

8/14 (4)

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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** August 1, 2003
From: Roland Bartl, AICP, Town Planner *R.B.*
Kristin K. Alexander, AICP, Assistant Planner *KKA*
Subject: ***East Acton Village Planning Committee – Commercial Property Owners***

At the request of Town Counsel, staff has prepared a summary of the acreage and assessed value of commercial property owned by some East Acton Village Planning Committee (EAVPC) members relative to the:

- (1) East Acton Village (EAV) Planning Area,
- (2) area zoned or used for commercial/industrial purposes, and
- (3) area in which rezoning or other zoning changes have been discussed to date.

The summary and maps are attached. Three out of the eleven EAVPC members own commercial property in the EAV Planning Area: Ms. Stacey Durkin, Mr. Tom McLaughlin, and Mr. Steve Steinberg.

We hope you find this information useful. If you have any questions, or need further assistance, please contact us.

Summary

East Acton Village (EAV) Planning Area ¹ =	1,200 acres
Total Assessed Value of Properties in the EAV Planning Area =	\$327,670,588
Commercial Properties in the EAV Planning Area ² =	106.7 acres
Total Assessed Value of Commercial Properties in the EAV Planning Area =	\$45,607,900
Portion of EAV Planning Area being considered for zoning changes ³ =	111.3 acres
Total Assessed Value of EAV Planning Area being considered for zoning changes =	\$34,220,705

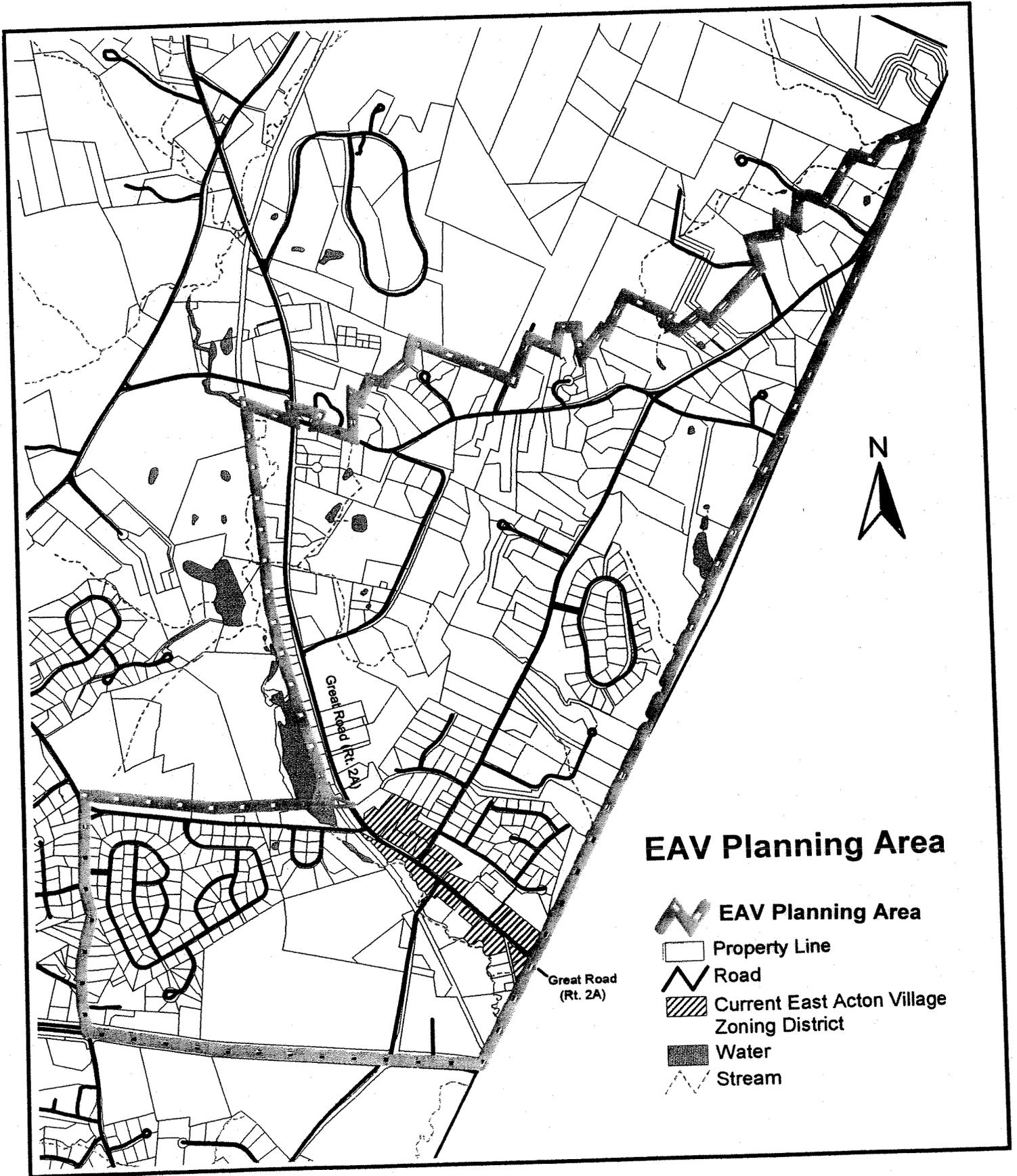
Commercial Property Owners	Stacey Durkin	Tom McLaughlin	Steve Steinberg ⁴
Acreage			
Total Property Owned in the EAV Planning Area	2.1 acres	8.13 acres	7.51 acres
Percent of EAV Planning Area	.176%	.680%	.628%
Percent of Commercial Properties in the EAV Planning Area	1.97%	7.62%	7.04%
Percent of Properties in the EAV Planning Area Being Considered for Zoning Changes	1.89%	7.30%	6.75%
Assessed Value			
Total Property Owned in the EAV Planning Area	\$413,000	\$2,868,100	\$6,311,600
Percent of EAV Planning Area	.126%	.875%	1.93%
Percent of Commercial Properties in the EAV Planning Area	.906%	6.29%	13.84%
Percent of Properties in the EAV Planning Area Being Considered for Zoning Changes	1.21%	8.38%	18.44%

¹ See attached maps of the East Acton Village (EAV) Planning Area.

² Commercial properties are parcels in mixed use (EAV), commercial and industrial zoning districts (LB, SM) and commercial use properties in residential zoning districts.

³ The East Acton Village Planning Committee (EAVPC) is considering zoning changes to a portion of the EAV Planning Area (all of EAV and Small Manufacturing (SM), some Limited Business (LB), and some residential zoned land). Zoning changes could include rezonings and use and dimensional changes. These have been discussed to various depths, and concepts of some rezoning ideas have been presented at public meetings. The matter is still fluid.

⁴ Steve Steinberg owns 5 out of 14 office condominiums at "Patriot Square" (located at the north end of the EAV Planning Area at 179 Great Road). The "Assessed Value" of the condo units includes the building and land values. The parcel of "Patriot Square" is added to the area acreages, but no land area was assigned to the 5 units Mr. Steinberg owns.



EAV Planning Area

-  EAV Planning Area
-  Property Line
-  Road
-  Current East Acton Village Zoning District
-  Water
-  Stream

AFFORDABLE HOUSING OVERLAY DISTRICT

- ▬ Sub-District A
- ▬▬ Sub-District B

ZONING DISTRICTS

- ARC (Agriculture Recreation Conservation)
- EAV (East Acton Village)
- GI (General Industrial)
- KC (Kelley's Corner)
- LB (Limited Business)
- LI (Light Industrial)
- LI-1 (Light Industrial 1)
- NAV (North Acton Village)
- OP-1 (Office Park 1)
- OP-2 (Office Park 2)
- PCRC (Planned Conservation Residential Communi
- PM (Powder Mill)
- R-10 (Residence 10)
- R-10/8 (Residence 10/8)
- R-2 (Residence 2)
- R-4 (Residence 4)
- R-8 (Residence 8)
- R-8/4 (Residence 8/4)
- R-A (Residence A)
- R-AA (Residence AA)
- SAV (South Acton Village)
- SM (Small Manufacturing)
- TD (Technology District)
- VR (Village Residential)
- WAV (West Acton Village)

