

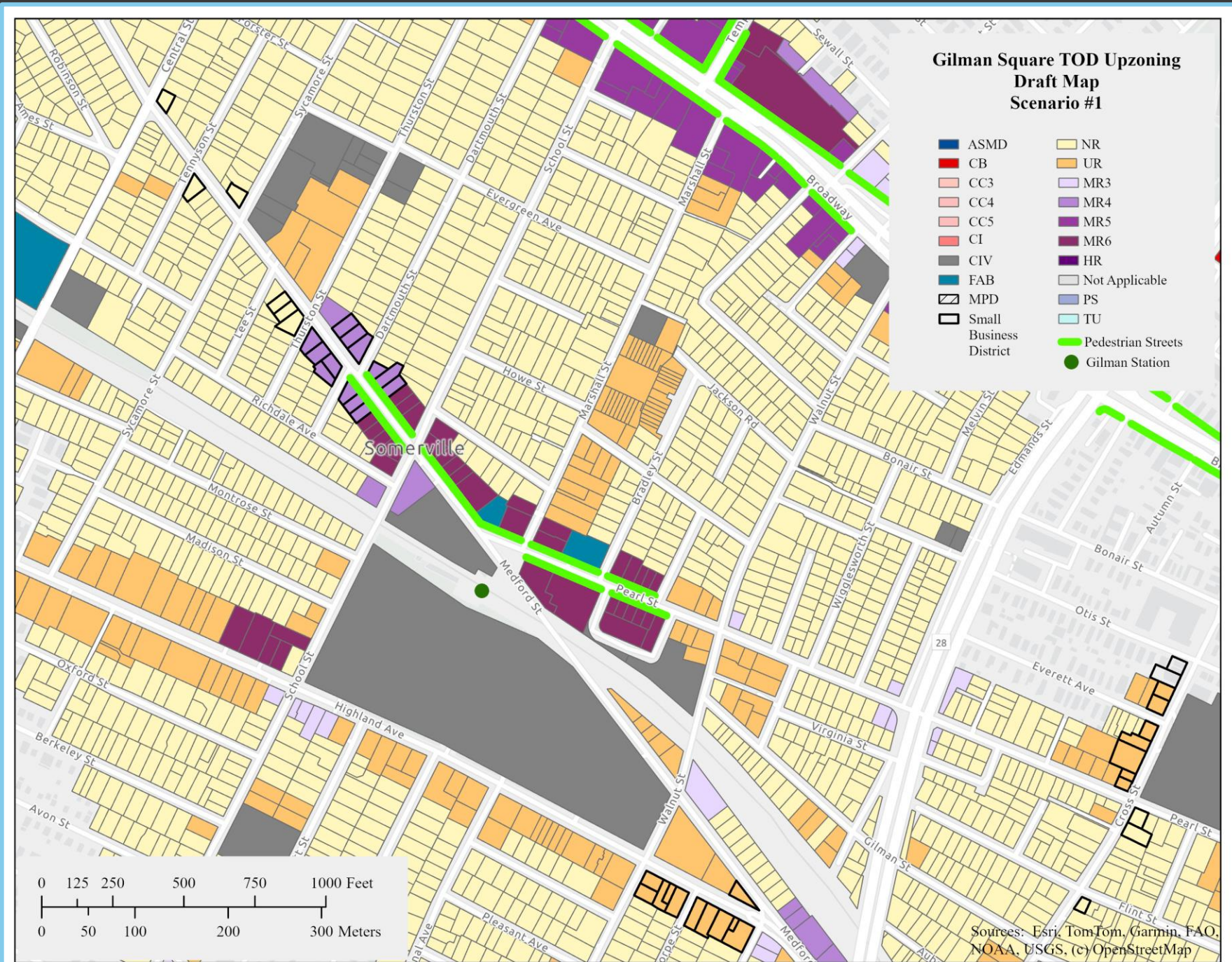
Gilman Square TOD Upzoning

11.06.25

Land Use Committee Presentation

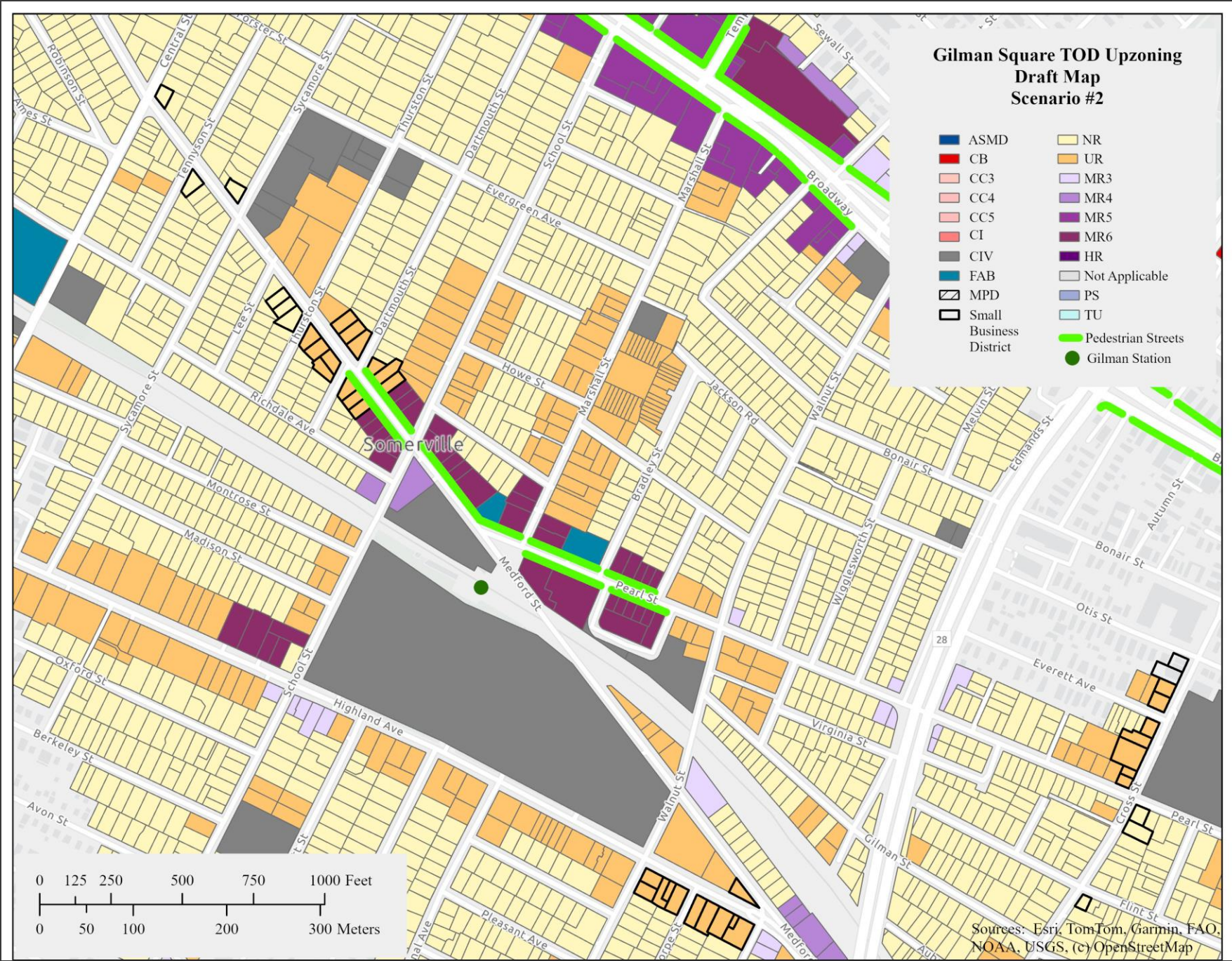
For Discussion: Upzoning Scenarios

Scenario #1: MR Upzoning Neighborhood Core



Scenario 1 Rationale

- Most closely aligned with GSNC feedback
- Strong alignment with SomerVision and Gilman Square Station Area Plan
 - Enhance designation Medford/Pearl Streets
 - Fill in the gaps Medford/Pearl Street, enhance the square
- **Concentrated upzoning unlocking MR mixed-use development along core streets in Gilman Square in proximity to the T stop**
- Pedestrian street designation expanded to promote walkability Medford and Pearl Street
- Small Business District overlay preserved for local businesses Medford Street



**Scenario #2:
MR + UR
Corridors
(Medford, School,
Marshall St)**

Scenario 2 Rationale

- Responsive to Council feedback – explore unlocking housing production via incremental upzoning within the ¼ mile walkshed (e.g., NR to UR)
- Strong alignment with SomerVision and Gilman Square Station Area Plan goals
- **Concentrated MR upzoning along Medford and Pearl Streets and UR extension along Medford and School/Marshall Street corridors**
- UR + Small Business overlay allows more flexibility (permits 3 stories by-right with commercial ground floor vs. 3-4 stories in MR4 district)
- Pedestrian street designation expanded to promote walkability Medford and Pearl Street
- Small Business District overlay preserved for local businesses Medford Street

Scenario #3: MR + UR Extended (Medford to Broadway)



Scenario 3 Rationale

- Higher impact proposal responsive to Council feedback - unlock increased housing production via incremental upzoning
- Alignment with SomerVision and Gilman Square Station Area Plan goals
- **Concentrated MR upzoning along Medford and Pearl Streets and increased UR upzoning on Medford Street and on School/Marshall Street up to Broadway corridor**
- UR extended slightly beyond ¼ mile walkshed, matches like for like uses on adjacent parcels on Medford, School, and Marshall Street
- UR + Small Business overlay allows more flexibility (permits 3 stories by-right with commercial ground floor vs. 3-4 stories in MR4 district)
- Pedestrian street designation expanded to promote walkability Medford and Pearl Street
- Small Business District overlay preserved for local businesses on Medford Street and expanded to new parcels on Medford and Pearl Street

Scenario #4: MR Extended (Medford)



Scenario 4 Rationale

- Highest impact proposal responsive to Council feedback - unlock increased housing production via incremental upzoning
- Alignment with SomerVision and Gilman Square Station Area Plan goals
- **Expanded MR6 upzoning along Medford Street, Stickney Ave (unlock lot consolidation potential), MR4 upzoning on Medford, UR upzoning on Medford Street and School/Marshall Street up to Broadway corridor**
- UR extended slightly beyond ¼ mile walkshed, matches like for like uses on adjacent parcels on Medford, School, and Marshall Street
- Pedestrian street designation expanded to promote walkability Medford and Pearl Street
- Small Business District overlay preserved for local businesses on Medford Street and expanded on Medford and Pearl Street

Sample Fiscal Impact Analysis

Fiscal Impact Analysis Methodology

Scenario: Compare the fiscal impacts of three NR lots to a new 30-unit apartment building

- Unit and floor plate assumptions based on historical permitting data (UR building types permitted since 2019)

Parcel Selection:

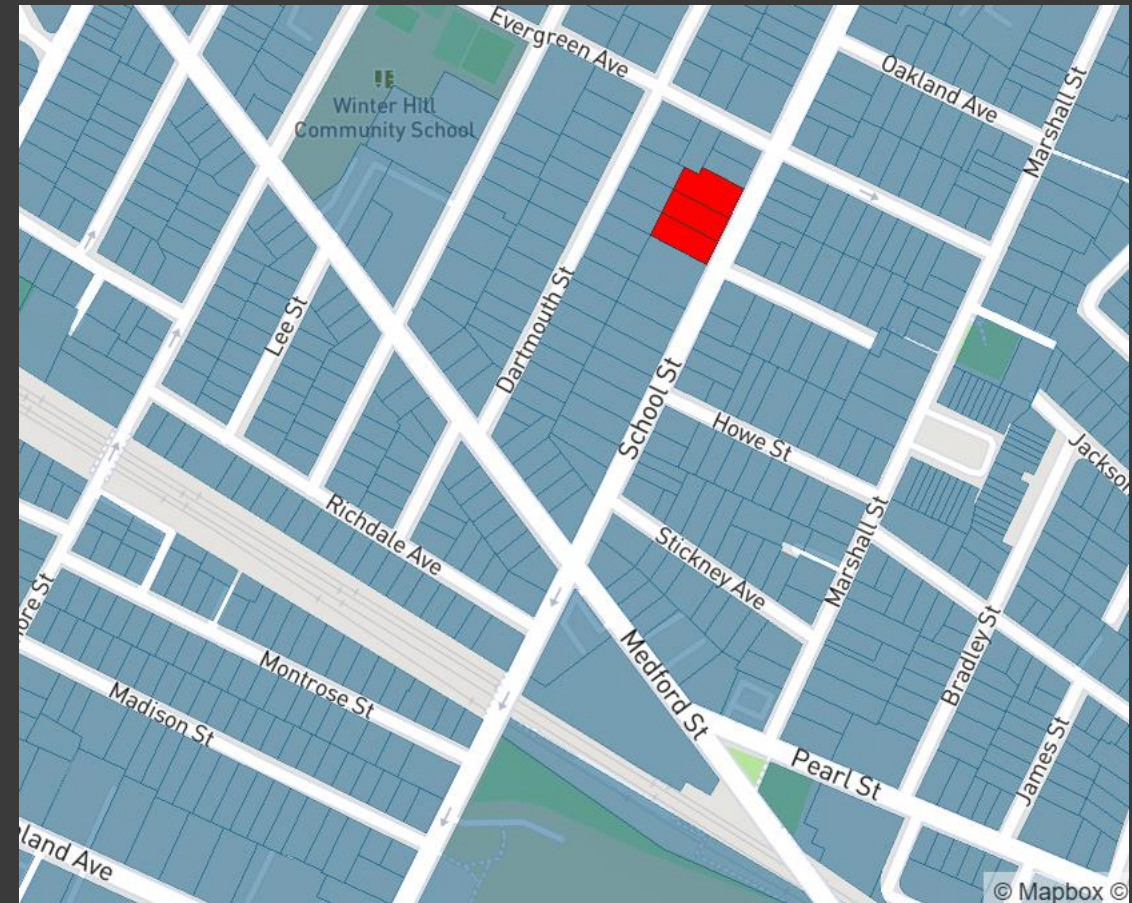
- Three abutting NR lots within upzoning area ($\frac{1}{4}$ – $\frac{1}{2}$ mile walkshed)
- Locations where UR developed is likely to occur (contextual comparison to adjacent properties)

Land Valuation: Per square foot valuation assumptions based on Assessor's data (2021) for existing UR properties in Gilman Square

UR Infill Lot Scenario

Scenario 1: Three NR lots (two single-family, one duplex - 5 units) redeveloped into 30-unit apartment building (UR)

- **Net Municipal Revenue Gain:** ~\$28 K annually
- **School Impact:** +1 student
- **Valuation Assumption:** \$523/sq ft



UR Infill Lot Scenario

Scenario 2: Three NR lots (two triple deckers, one single family home – 5 units) redeveloped into 30-unit apartment building

- **Net Municipal Revenue Gain:** ~\$25 K annually
- **School Impact:** +2 students
- **Valuation Assumption:** \$523/sq ft

