

Comprehensive Approach: *Diversify, Grow, Preserve*

Economic Security and Fiscal Health Into the Future

A Comprehensive Approach: This scenario proposes zoning and land use amendments to all existing commercial districts throughout Boxborough, for a comprehensive, town wide approach to economic development.

This scenario provides a phased approach to address existing barriers to Boxborough's economic longevity.

Challenges:

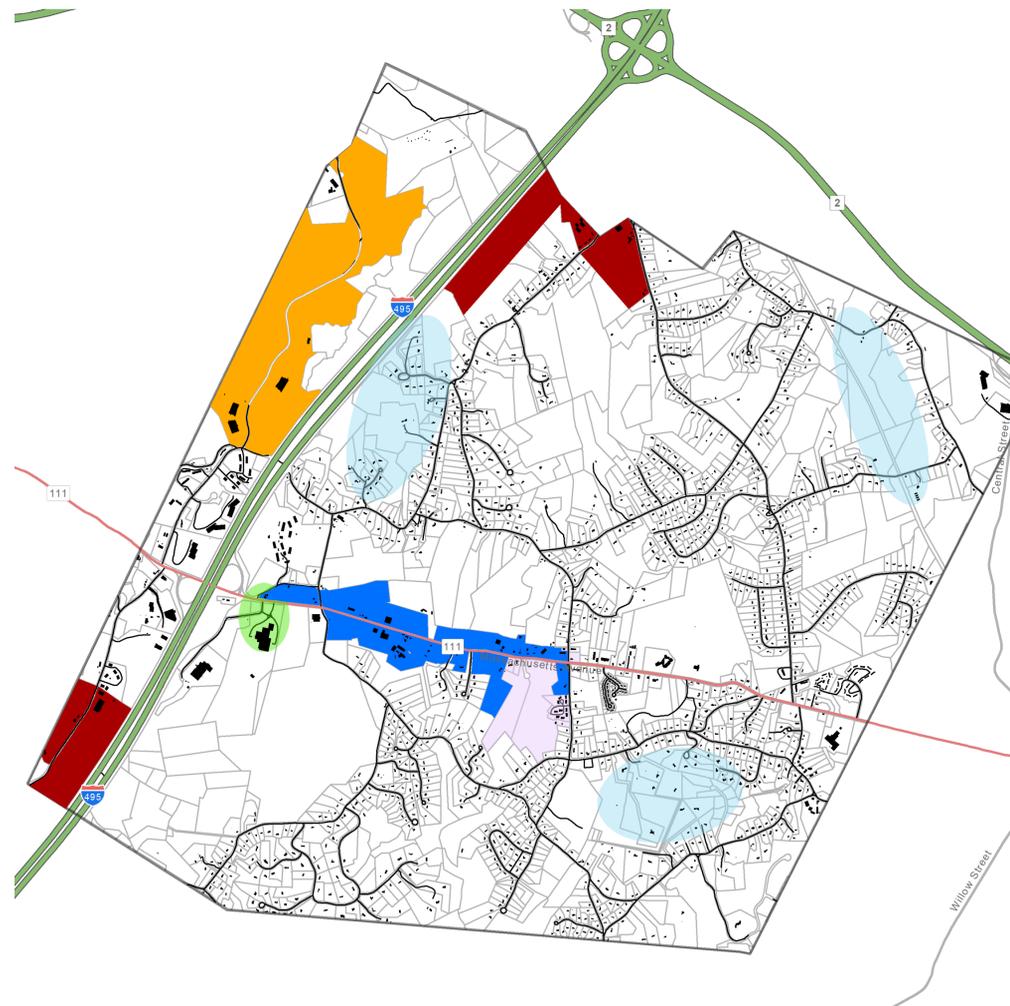
- High office park vacancy rates and abatements strains commercial tax base
- Future funding for municipal service will require residential tax increases
- Office parks have trouble attracting and retaining talent

Approach:

- Diversify land uses, tax base, and businesses activity through comprehensive zoning reforms
- Encourage synergies between districts to create an economic development strategy that attracts new talent to Boxborough, spurs local business amenities, and amplifies the efficiency of all districts

Outcomes:

- An economy that responds to the region's emerging 21st Century Economy and reduces residential tax burden
- Creates a more diverse economy with more cultural amenities to attract and retain 21st Century workforce



Regulatory Changes to Existing Districts

This scenario incorporates and builds on the **Rural and Village-Style Development** scenarios, addressing three additional locations within the **Industrial Commercial, Office Park, and Business and Business I**. Proposing regulatory changes in all commercial districts creates **new synergies and efficiencies** between them and amplifies the success of new developments in each district.

Corporate Campus

Location: Current Cisco Campus



Current Zoning: Office Park

Challenges:

- Talent attraction and retention due to lack of urban amenities and transportation
- Unfilled capacity, vacancies, and corresponding abatements

Approach:

- Implement a mixed-use live-work-play overlay to encourage small business and amenities
- Attract companies from the region's largest sectors through financial incentives (STAA, TIFs, DIFs)

Outcomes:

- Lower residential taxes and increased municipal spending
- Modern office spaces with amenities that attract and retain talent

Main St. Mixed-Use Corridor

Location: Btwn. Town Center and Adam's Place



Current Zoning: Business and Business 1

Challenges:

- Limited buildable land along Route 111 and inadequate walkability

Approach:

- Implement form-based code that links Town and Village Center through infrastructure and design Allow desirable uses from the Master Plan by right and streamline permitting

Outcomes:

- A walkable, mixed-use neighborhood full of amenities for residents and workers
- New, appropriately scaled development that preserves character and open space

Industrial Flex Districts

Location: Existing Industrial Commercial Zones



Current Zoning: Industrial Commercial

Challenges:

- Static approach to industrial land uses that limits innovation
- Vacancies and untouched developable land

Approach:

- Minimize impacts on Boxborough while allowing for adaptability that will accommodate flexible use for emerging industries through performance
- Allow R&D and uses to support the agricultural districts (cold storage, vertical farming) by right

Outcomes:

- A district that can accommodate growing businesses and future industries
- Supports economic endeavors of other districts

Implementation Process

Short Term

- Regulatory changes
- Streamlining permitting process

Medium Term

- Implement marketing strategies to recruit developers and tenants
- Conduct water feasibility and traffic impact studies
- Develop financial incentives to encourage desired uses

Long Term

- Conduct water feasibility and traffic impact studies
- Ongoing resident engagement