Fairhaven 40R Planning

Visioning Workshop

November 5, 2022

Fairhaven
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning

Agenda

9:10 AM Presentation: Case Studies

9:40 AM Small Group Design Exercises

11:10 AM Report Back/Large Group Discussion

11:55 AM Closing

12:00 AM End

Project Team

Vision Plan and Design Standards Consultants

Dodson & Flinker

- Peter Flinker, Dillon Sussman, Aishwarya Kulkarni, Jack Sweeney-Taylor

Stephen Kelleher Architects

- Stephen Kelleher

Legal Consultant

Mead, Talerman & Costa, LLC

- Adam J. Costa

Funding

- Community Compact Best Practices Grant
- 1-Stop for Growth Grant
- EEA Community Planning Grant
- Local EDC Funds

Project Team-Working Group

Boards

1. Select Board: Stasia Powers
2. Select Board: Leon Correy
3. Planning Board: Wayne Hayward
4. Planning Board: Cathy Melanson
5. Planning Board: Sharon Simmons
6. Planning Board: Jessica Fidalgo
7. EDC: Kevin McLaughlin
8. Conservation: Karen Isherwood
9. Finance Committee: Claire Millette

Departments

1. DPW: Vinnie Furtado
2. Police: Chief Myers
3. Fire: Chief or Assistant Chief
4. Tourism: Chris Richard
5. COA: Martha Reed
6. Accounting: Anne Carreiro

Organizations

1. North Fairhaven Improvement Association: John Medeiros
2. Northeast Maritime Institute: Eric Dawicki
3. Fairhaven Improvement Association: Barbara Acksen

Citizens

1. Patrick Carr, A-1 Crane
2. Sheila C Dolan, former Police Officer and former PB
3. Jeff Osuch, former Town Administrator and former Head of DPW
4. Laura Grimes, Small business owner
5. Eleanor Chew, Affordable housing and small business
6. Linda Gallant, landowner
7. Eileen Cuoto, resident
8. Tracie Souza, property management
9. Kaisa Holloway Cripps, former Planning Board
10. Chris Medeiros, Real Estate Agent
11. Peter Perry, 30-year resident
12. Jennifer Dupras, Real Estate/Developer
13. Jeff Smith, 25-year resident
14. Michael Eatough, Old Colony YMCA
15. Kristen Lima, new Town resident
16. Sandra Balthazar
17. Dianne Painter, interest in planning & housing; 10-year resident
18. Jerry Johnson, resident
19. Jake Galary, Con Comm
20. Richard Racine, 28-year resident
21. Jeff Pontiff, Commercial Real Estate Agent
22. Craig Paiva, possible walk-in; Small business owner
23. Tom Berry, possible walk-in
24. Tim Keogh, BASK
25. Cavounis & Zachriadis, Plaza Owners

Project Brief

Phase 1 (September-December)

- Develop a Vision for 40R District(s) in Fairhaven

Phase 2 (January and beyond)

- Draft 40R Overlay Zoning and Design Standards
- Support the Town in the process of adopting the zoning

40R Districts are also known as
“Smart Growth Zoning Overlay Districts”

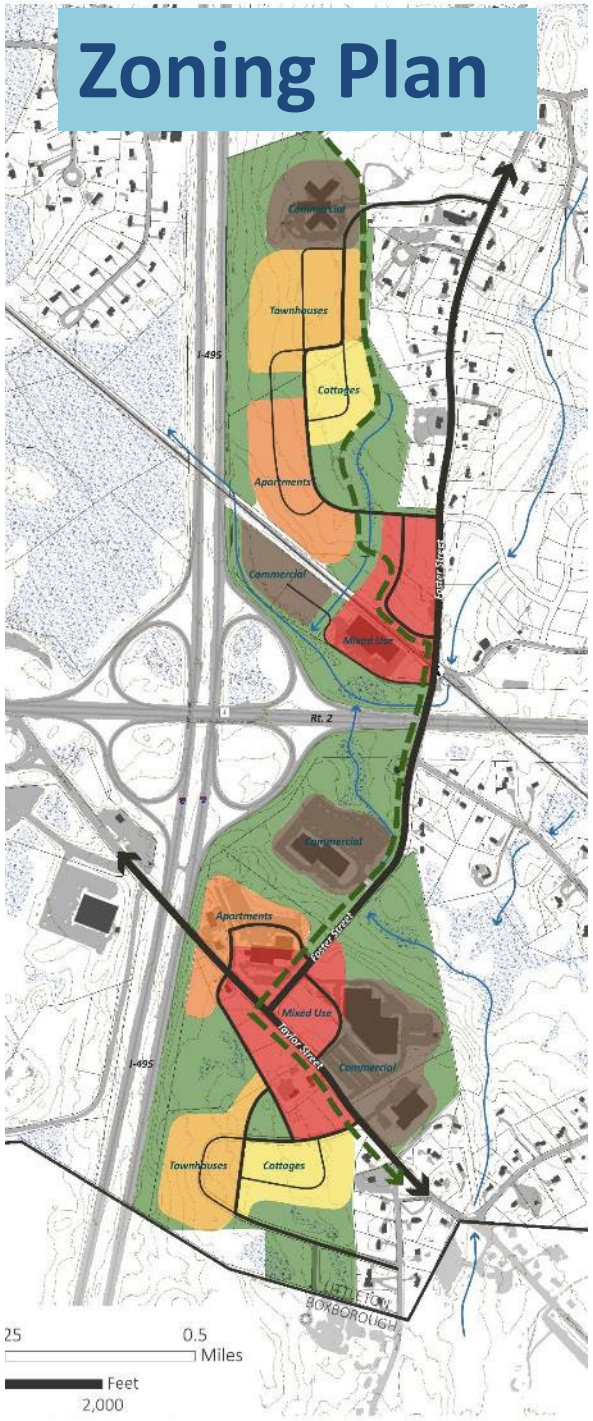
What is a Vision?

- **Words and pictures** that show what the Town wants the study areas to be like in the future
- **Design Principles** to guide future development
- Recommendations for **actions to implement** the vision
- A **clear direction** for the future

Vision

Littleton Station Area Plan

Zoning Plan



Design Guidelines

8. Architectural Standards

8.1. Architectural Design Principles

The architecture of the Village need not attempt to reproduce historic Littleton buildings, but it must be authentic. Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form and function. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form, which respects Littleton's historic character rather than merely copying it. Buildings should express a sense of permanence and belonging. Each building should be designed as part of the overall composition, and contribute to the overall good. Design approaches and decisions should be intentional, and the use of materials should be honest and logical in its application. Where buildings are visible from Foster Street, proposed structures should not seem visually obtrusive or out of place with their neighbors.

8.2. Siting of Structures

Structures shall be sited and positioned to define and dignify public spaces, such as streets, squares or parks. New and renovated buildings shall consider the use and privacy needs of existing neighbors along Foster Street and provide screening to minimize detrimental impacts.

Structures should be placed to enclose the streetscape and define public squares and parks - as in this example of townhouses and apartments in Middlebury, VT. (Courtesy Union Studio Architects)

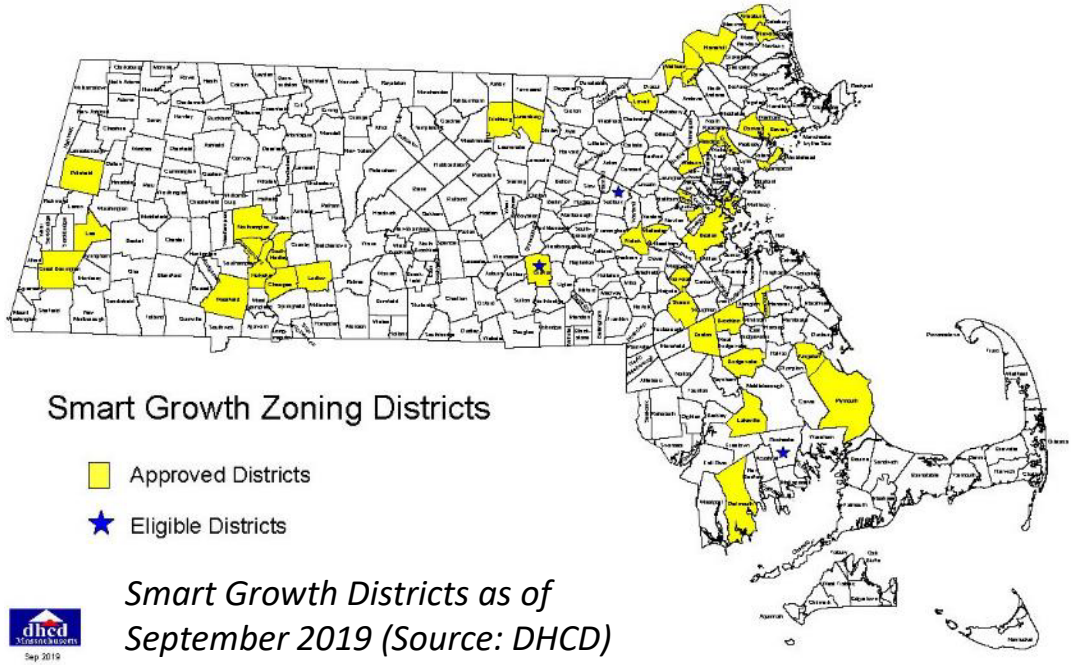
Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use structures at Red Brook Village, Plymouth (Top), Summer Street, Manchester (middle) and West Acton VillageWorks (bottom).

8.3. Overall Building Shape, Massing and Proportions

Building shape, massing and proportions should be compatible with Littleton's architectural traditions. Building facades more than 50 feet wide shall be broken down in to a series of smaller elements or bays, and articulated as assemblies of smaller building masses with traditional proportions. This shall be accomplished by incorporating projections of the building

What is a 40R District?

- Special zoning overlay district for by-right higher density residential and mixed-use development in appropriate locations
- Customizable Density: 8, 12, 20 Units/Acre
- Affordable Housing: requires 20% Units < 80% AMI



Smart Growth Districts as of September 2019 (Source: DHCD)

Village Hill, Northampton, MA

What we want to accomplish this weekend

Improve our understanding of the study areas

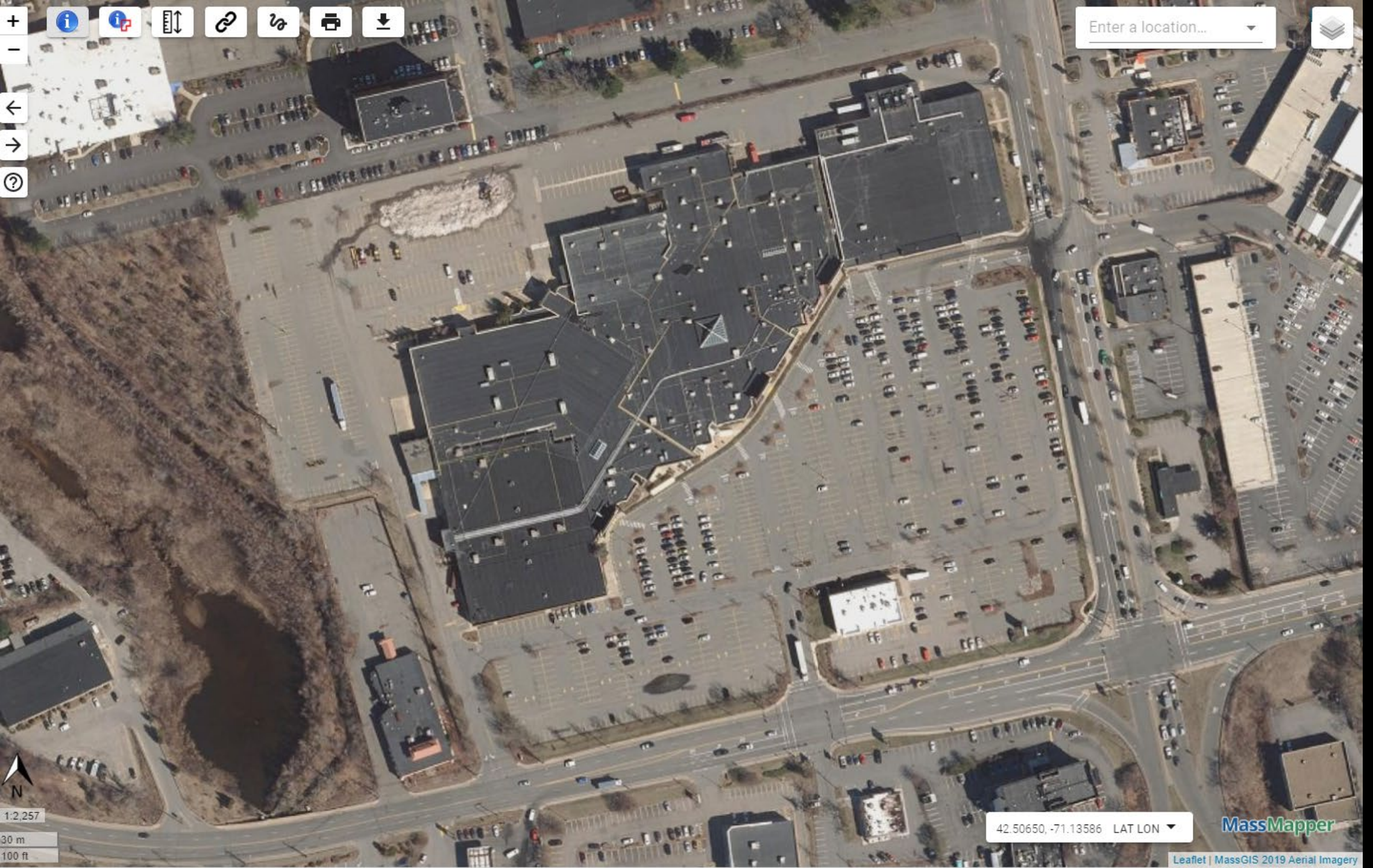
Identify key issues and opportunities in the study areas

Identify the key elements of a vision for each study area:

- What kind of changes are desirable (types of development, transportation improvements, open space improvements, etc.)?
- What are the appropriate design characteristics for the study areas and their parts?

"What matters?"—the community's underlying interests, goals, & values

Woburn Village 40R – Woburn, MA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HOMESENSE
TJ maxx
HomeGoods
MARKET BASKET

GARAGE
AvalonBay COMMUNITIES
VILLAGE NAILS
restore
CAFFÈ NERO
DSW
HOMESENSE
TJX HomeGoods
MARKET BASKET "MORE FOR YOUR DOLLAR"
FULL ACCESS
COMMERCE WAY
TAVERN SQUARE
Scarf RESTAURANT
LOCKS AND KEYS
crumbl cookies
GRAINMAKER
Tanera BREAD
Sally's APIZZA
SHAKE SHACK
SALADWORKS
AT&T
CAVA
COLONIAL LIQUOR
FLOWER SHOP
QDOBA
CHASE
PYLON
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FULL ACCESS
MISHAWUM RD
MISHAWUM RD

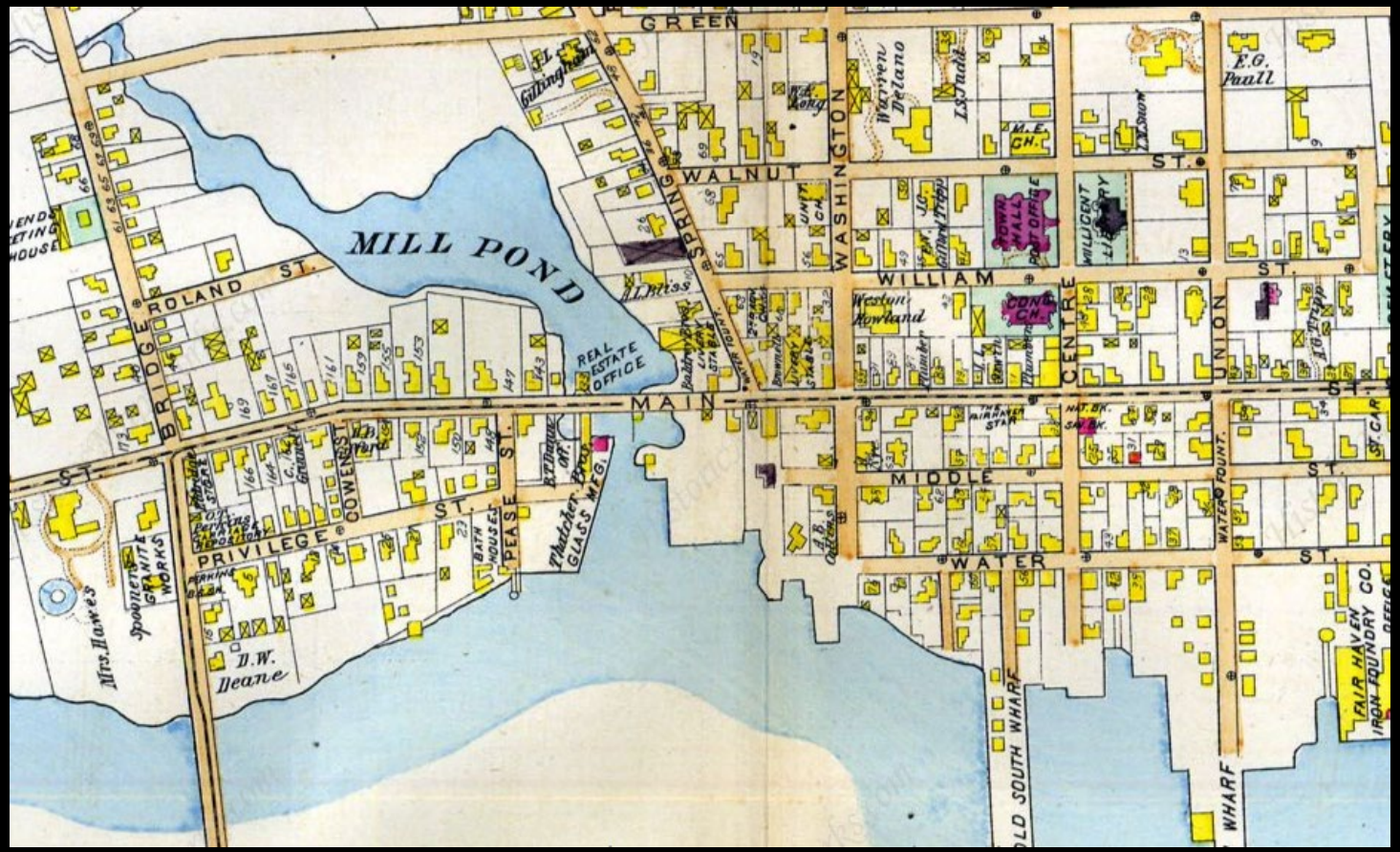
THE LOO
PAVILION

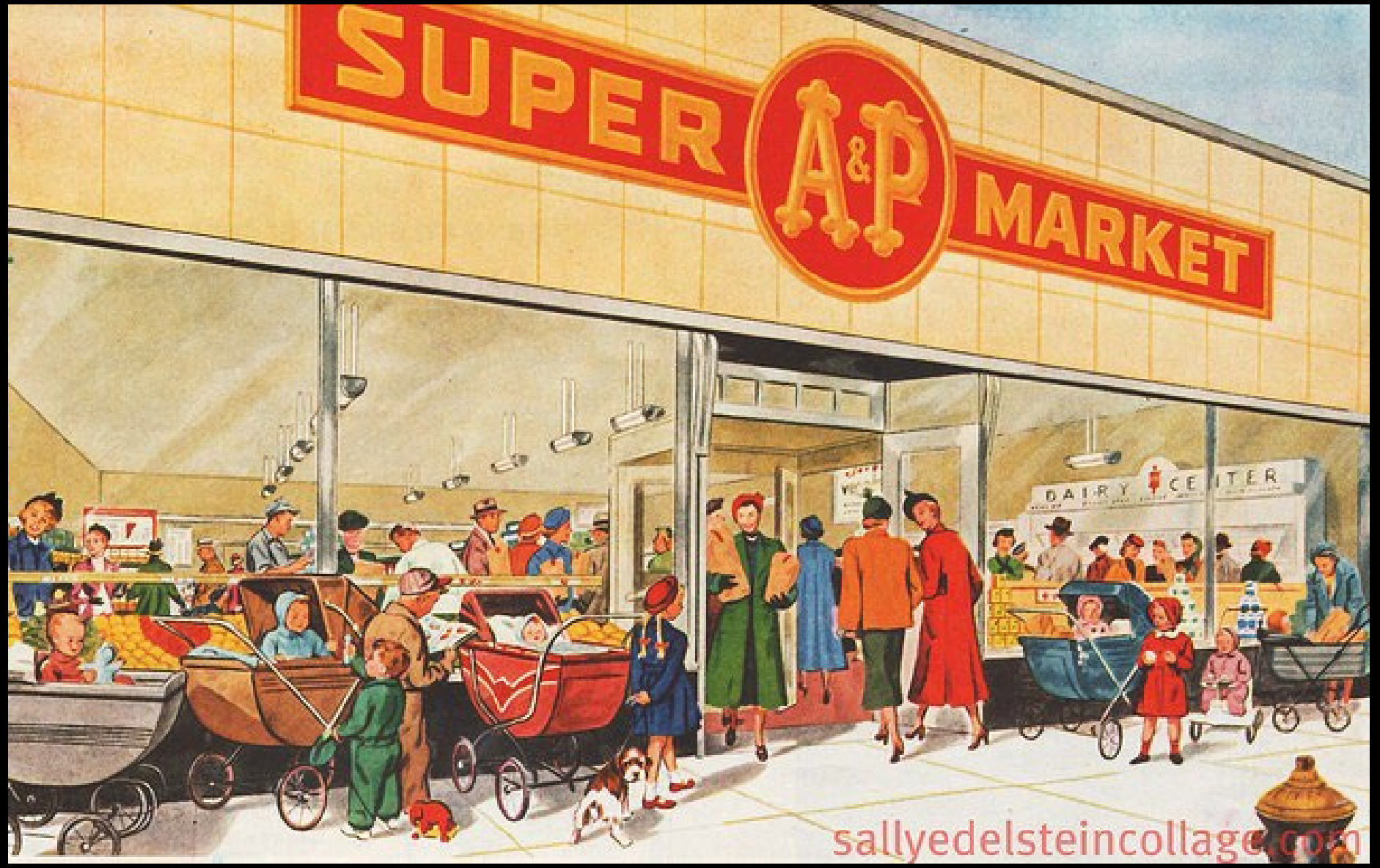
Village Hill 40R District, Northampton MA

A new mixed-use center based on neotraditional design principles

OAK PARK
FORD CROSSING
MEMORIAL PARK
BEECHWOOD HOMES
UPPER RIDGE HOMES
COACH HOUSE
DETENTION POND
BEECH TREE PARK
MOSER STREET
UPPER RIDGE FLATS
tot lot
HILLSIDE APTS.
WESTVIEW HOMES
MOSER STREET
EASTVIEW TOWNHOMES
MORNINGSIDE HOMES
OLANDER DRIVE
HILLTOP APARTMENTS
DETENTION POND
CHRISTOPHER HEIGHTS ASSISTED LIVING
VILLAGE HILL ROAD
tot lot
THE COLUMNS CONDOMINIUMS

Once Upon a Time… Every town had a Mixed Use Lifestyle Center





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SEARS
STORE CLOSING

COSTCO
Walmart
THE HOME DEPOT
STOP

Figure 1: Parabolic rise in internet sales while department stores struggle

US retail sales in selected categories, USD bn (seasonally adjusted)

Source: Bloomberg (last data for internet sales: April 2016; other: May 2016), Standard Chartered Research

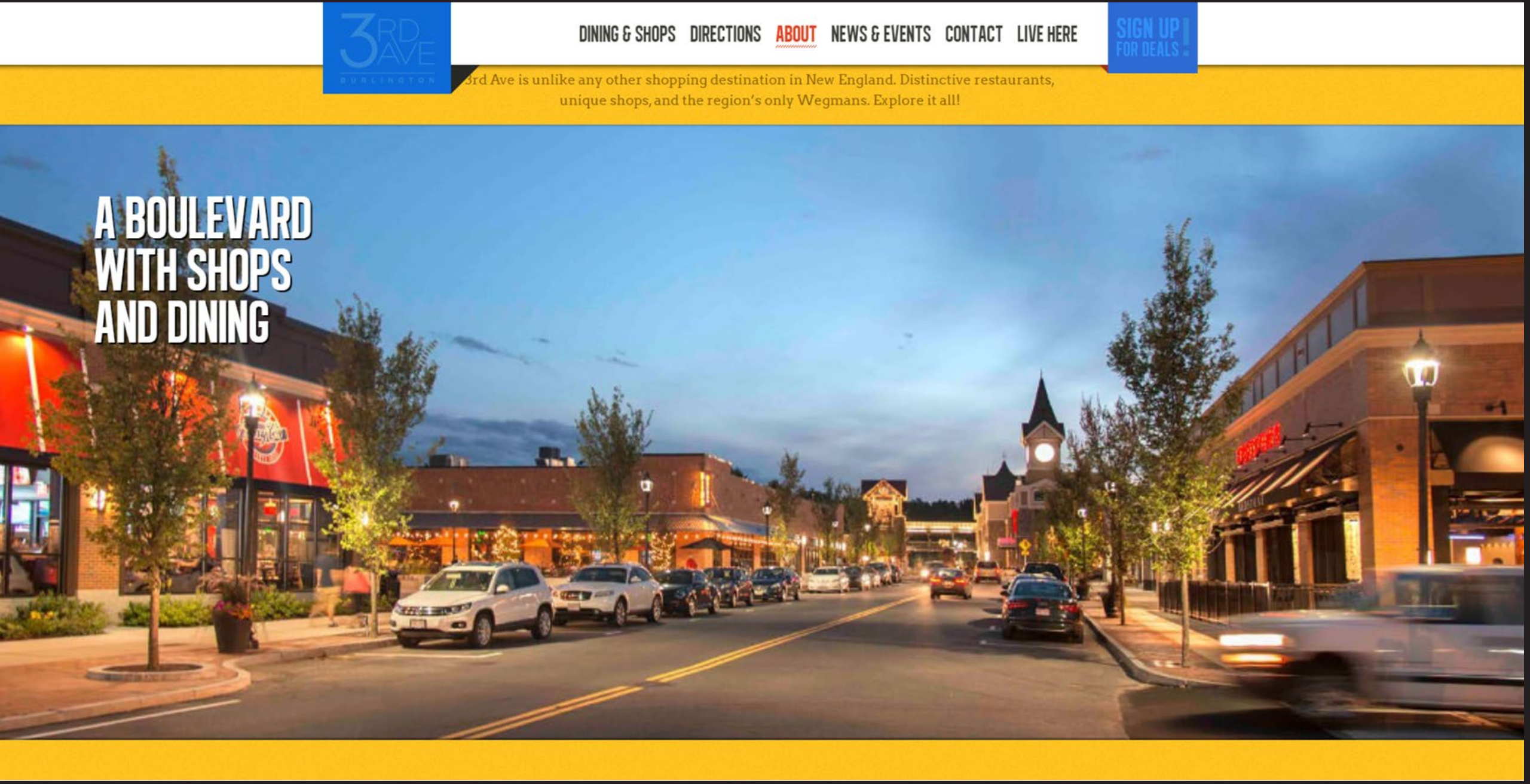
Streetscape Improvements
Portsmouth, NH

Developers are trying to make the suburbs cool. Is that possible?

DAVID L. RYAN/GLOBE STAFF

A rooftop deck has a dining area, grill, and outdoor television with a view of the main road below at the office park.

By Andy Rosen | GLOBE STAFF AUGUST 03, 2018



Third Ave, Burlington

12/2001
Third Ave, Burlington 2001
Image MassGIS, Commonwealth of Massachusetts EOEA
Google Earth

Third Ave, Burlington 2018
Google Earth

Wegmans
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Google Ear

CENTERED ON STREET LIFE, NOT PARKING

Main Street Comes to the Suburbs

Brewed Awakenings
Coffeehouse

Wayland Town Center

Wayland Town Center

STOP

Wayland Town Center

Mashpee Commons, Cape Cod

TALBOTS

RUSTIC
MARLIN
STOP
FALMOUTH
50%

Verde DESIGN

CAPE COD
COFFEE

Market
Street
Bookshop
vineyard vines

CHAPEL *View*

CHAPEL *View*

Bristol, RI

Bristol Harbor Inn

BRISTOL HARBOR INN
THAMES STREET LANDING
châtelaine
CAFE OPEN

WATER SPORTS
BIKE & KAYAK RENTAL
SUMMER CLOTHES
NORTHWIND SPORTS

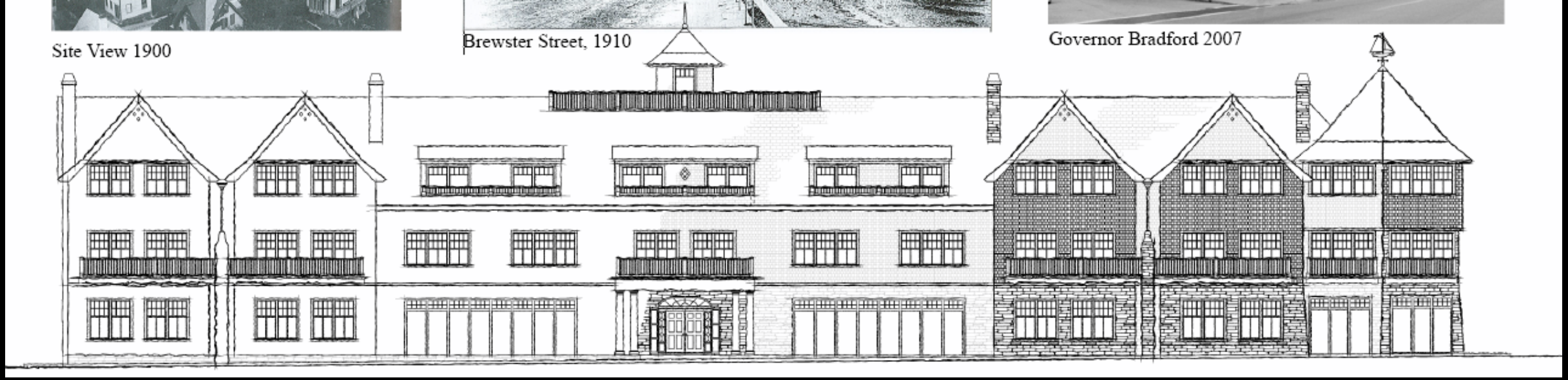
BUD LIGHT
BRISTOL HARBOR INN

259 Thames St
Exit Street View
BRISTOL HARBOR
STOP

Site View 1900

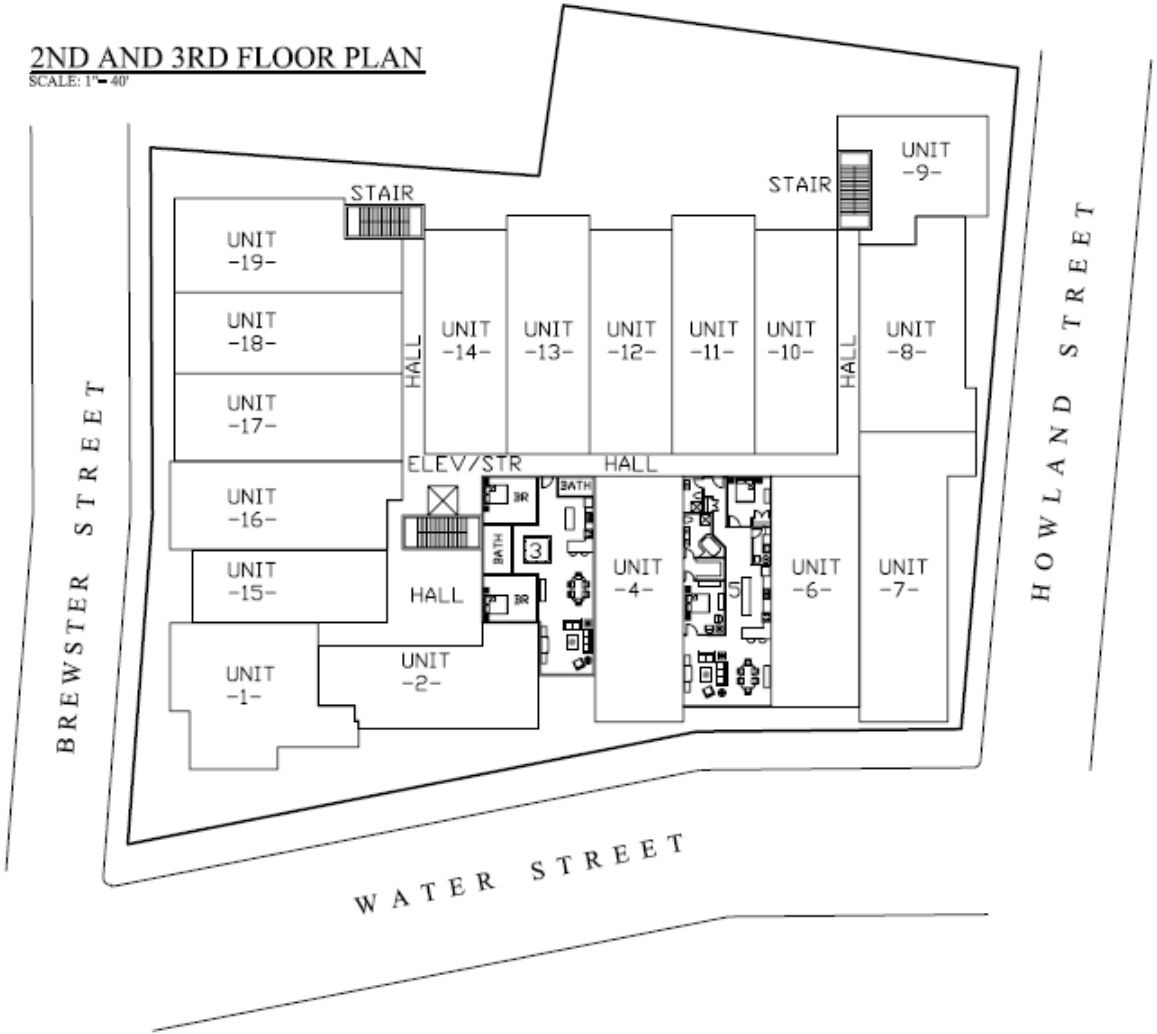
Brewster Street, 1910

Governor Bradford 2007

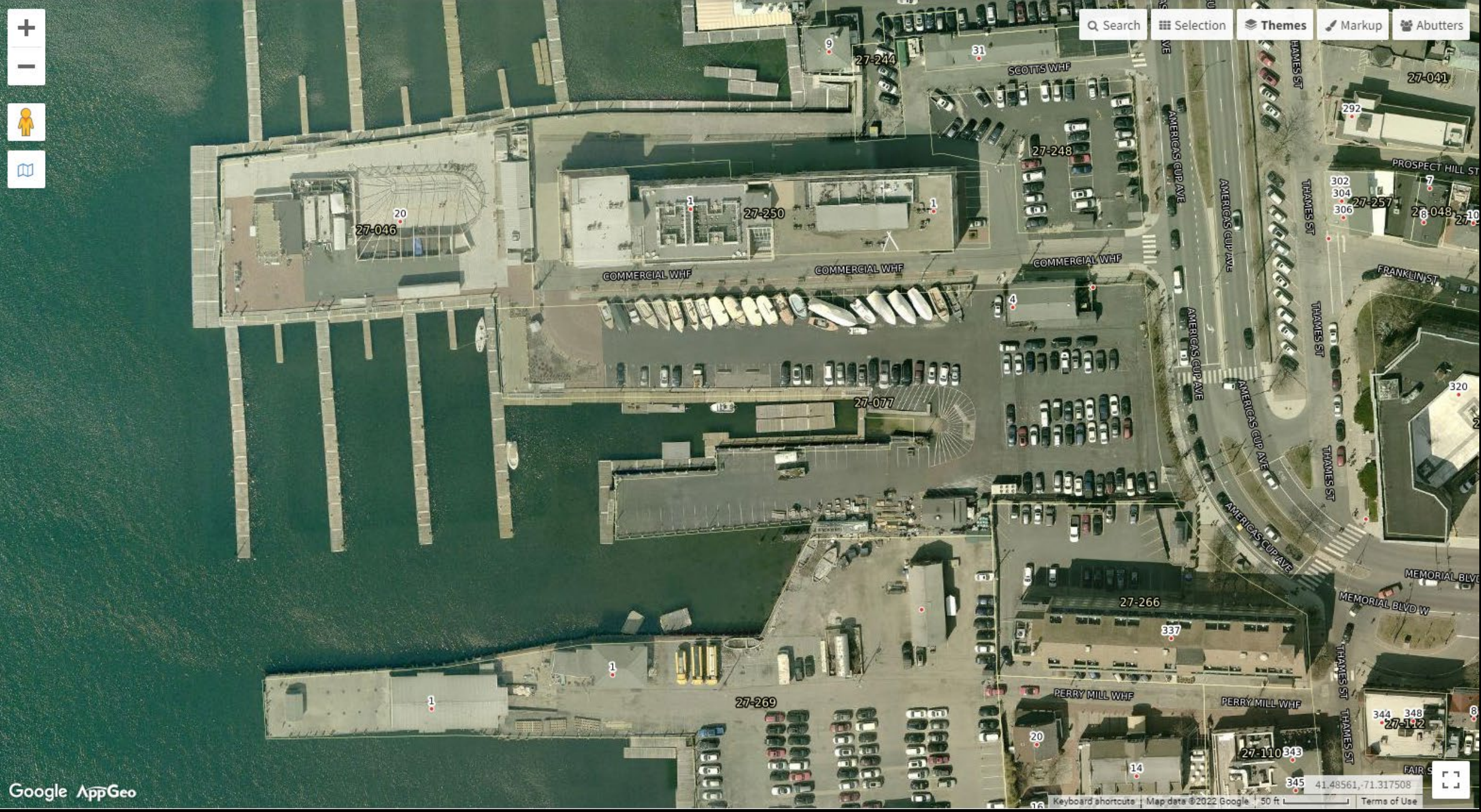


2ND AND 3RD FLOOR PLAN

SCALE: 1"= 40'



JOHNNIE O
HOLEBROOK SWEDEN
HAMMETTS WHARF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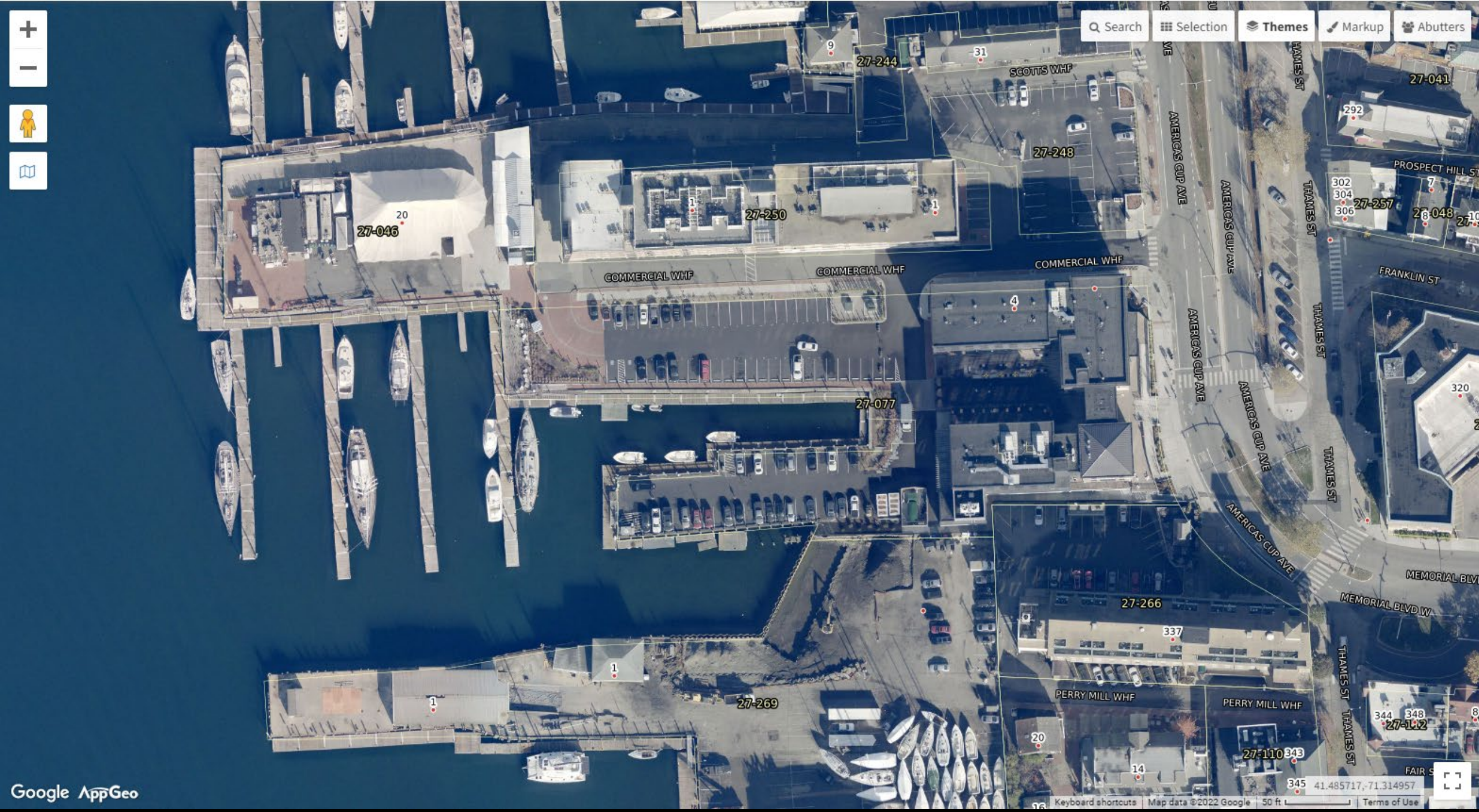
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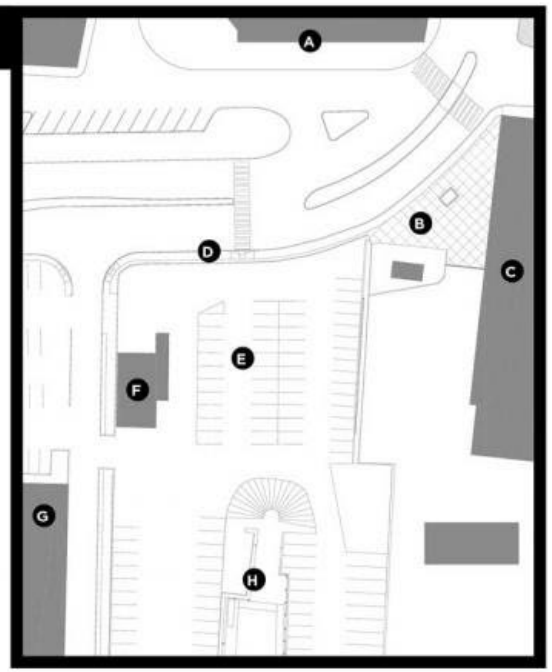
Existing Site Plan

- A Historic Post Office
- B Plaza & Outdoor Bar
- C Historic Mill Building
- D 4 ft Wide Sidewalk
- E Parking Lot
- F Dilapidated Marina Service Building
- G Condominiums
- H Negelcted Boat Ramp



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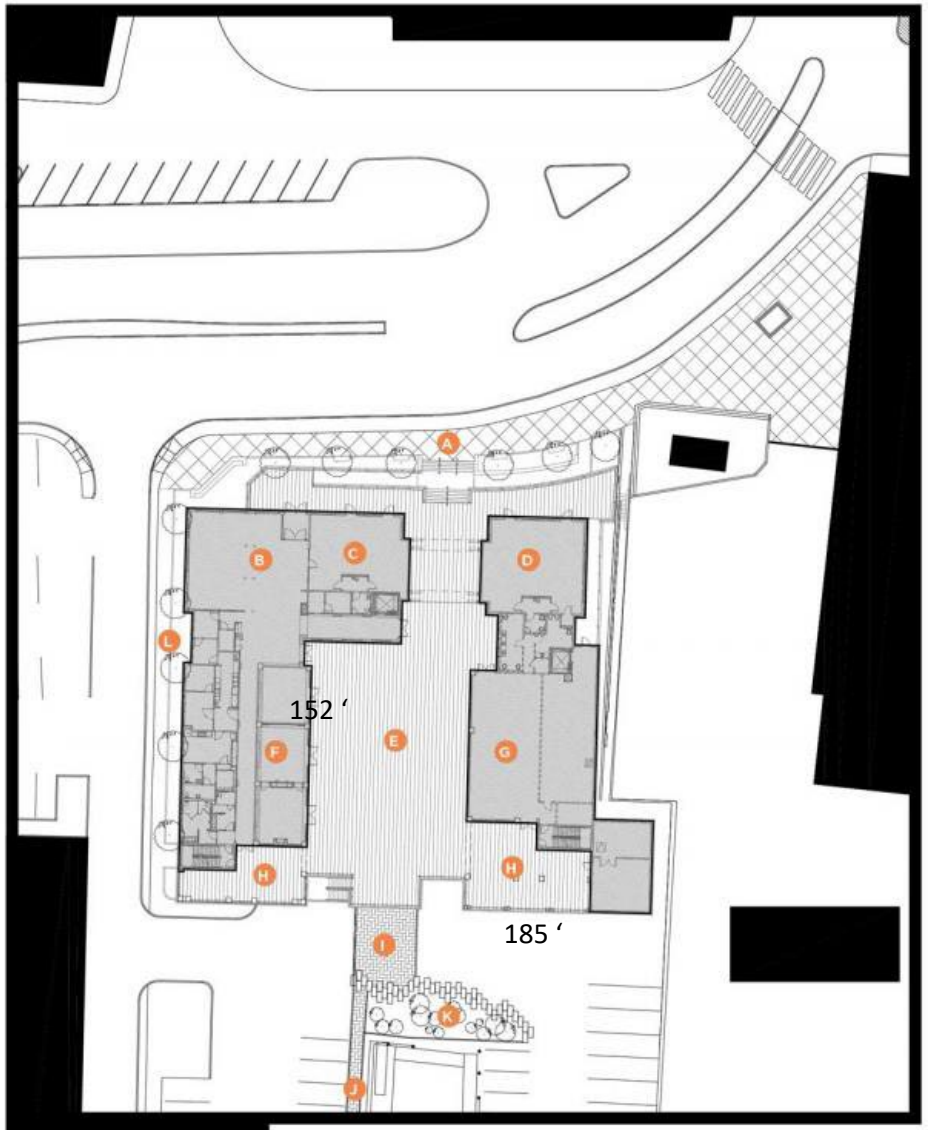

Completed Site Plan

- A Widened Sidewalk w/ Connection to Plaza
- B Hotel Lobby
- C Retail Space 1
- D Retail Space 2
- E Public Courtyard
- F Hotel Meeting Rooms
- G Restaurant
- H Covered Porch Space
- I Harbor Walk Connection
- J Improved Public Harbor Walk
- K Bioretension Swale for Site
- L Tree Box Filters

HAMMETTS WHARF
HOTEL

HOLEBROOK SWEDEN

HOTEL

HAMMETTS HOTEL

Schodack Town Center

Courtesy Dover, Kohl & Partners

existing conditions

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 1 – create a sense of place with the very first new buildings

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 1 – create a sense of place with the very first new buildings

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 1 – create a sense of place with the very first new buildings

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 2 – add buildings incrementally, making complete streets

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 3 – add buildings incrementally, making complete streets

Schodack Town Center

step 4 – add buildings incrementally, making complete streets

Courtesy Dover, Kohl & Partners

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 5 – an opportunity for a larger square, framed by the fronts of buildings

Schodack Town Center

Courtesy Dover, Kohl & Partners

step 5 – strengthen connections and find lost space as values increase

Fairhaven 40R Planning

Visioning Workshop November 5, 2022

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