

Fairhaven 40R Planning Working Group Meeting #3 November 16, 2022



Fairhaven
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning





Fairhaven's Overall Needs

Affordable housing

- Local workers
- Young people
- Older adults
- Unused bedrooms in large houses
- Desire for housing with storage space
- Commuter rail coming

Community hubs, Activities, Local Businesses

- Permanent space for Huttleston Craft Market?
- Cafes, pubs/breweries, game rooms
- Live music
- Independent book stores
- Artist galleries
- Movie theater
- Build off of Pickleball enthusiasm

Small business support

- Shared work spaces
- Tax policy that encourages small businesses

Sustainability & Resilience

- Long-term planning for sea-level rise
- Sewer infrastructure

Connectivity

- More walkability, less car-dependency
- Improved sidewalks, crosswalks, bike/ped infrastructure
- Shuttles
- Ride shares
- E-bikes

Political Buy-in

- More resident interest in redevelopment and 40R proposals required to make it politically feasible

Route 6 Corridor

Summary

- Area feels like underutilized, unattractive “sprawl”
- Good location for housing
- Improve Route 6: beauty & safety

Strengths

- Near middle school
- Access to highways
- Traffic is manageable
- “Ugly, but has everything you need, like the drug stores”
- Commercial tax revenue
- Within range of the bike path
- Bus routes – SRTA NB11 route

Weaknesses

- No green space
- Limited sidewalks
- Dangerous cross-walks and intersections—bus stops, students
- Lots of parking, asphalt
- Lacks local restaurants, cafes
- Small lots with independent property owners present barrier to redevelopment
- No cohesive design

Route 6 Corridor

Opportunities

Economic

- A lot of banks – possibility for conversion?
- Large parking lots--West Marine and CVS
- Existing Locally-owned businesses
 - Ex: Travelers Alehouse, The Phoenix, Palace Pizza, Gene's Famous Seafood
- Existing Service organizations
 - Ex: New England Animal Hospital, Fairhaven Occupational Health Services
- Needs a supermarket (like Trader Joes!)
- CVS Plaza—possible node for activity, buses

Housing

- CVS Plaza—opportunity
- Combine smaller lots across from Family Dollar?
- Banks with frontage on Rt 6 and access from Bridge St
 - St. Anne's Credit Union, Rockland Trust
- Development style for design guidelines:
 - Townhouses / 2-3 story duplexes – Ex: Mattapoiset
 - “Coastal” / “Cape Cod”

Public Realm

- More pedestrian-friendly character
 - Sidewalks
 - Crosswalks
 - Connectivity between properties
- Landscaping
 - Replace asphalt with rain gardens, meadows
 - Native plants

Plazas Area

Summary

- High traffic
- Inadequate bike/ped infrastructure
- Underutilized or vacant commercial space & parking
- Good access
- Proximity to public amenities: Senior Center and schools, bike path, and conservation areas to the south
- Huge space! Lots of potential
- Powerlines—a challenge and opportunity

Strengths

- Access to highways and neighboring towns
- Proximity to Senior Center, Rec Center, Leroy Wood Elementary School, and Hastings Middle School
- Proximity to bike path, Southcoast Pickleball, and open space areas to south
- Some nice landscaping

Weaknesses

- High traffic: Rt 6, entering/exiting plazas, rush hour
- Oversized, underutilized, and vacant stores & parking
- Difficulty crossing of Rt 6 for pedestrians and bicyclists accessing bike path
- Difficulty crossing or joining Rt 6 for vehicles at Washington St and Rt 240
- Powerlines
- Underground storage tanks below roads and parking areas??

Plazas Area

Opportunities

Economic

- Commercially-zoned area with space for redevelopment
 - Breweries, cafes, bookstores
 - Activity-oriented entertainment – live music, etc.
 - Co-working space
 - Permanent space for Huttleston Craft Market?
- Many existing businesses, such as Staples, could operate with less space

Housing

- Existing character unlikely to be disturbed by taller apartment buildings
- Close to Senior Center
- Staples Plaza—adjacent to wetland, bike path, Elizabeth St neighborhood, vacancy
- Parcels adjacent to Rt 240 good for taller apartments

Public Realm

- Cut-through traffic shows desired new roads
- Powerlines behind Walmart--bike path corridor, parking
- Redevelopment is an opportunity for complete streets improvements

Waterfront

Summary

- Valued location
- Constraints to new development: sea level rise, sewer, ground water, no-dig zone at Park Motors property, working waterfront, existing historic properties, and views of downtown spires
- Narrow right-of-way along Main and Middle Streets
- Area is a gateway to Fairhaven

Strengths

- Proximity to High School, Cushman Park, Pease Park Boat Ramp, downtown, Rt 6 bridge, and views of New Bedford Harbor and downtown spires
- Fairhaven Yacht Club is popular outdoor space for events, food trucks, etc.

Weaknesses

- Sea level rise already threatens area
- Sewer is a problem, ground water in basements
- Park Motors parcel to Cushman Park is fill; part of Park Motors is no-dig zone
- Working waterfront—potential conflict with residential development
- Existing historic properties and views of downtown building spires require protection
- Narrow roads can't sustain current traffic; dense houses with limited driveways require street parking

Waterfront

Opportunities

Economic

- More waterfront event space—like Seaport tent and Cisco Brewing
- Engage with water—water taxi
- Crow Island has potential event use
- Already a mixed-use area

Housing

- Limited potential for right kind of development – appropriate height?
Need to elevate for storm surges
- Nearby Village Apartments present possible model for condominium development

Public Realm

- Make Middle and Main Streets one-way, improve sidewalks, add bike lane to Main Street
- Improve gateway to Cushman Park and connection between park and Pease Park Boat Ramp

Saturday-Visioning Workshop



Connecting the Public Realm: Streets, Sidewalks, Open Space, Trails, Placemaking, Wayfinding



Route 6/240 Plaza Area Potential 40R Overlay District



Workshop Modeling Exercises



Workshop Modeling Exercises



Workshop Modeling Exercises



Waterfront-Main/Middle Potential 40R District



Workshop Modeling Exercises



Workshop Modeling Exercises



40R Minimum Requirements

Housing density in a proposed smart growth district shall be at least:

- **20 units per acre for multi-family housing** on the developable land area,
- **8 units per acre for single-family homes** on the developable land area, and
- **12 units per acre for 2 and 3 family buildings** on the developable land area.

40R Density Calculations

"Developable land area", that area within an approved smart growth or starter home zoning district that can be feasibly developed into residential or mixed use development determined in accordance with regulations of the department.

Developable land area **shall not include**:

- (1) land area that is already substantially developed, including existing parks and dedicated, perpetual open space within such substantially developed portion;
- (2) open space designated by the city or town as provided in section 6; or
- (3) areas exceeding one-half acre of contiguous land that are unsuitable for development because of topographic features or for environmental reasons, such as wetlands.

It shall include the land area occupied by or associated with underutilized residential, commercial, industrial or institutional buildings or uses that have the potential to be recycled or converted into residential or mixed use developments as determined in accordance with regulations of the department.

Plaza Way Area

Total Plaza Area: 24.26 Acres
Developable Area: 15.2 Acres

8 units/acre = 122 units
12 units/acre = 182 units
20 units/acre = 304 units



-  Power Line Easement
-  Open Space
-  Substantially Developed Property
-  Undevelopable (wetland over 1/2 acre)
-  Developable Area

Berdan Plaza +

Total Plaza Area: 18.4 Acres
Developable Area: 12.5 Acres

8 units/acre = 100 units
12 units/acre = 150 units
20 units/acre = 250 units



-  Power Line Easement
-  Open Space
-  Substantially Developed Property
-  Undevelopable (wetland over ½ acre)
-  Developable Area

Fairhaven Commons

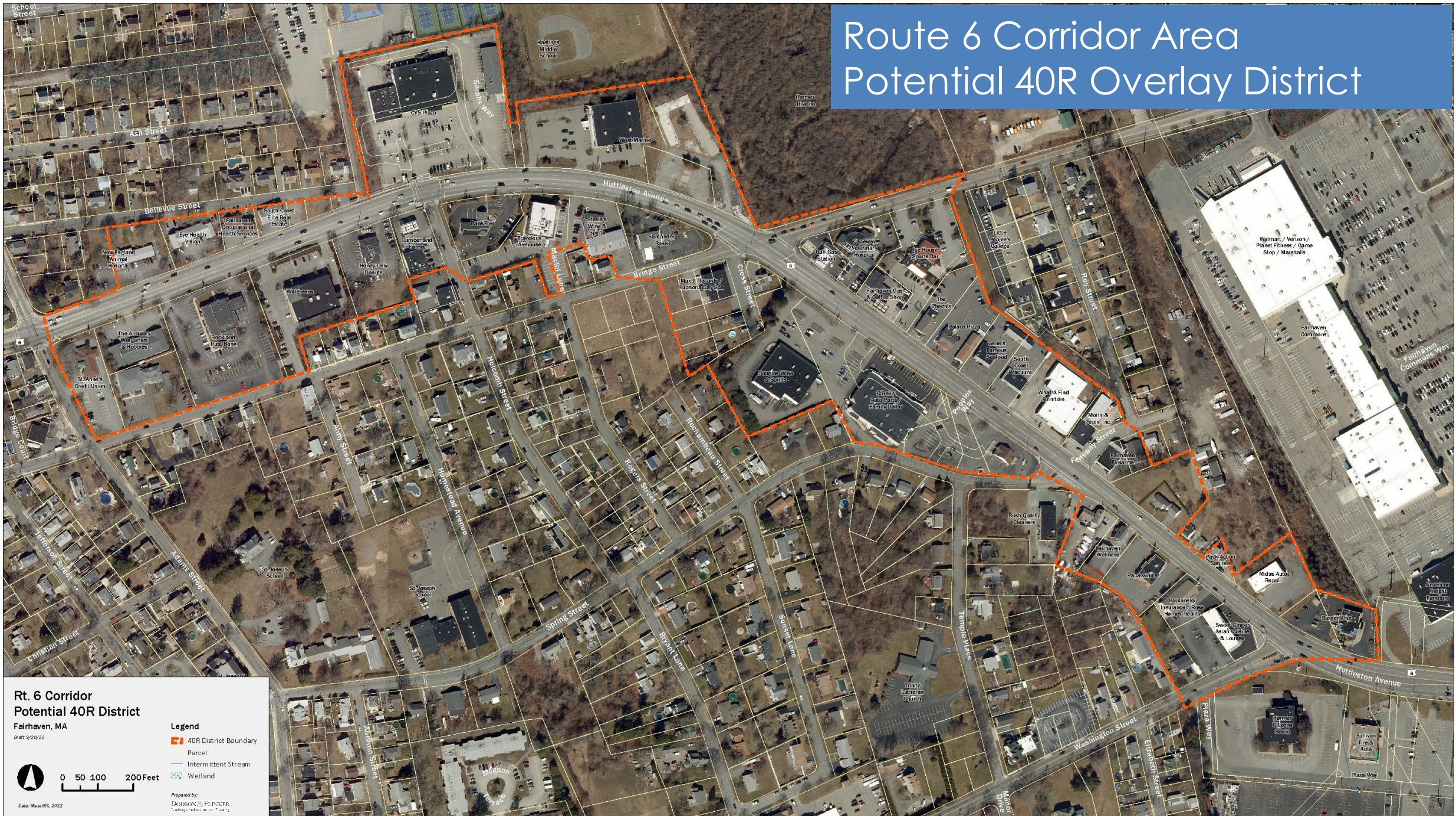
Total Plaza Area: 27.81 Acres
Developable Area: 20.2 Acres

8 units/acre = 162 units
12 units/acre = 242 units
20 units/acre = 404 units



-  Power Line Easement
-  Open Space
-  Substantially Developed Property
-  Undevelopable (wetland over 1/2 acre)
-  Developable Area

Route 6 Corridor Area Potential 40R Overlay District



CVS Plaza

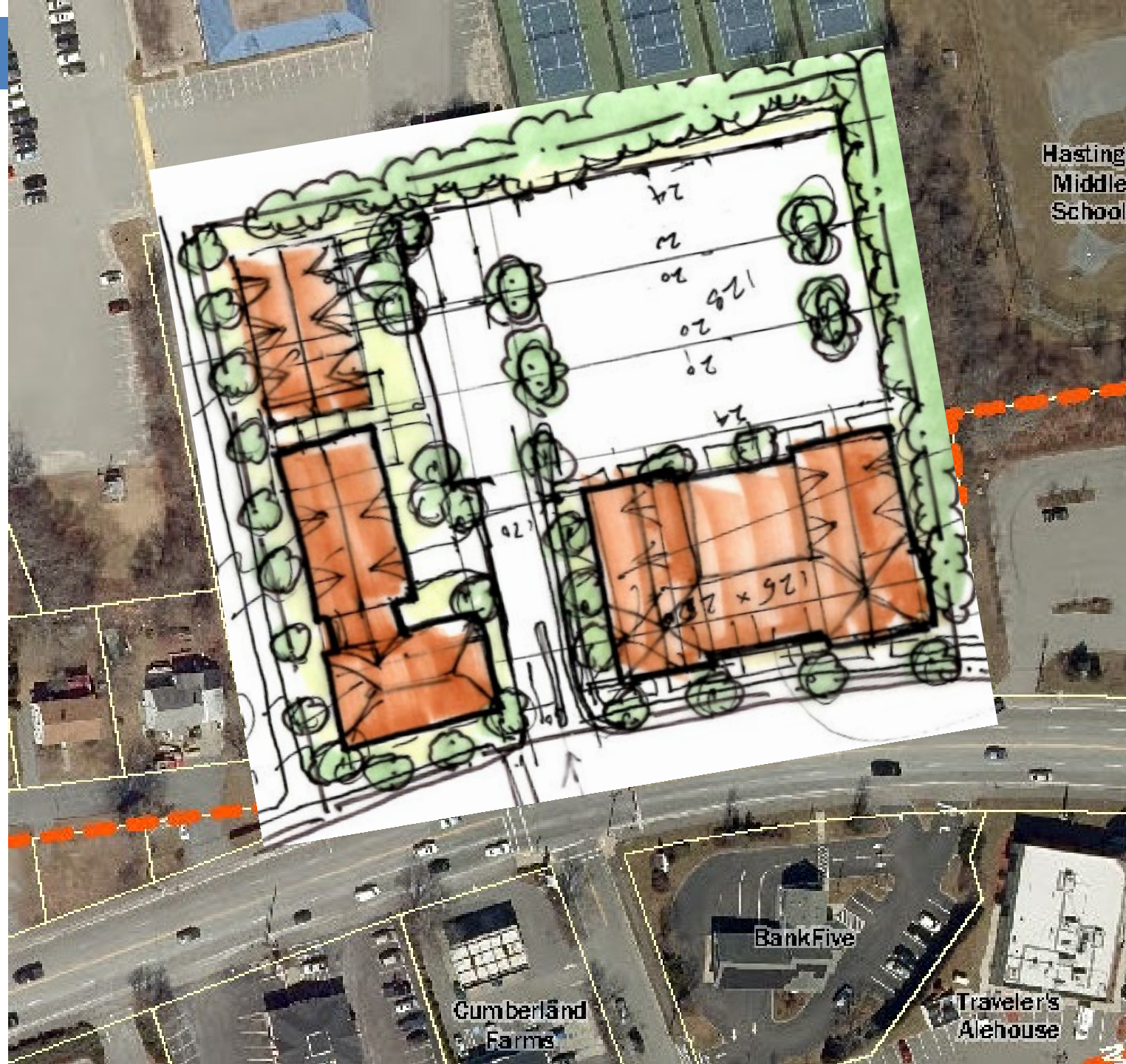
Total Plaza Area: 4.06 Acres
Developable Area: 4.06 Acres

8 units/acre = 32 units
12 units/acre = 48 units
20 units/acre = 80 units

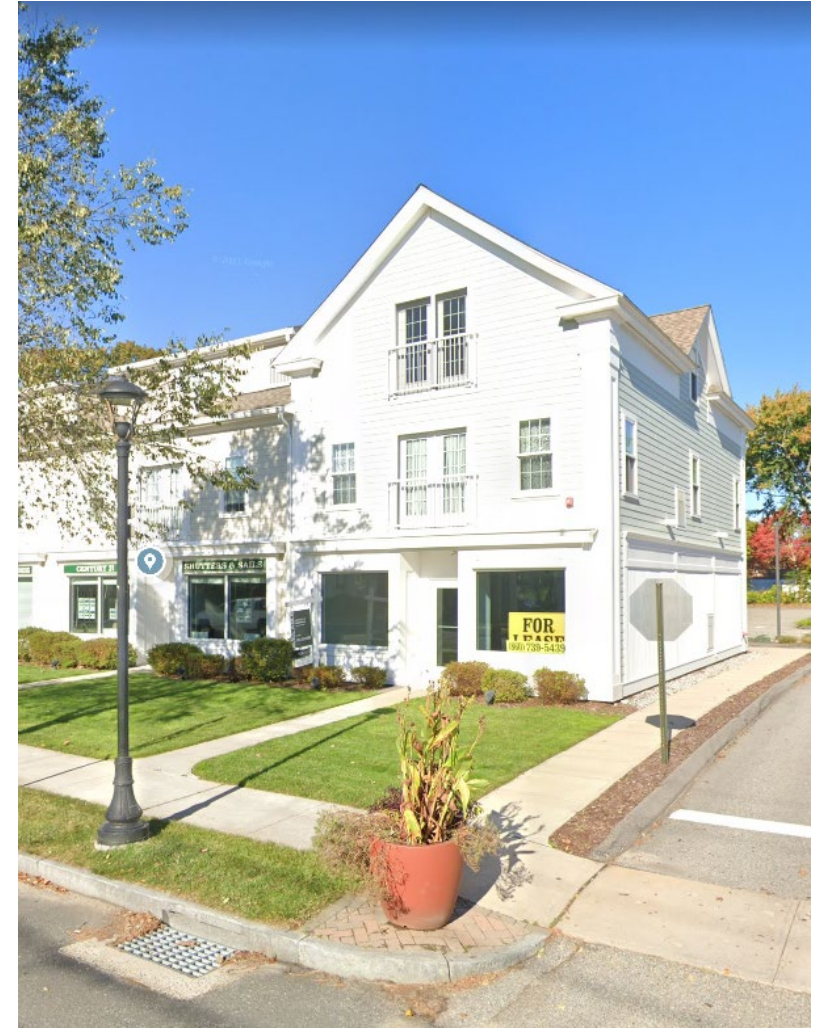


 Developable Area

CVS Plaza



Bayside Building, Niantic, CT. 5000sf commercial with 24 apartments



Bayside Building Niantic, CT



Bayside Building Niantic, CT

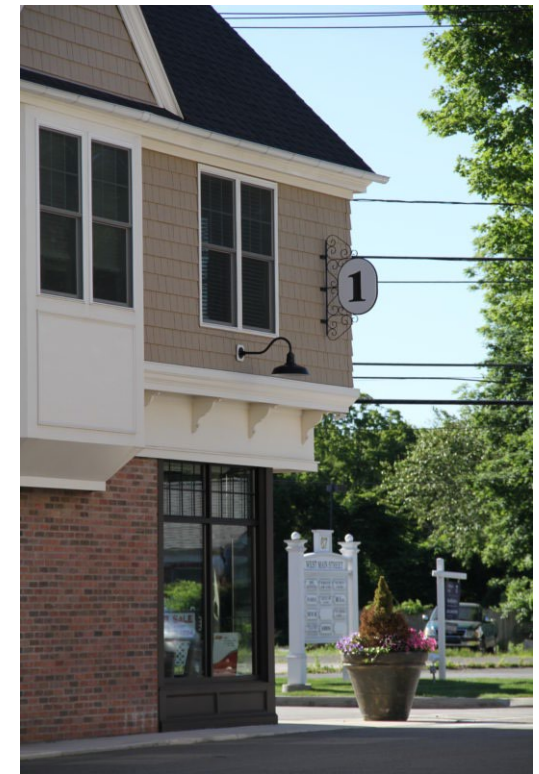


67 West Main Street – Clinton, CT

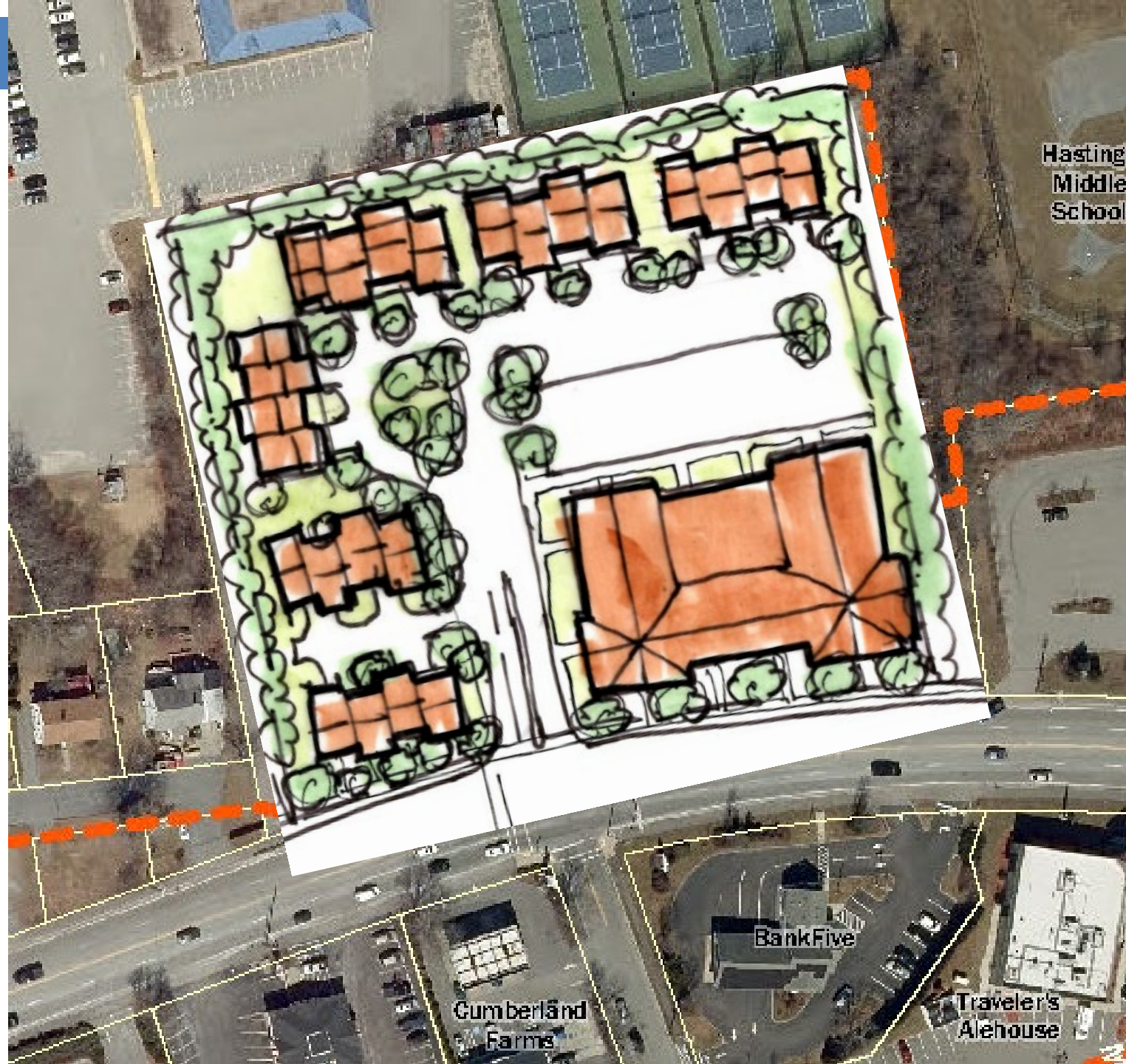


67 West Main Street – Clinton, CT





CVS Plaza



Hastings
Middle
School

BankFive

Cumberland
Farms

Traveler's
Alehouse

Summer Street, Manchester –by-the-Sea





Summer Street, Manchester-by-the-Sea



CVS Plaza



Hastings
Middle
School

Bank Five

Cumberland
Farms

Traveler's
Alehouse

Cottage Communities



Riverwalk, Concord (above)



Heritage Sands, Dennis (right)



Route 6 Areas viewed from north



Route 6/240 Plaza Area Potential 40R Overlay District



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