

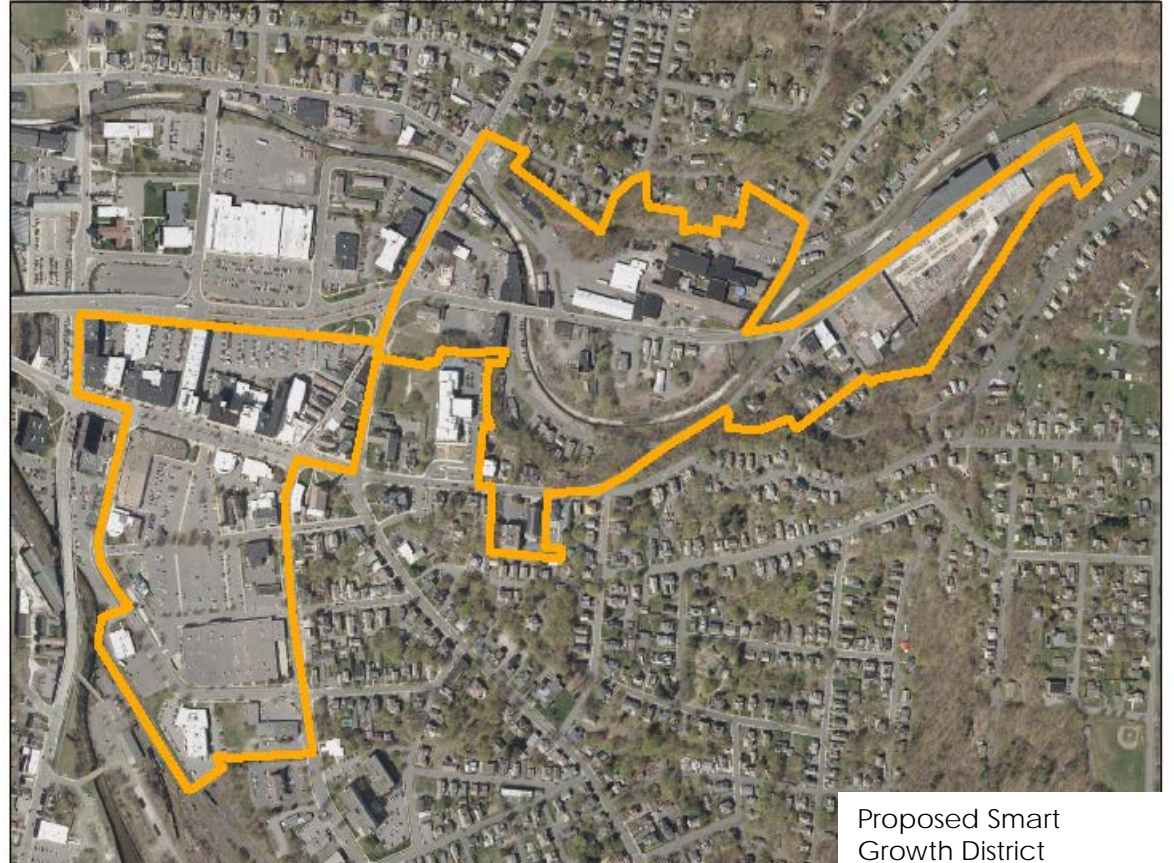
Office of Community Development

Preliminary Public Hearing
Smart Growth Zoning
12.16.2020

Agenda

- Prospective project timeline
- Overview of enabling legislation
- Planning alignment
- Proposed district features
 - Boundaries
 - Regulations
 - Design Standards
- Discussion

Proposed North Adams Smart Growth Zoning District



Smart Growth Legislation

- Chapter 40R adopted by legislature in 2004 to:
 - Increase the supply of housing
 - Decrease the cost of housing
 - Increase the amount of land zoned for high density residential development
- Enables municipalities to create special zoning overlay districts, called Smart Growth Zoning Districts
 - Dense residential (20 units/acre minimum)
 - Mixed-use development (50% residential minimum)
- Control over the location, size, appearance, and other characteristics of new projects through local design standards

Smart Growth Legislation

- 20% of all housing units in a Smart Growth development must be affordable units
 - Affordable Housing is not Section 8
- Who Qualifies for affordable?
 - Families earning 80% or less of Area Median Income

FY 2020 Income Limits	Family Size							
	1	2	3	4	5	6	7	8
Affordable Income Limits	\$ 47,850	\$ 54,650	\$ 61,500	\$ 68,300	\$ 73,800	\$ 79,250	\$ 84,700	\$ 90,200
Monthly affordable housing costs in Smart Growth Developments	\$ 1,196.25	\$ 1,366.25	\$ 1,537.50	\$ 1,707.50	\$ 1,845.00	\$ 1,981.25	\$ 2,117.50	\$ 2,255.00

Smart Growth Legislation

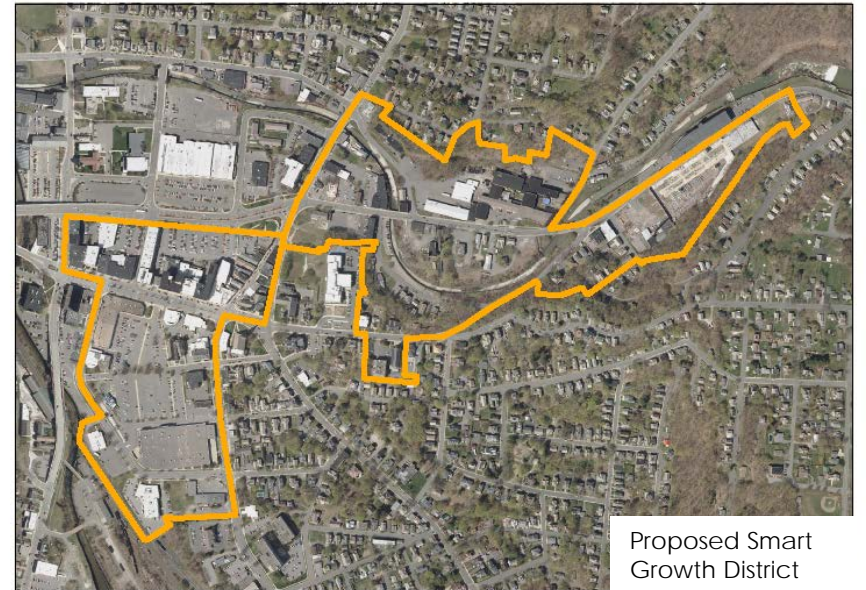
- Provides financial incentives to a municipality
 - Zoning Incentive Payment – up to \$600,000 upon approval of municipal 40R bylaw by the state
 - Density Bonus Payment - \$3,000 for each unit built
- Must be used for capital expenditures
 - Sidewalks
 - Water and sewer lines
 - Park improvements
 - Brownfield remediation

Smart Growth Payments

- Smart Growth Payments to North Adams

- Zoning Incentive Payment (ZIP):
 - 563 Incentive Units = \$600,000 ZIP
- Potential Density Bonus Payments:
 - 1,280 Potential Bonus Units = Up to \$3,840,000

Proposed North Adams Smart Growth Zoning District



Alignment with Vision 2030 Plan

- Vision 2030 Plan:
 - Goal E7: Improve the livability and liveliness of downtown
 - Goal HN1: Provide high-quality housing options that meet a variety of needs and lifestyles
 - Goal HN2: Address blight and improve property values
- Housing Needs Assessment:
 - Stimulate new housing production
 - Improve neighborhood infrastructure

Alignment with sustainable Berkshires Plan

- Sustainable Berkshires:
 - Labels North Adams a “Reinvestment Area”:
 - “The focus for [North Adams] is to improve [housing] opportunity conditions to better serve current residents” (p. HN 37)
 - Policy HN8.4:
 - Strategy A: Incentivize housing development in areas of high [housing] opportunity but low [housing] supply
 - Strategy D: Adopt Smart Growth Zoning in larger high opportunity towns
 - Policy HN9.1:
 - Strategy G: Explore creative models for incentivizing rehab investors and developers

Proposed North Adams Smart Growth Zoning District



Proposed Smart Growth District

North Adams Smart Growth Requirements

- Minimum Density:

- Multifamily: 20 units per acre
- Townhouses: 12 units per acre (Mill District only)
- 2- and 3-family: 12 units per acre (Mill District only)
- Single-family: Not allowed under Smart Growth

- Maximum Density:

- Multifamily: 30 units per acre
- Townhouse: 20 units per acre (Mill District only)
- 2- and 3-family: 20 units per acre (Mill District only)
- Single-family: Not allowed under Smart Growth

- Affordable Housing:

- Minimum: 20% of all units within a Smart Growth development
- Maximum: 60% of all units within a Smart Growth development

North Adams Smart Growth Use Regulations

Use	Standards and Conditions	MD	DD
Residential			
Single-Family Detached		N	N
Townhouse	Townhouses require individual lots and zero side setbacks.	PA	N
Two and Three Family		PA	N
Multi-family (4 or more units)		PA	PA
Assisted Living		PA	N
Commercial**			
Dining Establishments	Not including drive-in or drive-through restaurants	PA	PA
Office Building	Office use must be permitted in the underlying district.	PA	PA
Retail	Retail use must be permitted in the underlying district.	PA	PA
Banks		N	PA
Services	Automobile body shops, sales lots, and service and repair stations are prohibited.	PA	PA
Mixed-use**			
Neighborhood-scale mixed-use developments, allowing two or more use within the same building	Mixed uses within a building must be allowed in the underlying district.	PA	N
Downtown-scale mixed use developments, allowing two or more uses within the same building	Mixed uses within a building must be permitted allowed in the underlying district.	PA	PA
Industrial**			
Light Manufacturing	Industrial uses must be permitted in the underlying district.	PA	N
General Industrial Uses	Industrial uses must be permitted in the underlying district.	PA	N
Government, Institutional, and Public Service			
Religious		PA	PA
Educational		PA	PA
Parks, Playgrounds, Recreation and Community Centers		P	P
Municipal Government Buildings		PA	PA

North Adams Smart Growth Design Standards

Purpose:

To ensure that 40R projects will:

- Preserve and complement existing architectural qualities, historic character, and pedestrian ways
- While promoting infill development and
- Substantial redevelopment of historically significant and underutilized properties.

North Adams Smart Growth Design Standards

Guiding Principles:

1. **PROMOTE** compact, mixed-use development in pedestrian-oriented form
2. **ENHANCE** connectivity and accessibility
3. **CREATE** distinctive neighborhoods that provide diverse housing options
4. **IMPROVE** the design of public space and the built environment
5. **ENCOURAGE** creative design consistent with neighborhood character

North Adams Smart Growth Design Standards

Mill District Vision Statement:

A district with existing historical and natural resources that are:

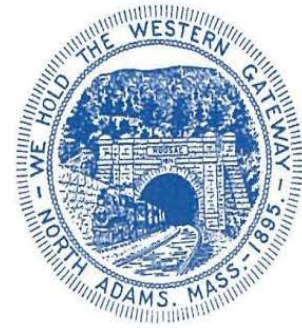
- Leveraged to create a distinct, vibrant neighborhood
- In which residential, locally-owned and operated commercial, and
- Recreational uses coexist.

North Adams Smart Growth Design Standards

Downtown District Vision Statement:

A vibrant downtown neighborhood that:

- Mixes residential and commercial uses
- Wherein increased residential and mixed-use development supports local businesses; and
- A vital, multimodal streetscape serves to attract and retain a diverse array of residents from all age and income levels.



Office of Community Development

Thank you