

Supplemental Staff Report – Ordinance O-2016-01 & O-2016-02
For Joint Committee Workshop May 2, 2016 – Neighborhood Preservation

Introduction

The Joint Planning, Licenses and Development and Planning Board Committee began its review of this proposed Zoning Amendment at their April 11th Workshop. At this and future Joint Committee meetings additional and more detailed information will be provided to address the questions and issues raised in the context of each proposed district. This staff report is intended to address questions and comments from the first workshop specifically regarding the proposed Neighborhood Preservation (NP) District. This is the district is proposed to “re-create a neighborhood of residential properties that prioritizes families”. See proposed NP District below.

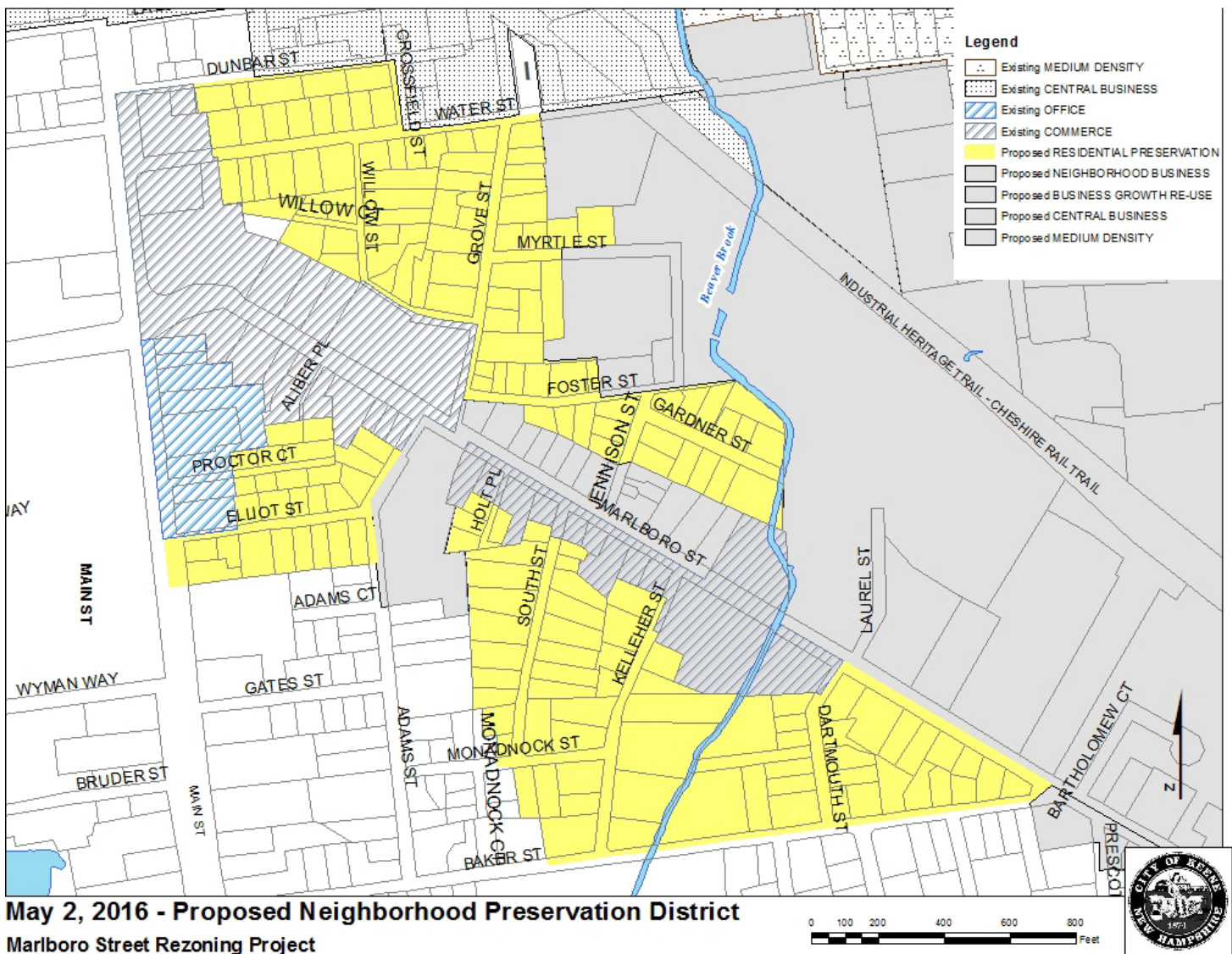


Figure 1: Proposed Residential Preservation District

At the April 11th workshop the committee received several questions specifically regarding the Neighborhood Preservation District which are broken out into two categories:

- 1) Allowable uses/density/non-conforming uses:
 - Consider of allowing duplexes in order to foster their renovation by owners.
 - Consider allowing multi-family residences to meet the needs of working-families.
 - Identify number of potentially impacted single-family verses duplex and multi-family residences,
 - Identify potential number of non-conforming structures.
 - Acknowledge the importance of multi-family housing; particularly in this area because of its proximity to working-class jobs.

- 2) Residential Renovation Financial Incentives
 - Reconsider the previously proposed “Returning Home” program as an incentive to renovate residential properties.
 - Acknowledge the importance of renovating of existing residential properties as an important factor in stabilizing Keene’s tax base.

Questions in category 2 above were addressed at the meeting and if needed additional information can be provided. This memo will focus on uses and density, particularly questions about duplexes.

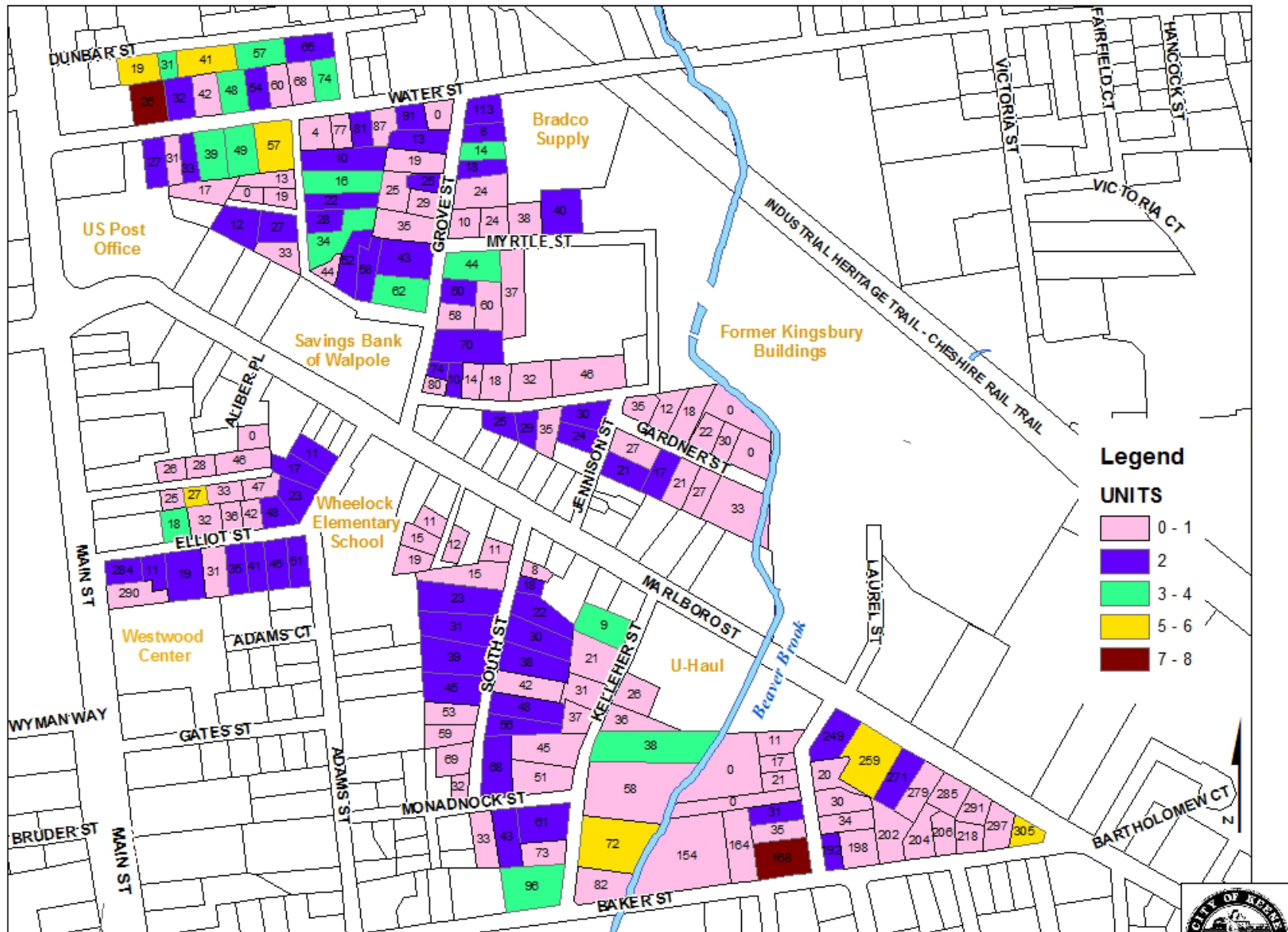
Today, 89 of the 181 parcels in the area of the proposed NP district are listed in the City Assessor’s records as single living units, e.g. single family homes. The area is currently a mix of High

Unit Types	Quantity
No Living Units	10
Single Family	89
Duplex	59
Multiple (3-4)	15
Multiple (5-6)	1
Multiple (7-8)	2

Density and Low Density. The April 11th workshop identified a strong interest in duplexes, especially those that area owner-occupied duplexes as part of the proposed NP district. Former and current owner-occupied duplex owners stated that owning and renovating a two family building while living in one of the units was an important part of their path to homeownership. This situation supports the opinion that buying a duplex in need of renovation is a reasonable and economically viable prospect for new and/or moderate income people. Additionally, the opportunity of living in one unit while renting the other offers a reasonable way to for property maintenance and improvements to happen over time. The map on the next page displays three areas where there is a concentration of existing two-units buildings: one area located on South Street, one at the intersection of Elliot and Adams Street at the Wheelock Elementary School and including Elliot Street and a third, more widely distributed area north of Water Street between Grove and Willow Streets. The first two of these areas also include a significant area of single family residential uses.

An advantage of including duplex as an allowed use in the proposed district is to preserve opportunities for moderate income families who may pursue jobs in the area such as at Keene State College. These residents would have walking access to a variety of businesses/job opportunities within walking distance. This reduces the need for a vehicle which can consume up to a significant percentage of income. Including duplex to the proposed district would also reduce the number of non-conforming parcels. Adoption of the ordinance as drafted would establish up to 85 non-conforming parcels from the total of 181 parcels. Including duplex as an allowed use would reduce this number to 18.

At the April 11th meeting a question was raised as to whether the Ordinance could require that one of the two units in a duplex be owner occupied. This standard is currently required for Accessory Dwelling Units (ADU) in Keene's Zoning Ordinance and is also a provision of the recently adopted state statute regarding ADUs. Whether a similar provision is allowable in the case of a duplex remains an important question to be answered at a future meeting.



Proposed Neighborhood Preservation District
Marlboro Street Rezoning Project

May 2016



Figure 2: Proposed Residential Preservation District – Existing Living Units per Parcel

Next Meeting

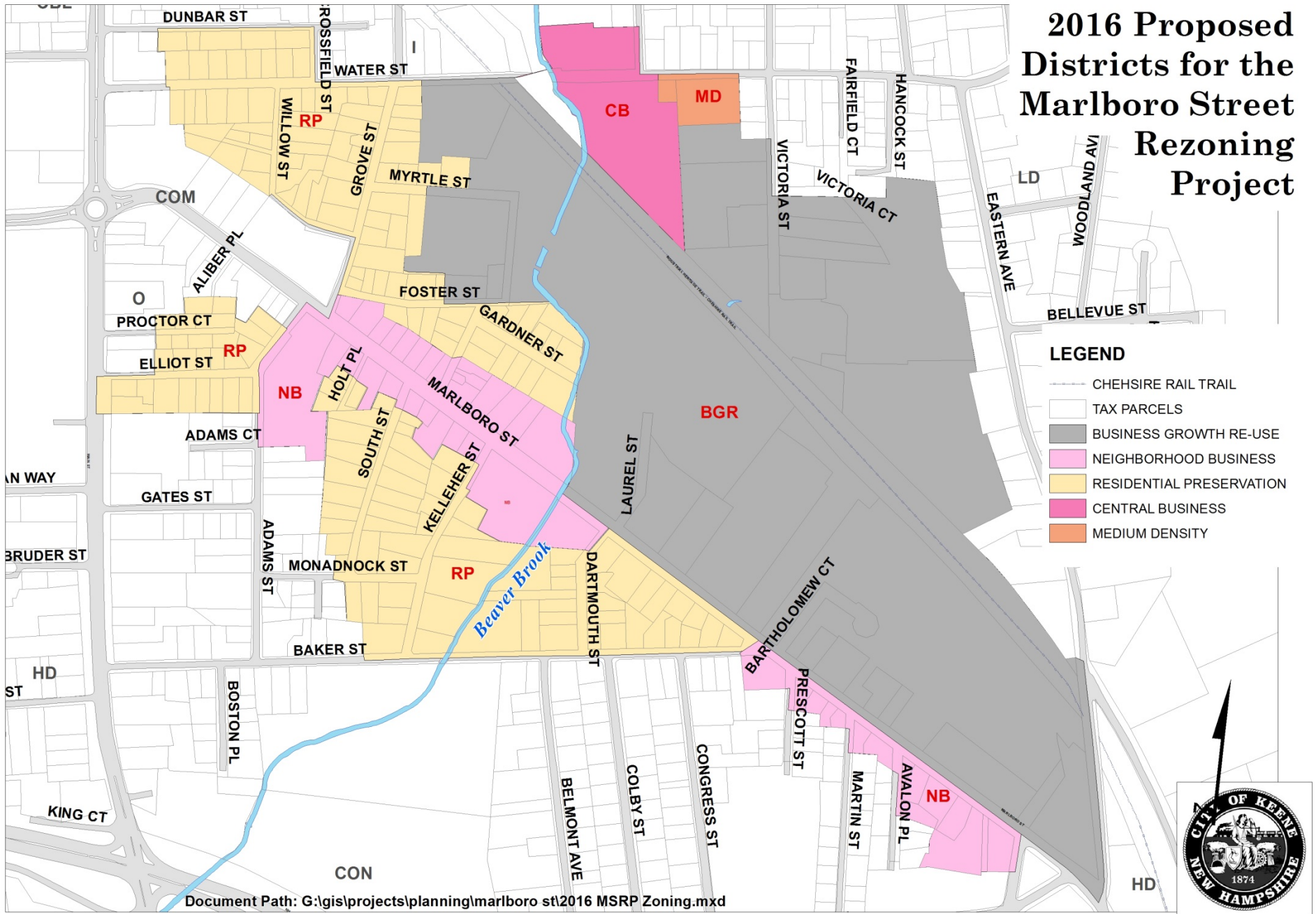
Future meetings will evaluate the other comments taken at April 11th's workshop such as:

1. The dimensional aspects of the RP district and how they can support the economic viability of increased single family dwellings,
2. Business Growth and Reuse District:
 - a. The issue of use sizes, e.g. square feet limits or no
 - b. The issue of the inclusion of institutional uses.
3. Neighborhood Business District:
 - a. The issue of parking locations
 - b. The issue of potential overlap between NB and BGR, making sure to allow smaller businesses to support the Ice Arena

Recommendation

Continue the public workshop.

2016 Proposed Districts for the Marlboro Street Rezoning Project



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