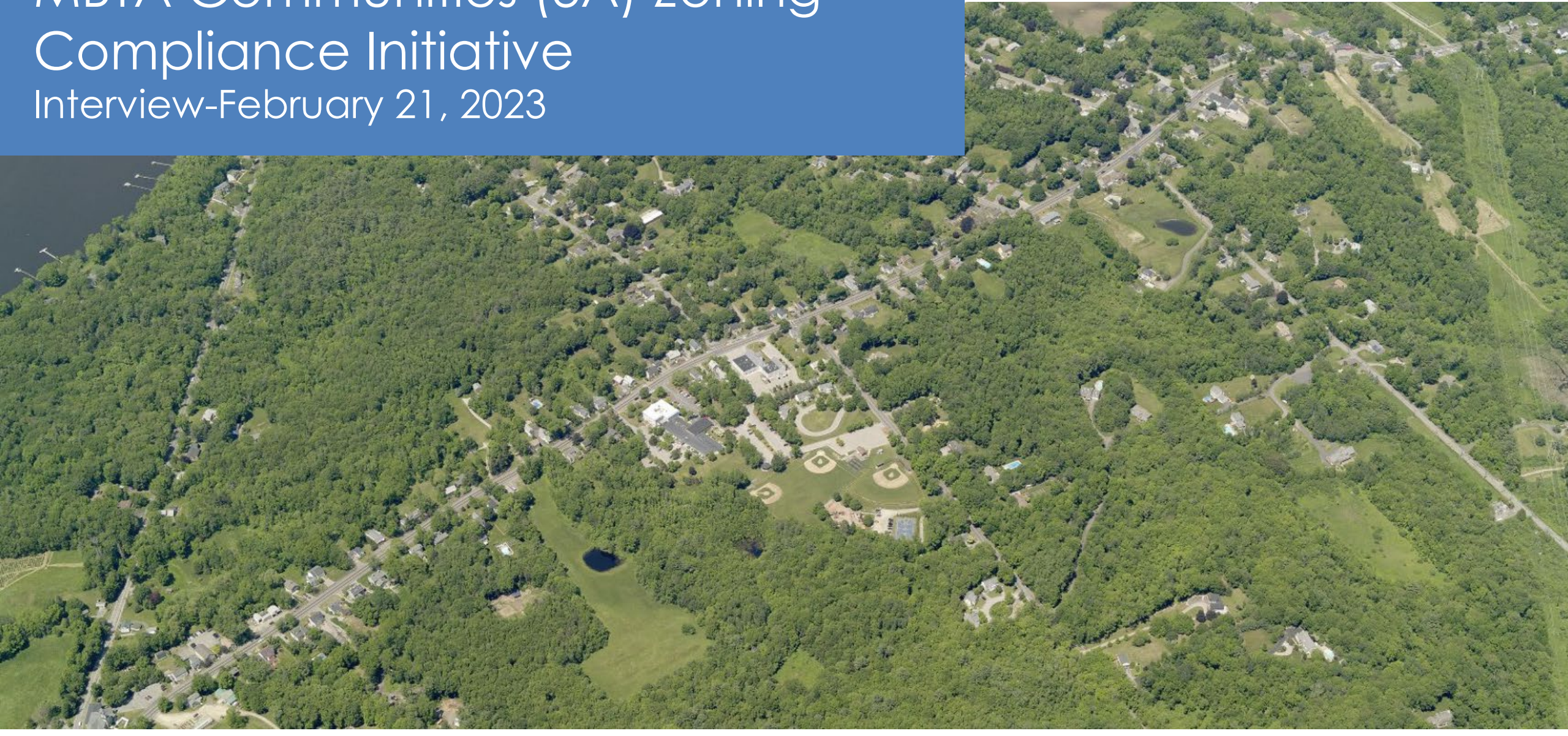


Planning Consultant Services for
MBTA Communities (3A) Zoning
Compliance Initiative
Interview-February 21, 2023

DODSON & FLINKER
Landscape Architecture and Planning



**30+ YEARS
EXPERIENCE**

**Planning and
Landscape
Architecture
rooted in New
England
traditions**

**Customized,
Creative
Community
Engagement**

**Expertise in
housing for
rural and small
towns and
zoning
implementation**



Visualization

ZONING
UNCHANGED



vs.

TRANSFER OF
DEVELOPMENT RIGHTS



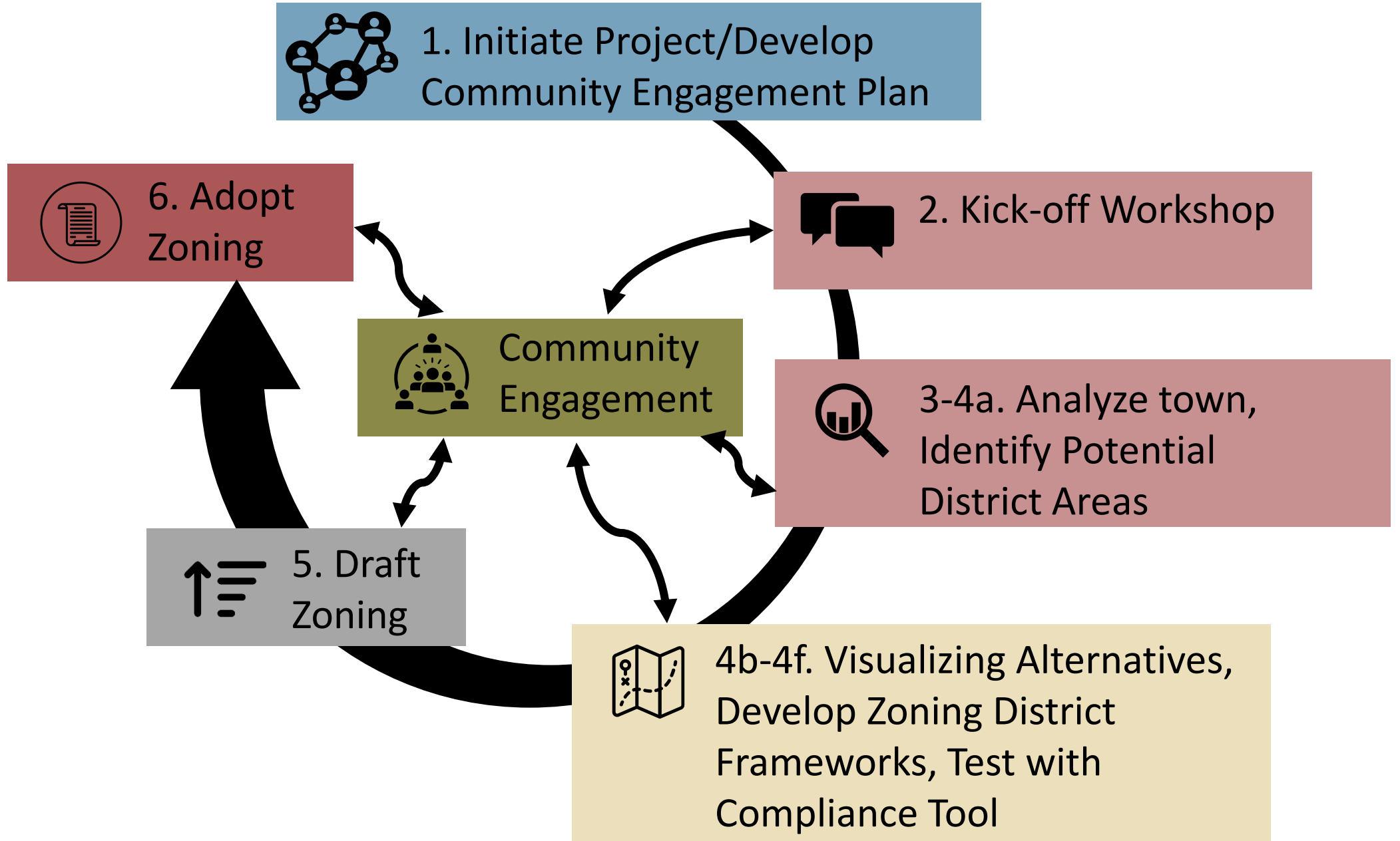
MONTAUK HAMLET MASTERPLAN



Design thinking applied to planning

- **Shared fact-finding** to understand existing conditions, problems and opportunities.
- **Testing and evaluating** alternative future scenarios.
- Exploring real places with **public visioning and placemaking** activities.
- **Visualizing alternatives** in a way laypeople can understand
- Rethinking, revising, and **building consensus** on a preferred approach
- Crafting **effective zoning** and bringing it to adoption

Project Approach



Community Engagement Options

Hands-on Visioning Workshop



Visual Surveys



Strong Support (67%-100%)



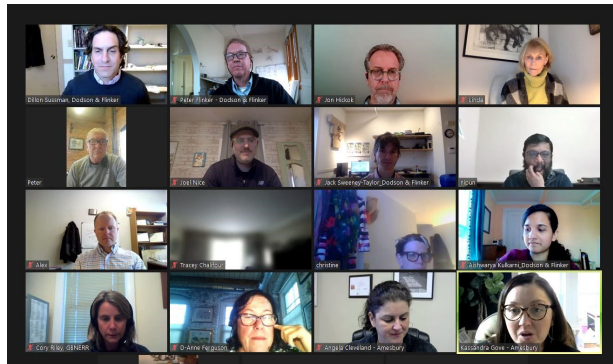
Moderate Support (34%-66%)



Low Support (0-33%)



Focus Groups / Working Groups



Community Engagement Options

Hands-on Visioning Workshop



Visual Surveys



Strong Support (67%-100%)



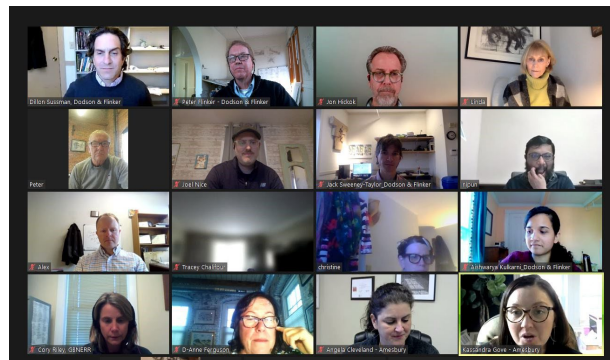
Moderate Support (34%-66%)



Low Support (0-33%)



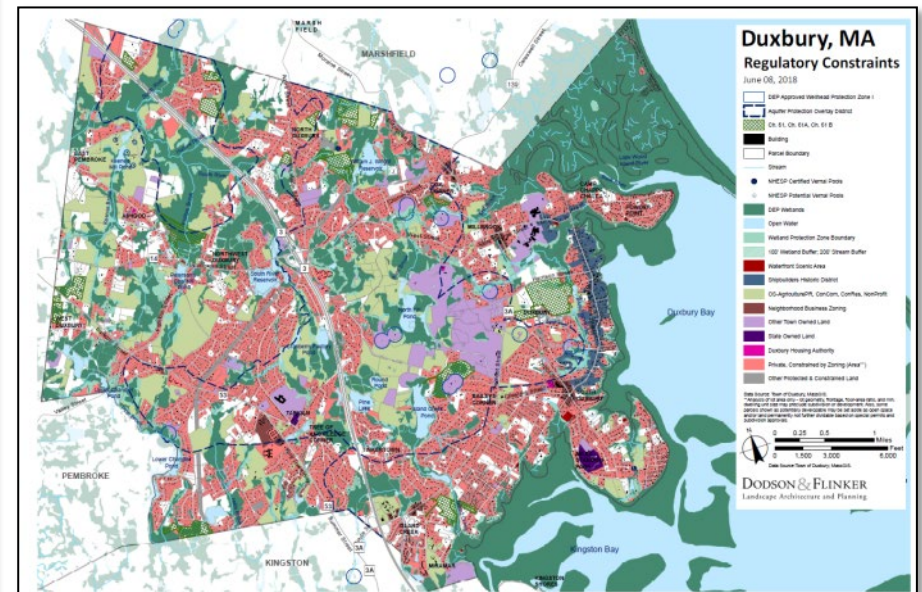
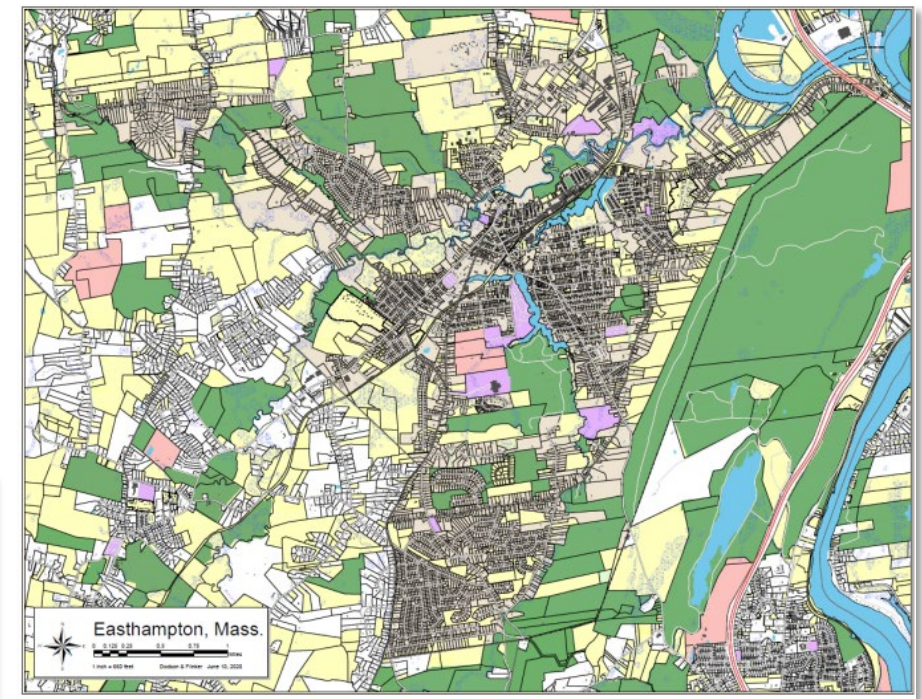
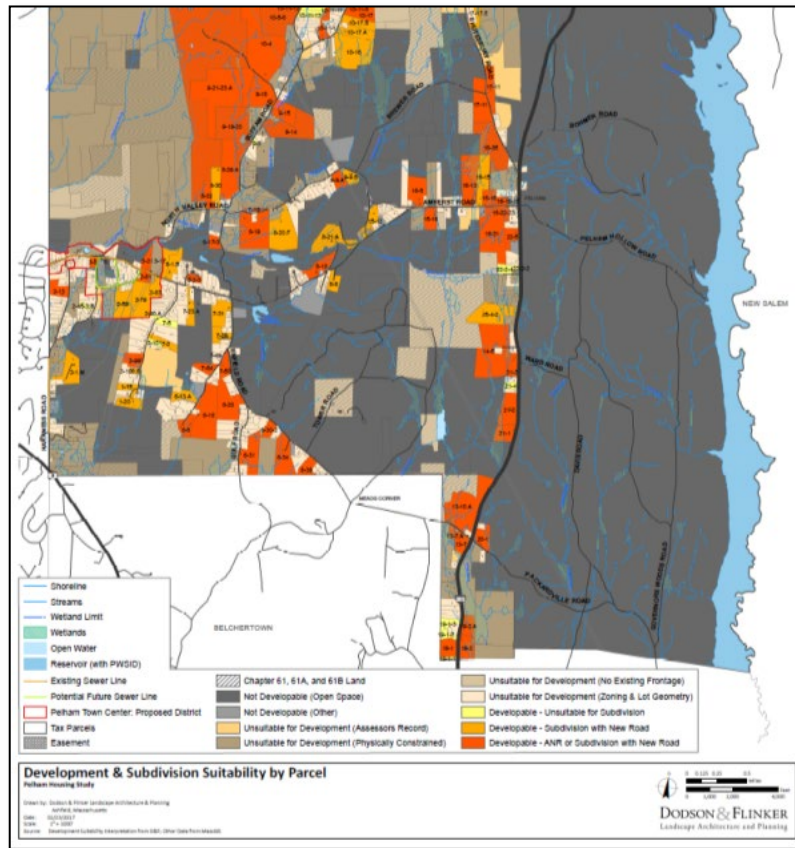
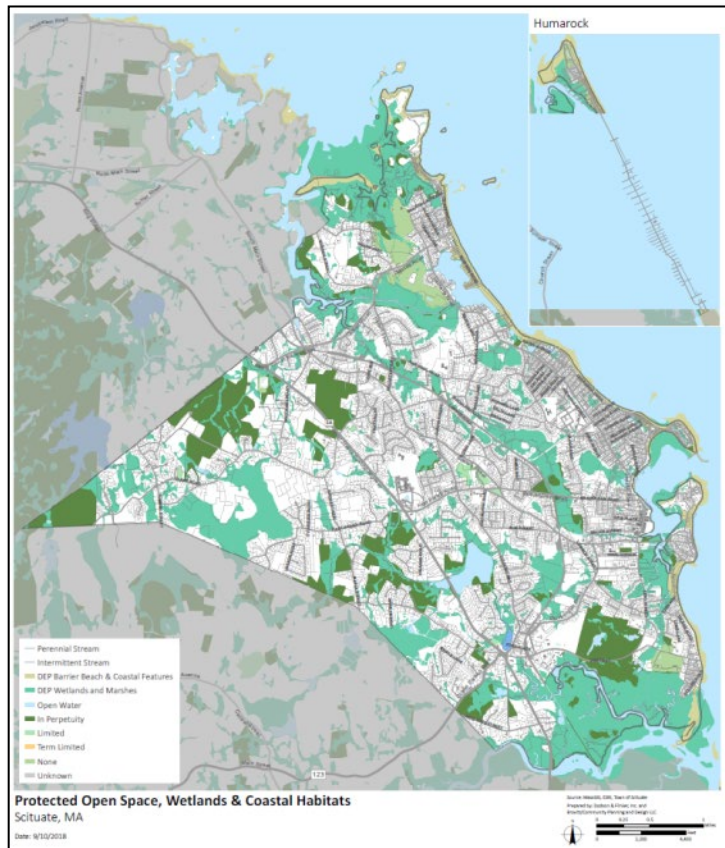
Focus Groups / Working Groups



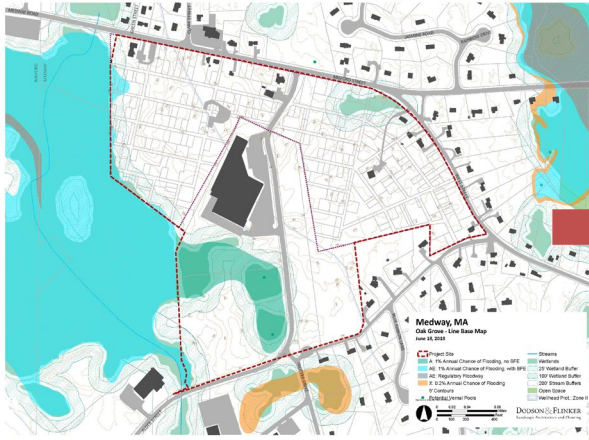
Pop-Up Events



3-4a. Town-Wide Assessment: Town Plans, Bylaws, Drinking Water, Potential Housing Sites



4b-4f. Visualizing Housing Alternatives for Districts and Developing Zoning Framework



Existing Conditions Analysis, Potential Districts



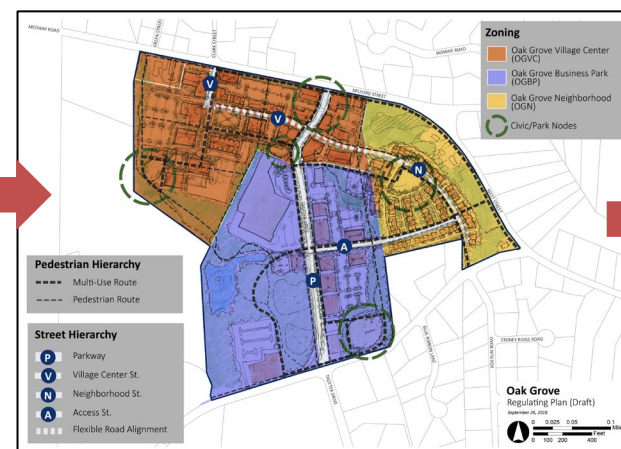
Public Visioning & Scenario Building



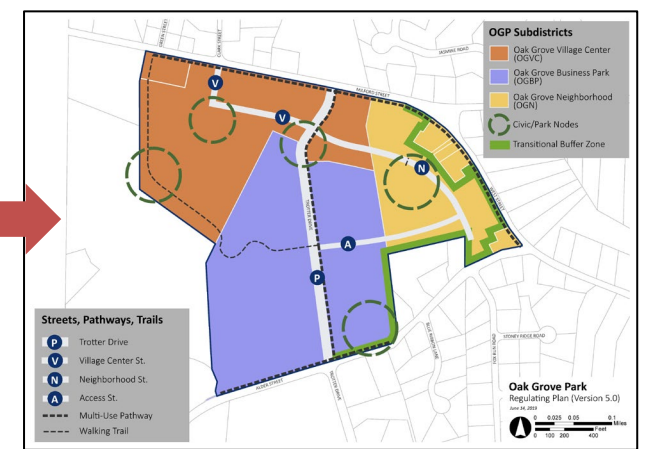
CONCEPTUAL DEVELOPMENT MODEL



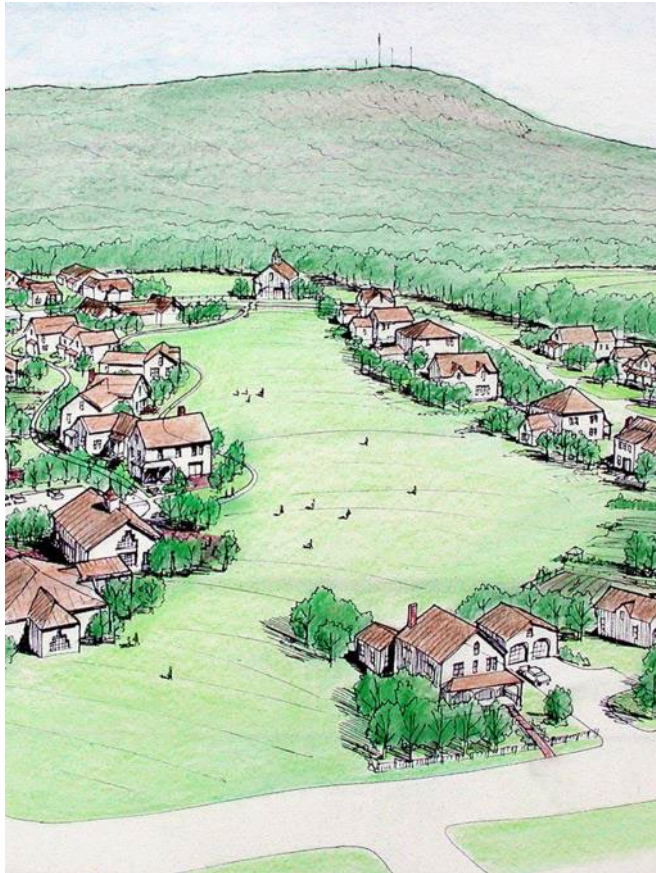
Conceptual Plan Refinement and Development Scenario Testing



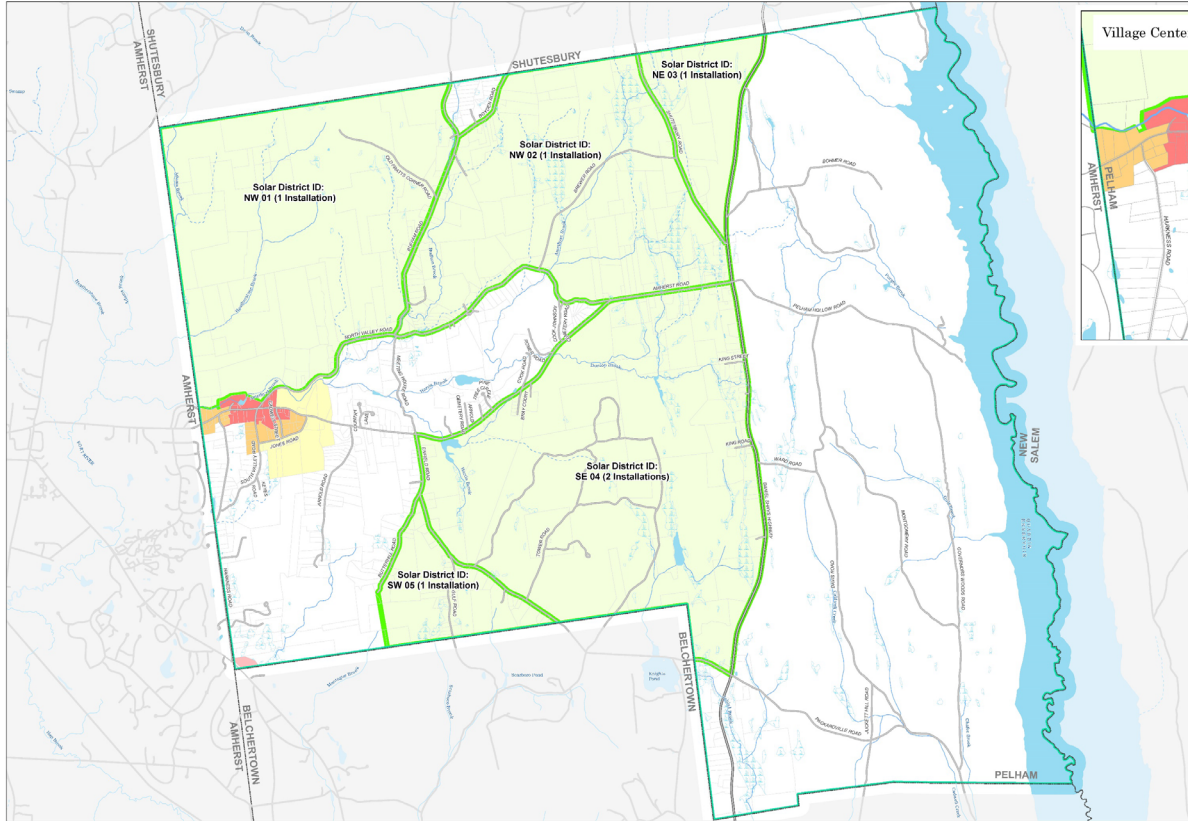
Transition to Zoning Map and Zoning Code



Zoning Based on Understanding of Creative Design for Housing



5-6. Draft and Adopt Effective Zoning



2020 ZONING MAP OF THE TOWN OF PELHAM



THE ZONING MAP IS FOR GENERAL GUIDANCE ONLY. IT IS SUBJECT TO THE VOTE OF TOWN MEETING. BOUNDARIES AND THE TEXT OF THE BY-LAW COVERING.

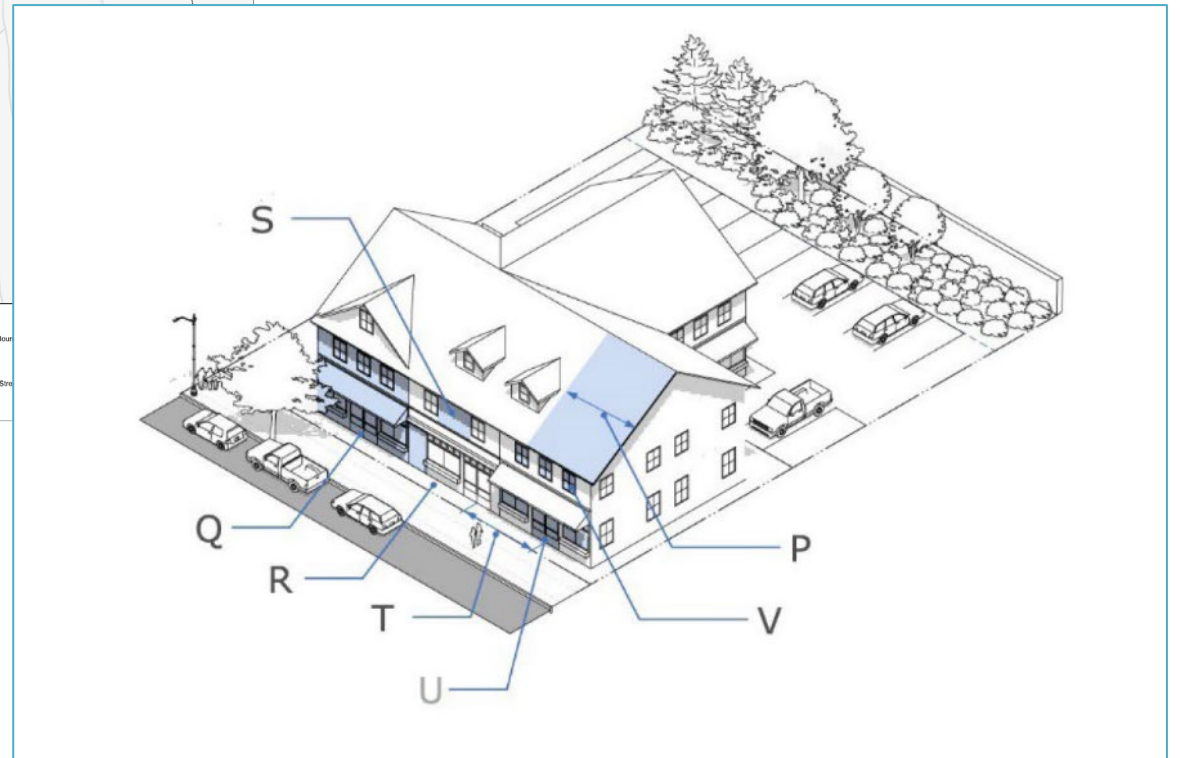
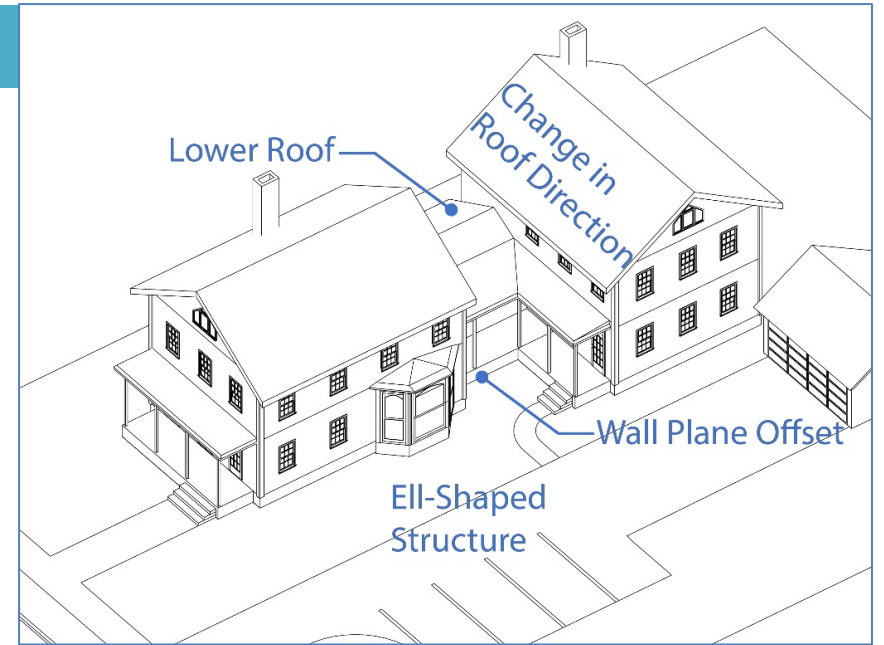
Zoning Districts

- (R) Residential (No Colors)
- (VC-RE) Village Center Rural Edge
- (VC-N) Village Center Neighborhood
- (VC-MU) Village Center Mixed Use
- (LB) Limited Business

Zoning Overlay Districts

- Large Scale Ground Mounted Solar Installation Districts as overlay to otherwise Residential (R) district.
- Water Supply Protection Overlay District Boundaries (All land in Pelham)

- Tax Parcel Bound
- Open Water
- Stream
- Intermittent Stream
- Wetlands



Test Zoning Framework with MBTA Communities Compliance Tool

Checklist - District Parameters

Municipality: 0
 Community Type:
 Contact: 0

Step 3. Input the parameters from your zoning in this section. Your district(s) may not have all the parameters shown. Enter only what is in your zoning bylaw/ordinance. If the requested standard does not apply, please leave the box blank - do not enter N/A or 0.

Categories	Notes	District #	1
District Name		0	0

1. Allowable Residential Building Types

INFO: Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.

Question Guidance	Building type and density	Y/N	Please explain your response.
Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)	Three-family?		
	Four-family?		
	Five or more dwelling units per lot?		
If your zoning does not have a maximum, leave this blank and explain.	What is the maximum number of units per lot?		
If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.			

2. Lot Sizes

INFO: Lot size helps determine the number of units that can be built by providing input into the calculation of the building

Question Guidance	Dimensional Standards	Value	Please explain your response.
The size of the minimum lot in this district. If there is no minimum, enter 0.	Minimum Lot Size (in square feet)		
Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those numbers here.	Base Minimum Lot Size (in square feet)		
	Additional Lot Square Footage by Dwelling Unit (in square feet)		

Building Types

INFO: See note under Section 1.

Question Guidance	Building type and lot size	Value	Please explain your response.
Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in	Three-family (in square feet)		
	Four-family (in square feet)		
	Five or more dwelling units per lot (in square feet)		

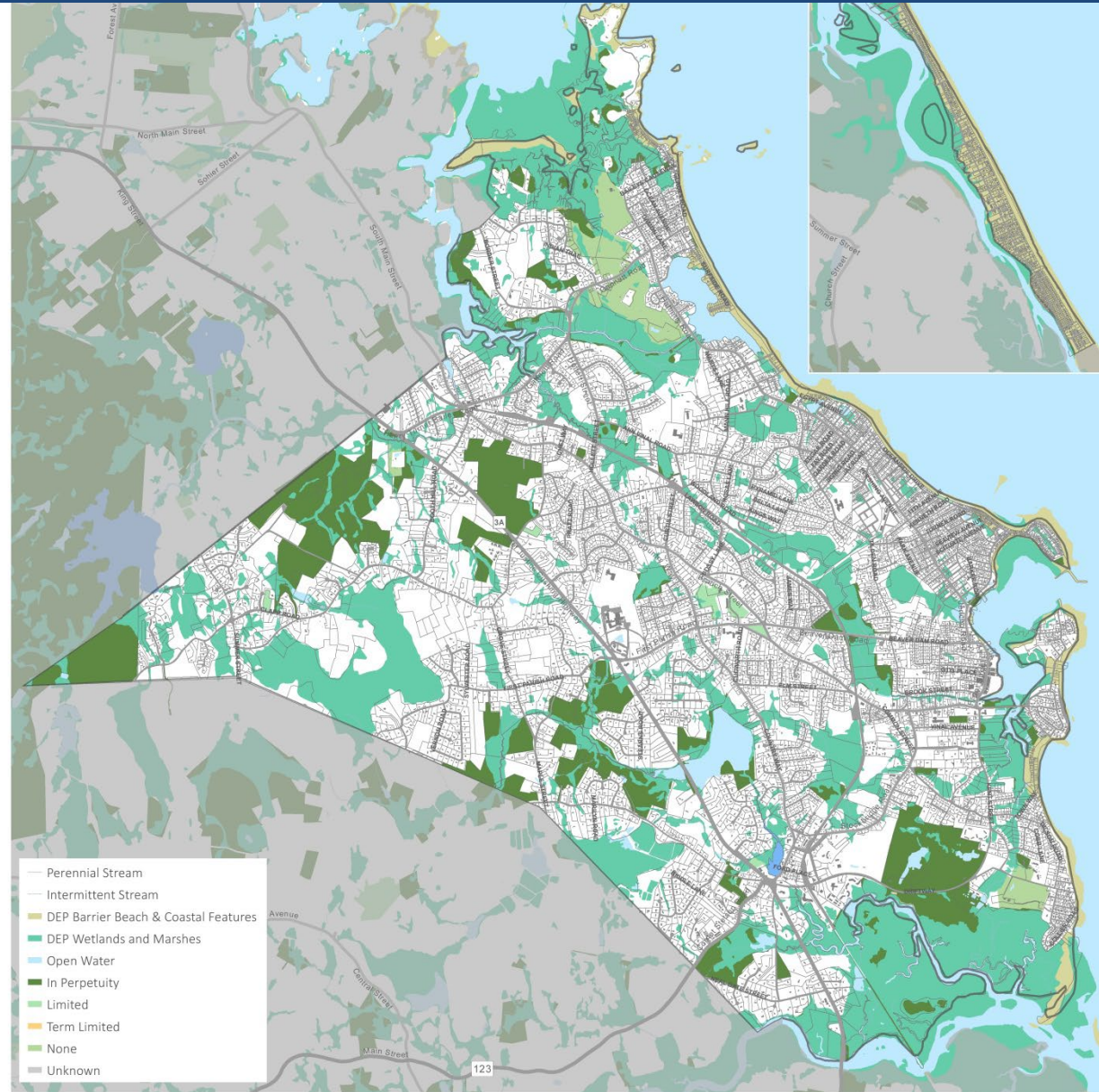
3. Restrictions on Building Volume

INFO: Building volume (footprint x height) helps determine the number of units that can be built.

3.a. Height

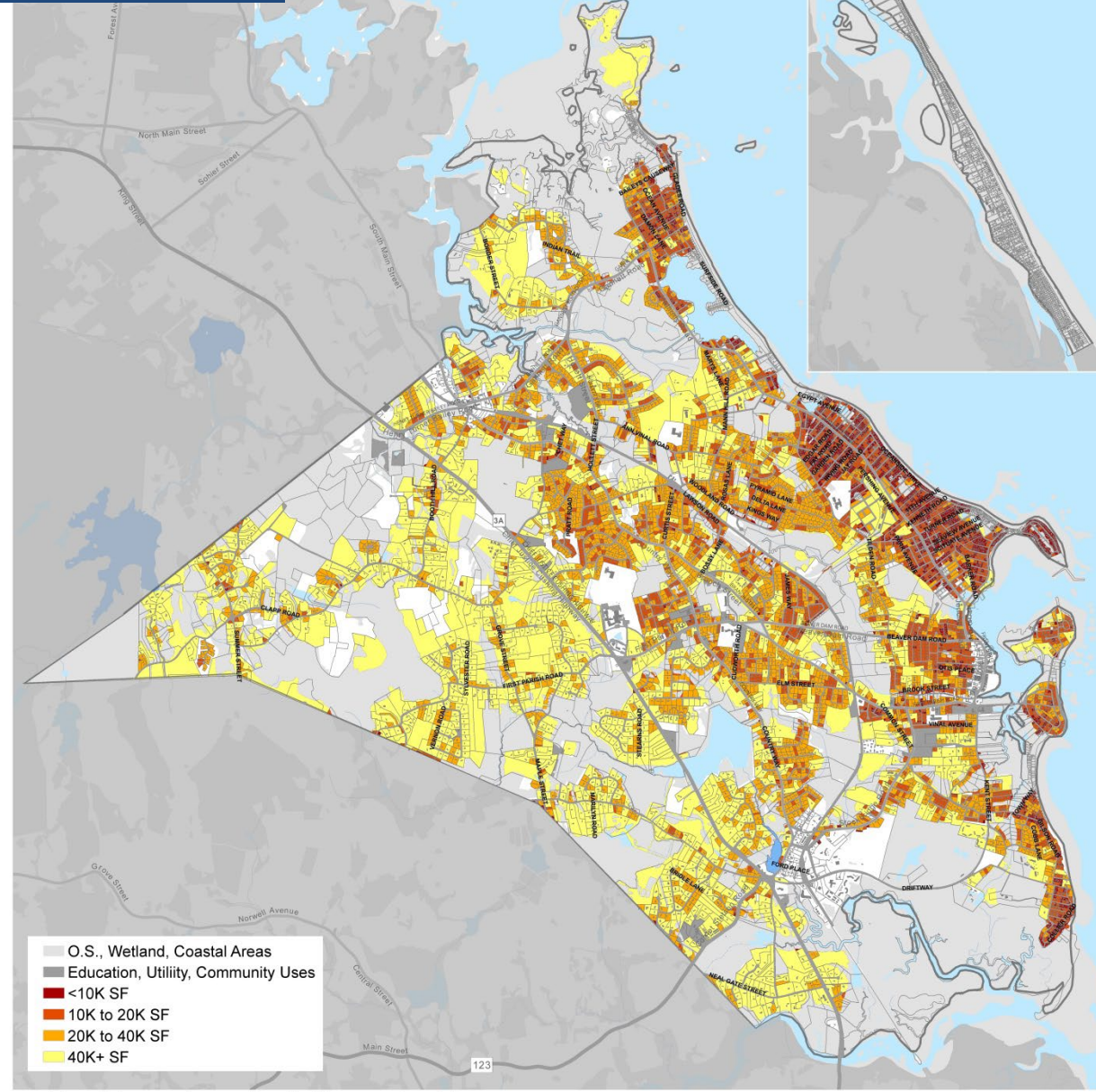
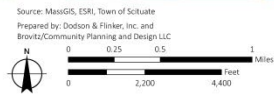
Question Guidance	Dimensional Standards	Value	Please explain your response.
If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.	Building Height (in stories)		

Scituate Townwide Housing Opportunities



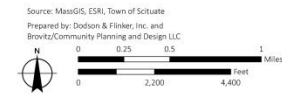
Protected Open Space, Wetlands & Coastal Habitats
Scituate, MA

Date: 9/10/2018

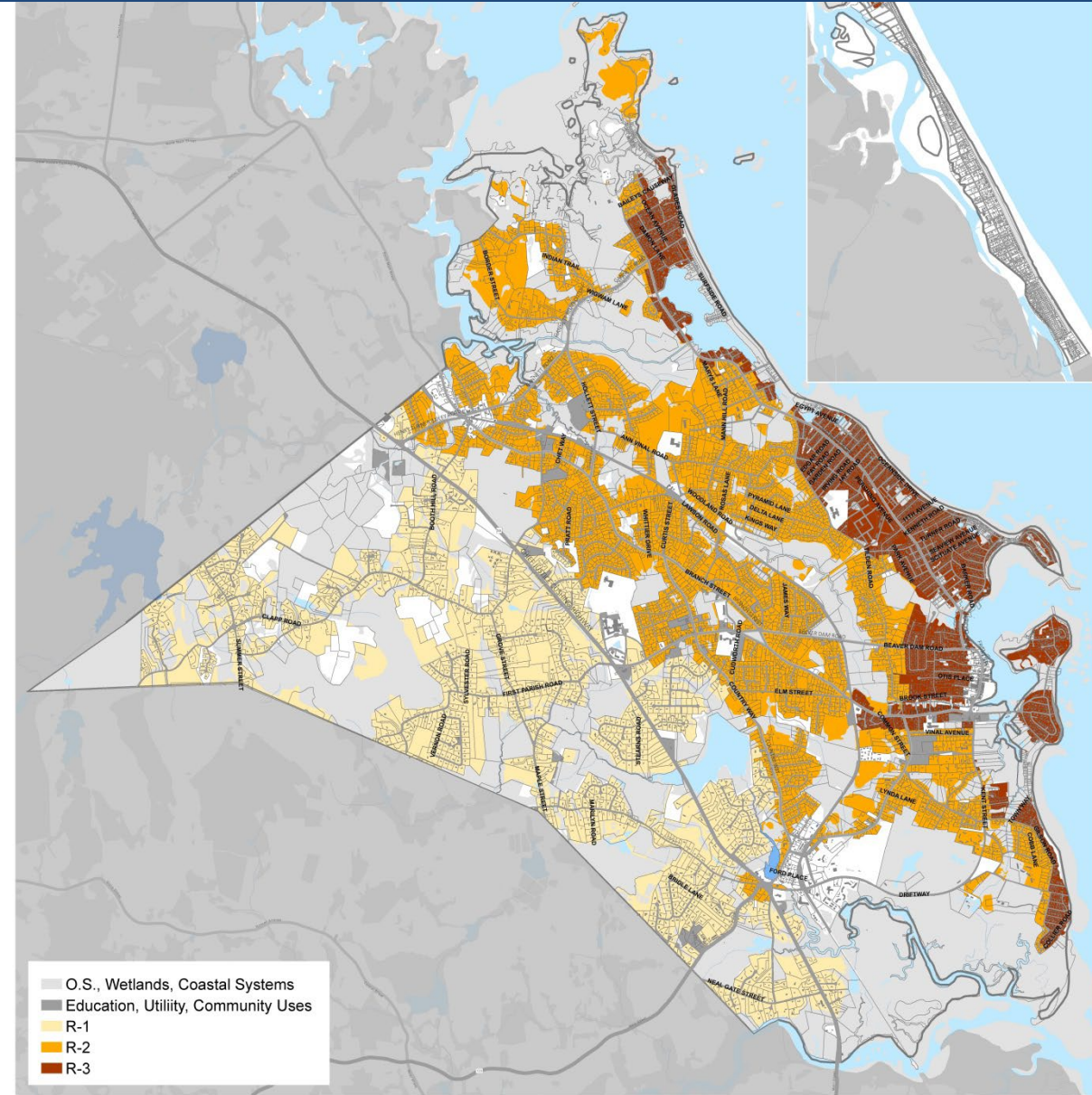


Residential Parcel Area (Excluding Wetlands)
Scituate, MA

Date: 09/10/2018

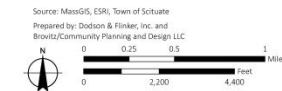
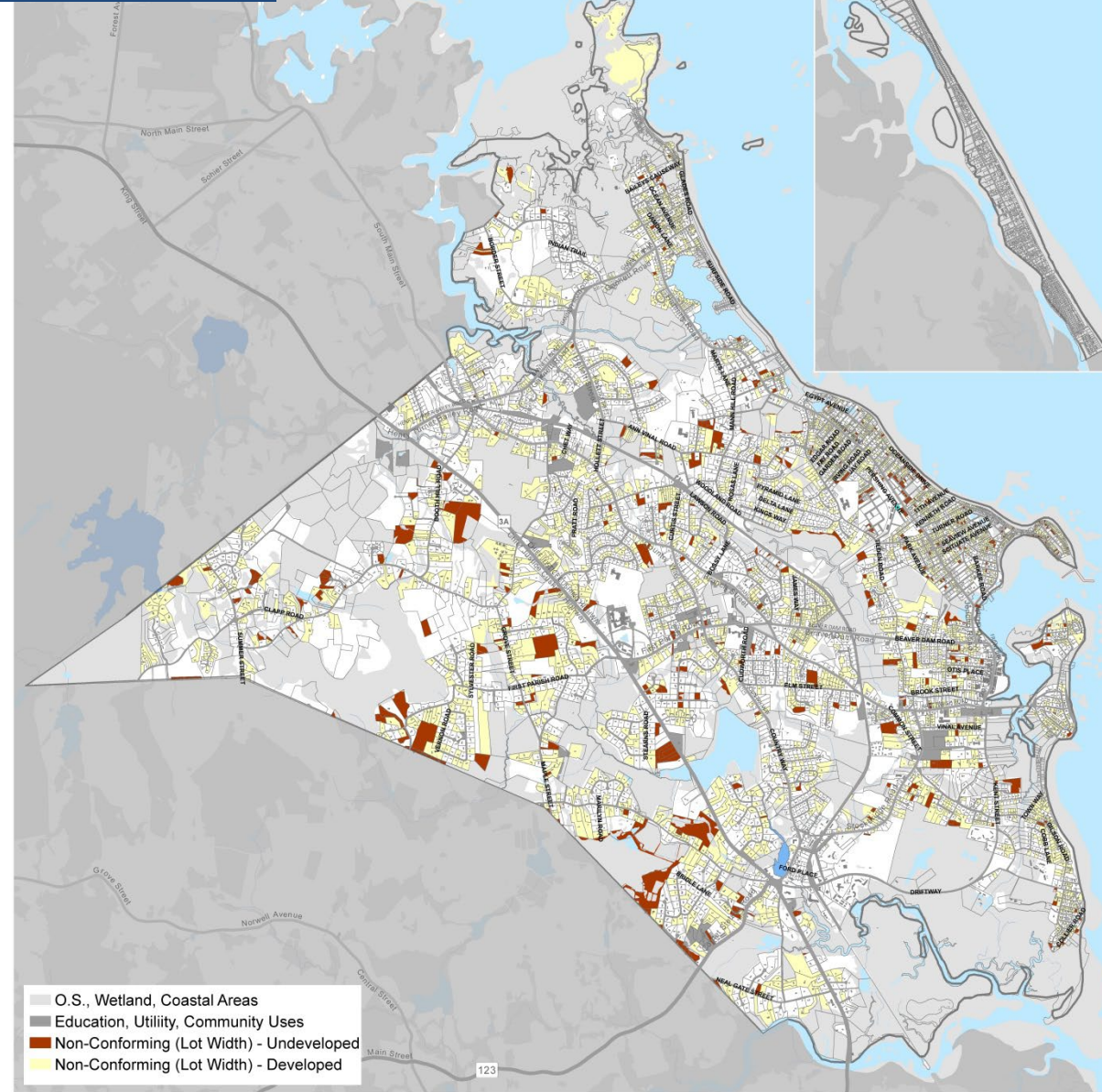


Scituate Townwide Housing Opportunities



Residential Parcels by Zone
Scituate, MA

Date: 09/10/2018



Non Conforming Residential Parcels (Frontage & Lot Width)
Scituate, MA

Date: 09/10/2018



Scituate Greenbush Vision and Zoning



SUBDISTRICTS

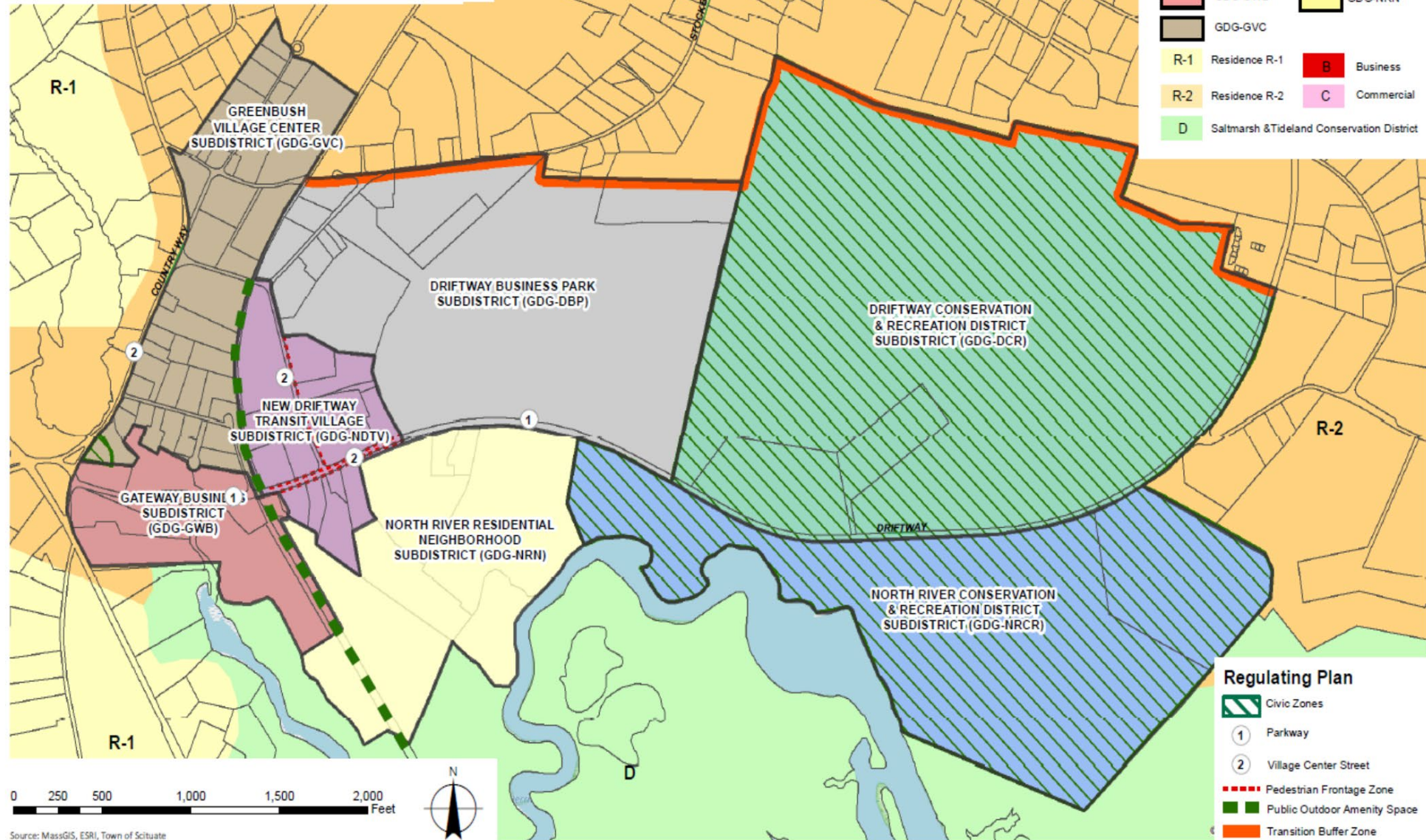
1. Scituate Gateway (Rte 3A and Roundabout Area)
2. Historic Greenbush Village
3. New Driftway Gateway (Roundabout to Dunkin Donuts)
4. New Driftway Village Center (MBTA Station and Parking to Ladd's Way)
5. Driftway Waterfront Neighborhood (Driftway – Ladd's Way to Scituate WWTP)
6. Driftway Business Park (Buckeye Lane and Stockbridge Road Area)
7. North River Recreation District (Driftway – Ladd's Way to Scituate WWTP)



ZONING MAP AMENDMENT APRIL 8, 2019

**VILLAGE CENTER & NEIGHBORHOOD (VCN) ZONING DISTRICT
CONTAINING THE GREENBUSH-DRIFTWAY GATEWAY DISTRICT (GDG)
AND SUBDISTRICTS GVC, GWB, DBP, NRR, NDTV, NRRC, AND DCR**

Prepared by: Dodson & Flinker, Inc. and
Brovitz Community Planning and Design



“The Village at Greenbush”





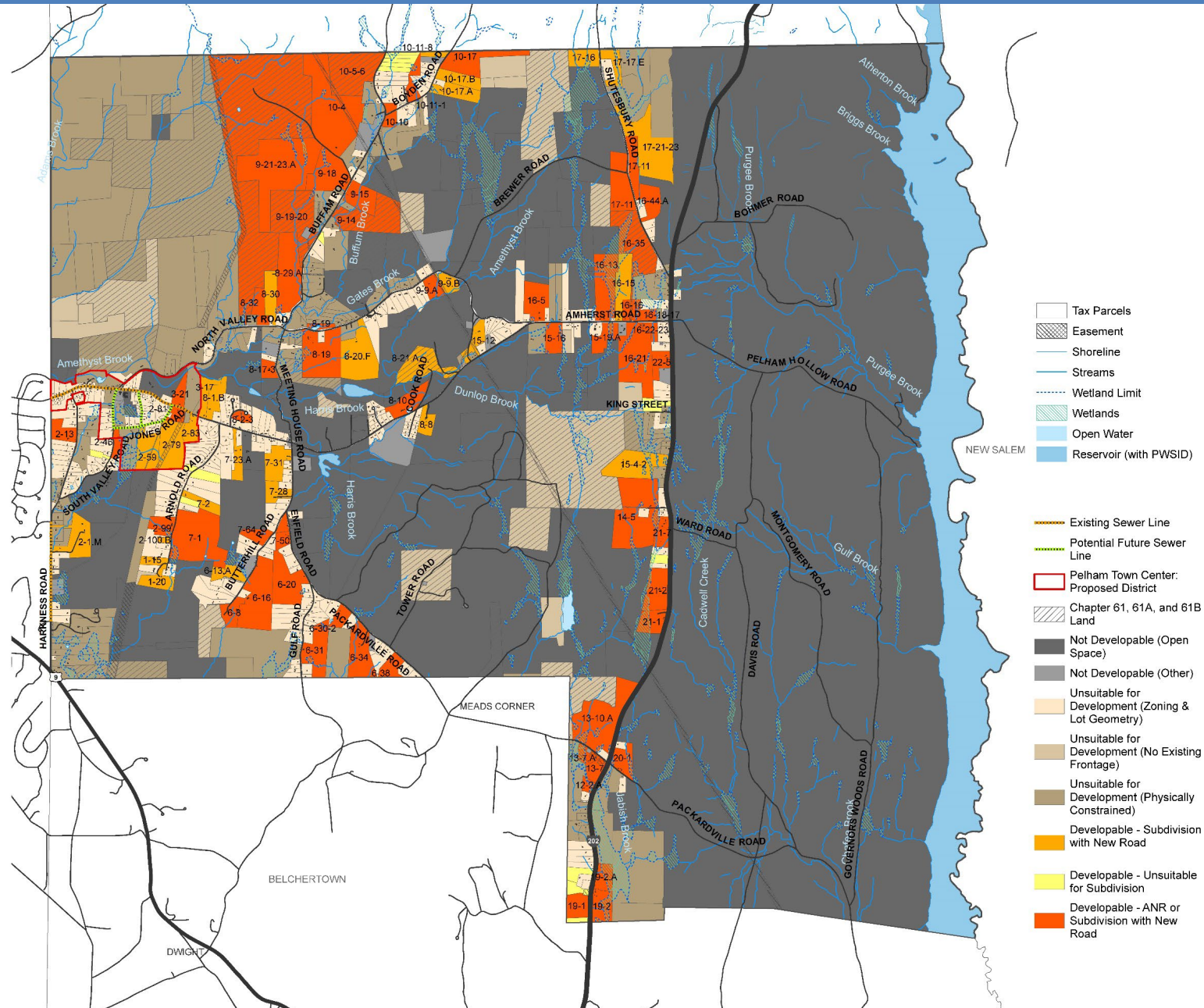
Scituate Greenbush Vision and Zoning

COMING SOON

340-348 Driftway, Scituate, MA



Pelham Village Center, Townwide Housing Analysis

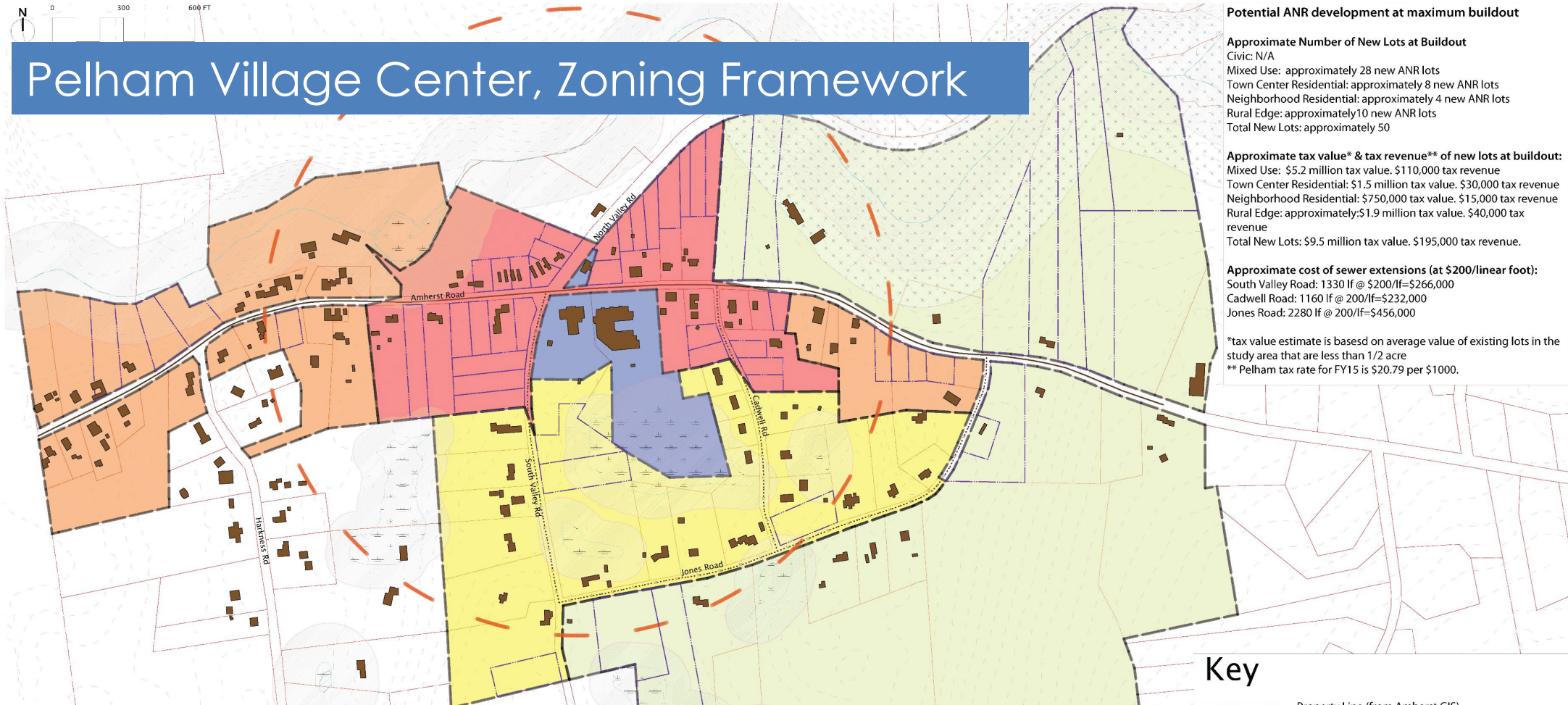


Pelham Village Center, Testing Potential Sites

Site 1: New subdivision at a higher density and with small lots than allowed under existing zoning, assuming development rights transferred from adjacent parcels to the east.



Pelham Village Center, Zoning Framework



Potential ANR development at maximum buildout

Approximate Number of New Lots at Buildout

Civic: N/A
 Mixed Use: approximately 28 new ANR lots
 Town Center Residential: approximately 8 new ANR lots
 Neighborhood Residential: approximately 4 new ANR lots
 Rural Edge: approximately 10 new ANR lots
 Total New Lots: approximately 50

Approximate tax value* & tax revenue** of new lots at buildout:

Mixed Use: \$5.2 million tax value, \$110,000 tax revenue
 Town Center Residential: \$1.5 million tax value, \$30,000 tax revenue
 Neighborhood Residential: \$750,000 tax value, \$15,000 tax revenue
 Rural Edge: approximately \$1.9 million tax value, \$40,000 tax revenue
 Total New Lots: \$9.5 million tax value, \$195,000 tax revenue.

Approximate cost of sewer extensions (at \$200/linear foot):

South Valley Road: 1330 lf @ \$200/lf=\$266,000
 Cadwell Road: 1160 lf @ 200/lf=\$232,000
 Jones Road: 2280 lf @ 200/lf=\$456,000

*tax value estimate is based on average value of existing lots in the study area that are less than 1/2 acre

** Pelham tax rate for FY15 is \$20.79 per \$1000.

Pelham Town Center, Proposed District

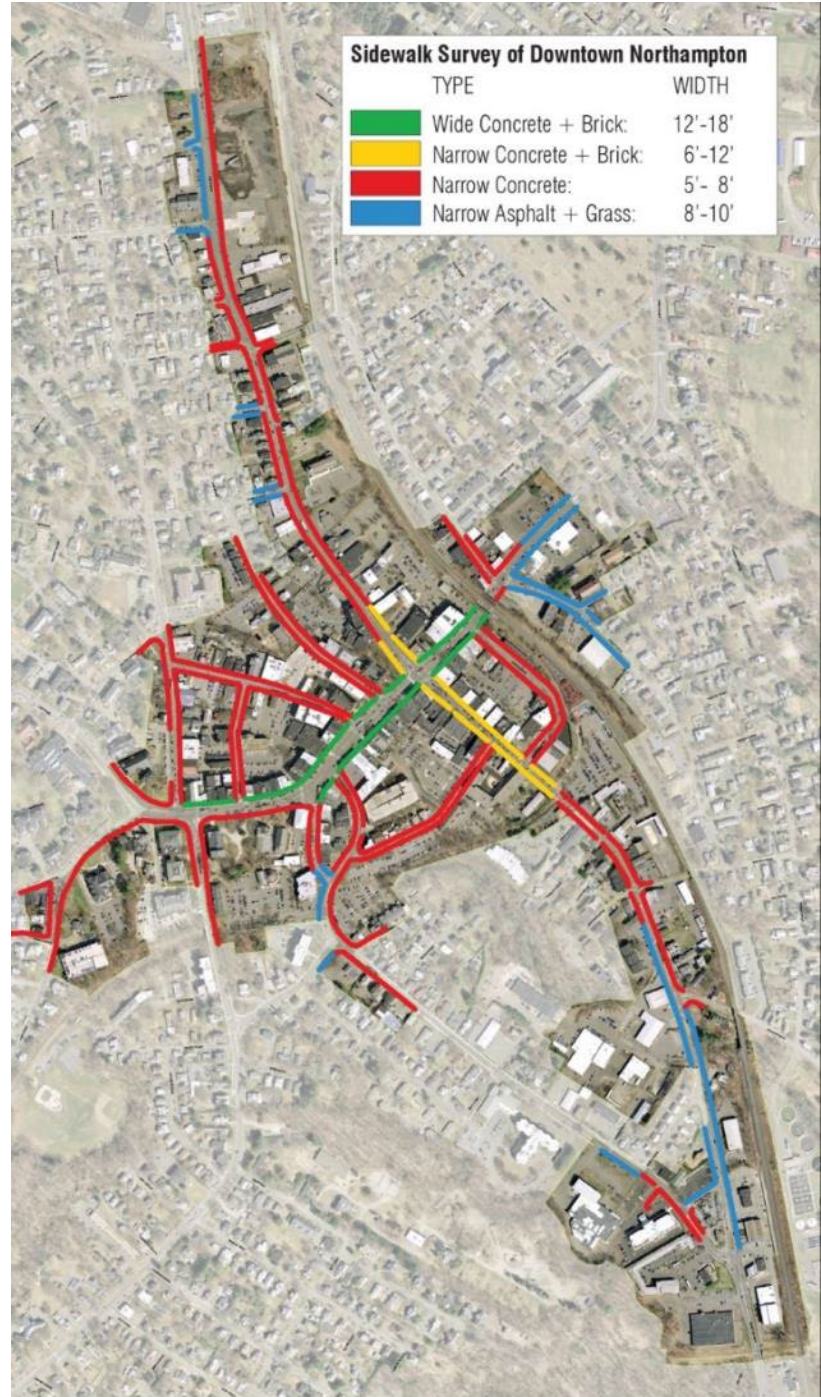
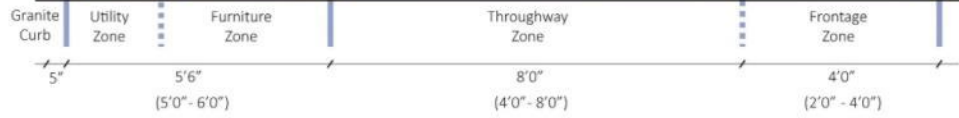
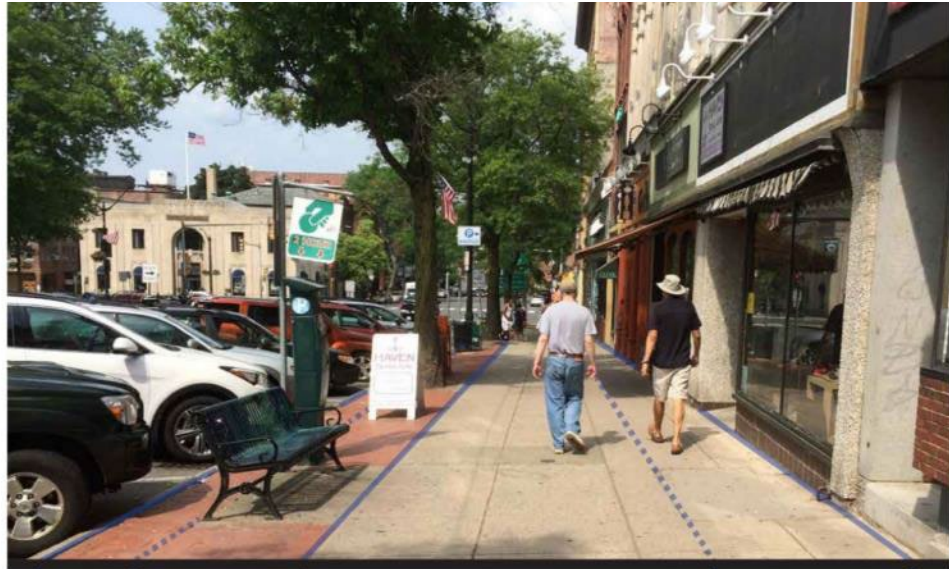
revised 7/13/15

The proposed regulating plan for the Town Center District divides the zone into five neighborhood types. **Civic**—the heart of the district, consisting of three town-owned parcels. Largely builtout. Any future development or reuse should be public, religious, or educational and focus on attractive public realm. **Mixed Use**—parcels within a short walk of the Civic parcels with existing sewer capacity. Mixed-use would be allowed with standards to ensure high quality design consistent with a village character. Small village lots (1/4 acre, 80 ft of frontage) enable limited infill development. **Town Center Residential**—parcels fronting on Amherst Road that have existing sewer capacity. Infill residential development consistent with a village character would be allowed. (1/4 acre lots, 80 ft frontage). **Neighborhood Residential**—parcels on South Valley Road and Cadwell Road. These parcels are within walking distance of the Library and School. They are not currently served by sewer. Proposed lot size is 3/4 acre with 125' of frontage. This lot size requires innovative septic design or sewer extension. Pelham would likely not extend the sewer down either of these roads until after substantial build out of The Mixed Use and Town Center Residential Zones. **Rural Edge Residential**—parcels on the south side of Jones Road and North Side of Amherst Road. Some are served by sewer; some are not. Parcels are either adjacent to large forested areas or NHESP regulated areas. The proposed lot size in this area is 2 acres with 125 of frontage. However, Open Space Residential Development (OSRD) is the preferred development approach for this area and OSRD is incentivized through density bonuses (2 units per acre if sewer is present, 1 unit per acre if sewer is absent).

Key

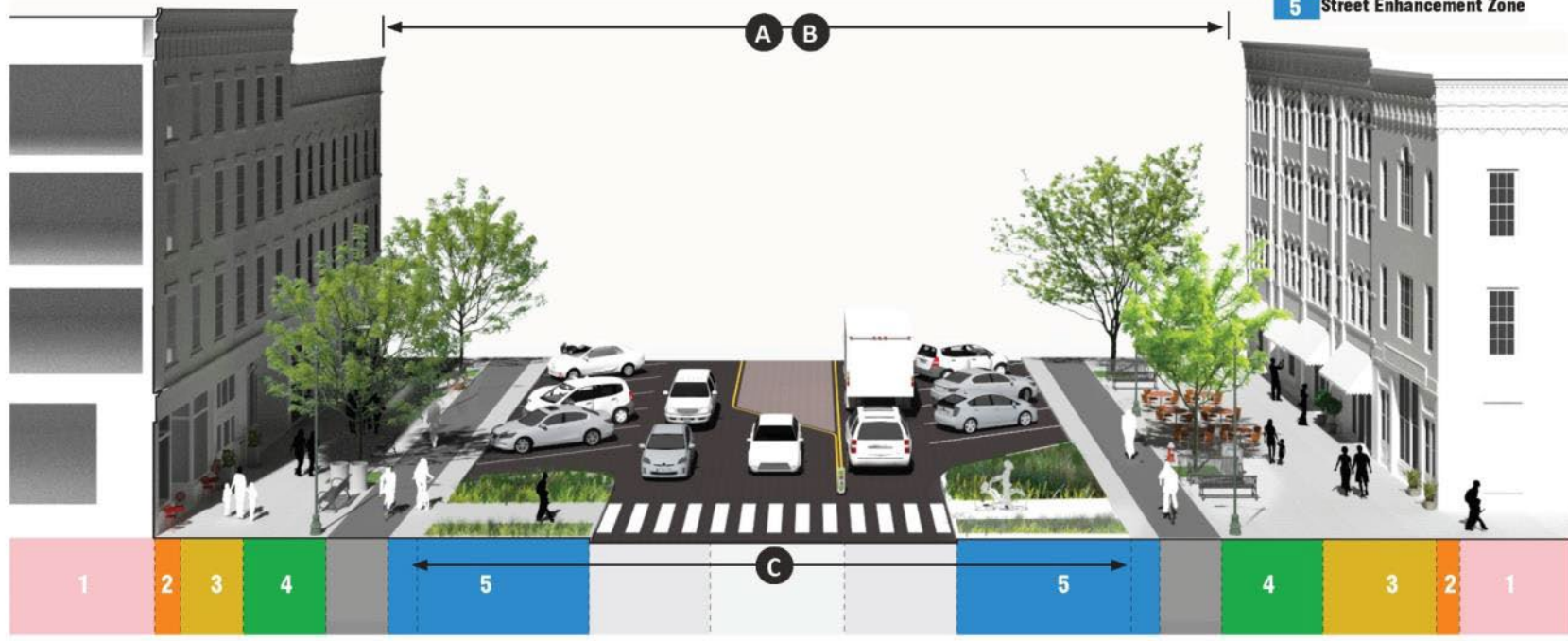
- Property Line (from Amherst GIS)
- Possible New ANR Parcel (after zoning changes)
- Pedestrian Walking Distance, Typical (1/4 mile)
- Contour, 3m (from Mass GIS)
- Hydrography (from Mass GIS)
- Wetland (from Mass GIS)
- NHESP Priority Habitat (from Mass GIS)
- Pelham Wetland Buffer (PVPC based on Mass GIS)
- Existing Building (from Mass GIS)
- Existing Sewer Line (from Amherst GIS)
- Proposed Regulating Plan--Civic
- Proposed Regulating Plan--Mixed Use
- Proposed Regulating Plan--Town Center Residential
- Proposed Regulating Plan--Neighborhood Residential
- Proposed Regulating Plan--Rural Edge Residential
- Potential Future Sewer Line, Phase 1
- Potential Future Sewer Line, Phase 2

Northampton, MA
Downtown and Florence Center Plan
And Form-based Code



Public Realm Standards for Typical Block | Main Street- Primary [MS-p]

- 1 Building
- 2 Frontage zone
- 3 Throughway zone
- 4 Furnishing & Utility Zone
- 5 Street Enhancement Zone



Description

This image represents an idealized, proposed Main Street block with a separated cycle-track, a shared central turning lane, and a widened sidewalk. The existing Main Street right-of-way varies from 75' to 180', allowing room for new public realm elements, such as public seating, cafe spaces, and stormwater infiltration areas. The proposed sidewalk is divided into conceptual 'zones' by their typical use and components. These zones are further described on subsequent pages.

Parameter	Dimensional Range
A Enclosure (facade to facade)	75'-180'
B Right-of-Way	75'-180'
C Street Width (curb to curb)	36'-68'

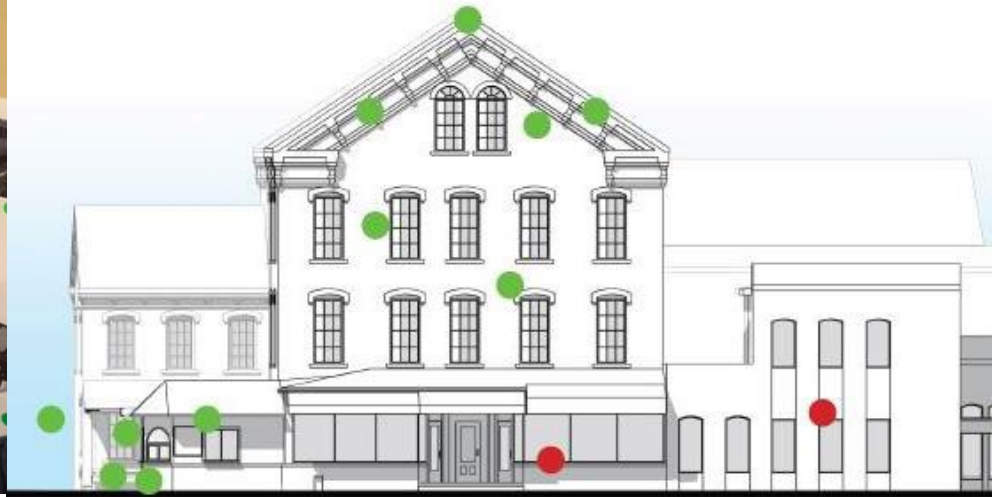
Main St Primary



Main St Primary Sidewalk







Florence Soft Serve / Uya

● 15
● 0

Outside icecream + seating = street activity...lively place in summer

I love the entrance to Collective Copies. Feels homey.
--me too
--Another yes!

Put a parklet and flower planters in front of ice cream

Florence Bank

● 5
● 4

I do love the landscaping here and the wall for sitting in front of the bank





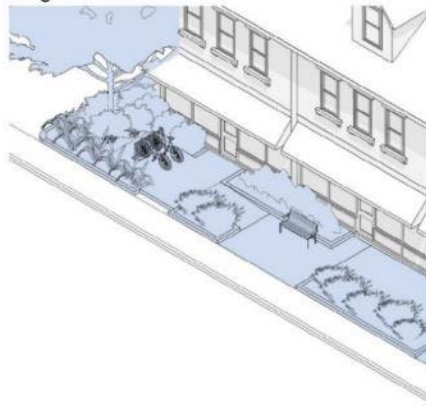




C. Front Ramp

- (1) Definition: A front ramp is a constructed element with a running slope greater than 5%. It mitigates a grade change within the Public Frontage Zone in order to provide access to a building, terrace, or other similar element. A front ramp must be built in accordance with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.

(2) Diagram



(3) Dimensional Standards		
A	Width (min)	3'
B	Length of ramp without change in direction of travel of at least 45 degrees (max)	30'
C	Height, Clearance (min)	8'
D	Setback from street line	2'

(4) Design Standards

- (a) A front ramp may be parallel to, perpendicular to, or at an angle, to the street line.
- (b) A front ramp may be freestanding or incorporated into a terrace, a building, or another structure.
- (c) A railing on a front ramp must be at least 50% transparent
- (d) A ramp that runs parallel to the street, or at an angle that is less than 45 degrees to the street, and that is more than 18" tall, must be screened with vegetation, public seating, or other allowed public realm elements.
- (e) Adequate space for storage of snow cleared from a ramp must be provided on site.
- (f) Sloping walkways are encouraged over ramps when reasonably possible to provide for accessible grade changes.

I. Ground Floor Façade Types

(1) Shopfront

(a) Definition: A façade type where the building facade is aligned close to or at the Street Line with at-grade entries for each ground level use. This type is commonly associated with retail, service or hospitality uses, and has substantial glazing and may include an awning or canopy that may encroach into the Public Frontage Zone or Pedestrian Thoroughway Zone.

(b) Diagram



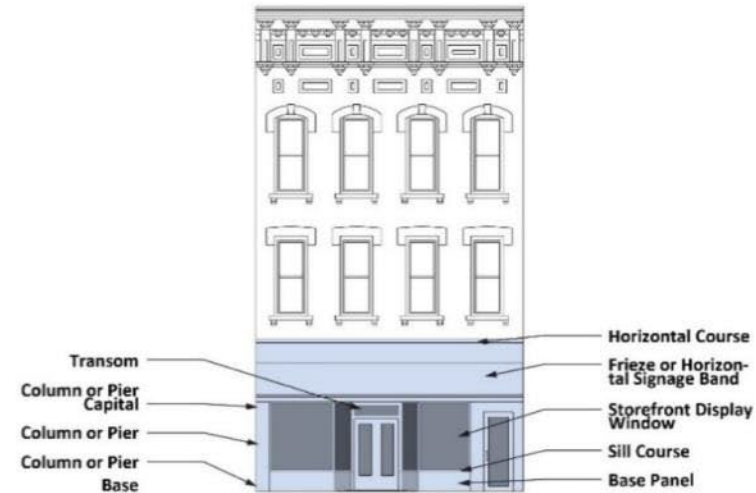
(c)

(d) Dimensional Standards

Maximum height of bottom of window sill	2 feet above floor level
---	--------------------------

(e) Design Guidelines

(i) Diagram



(ii) A storefronts should include all of the parts labeled in the diagram above. Storefronts with these parts are typical along Main Street in downtown Northampton. Their continued use is desirable because it creates a consistency and legibility of storefront design.

(iii) Open ended, operable awnings are encouraged for weather protection.

Questions?

DODSON & FLINKER
Landscape Architecture and Planning

