

The slide features a white background on the left and a green background on the right, separated by a diagonal line. The green background is composed of several overlapping, semi-transparent geometric shapes in various shades of green, creating a dynamic, layered effect. The title text is positioned on the white side, and the date is on the green side.

LCD Study Community Forum

February 22, 2021



MANCHESTER MASTER PLAN
A Stronger Manchester Starts With Us

**Increase Town Revenue through Planned Development
within the Limited Commercial District (LCD) and through
incremental growth Downtown**

Support a Diversity of Housing Options throughout Town

History and Process



REGULATIONS

- Uses
- Dimensions
- Setbacks
- Open Space
- Parking
- Process
- Enforcement

RESIDENTIAL

- 51% of Development
- Maximum of 255 units
- By Right with Site Plan Review
- 20% - 25% Affordable
- Incentive Payments
 - \$350,000
 - \$3,000 per Building Permit Issued

ALL

- Height - 38' - 3 Floors (PB could increase)
- 25% Open Space
- Parking
- Site Plan Approval
 - Peer Review (Funded by Developer)
 - Compliance
 - Mitigation

Design Standards

TO ENSURE HIGH QUALITY AND A COHESIVE NEIGHBORHOOD
compatible building types, inviting streetscapes and public spaces



Development Site - 2.6 Acres



- ▶ Existing - Private Dog Park
- ▶ Potential - Pet Center
 - ▶ Care
 - ▶ Retail
 - ▶ Grooming
 - ▶ Boarding

Revenue Projections



Current spending on capital improvements ~\$3 million/ yr



Projected need (continued maintenance plus anticipated new bonded debt) ~\$5 million /yr



Preliminary Estimate - MAC Redevelopment ~ \$1.5+ million/yr

Zoning to Support Commercial Development

SITE CHALLENGES



INCREASE COST & LIMIT BUILDABLE AREA

▶ Expand By Right Uses



Reduces Uncertainty - Increases Probability
Protection” via Performance Standards
& Site Plan Review process



▶ Increase Height



Greater Floor Space, Lowers Cost
Reduces Impacts to Resources



▶ Flexible Setback



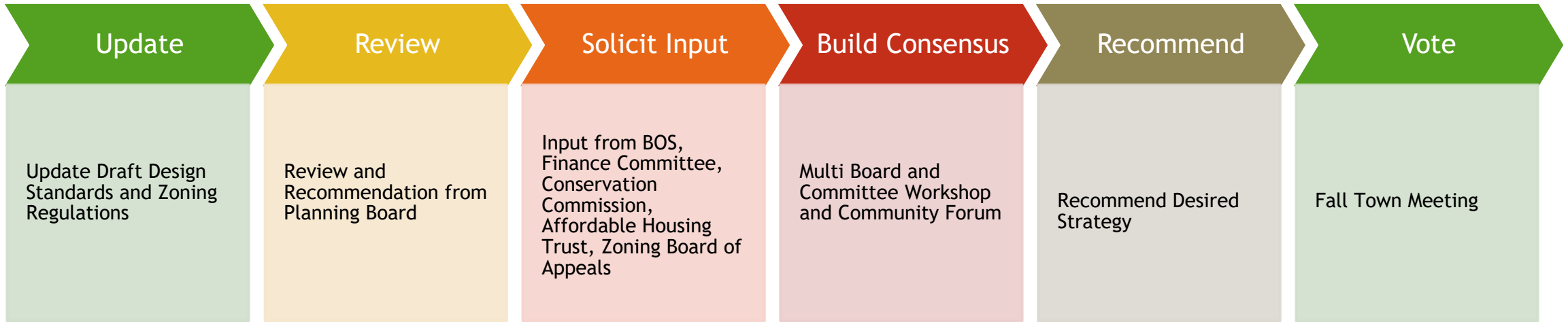
Better Site Design, Increases Development Envelope

▶ Parking Standards



Specific to Use & Limited to Necessary
Reduces Impacts to Resources





Next Steps