

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF MARCH 27, 2013 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris  
6 Davies; Rick Brideau, CNHA, Ex-Officio; Leitha Reilly, alternate member; Maria  
7 Newman, alternate member; Al Sypek, alternate member  
8

9 Also Present: Cynthia May, ASLA; John Trottier, P.E.; Jaye Trottier, Planning  
10 and Economic Development Department Secretary  
11

12 A. Rugg called the meeting to order at 7:01 PM. He introduced newly  
13 appointed alternate Al Sypek, noting that he was a Planning Board member  
14 during his tenure as Town Fire Chief.  
15

16 A. Rugg appointed L. Reilly to vote for M. Soares until she arrived and  
17 appointed M. Newman to vote for Scott Benson.  
18

19 **Administrative Board Work**  
20

21 A. Discussions with Town Staff  
22

- 23 • Planning and Economic Development Department Intern  
24

25 C. May introduced intern Jeff Belanger who joined the Planning and  
26 Economic Development Department on March 20 and will be assisting the  
27 department optimistically through the summer.  
28

- 29 • Planning Board Interviews at the Cable Studio  
30

31 A. Sypek responded to a recent request from Town Councilor/Planning  
32 Board member Tom Freda who asked if there was a method available to  
33 make Planning Board information more accessible to the public. A. Sypek's  
34 suggestion is to have individual Planning Board members record short  
35 presentations (e.g. five minute) at the Cable Studio about recent Planning  
36 Board issues which would then run recurrently. This would be an  
37 opportunity for the public, he said, to receive a synopsis on a particular  
38 topic of interest if they do not have the time to watch an entire meeting.  
39 A. Sypek would direct the presentations himself. A. Rugg said it was an  
40 idea to consider for Board members as well as staff and volunteered to do  
41 the first presentation. He instructed interested Board members to  
42 coordinate with Staff.  
43

44 B. Election of Officers and Liaisons  
45

46 While the Planning Board Rules of Procedures state that the annual election  
47 of officers shall take place in April, A. Rugg noted that the Town Council  
48 secretary needs to forward updated information of all Boards and  
49 Committees to the Department of Revenue Administration by April 1. The

1 Board, however, will not meet again until April 3. As there were no  
2 objections to hold the elections at this time, A. Rugg entertained a motion.

3  
4 **C. Davies made a motion to keep the current senior officers on the**  
5 **Planning Board in place (A. Rugg, Chairman; M. Soares, Vice**  
6 **Chairman; L. Wiles, Secretary; and L. El-Azem, Assistant Secretary).**  
7 **R. Brideau seconded the motion. No discussion. Vote on the motion**  
8 **7-0-0.**

9  
10 **L. El-Azem made a motion to keep the current Planning Board**  
11 **Liaisons on the Planning Board in place (A. Rugg, Heritage**  
12 **Commission; and R. Brideau and M. Soares, Capital Improvements**  
13 **Plan Committee). L. Wiles seconded the motion. No discussion.**  
14 **Vote on the motion 7-0-0.**

15  
16 **Continued Plans**

17  
18 A. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B,  
19 41,  
20 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 57, 58, 59, and 62 – Request  
21 to extend the 65-day approval period per RSA 676:4

22  
23 A. Rugg stated that Pillsbury Realty Development, LLC has requested an  
24 extension of the 65-day review period required under RSA 676:4(I)(c) from  
25 April 15, 2013 to May 15, 2013 in order to accommodate the applicant's  
26 proposed schedule of activities. **L. Wiles made a motion to extend the**  
27 **review clock to May 15, 2013. R. Brideau seconded the motion. No**  
28 **discussion. Vote on the motion, 7-0-0.**

29  
30 B. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B,  
31 41,  
32 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 57, 58, 59, and 62 –  
33 Application Acceptance and Public hearing for formal review of the  
34 Woodmont Commons Planned Unit Development (PUD) Master Plan  
35 *[Continued from the February 13, 2013 Planning Board Meeting.]*  
36 • Subdivision and Site Plan Process Briefing

37  
38 A. Pollack of Gallagher, Callahan & Gartrell re-introduced the Woodmont  
39 Commons development team members along with developer Mike  
40 Kettenbach. He thanked the Board for the extension of the 65-day review  
41 period. The focus this evening, he said, would include the land use content  
42 of the PUD Master Plan in a presentation from Architect and Planner Tom  
43 Goodwin of Woodmont Commons consultant Shook Kelley.

44  
45 A. Rugg noted that input pertaining to the ongoing list of questions posted  
46 on the Town website about Woodmont Commons would be entertained  
47 after discussion, questions, and comments about tonight's briefing was  
48 complete.

1  
2 **SUBDIVISION AND SITE PLAN PROCESS BRIEFING:**  
3

4 (T. Goodwin): "I'm going to take you through the PUD Master Plan and  
5 subdivision and site plan process. Tonight, what we're going to do is to go  
6 through a quick overview of the regulatory frameworks that we see in the  
7 Londonderry PUD ordinance. We're going to show you how we see the  
8 process unfolding and how that applies to Woodmont Commons.  
9

10 "At a point in the presentation, we will stop and look at land use and the  
11 open space and provide you with an update. There were a lot of questions  
12 that were asked at the land use presentation and we are coming back with  
13 a response to some of those questions. We think we have simplified the  
14 tables and answered the questions that were asked at that meeting.  
15

16 "Then there's going to be an overview of standards and regulations that  
17 will be coming forth within the Woodmont Commons Master Plan. The  
18 standards have not been finalized. We're working with Staff on those right  
19 now. However, what we want to show you is how those work so that you  
20 can measure submittals as they come forward in the future.  
21

22 "The next section of it is some practical examples. We believe there's  
23 flexibility that has been built into the PUD Master Plan and with the  
24 practical examples, we will show you why those are important to us. Then  
25 what you might actually see as a submittal coming through, after the  
26 Woodmont Commons Master Plan is approved and how that might look and  
27 what you use to measure it by.  
28

29 "And then finally, a case study of two projects that are essentially side by  
30 side. My firm worked on one of them, so we're very familiar with it. But  
31 we can show you why that we think the flexibility is also important to the  
32 town.  
33

34 "So the first slide (See Attachment #1, page 3) is right out of the  
35 Londonderry PUD ordinance. The Master Plan is composed of all the  
36 following elements. We will go through those to show you how Woodmont  
37 Commons is responding to those.  
38

39 "The second one (p. 4) is information that the applicant provides to the  
40 Planning Board, realizing that the information is still conceptual and that it  
41 is subject to change and we will go through the information bullets that are  
42 here and show you how Woodmont Commons is working with the  
43 information portion of it.  
44

45 "The first part of that information (p. 5) requirement was to go through  
46 several conceptual illustrations and Woodmont Commons has gone through  
47 a charrette with multiple versions of the plan and the plan on the far right  
48 is the TND-1 plan that was submitted with the application.  
49

1 "So we feel that there are four things that the information plans or these  
2 concept drawings should represent (p. 6). It is an understanding to  
3 accommodate the abutters; it is a maximum yield profile for the  
4 development; it is a graphic example of the form of development; and a  
5 "best guess" on what might occur in the future."  
6

7 **L. Wiles asked for the definition of "maximum yield profile." T.  
8 Goodwin answered that it is the maximum amount that can be  
9 developed within the property, e.g. square footages and the scale  
10 of development, in different areas. L. Wiles suggested that the  
11 word "optimum" would be more appropriate. T. Goodwin agreed  
12 that it could be used in place of "maximum."**  
13

14 (T. Goodwin): "So the "best guess" portion of it at this point in time (p. 7);  
15 there are still things that are not known about how the property can  
16 develop. So the only way you'll know what the answer is is when it comes  
17 in at the site plan level in the future.  
18

19 "So in looking at what was in the ordinance (p. 8), we see the Master Plan  
20 components of it, which were the land plan and the development standards  
21 and the information that Planning Board looks at to understand the look  
22 and the feel of the place. Both of those inform the subdivision plans and  
23 the site plans.  
24

25 "What we have been discussing with Staff is we need to look at one area, a  
26 smaller area, break it down into a component so that we can test the parts  
27 and the pieces that we are bringing forward (p. 9). We looked at WC-1  
28 because it really has the most types of uses allowed in there. It's a little  
29 bit more complicated than some of the other areas.  
30

31 "This illustration (pp. 10-12) is the plan that was submitted as "TND-1"  
32 with the application. One of the things that Staff had asked us to look at  
33 was to revisit this plan to make sure that it is in line with our current  
34 thinking. So we have taken a look at this plan and come up with a revised  
35 information plan that we are basing the standards on."  
36

37 **A. Rugg confirmed with T. Goodwin that the illustration on page 10  
38 is conceptual only. T. Goodwin said that it is also part of the  
39 forthcoming demonstration of how a degree of flexibility is in the  
40 best interests of both the town and the developer. L. Wiles asked  
41 for and received clarification that the illustration is an example of  
42 the process used to progress through the regulations.**  
43

44 (T. Goodwin): "What we're going to do tonight is walk you through not only  
45 what is in the Woodmont Commons Master Plan but then give you a quick  
46 overview of subdivision and site plans based on this plan and then we will  
47 go through the rest of the presentation. What we want to do is establish  
48 the rules that tell you, when it does come back into you and it looks  
49 different, does it still work for Londonderry and does it still work for the  
50 developer?"

1  
2 "And so the components of the Woodmont Commons Master Plan (p.13),  
3 on the right hand side what we're tracking is what is in the PUD ordinance.  
4 The first item (p. 14) is a land use plan, which is a drawing, and down  
5 below you will see "The land use plan delineates one or more land use  
6 areas." And so within Woodmont Commons, we have subareas that are  
7 delineating the land use areas. The second portion of the plan (p. 15) is a  
8 land use list and there is a land use list that is within the Woodmont  
9 Commons Master Plan that deals with each one of those subareas. And  
10 again, we heard comments on the land use list at the Land Use meeting.  
11 We will come back to that in a minute. I just want to get you  
12 understanding what the concept is.  
13

14 "In addition, the land use plan also specifies the approximate acreage and  
15 the types of uses and the density (p. 16). And we have taken the multiple  
16 tables that were in the last submittal and simplified it down to one table  
17 that includes the total land area and all the uses that are allowed within  
18 each subarea and also the open space. And again, we will come back to  
19 this table in a moment."  
20

21 **A. Rugg asked what the category "Existing Units" refers to. T.**  
22 **Goodwin said it is simply the existing houses currently on the**  
23 **property.**  
24

25 (T. Goodwin): "In addition, the Master Plan portion of the ordinance asks  
26 for the PUD application (p. 17), which has been submitted, and also a  
27 narrative, which was included within the PUD application, but also will be  
28 brought forth within the Woodmont Commons Master Plan in Section one.  
29

30 "The next two bullet points (p. 18) are the architectural guidelines and any  
31 other development guidelines. And Woodmont Commons is going to have  
32 two sections that deal with these. One is the PUD subdivision standards  
33 and regulations and the second is the PUD site plan standards and  
34 regulations. And again, I'll show you an example of how those will work in  
35 just a minute.  
36

37 "Any additions, deletions, modifications, clarifications, stipulations by the  
38 Planning Board in its approval (p. 19). One of the things that has been  
39 submitted is a Master Transportation Improvement Assessment for the  
40 development and in that, the primary roads were identified, so the land use  
41 plan will also identify the primary roads that run through Woodmont  
42 Commons.  
43

44 "And in working with Staff (p. 20-22), Staff has recommended adding the  
45 approximate locations of the secondary street types and networks, the  
46 open space types and location, and the development envelopes. And  
47 again, these are approximate locations for these. So the Woodmont  
48 Commons Master Plan submittal will include the primary streets, the  
49 secondary streets, and the open space. In addition, those areas will be  
50 identified. So the primary streets will be by the master transportation

1 improvements. The secondary street types as we know them will be shown  
2 on the plan. The greens and open space types and locations will be shown  
3 and they will be shown either as a passive, active, or conserved and there  
4 are standards in the subdivision section that tell you what those actually  
5 look like. In addition to that, the development envelopes will be identified  
6 and the streets, including what types of streets are within the project will  
7 be identified.”

8  
9 **C. Davies confirmed that this is an example of information that will**  
10 **be provided in the Master Plan for all of the subareas. When asked**  
11 **when the Master Plan could be expected, A. Pollack answered that**  
12 **the goal is May 8, 2013.**

13  
14 (T. Goodwin): “And what we will do in the next meeting is come back with  
15 an update of where we are with those, so we do plan on coming back.  
16 What we’re looking at doing is similar to what we’re doing tonight, is  
17 continue with the Test Case WC-1 and possibly add a perimeter area, WC-  
18 5, so you can see how those standards work in a residential section of it.”

19  
20 **L. El-Azem asked for the definition of a “development envelope.” T.**  
21 **Goodwin explained that once an area is subdivided into lots, the**  
22 **development envelope is simply the developable area left over for**  
23 **buildings and parking.**

24  
25 (T. Goodwin): “So the Woodmont Commons Information Plan (pp. 23-24),  
26 and again, I think I read the introduction portion of it earlier, the  
27 components of that are the total acreage of the tract and the rough  
28 delineation of each land use, that will be included in the tables that are  
29 within the Master Plan portion of it, the proposed uses and the total  
30 number of dwelling units. Again, all three of those were within the land  
31 use tables.

32  
33 “The proposed general estimates and location and sizes of the structures,  
34 streets, and also the parking areas (p. 25). And so those are shown within  
35 the information plan. Again, these are approximations, but we’re showing  
36 you how the buildings and the parking could look within the development.  
37 And I think we have discussed the PUD site plan and subdivision  
38 regulations. We will tell you how those are supposed to work.

39  
40 “And then the last portion of it (p. 26) was the proposed traffic impacts.  
41 Again, the Master Traffic Impact Analysis has been submitted on this.

42  
43 “In addition (p. 27), the open space, the natural and cultural resources,  
44 and the proposed buffers are shown within the plan. There is a proposed  
45 buffer along Pillsbury Road where the property comes up against adjacent  
46 residential. We have several areas of open space within it. And there is  
47 one small area that is on the right side of this plan where we have a  
48 drainage feature that we are looking to preserve. So that's the information  
49 plan (p. 28).  
50

1 "Now that would be what you will see within the Woodmont Commons  
2 Master Plan. What we also thought might be helpful is if we look into the  
3 future, after the plan has been approved, what a subdivision plan might  
4 look like (p. 29). And you will see later in the show, we were setting up  
5 rules for what those pieces and parts can include. For instance (p. 29),  
6 you see a subdivision area that extends past WC-1 on the east side and  
7 also on the south side and that's fine. You see the primary roads that are  
8 going through that (p. 30). At the time of subdivision, there is a potential  
9 for a supplemental Traffic Impact Analysis to verify that what we had in the  
10 master was correct or to tell you what the streets and the off-site  
11 mitigation should actually look like for the development. The secondary  
12 streets (p. 31) would be shown within the subdivision plan. The open  
13 space (p. 32), conserved, active, and passive, would all be shown with the  
14 Master Plan. And also the subdivision lines within the blocks (p. 33) and  
15 the detention for the site would be dealt with. And you can see that some  
16 of the detention might have to step over the subarea line just to work with  
17 the natural grades that we have out in the site. In addition, and this is not  
18 any different than any other subdivision plan that Londonderry looks at (p.  
19 34), utilities and infrastructure. In addition, the measures that are used  
20 are in the PUD subdivision standards and regulations and those can include  
21 block types, which would have dimensional standards, street types, open  
22 space types, and a couple of things that we have been discussing with Staff  
23 on; signs, landscaping, and lighting, because we may have some things  
24 that are within the right of way, within the medians we're proposing, that  
25 include Woodmont Commons signage. And so those would be addressed at  
26 the subdivision level.

27  
28 "At the same time a subdivision is moving through, as a separate  
29 application, you might also see a site plan come through. What you will  
30 notice in this (p. 35) is that a lot of the site is shown with buildings and  
31 parking, but there are still areas that are not being developed. So, we just  
32 wanted to illustrate that you could see site plans and subdivisions at the  
33 same time and that in the future, there might be site plans coming through  
34 for already approved subdivisions.

35  
36 "This (p. 36) is just an overlay of the site plan and subdivision on top of the  
37 information plan that had been submitted. And for this example, we were  
38 tracking that information plan.

39  
40 "Within a site plan submittal, however, there may be different building  
41 configurations (p. 37), and so essentially, the buildings that are running  
42 down the green on both sides have gotten a little smaller in this example.  
43 And as long as they meet the rules that are within the building types and  
44 the lot types, that's acceptable. In addition (p. 38), and this happens a lot  
45 in the retail world, you may have already approved a subdivision and an  
46 opportunity comes along that is good for the plan, good for the developer,  
47 good for the town, that is different than the approved subdivision, so there  
48 might be some internal block modifications required to house a certain  
49 tenant. And in this one, the buildings have also been modified. A little bit  
50 bigger footprints, but as long, again, as they meet the building types and

1 lot types for the site plan standards and regulations, then this is an  
2 acceptable submittal.

3  
4 "We talked about the land use questions and comments that we had  
5 received from the town. What we have done (p. 39) was to simplify the  
6 tables down to one table. We have taken the exemplar that was used for  
7 the Traffic Impact Analysis, which essentially limited the amount of  
8 development and flexibility and utilized it to set up the development  
9 standards for each of the subareas."

10  
11 A. Pollack noted that the information is included on pages 52-53 of this  
12 evening's Land Use Briefing.

13  
14 (T. Goodwin): "So in this, for each of the subareas, I think the comment  
15 was that there was too much flexibility. That has been limited. The  
16 hospital is now shown only in WC-12, so there have been modifications to  
17 this table in response to some of the comments that were received. If you  
18 look at the flexibility that is within the plan, we have reduced the amount  
19 of flexibility. We have kept it in areas that are important to us, such as  
20 WC-1, WC-2, and WC-12, and reduced it in the perimeter zones. We have  
21 included within this table the open space for each of the subareas. That  
22 includes the conserved open space, the shared open space, and as a  
23 separate line item, even the buffers that are running around the perimeters  
24 of the property.

25  
26 "This one (p. 40) might be a little bit more legible. This is just for WC-1.  
27 It shows the residential units. So if you actually add up the columns that  
28 go across the page, they are much closer to the total PUD development  
29 maximum. But the development maximums are the controlling factor, so  
30 the development within Woodmont Commons without any will meet the  
31 column that is in the middle on this page.

32  
33 "The same has been done with the PUD Allowable Uses (p. 41). The uses  
34 have been simplified. Some of the uses that were questioned have been  
35 removed. You will see that wholesale warehouses, et cetera, have been  
36 removed. The retail portion of this used to have square footages attached  
37 to it. All those square footages are listed on the previous table, so now the  
38 use actually just says "retail" and you look back at the previous chart to  
39 see how much you can build within a subarea.

40  
41 "We talked about the purpose of the information plan and the land use plan  
42 (pp. 42-43). We have gone through the components of it, which include  
43 the subareas, the primary streets, the secondary streets, the green space,  
44 the open space. We have discussed that we see the land use plan as  
45 purposefully flexible and expressing that an understanding that the  
46 subdivision plans and the site plans prepared in accordance with the Master  
47 Plan may vary.

48  
49 "The next page (p. 44) deals with the primary streets and the secondary  
50 streets. Again, what we're showing you in the Master Plan is based on our



1 best guess at the moment, which was the information plan. And so we're  
2 putting in the rules for how those may be modified when they come back  
3 to you in the future. And again, we talked a little bit about the conserved  
4 green space and the regulated environmental areas and the shared open  
5 space. We still have the same standards that are in place dealing with how  
6 those are implemented. And finally when it gets down to the subdivision  
7 and site plan level, the rules that the subdivision and site plans will follow,  
8 they are in accordance with the land use plan. Subdivisions follow section  
9 two of what is in the Woodmont Commons PUD ordinance. Section three  
10 deals with the site plan regulations. Subdivision and site plans may include  
11 portions of one or several subareas. One of the important concepts on this  
12 page is that the subdivision and site plans, once prepared and approved in  
13 accordance with the Woodmont Commons Master Plan shall constitute and  
14 update to the land plan. So at the time we bring these forward, if they  
15 meet all the rules and the Board approves them, then they constitute the  
16 new land use plan.

17  
18 "So part of what we're showing tonight is the methodology, the process  
19 that is going into the Woodmont Commons Master Plan (p. 45). So for  
20 each subarea, there will be a set of principles and standards that go along  
21 with it that deal with the types of streets that are allowed within in, the  
22 block dimensions that you can expect to see, the open space types, and  
23 those are at the subdivision level. At the site plan level, the building and lot  
24 types and the parking types.

25  
26 "You saw on the land use plan on the earlier slide, we had called out for a  
27 boulevard 2-lane (p. 46) and this is what a boulevard 2-lane would look  
28 like. The dimensional standards are there. And a 2-way street, which was  
29 two lane, was also called out on that plan. So these are examples of what  
30 will be coming forward in the subdivision standards.

31  
32 There are examples of the block types (p. 47). Now we haven't worked out  
33 all the details on the dimensions yet, but we are working with Staff on  
34 those and we will bring those forward.

35  
36 "We have shown, I think in the last meeting, the open space standards (p.  
37 48). So if we're calling for an active open space playing field, [this] would  
38 be an example of that. If we're calling for a passive open space, the  
39 square would be an example of that. And we will show you which types of  
40 open space are appropriate for which subareas. And at the site plan level,  
41 we would be dealing with the building types (p. 49), the lot types for  
42 several types of buildings. And again, WC-1 has the most uses allowed, so  
43 there will be a little bit more range in this one than there would be in some  
44 of the perimeter zones and there will be only a single type in some of the  
45 perimeter subareas that only allow residential. And the parking (p. 50) will  
46 be dealt with at the site plan level also.

47  
48 "So once the Woodmont Commons plan is approved, and WC-1 is the one  
49 we are testing in this scenario, when the developer actually takes this out  
50 to the market, what actually happens? And the reason the flexibility is

1 important to us is that the developer would like nothing more than to fix a  
2 plan and build it, but when you get out into the retail world, what happens  
3 is my firm works on a lot of retail projects, and this is a project that we  
4 have done (p. 53). And this was the first site plan that we did for the  
5 developer so that they could go out and talk to the retailers. And as the  
6 retailers start looking at the plans, you typically deal with the large  
7 retailers first and you try to get them to commit. And they will look at a  
8 plan and they will say 'Well, I don't want to be there. I want to move a  
9 little bit,' so we will go through several iterations of the plan (pp. 54-56).  
10 The first was Scheme A, this was Scheme C, this is D, this one is S, and  
11 yes, there are schemes in between all of those. As the developer goes out  
12 and starts to sign leases, the plan becomes more fixed.

13  
14 "So when the dance with the retailers is done and there's actually a plan, it  
15 may come back looking different than what was in the Woodmont  
16 Commons Master Plan. So this (p. 57) is a revised information plan. I'll put  
17 both up on the screen. This is, again, just an example of what could  
18 happen. You will notice that the primary road has shifted (p. 58) a little bit  
19 and that the retail street is running north/south instead of east/west as it  
20 was in the last one. So the tools that we're putting in the Woodmont  
21 Commons Master Plan to measure by the subdivision area looks to be  
22 about the same. The primary streets and supplementary streets are still  
23 measured by the Supplemental Traffic Impact Analysis and the off-site  
24 mitigation to make sure that the traffic is dealt with. The secondary  
25 streets would follow the dimensional requirements in there for the blocks  
26 and the street types would already be within the pallet, so if it is a  
27 commercial area, you would look at a commercial street to go within that.  
28 The open space, conserved, active and passive, would be delineated within  
29 the plan. Detention would be dealt with. The subdivision lines are a little  
30 bit different, but they are still within the same parameters for the block  
31 dimensions. Again, this plan would deal with utilities and other  
32 infrastructure similar to what we showed in that first one. So if, in looking  
33 at this, the measures for the subdivision standards and regulations meet  
34 the requirements that are within the Master Plan, then this would be an  
35 acceptable submittal.

36  
37 "So those are the two plans side by side (p. 59). On the left was the first  
38 one we showed. On the right is with the primary road with a little shift to  
39 it. And the question is which plan is better? And we believe that the  
40 flexibility is important to the developer so that they can go out and test  
41 those plans within the market and figure out which ones the market wants  
42 to invest in and build in the future.

43  
44 "Just an overview of putting all this together (p. 62). We have the land use  
45 plan and the development standards that will be within the Woodmont  
46 Commons Master Plan. We have the information plan or plans that come  
47 forward. Those inform both the subdivision and the site plans.

48  
49 "Then as a case study (p. 63), the project on the right called Birkdale  
50 Village is a project that my office worked on. It is a mixed use

1 development that includes retail, residential, office. It is about 52 acres  
2 which is similar in size to what you have seen in WC-1. The project on the  
3 left is a similar project. It includes all the same components. Both  
4 projects got off the ground in 2003, I think, was the date. Both projects  
5 are anchored on the north side by a theater. This is in what is called a  
6 busted zone, so you can actually have theaters that are right next to each  
7 other. The Kenton Place actually has the advantage of having a grocery  
8 store within it which is something that is very desired within a mixed use  
9 community. The differences between the plans are 1) that Kenton Place  
10 started from an ordinance that is very similar to what we are talking about  
11 with standards for each of the components that are within the plan but  
12 there was a sketch plan that was done as part of that ordinance and the  
13 developer, by choice, went out and built that sketch plan. Birkdale Village  
14 actually went out and worked with the retailers and came back with a plan  
15 that the market supported. And so early 2003, these projects are  
16 constructed. This is a recent aerial, so you can see that Kenton Place is  
17 still missing parts and pieces to it and, in fact, the movie theater is now a  
18 church and the grocery store is empty.

19  
20 "So from an impact to the towns that these are located in (p. 64), Kenton  
21 Place; the office rents, the retail rents are both in the \$18/sq. ft. range and  
22 the assessed tax value per acre is in the \$1.4 million range. Birkdale  
23 Village (p. 65); the office rents are starting at \$21/sq. ft. and the retail is  
24 bringing in \$32 to \$39/sq. ft. What was interesting about Birkdale Village  
25 is there was a mall that was built two exits down from Birkdale Village and  
26 they thought Birkdale Village would go out of business. And, in fact, the  
27 opposite happens and the rents have actually have gone up over the years.  
28 So if you look at the tax value, the assessed tax value per acre, the value  
29 per acre is almost double what you see in Kenton Place.

30  
31 "Just to give you an idea of what this look like on the ground (pp.66-67),  
32 these photographs were taken within about a half an hour of each other on  
33 a Saturday. So this is Kenton Place (p. 66) and if you look, I think I see  
34 two cars. And for Birkdale Village (p. 67), I had trouble finding a parking  
35 spot. These are north of Charlotte, North Carolina, in Huntersville and  
36 Cornelius. There are three small towns north of Charlotte that were first to  
37 put in place a zoning ordinance that is similar to what we're talking about  
38 for Woodmont Commons."

39  
40 T. Goodwin concluded with a short about Birkdale Village (still photo on p.  
41 68):

42  
43 (Narrator): "[Birkdale Village] is over 300,000 square feet of retail, 54,000  
44 square feet of office space, and 320 apartments built on 52 acres. If this  
45 amount of development had been built in a suburban manner, over 110  
46 acres of land would have been consumed. Birkdale has public streets and  
47 mid-block parking with small private parking decks for those who live  
48 here." Residents described the positive residential and business aspects as  
49 well as the sense of community in Birkdale.  
50

1 (T. Goodwin): "I know there were questions about the schedule looking  
2 ahead (p. 69). What we are looking at for future briefings include the fiscal  
3 impact analysis, the approach to infrastructure, the transportation update,  
4 filling in the blanks on some of the design standards that we were showing  
5 within the presentation tonight and then the development agreement,  
6 improvements, and mitigations."  
7

8 A. Rugg asked for questions from Staff and Ted Brovitz of Town consultant  
9 Howard/Stein-Hudson. Both said they would refrain from questions until  
10 hearing input from the Board.  
11

12 A. Rugg asked for questions and comments from the Board. They were as  
13 follows:  
14

15 **1. (C. Davies) Once a developer is prepared to present an**  
16 **individual site or subdivision plan to the Planning Board, are**  
17 **they likely to first bring a conceptual presentation forward and**  
18 **consider input from the Board before submitting a formal**  
19 **application?** T. Goodwin replied that the intent is for the Board to see  
20 conceptual ideas first.  
21

22 **2. (C. Davies) Will the level of detail in the informational plan of**  
23 **the PUD Master Plan be comparable to that demonstrated on**  
24 **page 23 of the briefing (see Attachment #2)?** T. Goodwin replied  
25 that was correct.  
26

27 **3. (C. Davies) It is important to delineate the types of open**  
28 **space and green space to be included in the informational plan**  
29 **since their location should not be as flexible as the other uses.**  
30 T. Goodwin noted that the table on page 16 of the PowerPoint  
31 presentation (see Attachment #1) shows the total maximum  
32 development for all the land uses, except for open space and buffers,  
33 which show a total minimum area. C. May noted that not all the open  
34 space referred to is entirely fixed since some of it is related to the final  
35 street layout, building locations, etc. "Conserved Open Space"  
36 specifically will be fixed. Passive and Active Open Spaces locations will  
37 be approximate and will be set as a minimum to be included. Buffers  
38 are considered separate from open space.  
39

40 **4. (C. Davies) The business uses allowed for WC-10 (see**  
41 **Attachment #1, page 41), while limited to 10,000 sq. ft., do not**  
42 **seem as appropriate for that area as they would for WC-8**  
43 **because of the residential uses around WC-10.** T. Goodwin added  
44 that in the subareas rules to be reviewed later on, a conscious decision  
45 was made to limit to commercial services in WC-10 to those geared  
46 towards the surrounding neighborhoods. While a "Fast Food" use  
47 would normally conjure up the typical McDonalds-type use, C. May  
48 stated that the term also includes such things as an ice cream stand.  
49 She noted that the uses in both WC-8 and 10 are buffered from existing  
50 uses by other subareas within Woodmont Commons. A. Pollack pointed

1 out the "P" used in the previous land use table for "permitted" uses has  
2 been replaced by "A" for "allowable" uses. This will enable the  
3 developer and Board more specifically define a given use so as to be  
4 most appropriate to a given subarea. (See also #8 below).

5  
6 [M. Soares arrived during the next set of comments/questions at 8:10  
7 PM].

8  
9 **5. (L. Wiles) How many more briefings will be presented before**  
10 **the PUD Master Plan is submitted?** A. Pollack answered that the  
11 intent is to present one more briefing in April and then the PUD Master  
12 Plan in May.

13  
14 **6. (L. Wiles) Will the land uses and information plans be part of**  
15 **the Master Plan?** T. Goodwin replied in the affirmative. **Will those**  
16 **be approved separately or as part of the Master Plan?** A. Pollack  
17 replied they are part of the final approval of the Master Plan since it acts  
18 as the ordinance that governs Woodmont Commons. Specific site and  
19 subdivision plans, he continued, are approved individually as they are  
20 submitted over the course of the project, and the intent at this point is  
21 to utilize Londonderry's established site and subdivision process (see  
22 also #12 below). As is currently done, C. May stated, site plans could  
23 accompany a subdivision plan, multiple site plans associated with a  
24 previously approved overall subdivision plan could be submitted, and  
25 those site plans may even have separate phases within them.

26  
27 **7. (L. Wiles) What is considered "non-pervious" open space (p.**  
28 **47 of Attachment #2)?** Basketball courts, paved walkways within an  
29 area of open space, and paved plazas were examples given by A.  
30 Pollack and C. May respectively.

31  
32 **8. (L. Reilly) Similar to comment #4 above, in WC-10 and 8, at**  
33 **what point do opinions of the Board about what is allowable**  
34 **versus desired in the Master Plan preclude the Board from**  
35 **making the final decisions on specific uses allowed in those**  
36 **areas? For example, if "fast food" is not more specifically**  
37 **defined in those areas, will a McDonalds-type establishment be**  
38 **able to submit a site plan for one of those areas even though the**  
39 **Board intended that to be limited to a less intensive use such as**  
40 **an ice cream stand?** A. Pollack replied that the customization of those  
41 general definitions will take place in the forthcoming subarea  
42 regulations so as to tailor general uses to specific areas.

43  
44 **9. (L. Reilly) It is preferable to see a clear demarcation within**  
45 **"open space" between areas the public can make use of and**  
46 **spaces such as buffers and land conserved for natural resource**  
47 **protection that may not be open to the public.**

48  
49 **10. (L. Reilly) Would a supermarket other than the existing**  
50 **Market Basket be allowed within Woodmont Commons?** M.

1 Kettenbach answered that a smaller market/convenience  
 2 store/superette might be appropriate, depending on the success of the  
 3 development. While it is unknown at this point if a large supermarket  
 4 would be warranted, the idea is not prohibited.  
 5

6 **11. (L. Reilly) Does maximum density always equate to**  
 7 **maximum tax positive revenue? Given the variables involved in**  
 8 **that calculation, how can the Board understand where the town**  
 9 **can realize the “biggest bang for its buck”?** T. Goodwin gave an  
 10 example of a study done by a consultant in the Ashville, N. Carolina  
 11 area that examined the impact of mixed use developments on a tax  
 12 basis as opposed to other types of retail (including box stores). The  
 13 findings showed that per acre, a mixed use development brings  
 14 upwards of four times the tax positive revenue. **L. Reilly asked for**  
 15 **that type of information to be included in the Master Plan.**  
 16

17 **12. (M. Newman) Based on previous discussion this evening, is it**  
 18 **correct to say that the Town’s existing zoning ordinances will be**  
 19 **observed when developing the individual subdivision and site**  
 20 **plans?** T. Goodwin said that was true, although the applicants may be  
 21 seeking waivers from the ordinance for those individual plans. A  
 22 specific list of exceptions will be identified in the Master Plan.  
 23

24 Before asking for input from the public, A. Rugg read into the record an  
 25 email from **Joe Maggio of 17 Cortland Street** that was submitted  
 26 after the February 13 Planning Board meeting at which time the  
 27 transportation briefing was discussed. J. Maggio asked it be stated for  
 28 the record that over 100 houses are between Sugarplum Lane and the  
 29 Cortland/Devonshire/Lancaster/Baldwin Roads area. **He asked that**  
 30 **the Board consider the hazardous impacts the additional traffic**  
 31 **associated with those homes will have on Gilcrest Road.**  
 32

33 A. Rugg asked for public input. Questions and comments were as  
 34 follows:  
 35

36 **13. (Mike Speltz, 18 Sugarplum Lane) Item number five under**  
 37 **Section 2.8.8.2, which lists the specific objectives of the PUD**  
 38 **ordinance, is “Preservation of natural vegetation and other**  
 39 **important natural features.” As presented, the plan still seems**  
 40 **insufficient with regard to the protection of the natural**  
 41 **resources within the Woodmont Commons area.** M. Speltz  
 42 submitted a map entitled “Woodmont soils by farm class and soil  
 43 productivity index” (see Attachment #3) which identifies the prime  
 44 agricultural soils found within Woodmont Commons. He stated these  
 45 soils are the key natural resource on the property worthy of  
 46 preservation. On page 52-53 of Attachment #2, he noted, the shared  
 47 open space in WC-1 (space that has been defined as land that could be  
 48 preserved as open space but does not have to be), is allotted 10.5 acres  
 49 that have been planned as recreational fields, boulevards, wetlands, and  
 50 a stream buffer. With the exception of WC-6, the remaining subareas

1 each have 2.5 acres or less. The majority of the 25% of the project to  
2 be categorized as open space is found on WC-12 where no important  
3 agricultural soils exist. Open space has been increased overall by  
4 approximately 35 acres, he said, but the vast majority of the total open  
5 space has been "misplaced." A. Rugg asked M. Speltz how, in his  
6 opinion, the prime agricultural soils should be used. M. Speltz replied  
7 that an ideal use would be a Community Supported Agriculture (CSA)  
8 Farm that could grow high value vegetable and flower crops. There are  
9 farmers, he said, who currently would like to develop a CSA in  
10 Londonderry and A. Rugg said it would be helpful to hear what they  
11 could offer. A. Pollack noted that all of the sub-districts allow for  
12 agriculture, therefore the idea of a CSA is not precluded. Additionally,  
13 not only can the minimum areas outlined on pages 52-53 (Attachment  
14 #2) be added to, but once the maximas of each development type have  
15 been reached, the remaining acreage would be left untouched. Actually  
16 requiring the developer and/or future residents to include a farming  
17 component to any part of the development, however, is not a  
18 possibility. M. Speltz replied that the concept of farming need not be  
19 forced upon the developer, nor do those soils have to be used for  
20 agriculture since if left alone to grow back into forest, their preservation  
21 would ensure groundwater protection, wildlife habitat, and preservation  
22 of other natural resources. T. Brovitz suggested the possibility of  
23 adding a category to open space types for community garden plots. M.  
24 Kettenbach stated that the determination must be made by  
25 Londonderry residents as to what amount of land preservation is  
26 desirable versus what kind of development is in the best interests of the  
27 entire town. He added that he had no objection to incorporating some  
28 of the prime soils in their existing location into the project. **C. Davies**  
29 **asked if a certain percentage of the prime agricultural soils or a**  
30 **specific area should ideally be preserved.** M. Speltz noted that one  
31 guide to use would be his submission (Attachment #3) since the  
32 numbers found on the soil plan refer to the soil productivity index and  
33 the higher the number, the more significant the soil. He also suggested  
34 basing an amount on the spirit of the Town's Conservation Subdivision  
35 ordinance, the concept of which is for a developer to increase  
36 development density in exchange for increased open space. That  
37 ordinance, he explained, is designed to result in contiguous open space  
38 as opposed to the fragmented types that have been proposed for  
39 Woodmont Commons. Fragmented farms, however, can still be highly  
40 productive. **C. May and L. El-Azem asked M. Speltz if the values of**  
41 **the prime agricultural soils is linked to their location.** If the soils  
42 were to be transplanted, he replied, they would not have as high a  
43 value, even if they had the same southern exposure they benefit from  
44 now, because soil loses long-term fertility once the soil is disturbed. It  
45 would be preferable, he added, that if the soils are moved, they remain  
46 within Woodmont Commons. **L. Reilly suggested an economic**  
47 **development specialist be consulted to determine what area**  
48 **could be used to create a tax-positive farming component.** **C.**  
49 **Davies stated that it would be more attractive for those**  
50 **residences such as apartments that do not have a traditional**

1           **backyard to benefit from some green space like a community**  
2           **garden or an area simply left to grow naturally. The overall**  
3           **minimum of conserved green space, he added, should be**  
4           **increased.** A. Pollack said the Woodmont Commons Team would  
5           examine the issue.

6  
7           **14. (Deb Nowicki, 89 Fieldstone Drive) The ability exists to find a**  
8           **balance between the concern for open space and the kind of**  
9           **successful mixed development found in Birkdale Village. This**  
10           **would enhance the entire development and help integrate the**  
11           **common perceptions of "Old Londonderry" and "New**  
12           **Londonderry."**

13  
14           **15. (Ann Chiampa, 28 Wedgewood Drive) Could the**  
15           **"Understandings to accommodate abutters" listed on page 11 of**  
16           **Attachment #2 be expanded to include nearby residents?**

17  
18           **16. (A. Chiampa) The 17 intersections and the jog planned for**  
19           **Hovey Road near the existing cemetery look as though they**  
20           **would impede the natural flow of traffic found there now. Can**  
21           **the jog be removed?**

22  
23           **17. (A. Chiampa) Where are wildlife corridors planned,**  
24           **particularly west of I-93? A. Rugg said that is unknown at this point.**

25  
26           **18. (A. Chiampa) Where residences are identified in place of the**  
27           **green space previously shown west of the cemetery (along the**  
28           **perimeter of the north portion of WC-7, see Attachment #2, p.**  
29           **10), can some green space be re-integrated along the existing**  
30           **natural wildlife corridor there to provide a connection to other**  
31           **green space in the area?**

32  
33           **19. (A. Chiampa) A variety of uses are identified in WC-10, both**  
34           **commercial and a high concentration of residences, yet only .5**  
35           **acres of open space are planned. Some additional open space**  
36           **should exist there so those residents and users do not have to**  
37           **travel elsewhere to find it.**

38  
39           **20. (A. Chiampa) Between WC-9 and WC-10, there is a change in**  
40           **elevation of 170 feet. How will the density and variety of**  
41           **commercial uses planned there work with that degree of slope?**

42  
43           **21. (A. Chiampa) There seems to be a significant amount of**  
44           **ledge east of the wet area heading up towards Hovey Road.**  
45           **How will that affect the residences planned for that area? A.**  
46           **Rugg said that would be addressed at the individual site and subdivision**  
47           **plan level.**

48  
49           **22. (A. Chiampa) Given the size of the development and its**  
50           **inherent potential, it would be preferable to see a melding of the**



1 **traditional Londonderry character and the more modern facilities**  
 2 **envisioned for Woodmont Commons.** Even if some areas are more  
 3 densely developed, some form of open space seen now in developed  
 4 areas, i.e. "breathing room" is still important.  
 5

6 **23. (A. Chiampa) When will the modified plans illustrating a**  
 7 **scenario without Exit 4A be available? One area was previously**  
 8 **identified as "Exit 4A east and west"; did that refer to east and**  
 9 **west of the I-93 southbound on and off ramps or east and west**  
 10 **across the Estey property from Exit 4A?** A. Pollack said that would  
 11 be addressed on April 10.  
 12

13 **24. (C. Davies) The densities in those areas where proposed**  
 14 **uses abut existing uses (e.g. WC-7, 9 and 11) need be codified.**  
 15

16 **25. (L. Wiles) When will creation of the Development Agreement**  
 17 **begin?** A. Pollack said he is working on a draft to be submitted for  
 18 collaboration with the Town Attorney.  
 19

20 **26. (L. Wiles) How does the Development Agreement fit together**  
 21 **with the PUD Master Plan?** A. Pollack replied that the former is  
 22 customized to support the latter.  
 23

24 **QUESTIONS AND COMMENTS REGARDING WOODMONT COMMONS**  
 25 **PUD MASTER PLAN**  
 26

27 A. Rugg stated that all the questions that can be substantively answered at  
 28 this point have been and that outstanding questions will be answered when  
 29 the information is available. He noted that at the February meeting,  
 30 resident Jack Falvey had asked about this list of questions, but it was not  
 31 clear what his questions were. C. May added that the questions have been  
 32 and will continue to be incorporated into the individual briefings, in a more  
 33 readable format that is better organized according to topic. She asked  
 34 Board members to track their own questions and let Staff know if any have  
 35 been missed.  
 36

37 A. Rugg asked for input from the Board about the questions. Comments  
 38 and questions were as follows:  
 39

40 **1. (C. Davies) The answer to the question about the anticipated**  
 41 **impacts to the neighborhoods north of the development and up**  
 42 **to Exit 5 was that no significant impacts are expected, although**  
 43 **it still seems there would be a substantial effect.** C. May said  
 44 more information would be coming from the impending Transportation  
 45 Impact Analysis update. **A. Chiampa asked later on that the**  
 46 **development team review comments from fellow Wedgewood**  
 47 **Drive resident Virginia Landry made at the February 13 meeting**  
 48 **since Wedgewood is used as a cut thru between Hovey and**  
 49 **Hardy Roads.**  
 50

1           **2. (C. Davies) Thank you for providing the concrete number of**  
2           **residences that would occur on the side of the project east of I-**  
3           **93 if the western side is not developed.**

4  
5           A. Rugg asked for input from the public about the questions. Comments  
6           and questions were as follows:

7  
8           **3. (A. Chiampa) Are there definitions of open space and green**

9           **space to discern the difference between the two?** L. Wiles

10          responded that he had asked questions along those lines and the

11          answer he received was they were being developed and would be

12          submitted in the Master Plan.

13  
14          **4. (Mike Speltz) How are the two flexibility factors (15% and**

15          **30%) applied to the subareas and do they apply to every**

16          **category with the subareas?** A. Pollack said the information is

17          included as one of the rows of the table on pages 52-53 (of Attachment

18          #2) along with a note at the bottom of the page. It is a rule based

19          approach, he said, to shifting density within the development not

20          included previously.

21  
22          There were no further comments from staff, the Board, or the public.

23  
24          **C. Davies made a motion to continue the Woodmont Commons PUD**

25          **Public Hearing to the April 10, 2013 Planning Board meeting. R.**

26          **Brideau seconded the motion. No discussion. Vote on the motion,**

27          **7-0-0.** A. Rugg said this would be the only official public notice of the

28          continuation.

29  
30          **Other Business**

31  
32          There was no other business.

33  
34          **Adjournment:**

35  
36          **R. Brideau made a motion to adjourn the meeting. C. Davies seconded**

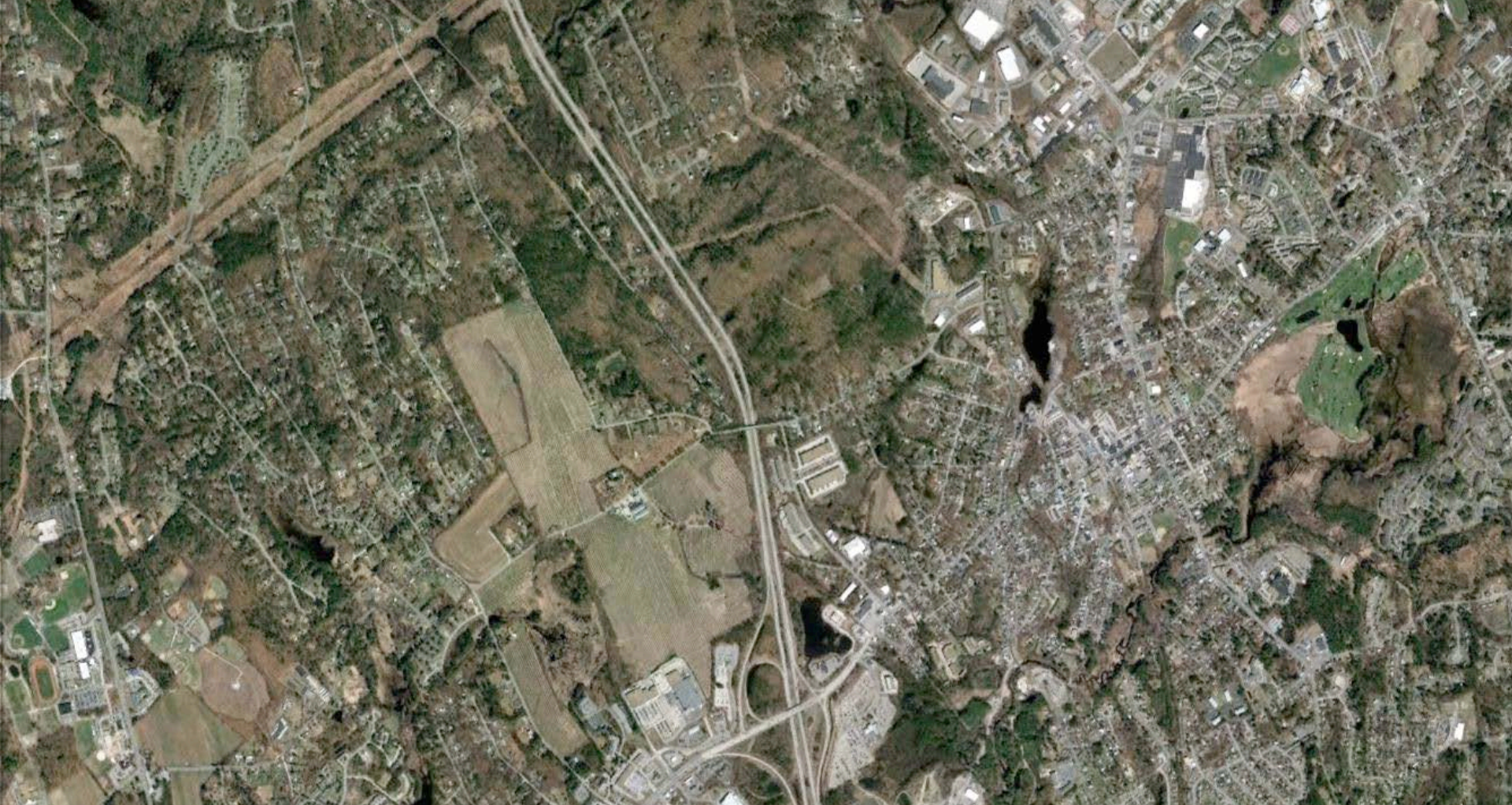
37          **the motion. Vote on the motion: 7-0-0.**

38  
39          The meeting adjourned at 9:34 PM.

40  
41          These minutes prepared by Planning & Economic Development Secretary Jaye  
42          Trottier

43  
44          Respectfully Submitted,

45  
46  
47          Lynn Wiles, Secretary



# PUD MASTER PLAN, SUBDIVISION AND SITE PLAN PROCESS

Planning Board Meeting Minutes - March 27, 2013 - Attachment #1

# AGENDA

- Quick review—regulatory framework Town & PUD
- How we see the process unfolding
- Land Use & Open Space Update
- Standards and Regulations
- Practical examples
- Submittal example
- Case Study

## PUD MASTER PLAN, SUBDIVISION AND SITE PLAN PROCESS

# The Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 **A land use plan (drawing),**

2.8.4.2.2 Land use list,

2.8.4.2.3 PUD application,

2.8.4.2.4 Narrative,

2.8.4.2.5 Architectural guidelines (if applicable),

2.8.4.2.6 Any other development guidelines

2.8.4.2.7 Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.

**2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density and any other development standards peculiar to that area.**

## THE PUD ORDINANCE

# Information

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

Includes:

2.8.9.2.3 Total acreage of the tract; rough delineation of each land use area with approximate acreage,

2.8.9.2.4 Proposed uses for each land use area, preferably given with some specificity.

2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).

2.8.9.2.6 Proposed general estimates of location, size, use(s) for each structure.

2.8.9.2.7 Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.

2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.

2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.

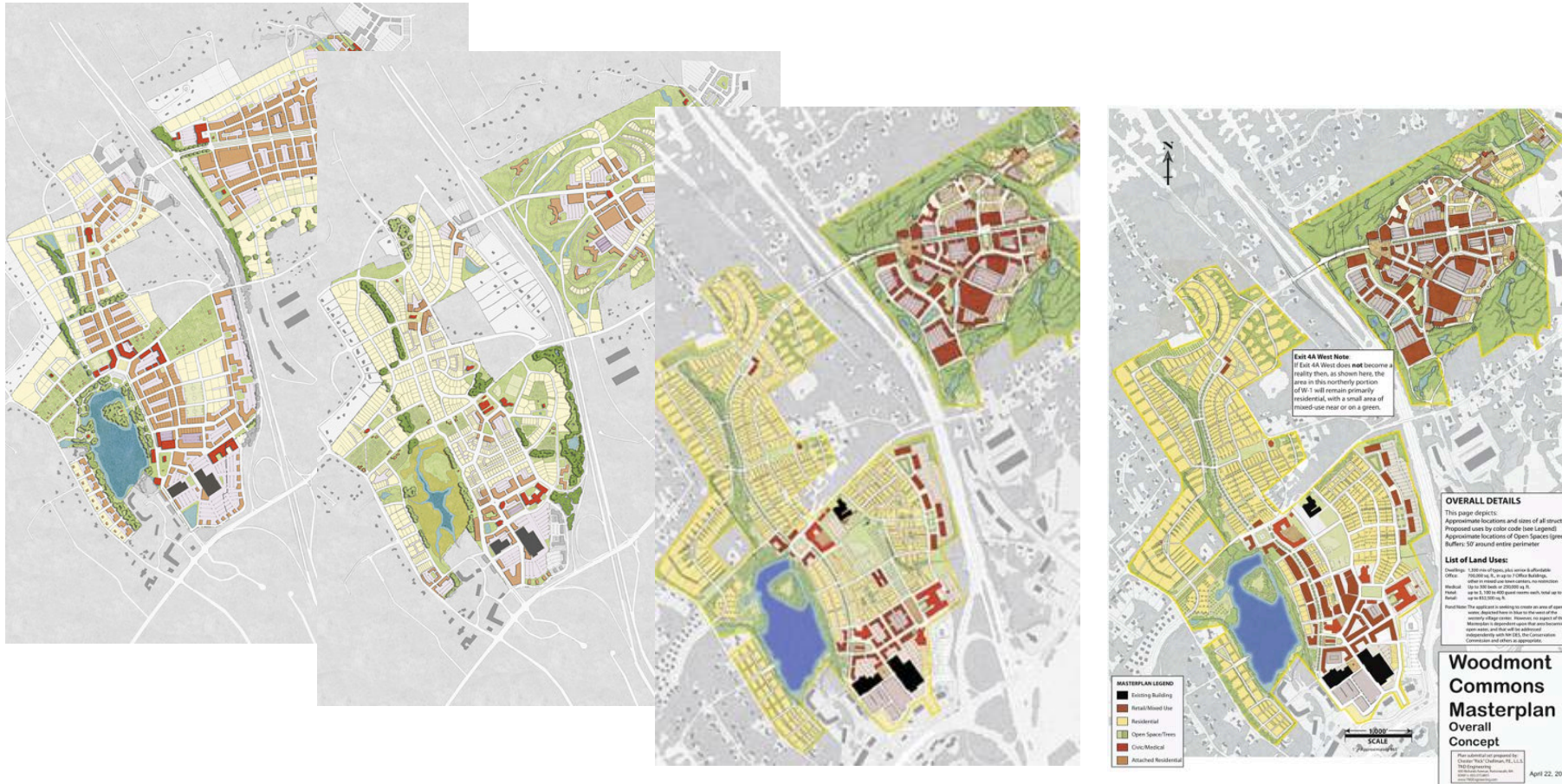
2.8.9.2.10 Proposed open space areas.

2.8.9.2.11 Natural and cultural resources proposed to be preserved.

2.8.9.2.12 Proposed buffers, if appropriate, to adjoining property.

## THE PUD ORDINANCE

# Information



## The Charrette and TND-1 Plans

## 2.8.9.2 Information

### Example Illustrations

The following example illustrations of the plan show the refinement through several conceptual/preliminary iterations developed during the charrette process for Woodmont Commons.

### Represent 4 things:

1. Understandings to accommodate abutters
2. Maximum yield profile for the development
3. A graphic example of the form of development
4. A “best guess” of might occur in the future





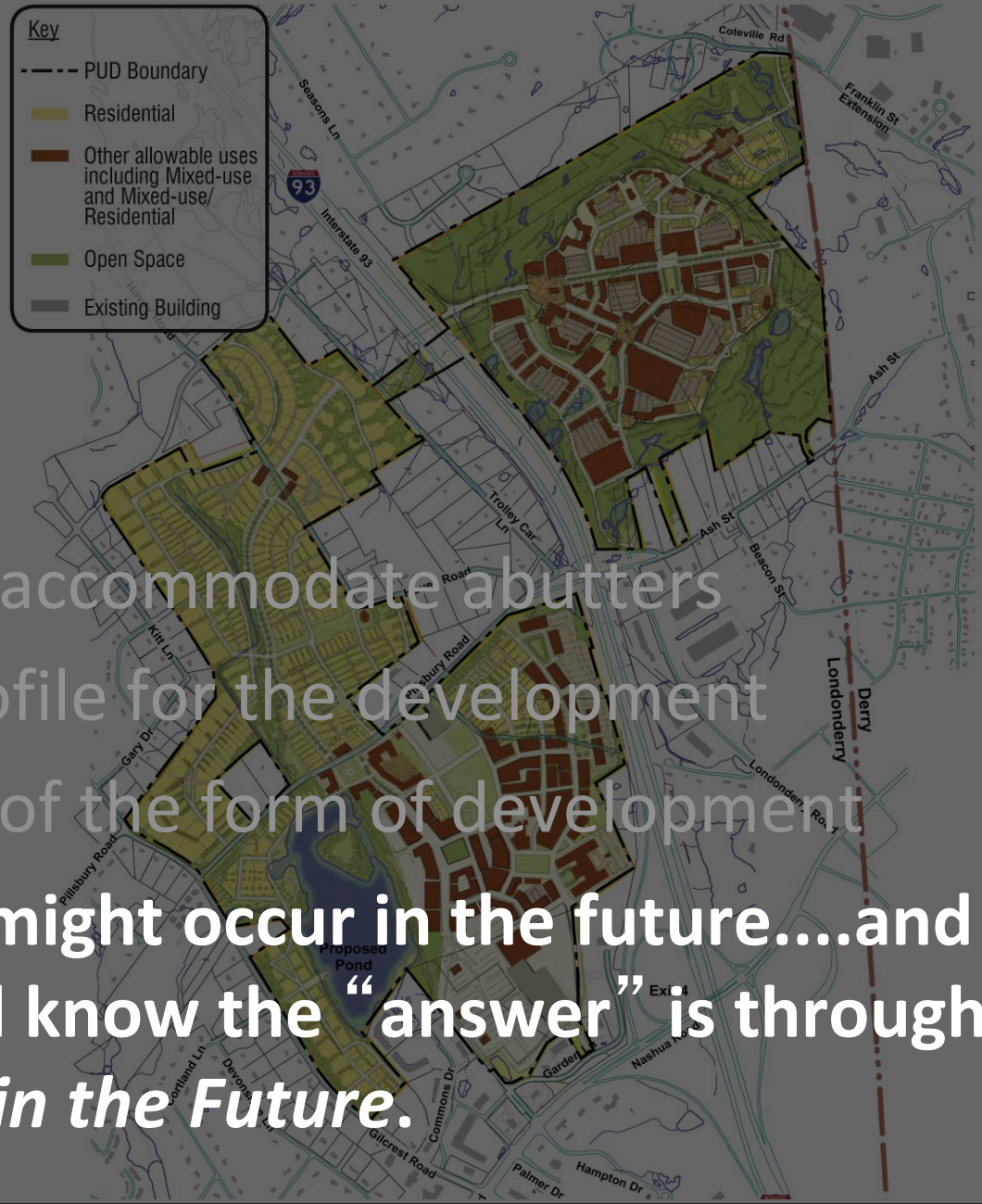
## 2.8.9.2 Information

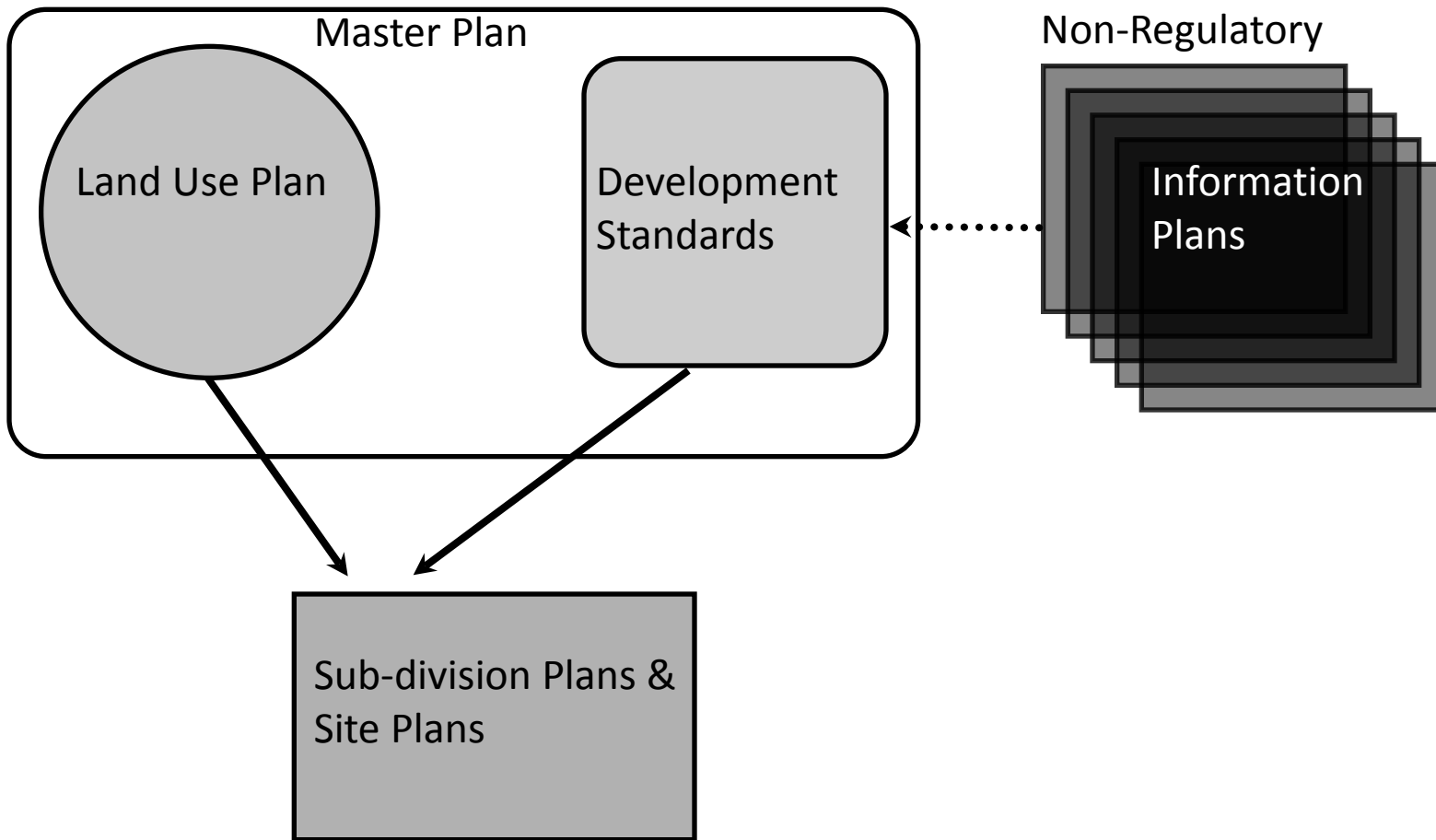
### Example Illustrations

The following example illustrations of the plan show the refinement through several conceptual/preliminary iterations developed during the charrette process for Woodmont Commons.

### Represent 4 things:

1. Understandings to accommodate abutters
2. Maximum yield profile for the development
3. A graphic example of the form of development
4. A “best guess” of might occur in the future...and the only way you will know the “answer” is through a Site Plan prepared *in the Future*.





# PUTTING ALL OF THIS TOGETHER

# Subareas

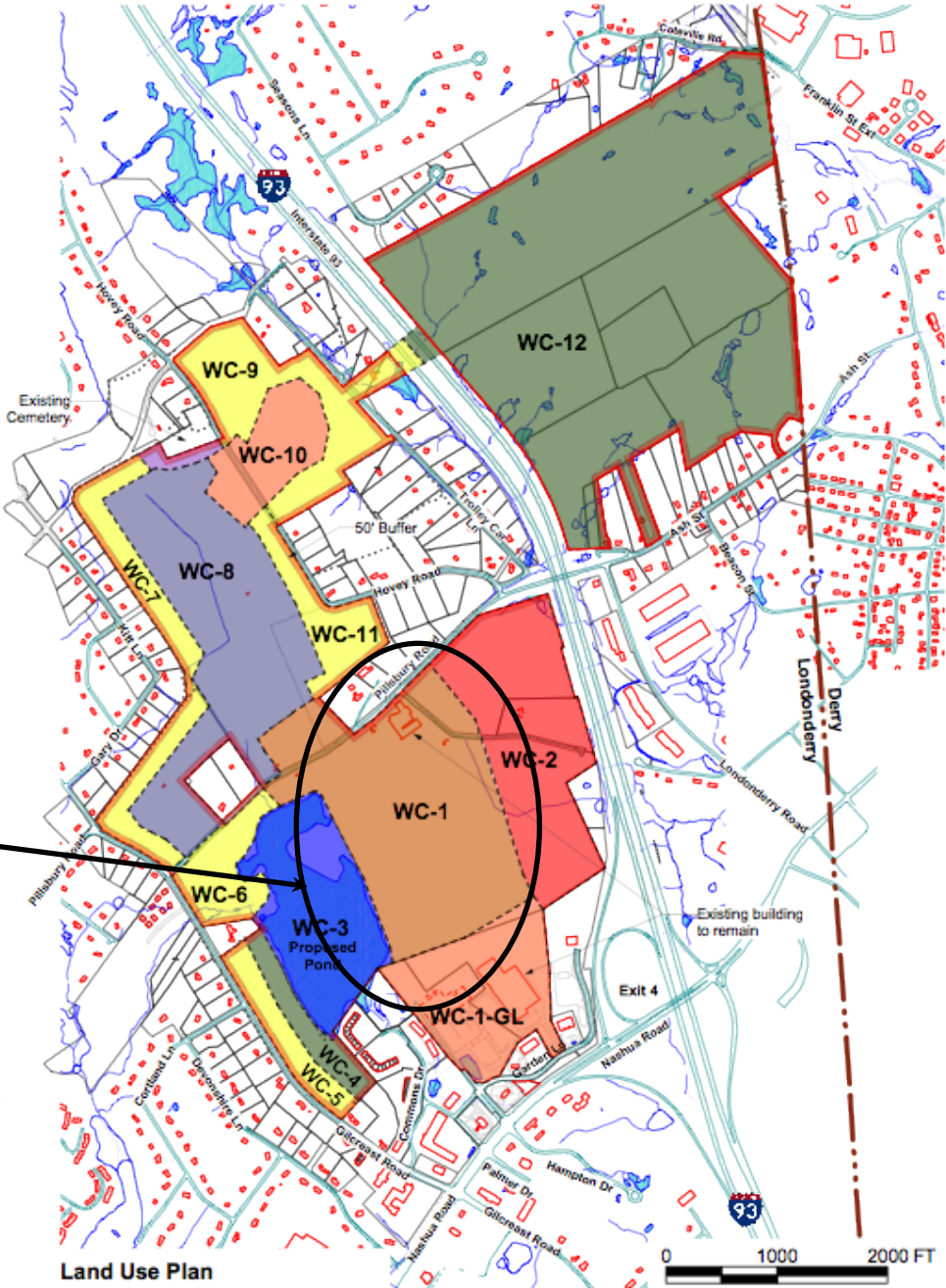
## Subarea Definitions and Boundaries

Subareas serve to regulate the distribution and amount of various uses that can occur within them. The boundaries will be subsequently subject to minor variations as part of the review and approval process that will be defined within the Land Use and Area Regulations and Standards.

## Test Case: WC-1

### Subareas: Approximate Area in Acres

WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
38	77	51	39	9	9	13	23	70	32	17	14	216



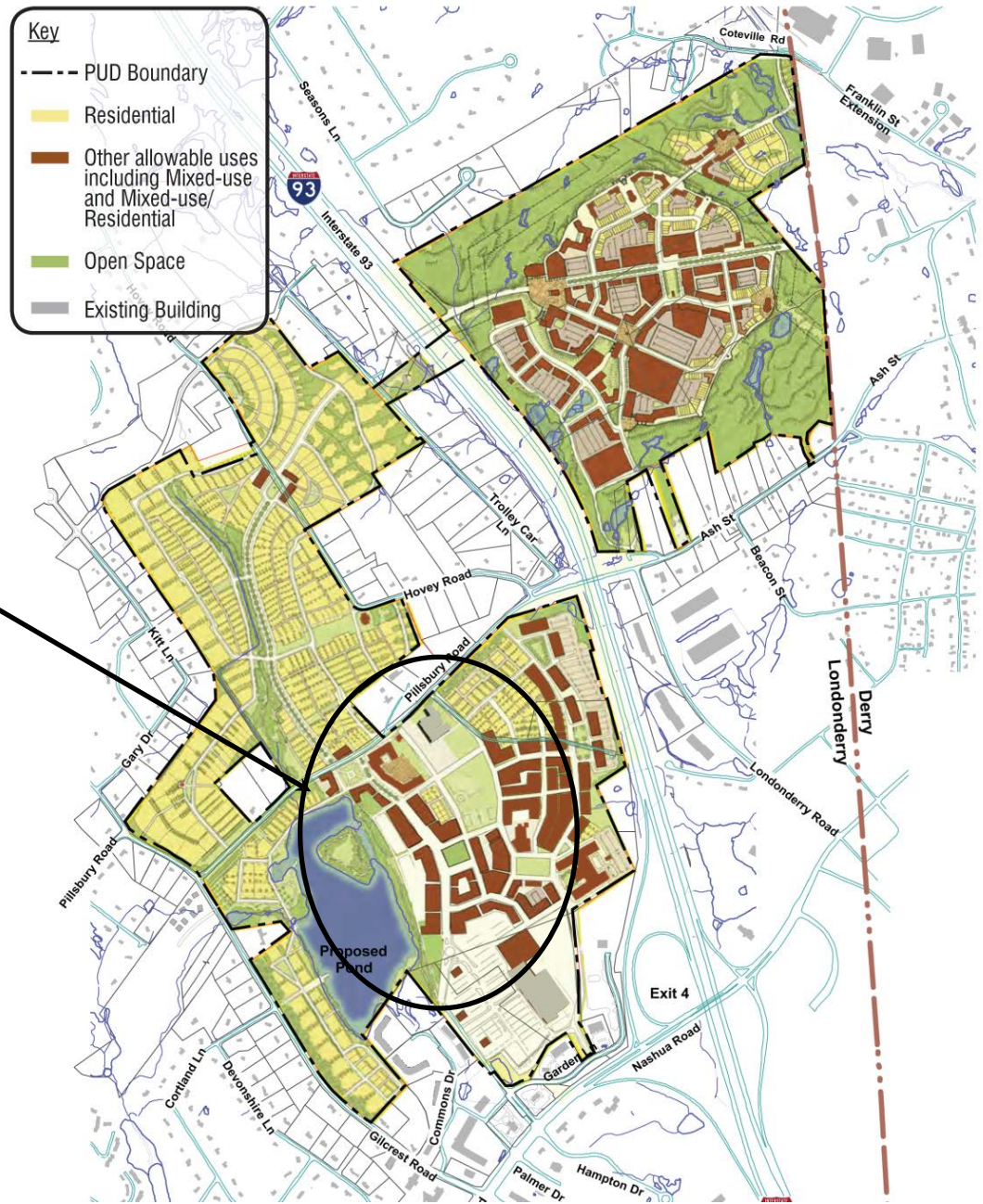
# 2.8.9.2 Information

## Example Illustrations

The following example illustrations of the plan show the refinement through several conceptual/preliminary iterations developed during the charrette process for Woodmont Commons.

The first illustration indicates what could emerge in WC-1

## Test Case: WC-1

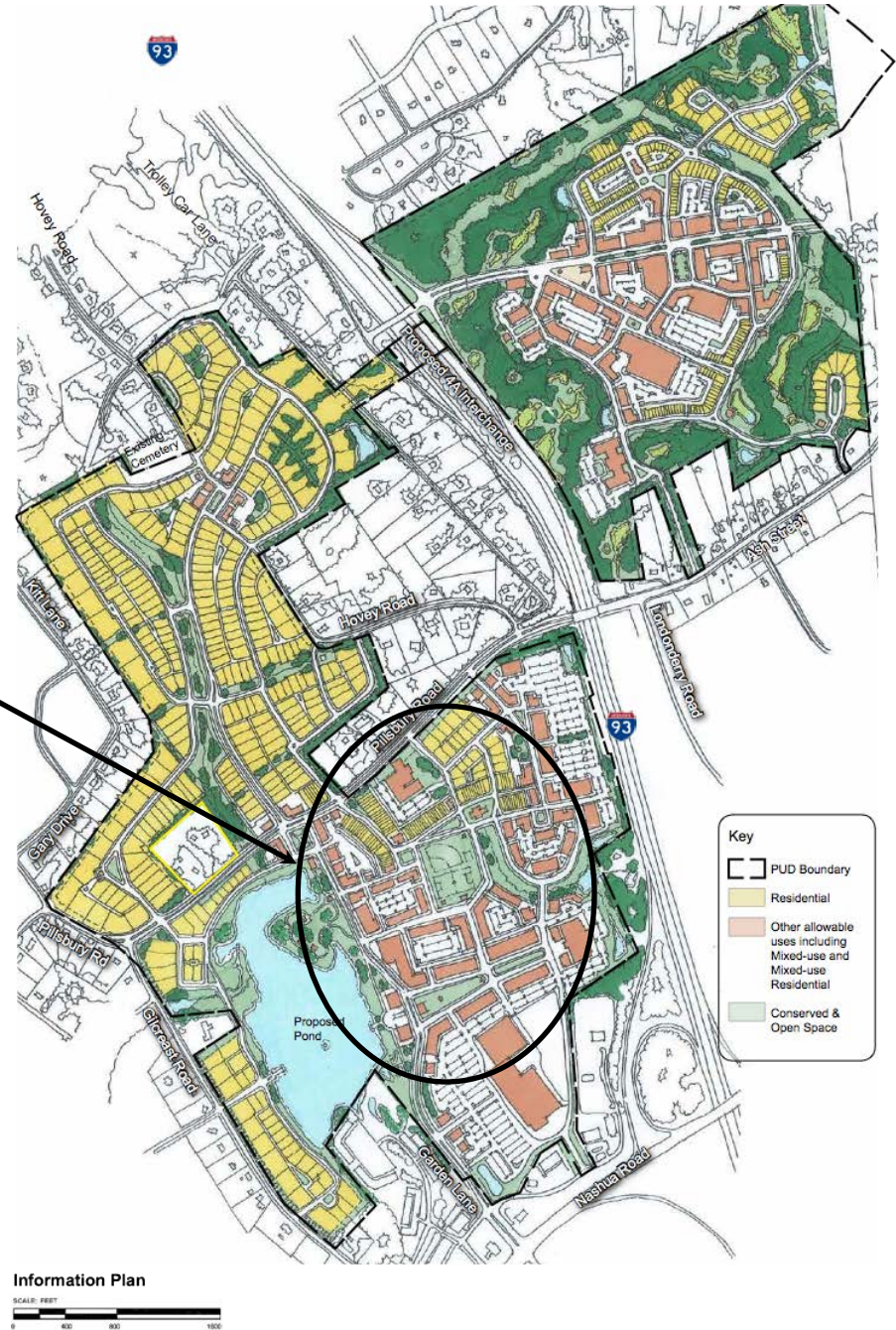


## 2.8.9.2 Information

### Revised Information Plan

The following illustration of the plan shows the current refinement for Subarea WC-1 in Woodmont Commons. The Land Use Plan has been refined, using concepts that are illustrated in the Information Plan.

### Test Case: WC-1

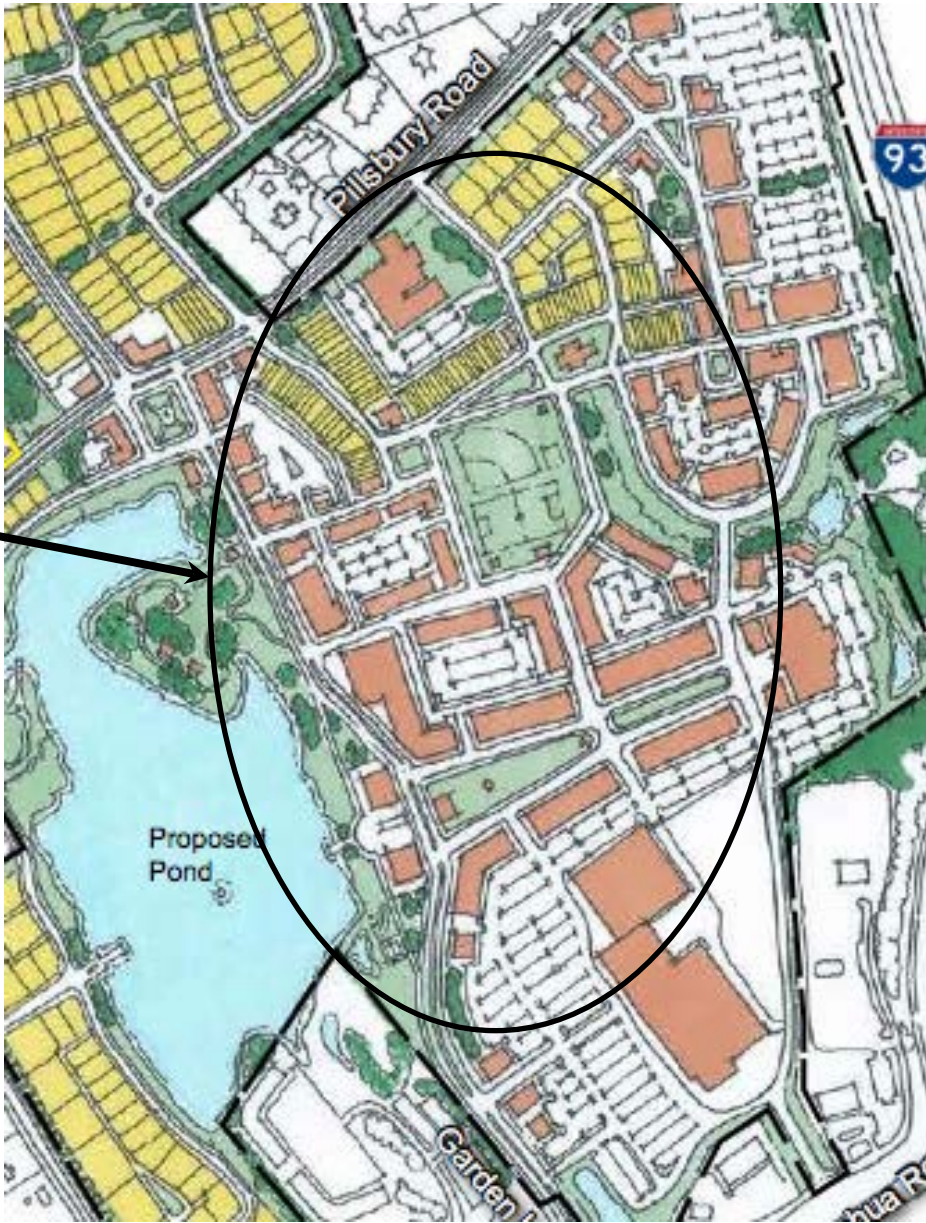


# 2.8.9.2 Information

## Revised Information Plan

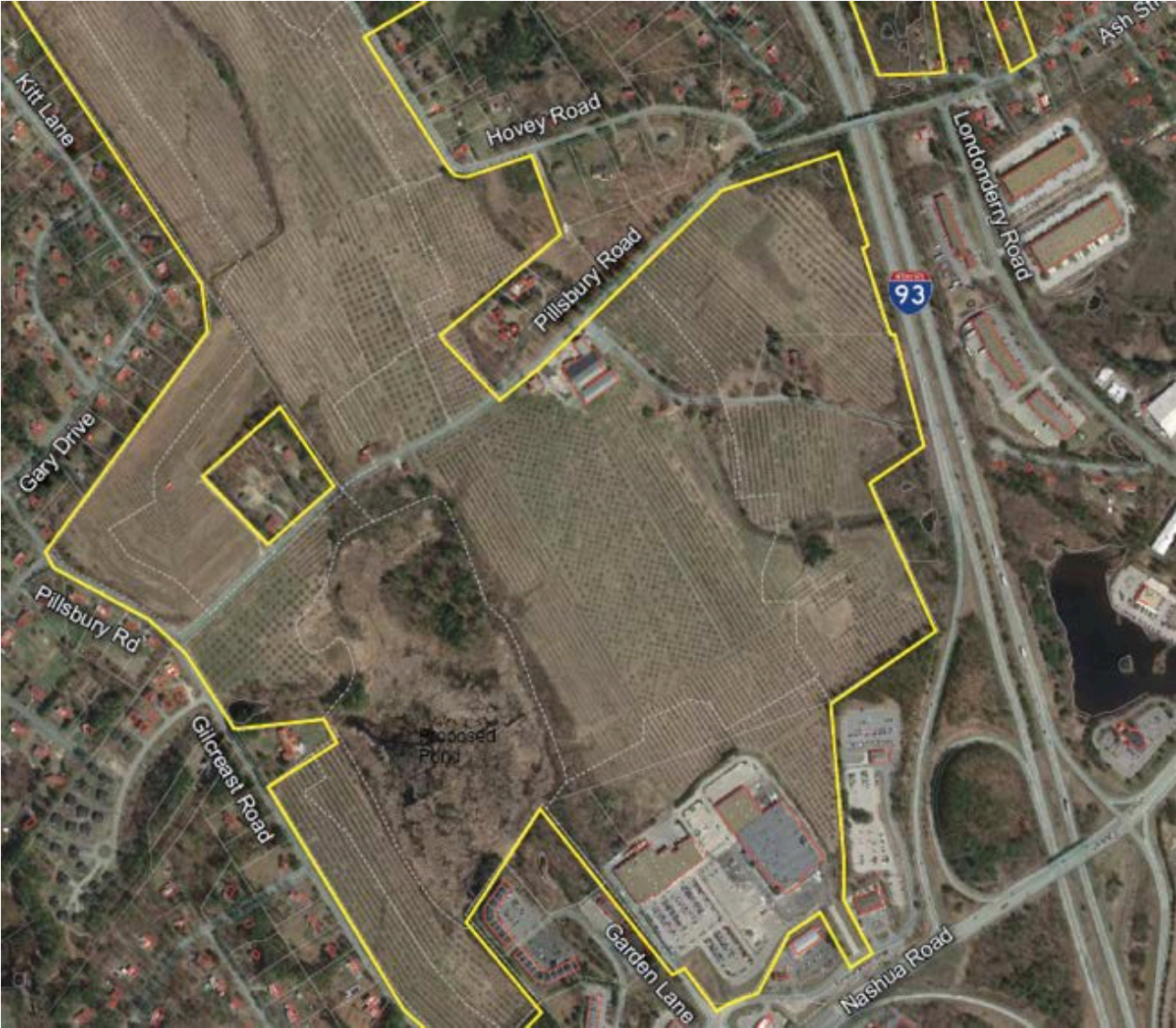
The following illustration of the plan shows the current refinement for Subarea WC-1 in Woodmont Commons. The Land Use Plan is based on the Information Plan.

Test Case: WC-1



# Master Plan

## Subarea WC-1



### Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

# Master Plan

## Subarea WC-1



### Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

**2.8.4.2.1 A land use plan (drawing),**

**2.8.4.3 The land plan delineates one or more land use areas.**



# Master Plan

## Subarea WC-1



	WC-1-GL	WC-1	WC-2	WC-3
<b>AGRICULTURAL</b>				
1 Agriculture	A	A	A	A
<b>RESIDENTIAL</b>				
2 Dwelling, Multi-Family		A	A	
3 Dwelling, Single-Family		A	A	
4 Dwelling, Two-Family		A	A	
5 Elderly Housing		A	A	
6 Mixed Used Residential		A	A	
7 Accessory Dwelling Units (new subcategory)		A	A	
<b>CIVIC USES</b>				
8 Community Center	A	A	A	A
9 Public Facilities	A	A	A	A
10 Public Utilities		A	A	
11 Recreational Facilities, Public	A	A	A	A
12 Religious Facilities		A	A	
13 Cultural Uses and Performing Arts		A	A	
<b>INSTITUTIONAL</b>				
14 Assisted Living		A	A	
15 Nursing Home and Accessory Uses		A	A	
16 Hospital (new subcategory)				
<b>ACCOMMODATION</b>				
17 Hotels	A	A	A	
18 PUD Bed and Breakfast (new subcategory)	A	A	A	
19 Bed and Breakfast Homestay		A	A	
<b>COMMERCIAL USES</b>				
20 Business Center Development	A	A	A	
21 Conference / Convention Center		A	A	
22 Day Care Center, Adult		A	A	
23 Financial Institution	A	A	A	
24 Flex Uses (new subcategory)	A	A	A	
25 Education and Training Facilities	A	A	A	
26 Group Child Care Center		A	A	
27 Home Occupation		A	A	
28 Membership Club	A	A	A	
29 Motor Vehicle Station, Limited Service	A	A	A	
30 Recreation, Commercial	A	A	A	
31 Retail Sales Establishment	A	A	A	
32 Parking Structures (new subcategory)	A	A	A	
33 Professional Office	A	A	A	
34 Dedicated Office Building (new subcategory)		A	A	
35 Rental Car Terminal	A	A	A	
36 Repair Services	A	A	A	
37 Research or Development Laboratories		A	A	
38 Restaurant	A	A	A	
39 Restaurant, Fast Food	A	A	A	
40 Restaurant with Take-out, no Drive-through	A	A	A	
41 School, Private		A	A	
42 Service Establishment	A	A	A	

A = Available Use within Subarea, subject to the Land Use Allocation Summary Table  
 = Use not Available



## Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

- 2.8.4.2.1 A land use plan (drawing),
- 2.8.4.2.2 Land use list,

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area

# Master Plan

## Subarea WC-1

LAND USE CATEGORIES		UNIT OF MEASURE	Total PUD Maximum Development	WC-1
<b>Total PUDs</b>		Acres	698	771
<b>Agricultural</b>	All Types	N/A		
<b>Residential</b>	New Primary Residence	Units	1,300	535
	New Accessory Units	Units	130	15
	Existing Units	Units	9	3
	<b>Maximum Total</b>	Units	<b>1,439</b>	<b>553</b>
<b>Institutional</b>	Hospital <sup>1</sup>	Beds/GSF	250,000	
	Nursing Homes and Assisted Living	GSF	250,000	20,000
	<b>Maximum Total</b>	GSF	<b>500,000</b>	
<b>Civic</b>	All Types <sup>2</sup>			
<b>Accommodations</b>	Hotels (all types) <sup>1</sup>	No./Rooms	3/550	200
	PUD Bed and Breakfast <sup>4</sup>	Rooms		
<b>Commercial Use</b>	New Commercial Uses	GSF	882,500	362,500
	Office Building Space	GSF	700,000	50,000
	Existing Commercial Uses	GSF	272,000	47,000
	<b>Maximum Subtotal</b>	GSF	<b>1,854,500</b>	<b>459,500</b>
<b>Flexibility Factors *</b>				30%
<b>OPEN SPACE AND BUFFER CATEGORIES</b>		<b>UNIT OF MEASURE</b>	<b>Total PUD Minimum Area</b>	
<b>Green and Open Space<sup>5</sup></b>	Conserved Green Space	Acres	89	1.0
	Shared Open Space	Acres	64	10.5
	<b>Total</b>	Acres	<b>152</b>	<b>11.5</b>
<b>Perimeter Buffers</b>		Acres	38	1.6

### Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

- 2.8.4.2.1 A land use plan (drawing),
- 2.8.4.2.2 Land use list,**

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area **specifying approximate acreage, types of uses, density**

# Master Plan

## Subarea WC-1



### Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

- 2.8.4.2.1 A land use plan (drawing),
- 2.8.4.2.2 Land use list,
- 2.8.4.2.3 PUD application,**
- 2.8.4.2.4 Narrative,**

### Complete

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density

# Master Plan

## Subarea WC-1



## Master Plan

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- 2.8.4.2.2 Land use list,
- 2.8.4.2.3 PUD application,
- 2.8.4.2.4 Narrative,
- 2.8.4.2.5 Architectural guidelines (if applicable),**
- 2.8.4.2.6 Any other development guidelines**

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density **and any other development standards peculiar to that area.**

- **PUD Subdivision Standards and Regulations**
- **PUD Site Plan Standards and Regulations**

# Master Plan

## Subarea WC-1



### Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

- 2.8.4.2.1 A land use plan (drawing),
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- 2.8.4.2.3 PUD application,
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- 2.8.4.2.6 Any other development guidelines

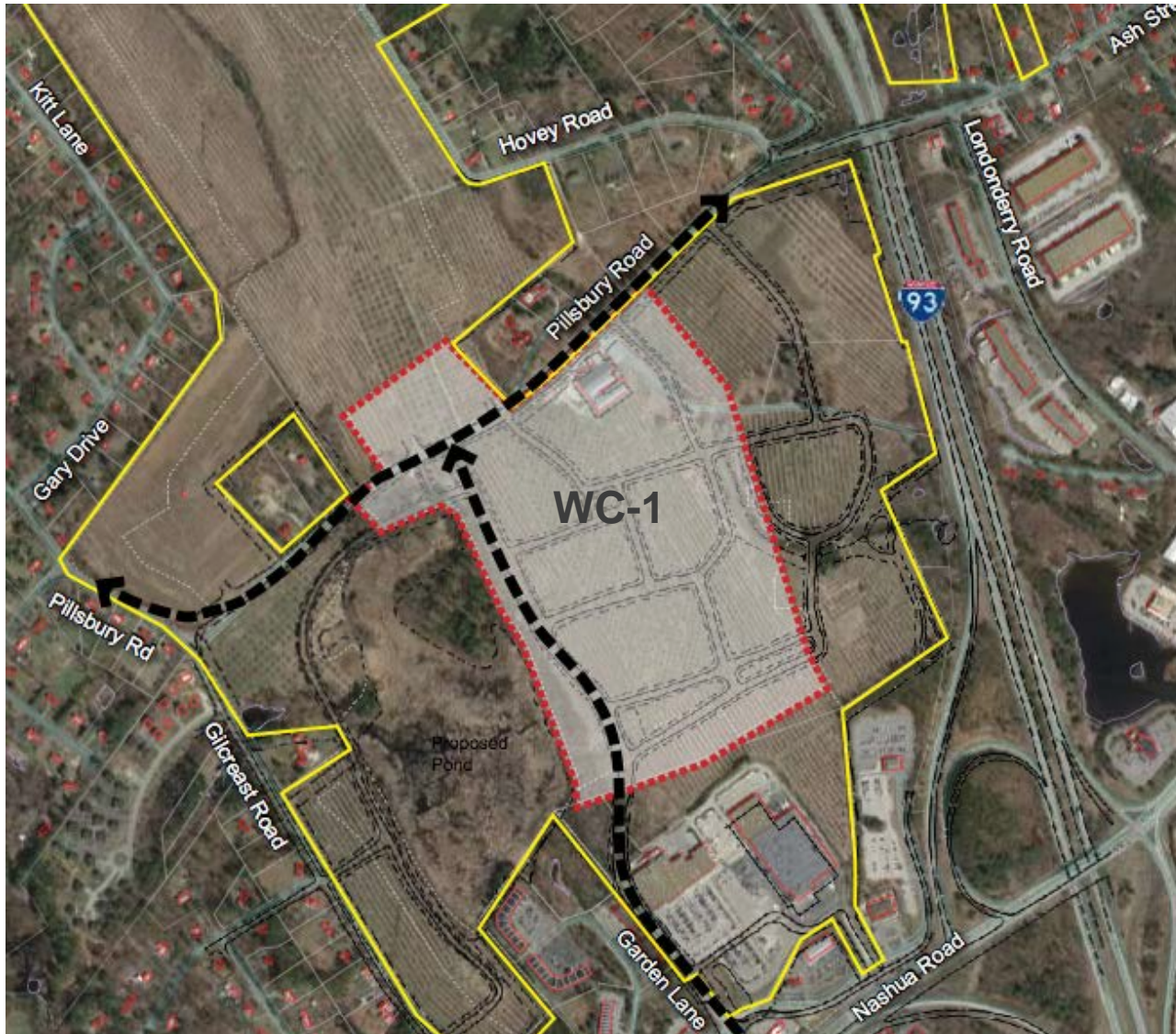
**2.8.4.2.7 Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.**

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density and any other development standards peculiar to that area.

### Primary Roads per the TIA

# Master Plan

## Subarea WC-1



## Master Plan

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- 2.8.4.2.1 A land use plan (drawing),
- 2.8.4.2.2 Land use list,
- 2.8.4.2.3 PUD application,
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- 2.8.4.2.5 Architectural guidelines (if applicable),
- 2.8.4.2.6 Any other development guidelines

**2.8.4.2.7 Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.**

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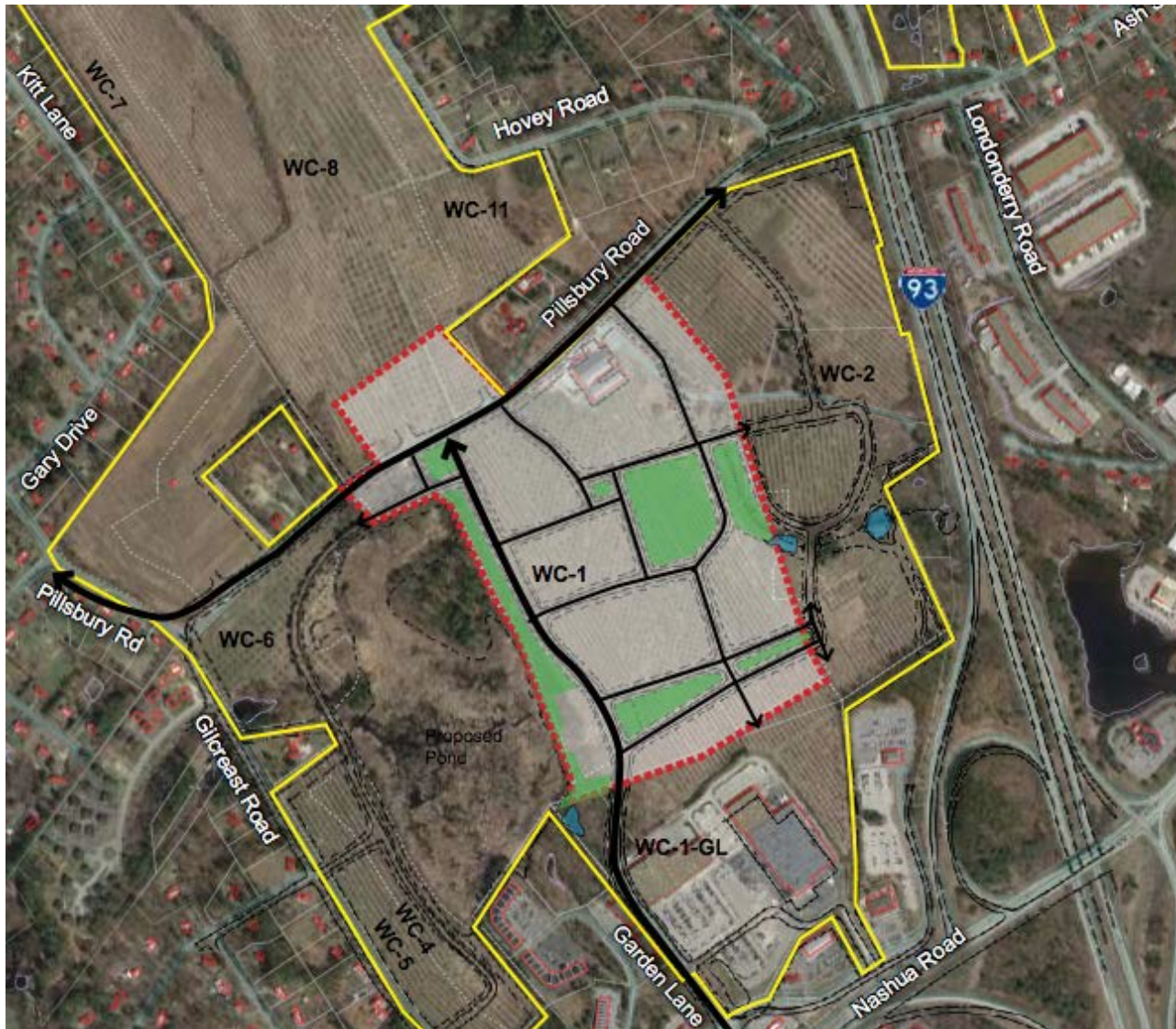
Primary Roads per the TIA

**In addition, Staff has recommended adding approximate locations of:**

- Secondary Street Types & Network
- Open Space Types & Location
- Development Envelopes

# Master Plan

## Subarea WC-1



## Master Plan

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

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- 2.8.4.2.2 Land use list,
- 2.8.4.2.3 PUD application,
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- 2.8.4.2.5 Architectural guidelines (if applicable),
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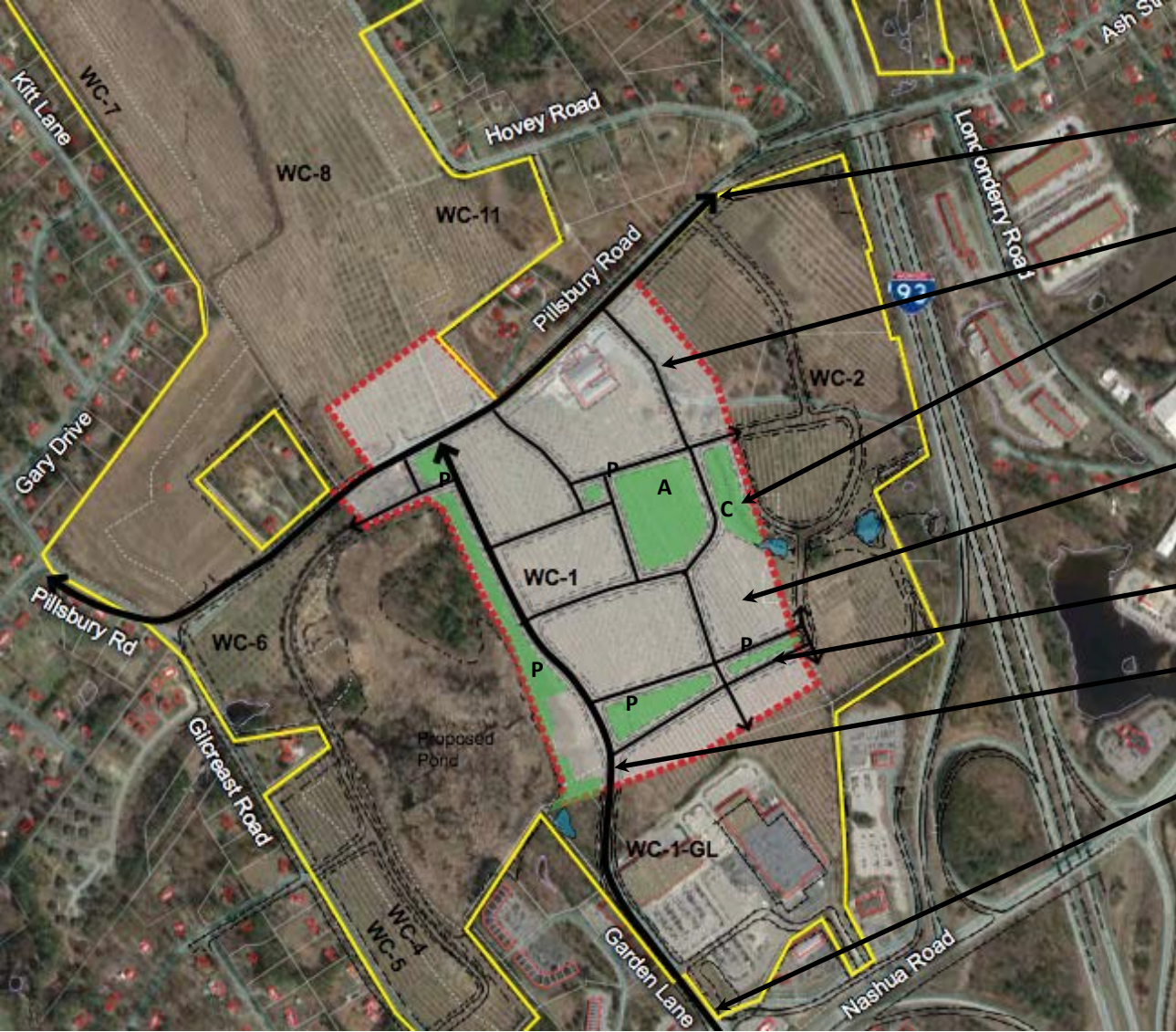
### • Primary Roads per the TIA

In addition, Staff has recommended adding approximate locations of:

- Secondary Street Types & Network
- Open Space Types & Location
- Development Envelopes

# Master Plan

## Subarea WC-1



### Land Use Plan

- Primary Streets per the TIA
- In addition, Staff has recommended adding approximate locations of:
- Secondary Street Types & Network
- Green and Open Space Types & Location
  - Passive
  - Active
  - Conserved
- Development Envelopes
- 2 Way Street: Two Lane
- Boulevard: 2 Lane
- Boulevard: 4 Lane



# Information Plan

## Subarea WC-1



### Information

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

# Information Plan

## Subarea WC-1



### Information

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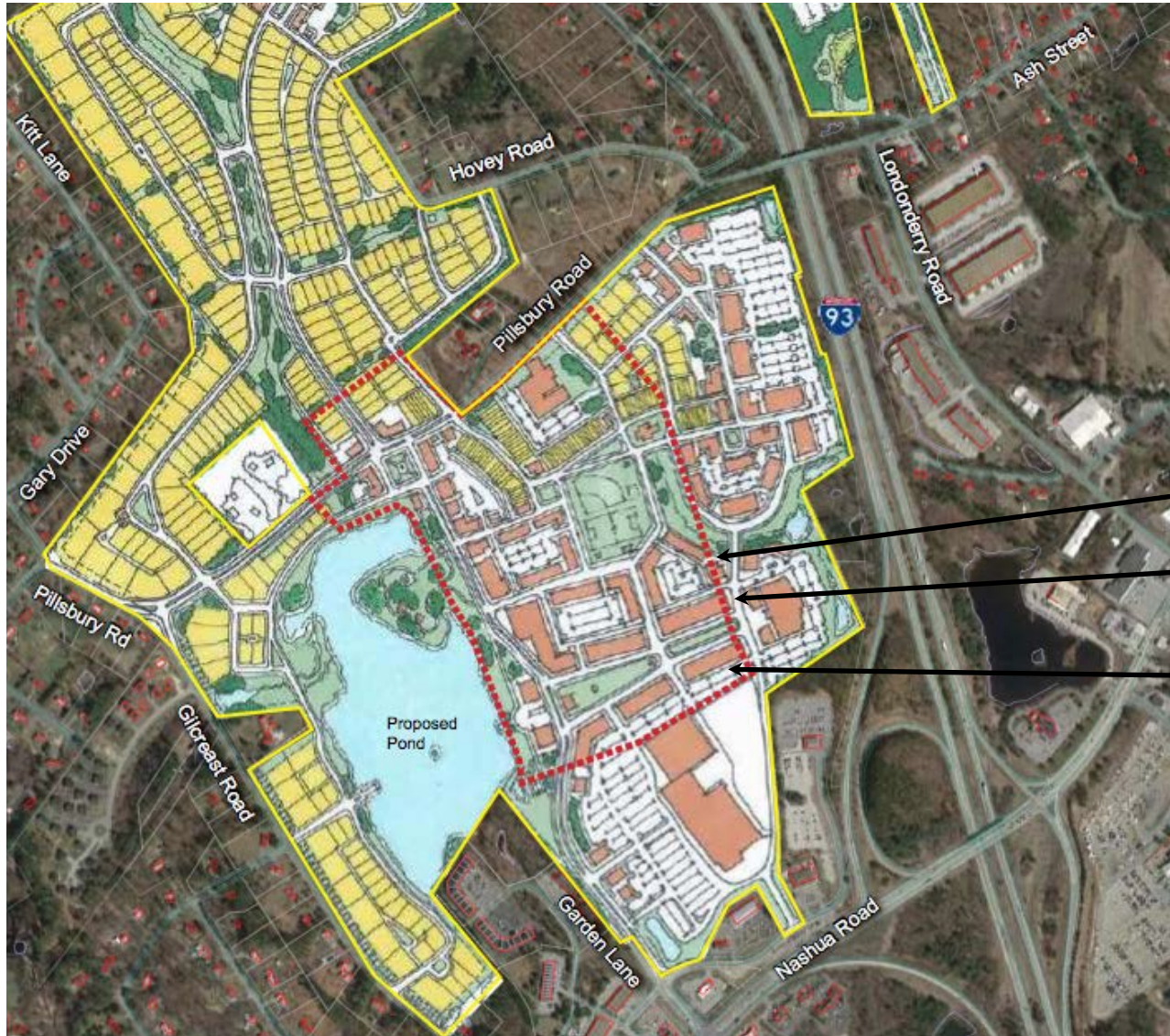
Includes:

- 2.8.9.2.3 Total acreage of the tract; rough delineation of each land use area with approximate acreage,
- 2.8.9.2.4 Proposed uses for each land use area, preferably given with some specificity.
- 2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).

- Completed with Land Use Plan

# Information Plan

## Subarea WC-1



### Information

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2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).

2.8.9.2.6 Proposed general estimates of location, size, use(s) for each structure.

2.8.9.2.7 Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.

2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.

- PUD Subdivision Standards and Regulations

- PUD Site Plan Standards and Regulations

# Information Plan

## Subarea WC-1



### Information

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

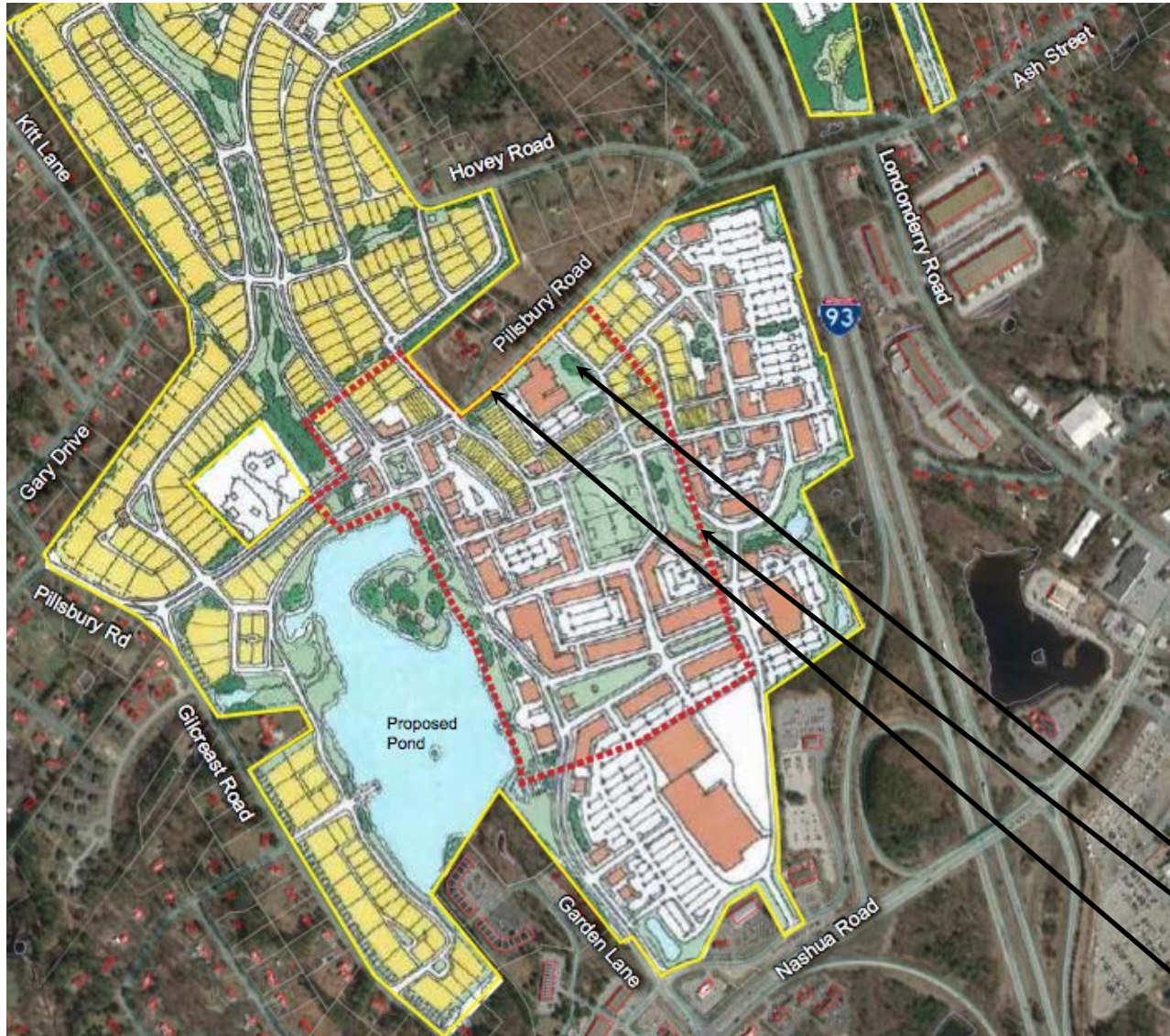
Includes:

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- 2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.
- 2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.**

- **Master TIA**

# Information Plan

## Subarea WC-1



### Information

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

Includes:

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- 2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.
- 2.8.9.2.10 Proposed open space areas.**
- 2.8.9.2.11 Natural and cultural resources proposed to be preserved.**
- 2.8.9.2.12 Proposed buffers, if appropriate, to adjoining property.**

# Information Plan

## Subarea WC-1



Information Plan

# PUD Subdivision Plan

## Subarea WC-1

### Subdivision

- Subdivision Area



# PUD Subdivision Plan

## Subarea WC-1



### Subdivision

- Subdivision Area
- Primary Roads, Supplemental TIA & Off Site Mitigation



# PUD Subdivision Plan

## Subarea WC-1

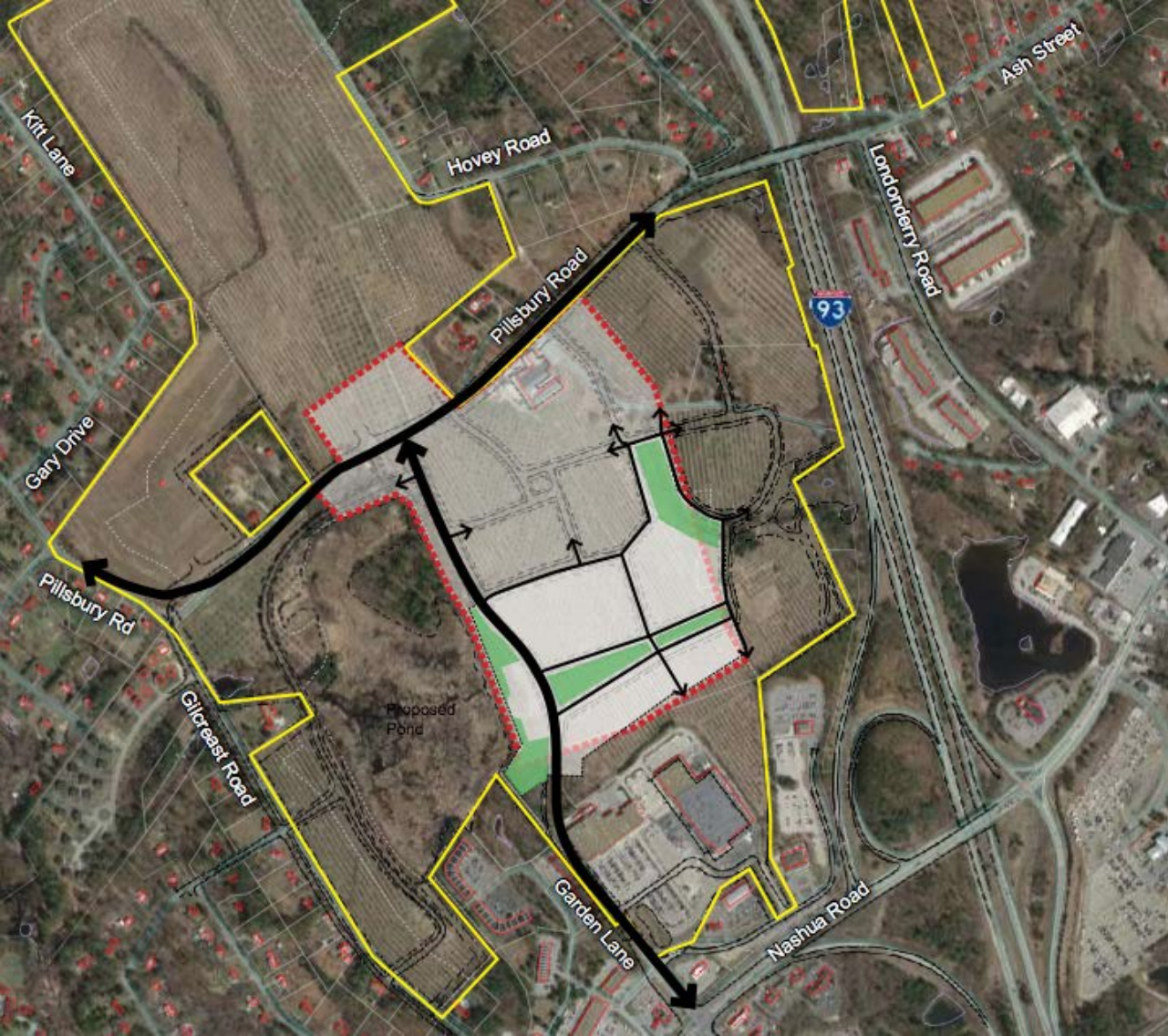


### Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets

# PUD Subdivision Plan

## Subarea WC-1

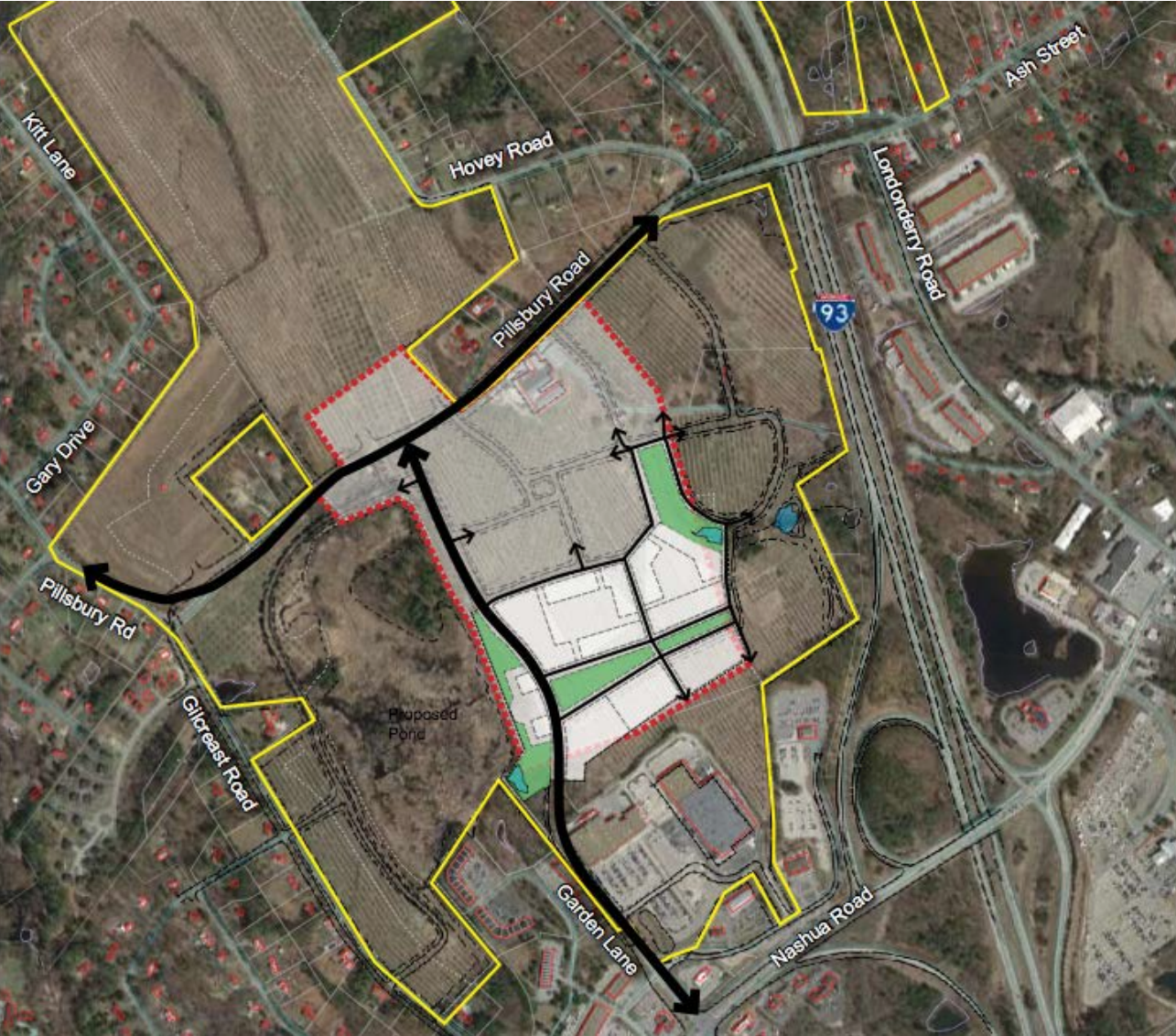


### Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive

# PUD Subdivision Plan

## Subarea WC-1



### Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- Detention
- Subdivision Lines

# PUD Subdivision Plan

## Subarea WC-1



### Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- Detention
- Subdivision Lines
- Utilities and other Infrastructure
- PUD Subdivision Standards & Regulations
  - Blocks Types
  - Street Types
  - Open Space Types
  - Signs
  - Landscaping
  - Lighting

# PUD Site Plan

## Subarea WC-1



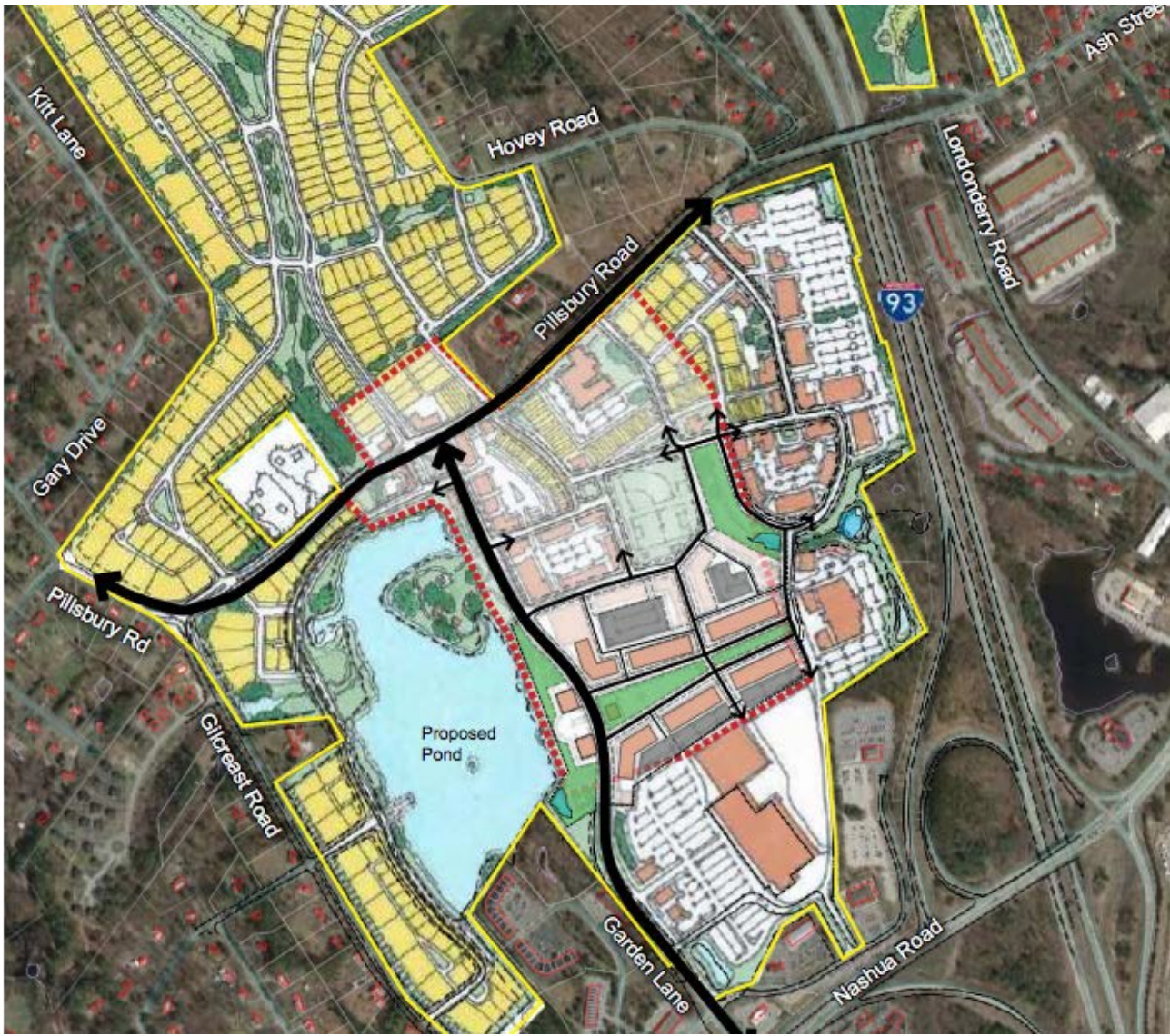
### Subdivision Site Plan - Option 1

- Buildings
- Parking
- Access
- PUD Site Plan Standards & Regulations

- Building Types
- Lot Types
- Signs
- Landscaping
- Lighting

# PUD Site Plan

## Subarea WC-1



### Subdivision Site Plan - Option 1 with Information Plan

- Buildings
- Parking
- Access
- PUD Site Plan Standards & Regulations

- Building Types
- Lot Types
- Signs
- Landscaping
- Lighting

# PUD Site Plan

## Subarea WC-1



### Subdivision Site Plan - Option 2

- Buildings - **Modified**
- Parking
- Access
- PUD Site Plan Standards & Regulations

- Building Types
- Lot Types
- Signs
- Landscaping
- Lighting

# PUD Site Plan

## Subarea WC-1



### Subdivision - Option 1A

- Subdivision - **Internal Block Modified**

### Site Plan - Option 3

- Buildings - **Modified**
- Parking
- Access
- PUD Site Plan Standards & Regulations

- Building Types
- Lot Types
- Signs
- Landscaping
- Lighting



# PUD Land Use

## Land Use Allocation Summary

LAND USE CATEGORIES	UNIT OF MEASURE	Total PUD Maximum Development	SQUARE DEVELOPMENT STANDARDS									
			WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	
<b>Total Land Area</b> Acres 608	Acres	608	88	77	51	39	9	9	13	24	26	26
<b>Agriculture</b> A/U Types	VA											
<b>Residential</b> New Primary Residence New accessory units Existing Units Maximum Units	U=11 U=15 U=15 U=11	1,300 130 9 1,439	525 15 3	67 20 1	18 10 1	12 1 4	12 4	24 4	26 4	26 4	26 4	
<b>Industrial</b> Industrial Manufacturing and Assembly Using Maximum (A/I)	Ind/GSF ISF ISF	215,000 251,000 565,000	21,000	21,000								
<b>Office</b> A/O Types <sup>1</sup>												
<b>Accommodations</b> Hotels (A/O Types) <sup>1</sup> A/O Bed and Breakfast <sup>1</sup>	Hotels Rooms Kitchens	21,520	200	150								
<b>General Use</b> New Commercial Uses Office Building Space Existing Commercial Uses Maximum (G/U)	GSF GSF GSF GSF	481,500 715,000 217,000 1,484,500	57,000 52,000 47,000 215,000	361,500 115,000 47,000 419,500	315,000 115,000 47,000 467,000	5,500	5,500					
<b>Flexibility Factors *</b> 15% 25% 25% 15% 15% 15% 15% 15% 15% 15%												
<b>OPEN SPACE AND BUFFER CATEGORIES</b> Green and Open Space <sup>1</sup> Enclosed Green Space Shared Open Space (O/S)	ACRES ACRES ACRES	89 64 152	1.0 1.5 1.5	2.0 2.5 11.5	31.0 2.0 4.0	31.0 2.5 39.0	2.5 2.5 2.5	3.5 5.0 5.0	5.0 5.0	5.0	5.0	
<b>Perimeter Buffers</b> Acres	Acres	88	1.6	1.4	1.4	1.0	2.4	1.1	5.7	1.9	6.4	

### 1. Density Factors

1. Density factor maximums within each square may exceed each lot (total) amount if a lot is within the specified flexibility factor, i.e. 15% or 20%. Such increases would require a project owner to submit a description of how they wish to use the PUD, and remain subject to the specific mitigation review during the plan review subdivision phase.

### 2. Buffer Factors

2. A flexible area may be exchanged between existing forests and allowed land. Accommodations and Commercial uses of a percentage less than, subject to review and coordination with reviews are consistent with the higher transparency impact assessment and applicable requirements and mitigation standards, or other basis that confirm that a more rigorous and more effective due to the change.

3. Total PUD Maximum Development may not be exceeded.

### 3. Standards

1. Height: Substitution of the maximum area of height (in height) as well as required PUD Master Plan. One (One) uses are not subject to mitigation.  
 2. Height: A maximum of three stories is permitted in the PUD. The total of all above ground within the PUD may not exceed 150 feet.  
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# PUD Land Use

## Land Use Allocation Summary

LAND USE CATEGORIES		UNIT OF MEASURE	Total PUD Maximum Development	WC-1
<b>Total Land Area</b>		<i>Acres</i>	608	77
Agricultural	All Types	N/A		
Residential	New Primary Residence	Units	1,300	535
	New Accessory Units	Units	130	15
	Existing Units	Units	9	3
	Maximum Total	Units	1,439	553
Institutional	Hospital <sup>1</sup>	Beds/GSF	250,000	
	Nursing Homes and Assisted Living	GSF	250,000	20,000
	Maximum Total	GSF	500,000	
Civic	All Types <sup>2</sup>			
	Hotels (all types) <sup>1</sup>	No./Rooms	3/550	200
Accommodations	PUD Bed and Breakfast <sup>4</sup>	Rooms		
	New Commercial Uses	GSF	882,500	362,500
	Office Building Space	GSF	700,000	50,000
	Existing Commercial Uses	GSF	272,000	47,000
	Maximum Subtotal	GSF	1,854,500	459,500
<b>Flexibility Factors *</b>				30%
<b>OPEN SPACE AND BUFFER CATEGORIES</b>		<b>UNIT OF MEASURE</b>	<b>Total PUD Minimum Area</b>	
Green and Open Space <sup>5</sup>	Conserved Green Space	Acres	89	1.0
	Shared Open Space		64	10.5
	Total	Acres	152	11.5
Perimeter Buffers		Acres	38	1.6

# PUD Land Use Allowable Uses

	WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
<b>AGRICULTURAL</b>													
1 Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>RESIDENTIAL</b>													
2 Dwelling, Multi-Family		A	A						A	A	A	A	A
3 Dwelling, Single-Family		A	A		A	A	A	A	A	A	A	A	A
4 Dwelling, Two-Family		A	A		A				A	A	A	A	A
5 Elderly Housing		A	A		A		A		A		A	A	A
6 Mixed-Used Residential		A	A						A		A		A
7 Accessory Dwelling Units (new subcategory)		A	A		A	A	A	A	A	A	A	A	A
<b>CIVIC USES</b>													
8 Community Center	A	A	A	A	A		A		A		A	A	A
9 Public Facilities	A	A	A	A	A		A		A		A	A	A
10 Public Utilities		A	A										A
11 Recreational Facilities, Public	A	A	A	A	A		A		A		A	A	A
12 Religious Facilities		A	A						A		A	A	A
13 Cultural Uses and Performing Arts		A	A						A		A	A	A
<b>INSTITUTIONAL</b>													
14 Assisted Living		A	A						A		A		A
15 Nursing Home and Accessory Uses		A	A										A
16 Hospital (new subcategory)													A
<b>ACCOMMODATION</b>													
17 Hotels	A	A	A										A
18 PUD Bed and Breakfast (new subcategory)	A	A	A				A		A		A		A
19 Bed and Breakfast Homestay		A	A		A		A		A	A	A	A	A
<b>COMMERCIAL USES</b>													
20 Business Center Development	A	A	A								A		A
21 Conference / Convention Center		A	A										A
22 Day Care Center, Adult		A	A				A		A		A		A
23 Financial Institution	A	A	A										A
24 Flex Uses (new subcategory)	A	A	A										A
25 Education and Training Facilities	A	A	A										A
26 Group Child Care Center		A	A						A		A		A
27 Home Occupation		A	A		A	A	A	A	A	A	A	A	A
28 Membership Club	A	A	A										A
29 Motor Vehicle Station, Limited Service	A	A	A										A
30 Recreation, Commercial	A	A	A				A		A		A		A
31 Retail Sales Establishment	A	A	A		A				A		A		A
32 Parking Structures (new subcategory)	A	A	A										A
33 Professional Office	A	A	A						A		A		A
34 Dedicated Office Building (new subcategory)		A	A										A
35 Rental Car Terminal	A	A	A										A
36 Repair Services	A	A	A						A		A		A
37 Research or Development Laboratories		A	A										A
38 Restaurant	A	A	A		A						A		A
39 Restaurant, Fast Food	A	A									A		A
40 Restaurant with Take-out, no Drive-through	A	A	A								A		A
41 School, Private		A	A						A		A		A
42 Service Establishment	A	A	A						A		A		A

A = Available Use within Subarea, subject to the Land Use Allocation Summary Table  
 = Use not Available

# PUD Land Use

## WC-1

### **Purpose of the Information Plan and Land Use Plan**

The Information Plan reflects one of many possible plans that can be prepared that conform to the rules and regulations of this PUD Master Plan for Woodmont Commons. The example illustrations as shown within Section 1 depict a few of other possible approaches that may reflect future Subdivision and Site Plans that also conform to the Master Plan.

The Land Use Plan depicts a framework of the key elements that are inherent within the Concept Plan, including but not limited to:

- Subareas
- Primary Street Network and Secondary Streets
- Green Space (including regulated environmental areas)
- Open Space

The Land Use Plan is purposefully flexible with the expressed understanding that Subdivision Plans and Site Plans prepared in accordance with the Master Plan will vary and change accordingly:

- Subareas

The lines depicting the Subareas are approximate in location, and may be adjusted according to the following limits:

- the interior boundaries of the Subarea lines in WC-5, WC-6, WC-7, WC-9 and WC-11 may move only away from the PUD boundary by 50 feet;
- the other interior boundaries of the Subareas may move in either direction by +/- 100 feet in WC-1-GL, WC-1 and WC-2;
- Uses common to Subareas that are adjacent may have properties, blocks, lots, buildings, streets, open space and other features that cross over Subarea lines so long as the Use follows the regulations and standards of the most restrictive Subarea, and must not exceed the density standards of the Subarea;
- Uses exclusive to a Subarea must be located entirely within the subarea.

# PUD Land Use

## WC-1

### Purpose of the Information Plan and Land Use Plan

#### •Primary Street Network and Secondary Streets

Two types of streets are depicted that are approximate in location, and may move accordingly:

-the Primary Street Network is shown in a BOLD black line. These streets are required streets in terms of vehicular function. While their actual location may vary as required, the intent as shown in the Master TIA must be preserved within the Subdivision and Site Plan(s). The actual design of the streets shall be in accordance with the TIA or Supplemental TIA as selected from the street standards in Section 2.3 Transportation Infrastructure in accordance with the Uses for the block or area.

-Secondary streets are shown in a MEDIUM black line. These streets are shown for information purposes only in order to depict a proper application of the rules and regulations of the Master Plan. Additional streets may be included and located at the time of Subdivision and Site Plan submittal. The actual design of the streets shall be in accordance with the street standards in Section 2.3 Transportation Infrastructure in accordance with the Uses for the block or area.

#### •Conserved Green Space and Regulated Environmental Areas

Areas are intended to include potential protected environmental resources, but may include additional areas to supplement environmental and wildlife benefits, as well as connecting trails and paths, and other measures to enhance water quality and manage storm water.

Actual conditions, locations and protected measures thereto shall be determined at the time of Subdivision and Site Plan submittal.

#### •Shared Open Space

In addition to Conserved Green Space, additional areas shall be dedicated to a variety of passive and active activities and meeting design standards and location standards as described within the PUD Master Plan. Shared Open Space may also include measures to enhance water quality and manage storm water that are compatible with their active or passive use.

Shared Open Space includes pervious and nonpervious surfaces.

# PUD Land Use

## WC-1

### **Purpose of the Information Plan and Land Use Plan**

#### **•Subdivision and Site Plan(s)**

Subdivisions and Site Plans to be accordance with the following:

- the general intent of the Land Use Plan as enumerated above and contained within Section 1 PUD Standards and Regulations;
- Section 2 PUD Subdivision Regulations and Standards as applicable to subdivisions;
- Section 3 PUD Site Plan Regulations and Standards as applicable to site plans;
- Subdivisions and Site Plans may include all or portions of one or several Subareas;
- Subdivisions may include Site Plans as part of the submittal.
- the submittal process shall be in accordance with the Administrative Section of the PUD Master Plan.

#### **Relationship of the Land Use Plan to Subdivision and Site Plan(s).**

Subdivision and Site Plan(s), once prepared and approved in accordance with the Master Plan, shall constitute a update to the Land Use Plan, and be accepted accordingly as the new Land Use Plan.

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1

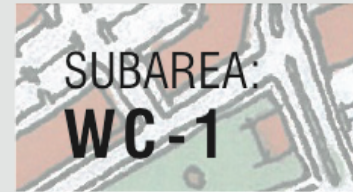


### SUBAREA: WC-1

**INTENT.** This subarea is intended to create a compact, central area with a mix of uses that support diverse building lots and open spaces. The development pattern supports a compact and well-connected pedestrian-oriented segments along the streets and sidewalks, lined by retail or commercial uses.



Regulating Type	Allowed
<b>STREET TYPES</b>	
PRIMARY	
1 Boulevard: 5-Lane	A
2 Boulevard: 4-Lane	B
3 Boulevard: 2-Lane	A
4 2-Way Street: 3-Lane	A
SECONDARY	
5 2-Way Street: 2-Lane	A
6 1-Way Street: 1-Lane	A
7 Alley / Lane: 1-Lane	A
OTHER	
8 Recreational Trails	A
9 Independent Shared Use Path	A
<b>BLOCK TYPES</b>	
1 Village Block	A
2 Neighborhood Block	A
3 Neighborhood Alley Block	A
4 Edge Neighborhood Block	A
5 Perimeter Block	A
<b>OPEN SPACE TYPES</b>	
1 Park	A
2 Preserve	A
3 Green	A
4 Square	A
5 Plaza	A
6 Playing Field	A
7 Playground	A
<b>BUILDING AND LOT TYPES</b>	
1 Detached House	A
2 Attached House	A
3 Small Urban Building	A
4 Medium Urban Building	A
5 Large Urban Building	A
<b>PARKING TYPES</b>	
1 Surface Parking Lots	A
2 Parking Structure	A
3 Basement or Podium Parking	A
4 Tuck-under Parking	A
5 Private Garage	A



### SUBAREA: WC-1

## COMPOSITION principles/ standards

### COMPOSITION PRINCIPLES

This subarea is intended to be organized so that it can support a variety of different uses assembled to create a compact, central area within the overall Woodmont Commons PUD. The overall composition of streets, blocks and open spaces will include the following principles:

- **Variety** - This is an area that will benefit from a diversity of building lots, open spaces and the mix of uses, and the division of land and infrastructure should support this variety.
- **Diversity of open spaces** - There should be a range of open space types that are located within the area, to provide different types of opportunities and amenities.
- **Compact and connected development patterns** for retail and commercial uses - The development patterns should support compact and well-connected pedestrian-oriented segments along the streets and sidewalks that are lined by retail or commercial uses.

### COMPOSITION STANDARDS

**PRIMARY STREET NETWORK** In this Subarea, the primary street network provides a north/south connection from Pillsbury Road to Garden Lane as a boulevard with a central landscaped median and flanking street trees, sidewalks or shared paths on both sides. Parking is not required along this segment of the primary network, but may be provided in either pockets or complete segments. Additional extensions of the primary network may be provided, if required to enhance internal circulation and provide an additional connection to Pillsbury Road. Extensions of the primary network will not require a median, parking along extensions of the primary network may be provided, but is not required.

**SECONDARY STREET NETWORK** The secondary network should be designed to create developable blocks or to outline planned open space, and incorporate on-street parking where it can serve as a shared parking resource for business, civic, accommodation or institutional uses.

**STREET AND PUBLIC FRONTAGE** The relationships between streets and the public frontages should be assembled as follows:

- Frontages along the Primary Network - Except for areas where there is on-street parking in segments or in pockets, the public frontages should be landscaped to reinforce the boulevard characteristics of

the network in this area.

- **Frontages along the Secondary Network** - The public frontages along the secondary network should be consistent with the primary intended ground level use and its relationship to on-street parking. For segments intended to have predominately business, civic, accommodation or institutional uses with short term, on-street parking, landscaped borders should be limited and sidewalk paving generally extended to the street edge. For predominately residential segments or areas where on-street parking is not expected to serve as a short-term supply, the frontages should be landscaped
- **Frontages along Pillsbury Road** - The public frontages along Pillsbury Road should include a landscaped border separating the roadway from the sidewalks, except in proximity to the pedestrian crossings near the intersection of the Primary Network.
- **Circulation Landscaping** - The landscaping within medians and/or along the borders of the Primary Network should include appropriate species of trees of a consistent type along each street. The trees along street segments intended to have predominately business, civic, accommodation or institutional uses with short term, on-street parking should have consistent species of trees that are different from the species along the Primary Network. The species along frontages or blocks primarily intended for residential uses should vary along the blocks and segments.

**PEDESTRIAN NETWORK** Continuous pedestrian networks will be required with sidewalks on both sides of all Primary and Secondary Streets within this Subarea. Curb extensions should be provided at Secondary Network intersections serving blocks or frontages intended to serve business, civic accommodation or institutional uses.

**BICYCLE NETWORK** Accommodations for bicycles will be provided along or parallel to the Primary Street Network. Shared use of streets will be permitted for all other portions of this Subarea.

**PARKING** On-street parking may be considered to contribute to fulfilling the parking requirements of adjacent development or development within 400 feet of the parking spaces for non-residential uses. For residential uses, on-street parking may be allocated for required visitor spaces.

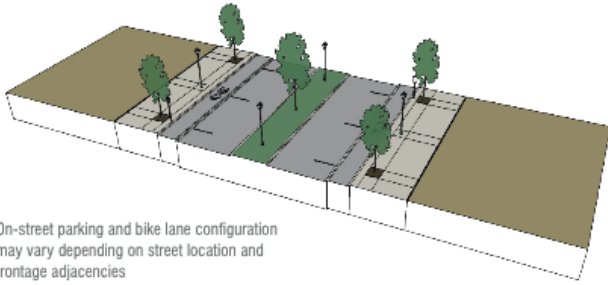
**OPEN SPACES** The buffers within this Subarea should include a combination of deciduous and evergreen tree species that serves as a partial screen for any lots that do not have direct access from Pillsbury Road, or along other PUD boundaries. Shared open space should be comprised of at least (3) separate locations and (2) separate publicly-accessible open space types.

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Subdivision

### STREET TYPE | PRIMARY: Boulevard: 2-Lane

**INTENT** This is a primary street intended for less intense connections, a simple boulevard with variable dimensions.



- On-street parking and bike lane configuration may vary depending on street location and frontage adjacencies

Table Boulevard 2-Lane Section Requirements

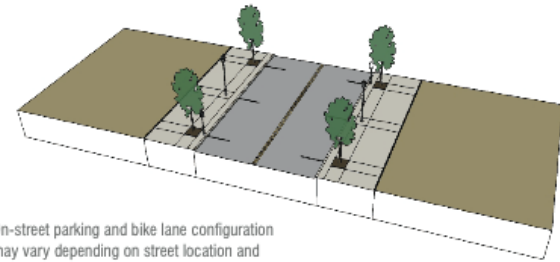
VEHICULAR REALM	
Target Speed	30 mph
Travel	2-way
Travel Lanes	1 lane in each direction
Lane Width	11' minimum
Allowable Turn Lanes	Yes, in median
Curb to Curb Pavement Width	Varies with parking, 19' on each side of median
Curbs and Curb Radii	Vertical
Curb Radii	20'
Median	Yes
PEDESTRIAN REALM	
Pedestrian Facilities	5' minimum
Street Buffer	8' minimum
Pedestrian Crossing Time	6 to 7 seconds from curb to median
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### STREET TYPE | SECONDARY: 2-way Street: 2-Lane

**INTENT** This is a secondary street with two-way travel in two dedicated lanes intended for a medium capacity street.



- On-street parking and bike lane configuration may vary depending on street location and frontage adjacencies

Table 2-Way Street: 2-Lane Section Requirements

VEHICULAR REALM	
Target Speed	20-25 mph
Travel	2-way
Travel Lanes	1 lane in each direction
Lane Width	11' minimum
Allowable Turn Lanes	Yes
Curb to Curb Pavement Width	40'
Curbs and Curb Radii	Vertical
Curb Radii	5-20'
Median	No
PEDESTRIAN REALM	
Pedestrian Facilities	8'
Street Buffer	3'-6"
Pedestrian Crossing Time	12 seconds
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team



# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Subdivision

### BLOCK TYPE: **Village**

**INTENT** This is a typical block that may contain perimeter lots with internal parking for a range of small to large buildings. Site circulation connects adjacent primary and secondary streets to internal parking, loading and service areas.

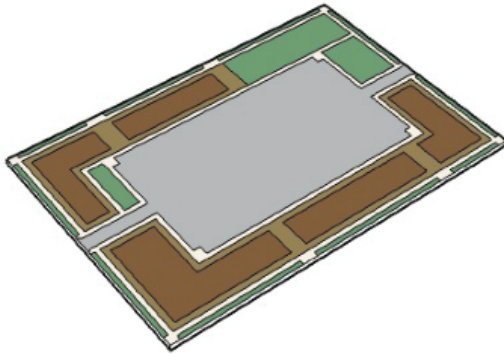


Table Village Block Requirements

SIZE AND DIMENSION	
Block Perimeter	2,500 linear feet
Block Depth - Minimum	300 feet
Block Depth - Maximum	600 feet
Block Length - Minimum	500 feet
Block Length - Maximum	900 feet
ACCESS AND SERVICE	
Primary Entry Orientation	To street
Service Area/Route	Access from street
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### BLOCK TYPE: **Neighborhood w/ Alley**

**INTENT** This is a smaller scale block that may contain lots with both attached and detached buildings that address the streets. Site circulation is accomplished at the rear of lots connecting to an alley internal to the block.

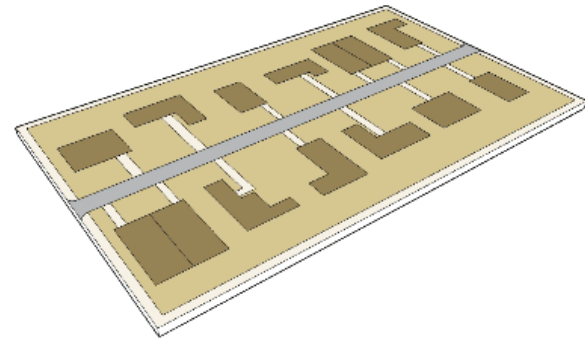


Table Neighborhood Block with Alley Requirements

SIZE AND DIMENSION	
Block Perimeter	1,600 linear feet
Block Depth - Minimum	200 feet
Block Depth - Maximum	375 feet
Block Length - Minimum	400 feet
Block Length - Maximum	525 feet
ACCESS AND SERVICE	
Primary Entry Orientation	To street
Service Area/Route	Alley internal to block
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Subdivision

### OPEN SPACE TYPE: Playing Fields

**INTENT** A publicly accessible open space designed and equipped for active recreation.

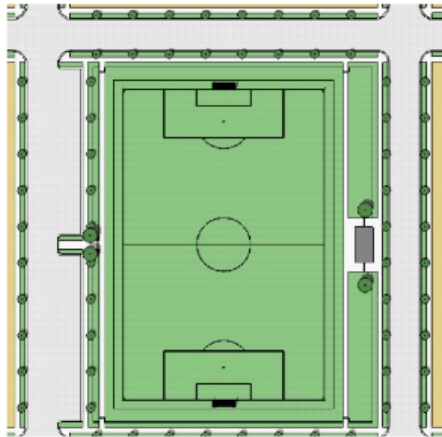


Table Playing Fields Requirements

LOCATION	
Characteristics	Located where active recreation uses would be easily accessed
REQUIREMENTS	
Minimum Size	None
Publicly Accessible	Yes
Accessway required	Yes
Accessway(s) allowed	Sidewalk, independent shared use path
ELIGIBLE FEATURES	
May include:	Streets, parking, associated structures and shelters, concessions and lighting. Fields may be fenced and may be included within parks.
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### OPEN SPACE TYPE: Square

**INTENT** A publicly accessible open space available for unstructured recreation and civic purposes.

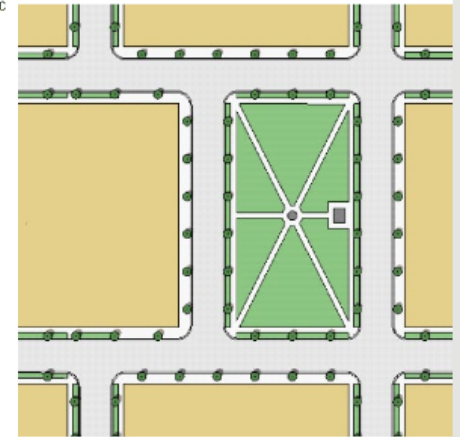


Table Square Requirements

LOCATION	
Characteristics	Spatially defined by building frontages and located at intersections of the primary street network
REQUIREMENTS	
Minimum Size	1/4 acre (3 acre maximum)
Publicly Accessible	Yes
Accessway required	Yes
Accessway(s) allowed	Sidewalk, independent shared use path
ELIGIBLE FEATURES	
May include:	Paths, lawns, and trees formally disposed
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Site Plan

### BUILDING TYPE: Detached

**INTENT** A small free-standing building that may have a detached or attached accessory garage structure. The detached building type shall be oriented to the street with an articulated primary entry.

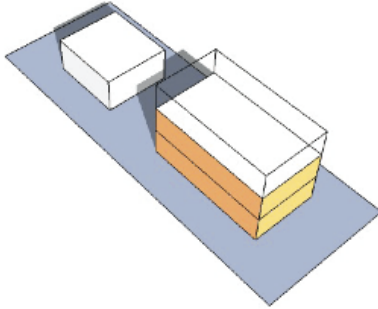


Table Detached Building Type Requirements

DIMENSIONAL STANDARDS	
Maximum Width	50 feet
Maximum Depth	70 feet
MASSING AND COMPOSITION	
Building Orientation	To Street
Ground-Floor Transparency	30% minimum
Vertical Articulation	Lower levels from upper levels
Horizontal Articulation	bays or facade variation, 60 foot maximum
Building Height	As limited by Subarea standards
Location of Entry	Oriented to street
Spacing of Entries (Maximum/Minimum)	None
Upper-Floor Transparency	30% minimum
Roof	Pitched
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### LOT TYPE: Detached

**INTENT** A small lot to accommodate small detached buildings with an attached or detached accessory garage structure. Lot access may be by private drive in the sideyard or rear access from an alley.

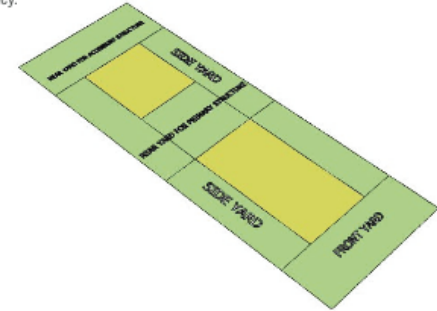


Table Detached Lot Type Requirements

DIMENSIONAL STANDARDS	
Lot Width	100' maximum
Lot Depth	300' maximum
Lot Area	5,000 SF minimum
SETBACKS	
Front Yard	10 feet
Side Yard	10 feet
Rear Yard	5 feet
ACCESSORY STRUCTURE SETBACKS	
Front Yard	40 feet
Side Yard	10 feet
Rear Yard	5 feet
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Site Plan

### BUILDING TYPE: **Village**

**INTENT** Village buildings are a typical component of compact development within and near centers and mixed-use activity.

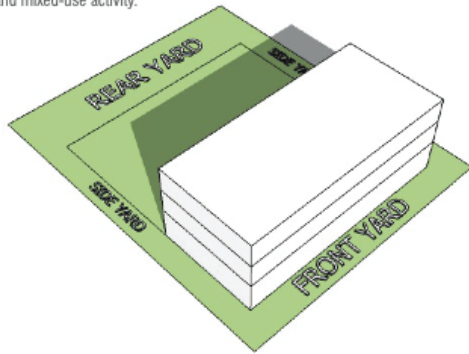


Table Village Building Type Requirements

DIMENSIONAL STANDARDS	
Maximum Width	200 feet
Maximum Depth	175 feet
MASSING AND COMPOSITION	
Building Orientation	To Street
Ground-Floor Transparency (for non-residential uses)	30% minimum
Vertical Articulation	Lower levels from upper levels
Horizontal Articulation	bays or facade variation, 60 foot maximum
Building Height	As limited by Subarea standards
Location of Entry	Oriented to street
Spacing of Entries (Maximum/Minimum)	100 feet/0 feet
Roof	Pitched or flat
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### LOT TYPE: **Village**

**INTENT** A village lot may accommodate a village building and parking or provide a village building that uses shared parking resources. Parking will be located at the interior of the lot, behind the buildings that line principal and pedestrian-oriented streets.

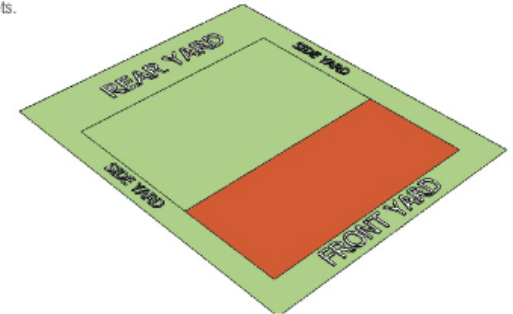


Table Medium Urban Lot Type Requirements

DIMENSIONAL STANDARDS	
Lot Width	50' minimum
Lot Depth	up to depth of block
Lot Area	5,000 SF minimum
SETBACKS	
Front Yard	0 feet minimum to 17 feet maximum
Side Yard	0 minimum
Rear Yard	10 feet minimum
ACCESSORY STRUCTURE SETBACKS	
Front Yard	40 feet minimum
Side Yard	10 feet minimum
Rear Yard	10 feet minimum
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# PUD Subdivision & Site Plan Regulation & Standards

## WC-1 Site Plan

### PARKING TYPE: Surface Parking

**INTENT** A paved parking area with integrated landscape located at the center of blocks and shared among abutting properties or within a larger district.

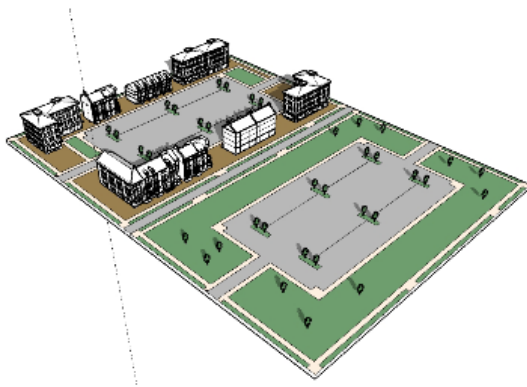


Table Surface Parking Type

LOCATION	
Location	Center of block
Minimum setback from street	10 feet
Maximum encroachment into setbacks	10 feet
SCREENING AND VISIBILITY	
Minimum level of screening	Landscape treatment to integrate into surroundings and to provide a minimum 3 foot high visual buffer at parking edges
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

### PARKING TYPE: parking structure with liner building

**INTENT** A parking structure or deck that is concealed on a minimum of two sides by an occupiable building and that is used to increase parking capacity at a central location for shared use by the attached uses and others properties.

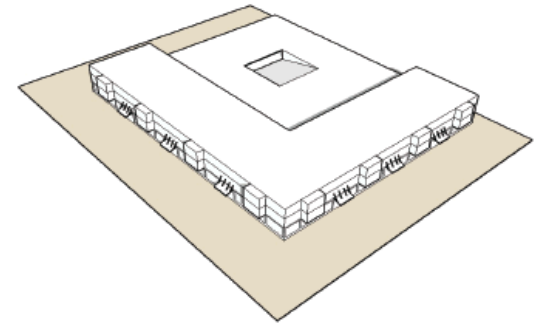


Table Parking Structure with Liner Building Type

LOCATION	
Location	Center or rear of lot
Minimum setback from street	40 feet
Maximum encroachment into setbacks	10 feet
SCREENING AND VISIBILITY	
Minimum level of screening	Liner building provides screening, exposed facades of garage shall be integrated with architectural treatment of the Liner Building
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 18, 2013

Draft for internal review and discussion - not for distribution

Prepared by the Woodmont Planning Team





# THE SUMMIT LEXINGTON

## DEVELOPMENT DATA SUMMARY

<b>ANCHOR RETAIL</b>		
ORGANIC GROCER	40 K	0050 SPACES
DEPARTMENT STORE	100 K	0050 SPACES
JUNIOR ANCHOR	30 K	0050 SPACES
<b>TOTAL</b>	<b>170 K</b>	<b>0150 SPACES</b>
<b>RETAIL SHOPS + RESTAURANTS</b>		
IN-LINE RETAIL	42 K	0050 SPACES
IN-LINE RESTAURANTS	158 K	0050 SPACES
<b>TOTAL</b>	<b>230 K</b>	<b>0100 SPACES</b>
<b>OUTPARCELS</b>		
FREESTANDING OUTPARCELS	8	
ENGAGED OUTPARCELS	8	
<b>TOTAL</b>	<b>8</b>	
<b>RESIDENTIAL</b>		
MULTI-FAMILY OVER RETAIL SHOPS + RESTAURANTS	120 DU	
FREESTANDING MULTI-FAMILY RESIDENTIAL	150 DU	
<b>TOTAL</b>	<b>270 DU</b>	
<b>PARKING REQUIRED<sup>1</sup></b>		
ANCHOR RETAIL	170 K SF @ 5' / 1000 =	0850 SPACES
RETAIL SHOPS + RESTAURANTS	230 K SF @ 5' / 1000 =	1150 SPACES
RESIDENTIAL	270 DU @ 1.5' / DU =	0405 SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>2405 SPACES</b>
<b>PARKING PROVIDED<sup>2</sup></b>		
SURFACE PARKING LOTS <sup>3</sup>		2010 SPACES
ON-STREET (PARALLEL, PERPENDICULAR, DIAGONAL)		0220 SPACES
RESIDENTIAL (PRIVATE/RESERVED)		0460 SPACES
<b>TOTAL PARKING PROVIDED</b>		<b>2690 SPACES</b>

**FOOTNOTES:**  
 1. OUTPARCELS ARE ASSUMED TO PARK INDIVIDUALLY.  
 2. INCLUDES GROUND LEVEL OF PARKING STRUCTURES.  
 3. BASIC RATIOS ASSUMED FOR PURPOSES OF THIS SUMMARY.

<b>LEGEND</b>		
1 Existing Signalized Intersection	21 Public Open Space	
2 New Signalized Intersection	22 Private Open Space	
3 Existing RI-RO Intersection	23 Placeholder Text	
4 New RI-RO Intersection	24 Placeholder Text	
5 Placeholder Text	25 Placeholder Text	
6 Signalized Intersection	26 Placeholder Text	
7 Proposed Roundabout/Traffic Circle	27 Placeholder Text	
8 Monument	28 Placeholder Text	
9 Placeholder Text	29 Placeholder Text	
10 Placeholder Text	30 Placeholder Text	
11 Placeholder Text	31 Placeholder Text	
12 Placeholder Text	32 Placeholder Text	
13 Placeholder Text	33 Placeholder Text	
14 Placeholder Text	34 Placeholder Text	
15 Placeholder Text	35 Placeholder Text	
16 Placeholder Text	36 Placeholder Text	
17 Placeholder Text	37 Placeholder Text	
18 Placeholder Text	38 Placeholder Text	
19 Placeholder Text	39 Placeholder Text	
20 Placeholder Text	40 Placeholder Text	
21 Placeholder Text	41 Residential Amenity	
22 Placeholder Text	42 Civic or Prominent Use	
23 Placeholder Text	43 Placeholder Text	
24 Placeholder Text	44 Placeholder Text	
25 Placeholder Text	45 Placeholder Text	
26 Placeholder Text	46 Placeholder Text	
27 Placeholder Text	47 Placeholder Text	
28 Placeholder Text	48 Placeholder Text	
29 Placeholder Text	49 Placeholder Text	
30 Placeholder Text	50 Placeholder Text	
31 Placeholder Text	51 Placeholder Text	
32 Placeholder Text	52 Placeholder Text	
33 Placeholder Text	53 Placeholder Text	
34 Placeholder Text	54 Placeholder Text	
35 Placeholder Text	55 Placeholder Text	
36 Placeholder Text	56 Placeholder Text	
37 Placeholder Text	57 Placeholder Text	
38 Placeholder Text	58 Placeholder Text	
39 Placeholder Text	59 Placeholder Text	
40 Placeholder Text	60 Placeholder Text	



## COMMENTS

- A Organic grocer assumes a right-hand preferred position with building-mounted signage on the Nicholasville Road facade. Movements are all right turns into the parking lot.
- B Indicates a new outparcel use in place of the existing gas station in this location. Must be architecturally significant as one of the most prominent buildings.
- C Proposed connection to existing street that is stubbed out in this location. Shown for discussion purposes.
- D Possible to purchase property along East Tiverton Way and continue the residential program giving it its own address/ front door.
- E Proposed right-in, right-out intersections are shown with the understanding that only one is likely to be approved at this time. Shown for discussion purposes.
- F Parking structure is shown to accommodate retail parking on the ground level and multi-family above. This can be expanded to three bays in width and also be designed with stormwater detention below.
- G To ideally be marketable, these multi-family residential units benefit by tall retail structures with roofscapes across the street.
- H Traditional "power center" arrangement of retail anchor with flanking shop space. Likely neighborhood service-type uses. Must be blended architecturally with the other buildings.
- I Reserved as buffer for existing single-family neighborhood to the north.
- J Public open space sized to be programmable for multiple events yet facilitate cross-shopping pedestrian movements.
- K Outparcel buildings are intended to respond to unique conditions. Buildings should be pegged to a corner or at least an edge of the outparcel to anchor the end of a street, frame an entrance, et cetera (typical).
- L Stormwater detention shown approximated at lowest part of the site.
- M Multi-family residential generally depicted as two stories over retail or three stories for stand-alone buildings.
- N Ample on-street parking is intended around the public open space and along other streets.

**shook kelley**  
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 850 South Robertson Boulevard, Suite One, Lexington, KY 40503

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Project Number: 00000  
**THE SUMMIT**  
 Fayette County, Lexington, Kentucky



**PRELIMINARY MASTER PLAN**  
 Scale: Refer to Graphic Scale  
 Date: 2 July 2012

## SCHEME C



# THE SUMMIT LEXINGTON

## DEVELOPMENT DATA SUMMARY

### ANCHOR RETAIL

ORGANIC GROCER	040	K	SF
DEPARTMENT STORE	100	K	SF
JUNIOR ANCHOR	040	K	SF
TOTAL	180	K	SF

### RETAIL SHOPS + RESTAURANTS

IN-LINE RETAIL	194.3	K	SF
IN-LINE RESTAURANTS	048.2	K	SF
TOTAL	242.5	K	SF

### OUTPARCELS

FREESTANDING OUTPARCELS	5
ENGAGED OUTPARCELS	3
TOTAL	8

### RESIDENTIAL

MULTI-FAMILY OVER RETAIL SHOPS + RESTAURANTS	120 DU
FREESTANDING MULTI-FAMILY RESIDENTIAL	150 DU
TOTAL	270 DU

### PARKING REQUIRED<sup>1,2</sup>

ANCHOR RETAIL	180.0	K SF @ 5' / 1000 =	0900.0 spaces
RETAIL SHOPS + RESTAURANTS	242.5	K SF @ 5' / 1000 =	1212.5 spaces
RESIDENTIAL	270.0	DU @ 1.5' DU =	0405.0 spaces
TOTAL PARKING REQUIRED			2544.5 spaces

### PARKING PROVIDED<sup>3</sup>

SURFACE PARKING LOTS <sup>4</sup>	1782 spaces
ON-STREET (PARALLEL, PERPENDICULAR, DIAGONAL)	0220 spaces
STRUCTURED PARKING (RETAIL)	0360 spaces
STRUCTURED PARKING (RESIDENTIAL)	0360 spaces
RESIDENTIAL (PRIVATE/RESERVED)	0232 spaces
TOTAL PARKING PROVIDED	2954 spaces

### FOOTNOTES:

- OUTPARCELS ARE ASSUMED TO PARK INDIVIDUALLY AND INDEPENDENTLY.
- INCLUDES GROUND LEVEL OF PARKING STRUCTURES.
- BASIC RATIOS ASSUMED FOR PURPOSES OF THIS SUMMARY.

### SPACE LEGEND

1 Organic Grocer	40K	22 Retail Tenant	12K
2 Retail Tenant	5.5K	23 Retail Anchor	40K
3 Retail Tenant	7.5K	24 Retail Tenant	6.0K
4 Retail Tenant	8.0K	25 Retail Tenant	7.5K
5 H&M	17K	26 Retail Tenant	9.5K
6 Retail Tenant	13K	27 Retail Tenant	4.0K
7 Retail Tenant	22K	28 Placeholder Text	
8 Retail Tenant	4.5K	29 Placeholder Text	
9 Retail Tenant	15K	30 Placeholder Text	
10 Retail Tenant	17.5K	31 Placeholder Text	
11 Retail Store	4.0K	32 Placeholder Text	
12 Department Store	100K	33 Placeholder Text	
13 Retail Tenant	12.5K	34 Placeholder Text	
14 Retail Tenant	5.0K	35 Outparcel 1	Tenant
15 Retail Tenant	20.5K	36 Outparcel 2	Tenant
16 Retail Tenant	4.0K	37 Outparcel 3	Tenant
17 Retail Tenant	3.5K	38 Outparcel 4	Tenant
18 Retail Tenant	6.0K	39 Outparcel 5	Tenant
19 Retail Tenant	11K	40 Outparcel 6	Tenant
20 Retail Tenant	7.0K	41 Outparcel 7	Tenant
21 Retail Tenant	7.5K	42 Outparcel 8	Tenant
28 Retail Tenant	5.0K	43	



## COMMENTS

- Organic grocer assumes a right-hand preferred position with building-mounted signage on the Nicholasville Road facade. Movements are all right turns into the parking lot.
- Indicates a new outparcel use in place of the existing gas station in this location. Must be architecturally significant as one of the most prominent buildings.
- Proposed connection to existing street that is stubbed out in this location. Shown for discussion purposes.
- Possible to purchase property along East Tiverton Way and continue the residential program giving it its own address/ front door.
- Proposed right-in, right-out intersections are shown with the understanding that only one is likely to be approved at this time. Shown for discussion purposes.
- Parking structure is shown to accommodate retail parking on the ground level and multi-family above. This can be expanded to three bays in width and also be designed with stormwater detention below.
- To ideally be marketable, these multi-family residential units benefit by tall retail structures with roofscapes across the street.
- Traditional "power center" arrangement of retail anchor with flanking shop space. Likely neighborhood service-type uses. Must be blended architecturally with the other buildings.
- Reserved as buffer for existing single-family neighborhood to the north.
- Public open space sized to be programmable for multiple events yet facilitate cross-shopping pedestrian movements.
- Outparcel buildings are intended to respond to unique conditions. Buildings should be pegged to a corner or at least an edge of the outparcel to anchor the end of a street, frame an entrance, et cetera (typical).
- Stormwater detention shown approximated at lowest part of the site.
- Multi-family residential generally depicted as two stories over retail or three stories for stand-alone buildings.
- Ample on-street parking is intended around the public open space and along other streets.
- Possible urban-format hotel with retail and/or restaurant below.

shook kelley

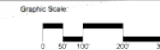
2151 Hawkins Street  
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850 South Robertson Boulevard  
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Project Number: 12023  
**THE SUMMIT**  
Fayette County  
Lexington, Kentucky



PRELIMINARY MASTER PLAN  
Scale: Refer to Graphic Scale  
Date: 24 July 2012

**SCHEME D**

# THE SUMMIT LEXINGTON

## DEVELOPMENT DATA SUMMARY

### ANCHOR RETAIL

GROCERY STORE	090	K	SF
ANCHOR RETAIL	091	K	SF
JUNIOR ANCHOR	040	K	SF
TOTAL	221	K	SF

### RETAIL SHOPS + RESTAURANTS

N-LINE RETAIL	136	K	SF
N-LINE RESTAURANTS	032	K	SF
TOTAL	168	K	SF

### OUTPARCELS

FREESTANDING OUTPARCELS	2
ENGAGED OUTPARCELS	3
TOTAL	5

### RESIDENTIAL

MULTI-FAMILY OVER RETAIL SHOPS + RESTAURANTS	
TOTAL	252 DU

### PARKING REQUIRED<sup>1</sup>

ANCHOR RETAIL	221.0	K SF @ 4.5' / 1000' =	0994.5	spaces
RETAIL SHOPS + RESTAURANTS	168.0	K SF @ 4.5' / 1000' =	0756.0	spaces
RESIDENTIAL	252.0	DU @ 1.5' / DU =	0378.0	spaces
TOTAL PARKING REQUIRED			2128.5	spaces

### PARKING PROVIDED<sup>2</sup>

SURFACE PARKING LOTS <sup>3</sup>	1536	spaces
ON-STREET (PARALLEL, PERPENDICULAR, DIAGONAL)	0328	spaces
STRUCTURED PARKING (RESIDENTIAL)	0415	spaces
TOTAL PARKING PROVIDED	2277	spaces

### FOOTNOTES:

- <sup>1</sup> OUTPARCELS ARE ASSUMED TO PARK IN COMINGLED PARKING LOTS.
- <sup>2</sup> INCLUDES GROUND LEVEL OF PARKING STRUCTURES.
- <sup>3</sup> BASIC MARKET RATIOS ASSUMED FOR PURPOSES OF THIS SUMMARY.



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Project Number: 12025

Graphic Scale

**THE SUMMIT LEXINGTON**  
Fayette County  
Lexington, Kentucky



**MASTER PLAN**  
Scale: Refer to Graphic Scale  
Date: 27 November 2012

**SCHEME S**

# Information Plan

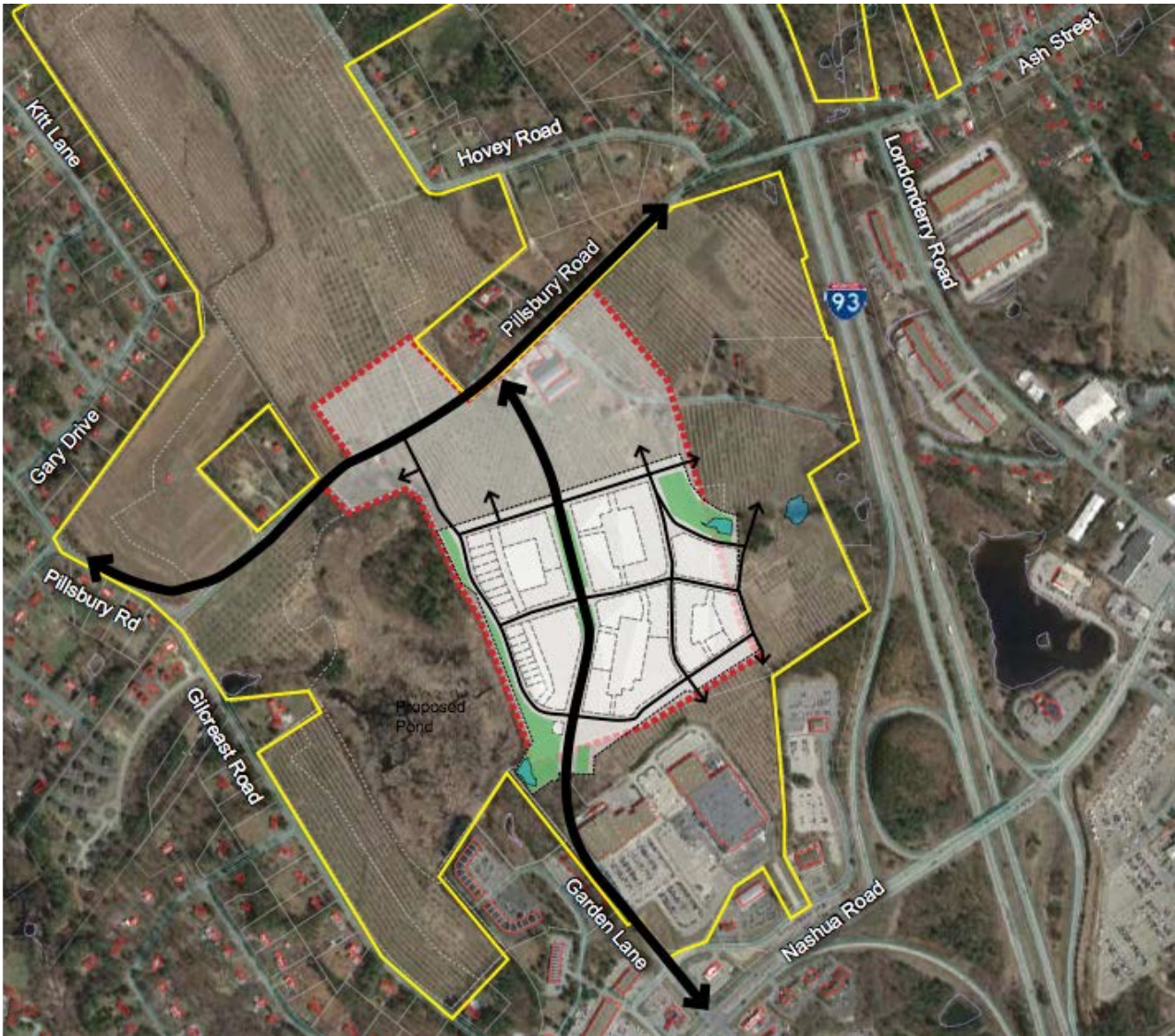
## Subarea WC-1



Information Plan  
Revised

# PUD Subdivision Plan

## Subarea WC-1



## Subdivision - Revised

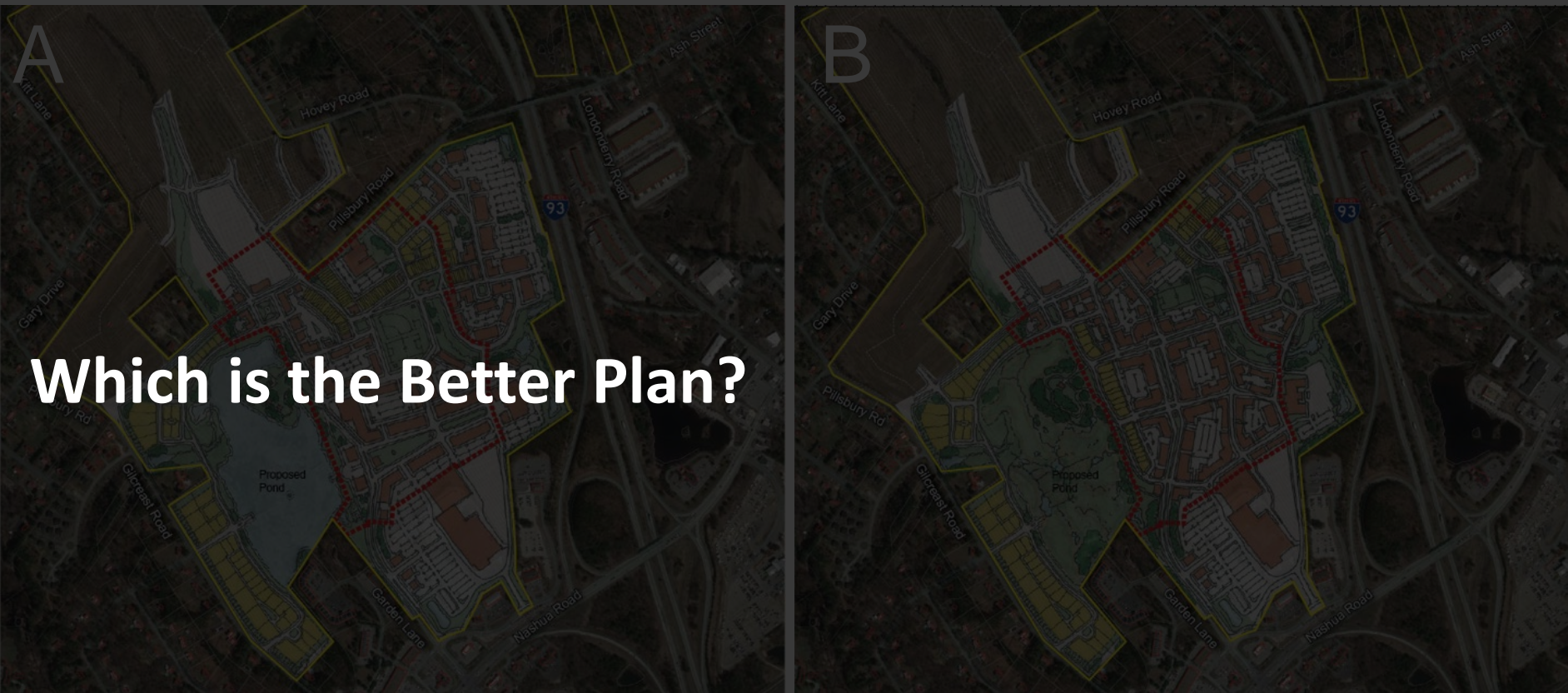
- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- Detention
- Subdivision Lines
- Utilities and other Infrastructure
- PUD Subdivision Standards & Regulations
  - Blocks & Lot Sizes
  - Public Frontages
  - Signs
  - Landscaping
  - Lighting

# Two Information Plans....



## WC-1 Test Case

# Two Information Plans....



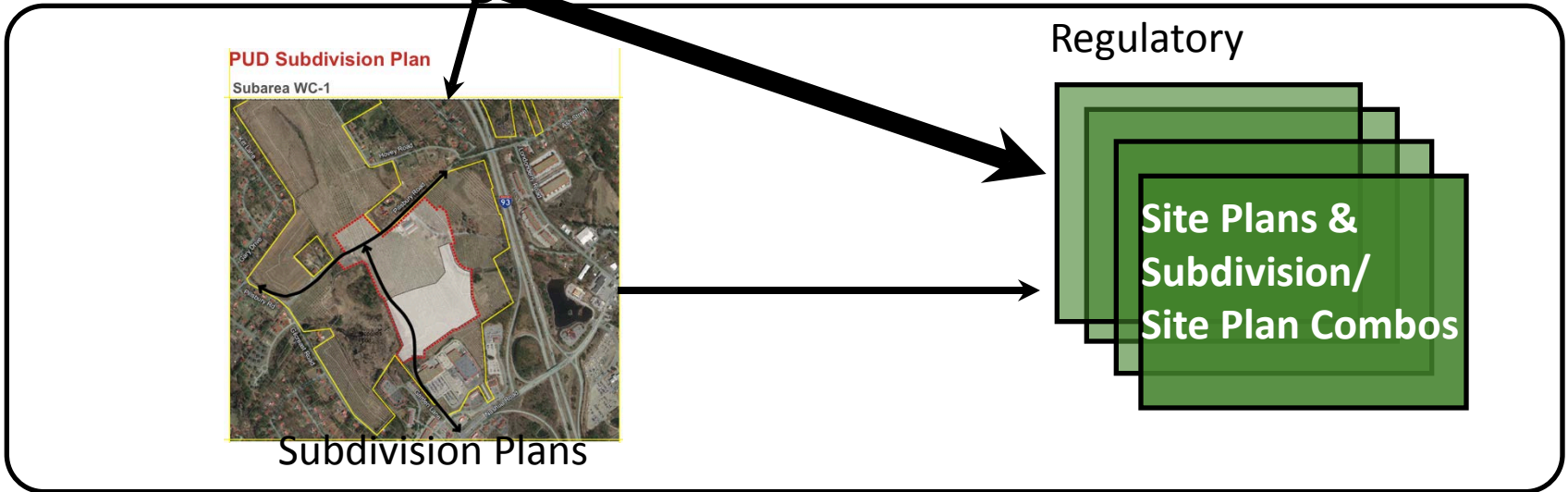
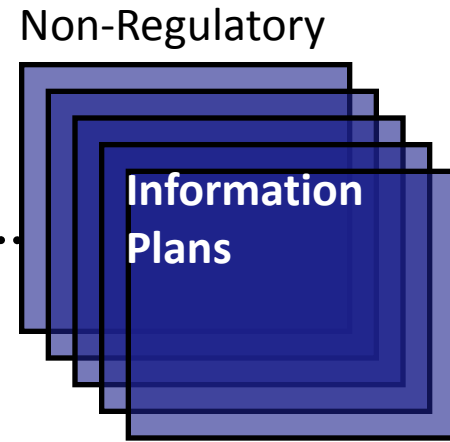
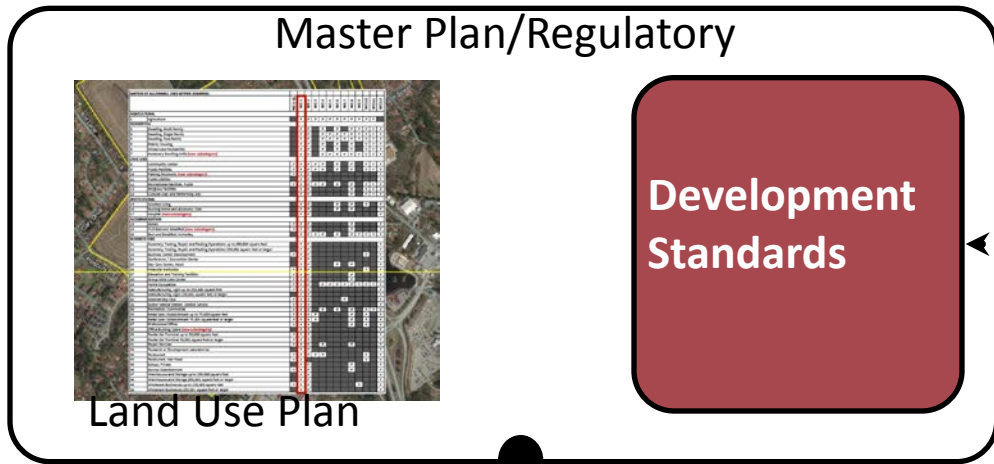
**Which is the Better Plan?**

WC-1 Test Case

# Two Information Plans....



WC-1 Test Case

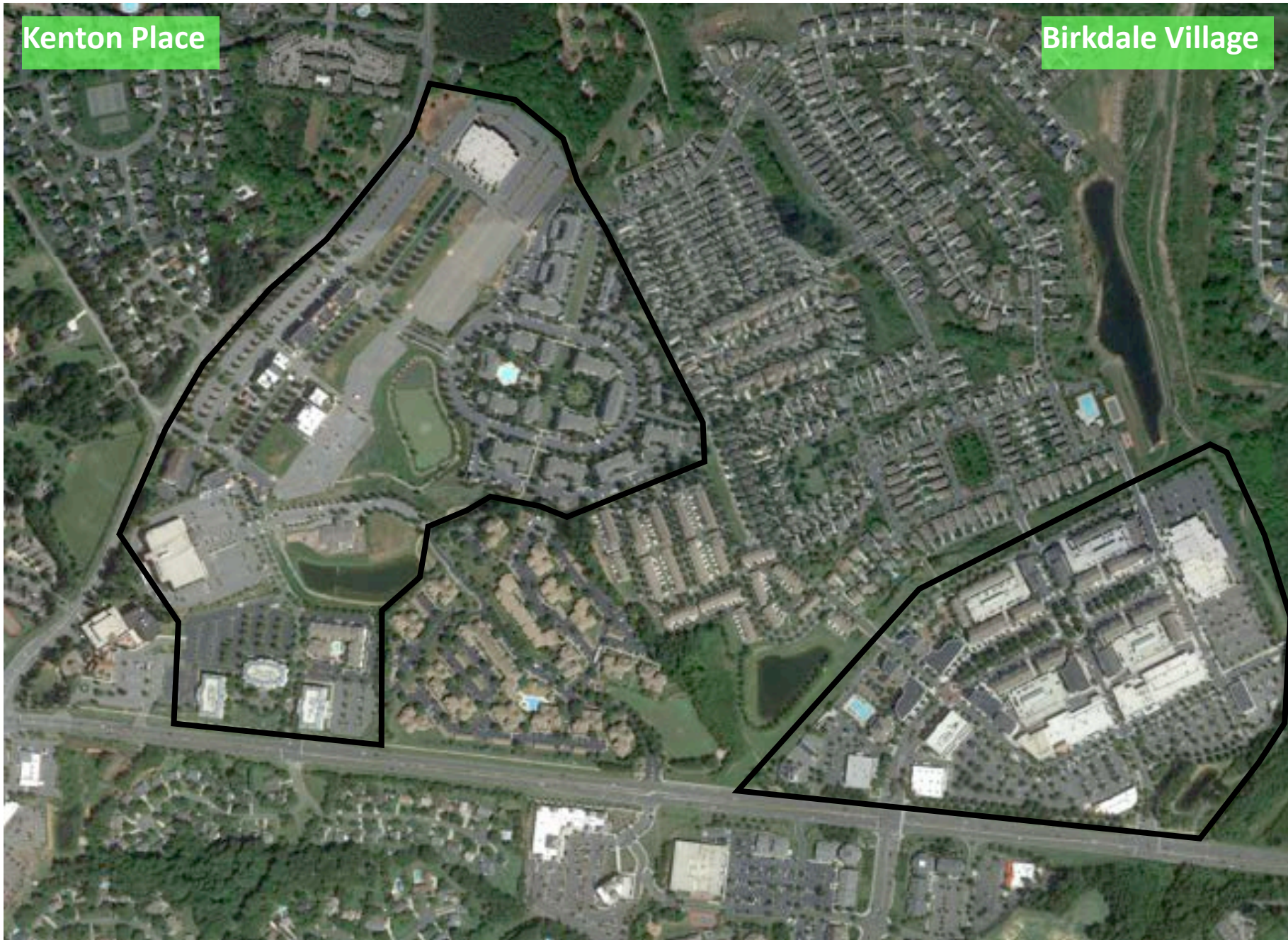


# PUTTING ALL OF THIS TOGETHER



Kenton Place

Birkdale Village



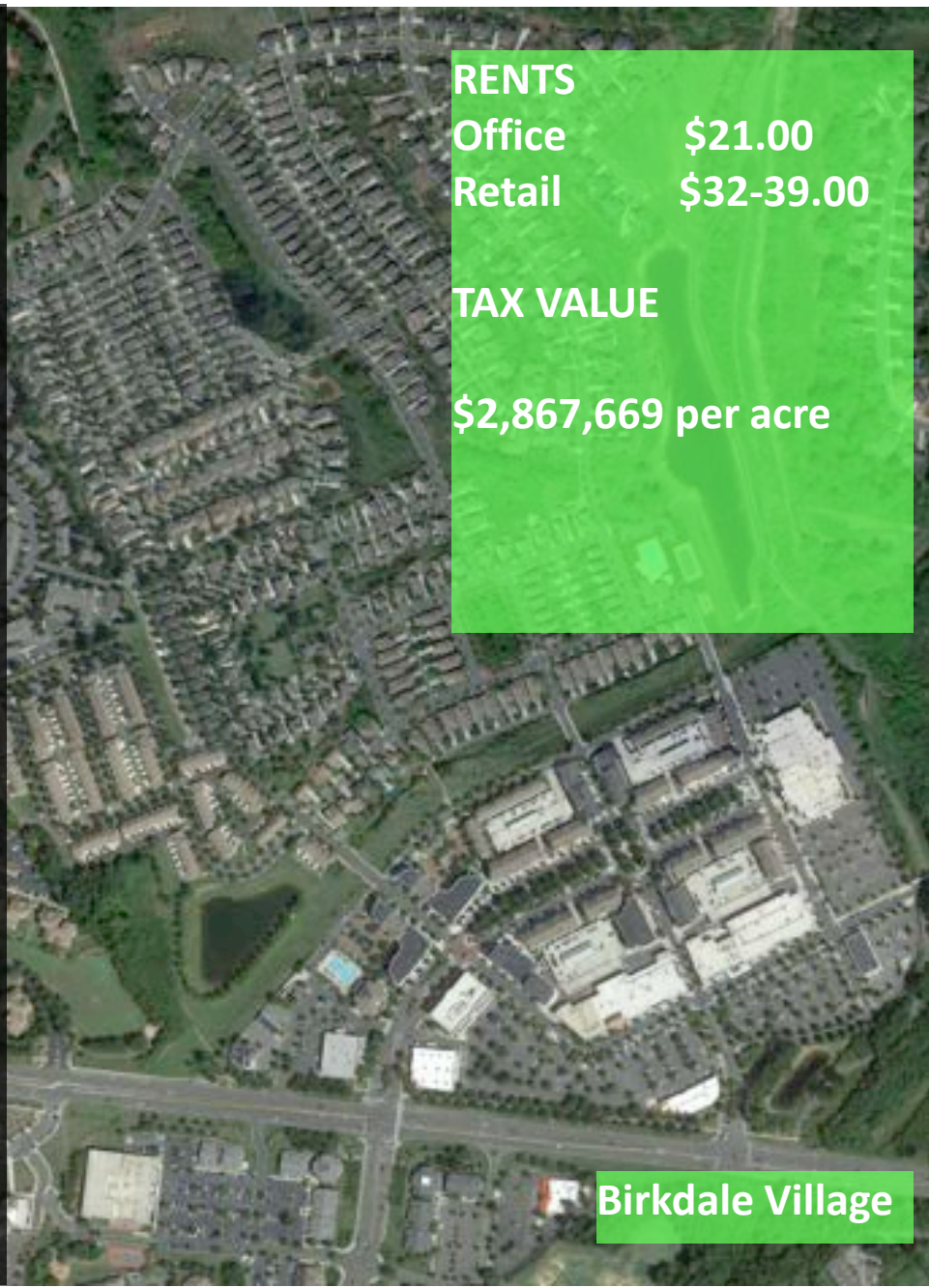


# Kenton Place

**RENTS**  
Office        \$18.00  
Retail        \$18.00

**TAX VALUE**  
\$1,462,368 per acre





Kenton Place



Saturday, March 3rd, 2013 @ 2:35 PM



Saturday, March 3rd, 2013 @ 2:06 PM



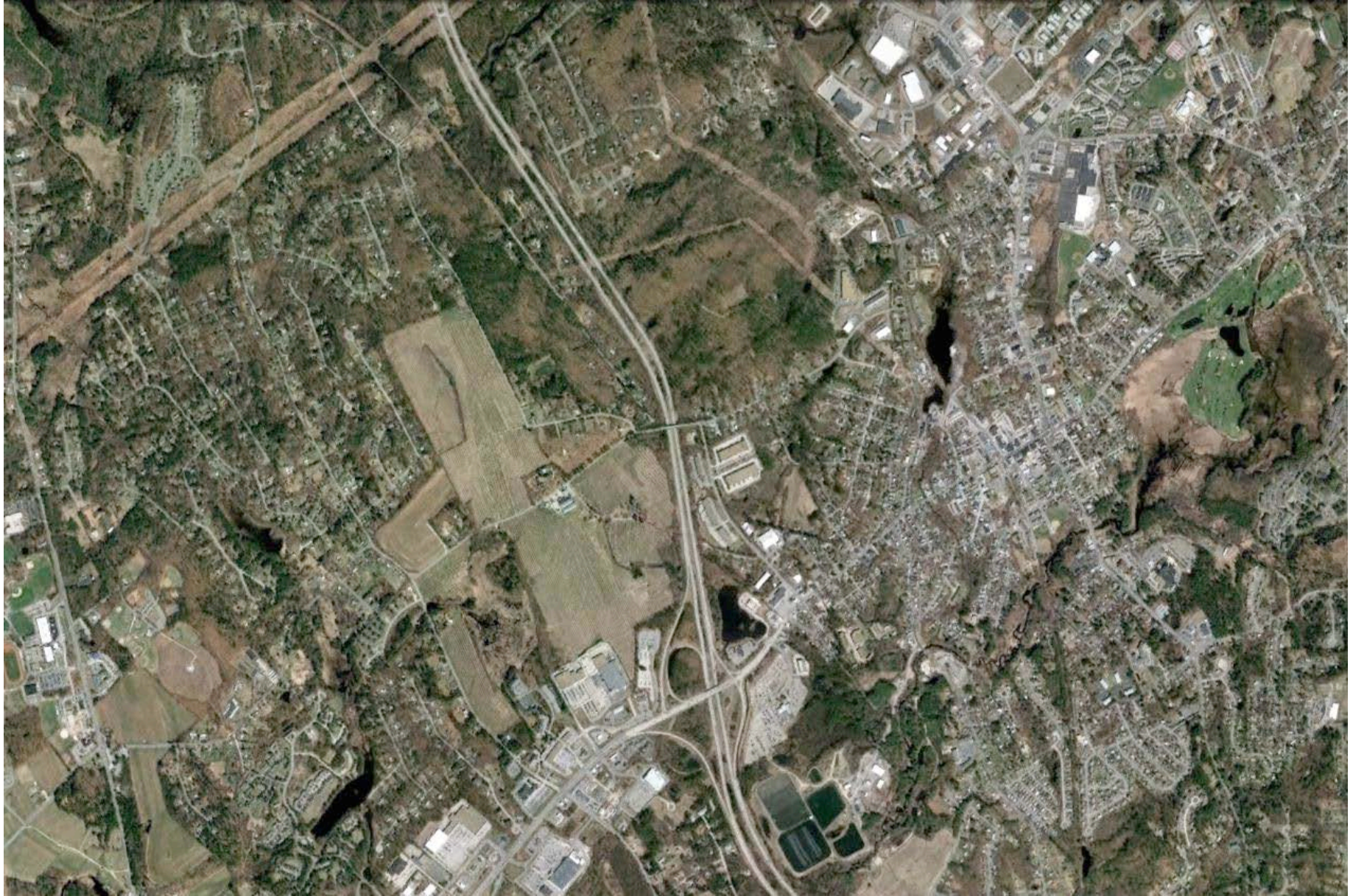
# Update

## Looking Ahead

Future briefings are being scheduled to focus on a series of specific topics, including:

- Fiscal Impacts – the results of the fiscal impact analysis that is currently being completed
- Infrastructure – the approach to ensuring the provision and proper management of the utilities and storm water management associated with Woodmont Commons
- Transportation Update – the results of the supplementary study requested by the Planning Board of the implications for the PUD Master Plan in the event that Exit 4A is not constructed as requested by the Planning Board
- Design Standards and Regulations – an expanded discussion and illustrations from the system of design standards and regulations that will help implement the PUD Master Plan
- Development Agreement, Improvements and Mitigation – the necessary conditions that must be met in order to advance projects in the future at Woodmont Commons and their relationship to the PUD Master Plan

# Questions and Discussion







# PUD MASTER PLAN, SUBDIVISION AND SITE PLAN PROCESS BRIEFING

## MARCH 27, 2013

**Planning Board Meeting Minutes - March 27, 2013 - Attachment #2**

Woodmont Commons PUD Master Plan  
Briefings for the Town of Londonderry Planning Board  
Prepared by the Woodmont Planning Team

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### Overview

*Woodmont Commons is a planned, mixed use development proposal being advanced towards approval by the Town of Londonderry Planning Board, under the provisions of the Town's Zoning Ordinance as a Planned Unit Development (PUD). The planning associated with Woodmont Commons has led to the preparation and submittal of an Application to the Planning Board for its approval as a PUD Master Plan. That Application (October 3, 2012) was determined to be complete, and is now the subject of further studies and discussions that will result in additional PUD Master Plan documents that will be the basis of the Planning Board's final review and approval. The additional documents will include the specific regulatory framework and procedures that will be applicable to future proposals for development and approvals within Woodmont Commons.*

*This briefing summary is intended to provide a progress report to the Planning Board regarding key topics and components of the final PUD Master Plan documents.*

### Planning Context

*The land that has been assembled to create Woodmont Commons is entirely within the Town of Londonderry, and its boundaries are indicated on the following aerial photograph.*

### Topics: PUD Master Plan and the Development Process, Land Use and Open Space

Previous briefing documents and Planning Board discussions have focused on particular topics that are integral to the Woodmont Commons PUD Master Plan. This briefing package assembles a broader picture, conveying how the components of the PUD Master Plan will be assembled and then used to properly manage and direct future development and provide for streets, roads, green space and open space and the utility infrastructure. The approach to establishing maximum amounts and types of development, and the approach to green space and open space has been revised, and is provided in this document as well.

The discussion on the PUD Master Plan and the Development Process includes:

- Roles and relationship among documents in the PUD Master Plan that will provide information and regulate future change
- An example showing how phases of development will be managed by the PUD Master Plan, including how subdivision and site plan approvals will be integrated with the overall PUD Master Plan
- Discussion of how the PUD Master Plan framework will accommodate flexibility to adapt to changing market conditions, while remaining consistent with

its standards, regulations and other requirements.

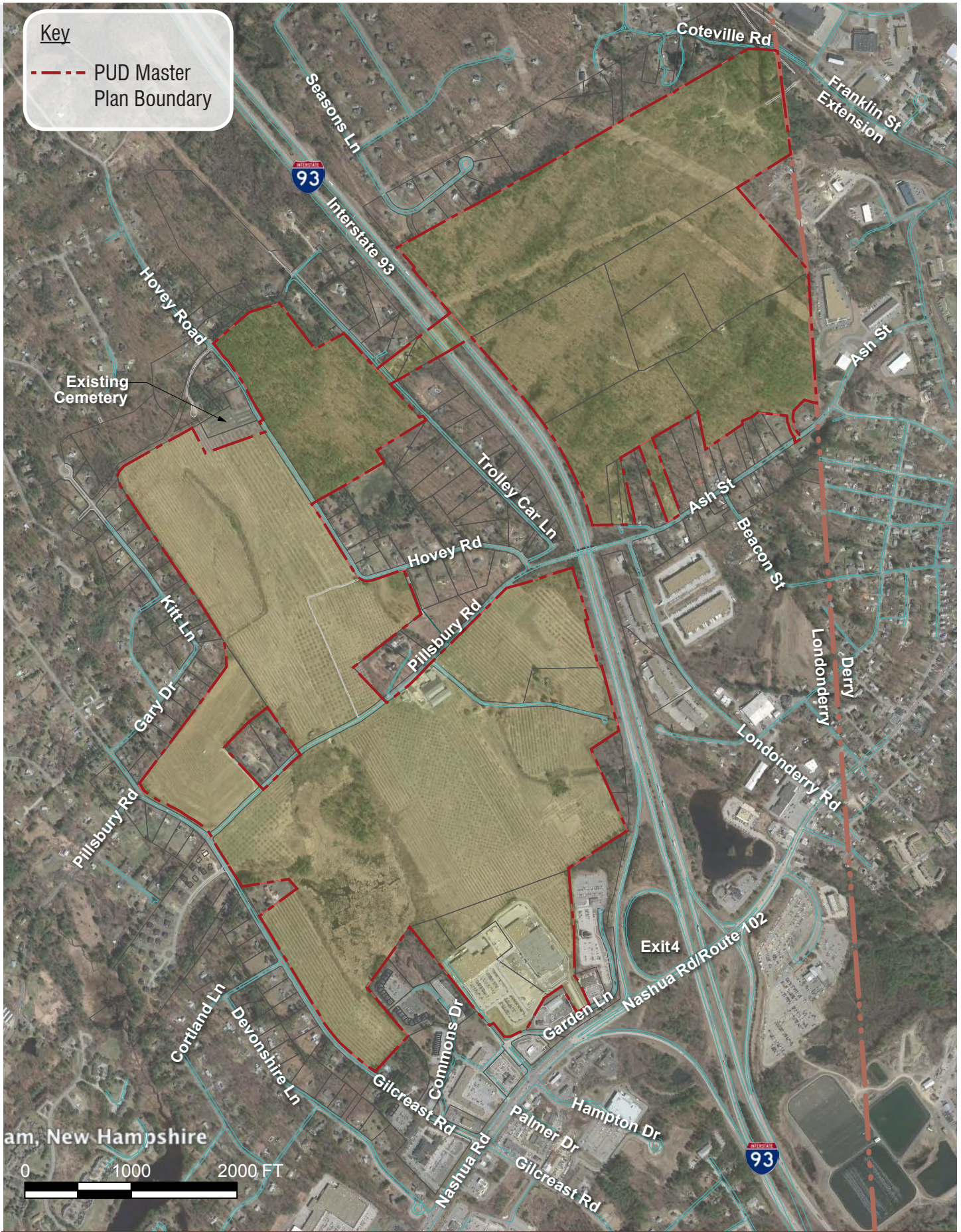
The update on Land Use and Open Space includes:

- Refined approach to maximum development and allocation of uses that is aligned with the Master Traffic Impact Assessment, allows the potential flexibility to shift or increase uses and development volumes among Subareas, maintains overall PUD maxima, and allocates lower maximum densities at the perimeter portions of Woodmont Commons.
- Refined approach to allowable land uses, including an updated Land Use matrix that has been coordinated with comments from the Planning Board and the revised approach to the allocation of densities and uses by Subarea.
- Refined approach to setting minimum areas for both green space and open space, with a combination of increased amounts and methods for locating them within Subareas.

### Looking Ahead: Future Briefings

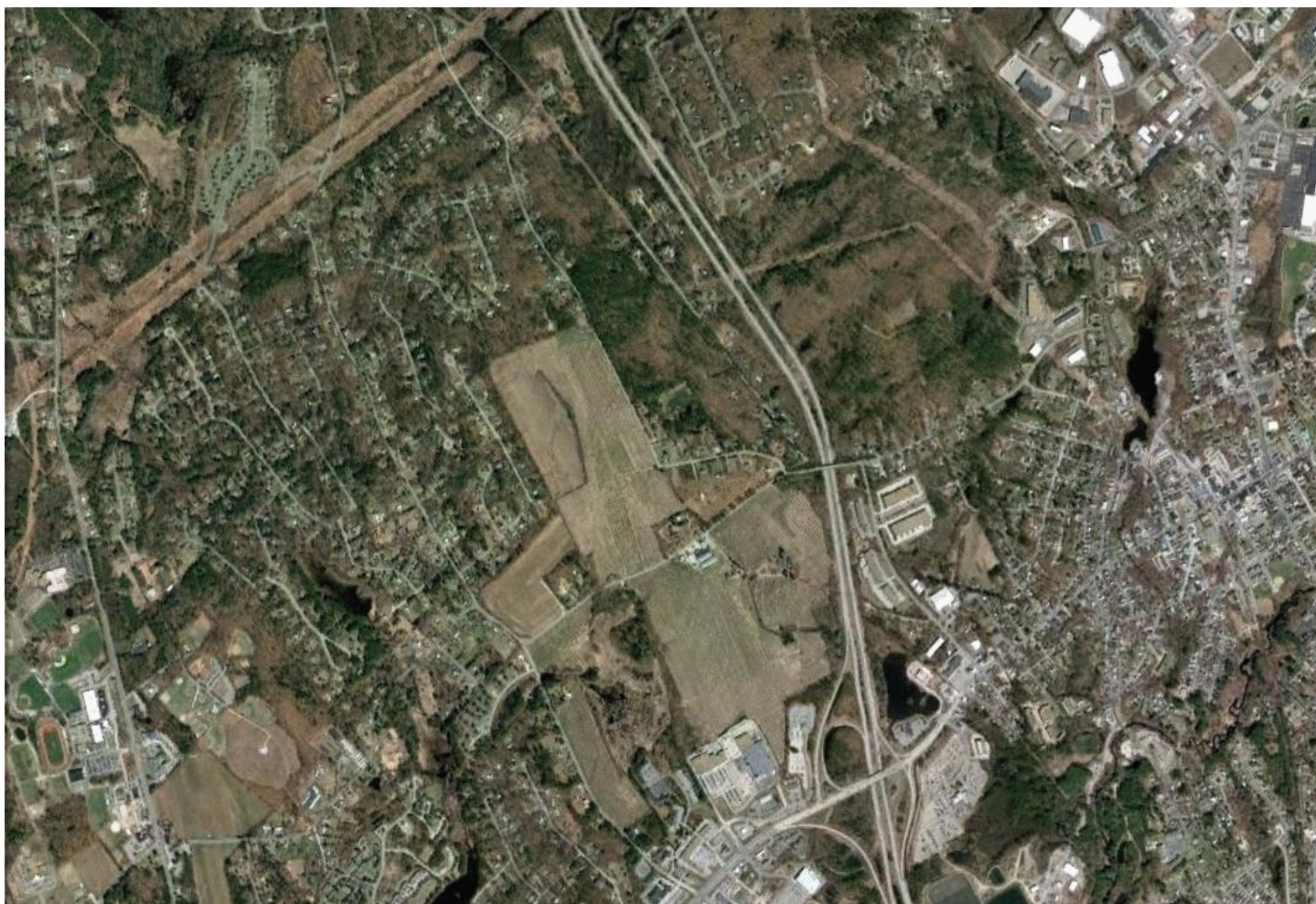
Future briefings are being scheduled to focus on a series of specific topics, including:

- Fiscal Impacts – the results of the fiscal impact analysis that is currently being completed
- Infrastructure – the approach to ensuring the provision and proper management of the utilities and storm water management associated with Woodmont Commons
- Transportation Update – the results of the supplementary study requested by the Planning Board of the implications for the PUD Master Plan in the event that Exit 4A is not constructed requested by the Planning Board
- Design Standards and Regulations – an expanded discussion and illustrations from the system of design standards and regulations that will help implement the PUD Master Plan
- Development Agreement, Improvements and Mitigation – the necessary conditions that must be met in order to advance projects in the future at Woodmont Commons and their relationship to the PUD Master Plan



The Woodmont Commons PUD Master Plan will be a coordinated framework of rules, regulations and commitments that will govern all subsequent land use and development decisions within its boundaries. It is important to understand how the framework will be used with regard to specific proposals for developments that emerge over time. The PUD Master Plan will provide key rules to guide the subsequent submittal, review and approval processes that improvements and projects will need to accomplish.

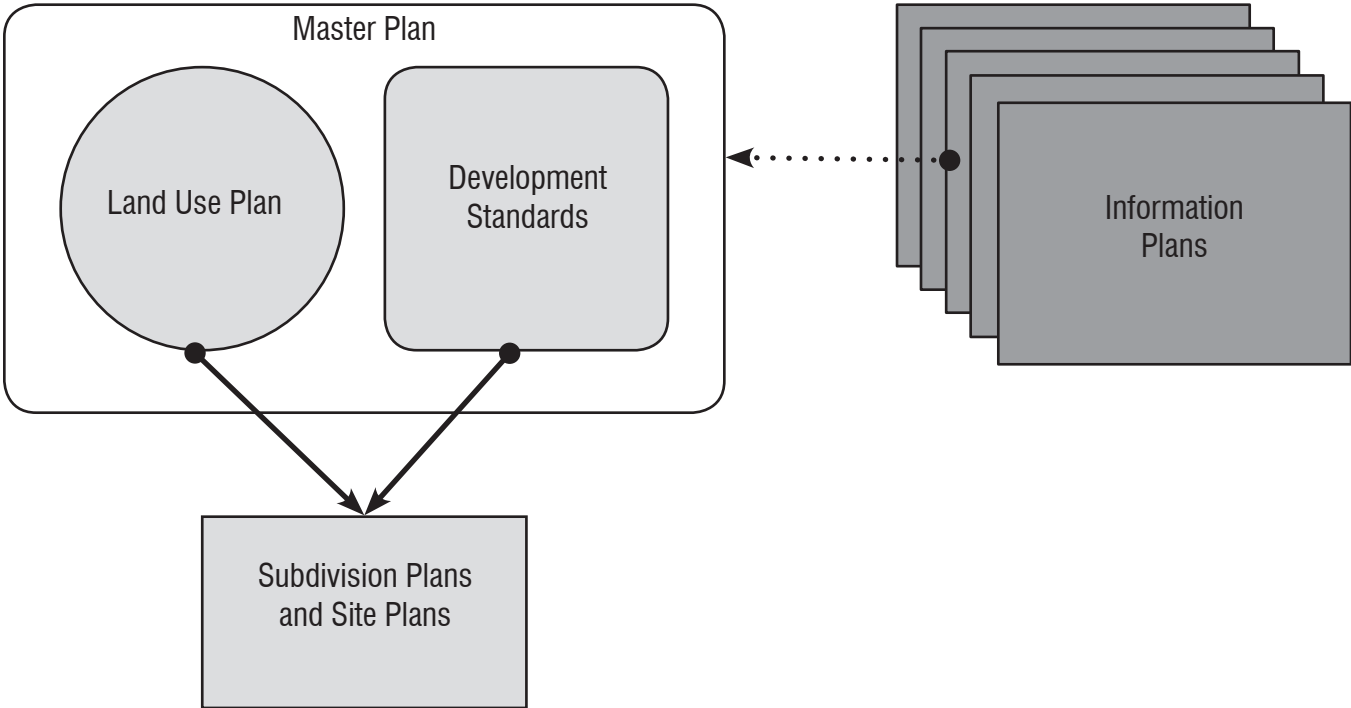
While the PUD Master Plan sets a framework, subsequent development will need to gain both subdivision approvals and site plan approvals. It is at these subsequent stages that actual development proposals will be brought forward.



The Woodmont Commons PUD Master Plan must be consistent with Section 2.8 of the Londonderry Zoning Ordinance (LZO) that provides for the innovative ability to manage and coordinate future development in large land areas. Some of the elements required as part of the PUD Master Plan documents serve as information that is useful in understanding the overall intentions and implications associated with the long-term future of the area, but are non-regulatory in nature. Other components - particularly the Land Use Plan and the Development Standards – become mandatory regulations that are then applied through subdivision and site plan reviews and approvals by the Town.

It is useful to track through the entire planning and development process will and illustrative example, to indicate the roles and relationships among the component documents, steps and actions.

# Putting All of This Together



## The PUD Ordinance: The Master Plan

Londonderry's Zoning Ordinance is guiding the assembly of the proposed Woodmont Common PUD Master Plan and all of the elements that will be needed to implement it. Core components on the Master Plan are listed in the Ordinance.

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 A land use plan (drawing),

2.8.4.2.2 Land use list,

2.8.4.2.3 PUD application,

2.8.4.2.4 Narrative,

2.8.4.2.5 Architectural guidelines (if applicable),

2.8.4.2.6 Any other development guidelines

2.8.4.2.7 Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density and any other development standards peculiar to that area.



## The PUD Ordinance: Information

To provide a frame of reference for the specific elements of the Master Plan for the Planning Board and the Town, the application process requires that the proponents prepare and submit various types of information. This information is to have been developed over time through a process of consultation with the Town and the Planning Board. The list of items that the Applicant is required to provide is specified in the Zoning Ordinance.

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

Includes:

2.8.9.2.3 Total acreage of the tract; rough delineation of each land use area with approximate acreage,

2.8.9.2.4 Proposed uses for each land use area, preferably given with some specificity.

2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).

2.8.9.2.6 Proposed general estimates of location, size, use(s) for each structure.

2.8.9.2.7 Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.

2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.

2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.

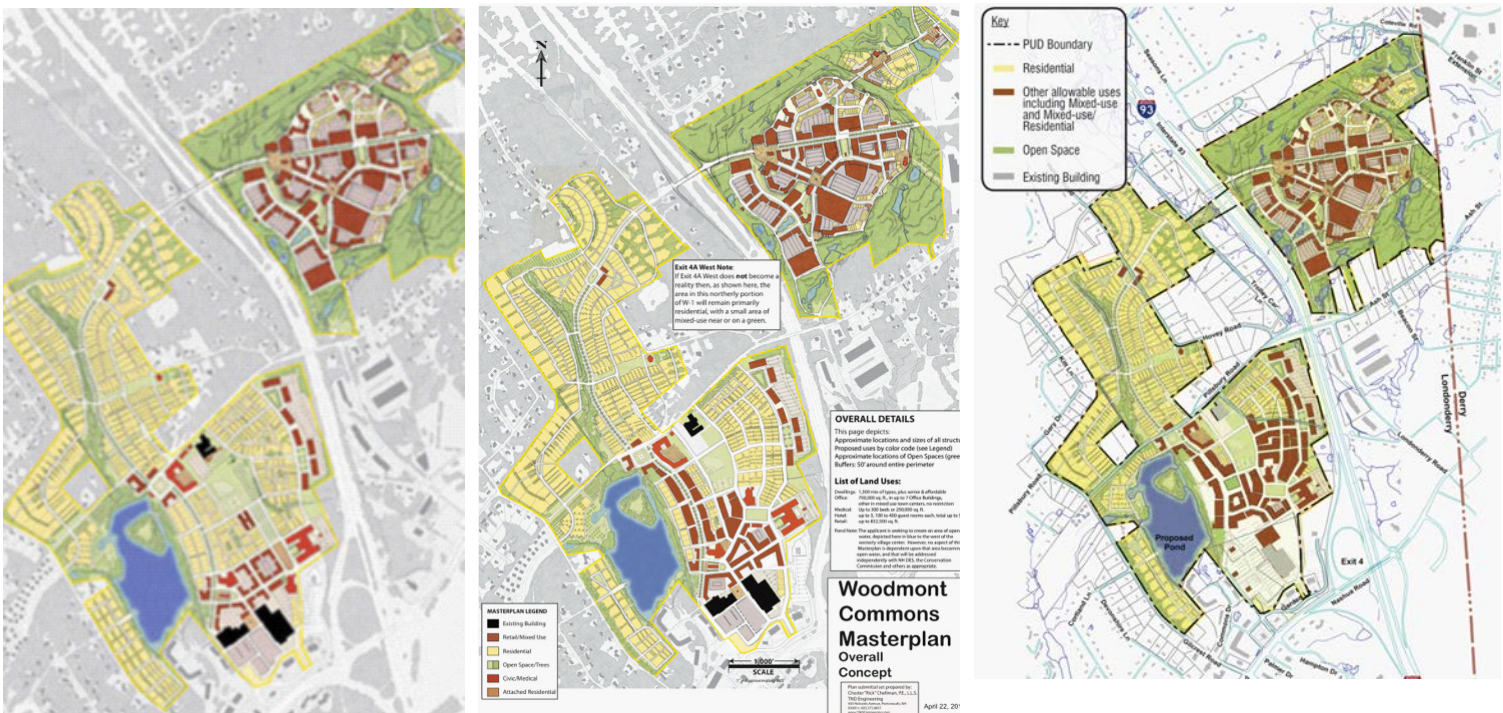
2.8.9.2.10 Proposed open space areas.

2.8.9.2.11 Natural and cultural resources proposed to be preserved.

2.8.9.2.12 Proposed buffers, if appropriate, to adjoining property.

## 2.8.9.2 Information: Example Illustrations

The following example illustration of the plan shows the refinement through several conceptual/preliminary iterations developed during the charrette process, early TND iterations, and over 8 conceptual process meetings with the Planning Board for Woodmont Commons prior to the submittal of the application. Planning Board also encouraged other meetings with the public – this included another twenty meetings.



The Charrette and TND-1 Plans represent four things:

1. Understandings to accommodate abutters
2. Maximum yield profile for the development
3. Graphic example of the form of development
4. A “best guess” of what might occur in the future ....and the only way you will know the “answer” is through a Subdivision and Site Plan prepared in the Future.

# PUD Master Plan Area

## Subareas: Approximate Area in Acres

WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
38	77	51	39	9	9	13	23	70	32	17	14	216

## Location and Boundaries

The Woodmont Commons PUD Master Plan encompasses approximately 603 acres of land parcels that are entirely within the Town of Londonderry. The boundary connects all of the contiguous parcels and extends across all intervening roads, road rights of way and utility easements.

## Subarea Definitions and Boundaries

Subareas serve to regulate the distribution and amount of various uses that can occur within them. The internal boundaries of which will be subsequently subject to minor variations as part of the review and approval process that will be defined within the Land Use Disposition and Subdivision and Site Plan Regulations and Standards.

## Test Case: WC-1

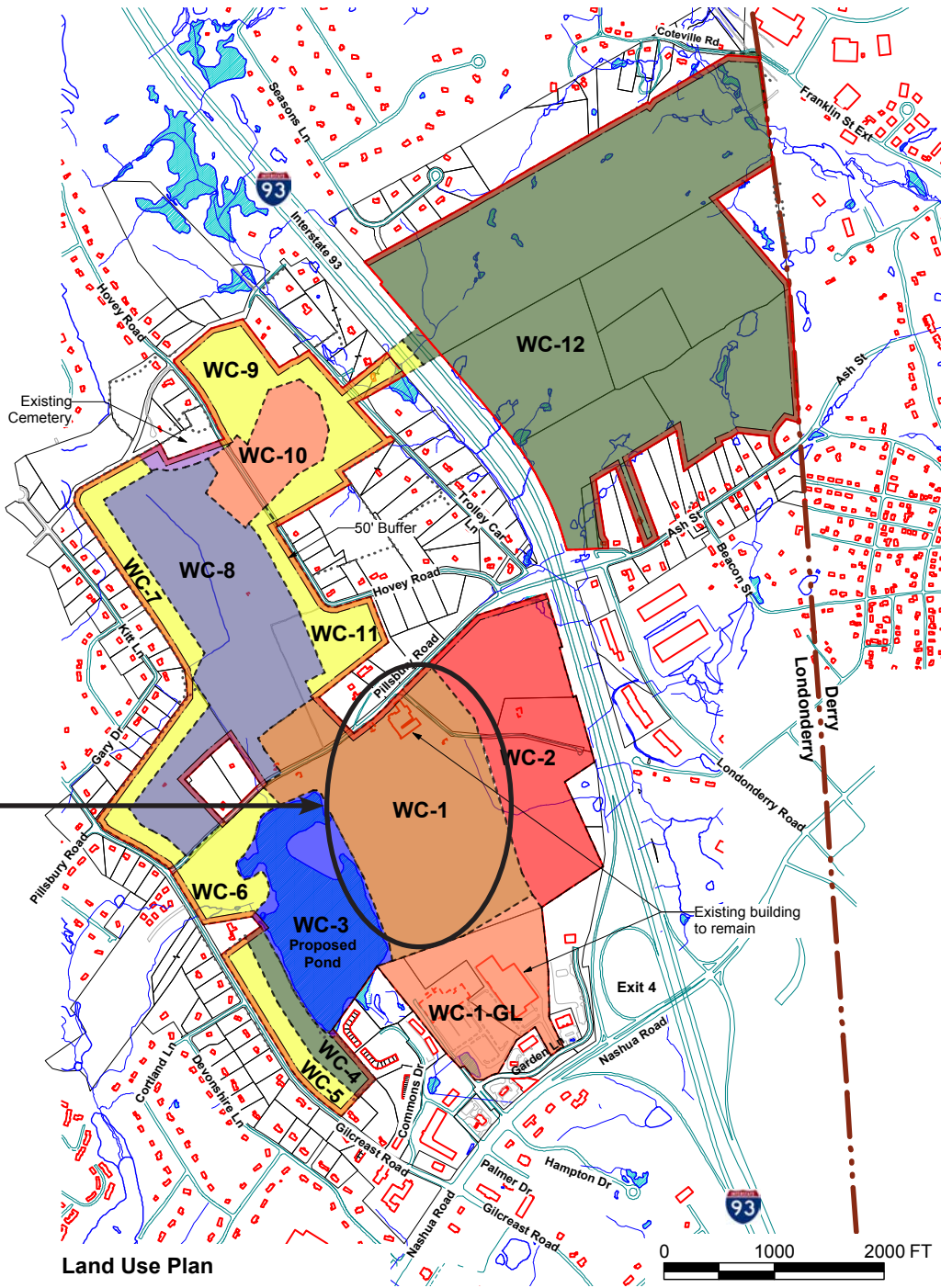
In working with staff the Woodmont Planning Team found it useful to use one of the Subareas to provide a “test case” to understand and illustrate how the PUD Master Plan will be used to guide development, in concert with subsequent subdivision and site plans submittals and potential approvals. The Subarea designated WC-1 was chosen because of its central location and the broad mix of uses planned for that portion of Woodmont Commons.

## What are we to “Test”?

The development process, in response to the PUD Ordinance and its associated standards as will be reflected within the Master Plan, to create - over time - a Place that is relevant and highly valued by both citizens and the real estate market.....this is not an “either/or proposition.”

# Subareas

Test Case:  
WC-1

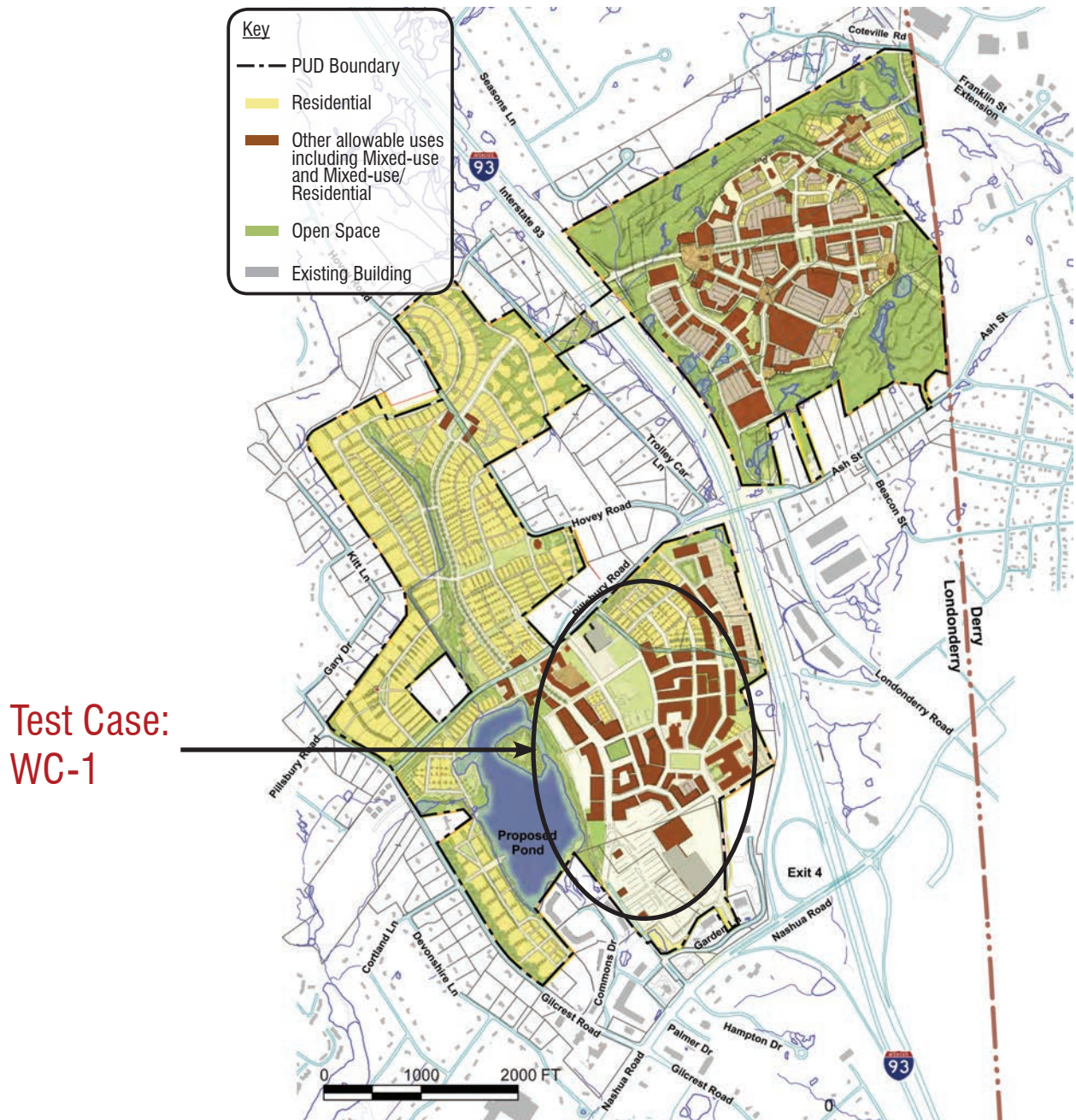


Land Use Plan

## Example Illustrations

The following example illustrations of the plan show the refinement through several conceptual/preliminary iterations developed during the charrette process for Woodmont Commons.

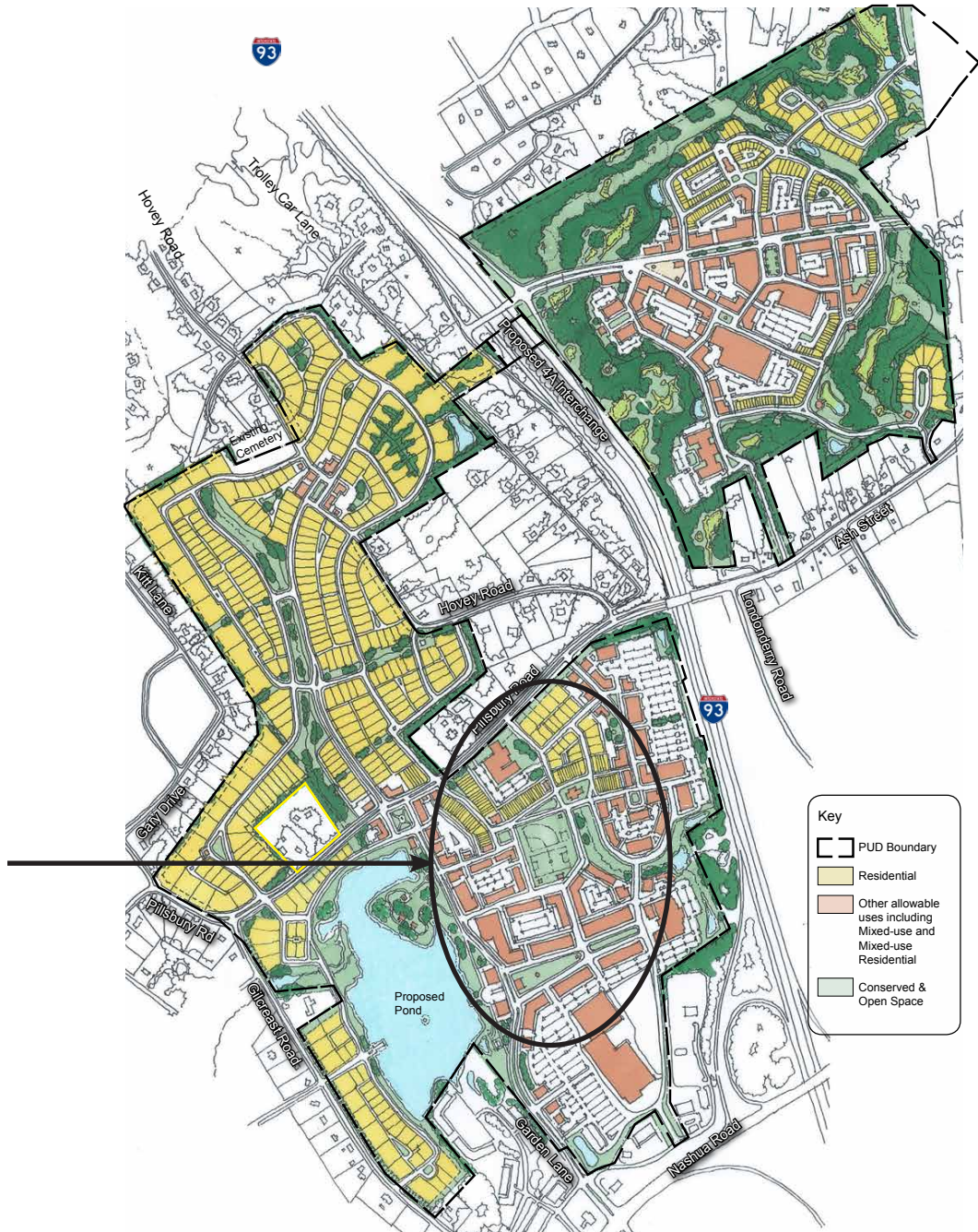
The first illustration indicates what could emerge in WC-1



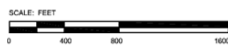
## Revised Information Plan

The following illustration of the plan shows the current refinement for Woodmont Commons.

Test Case:  
WC-1



Information Plan



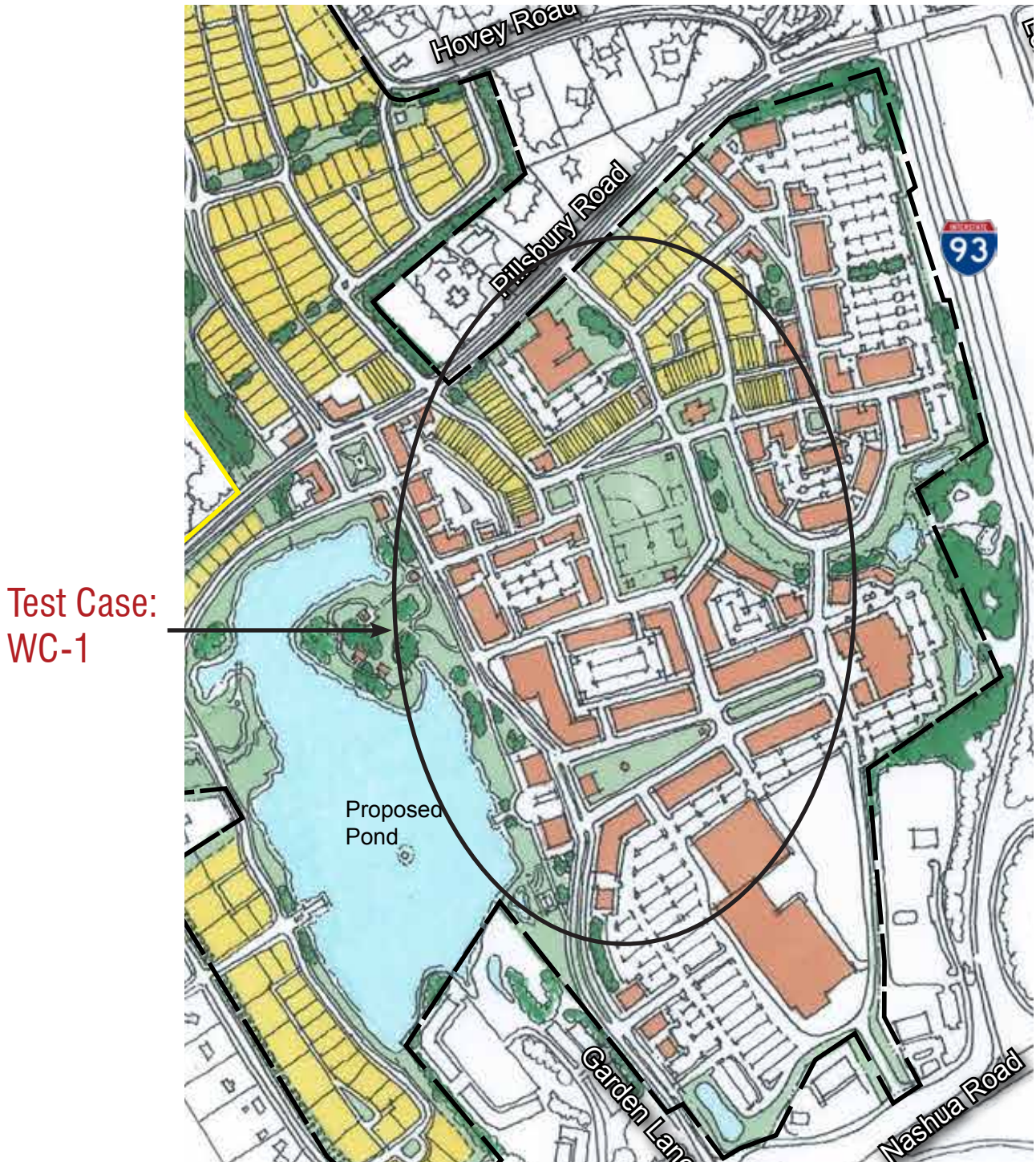
Woodmont Commons PUD Master Plan  
Preliminary Diagram

Prepared by the Woodmont Planning Team  
March 18, 2013

PUD Subdivision  
PUD Site Plan

## Revised Information Plan

The following illustration of the plan shows the current refinement for Subarea WC-1 in Woodmont Commons. The Land Use Plan has been refined, using concepts that are illustrated in the Information Plan.





## Land Use Plan

A map delineates boundaries for Subareas in the Land Use Plan, employing the system of Subareas described above. This is the current boundary drawing for Subarea WC-1:

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 A land use plan (drawing),

2.8.4.3 The land plan delineates one or more land use areas.

### Subarea WC-1



# Land Use Plan

The Land Use Plan is then associated with a list and table that identifies the uses that are allowable in Woodmont Commons, sorted by Subareas.

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 A land use plan (drawing),

**2.8.4.2.2 Land use list,**

2.8.4.3 The land plan delineates one or more land use areas. **An accompanying land use list gives a designation for each land use area**

	WC-1-GL	WC-1	WC-2	WC-3
<b>AGRICULTURAL</b>				
1	Agriculture	A	A	A
<b>RESIDENTIAL</b>				
2	Dwelling, Multi-Family		A	A
3	Dwelling, Single-Family		A	A
4	Dwelling, Two-Family		A	A
5	Elderly Housing		A	A
6	Mixed Used Residential		A	A
7	Accessory Dwelling Units ( <b>new subcategory</b> )		A	A
<b>CIVIC USES</b>				
8	Community Center	A	A	A
9	Public Facilities	A	A	A
10	Public Utilities		A	A
11	Recreational Facilities, Public	A	A	A
12	Religious Facilities		A	A
13	Cultural Uses and Performing Arts		A	A
<b>INSTITUTIONAL</b>				
14	Assisted Living		A	A
15	Nursing Home and Accessory Uses		A	A
16	Hospital ( <b>new subcategory</b> )			
<b>ACCOMMODATION</b>				
17	Hotels	A	A	A
18	PUD Bed and Breakfast ( <b>new subcategory</b> )	A	A	A
19	Bed and Breakfast Homestay		A	A
<b>COMMERCIAL USES</b>				
20	Business Center Development	A	A	A
21	Conference / Convention Center		A	A
22	Day Care Center, Adult		A	A
23	Financial Institution	A	A	A
24	Flex Uses ( <b>new subcategory</b> )	A	A	A
25	Education and Training Facilities	A	A	A
26	Group Child Care Center		A	A
27	Home Occupation		A	A
28	Membership Club	A	A	A
29	Motor Vehicle Station, Limited Service	A	A	A
30	Recreation, Commercial	A	A	A
31	Retail Sales Establishment	A	A	A
32	Parking Structures ( <b>new subcategory</b> )	A	A	A
33	Professional Office	A	A	A
34	Dedicated Office Building ( <b>new subcategory</b> )		A	A
35	Rental Car Terminal	A	A	A
36	Repair Services	A	A	A
37	Research or Development Laboratories		A	A
38	Restaurant	A	A	A
39	Restaurant, Fast Food	A	A	
40	Restaurant with Take-out, no Drive-through	A	A	A
41	School, Private		A	A
42	Service Establishment	A	A	A

A = Available Use within Subarea, subject to the Land Use Allocation Summary Table

A related chart describes the relevant maximum amounts of development for the entire PUD, and how that is to be distributed within the different Subareas of Woodmont Commons. This list and chart also establish minimum green space and open space requirements. The chart separately indicates where perimeter buffers will be provided for Subareas at the edge of Woodmont Commons.

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 A land use plan (drawing),

**2.8.4.2.2 Land use list,**

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area **specifying approximate acreage, types of uses, density**

LAND USE CATEGORIES		UNIT OF MEASURE	Total PUD Maximum Development	WC-1
<b>Total Land Area</b>		Acre	608	77
<b>Agricultural</b>		All Types	N/A	
<b>Residential</b>	New Primary Residence	Units	1,300	535
	New Accessory Units	Units	130	15
	Existing Units	Units	9	3
	Maximum Total	Units	1,439	553
<b>Institutional</b>	Hospital <sup>1</sup>	Beds/GSF	250,000	
	Nursing Homes and Assisted Living	GSF	250,000	20,000
	Maximum Total	GSF	500,000	
<b>Civic</b>		All Types <sup>2</sup>		
<b>Accommodations</b>	Hotels (all types) <sup>3</sup>	No./Rooms	3/550	200
	PUD Bed and Breakfast <sup>4</sup>	Rooms		
<b>Commercial Use</b>	New Business Uses	GSF	882,500	362,500
	Office Building Space	GSF	700,000	50,000
	Existing Business Uses	GSF	272,000	47,000
	Maximum Subtotal	GSF	1,854,500	459,500
<b>Flexibility Factors *</b>				30%
OPEN SPACE AND BUFFER CATEGORIES		UNIT OF MEASURE	Total PUD Minimum Area	
<b>Green and Open Space<sup>5</sup></b>	Conserved Green Space	Acre	89	1.0
	Shared Open Space		64	10.5
	Total	Acre	152	11.5
<b>Perimeter Buffers</b>		Acre	38	1.6

# Land Use Plan

## Guidelines

The PUD Zoning Ordinance also provides for inclusion of architectural guidelines and other development guidelines. For Woodmont Commons, these guidelines will be contained in two elements:

PUD Subdivision Standards and Regulations

PUD Site Plan Standards and Regulations

2.8.4.2 The master plan is composed of all of the elements submitted by the applicant which describe the project including:

2.8.4.2.1 A land use plan (drawing),

2.8.4.2.2 Land use list,

**2.8.4.2.3 PUD application,**

**2.8.4.2.4 Narrative,**

**2.8.4.2.5 Architectural guidelines (if applicable),**

**2.8.4.2.6 Any other development guidelines**

2.8.4.3 The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density **and any other development standards peculiar to that area.**

The Land Use Plan is prepared, taking into account the relevant standards regarding allowable land uses and densities and other standards that will be applied to each Subarea. The illustration of a Land Use Plan for Subarea WC-1 includes the following components:

- Primary Roads per the TIA

In addition, Staff has recommended adding approximate locations of:

- Secondary Street Types and Network
- Open Space Types and Location
- Development Envelopes

## Subarea WC-1



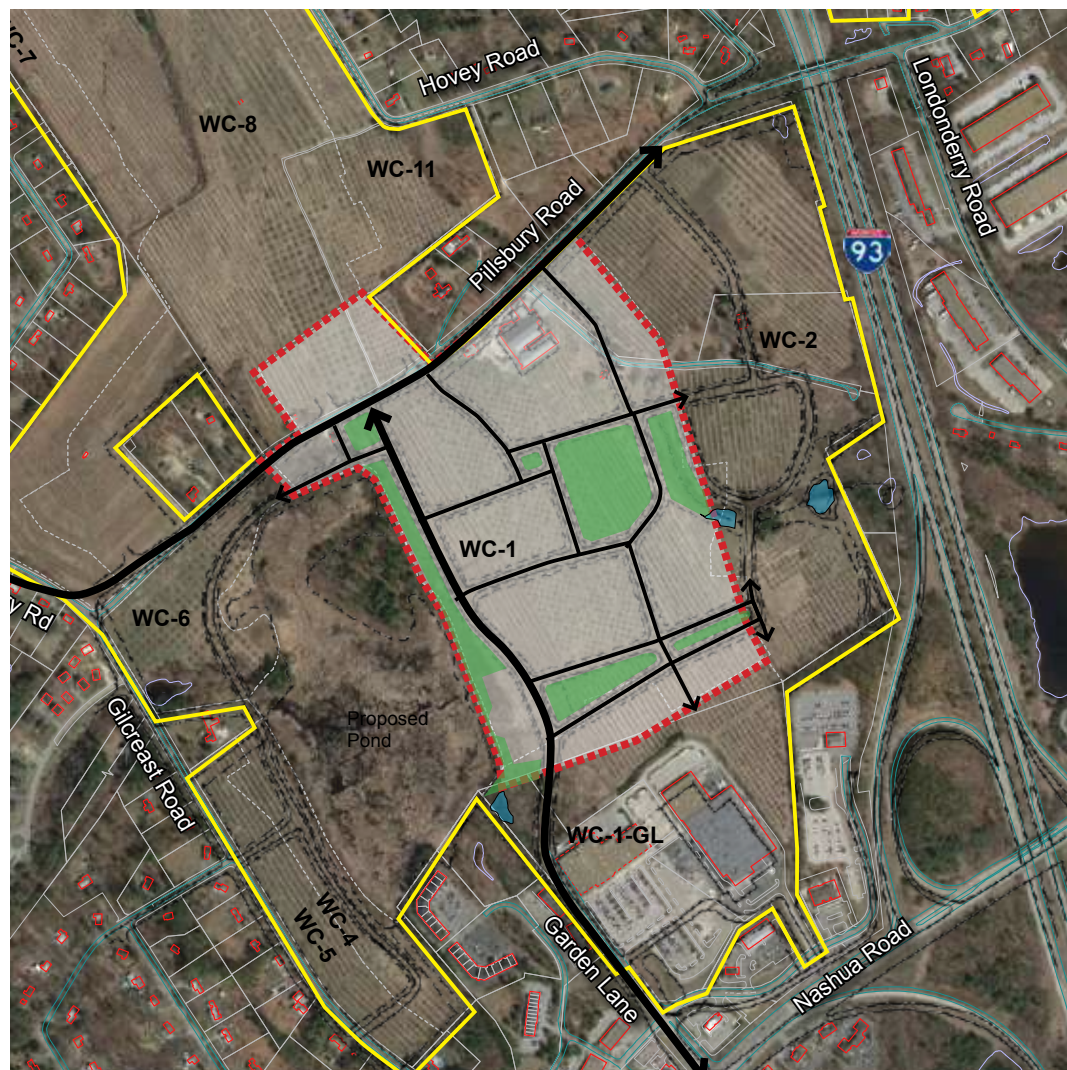
## Land Use Plan

- Primary Roads per the TIA

In addition, Staff has recommended adding approximate locations of:

- Secondary Street Types and Network
- Open Space Types and Location
- Development Envelopes

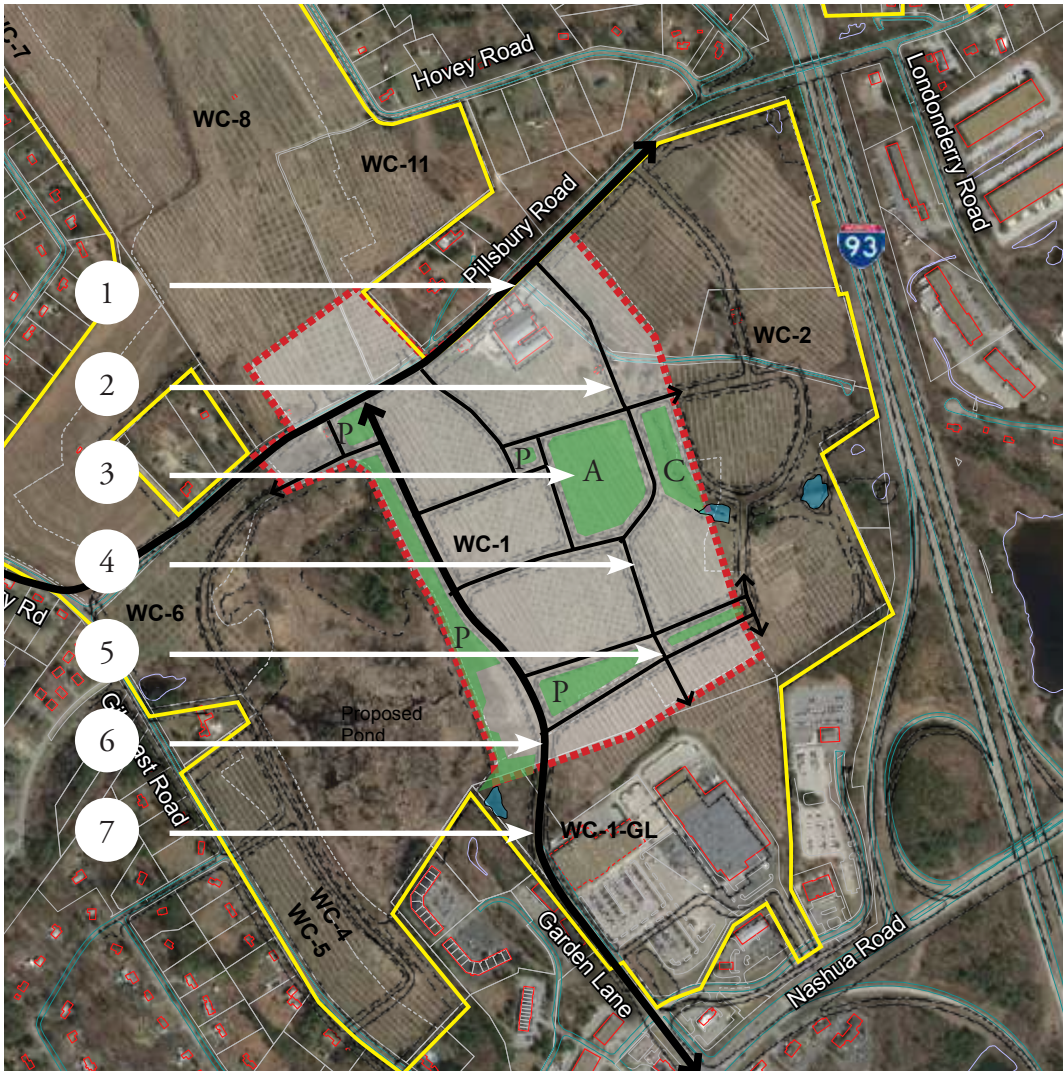
### Subarea WC-1



The components of the Land Use Plan for a Subarea respond to the requirements as indicated in the diagram below:

- |  |                                 |
|--|---------------------------------|
| <b>1</b> Primary Streets per the TIA             | <b>4</b> Development Envelopes  |
| <b>2</b> Secondary Street Types & Network        | <b>5</b> 2 Way Street: Two Lane |
| <b>3</b> Green and Open Space Types and Location | <b>6</b> Boulevard: 2 Lane      |
| Passive (P)                                      | <b>7</b> Boulevard: 4 Lane      |
| Active (A)                                       |                                 |
| Conserved (C)                                    |                                 |

### Subarea WC-1



# Land Use and Information Plan

## Completed Information

2.8.9.2 Information. The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

Includes:

**2.8.9.2.3 Total acreage of the tract; rough delineation of each land use area with approximate acreage,**

**2.8.9.2.4 Proposed uses for each land use area, preferably given with some specificity.**

**2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).**

## Completed Land Use Plan

**1 2.8.9.2.6 Proposed general estimates of location, size, use(s) for each structure.**

**2 2.8.9.2.7 Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.**

**3 2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.**

- **PUD Subdivision Standards and Regulations**
- **PUD Site Plan Standards and Regulations**

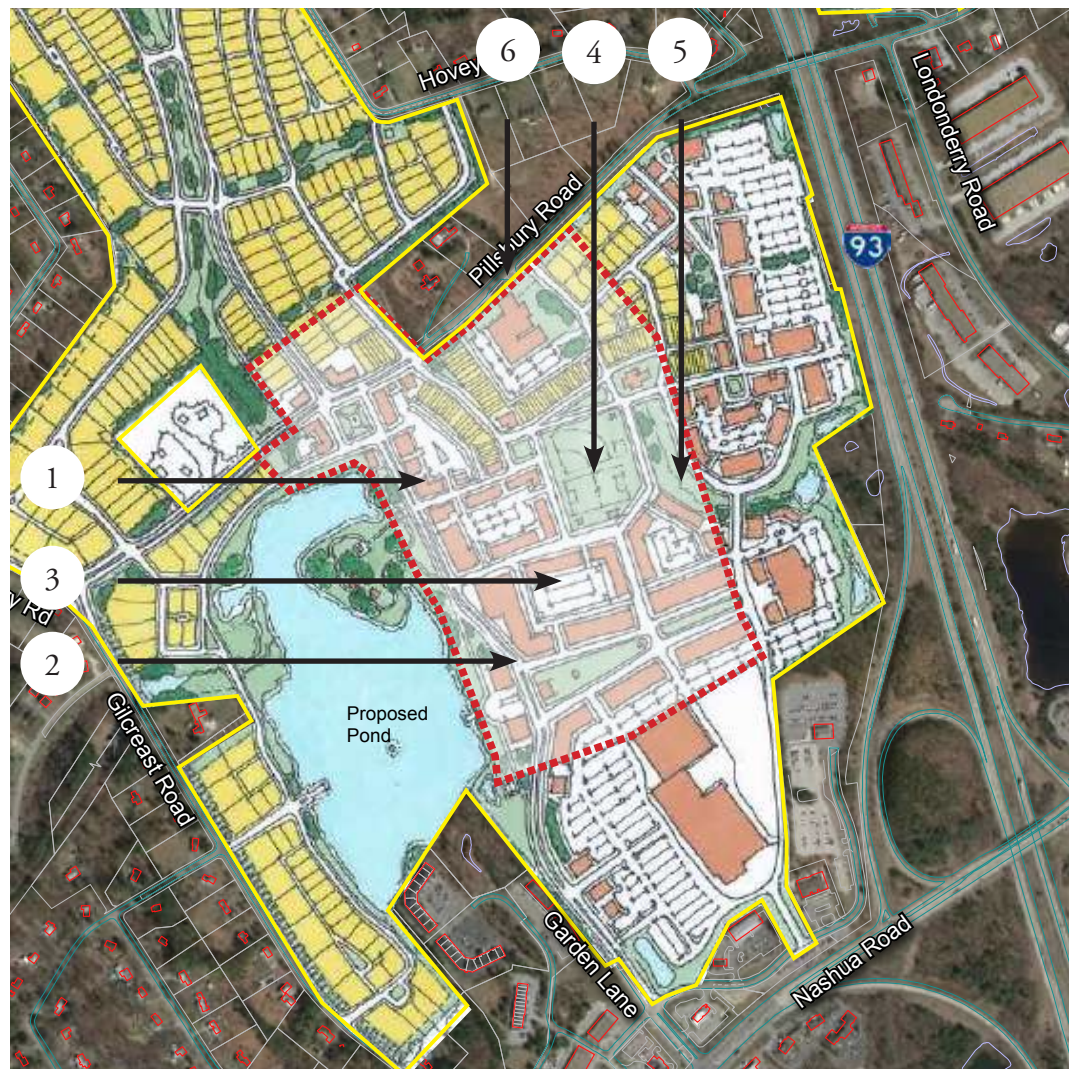
2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.

- **Master TIA**



- 4 2.8.9.2.10 Proposed open space areas.
- 5 2.8.9.2.11 Natural and cultural resources proposed to be preserved.
- 6 2.8.9.2.12 Proposed buffers, if appropriate, to adjoining property.

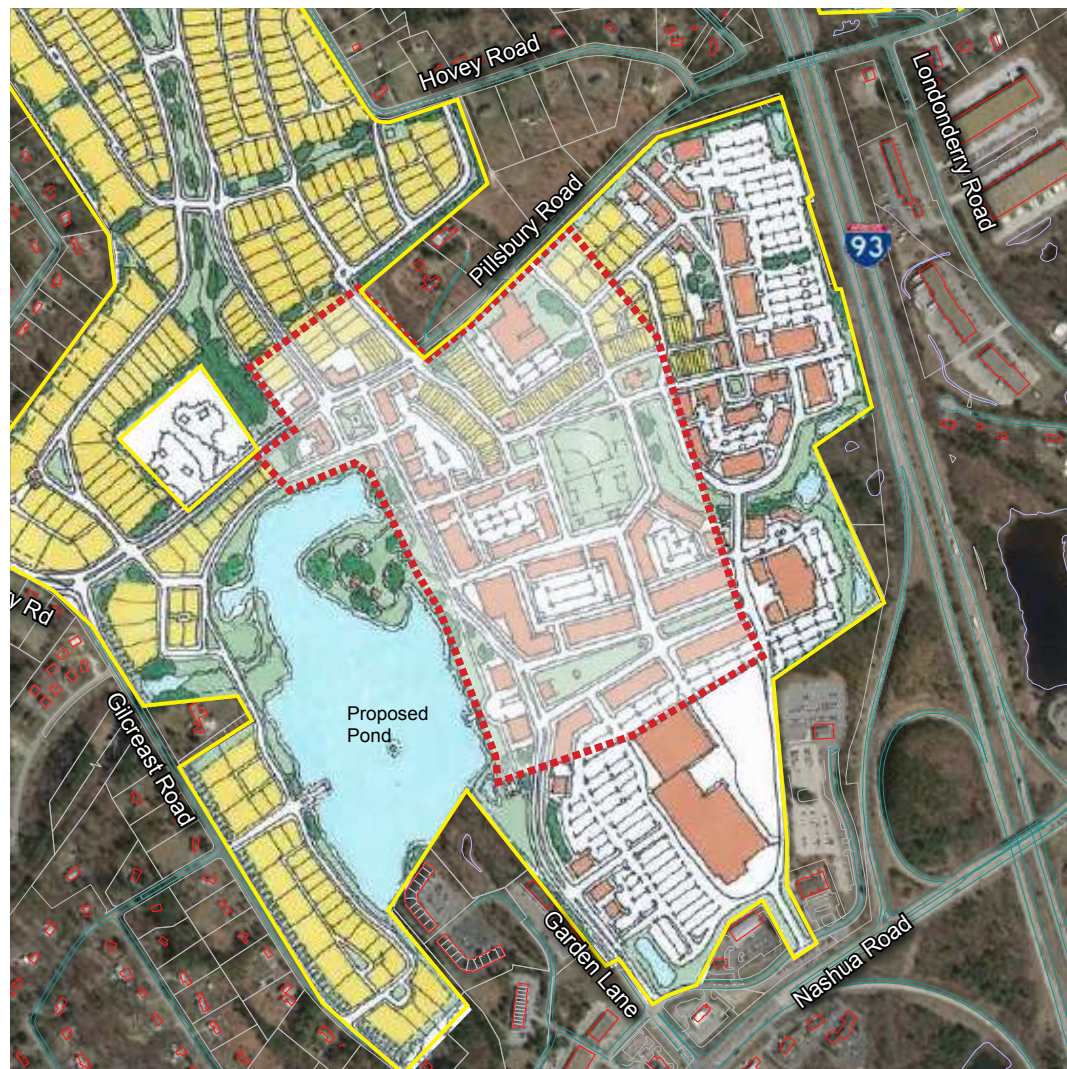
## Subarea WC-1



## Completed Land Use and Information Plan

If all of the regulating elements of the PUD Master Plan are approved and in place, the process of development could begin. Using WC-1 as the “test case” any redevelopment will need to be undertaken within a properly planned subdivision of the underlying land. The Subarea development may be phased, so the first portion would need to be properly subdivided, as reviewed and approved by the Town and the Planning Board.

### Subarea WC-1



## Subdivision and Site Plan Process

The subdivision would need to specifically define the infrastructure, provide for mitigation associated with developing the new subdivided land, and provide for the system of open space, green space and other characteristics required in the PUD Master Plan for subdivisions. This sequence of diagrams indicates the components of an approvable subdivision.

- Subdivision
- **Subdivision Area**

### Subarea WC-1



# Subdivision and Site Plan Process

## Subdivision

- Subdivision Area
- **Primary Roads, Supplemental TIA & Off Site Mitigation**

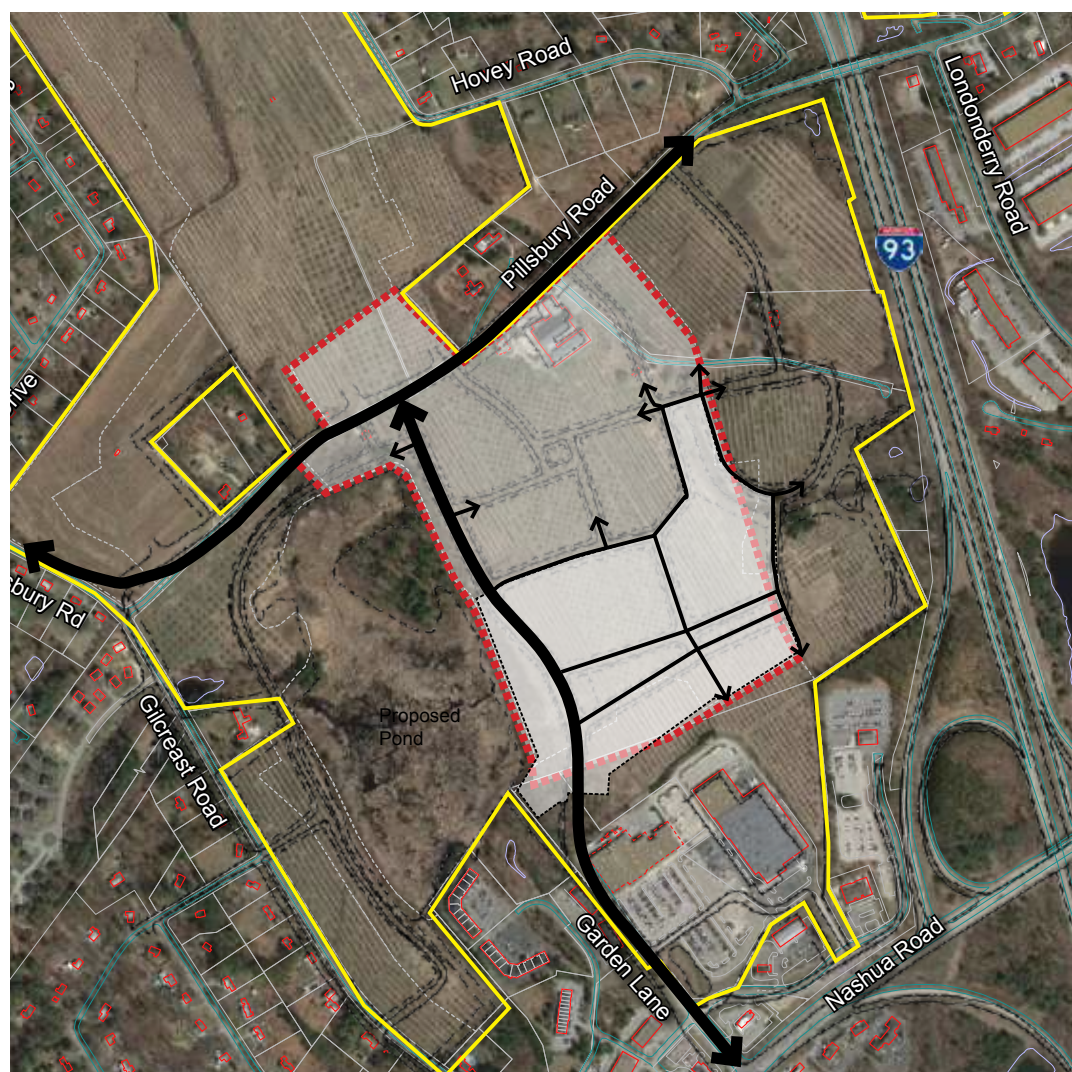
## Subarea WC-1



## Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- **Secondary Streets**

## Subarea WC-1

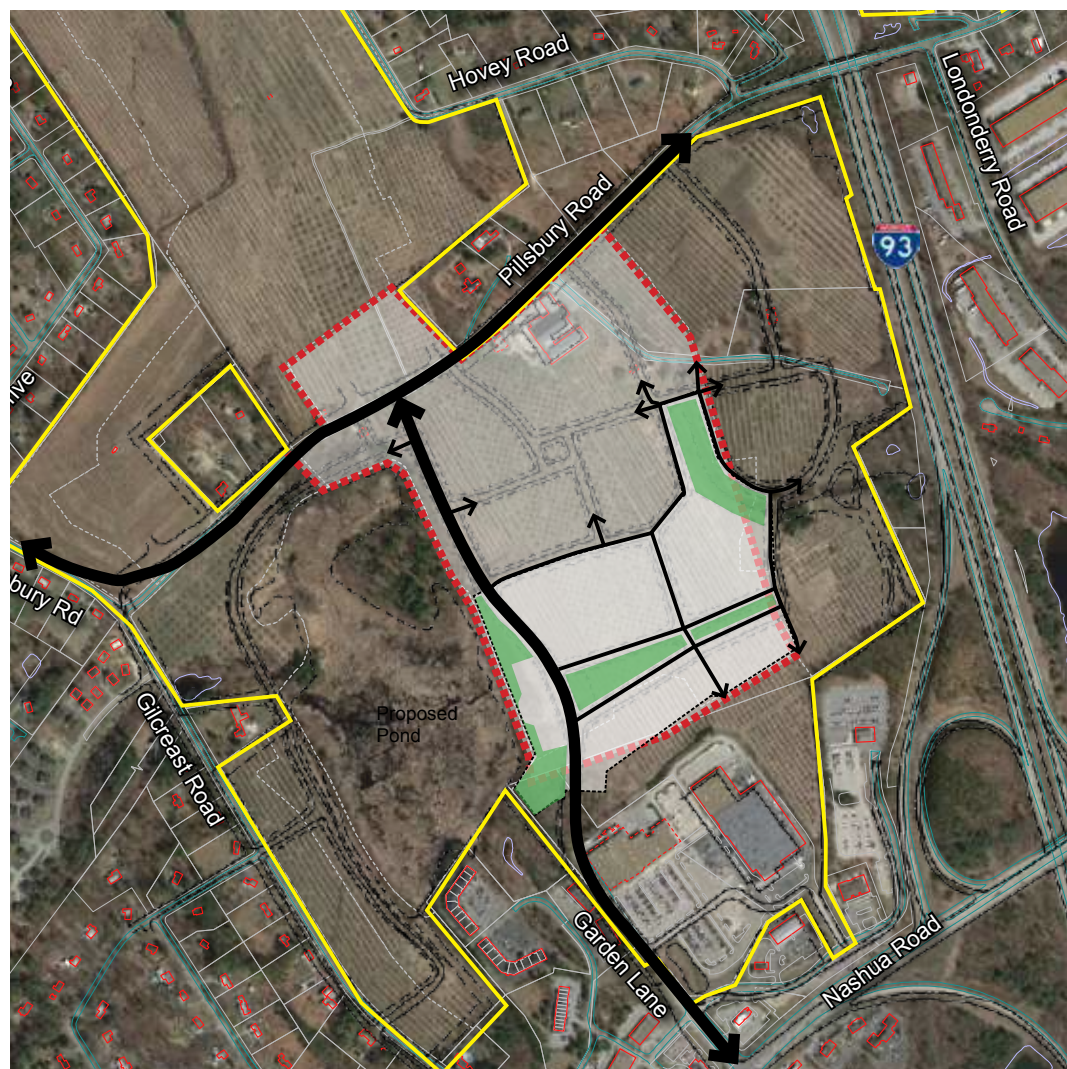


# Subdivision and Site Plan Process

## Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- **Open Space, Conserved, Active and Passive**

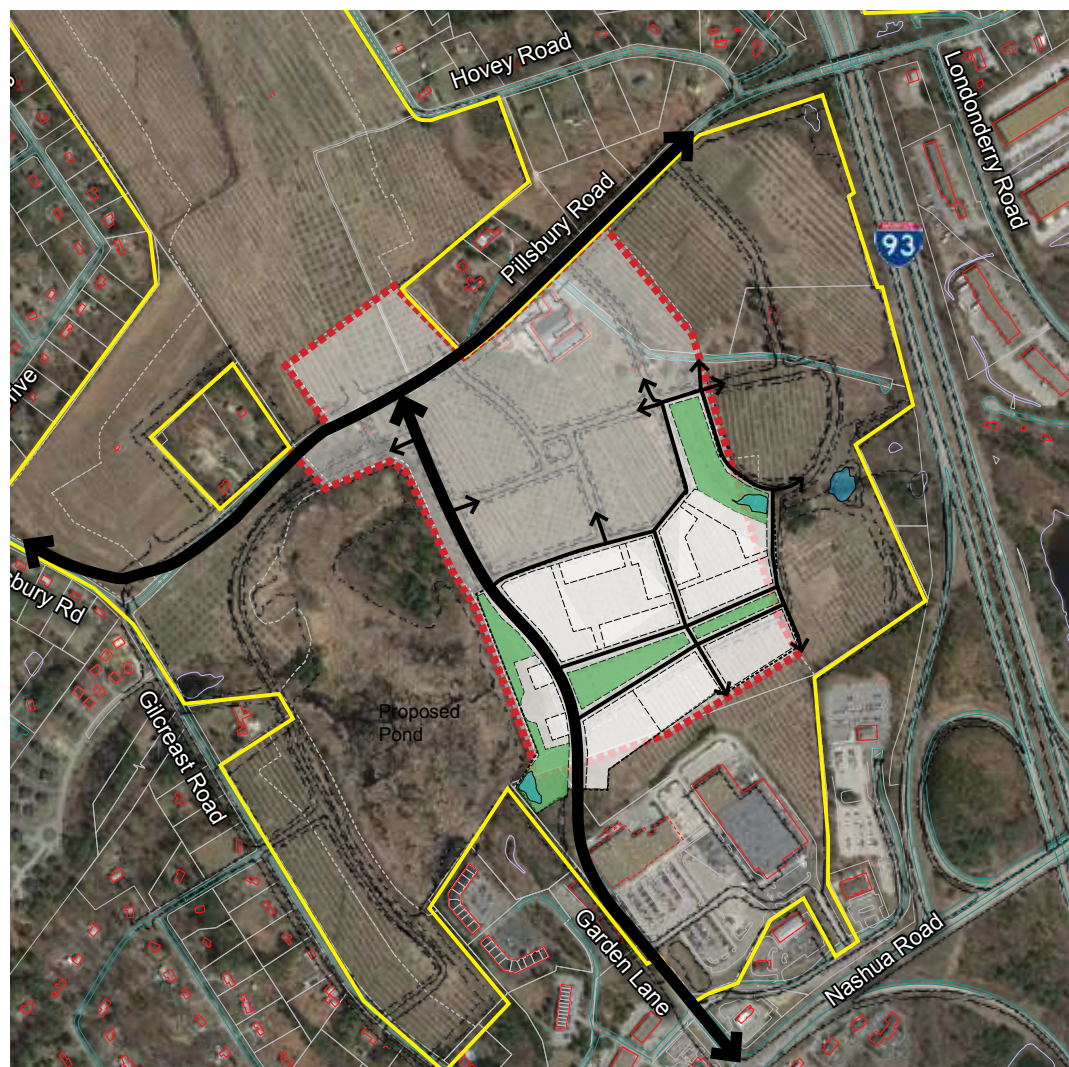
## Subarea WC-1



## Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- **Detention**
- **Subdivision Lines**

## Subarea WC-1

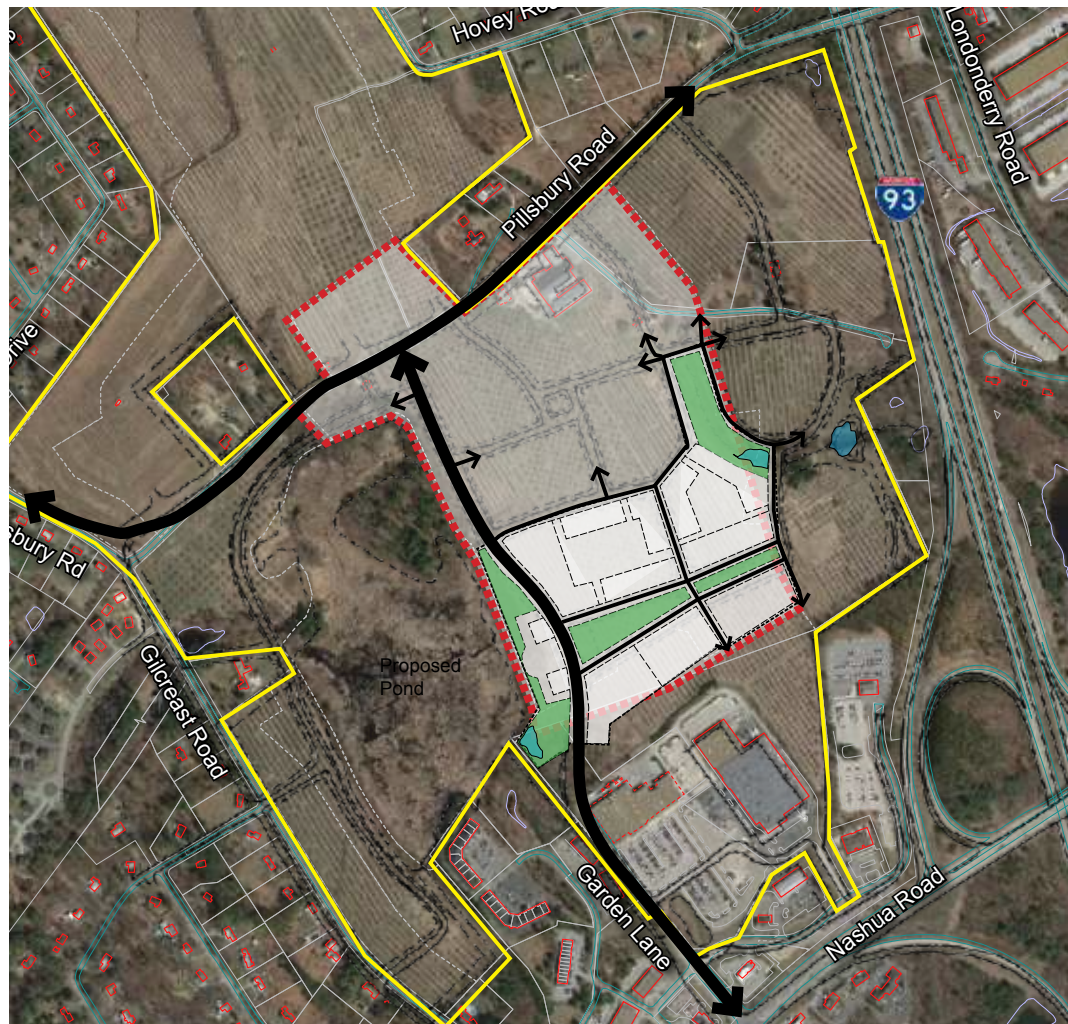


# Subdivision and Site Plan Process

## Subdivision

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- Detention
- Subdivision Lines
- **Utilities and Other Infrastructure**
- **PUD Subdivision Standards & Regulations**
  - **Blocks & Lot Sizes**
  - **Public Frontages**
  - **Signs**
  - **Landscaping**
  - **Lighting**

## Subarea WC-1



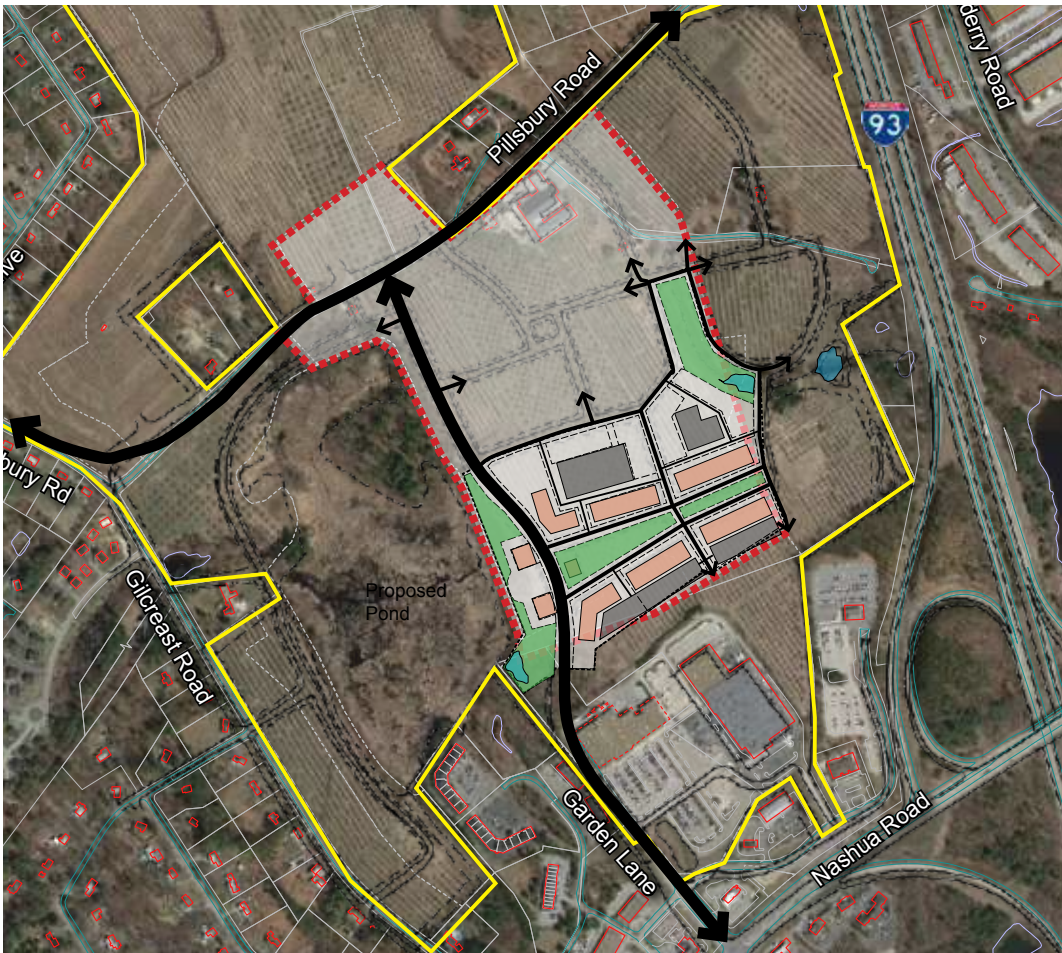


## Subdivision and Initial Site Plan

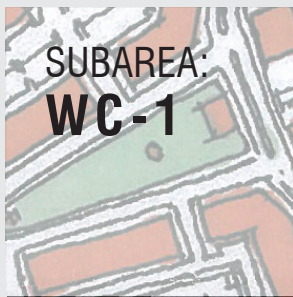
In some cases, subdivision and site plans for specific developments are likely to occur simultaneously, so that the proposals can be reviewed together. In other cases, subdivisions may precede proposals to create specific buildings or develop individual parcels. A system of design standards will regulate the relationships among all levels of approvals and development, so the streets, blocks, lots, buildings and many other detailed elements will be compatible and create an aesthetic result. The following pages are excerpts indicating how the PUD Subdivision and PUD Site Plan rules and regulations will be organized so that they are applied to each Subarea appropriately.

- Parking
- Access
- PUD Site Plan Standards & Regulations
  - Private Frontages
  - Signs
  - Landscaping
  - Lighting

### Subarea WC-1

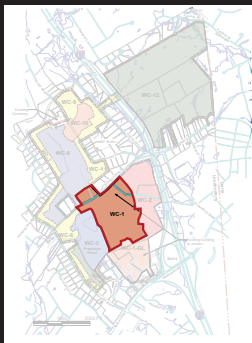


# Subdivision & Site Plan Process



## SUBAREA: WC-1

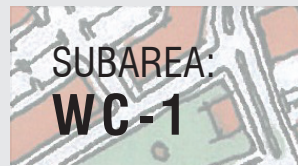
**INTENT.** This subarea is intended to create a compact, central area with a mix of uses that support diverse building lots and open spaces. The development pattern supports a compact and well-connected pedestrian-oriented segments along the streets and sidewalks, lined by retail or commercial uses.



Regulating Type	Allowed
<b>STREET TYPES</b>	
PRIMARY	
1 Boulevard: 5-Lane	ⓐ
2 Boulevard: 4-Lane	ⓐ
3 Boulevard: 2-Lane	ⓐ
4 2-Way Street: 3-Lane	ⓐ
SECONDARY	
5 2-Way Street: 2-Lane	ⓐ
6 1-Way Street: 1-Lane	ⓐ
7 Alley / Lane: 1-Lane	ⓐ
OTHER	
8 Recreational Trails	ⓐ
9 Independent Shared Use Path	ⓐ
<b>BLOCK TYPES</b>	
1 Village Block	ⓐ
2 Neighborhood Block	ⓐ
3 Neighborhood Alley Block	ⓐ
4 Edge Neighborhood Block	ⓐ
5 Perimeter Block	ⓐ
<b>OPEN SPACE TYPES</b>	
1 Park	ⓐ
2 Preserve	ⓐ
3 Green	ⓐ
4 Square	ⓐ
5 Plaza	ⓐ
6 Playing Field	ⓐ
7 Playground	ⓐ
<b>BUILDING AND LOT TYPES</b>	
1 Detached House	ⓐ
2 Attached House	ⓐ
3 Small Urban Building	ⓐ
4 Medium Urban Building	ⓐ
5 Large Urban Building	ⓐ
<b>PARKING TYPES</b>	
1 Surface Parking Lots	ⓐ
2 Parking Structure	ⓐ
3 Basement or Podium Parking	ⓐ
4 Tuck-under Parking	ⓐ
5 Private Garage	ⓐ

The following images represent elements of the Subdivision standards. These are the rules by which subdivision applications will be measured.

These are illustration of the types of standards that the Woodmont Planning Team is working with Londonderry planning staff to develop.



## SUBAREA: WC-1

## COMPOSITION principles/ standards

### COMPOSITION PRINCIPLES

This subarea is intended to be organized so that it can support a variety of different uses assembled to create a compact, central area within the overall Woodmont Commons PUD. The overall composition of streets, blocks and open spaces will include the following principles:

- **Variety** - This is an area that will benefit from a diversity of building lots, open spaces and the mix of uses, and the division of land and infrastructure should support this variety.
- **Diversity of open spaces** - There should be a range of open space types that are located within the area, to provide different types of opportunities and amenities.
- **Compact and connected development patterns for retail and commercial uses** - The development patterns should support compact and well-connected pedestrian-oriented segments along the streets and sidewalks that are lined by retail or commercial uses.

### COMPOSITION STANDARDS

**PRIMARY STREET NETWORK** In this Subarea, the primary street network provides a north/south connection from Pillsbury Road to Garden Lane as a boulevard with a central landscaped median and flanking street trees, sidewalks or shared paths on both sides. Parking is not required along this segment of the primary network, but may be provided in either pockets or complete segments. Additional extensions of the primary network may be provided, if required to enhance internal circulation and provide an additional connection to Pillsbury Road. Extensions of the primary network will not require a median; parking along extensions of the primary network may be provided, but is not required.

**SECONDARY STREET NETWORK** The secondary network should be designed to create developable blocks or to outline planned open space, and incorporate on-street parking where it can serve as a shared parking resource for business, civic, accommodation or institutional uses.

**STREET AND PUBLIC FRONTAGE** The relationships between streets and the public frontages should be assembled as follows:

- Frontages along the Primary Network - Except for areas where there is on-street parking in segments or in pockets, the public frontages should be landscaped to reinforce the boulevard characteristics of

the network in this area.

- Frontages along the Secondary Network - The public frontages along the secondary network should be consistent with the primary intended ground level use and its relationship to on-street parking. For segments intended to have predominately business, civic, accommodation or institutional uses with short term, on-street parking, landscaped borders should be limited and sidewalk paving generally extended to the street edge. For predominately residential segments or areas where on-street parking is not expected to serve as a short-term supply, the frontages should be landscaped

- Frontages along Pillsbury Road - The public frontages along Pillsbury Road should include a landscaped border separating the roadway from the sidewalks, except in proximity to the pedestrian crossings near the intersection of the Primary Network.

- Circulation Landscaping - The landscaping within medians and/or along the borders of the Primary Network should include appropriate species of trees of a consistent type along each street. The trees along street segments intended to have predominately business, civic, accommodation or institutional uses with short term, on-street parking should have consistent species of trees that are different from the species along the Primary Network. The species along frontages or blocks primarily intended for residential uses should vary along the blocks and segments.

**PEDESTRIAN NETWORK** Continuous pedestrian networks will be required with sidewalks on both sides of all Primary and Secondary Streets within this Subarea. Curb extensions should be provided at Secondary Network intersections serving blocks or frontages intended to serve business, civic accommodation or institutional uses.

**BICYCLE NETWORK** Accommodations for bicycles will be provided along or parallel to the Primary Street Network. Shared use of streets will be permitted for all other portions of this Subarea.

**PARKING** On-street parking may be considered to contribute to fulfilling the parking requirements of adjacent development or development within 400 feet of the parking spaces for non-residential uses. For residential uses, on-street parking may be allocated from required visitor spaces.

**OPEN SPACES** The buffers within this Subarea should include a combination of deciduous and evergreen tree species that serves as a partial screen for any lots that do not have direct access from Pillsbury Road, or along other PUD boundaries. Shared open space should be comprised of at least (3) separate locations and (2) separate publicly-accessible open space types.

# STREET TYPE | PRIMARY: Boulevard: 2-Lane

**INTENT** This is a primary street intended for less intense connections, a simple boulevard with variable dimensions.



- On-street parking and bike lane configuration may vary depending on street location and frontage adjacencies

Table Boulevard 2-Lane Section Requirements

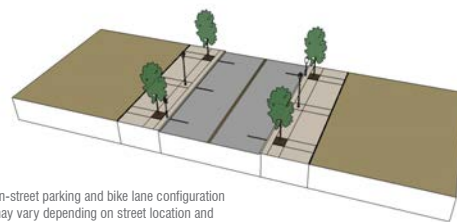
VEHICULAR REALM	
Target Speed	30 mph
Travel	2-way
Travel Lanes	1 lane in each direction
Lane Width	11' minimum
Allowable Turn Lanes	Yes, in median
Curb to Curb Pavement Width	Varies with parking, 19' on each side of median
Curbs and Curb Radii	Vertical
Curb Radii	20'
Median	Yes
PEDESTRIAN REALM	
Pedestrian Facilities	5' minimum
Street Buffer	8' minimum
Pedestrian Crossing Time	6 to 7 seconds from curb to median
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# STREET TYPE | SECONDARY: 2-way Street: 2-Lane

**INTENT** This is a secondary street with two-way travel in two dedicated lanes intended for a medium capacity street.



- On-street parking and bike lane configuration may vary depending on street location and frontage adjacencies

Table 2-Way Street: 2-Lane Section Requirements

VEHICULAR REALM	
Target Speed	20-25 mph
Travel	2-way
Travel Lanes	1 lane in each direction
Lane Width	11' minimum
Allowable Turn Lanes	Yes
Curb to Curb Pavement Width	40'
Curbs and Curb Radii	Vertical
Curb Radii	5-20'
Median	No
PEDESTRIAN REALM	
Pedestrian Facilities	8'
Street Buffer	3'-6"
Pedestrian Crossing Time	12 seconds
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# Subdivision & Site Plan Process

## BLOCK TYPE: Village

**INTENT** This is a typical block that may contain perimeter lots with internal parking for a range of small to large buildings. Site circulation connects adjacent primary and secondary streets to internal parking, loading and service areas.

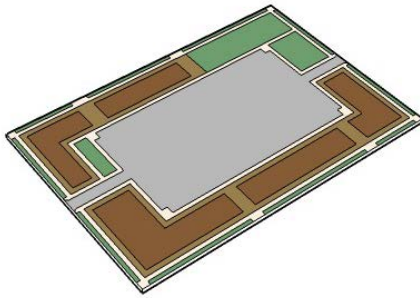


Table Village Block Requirements

SIZE AND DIMENSION	
Block Perimeter	2,500 linear feet
Block Depth - Minimum	300 feet
Block Depth - Maximum	600 feet
Block Length - Minimum	500 feet
Block Length - Maximum	900 feet
ACCESS AND SERVICE	
Primary Entry Orientation	To street
Service Area/Route	Access from street
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

## BLOCK TYPE: Neighborhood w/ Alley

**INTENT** This is a smaller scale block that may contain lots with both attached and detached buildings that address the streets. Site circulation is accomplished at the rear of lots connecting to an alley internal to the block.

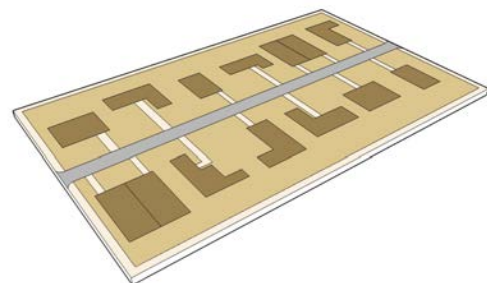


Table Neighborhood Block with Alley Requirements

SIZE AND DIMENSION	
Block Perimeter	1,600 linear feet
Block Depth - Minimum	200 feet
Block Depth - Maximum	375 feet
Block Length - Minimum	400 feet
Block Length - Maximum	525 feet
ACCESS AND SERVICE	
Primary Entry Orientation	To street
Service Area/Route	Alley internal to block
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# OPEN SPACE TYPE: Playing Fields

**INTENT** A publicly accessible open space designed and equipped for active recreation.

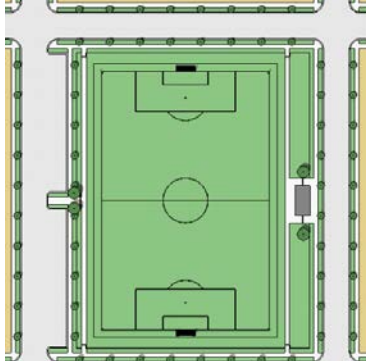


Table Playing Fields Requirements

LOCATION	
Characteristics	Located where active recreation uses would be easily accessed
REQUIREMENTS	
Minimum Size	None
Publicly Accessible	Yes
Accessway required	Yes
Accessway(s) allowed	Sidewalk, independent shared use path
ELIGIBLE FEATURES	
May include:	Streets, parking, associated structures and shelters, concessions and lighting. Fields may be fenced and may be included within parks.
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# OPEN SPACE TYPE: Square

**INTENT** A publicly accessible open space available for unstructured recreation and civic purposes.

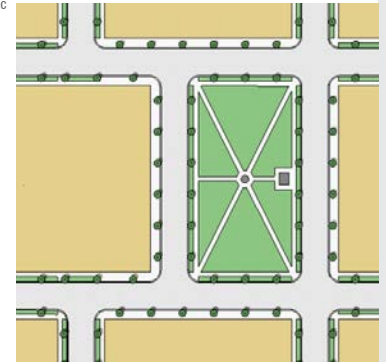


Table Square Requirements

LOCATION	
Characteristics	Spatially defined by building frontages and located at intersections of the primary street network
REQUIREMENTS	
Minimum Size	1/4 acre (3 acre maximum)
Publicly Accessible	Yes
Accessway required	Yes
Accessway(s) allowed	Sidewalk, independent shared use path
ELIGIBLE FEATURES	
May include:	Paths, lawns, and trees formally disposed
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# Subdivision & Site Plan Process

## BUILDING TYPE: Detached

**INTENT** A small free-standing building that may have a detached or attached accessory garage structure. The detached building type shall be oriented to the street with an articulated primary entry.

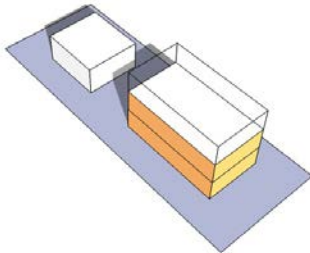


Table Detached Building Type Requirements

DIMENSIONAL STANDARDS	
Maximum Width	50 feet
Maximum Depth	70 feet
MASSING AND COMPOSITION	
Building Orientation	To Street
Ground-Floor Transparency	30% minimum
Vertical Articulation	Lower levels from upper levels
Horizontal Articulation	bays or facade variation, 60 foot maximum
Building Height	As limited by Subarea standards
Location of Entry	Oriented to street
Spacing of Entries (Maximum/Minimum)	None
Upper-Floor Transparency	30% minimum
Roof	Pitched
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

The following images represent elements of the Site Plan standards. These are the rules by which site plan applications will be measured.

These are illustration of the types of standards that the Woodmont Planning Team is working with Londonderry planning staff to develop.

## LOT TYPE: Detached

**INTENT** A small lot to accommodate small detached buildings with an attached or detached accessory garage structure. Lot access may be by private drive in the sideyard or rear access from an alley.

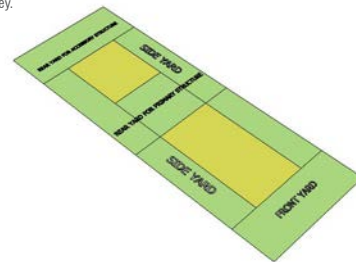


Table Detached Lot Type Requirements

DIMENSIONAL STANDARDS	
Lot Width	100' maximum
Lot Depth	300' maximum
Lot Area	5,000 SF minimum
SETBACKS	
Front Yard	10 feet
Side Yard	10 feet
Rear Yard	5 feet
ACCESSORY STRUCTURE SETBACKS	
Front Yard	40 feet
Side Yard	10 feet
Rear Yard	5 feet
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# BUILDING TYPE: Village

**INTENT** Village buildings are a typical component of compact development within and near centers and mixed-use activity.

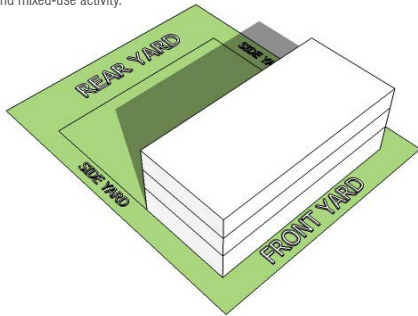


Table Village Building Type Requirements

DIMENSIONAL STANDARDS	
Maximum Width	200 feet
Maximum Depth	175 feet
MASSING AND COMPOSITION	
Building Orientation	To Street
Ground-Floor Transparency (for non-residential uses)	30% minimum
Vertical Articulation	Lower levels from upper levels
Horizontal Articulation	bays or facade variation, 60 foot maximum
Building Height	As limited by Subarea standards
Location of Entry	Oriented to street
Spacing of Entries (Maximum/Minimum)	100 feet/0 feet
Roof	Pitched or flat
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# LOT TYPE: Village

**INTENT** A village lot may accommodate a village building and parking or provide a village building that uses shared parking resources. Parking will be located at the interior of the lot, behind the buildings that line principal and pedestrian-oriented streets.

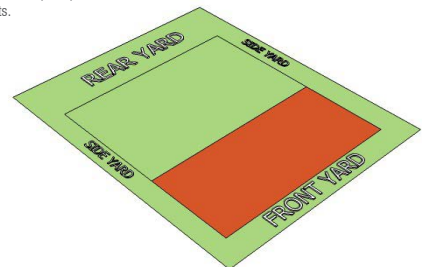


Table Medium Urban Lot Type Requirements

DIMENSIONAL STANDARDS	
Lot Width	50' minimum
Lot Depth	up to depth of block
Lot Area	5,000 SF minimum
SETBACKS	
Front Yard	0 feet minimum to 17 feet maximum
Side Yard	0 minimum
Rear Yard	10 feet minimum
ACCESSORY STRUCTURE SETBACKS	
Front Yard	40 feet minimum
Side Yard	10 feet minimum
Rear Yard	10 feet minimum
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

# Subdivision & Site Plan Process

## PARKING TYPE: Surface Parking

**INTENT** A paved parking area with integrated landscape located at the center of blocks and shared among abutting properties or within a larger district.



Table Surface Parking Type

LOCATION	
Location	Center of block
Minimum setback from street	10 feet
Maximum encroachment into setbacks	10 feet
SCREENING AND VISIBILITY	
Minimum level of screening	Landscape treatment to integrate into surroundings and to provide a minimum 3 foot high visual buffer at parking edges
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

## PARKING TYPE: Parking Structure

**INTENT** A stand-alone parking structure or deck that is used to increase parking capacity at a central location for shared use by several properties. The ground floor facade of the parking structure shall be articulated with architectural treatments to conceal parking and to provide a more active street edge.

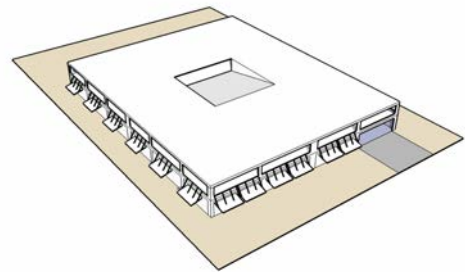


Table Parking Structure Type

LOCATION	
Location	Center of block
Minimum setback from street	10 feet
Maximum encroachment into setbacks	0 feet
SCREENING AND VISIBILITY	
Minimum level of screening	Architectural treatment of ground floor facade, landscape treatment to integrate structure into surroundings
SUBAREAS	
Allowed in Subarea(s)	WC-1

March 27, 2013

Prepared by the Woodmont Planning Team

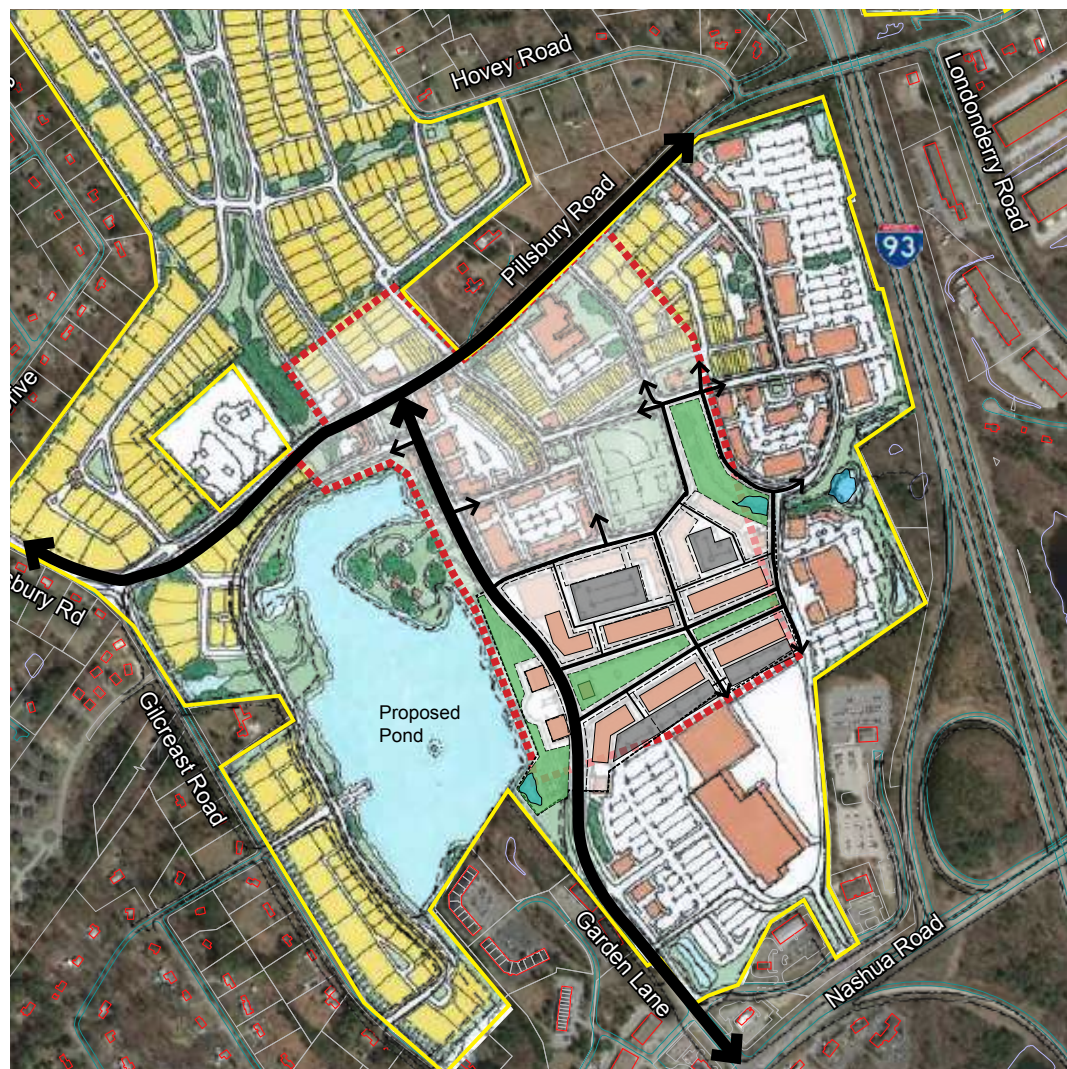


# Subdivision and Site Plan Process

## Subdivision Site Plan - Option 1 with Information Plan

- Buildings
- Parking
- Access
- PUD Site Plan Standards & Regulations
  - Private Frontages
  - Signs
  - Landscaping
  - Lighting

## Subarea WC-1



# Subdivision and Site Plan Process

## Subdivision: Site Plan - Option 2

Once the PUD is approved, it is likely that some adjustments may be needed to accommodate emerging development requirements for particular sites or buildings. If this were needed, the Applicant would need to apply for an amendment to the PUD Subdivision Standards and Regulations. However, any changes would need to comply with all of the applicable rules, regulations and standards for the Woodmont Commons PUD and for WC-1.

- **Buildings: Modified**
- Parking
- Access
- PUD Site Plan Standards & Regulations
  - Private Frontages
  - Signs
  - Landscaping
  - Lighting

## Subarea WC-1



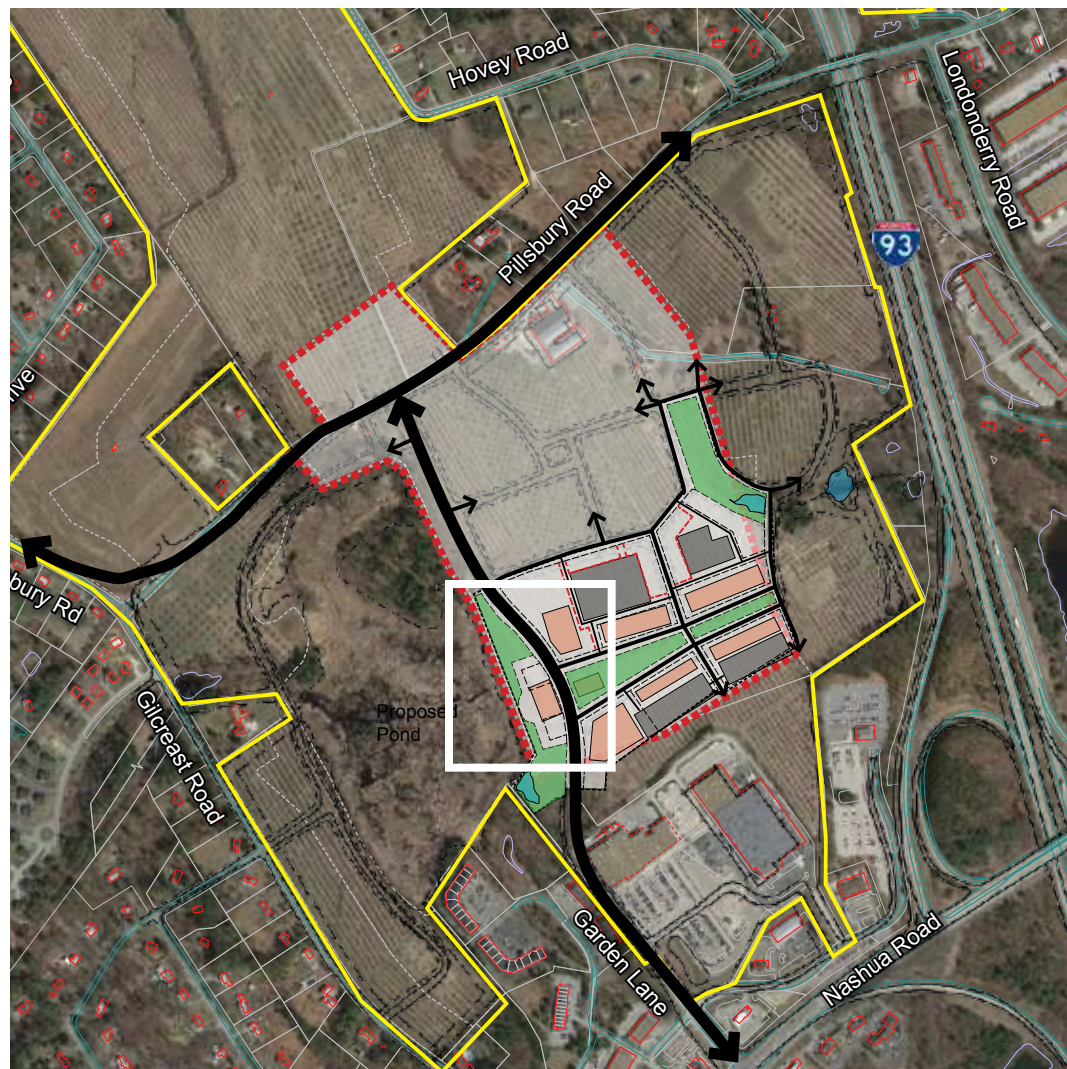
## Subdivision - Option 3

- Subdivision - Internal Block Modified

## Site Plan - Option 3

- **Buildings: Modified**
- Parking
- Access
- PUD Site Plan Standards & Regulations
  - Private Frontages
  - Signs
  - Landscaping
  - Lighting

## Subarea WC-1



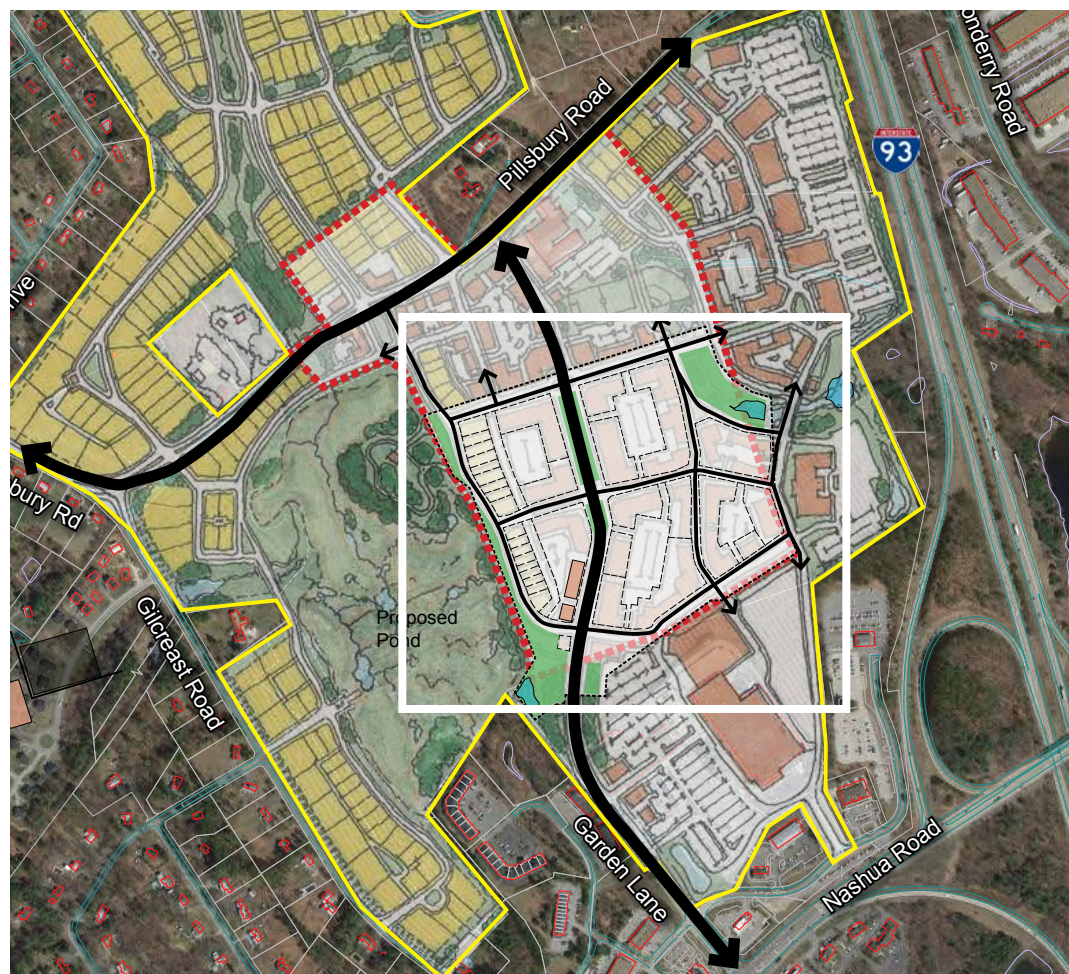
## Variations and Outcomes

By following through with this process, the individual components and locations of the WC-1 - when it is complete - will vary from the original information drawings and land use plans that could not have anticipated all of the factors that will be part of the process. But each step will be subject to review and approval by the Planning Board and the Town to ensure that all standards and requirements are met. The following illustration depicts an alternative layout that could emerge through the process, which follows the same rules and standards but results in a very different layout that would nevertheless be compliant with the land use plan.



## Subdivision-Revised

- Subdivision Area
- Primary Streets, Supplemental TIA & Off Site Mitigation
- Secondary Streets
- Open Space, Conserved, Active and Passive
- Detention
- Subdivision Lines
- Utilities and Other Infrastructure
- PUD Subdivision Standards & Regulations
  - Blocks & Lot Sizes
  - Public Frontages
  - Signs
  - Landscaping
  - Lighting



# Summary: PUD Master Plan and the Development Process

## Summary: Purpose and Application of the Information Plan and Land Use Plan

The Information Plan reflects one of many possible plans that can be prepared that conform to the rules and regulations of the PUD Master Plan for Woodmont Commons. The example illustrations as shown within Section 1 depict a few of other possible approaches that may reflect future Subdivision and Site Plans that also conform to the Master Plan.

The Land Use Plan depicts a framework of the key elements that are inherent within the Concept Plan, including but not limited to:

- Subareas
- Primary Street Network and Secondary Streets
- Green Space (including regulated environmental areas)
- Open Space

The Land Use Plan is purposefully flexible with the expressed understanding that Subdivision Plans and Site Plans prepared in accordance with the Master Plan will vary and change accordingly:

### Subareas

The lines depicting the Subareas are approximate in location, and may be adjusted according to the following limits:

- The interior boundaries of the Subarea lines in WC-5, WC-6, WC-7, WC-9 and WC-11 may move only away from the PUD boundary by 50 feet;
- The other interior boundaries of the Subareas may move in either direction by +/- 100 feet in WC-1-GL, WC-1, and WC-2;
- Uses common to Subareas that are adjacent may have blocks, lots, buildings, streets, open space and other features that cross over Subarea lines so long as the Use follows the regulations and Standards of the most restrictive Subarea, and must not exceed the density standards of the Subarea;
- Uses exclusive to a Subarea must be located entirely within the subarea

### Primary Street Network and Secondary Streets

Two types of streets are depicted that depicted and are approximate in location, and may move accordingly:

- The Primary Street Network is shown in a BOLD black line. These streets are required streets in terms of vehicular function. While their actual location may

vary as required, the intent and purpose of the connection as shown in the Master TIA must be preserved within the Subdivision and Site Plan(s). The actual design of the streets shall be in accordance with the TIA or Supplemental TIA as selected from the street standards in Section 2.3 Transportation Infrastructure in accordance with the Uses for the block or area.

- Secondary streets are shown in a MEDIUM black line. These streets are shown for information purposes only in order to depict a proper application of the rules and regulations of the Master Plan. Additional streets may be included and located at the time of Subdivision and Site Plan submittal. The actual design of the streets shall be in accordance with the street standards in Section 2.3 Transportation Infrastructure in accordance with the Uses for the block or area.

### Conserved Green Space including Regulated Environmental Areas

Areas are intended to include potential protected environmental resources, but may include additional areas to supplement environmental and wildlife benefits, as well as connecting trails and paths, and other measures to enhance water quality and manage storm water.

Actual conditions, locations and protected measures thereto shall be determined at the time of Subdivision and Site Plan submittal.

### Shared Open Space

In addition to Conserved Green Space, additional areas shall be dedicated to a variety of passive and active activities and meeting design standards and location standards as described within the PUD Master Plan. Shared Open Space may also include measures to enhance water quality and manage storm water that are compatible with their active or passive use. Shared Open Space includes pervious and nonpervious surfaces.

### Subdivision and Site Plan(s)

Subdivisions and Site Plans are to be accordance with the following:

- The general intent of the Land Use Plan as enumerated above and contained within Section 1 PUD Standards and Regulations;
- Section 2 PUD Subdivision Regulations and Standards as applicable to subdivisions;
- Section 3 PUD Site Plan Regulations and Standards as applicable to site plans;
- Subdivisions and Site Plans may include all or portions of one or several Subareas;
- Subdivisions may include Site Plans as part of the submittal.
- The submittal process shall be in accordance with the Administrative Section of



the PUD Master Plan.

### Relationship of the Land Use Plan to Subdivision and Site Plan(s).

Subdivision and Site Plan(s), once prepared and approved in accordance with the Master Plan, shall constitute a update to the Land Use Plan, and be accepted accordingly as the new Land Use Plan.



Various components of the land use plan have been refined in response to the questions and discussions at previous Planning Board meetings, the results of the Master Traffic Impact Assessment, and ongoing coordination with Town staff and the peer review consultants. This has resulted in updated versions of the following elements relative to both the completed Application and the briefing presentation on land use and open space in January and February.

The following comments provide an overview of some of the key refinements that are contained in the detailed charts and tables that follow.

### List and Table of Allowable Land Uses

This table provides a master list of all of the uses that would be allowable within Woodmont Commons, and subject to any applicable rules, regulations and limitations. The table indicates what uses would be allowable in each of the Subareas. Among the important changes from previous versions are the following:

- Relabeling of “Business uses” as “Commercial uses” – The term “Commercial Use” is more commonly used in zoning and more appropriate than the term “Business Use”, and has been changed.
- Simplification of uses within categories – Where appropriate, the list of uses within categories have been consolidated, recognizing that the regulations that govern the amount and size of various uses is better described in the associated table that allocates different amounts and types of uses among the Subareas.
- Removal of industrial, warehouse and similar categories – These uses as major development components are not anticipated within the PUD Master Plan development concepts.
- Introduction of the “Flex Space” as a use category – The list suggests providing for a new category of uses that are frequently associated with flexible entrepreneurial and innovative businesses today. These are establishments that may undertake activities under the same roof that are as diverse as research & development, limited assembly or light manufacturing, retailing or wholesaling the products they invent or create, and the office space associated with managing an enterprise.
- Removal of commercial and multi-family uses from some Subareas – The revised table responds to concerns that certain uses would be incompatible with nearby residential areas in areas east of I-93. This includes a limitation on hospitals as allowable use only in WC-12, east of I-93. Several types of business uses have been removed or reduced in predominately residential Subareas north of Pillsbury Road and west of I-93, as well as near Gilcrest Road.

## Approach to Development Maximas, Distribution of Uses, and Flexibility

The overall approach to regulating the distribution and amount of uses within Woodmont Commons has been substantially simplified and significantly constrained, and is now contained in the following table. The table lists potential uses on the left side, and then indicates how they may be distributed by Subarea. Key aspects of this approach include the following:

- Total Maximum PUD Development – Overall maximum development standards have been listed, including square footages, numbers of units, or maximum building areas as appropriate to the use.
- Distribution of Allowable Uses – The allowable uses are then distributed among various Subareas, and are largely based on the allocations that were used in preparing the Master TIA, rather than more broadly defined maxima that were contained in the prior Land Use Briefing dated January 9, 2013.
- Flexibility Factors – The potential flexibility to increase or shift uses among Subareas and between areas east and west of I-93 in response to market considerations has been constrained and will be controlled by a “flexibility” factor which is assigned to each of the Subareas. Application of these flexibility standards would be contingent upon subsequent reviews and approvals by the Planning Board to ensure that impacts are properly mitigated as envisioned by the PUD Master Plan.

## Approach to Green Space and Open Space

The table also list minimum amounts of both Conserved Green Space (primarily undevelopable land) and Shared Open Space (otherwise developable land) for the entire Woodmont Commons PUD, and for each of the component Subareas. The allocation and amount of provided green space has been revised and increased in several areas to reflect the discussions with the Planning Board and a commitment to enhance environmental resources, active and passive open space. The total commitment for both Conserved Green Space and Shared Open Space is separate from perimeter buffers that will be provided, and represents approximately 25% of the land area of Woodmont Commons.

# PUD Land Use: Available Uses

	WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
<b>AGRICULTURAL</b>													
1	Agriculture	A	A	A	A	A	A	A	A	A	A	A	A
<b>RESIDENTIAL</b>													
2	Dwelling, Multi-Family		A	A					A	A	A	A	A
3	Dwelling, Single-Family		A	A		A	A	A	A	A	A	A	A
4	Dwelling, Two-Family		A	A		A		A		A	A	A	A
5	Elderly Housing		A	A		A			A		A	A	A
6	Mixed Used Residential		A	A					A		A		A
7	Accessory Dwelling Units (new subcategory)		A	A		A	A	A	A	A	A	A	A
<b>CIVIC USES</b>													
8	Community Center	A	A	A	A	A		A		A		A	A
9	Public Facilities	A	A	A	A	A		A			A	A	A
10	Public Utilities		A	A									A
11	Recreational Facilities, Public	A	A	A	A	A		A			A	A	A
12	Religious Facilities		A	A					A		A	A	A
13	Cultural Uses and Performing Arts		A	A					A		A	A	A
<b>INSTITUTIONAL</b>													
14	Assisted Living		A	A				A		A		A	A
15	Nursing Home and Accessory Uses		A	A									A
16	Hospital (new subcategory)												A
<b>ACCOMMODATION</b>													
17	Hotels	A	A	A									A
18	PUD Bed and Breakfast (new subcategory)	A	A	A				A		A		A	A
19	Bed and Breakfast Homestay		A	A		A			A	A	A	A	A
<b>COMMERCIAL USES</b>													
20	Business Center Development	A	A	A							A		A
21	Conference / Convention Center		A	A									A
22	Day Care Center, Adult		A	A				A		A		A	A
23	Financial Institution	A	A	A									A
24	Flex Uses (new subcategory)	A	A	A									A
25	Education and Training Facilities	A	A	A									A
26	Group Child Care Center		A	A						A		A	A
27	Home Occupation		A	A		A	A	A	A	A	A	A	A
28	Membership Club	A	A	A									A
29	Motor Vehicle Station, Limited Service	A	A	A									A
30	Recreation, Commercial	A	A	A				A		A		A	A
31	Retail Sales Establishment	A	A	A		A				A		A	A
32	Parking Structures (new subcategory)	A	A	A									A
33	Professional Office	A	A	A						A		A	A
34	Dedicated Office Building (new subcategory)		A	A									A
35	Rental Car Terminal	A	A	A									A
36	Repair Services	A	A	A						A		A	A
37	Research or Development Laboratories		A	A									A
38	Restaurant	A	A	A		A						A	A
39	Restaurant, Fast Food	A	A									A	A
40	Restaurant with Take-out, no Drive-through	A	A	A								A	A
41	School, Private		A	A						A		A	A
42	Service Establishment	A	A	A						A		A	A

A = Available Use within Subarea, subject to the Land Use Allocation Summary Table

■ = Use not Available

## PUD Land Use: Land Use Allocation Summary

LAND USE CATEGORIES		UNIT OF MEASURE	Total PUD Maximum Development
<b>Total Land Area</b>		Acres	608
<b>Agricultural</b>	All Types	N/A	
<b>Residential</b>	New Primary Residence	Units	1,300
	New Accessory Units	Units	130
	Existing Units	Units	9
	Maximum Total	Units	1,439
<b>Institutional</b>	Hospital <sup>1</sup>	Beds/GSF	250,000
	Nursing Homes and Assisted Living	GSF	250,000
	Maximum Total	GSF	500,000
<b>Civic</b>	All Types <sup>2</sup>		
<b>Accommodations</b>	Hotels (all types) <sup>3</sup>	No./Rooms	3/550
	PUD Bed and Breakfast <sup>4</sup>	Rooms	
<b>Commercial Use</b>	New Business Uses	GSF	882,500
	Office Building Space	GSF	700,000
	Existing Business Uses	GSF	272,000
	Maximum Subtotal	GSF	1,854,500
<b>Flexibility Factors *</b>			
OPEN SPACE AND BUFFER CATEGORIES		UNIT OF MEASURE	Total PUD Minimum Area
<b>Green and Open Space<sup>5</sup></b>	Conserved Green Space	Acres	89
	Shared Open Space		64
	Total	Acres	152
<b>Perimeter Buffers</b>		Acres	38

**\* Flexibility Factors**

1. Development maximums within each Subarea may exceed each indicated amount in accord with the specified flexibility factor, i.e., 15% or 30%. Such increases would require a proportionate decrease in allocations elsewhere within the PUD, and remain subject to site-specific mitigation reviews during the site plan and subdivision phase.

2. Allowable Area may be exchanged between Nursing Homes and Assisted Living, Accommodations and Commercial Uses on a per/square foot basis, subject to review and confirmation that increases are consistent with the Master Transportation Impact Assessment and all applicable improvement and mitigation standards, or other basis that confirms that no net impact will occur off-site due to the change.

3. Total PUD Maximum Development may not be exceeded.

SUBAREA DEVELOPMENT STANDARDS												
WC-G-1	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
38	77	51	39	9	9	13	23	70	32	17	14	216
	535	67		18	10	12	24	190	40	50	24	330
	15	20		10	1	4		40	10	10		20
	3	1							2			3
	553	88		28	11	16	24	230	52	60	24	353
												250,000
	20,000	20,000						20,000		20,000		170,000
												420,000
	200	150										200
50,000	362,500	100,000		5,000				5,000		10,000		350,000
	50,000	300,000										350,000
225,000	47,000											
275,000	459,500	400,000		5,000				5,000		10,000		700,000
15%	30%	30%	15%	15%	15%	15%	15%	15%	15%	15%	15%	30%
SUBAREA OPEN SPACE AND BUFFER AREAS												
	1.0	2.0	39.0					10.0				36.5
1.5	10.5	2.0		2.5		5.0		1.0	0.5	0.5		40.0
1.5	11.5	4.0	39.0	2.5		5.0		11.0	0.5	0.5		76.5
	1.6	1.4		1.0	2.6	1.1	5.7	1.9	6.6		2.9	13.6

**Footnotes**

<sup>1</sup> Hospital: substitution of the maximum area allocated for Hospital use will require a PUD Master Plan amendment.

<sup>2</sup> Civic: Civic uses are uncapped, subject to mitigation.

<sup>3</sup> Hotels: A maximum of three hotels is permitted in the PUD. The total of all hotel rooms within the PUD may not exceed 550 rooms.

<sup>4</sup> PUD Bed and Breakfast: is allowed without limit within Subareas within which they are an allowed use.

<sup>5</sup> At least one half acre of shared open space or accessible green space must be provided within one quarter mile of the front door of any approved building. At least one half acre of active shared open space must be provided within one half mile of the front door of any approved building.

## Traffic

Date of Question	Source
02/13/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Business owners within Londonderry Commons should be contacted to gauge their opinions on traffic mitigations plans.
<b>Answer</b>	<i>The applicant will make contact with interested business owners to share traffic mitigation plans. The project team will coordinate with Planning staff to seek recommendations for specific businesses to visit.</i>
Date of Question	Source
02/13/2013	PB Meeting: M. Soares (PB)
<b>Question</b>	Team should approach Wendy's.
<b>Answer</b>	<i>The Applicant will make contact with Wendy's to share traffic mitigation plan.</i>
Date of Question	Source
02/13/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	DOT (Park and Ride) should also be consulted.
<b>Answer</b>	<i>The Applicant will consult New Hampshire DOT regarding coordination with Park and Ride facilities as the design concepts are advanced. The currently identified improvements should significantly enhance access for the Park and Ride parcel and reduce delays in accessing Route 102 by allowing traffic to enter onto Orchard Drive at a signal-controlled intersection.</i>
Date of Question	Source
02/13/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	Examine possibility of moving traffic light south to existing intersection from Londonderry Commons to Garden Lane.
<b>Answer</b>	<i>The conceptual traffic mitigation plans indicate a preference for a signal at the new "Orchard Lane" which would allow restoring an east/west connection to Gilcreast Road that could have significant benefits for distributing traffic and reducing congestion. Placing a signal further South at Garden Lane would not allow for an east/west connector to Gilcreast Road. However, there are many factors which would need to be taken into account in advancing specific design solutions, and configurations for intersections and traffic signals may vary slightly from the concepts illustrated in the Master Traffic Impact Assessment. The intent of the master plan-level analysis is to demonstrate that there is a potentially viable solution to the current close proximity of the existing municipal intersections.</i>
Date of Question	Source
02/13/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Please provide data on impact to Gilcreast Road as vehicles head north from 102 to Exit 5 whether Exit 4A is built or not.
<b>Answer</b>	<i>A supplemental study is being prepared to consider the implications of development scenarios if Exit 4A is not constructed for submittal to the Planning Board, and this question will be specifically addressed within that supplemental study.</i>
Date of Question	Source
02/13/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Include triggers in Master Plan that will indicate when intersection is at full capacity.
<b>Answer</b>	<i>The Applicant is preparing a list of threshold conditions, linked to the Master Traffic Impact</i>

	<i>Assessment. In general, the identified improvements, when constructed, would be linked with an understood level of capacity that would be dedicated for the PUD. If other projects come into the horizon and are expected to generate a measureable level of traffic at the subject intersections, they would be responsible for any supplemental mitigation. The project team is currently identifying additional measuring tools, such as the number of trips per sub-region of the PUD, that can be used to assess future site plan proposals in relation to the analysis prepared as part of the Master Plan TIA.</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: T. Freda (PB)
<b>Question</b>	Alternative traffic plan that does not include Exit 4A.
<b>Answer</b>	<i>A supplemental study is being prepared to consider the implications of development scenarios if Exit 4A is not constructed for submittal to the Planning Board,</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	Board requires a study with and without 4A. Current maximum capacity for each intersection. Current and anticipated number of trips, inbound and outbound related to intersections, Exits 4, 5 and 4A.
<b>Answer</b>	<i>A supplemental traffic evaluation is being prepared to address this question.:</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: M. Soares (PB) and L. Wiles (PB)
<b>Question</b>	Assessment of current capacity levels. How much will capacity need to grow to meet maximsas?
<b>Answer</b>	<i>The Draft Woodmont Commons PUD – Master Plan Traffic Impact Assessment (TIA) has been based on a build-out scenario assuming full development. This evaluation is being used to confirm that maximum development standards are within capacities in the future.</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Assessment of impacts to residential neighborhoods north of the development and up to Exit 5.
<b>Answer</b>	<i>The Master TIA has tracked the distribution of traffic to the roads that provide access to and through the neighborhoods to the north of the development, and no significant impacts are anticipated in the residential neighborhoods.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	How would potential Exit 4A intersect with development on eastern side of I-93?
<b>Answer</b>	<i>An east/west connector road is being planned in conjunction with the Exit 4A, which will link Exit 4A to Folsom Road to the east. The internal circulation network for Subarea WC-12 on the eastern side of I-93 would include several intersections along this connector road to provide access for this portion of Woodmont Commons. A portion of this connector road may be constructed to link Ash Street with Folsom Road until such time as Exit 4A is completed.</i>

## Responses to Questions and Answers

### Land Use, Density and Flexibility

Date of Question	Source
02/13/2013	PB Meeting: T. Freda (PB)
<b>Question</b>	Question on lack of development on east side if Exit 4A not happening being shifted to west side.
<b>Answer</b>	<i>The types and amounts of certain uses described and illustrated in the PUD Master Plan application would not likely be "as feasible" if Exit 4A is not constructed during the 20-year projected build-out period for Woodmont Commons. The supplemental traffic study that is being prepared will include estimates of the amounts and types of development that may occur.</i>
Date of Question	Source
02/13/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Would like a specific maximum number of residential units that could be transferred to the west side and impact on the east side of such a move.
<b>Answer</b>	<i>In response to concerns regarding over-shifting of density, the baseline allocation of units would be reduced to 1,080 units west of I-93 and 350 units east of I-93, with modest additional shifts in density being subject to reviews and approvals.</i>
Date of Question	Source
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Page 19 maxima – uses not specifically described above.
<b>Answer</b>	See above.
Date of Question	Source
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Can Londonderry Fire Department deal with five-story building?
<b>Answer</b>	<i>Yes. Applicant will present verification to the Planning Board.</i>
Date of Question	Source
01/09/2013	PB Meeting: L. El-Azem
<b>Question</b>	Address east-west shift of development.
<b>Answer</b>	See above.
Date of Question	Source
01/09/2013	PB Meeting: L. Reilly (PB)
<b>Question</b>	Need specifics of concepts such as accessory dwelling units and hospitals. How will hospital use differ from current urgent care facilities? How does office building space differ from smaller size office buildings?
<b>Answer</b>	<i>Accessory dwelling units are intended to be within the principal structure, not within a detached building. Hospitals are intended to provide both in-patient and out-patient care. Office building space is intended to be buildings that are dedicated office uses, rather than office space within a mixed-use building or facility.</i>
Date of Question	Source
01/09/2013	PB Meeting: S. Benson (PB?)
<b>Question</b>	Maxima on civic uses?
<b>Answer</b>	<i>The Applicant will propose a limit on the size of any civic use and limit their locations in appropriate Subareas, but not establish an overall limit on the number of such uses.</i>



<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: L. Reilly (PB)
<b>Question</b>	Will current Londonderry Schools be able to absorb new children?
<b>Answer</b>	<i>Yes. Applicant will present verification to the Planning Board.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: Ann Chiampa (public)
<b>Question</b>	Development in WC-8, 9 and 10 should lessen as it approaches cemetery.
<b>Answer</b>	<i>A revised approach to development maximums in these areas is being provided to the Planning Board that significantly reduces the amounts of all development categories eligible for inclusion in WC-8, 9, and 10.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: Ann Chiampa (public)
<b>Question</b>	Perimeter structures abutting existing residences should conform to AR-I height restriction.
<b>Answer</b>	<i>The height limits along perimeter neighborhoods would be consistent with the height restrictions in bordering areas.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	What is intent of boundaries subject to minor variation?
<b>Answer</b>	<i>The boundaries between Subareas will be defined as part of the refined PUD Master Plan documents. The location of these lines are proposed to be fixed, except for two circumstances. The boundaries that separate perimeter residential Subareas could be adjusted by up to 50 feet further away from existing residences that area adjacent to Woodmont Commons. The boundaries between the mixed-use areas of WC-1 – GL, WC-2 and WC-3 might be adjusted up to 100 feet in response to practical needs that may emerge for the types of development anticipated in those areas.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	Residential units with accessory units should only be allowed on the borders of those areas where it is currently permitted.
<b>Answer</b>	<i>The planning concept is to allow accessory units within one or two-family dwellings, regardless of their location within the PUD as a means of providing a high quality housing choice for appropriate densities where they occur.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: L. Wiles (PB)
<b>Question</b>	Are minimas appropriate in some areas?
<b>Answer</b>	<i>Minimum acreage for open space are proposed.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: L. Reilly (PB)
<b>Question</b>	Agricultural uses are not permitted in WC-1-GL and WC-12 but they have prime agricultural soils
<b>Answer</b>	<i>Applicant has added agriculture as an allowable use in all subareas.</i>
<b>Date of Question</b>	<b>Source</b>
01/08/2013	List from website: Question 32
<b>Question</b>	Much of Woodmont is taken up with commercial development, plus the topography is not flat farm land. With the renderings supplied it appears as if a pond will take up fifty or sixty

## Responses to Questions and Answers

	acres, existing commercial takes up fifty or sixty acres and proposed commercial takes up a hundred acres or so. That leaves maybe 400 acres for internal streets and what seems to be about 4 units per acre. It is hard to get a sense of the density requested. When you add on to this, or subtract from this, things like a 300 bed hospital (Twice the size of Parkland.) a heliport requiring approaches from multiple directions depending upon winds and all the required parking by both a hospital and 3 requested hotels one wonders if the density fits with other developments in Londonderry like Century Village, the Nevins or even Sugar Plum which is an abutter. Is the developer prepared to scale down this density to community standards or propose a plan B? It would also be good if the developer would use their own numbers so that we can have a clearer picture of density than from our rough estimates.
<b>Answer</b>	<i>A revised approach to maximum achievable densities has been prepared and is being provided to the Planning Board that will significantly reduce achievable housing densities in all perimeter areas. This approach also provides a limit to achievable densities through a combination of land use and design standards that provide for a combination of low-scale residential areas and compact mixed-use development consistent with the purposes of the Town's PUD ordinance.</i>

### Open Space

Date of Question	Source
02/13/2013	PB Meeting: Mike Speltz (Conservation Commission)
<b>Question</b>	Absence of a minimum area for agricultural open space.
<b>Answer</b>	<i>The Applicant is providing minimum acreages for green spaces and open spaces, and agricultural is allowed in all subareas, but there is no requirement that future owners operate agricultural businesses.</i>
Date of Question	Source
02/13/2013	PB Meeting: L. Reilly (PB)
<b>Question</b>	Importance of contiguous areas of open space for wildlife – plan should show more connections and longer expanses.
<b>Answer</b>	<i>The design standards and approach will incorporate connections to support wildlife systems.</i>
Date of Question	Source
02/13/2013	PB Meeting: L. Wiles (PB)
<b>Question</b>	Plan should be rewritten to match Town's definitions of open space – make distinction between open space and green space.
<b>Answer</b>	<i>To avoid confusion, the terms will be revised as suggested.</i>
Date of Question	Source
02/13/2013	PB Meeting: L. Wiles (PB)
<b>Question</b>	Open space that would qualify as green space or landscaping under Town's regulations should be removed from calculations.
<b>Answer</b>	<i>The definitions will be clarified such that non-buildable acreage can be reviewed against buildable but undeveloped acreage.</i>
Date of Question	Source
02/13/2013	PB Meeting: L. Wiles (PB)
<b>Question</b>	Open Space map in briefing is not consistent with October 2011 TND-1. (Could have meant either October 2012 or October 2011.)

<b>Answer</b>	<i>All of the components of the October, 2012 submittal are expected to be revised to respond to the ongoing discussions and feedback from the Planning Board and other participants in the process. A revised approach and restatement of the minimum open space requirements is being provided to the Planning Board for its consideration and further comparison with earlier documents.</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: Ann Chiampa (public)
<b>Question</b>	Buffer of apple trees along Hovey Road.
<b>Answer</b>	<i>The preservation of existing apple trees as a buffer along perimeter roadways is a key feature that has been consistently planned.</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: Ann Chiampa (public)
<b>Question</b>	More open space in WC-9 and WC-10.
<b>Answer</b>	<i>The revised approach to open space increases the amounts proposed for these Subareas.</i>
<b>Date of Question</b>	<b>Source</b>
02/13/2013	PB Meeting: A. Rugg
<b>Question</b>	Additional open space around existing cemetery was proposed. Peaceful, natural qualities of area around cemetery should be preserved.
<b>Answer</b>	<i>The specific amount of land associated with the cemetery expansion is under review, but the comment is noted as appropriate and important.</i>
<b>Date of Question</b>	<b>Source</b>
01/07/2013	List from website : Question 31
<b>Question</b>	Why not incorporate wildlife corridors into the design, and using them as a buffer between existing neighborhoods and the new development? This would accomplish the things listed below: (1) Create a space where existing wildlife can move from one part of town to another, (2) Be considered part of the "green" open space being promoted at Woodmont, (3) As stated above, buffer existing neighborhoods from new, (4) Filter construction noise and dust from disrupting existing neighborhoods and (5) Reduce traffic noise for people on both sides of the buffer when construction is completed.
<b>Answer</b>	<i>The design standards and approach will incorporate connections to support wildlife systems; including enhancing current systems and providing for reasonable exclusion of trails or active uses that would disturb them.</i>
<b>Date of Question</b>	<b>Source</b>
Undated	List from website: Question 34
<b>Question</b>	There have been several changes of plan along Gilcreast Road. Page 30 The open space resources will include enhancement of existing drainage areas into a pond in the southwestern portion of Woodmont Commons. An agricultural drainage corridor leading towards the proposed pond will be aligned and enhanced to become an open space feature. Some roadside segments of apple trees will be conserved along portions of Pillsbury and Gilcreast Road, as well. Buffers – Woodmont Commons will retain 50-foot wide landscaped buffers where it is adjacent to residential land. It would be best for all concerned if the developer would listen to and respond and respect the continued requests for a 3 row buffer of apple trees

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	along Gilcreast Road (138 foot setback.) And to eliminate all curb cuts, (They have gone from 6 to 2 and back to 6) Once behind the Gilcreast buffer, and serviced by internal roads there would be few objections to the plan in that zone. This would have the added benefit of reducing traffic on Gilcreast road and subsequent costly improvements.
<b>Answer</b>	<i>The comment is noted and the current plan refinements reflect these statements.</i>

### Fiscal Impacts

Date of Question	Source
02/13/2013	PB Meeting: L. Reilly (PB)
<b>Question</b>	At what point will the percentage of the changes be the financial responsibility of the Town?
<b>Answer</b>	<i>The fiscal impact study has not been completed. Depending upon the final nature of site-specific projects and subdivisions proposed within the PUD, certain infrastructure improvements will likely be proposed for acceptance as public facilities. The intention is to provide a system of infrastructure improvements and mitigation so that the tax base associated with future development more than supports related Town obligations.</i>
Date of Question	Source
01/07/2013	List from website : Question 35
<b>Question</b>	The applicant makes the statement in his land use document: Page 4 “Woodmont Commons has been planned to meet important community goals by creating a revenue-positive combination of commercial, retail, housing, and other uses. Revenue positive is defined in terms of the net fiscal impact to the Town of Londonderry, so that enhanced revenues to the Town associated with new development exceeds the additional Town-incurred costs associated with that new development.” I’m in favor of that result. In order to understand how positive an impact Woodmont will have on town finances we will need some numbers. What are the forecasted property taxes Woodmont projects (As well as incremental fee income for auto registration in Londonderry.) and what costs to the town do the developers project so that we can see the positive result they promise?
<b>Answer</b>	<i>See above.</i>

### Format and Errata

Date of Question	Source
01/09/2013	PB Meeting: M. Soares (PB)
<b>Question</b>	Add abbreviations of main zoning categories in far left column of list of page 17 of the Land Use Briefing
<b>Answer</b>	<i>Applicant will present a revised table that includes this information.</i>
Date of Question	Source
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Include a glossary of terms in each briefing
<b>Answer</b>	<i>A glossary of terms will be refined at appropriate points as the terms and uses in the PUD become more standardized.</i>
Date of Question	Source
01/09/2013	PB Meeting: C. Davies (PB)

<b>Question</b>	Add "maintainability of pedestrian walkways and parking areas" to goals on page 5
<b>Answer</b>	<i>This will be added to the goals.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	Specific local examples of items listed under the institutional and accommodation categories
<b>Answer</b>	<i>The Applicant is assembling examples.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: J. Laferriere (PB)
<b>Question</b>	Illustration of five story building in Londonderry landscape
<b>Answer</b>	<i>The Applicant is assembling examples. A table of maximum building heights will also be provided that reduces the maximum heights achievable at the perimeter of Woodmont Commons.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: M. Soares (PB)
<b>Question</b>	Add acreage of each WC section to top of matrix on page 27
<b>Answer</b>	<i>The Applicant has prepared and is providing a revised table that includes this information.</i>
<b>Date of Question</b>	<b>Source</b>
01/09/2013	PB Meeting: C. Davies (PB)
<b>Question</b>	Present an illustrative example of what 10 units per acre would look like in WC-1
<b>Answer</b>	<i>A revised illustration for WC-1 has been prepared and will be presented to the Planning Board that indicates how housing could be provided, in combination with other uses.</i>
<b>Developer's Agreement</b>	
<b>Date of Question</b>	<b>Source</b>
02/25/2013	Forwarded by Cynthia May (email)
<b>Question</b>	<p>The Woodmont Commons Development Agreement (DA) and its relationship to the Master Plan and the individual site plans are still somewhat puzzling for me. I remain concerned that many of the Woodmont Commons Team responses to my 10/16/2012 Master Plan Comment File only point to the DA. So a couple of more questions...</p> <ol style="list-style-type: none"> <li>1. Does the DA approval slot between the approval of the Master Plan and the submission of the first site plan, or can they overlap?</li> <li>2. Can construction start without an approved DA?</li> <li>3. What are the specific process steps for the submission, review, and approval of the DA?</li> <li>4. Will the review period be constrained by statute (e.g. a 60 day rule)?</li> <li>5. What goes in a DA versus what content is covered in the Master Plan?</li> <li>6. Can representative examples of DAs governing other PUDs be tracked down? I would like to see how they have been structured for similar developments.</li> </ol>
<b>Answer</b>	<p><i>The Development Agreement is being drafted in concert with the refinement of the PUD Master Plan, so that it completely and accurately reflects the necessary commitments and assurances relating to the Town and the Applicant.</i></p> <p><i>The PUD Master Plan sets the rules and regulations for how development will be managed, designed and advanced. It can include threshold conditions that must be met, and provides</i></p>

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*for other public interests such as the amount and types of green space and open space.*

*The Development Agreement addresses topics that require action and commitment by both the Town and the Applicant to implement the PUD Master Plan. So, for example, the Development Agreement addresses topics such as roadway or other infrastructure improvements and the methods to calculate compensation for impacts and associated necessary public improvements. The Development Agreement also provides a method to evaluate and avoid negative fiscal impacts on the part of the Town, once the PUD Master Plan goes into effect.*

*The Woodmont Commons Master Plan Development Agreement may have some similarities with other such agreements created for other planned developments, but will be created as a unique document suited to the needs of the Town.*

# Woodmont Soils by farm class and soil productivity index

