

Town of Bridgewater

Smart Growth Zoning Findings Report



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Bluestone Planning Group



Overview

- Master Plan, Town of Bridgewater: 2002
 - Zoning and General Recommendations
 - Green Development – LEED and LID
- Smart Growth Zoning Strategies
 - I. Planned Development: Elm St Industrial Area
 - II. Transfer of Development Rights
 - III. 40R Compact Development: Waterford Village
 - IV. Open Space Community Development

Master Plan 2002

General Recommendations

- Develop Mixed Use Nodes
- Broaden Planned Development concept
- Promote public investment to foster private development
- Encourage cluster residences, mixed use, and “green” development

Master Plan 2002

Zoning Recommendations

- Refine allowed mix of uses Industrial Districts
- Increase Housing Diversity
- Permit Mixed Uses in Business B
- Modify Open Space Design Requirements

Master Plan 2002

Green Development

- LEED Green building Rating System
(Leadership in Energy and Environmental Design)

Benefits:

- Conserve Resources
- Reduce Operating Costs
- Improve productivity and health

Green Development (cont.)

Low Impact Development (LID)

Benefits:

- Reduce impact on water resources
- Improve water quality



Permeable Pavers



Green Roof



Bio-Retention Stormwater Drainage

Smart Growth Zoning Strategies

- I. Enhance Elm Street Commercial Zoning
- II. Transfer of Development Rights
- III. 40R Compact Development
- IV. Refine Open Space Community Design (OSCD)

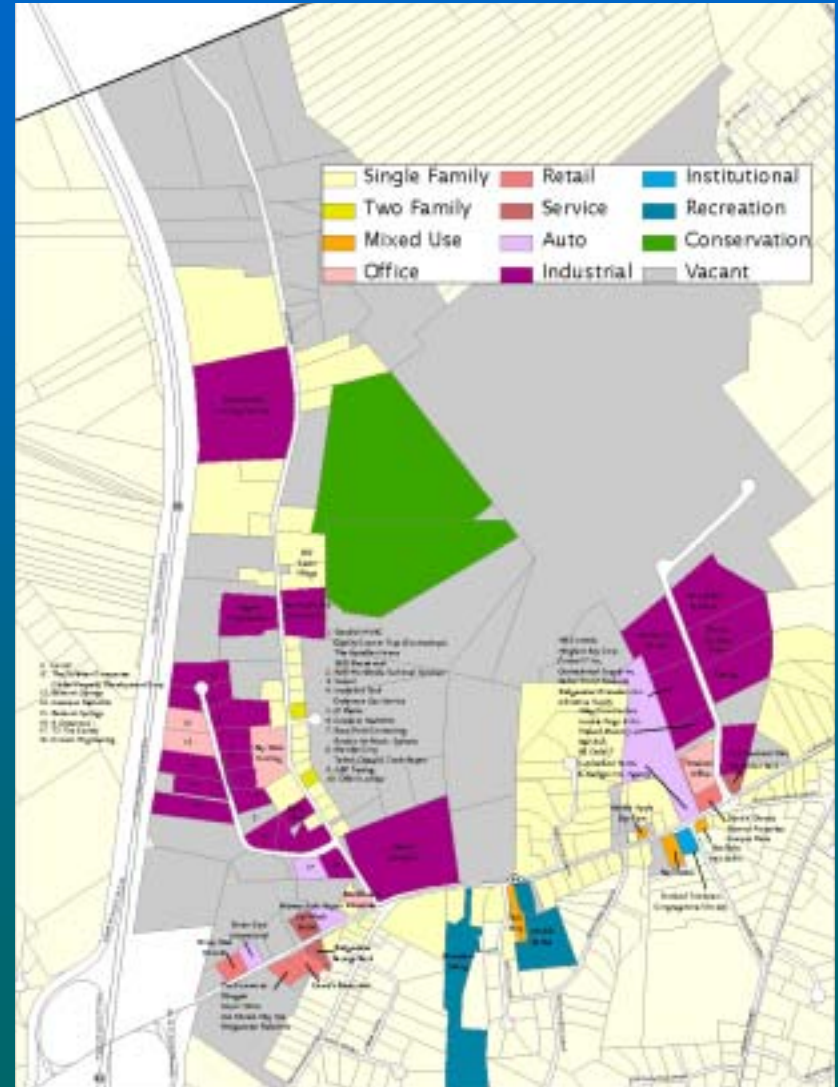
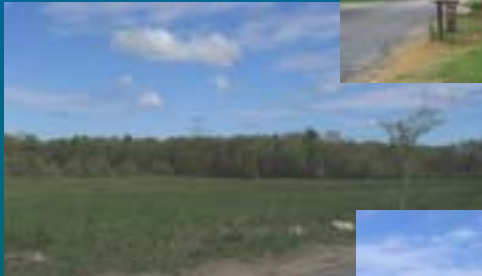
I. Enhance Commercial Zoning

Elm Street Industrial Area

- Existing Land use
- Existing Zoning
- Opportunities and Constraints
- Goals
- Draft Recommendations

Elm Street

Existing Land Use



Elm Street

Existing Zoning

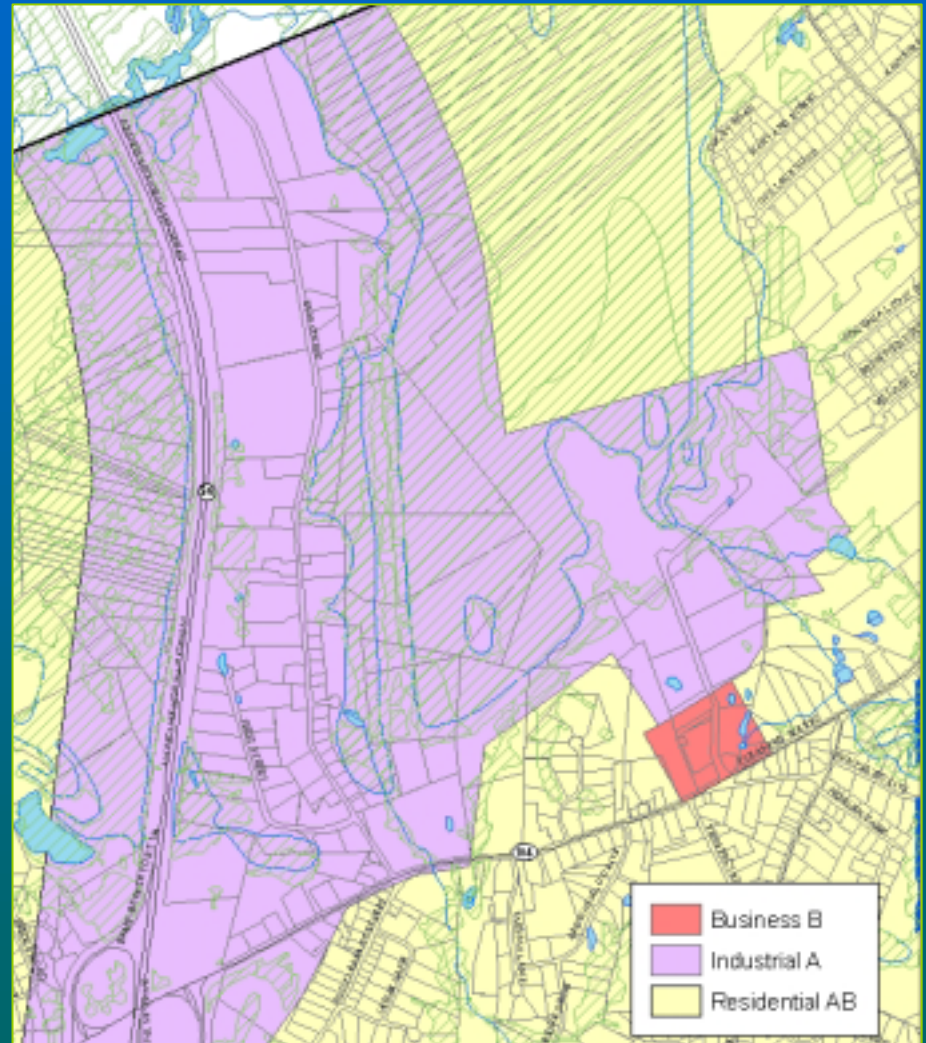
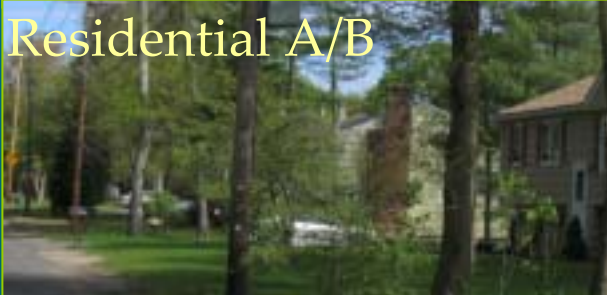
Industrial A



Business B



Residential A/B

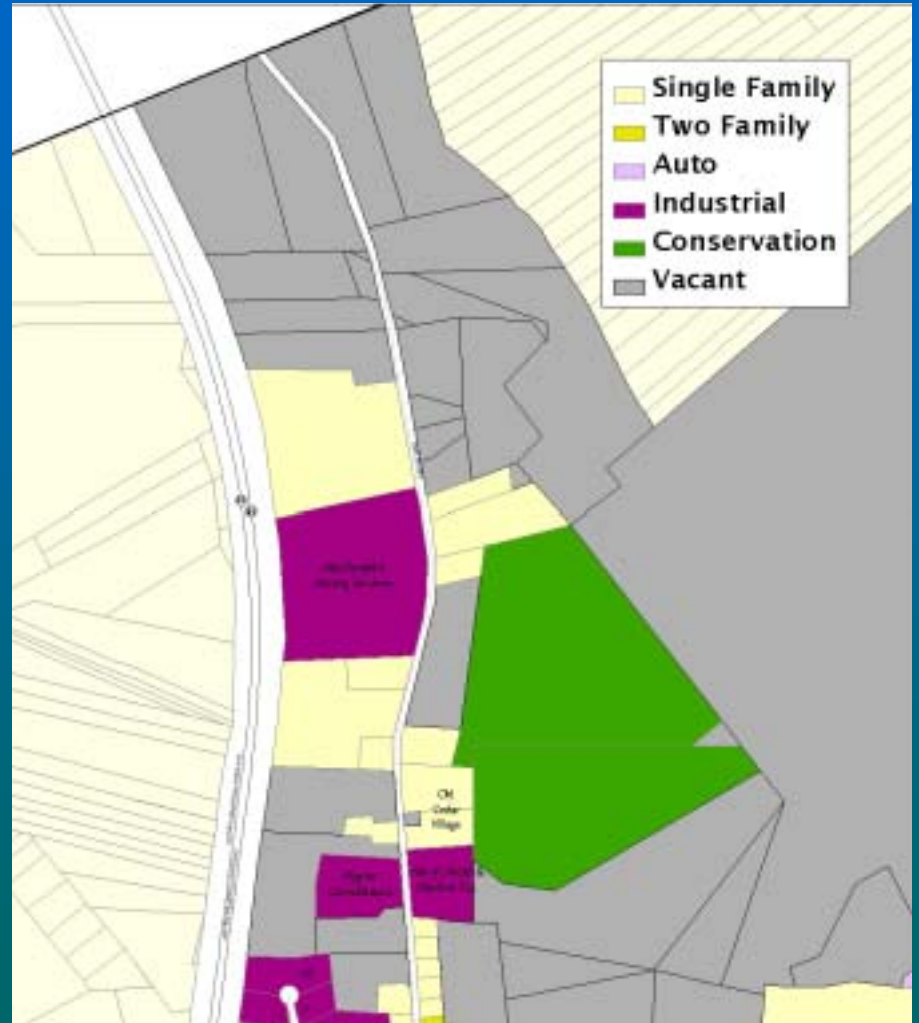


Existing Elm Street Commercial Zoning

| Requirements | Industrial A | Planned Development |
|--------------------------|--|--|
| Open space | 30% | 25% |
| Building Area | 50% | 25% |
| Coverage | 70% | 75% |
| Minimum Lot Size | 40,000 sf | 5 acres commercial, 1 acre residential |
| Height | 40 ft | 3-5 stories |
| Land Uses Summary | Industrial Office Retail/Service (SP) Hotel (SP) 1-2 Family (SP) | Office 80-100% Light Industrial 5% Limited Hotel 25% Commercial Service 20% 1 Family Residence |
| Minimum Frontage/Setback | 200'/40' | 200'/40' |

Elm Street Opportunities

- Large vacant parcels
- Good transportation access
- Planned sewer extensions
- Proposed Smart Growth zoning



Elm Street Constraints

- Inharmonious mix of uses
- Lack of water and sewer
- Threat of 40B's and housing developments
- Zoning: lot coverage



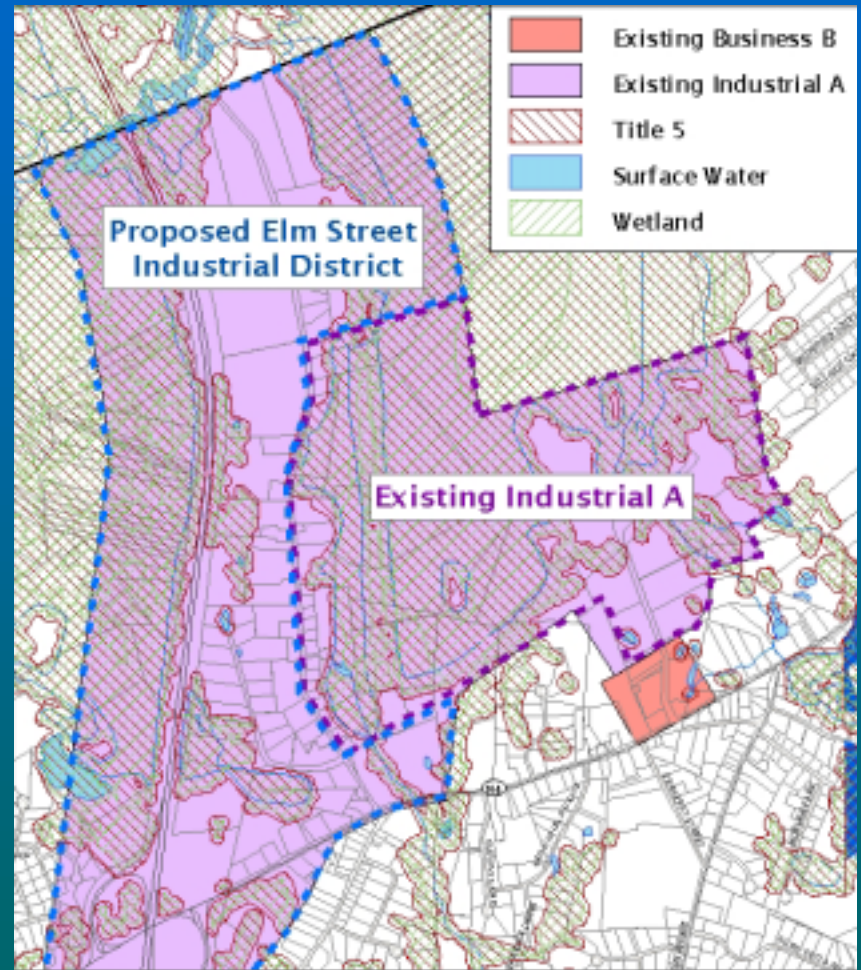
Elm Street Commercial Zoning Goals

- Promote economic growth
- Prevent use of prime industrial land for residential development
- Protect wetland, water and habitat resources
- Protect existing residential areas

Elm Street Draft Recommendations

1. Establish Elm Street Industrial District (IE)

Allows by right the same buildable density as IA but provides modest additional development incentives for resource protection and environmentally sound planned development



Elm Street Industrial District (IE)

Allowed Uses

- Continue to permit office and industrial uses including light manufacturing, assembly, distribution by right
- Retail/Service, by special permit
- No residential uses allowed
- Hotel by special permit

Elm Street Industrial District (IE)

Dimensional Requirements (by right):

- Replace max. building coverage with max impervious surface of 50%.
- Allow developed area to exceed 50% up to 70% if permeable paving or green roofs are used.
- Retain 30% min. open space and other dimensional regulations of the current IA District

Elm Street Industrial District (IE)

By Special Permit:

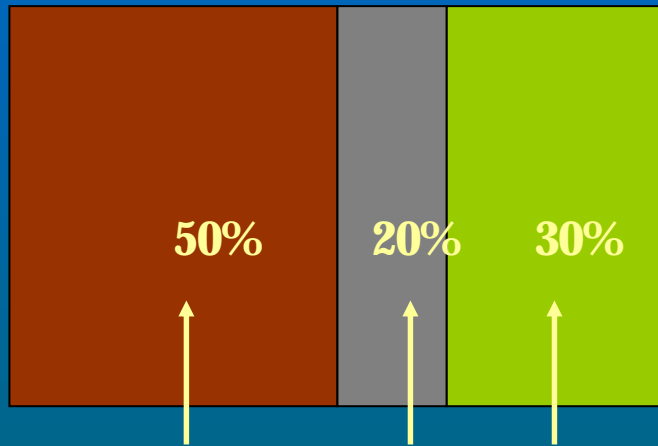
- Allow flexibility in the setback and yard requirements
- Reduce minimum open space from 30% to 25%
- Allow impervious area to increase up to 10% (resulting in 60% impervious) if development meets sustainability criteria, i.e., uses LEED & LID principles
- Provide design guidelines for Elm Street Industrial District (IE)

Existing and Proposed Elm Street Zoning

| Requirements | Industrial A | Industrial E (Proposed) |
|----------------------------|---------------------|------------------------------------|
| Minimum Open space | 30% | 30% (25% w/SP) |
| Building Area | 50% | - |
| Coverage | 70% | 70% (75% w/SP) |
| Maximum Impervious Surface | - | 50% (60% w/SP) |
| Minimum Lot Size | 40,000 sf | 40,000 sf |

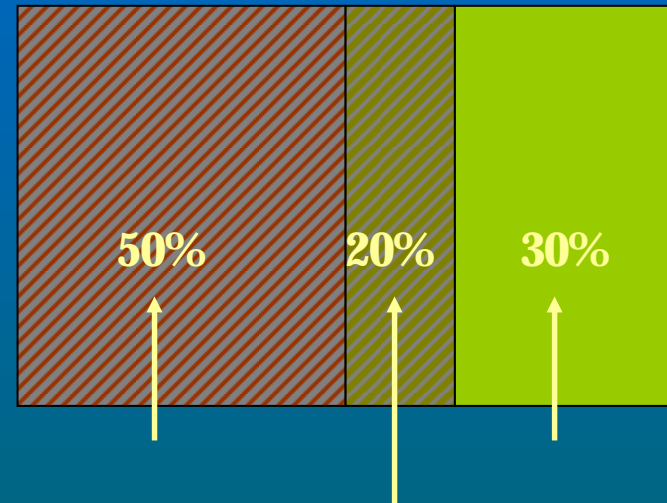
Existing and Proposed Elm Street Zoning

Existing Zoning Requirements:
Industrial A



Building Area Paving Open Space
Total Site Coverage 70%

Proposed Zoning Requirements:
Industrial E

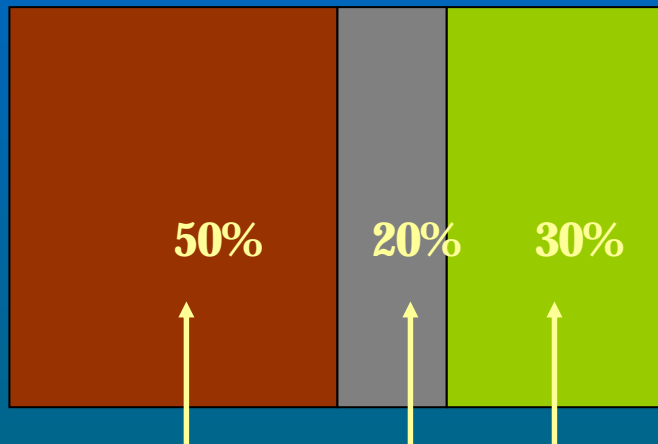


Impervious Surfaces Permeable Surfaces Open Space

By Right

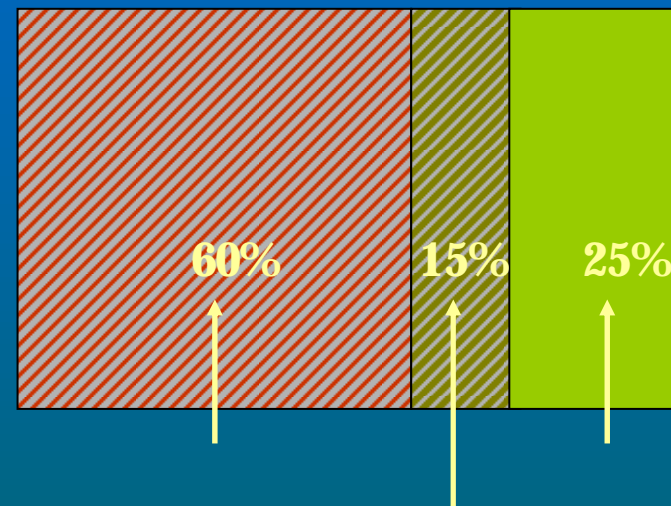
Existing and Proposed Elm Street Zoning

Existing Zoning Requirements: Industrial A



Building Area Paving Open Space
Total Site Coverage 70%

Proposed Zoning Requirements: Industrial E



Impervious Surfaces Permeable Surfaces
Open Space

By Special Permit

Elm Street Draft Recommendations

2. Provide water/sewer extensions as key development incentive

3. Industrial Covenants

To avoid further 40B residential uses in West Elm Street Industrial District, negotiate with land owners to provide industrial covenants in exchange for sewer extensions

Elm Street Draft Recommendations

4. Retain Industrial A District for east side of Elm Street Area

- Single family residential, allowed by Special Permit; (consistent with existing zoning)
- Consider adopting permeability standard as suggested for the IE District, in place of max. building coverage requirements

II. Transfer of Development Rights

- Goals
- Summary explanation
- Draft Recommendations
 1. TDR with CBD receiving area
 2. TDR concept applied to Bedford Street Overlay District

TDR Goals

1. Preserve farmland and Zone II water resource protection parcels, “Sending Areas”, where there is local interest in resource protection
2. Encourage greater intensity and mixed use development in “Receiving Areas” where there is underutilized infrastructure

Transfer of Developments Rights

The Concept

Owner of "sending" parcel sells development rights in exchange for permanent conservation easement.

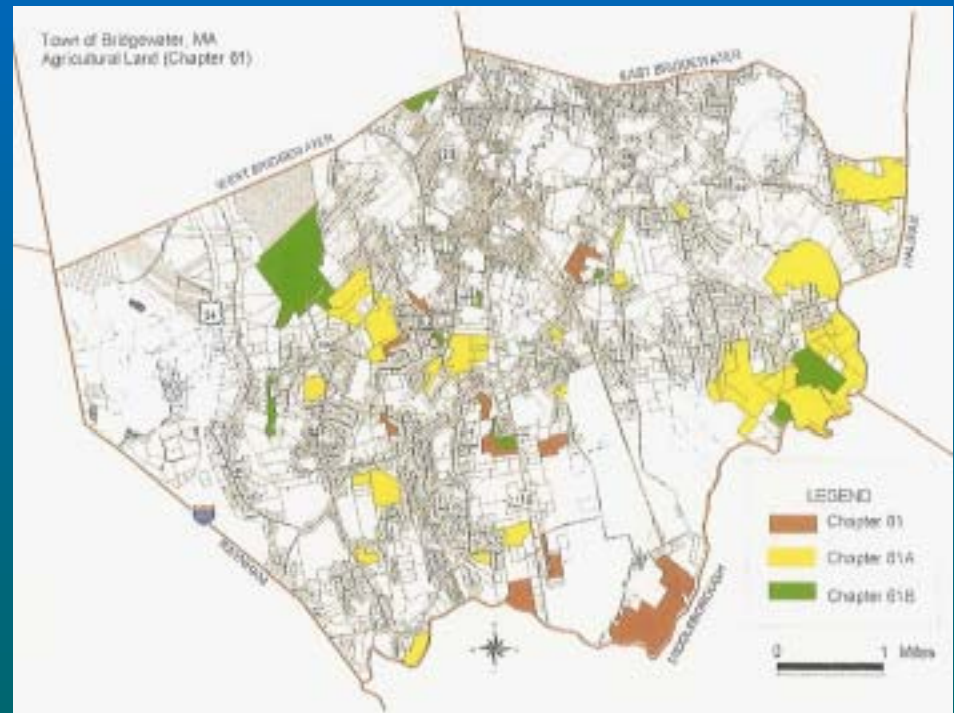


Owner of "receiving" parcel buys development rights to build at densities higher than allowed under base zoning.

1. TDR with CBD Receiving Area

Sending Areas

1. Agricultural Chapter 61A land
2. Zone II land
3. Other significant open space

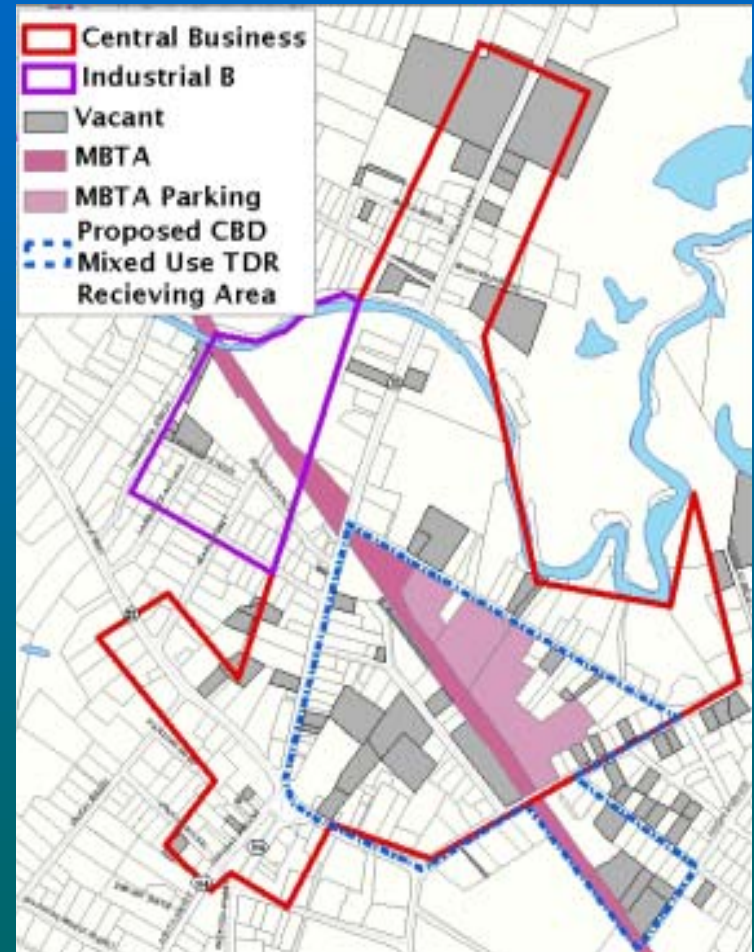


1. TDR with CBD Receiving Area

1. Mixed Use CBD Overlay Area

includes

- vacant CVS plaza
- adjacent vacant buildings
- Sun building
- underutilized nail mill building
- student parking lot along MBTA tracks

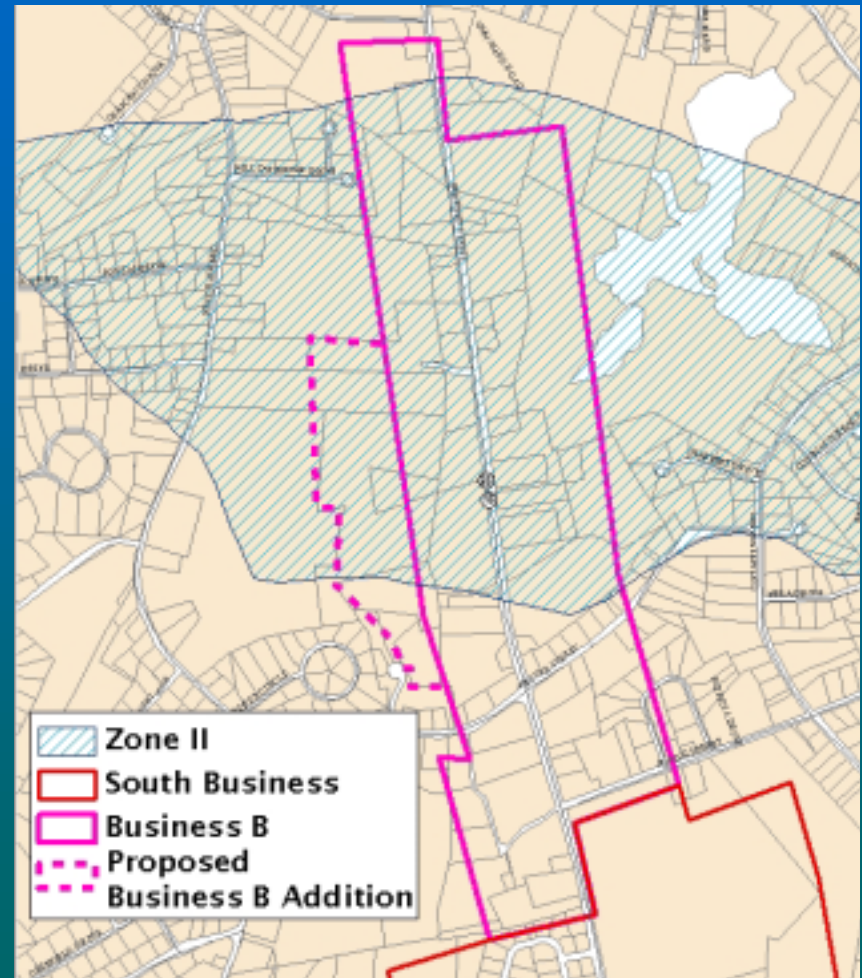


1. TDR with CBD Receiving Area

- Density bonus of 2-5 times the number of units that could have been developed on sending parcel.
- TDR to allow up to 20 bedrooms per acre.
- For buildings fronting on Plymouth, Summer and Broad Streets, units must be located in mixed use buildings above ground floor retail

2. Bedford Street Overlay District

- Allows extension of B-B zoning to create higher quality commercial node.
- Based on need to protect Aquifer Protection District, allows open space protection to balance more intensive use.
- “Sending parcel” must be located within Zone II of RC district.



2. Bedford Street Overlay District

- 1 acre of uplands protected for each acre of land proposed for commercial development in BSOD.
- For each acre of proposed impervious surface in excess of 50%, (requiring a Special Permit under existing APD regulations) an additional acre of land in the sending area must be protected.
- Example:
for proposed 10 acre parcel within BSOD, where 8 acres will be made impervious, 13 acres must be preserved in sending area: 10 acres to enable use of B-B zoning plus 3 acres to compensate for excess impervious surface.

III. 40R Compact Development

- Goals
- 40R Requirements
- Possible location – Waterford Village
 - Existing site characteristics
 - 40R Requirements
- Draft Recommendations
- Benefits of 40R

40R Compact Development Goals

- Provide opportunities for higher density housing and affordable housing in appropriate locations
- Take advantage of State funding for housing that meets local need.

40R Requirements

Eligible locations:

- Areas near transit stations
- Areas of concentrated development including town centers, rural village districts, and other existing commercial districts
- Areas highly suitable for smart growth because of infrastructure, transportation access, existing underutilized facilities, and/or other factors

40R Requirements

- Development must be as-of-right
- Design review may be used to regulate the physical character of the development
- 20% of the housing in the district must be affordable to those earning 80% or less of the median income and be deed restricted for at least 30 years
- Minimum allowable density
 - Single family: 8 units per acre
 - Two- and three-family: 12 units per acre
 - Multifamily: 20 units per acre

40R Location

Possible Site: Waterford Village

Existing Conditions:

- 115 acre site
- 27 3-story buildings
- Total of 588 rental units
- Unit density 5 units/acre



40R Draft Recommendations

Designate an undeveloped portion of Waterford Village as a 40R district

Permit additional multi-family residential development:

- maximum of 20 du/acre
- 10% of units must be 3 br
- 20% of units must be affordable (80% of AMI)
- Design guidelines to be prepared
- 40R Plan to be approved by Planning Board and Town Meeting

Examples of 40R Multifamily Density

~20 du/acre



Benefits of 40R

- Bonus Payments by State:
 - \$75,000 incentive payment if zoning changed to accommodate between 21-100 new units
 - \$3,000 for each new unit permitted
 - 40S payments to “hold harmless” additional school costs
- Zoning change not considered spot zoning

IV. Open Space Community Development

- Goals:
 - Encourage more use of OSCD
 - Facilitate more traditional village-like development
- Recommendation: Amend OSCD, Section 9.2
 - Provide stronger incentives for open space preservation and more flexibility in site design
 - Accommodate a greater variety of housing types and affordability

OSCD Incentives

- Allow density bonus up to 20% if proposal:
 - Connects to public sewer
 - Protects high quality open space
 - Provides affordable units
 - Uses LID or LEED principles
- Reduce dimensional requirements, in order to enable village effect
- Streamline permitting
 - Do not require Special Permit for OSCD without density bonus
 - Simplify SP process for OSCD with density bonuses