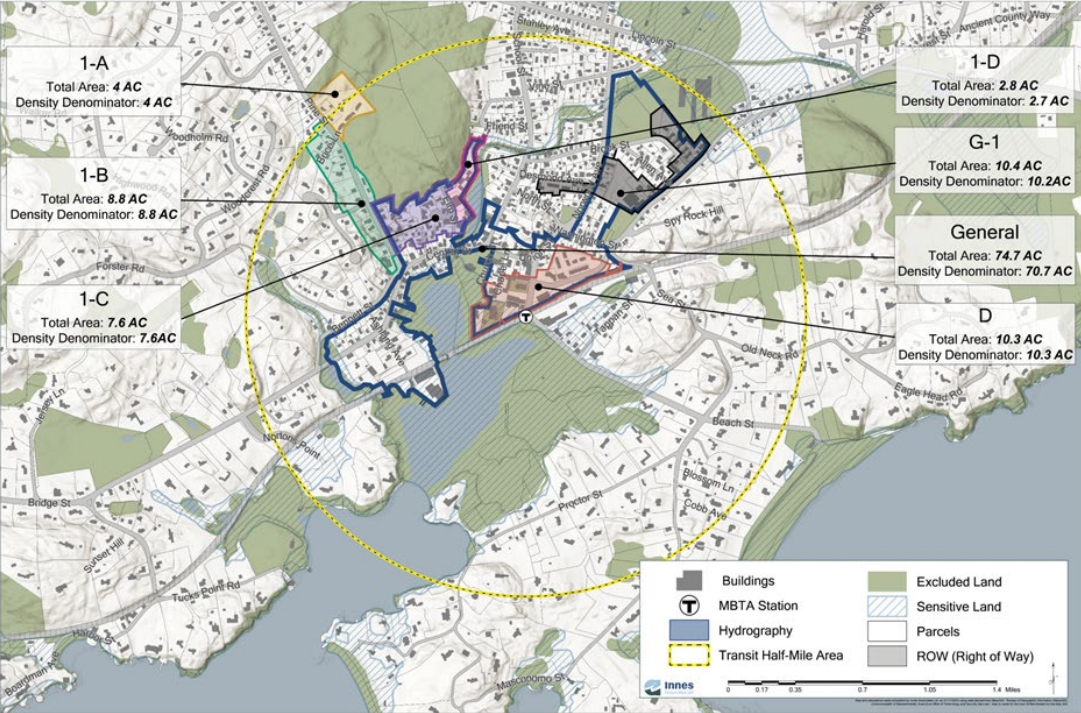
Earlier Models for Reference

January 25, 2024

Manchester-by-the-Sea's Compliance Requirements

Category	Guideline Requirements
Community:	Manchester
Community Category:	Commuter Rail
2020 Housing Units (Census PL-94):	2,433
Minimum Multi-family Unit Capacity:	559 units
Minimum Land Area:	37 acres
Developable station area:	305 acres
% Unit Capacity within Transit Station Areas:	40% or 14.8 acres (22.2 acres)
% Land Area Located in Transit Station Areas:	40% or 224 units (335 units)

Options: Within the Station Area



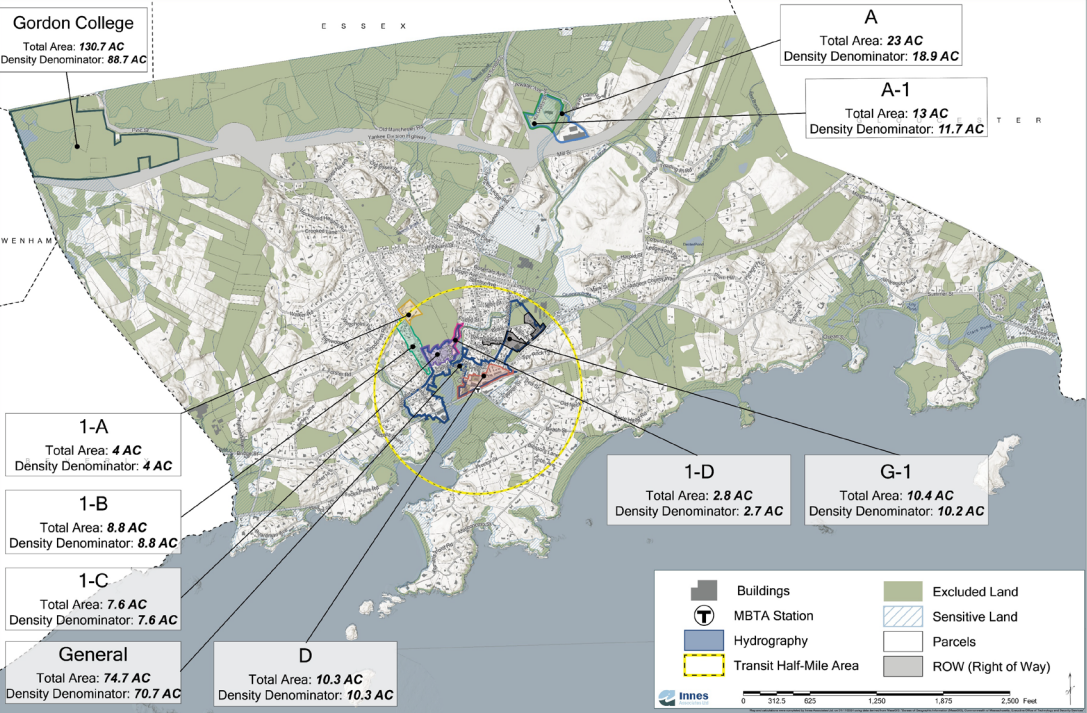
District Name	1-A	1-B	1-C	1-D	D	G-1	Total
<i>Existing Zoning</i>	<i>D2</i>	<i>D2</i>	<i>G</i>	<i>G</i>	<i>G</i>	<i>G</i>	
District Acreage	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5
Final Unit Capacity per District	0	0	112	12	52	84	260
DU/AC	0.0	0.0	14.8	4.5	5.0	83	5.96



District Name	1-A	1-B	1-C	1-D	D	G-1	Total
<i>Existing Zoning</i>	<i>D2</i>	<i>D2</i>	<i>G</i>	<i>G</i>	<i>G</i>	<i>G</i>	
District Acreage	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5
Final Unit Capacity per District	86	133	112	12	52	84	479
DU/AC	21.6	15.1	14.8	4.5	5.0	83	10.986



Options: Outside the Station Area



District Name	A	A-1	Gordon College
<i>Existing Zoning</i>	<i>LCD – Limited Commercial District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage	23.0	13.0	130.7 20
District Density Denominator	18.9	11.7	88.7 20
Acres within Station Area	0	0	0
Final Unit Capacity per District	443	283	2,134
DU/AC	23.5	24.2	106.7

