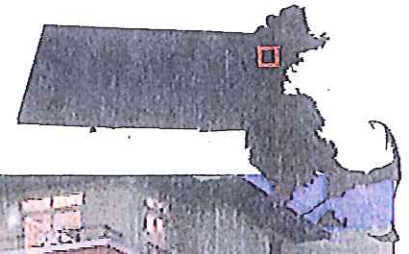


Reading A 40R COMMUNITY



Smart Growth Area

26-acre mixed-use district

Location

Reading, Massachusetts

Housing

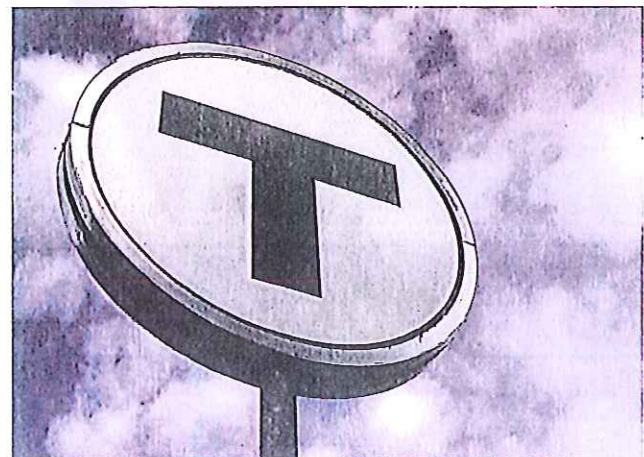
53 units built, including 11 affordable units; Smart Growth zoning provides for a minimum of 256 housing units not previously allowed.

40R Incentive and Bonus Funding

Smart growth zoning district: \$509,000 to general fund.

History

Zoning Adopted	11/30/2009
30 Haven Street	Summer 2012



Reading's municipally-driven Downtown Smart Growth District is a transit-oriented revitalization zone consisting of smaller infill and redevelopment opportunities across numerous parcels near the town's downtown commuter rail station. Covering approximately 26 acres, the 40R zoning allows for an estimated 256 units throughout the District. Thus far, this pro-active overlay zoning has earned the town \$350K in state 40R zoning incentive funds plus another \$159K in 40R implementation funds for the 53-unit 30 Haven Street project, a mixed-use development bringing new residents, businesses and vitality to the area.



MA Department of Housing & Community Development
100 Cambridge Street, Boston, MA 02114
p: 617-573-1100 f: 617-573-1120 w: www.mass.gov/dhcd

Reading A SMART GROWTH COMMUNITY

40R District

- 40R District Boundary
- Residential Future Uses
- Commercial Future Uses
- Residential & Commercial

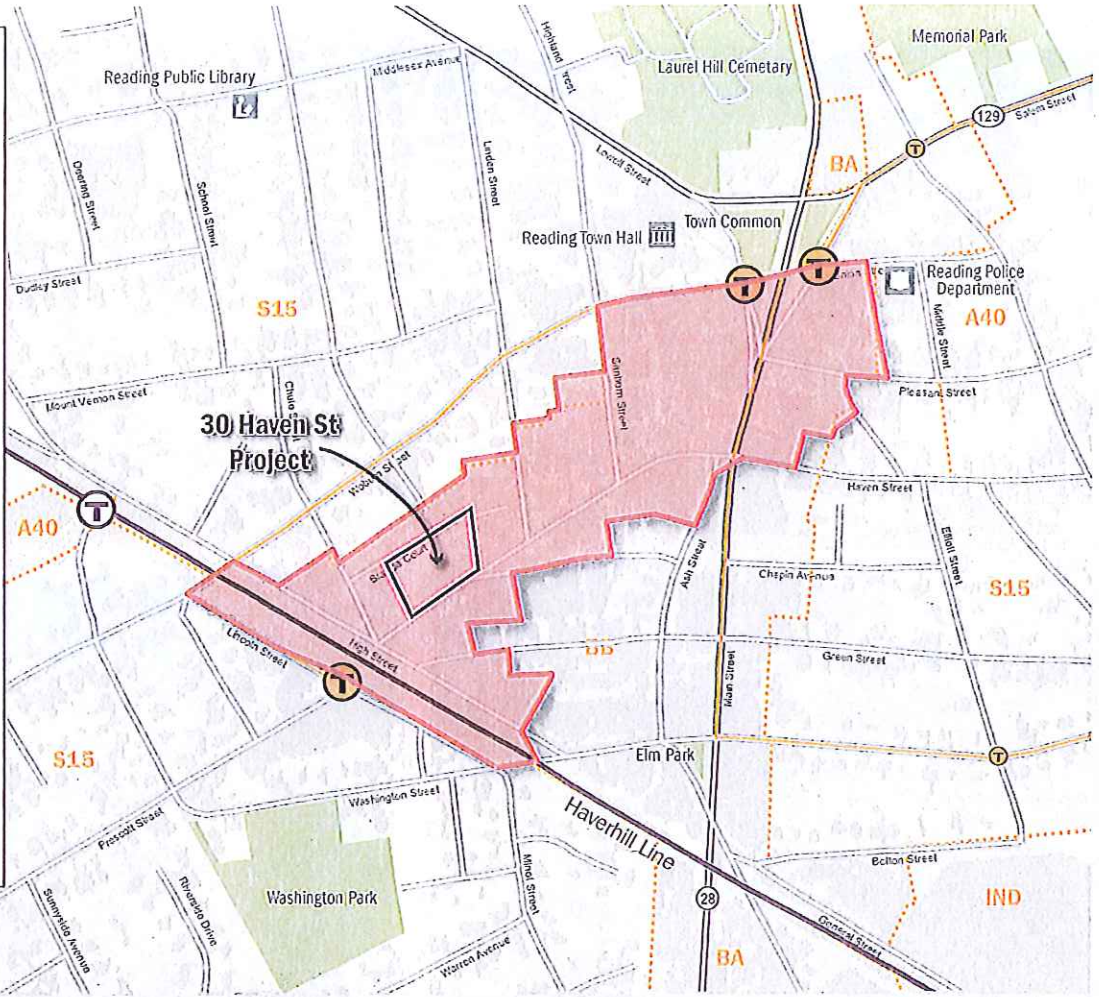
Other Municipal Features

- Zoning District Boundary
- Library
- Police Station
- City Hall
- Open Space
- Commuter Rail Stations
- Commuter Rail Lines
- MBTA Bus Stops
- MBTA Bus Routes
- (Buildings and pavements represented)

0 180 360 540 720
Feet

Data Source:
40R Information, Department of Housing and Community Development
All other GIS data, MassGIS
Map by Energy and Environmental Affairs
J. Pfister, 7/29/2011

S15	Single Family
A40	Apartment 40
BA	Business A
BB	Business B
IND	Industrial



About 40R

Well-designed districts can create a distinctive sense of place and fulfill market demand for walkable neighborhoods, while steering growth toward areas with existing infrastructure, reducing development pressure on outlying areas, and minimizing traffic impacts. Chapter 40R rewards cities and towns for adopting 40R zoning and streamlining the development process by providing as much as \$600,000 in upfront zoning incentive funds, plus an additional \$3,000 for every new housing unit created. You can find out more at DHCD's 40R homepage: www.mass.gov/hed/40r.

Contact Us

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