



CHELSEA PLANNING COMMISSION WORK SESSION Agenda

April 5, 2022

7:00 PM

311 S. Main St. (Council Chambers)

Commissioners must attend in person, a zoom option is available for members of the public.

Agenda:

1. Public Comment
2. Park Street Proposal (Riemco)

Persons requiring reasonable accommodations due to disabilities in order that the meeting is accessible to them are requested to notify the Chelsea Planning Commission of such disability no later than five (5) business days prior to the date of the meeting.

Sarah Haselshwardt, Secretary

<https://us02web.zoom.us/j/85217242253?pwd=dEFVSVlXTFhRM1cyUUJ0ejZVUzNjUT09>

Meeting ID: 852 1724 2253

Passcode: 404200

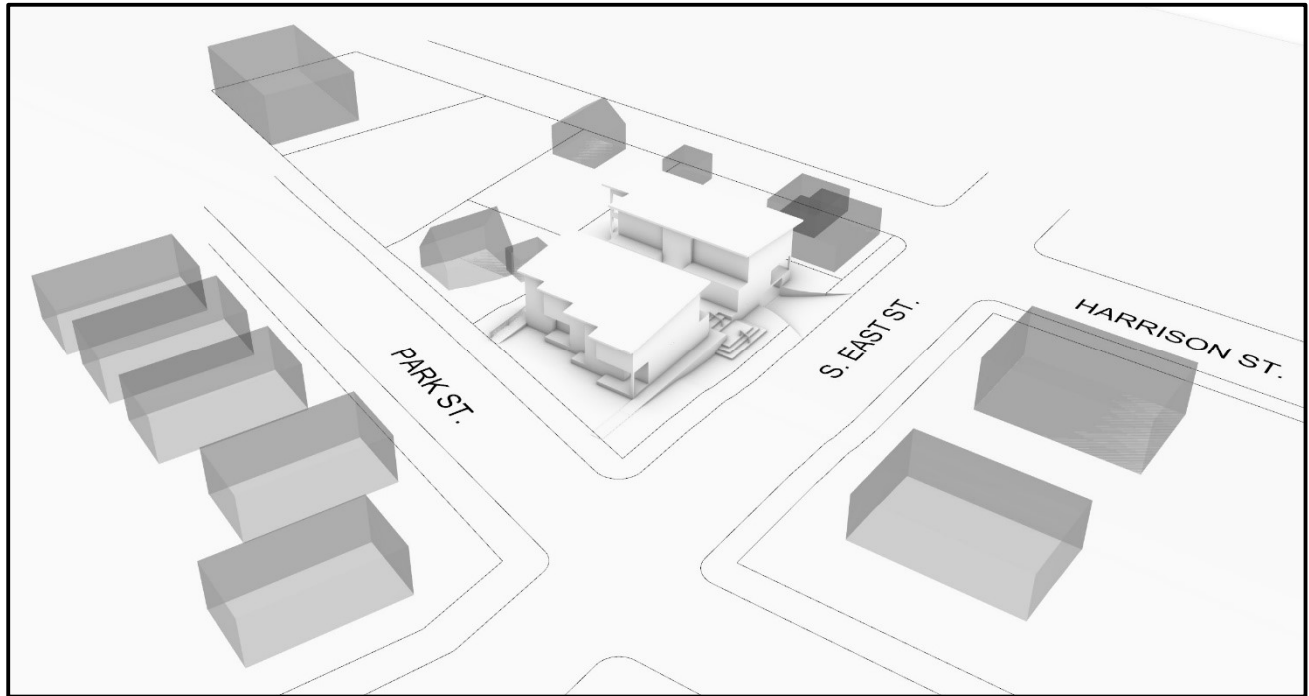
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PARK ST. P.U.D. PLAN

Feasibility Discussion



Goals & Points of Interest

- ❖ Address “Missing Middle” Housing
 - Unit Size/Unit Density
 - P.U.D Qualifying Conditions
- ❖ Green Building and Sustainable Design
 - Stormwater Management
 - Greenscape Walkway
- ❖ Use of Local Vernacular & Site Integration
 - Maintaining Scale within Neighborhood
 - Setbacks, Site Density, Unit Size
- ❖ Multi-Generational Walkable Townhomes
 - Inclusive Site Circulation
 - Accessible Living & Floor Plans
- ❖ Avoid Surface Parking with Subgrade Structure

P.U.D. Qualifying Conditions

1. The application must demonstrate that the proposed PUD site or area is one of the following.
 - a. A site recommended for Planned Unit Development or identified as an “Opportunity Site” in the City of Chelsea Master Plan.
 - b. An area(s) indicated in the Master Plan as having significant natural, historical, or architectural features.
 - c. A site where an innovative, unified, and planned approach to developing the site would result in a significantly higher quality of development, the mitigation of potentially negative impacts of development, or more efficient development than conventional zoning would allow.
 - d. An area to be annexed into the City of Chelsea.
2. The PUD site shall be capable of being planned and developed as one integral, comprehensive site in accordance with the approved PUD Area Plan.
3. A PUD may only be approved in conjunction with an approved PUD Area Plan and a written and recorded PUD agreement between the city and the property owner(s).
4. The proposed development must also demonstrate at least one (1) of the following conditions:
 - a. The PUD contains two (2) or more separate and distinct uses, for example, single-family and multi-family dwellings.
 - b. The PUD site exhibits significant natural features encompassing more than 25 percent (25%) of the land area of the PUD which will be preserved as a result of the PUD, such as, but not limited to, dunes, wetlands, forested areas, and floodplains.
 - c. The PUD site has distinct physical characteristics which makes compliance with the strict requirements of this Ordinance impractical.
 - d. The proposed design of the PUD includes innovative development concepts that substantially forward the purpose and intent of this Section, or permit an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.
 - e. The proposed PUD involves adaptive re-use or redevelopment of a building or site.

(Chelsea Zoning Ordinance: Article 10. Optional Development Standards, pg. 162)

Address “Missing Middle” Housing

- ❖ Being able to attract both young professionals/families while creating opportunities for empty nesters and the growing elderly population
- ❖ Provide a full array of amenities including walkability, parks and rec opportunities, and proximity to areas with commercial and entertainment use.
- ❖ Compatible in scale with single-family homes that help meet the growing demand for walkable urban living.
- ❖ Goal would be to avoid a development whose massing is out of scale with the neighborhood

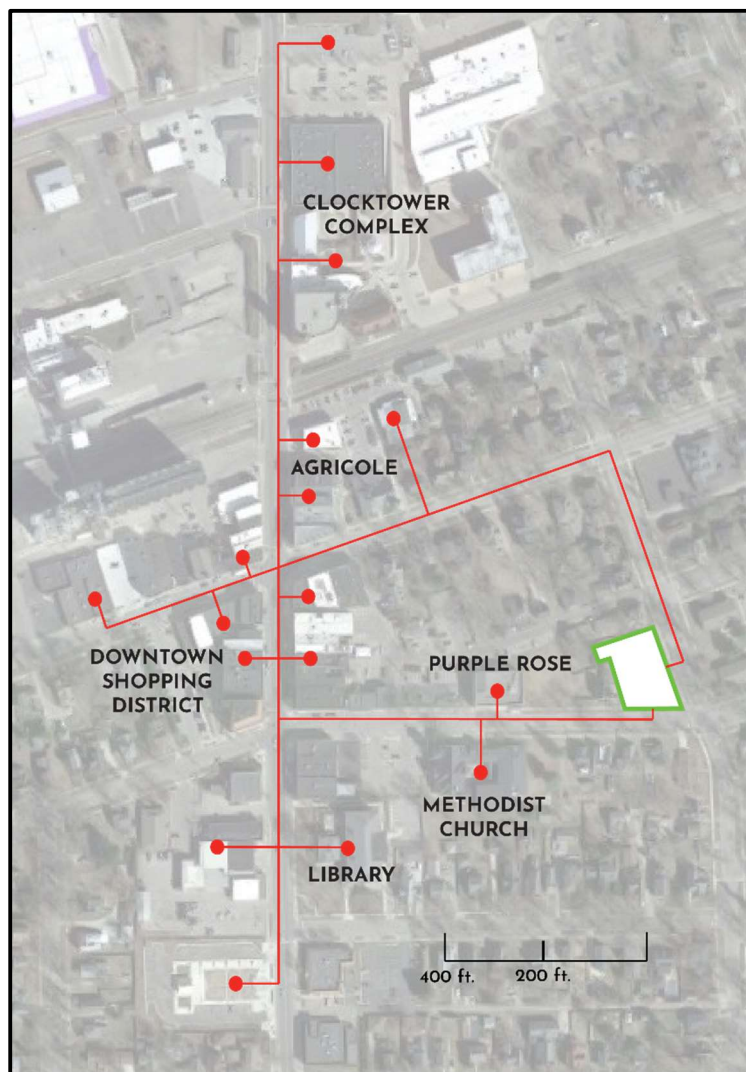
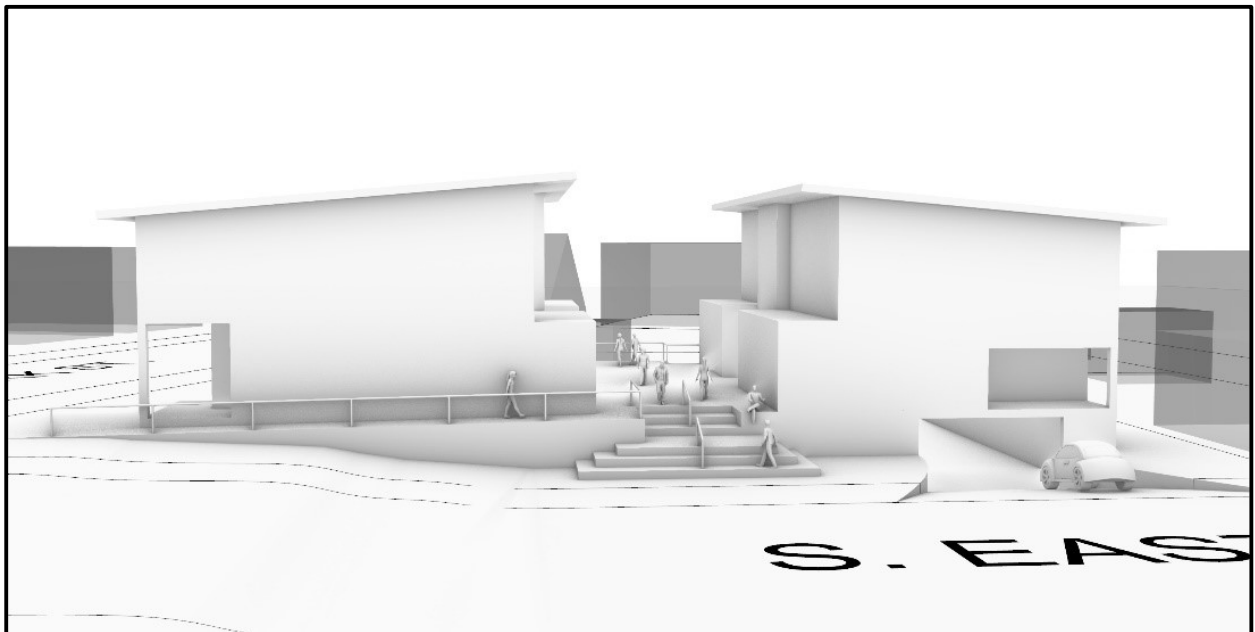
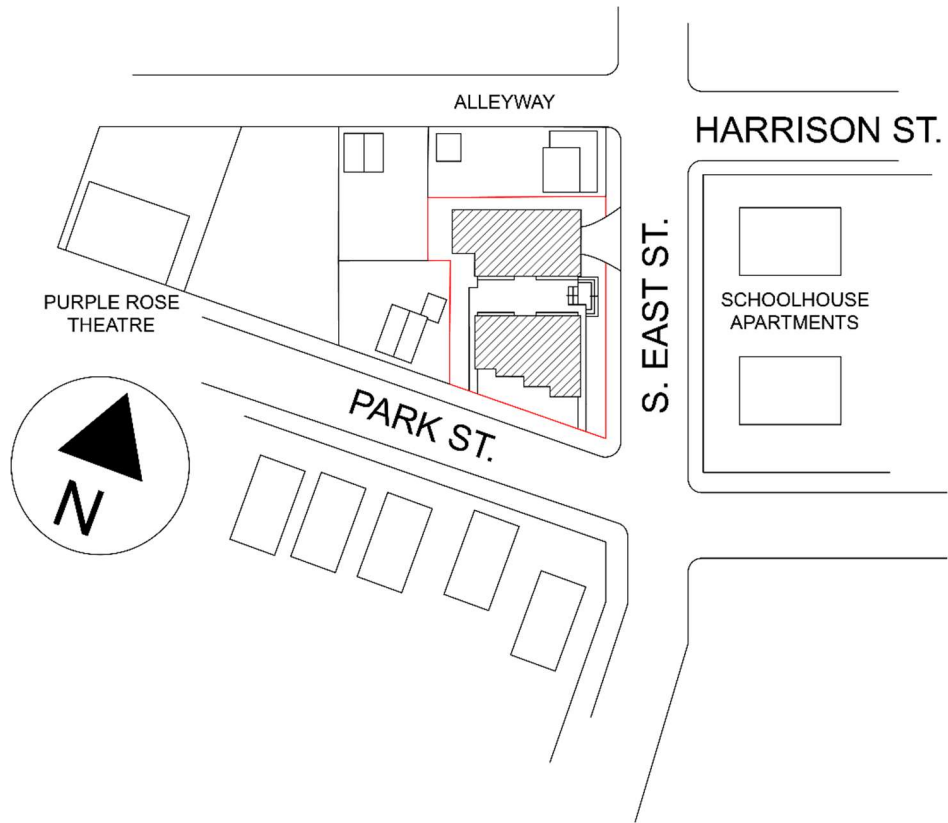


Fig. 1: Diagram of Park St. Site in relation to walkable urban environment & places of interest represented by red nodes (**SHOWN ABOVE**)

Fig. 2: Site Plan and surrounding building context (*SHOWN BELOW*)



(View from east of East St. for Pedestrian Path in relation to surrounding environment)

- ❖ Goal is to reduce surface parking and take advantage of a concealed underground garage for residents while integrating a ground plane with Park St.



Fig. 2: Section Elevations representing the site to the streetscape; East (**LEFT**) & West (**RIGHT**) Design options not flushed out, aesthetic placeholder(s)

To achieve the desired downtown density, 8 single family units would be desirable					
R-2 Zoning		R-3 Zoning			
Front	20	Front	25		
Sides	5 to 15	Sides	15 to 30		
Rear	20	Rear	25		
Cov'g	35%	Cov'g	45%		
Imp Cov'g	60%	Imp Cov'g	75%		
Buildable Area	9700 SF		8100 SF		
Green Space/Pedestr	1350 SF		1200 SF		
Net Area	8350 SF		6900 SF		
8 Units @_SF (Missing Middle housing wants 1300- 1800 SF)	$8350/8 = 1043.75 \text{ SF}$		$6900/8 = 862.5 \text{ SF}$		
Our aim is to use the R-3 zoning as a guideline for design, and explore what waivers would be needed to provide 8 missing middle housing units of the desirable size.					

Fig. 3: Table showing the difference in square footage between R-2 and R-3 Zoning (**ABOVE**)

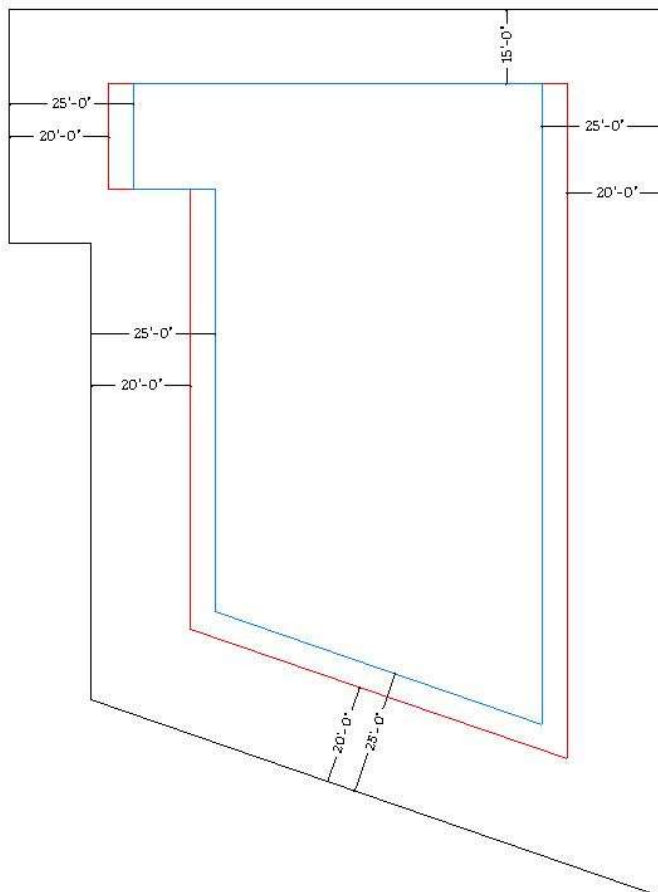


Fig. 4: Diagram (**LEFT**) helps in tandem with Fig. 5, showing the lot size difference between the two zoning classes. **Red = R2, Blue = R3**

❖ 8 units, between 1300-1900 sq. ft.

R-3 zoning is being utilized as a guideline for design, however, waivers could be explored to help provide 8 Missing Middle units of the desirable size within the right density context.

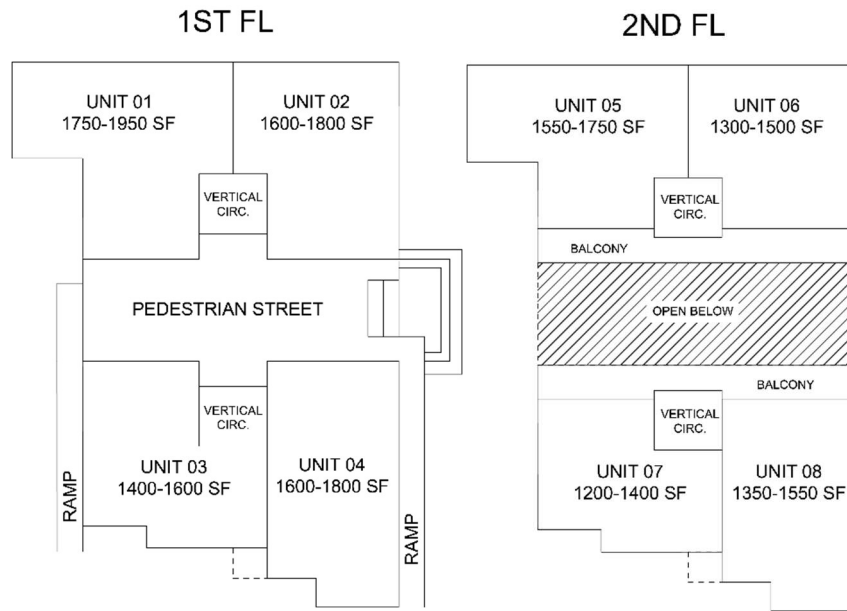


Fig. 5: *Rough floor space planning (LEFT) estimating potential square footage.*

Green Building & Sustainable Design

- ❖ Utilize low impact design (LID) techniques for the treatment of stormwater onsite.
- ❖ Implementing sustainable design techniques including cisterns, rain gardens, porous paver, etc....



Porous pavers (**LEFT**) help allow the distribution of captured rainwater into a more controlled runoff.



Utilize these porous pavers and plantings to create green buffers between resident's doors and walkable pedestrian path



1ST FL

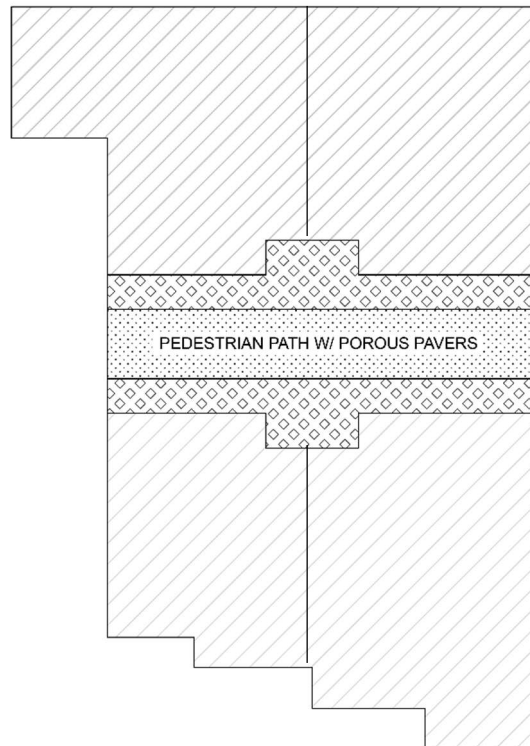


Fig. 6: *Diagram representing potential use of porous pavers to help facilitate stormwater management and runoff (SHOWN ABOVE)*



Use of cisterns and rain gardens will help collect rainwater and mitigate stormwater runoff.

Use of Local Vernacular & Site Integration

- ❖ Capitalize with medium-density multiple family housing that fits the visual character of a traditional neighborhood or downtown setting.
- ❖ Make use of local identity to support design aesthetic



(United Methodist Retirement Home) Looking at the use of Brownstone and pedestrian path design



(Village Apartments) Townhome design with similar Brownstone material applications

Chelsea MASTER PLAN/Zoning Ordinance Supporting Data

Housing Needs

(Chapter 1: Land Use, pg. 10)

"There are roughly 2500 housing units in the City of Chelsea, 60 percent of which are single family homes. There are just a little over 650 units within multiunit/apartment buildings, and even fewer duplexes and townhomes. The stock of single-family homes in Chelsea is generally well-maintained, and although relatively homogeneous by neighborhood, throughout the City there are a variety of ages, styles, and sizes. Single family homes have traditionally been the backbone of the community and historically the preferred housing type for small towns. This does not create much diversity in the cost or choice of housing for potential new residents or existing residents who may be transitioning to a new station in life. **In order to accommodate new demand and provide housing choices, the City must diversify its housing.**"

- 57% Single-family Detached
- 30% Multi-Unit Apartment
- 9% Townhouse/Attached Condo
- 4% Duplex

Housing Diversity

(Chapter 1: Land Use, pg. 11)

"There is a need to provide for a different housing type that will attract young professionals and young families, while retaining empty nesters and the increasing elderly population. **All of these demographic groups are seeking a more compact, attached type of housing product in the form of row houses, townhomes, duplexes, fourplexes, or low-rise apartments within established neighborhoods.** These groups also **desire a full array of amenities, such as walkability, parks and recreational opportunities, and proximity to areas with commercial and entertainment uses.** Proximity to jobs that are walkable, bikeable, or easily accessible by convenient transit is also a priority for young professionals and empty nesters who are still in the workforce. Providing diverse housing stock will support the City's goals related to economic development and being age friendly."

"This housing type is being referred to as the "Missing Middle". Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Chelsea participated in a Target Market Analysis, completed in October 2015, which identified a number of target markets, or demographic groups, that might potentially move to Chelsea if the appropriate housing stock was available. Generally, the study identified the potential for these groups to absorb 250 to 675 new moderate to upscale housing units over the next five years. The full report provides specifics about each market type, the specific housing type they would be seeking, and specific numbers for each year."

New Development Regulations

(Chapter 1: Land Use, pg. 13)

"In order to plan for Chelsea's future and achieve some of the goals identified in this chapter, and the Master Plan overall, the City's zoning regulations must be evaluated and updated. **In particular, the City should re-examine and revise its PUD ordinance to allow for non-traditional zoning, especially in larger tracts of land, to encourage specific land uses and goals such as conservation of natural resources and provision of green spaces.** Other considerations may include improved traffic circulation and/or diverse housing."

Age-Friendly Goals

(Chapter 6: Age-Friendly, pg. 72)

"Chelsea seeks to ensure that community residents can successfully age in place..."

"Chelsea will encourage the provision of diverse housing opportunities in appropriate locations to meet the needs of residents of all ages..."

(Chapter 6: Age-Friendly, pg. 73, Source: [SEMCOG])

Name	Age Group	Census 2010	SEMCOG 2040	Change 2010-2040
Older Seniors	75+	765	1,321	556
Seniors	65-74	358	585	227
Young Seniors	60-64	265	294	29
Older Adult	35-59	1,668	1,593	-75
Adult	25-34	528	812	284
Young Adult	18-24	237	711	474
Youth	5-17	825	641	-184
Children	Under 5	298	314	16
	Total	4,944	6,271	1,327

As of 2010, Chelsea's total population was 4,944 in comparison to 2020, where the population now stands at 5,467 (www.census.gov). This would mean in 2010, a total of 1,388 people or 28% were above the age of 59 living in Chelsea. Now looking at the younger population making up 1,123 individuals or 23% of the city's population. And finally, 2,433 individuals or 49% of the city's population making up all the adults between the youth and seniors.

Housing

(Chapter 6: Age-Friendly, pg. 77)

"Safe and affordable housing must be available to all members of the community. Families are often looking for single-family residential neighborhoods, with a traditional neighborhood design that has access to schools, parks, or other public facilities, such as pools or libraries. Young adults and empty nesters are interested in housing such as apartments, condos, duplexes, townhomes, or second-story flats in mixed use areas."

Priorities & Discussion Points

Stormwater Management

Concept of Low Impact Development (LID) an approach to stormwater management that mimics a site's natural hydrology as the landscape is developed. Stormwater is managed on-site and the rate and volume of predevelopment stormwater reaching receiving waters is unchanged.

- Vegetated filter strips at edges of paved surfaces
- Rain gardens and green roofs designed to capture and soak in stormwater
- Porous pavers
- Rain barrels and cisterns to help capture rainwater and potentially reuse non-potable water for the use of toilets.

How can this help?

- These types of developments can be very attractive and provide amenities.
- Can potentially increase property value, especially if being one of the first physically noticeable on the sustainable spectrum of building. Not to confuse with green washing.
- Can help be the first couple steps forward for addressing more sustainable development in the future, especially for Chelsea.

More examples of LID approaches can be referenced from
(*Chapter 8: Environmental Quality, pg. 90*)

Overview

(*Chapter 8: Environmental Quality, pg. 89*)

"The application of sustainable principles can vary depending on the scale in which they are applied. Local communities can take a variety of efforts. Human activities including mode of transportation, the amount of energy we use and its source, or the type and source of food we consume can affect the natural environment. **The City of Chelsea has made a commitment to protect the natural environment through saving energy and implementing practices that create lower environmental impact. Chelsea has the potential to take advantage of opportunities to incorporate practices into the community aimed at addressing environmental quality such as renewable energy, energy efficiency, building reuse, Low Impact Development (LID), and non-motorized transportation. Committing to these methods benefits the environment and also the community.** Having a municipal owned electric utility gives Chelsea the unique opportunity to offer incentives for energy efficiency..."