



# Millis Town Center Properties

## Questions and Answers

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### What is the Millis Town Center Properties Feasibility Study?

This project is a study of the development potential of two large properties in Millis's Town Center – the former GAF factory (on Curve Street) and the former Clicquot Beverage factory on Route 109/Main Street. The Herman Shoe building is also included in the study, although not as a primary parcel. The Feasibility Study incorporates a market study, assessment of site and regulatory constraints, and community engagement. The final study will be completed in the Fall of 2012.

The Town Center properties are privately owned by two separate owners. The Town wants to understand what type of development is possible so it can support and encourage development that is desirable and beneficial to the community.

### Who is working on the study?

The study is a joint effort between the **Town of Millis** and the **Metropolitan Area Planning Council (MAPC)**, the regional planning agency for 101 cities and towns in the Metro Boston area. **Larry Koff & Associates**, an economic development consulting firm, is conducting the market analysis portion of the study.

The **Downtown Development Committee**, a volunteer group composed of residents, local business owners and Town officials, is guiding the study.

This project is funded by a grant from the **US Department of Housing and Urban Development (HUD)**.

### Why is the Town conducting a Feasibility Study of these properties?

The Town Center properties are important components to creating a more compact town center with additional shopping, housing and other commercial spaces. This vision of the Town Center has been a theme in Millis's planning efforts since 2000. The Town wants to understand the market potential for the properties so it can better encourage and support future development.



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### How were the Development Concepts created?

The Development Concepts are the product of:

- A **market study**, which determines approximate amounts of retail, housing and other commercial space that the market could support on the properties over the next 5-10 years. *The market analysis is summarized in the Key Findings document.*
- **Zoning regulations**, which control the amount of lot coverage, height and uses of the buildings. Different regulatory assumptions were made for each concept, to show the effects of current zoning and what could be built if zoning were amended.
- **Parking regulations**, which affect how much land can be used for buildings and how much for parking.
- Assumptions about **building conditions**.
- A sense of the **type of development** the Town is interested in promoting, which includes a mix of uses and housing.

### What is the purpose of this meeting?

There are two points to this meeting:

- To provide you with an overview of the Feasibility Study, including what has been done and what is yet to come.
- To discuss potential development with the community and get feedback on likes, dislikes, concerns and priorities.

### What are the next steps after this meeting?

We will use the feedback we get at this forum to amend, shape and refine the Development Concepts. We will create more detailed drawings of the Concepts so people can better understand what the development might look like. In the Fall, we will hold another meeting to show and discuss the refined Development Concepts and discuss next steps for the Town. Finally, we will create a final report that summarizes the entire Feasibility Study process and its major findings.

**Thank you for your participation!**

### For more information, please contact:

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