

PLANNING AND DEVELOPMENT

A couple of years have passed since the completion of the CLRP effort. In that time various projects and proposals have been brought before the Town for development and redevelopment. The Town has also updated the build-out analysis/projections and began implementation of various initiatives from the CLRP. This section presents an estimate of future growth based on current trends and reviews planning initiatives currently being pursued by the Town that will influence how and where development will occur.

AFFORDABLE HOUSING PRODUCTION

As stated in the CLRP, the Town's Housing goals are to increase the variety of housing to serve the needs of all of the Town's residents, provide a stock of affordable housing that meets the state's mandated goal of 10%, and follow Smart Growth principles that support the character of Concord. These goals are supported by the Town's Planned Production Housing Plan, which identified a deficit of affordable housing units. Because the Town has not reached its 10% affordable threshold, it is susceptible to a state override of local zoning if a developer chooses to create affordable housing through the Chapter 40B Comprehensive Permit process. Therefore, it is likely that the Town will continue to encourage new housing development, particularly those projects that include affordable units.

SMART GROWTH PRINCIPLES

Smart Growth is a term mentioned throughout the CLRP and refers to a state-supported initiative which is intended to promote sustainable development that is concentrated in existing population centers, is supported by existing infrastructure, includes a mix of uses, promotes protection of natural resources, includes a range of housing types, and

provides access to a variety of transportation options. Smart Growth seeks to provide an alternative to sprawling, low-density, and single-use development that is automobile dependent.

VILLAGE CENTER ZONING

One of the goals of the CLRP is to maintain and enhance the character of the Town's village centers. Since the completion of the CLRP, the Town has assembled committees to establish Zoning Overlay Districts for the three Village Center areas (West Concord, Concord Center, and the Depot/Thoreau Street Area). The purpose of the Overlay Districts would be to establish guidelines for development that foster an intensification of existing development and permit a mix of uses that encourages the long-term economic vitality of these areas while preserving their historic character. These village center concepts incorporate Smart Growth principles.

PROJECTED DEVELOPMENT

The term build-out refers to the maximum amount of development that is allowed under existing zoning and can be expressed in terms of the number of single-family dwelling units or the amount of commercial or industrial floor space that can be built. It should be emphasized that a build-out analysis is only an estimate of future growth. Although zoning and other town land use regulations can help shape development, the actual development that occurs will also be influenced by land availability and market trends. Projecting future growth will be more accurate for the short-term where specific development projects are known to be in the review process. This analysis reviews existing known projects and also revises the longer-term build-out assumptions to determine a likely projection of future growth in Concord.

Concord's CLRP included a build-out scenario for the Town that projected a total of 7,119 housing units (or an addition of 966 new units) between 2000 and 2010 and a build-out total of 7,179 units by 2020 (or an additional 1,026 new units). Much of this new residential development is spurred by the Town's efforts to reach the identified Affordable Housing Inventory threshold, as explained in the previous section.

Although the CLRP did indicate that there were limited opportunities for new non-residential growth on remaining undeveloped land, the plan did not include a build-out assessment for non-residential properties. In addition, infill development (redevelopment or intensification of development) in existing developed areas was not specifically quantified. The Town's DPLM has identified areas where such development is likely to occur, as shown in Figure 2, Map of Projected Growth Areas. The type of development that occurs in these areas will be influenced by current and proposed zoning regulations, including density, height, and land use requirements. The Village Center Zoning initiative will attempt to guide new growth into existing Village Centers (as identified in Figure 2) by increasing density and height allowances and encouraging a mix of land uses.

Tables 3 and 4 provide a summary of a build-out analysis (generated by Taintor & Associates, Inc. with information provided by the DPLM) which quantifies total likely new residential and non-residential growth. Table 3 shows the expected number of additional residential units projected and Table 4 lists the amount of new non-residential square footage. This build-out differs from the CLRP analysis because it only projects growth on parcels known by the DPLM to be part of community and individual initiatives for development (expected within the next 5 to 10 years). The information is presented as a town-wide projection, though most of the anticipated future development is envisioned

in the Village Center areas, all of which are in areas presently served by the centralized sewer system. It should be noted that not all vacant land is included for future development in this build-out projection (since not all of this land is currently developable) and not all land included is currently vacant (since re-development must be considered).

At present, a Village Center District committee has been formed for each of the proposed Village Center Districts, and these committees will be responsible for proposing new zoning that would regulate development within these districts. Because the planning for these districts is still in the preliminary phases, this build-out analysis is based on assumptions about development size and mix of uses that may change once new zoning has been adopted. Attachment A shows the mix of uses and dimensional regulations that were used for the purposes of this analysis.

TABLE 3
TOWN-WIDE RESIDENTIAL BUILDOUT⁽¹⁾ PROJECTIONS

Current Land Use	Number of Parcels	Total Existing Residential Developed Units	Projected Additional Residential Units	Total New Residential Units at Buildout
Residential	416	618	95	713
Public/Non-profit	75	0	71	71
TOTAL	491	618	166	784

(1) Buildout Assumptions are provided in **Attachment A**.

Projections are based on information provided by DPLM for community and individual initiatives for development that are expected to occur in the next 5 to 10 years.

TABLE 4
TOWN-WIDE NON-RESIDENTIAL BUILDOUT⁽¹⁾ PROJECTIONS

Current Land Use	Number of Parcels	Total Existing Non-Residential Developed Floor Area (SQ FT)	Projected Additional Development Non-Residential Floor Area (SQ FT)	Total New Non-Residential Units at Buildout
Commercial	109	870,713	394,639	1,265,352
Industrial	26	411,243	485,562	896,805
TOTAL	135	1,281,956	880,201	2,162,157

(1) Buildout Assumptions are provided in **Attachment A**.

Projections are based on information provided by DPLM for community and individual initiatives for development that are expected to occur in the next 5 to 10 years.