

# VISION HAVERHILL —2035—→

**Steering Committee Meeting**  
August 28, 2019

# Agenda

## **Existing conditions report**

- Revised draft to be distributed electronically after meeting

## **Moving from goals to scenarios**

- Review of zoning buildout
- Initial feedback on goals from recent outreach and survey #2
- Thinking spatially about what kinds of places we will need to look at
- Process for scenario development

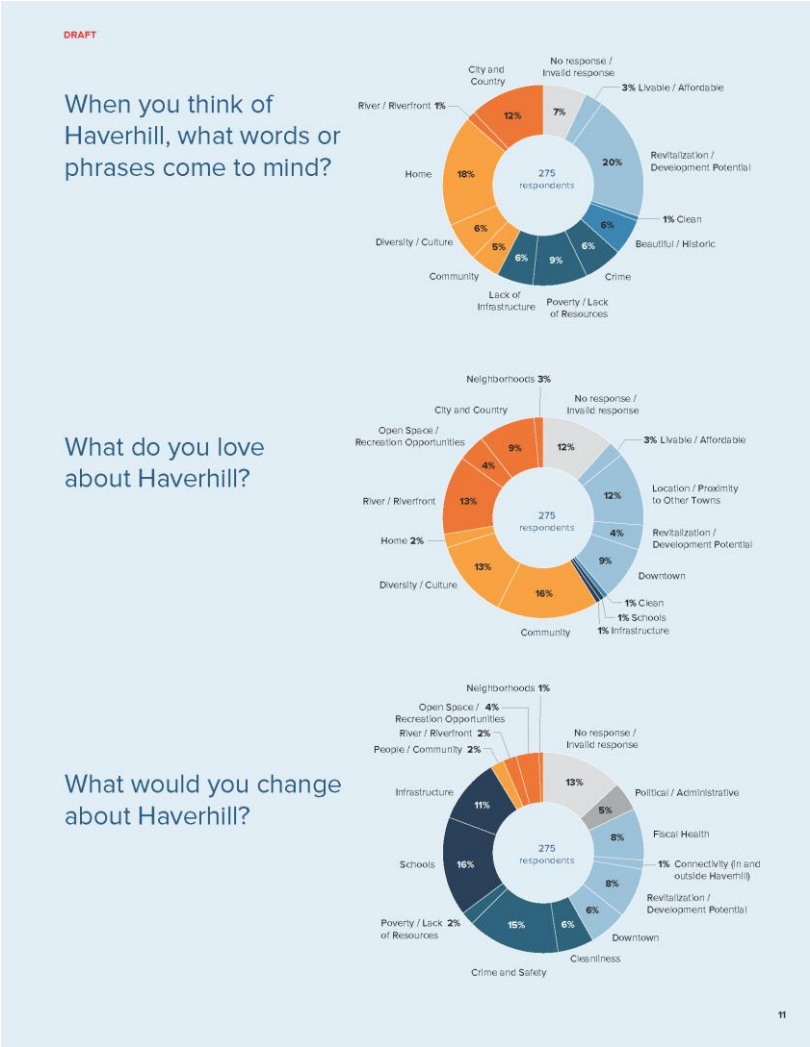
# Existing conditions report

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# High-Level Capacity Analysis

Initial findings for housing: estimates based on min lot size, max building coverage, min open space, max FAR, max stories, min unit size)

Zone	Current Units	Max By Right	Remaining By Right	Already Built By Right	Max Special Permit	Remaining Special Permit	Already Built Special Permit
RH (High Density)	9500	5500	1400	85%	15000	9500	50%
CC (Commercial Central)	1000	0	0	100%	4000	3000	25%
CG (General)	600	0	0	100%	3000	3000	20%
RU (Urban Density)	3500	800	150	95%	2500	1500	60%
RM (Medium Density)	6500	1500	0	100%	1500	0	100%
RR (Rural Density)	2000	400	0	100%	400	0	100%
RL (Low Density)	600	100	0	100%	100	0	100%
Other	-	-	-	-	-	-	-



# Moving from goals to scenarios

Feedback from survey 2 and outreach points to areas where we need to be clear.

- **Concerns around change:** Whether strongly in favor of increased scale or strongly opposed to it, some residents express worry that a plan will lead to a wholesale change in the scale of Haverhill.
- **Concerns around specific locations:** Whether framed as a need to focus on downtown, a need to develop housing, or a need to preserve the rural character of their community, many residents want to discuss the balance between city and country.



# Moving from goals to scenarios

- **Concerns around specificity and prioritization:** Affordability, density, taxes, commuting, multifamily, single family, subsidies, eliminating subsidies, schools, crime, infrastructure, encouraging growth, and stifling growth are all important in different ways to different respondents so far. The goal statements are broad enough that it is hard to see how these competing concerns will all fit together.
- **(Many responses also liked the goals as is!)**



# Guidelines for deciding which areas to look at for scenarios

**We need to look at different kinds of areas through the city during the development of scenarios.**

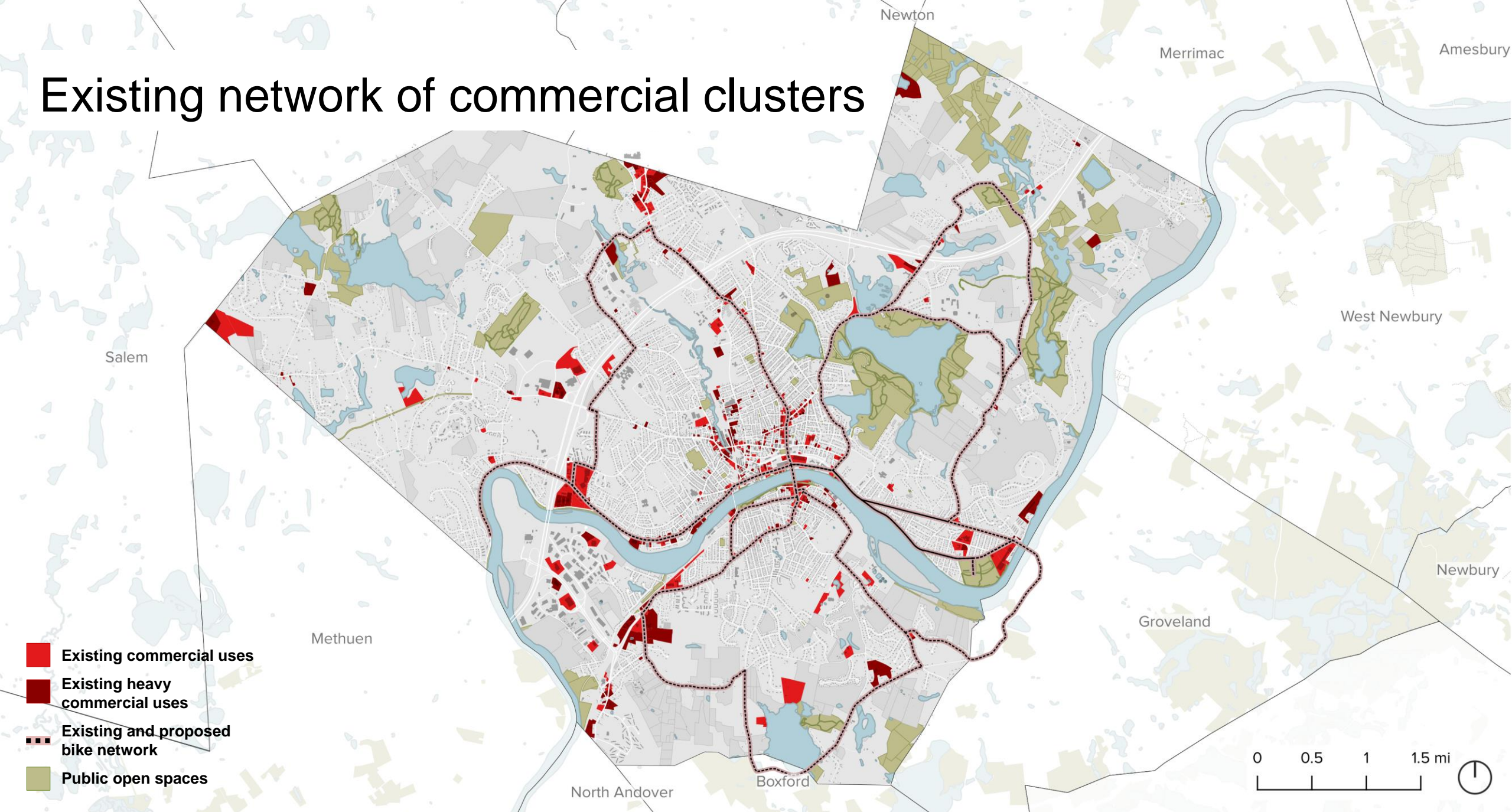
**Part of the process of scenario development will also include what areas can (or cannot) better achieve certain citywide goals.**

**Areas with the potential to achieve the most goals are where we should focus our analysis.**

- Nodes and corridors outside of the downtown
- Downtown
- Large undeveloped sites

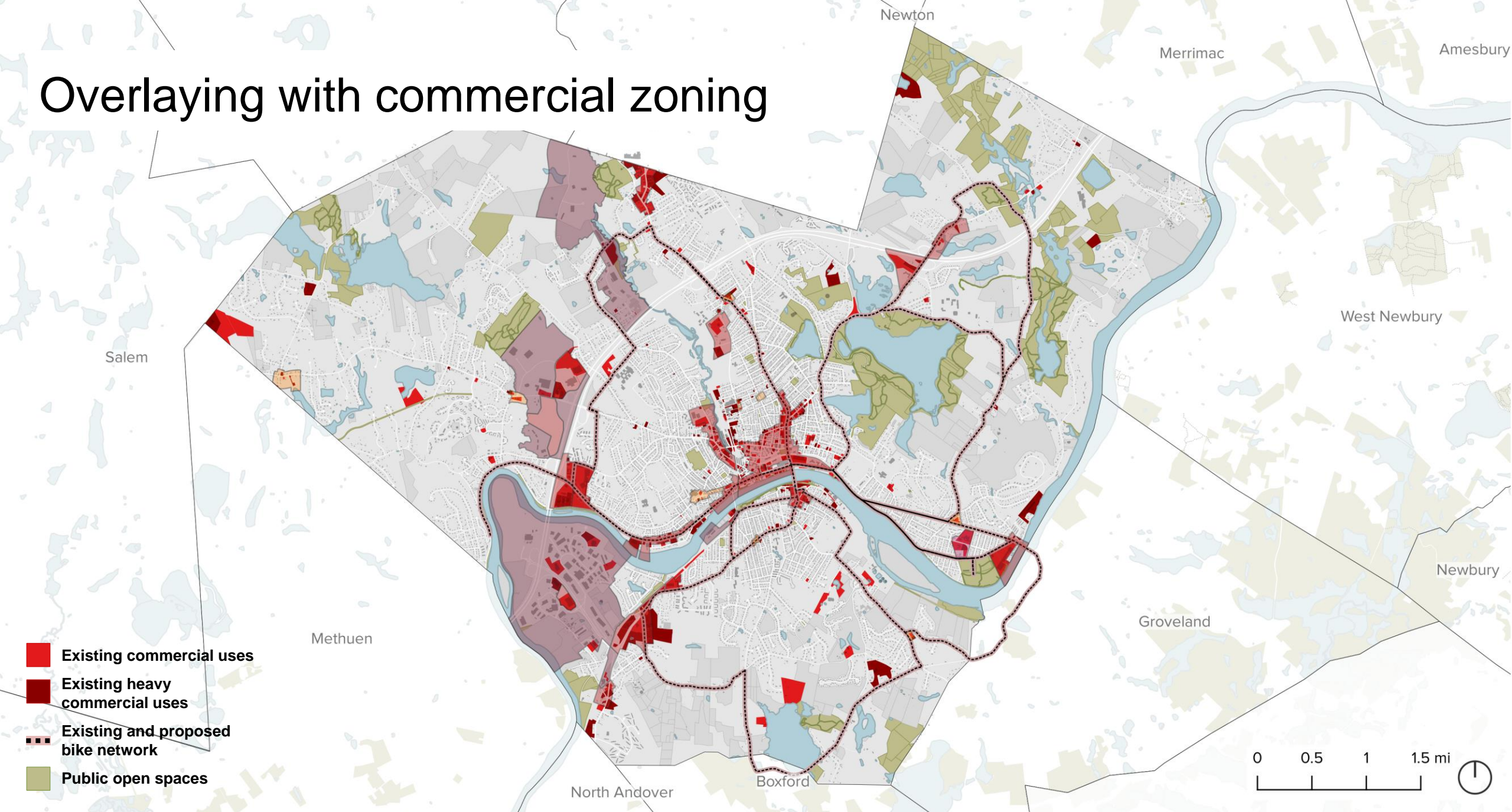


# Existing network of commercial clusters





# Overlaying with commercial zoning



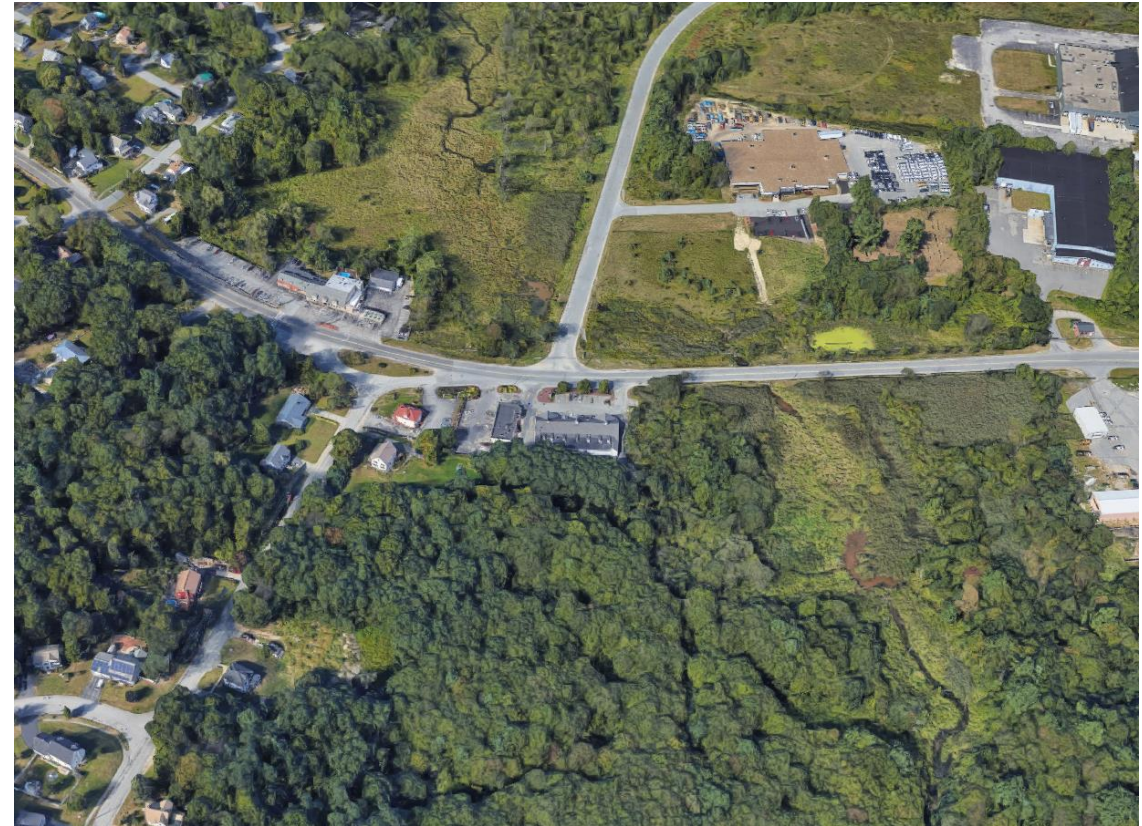


# Nodes and corridors outside of the downtown

**Areas where targeted development across a mix of residential, commercial, and manufacturing uses might make sense**

**Goals that scenarios around these areas might work toward**

- Job locations and housing diversity
- Walkability
- Improving sustainability within neighborhoods
- Walkable, multimodal transportation
- New places to live, work, and play
- Educational opportunities

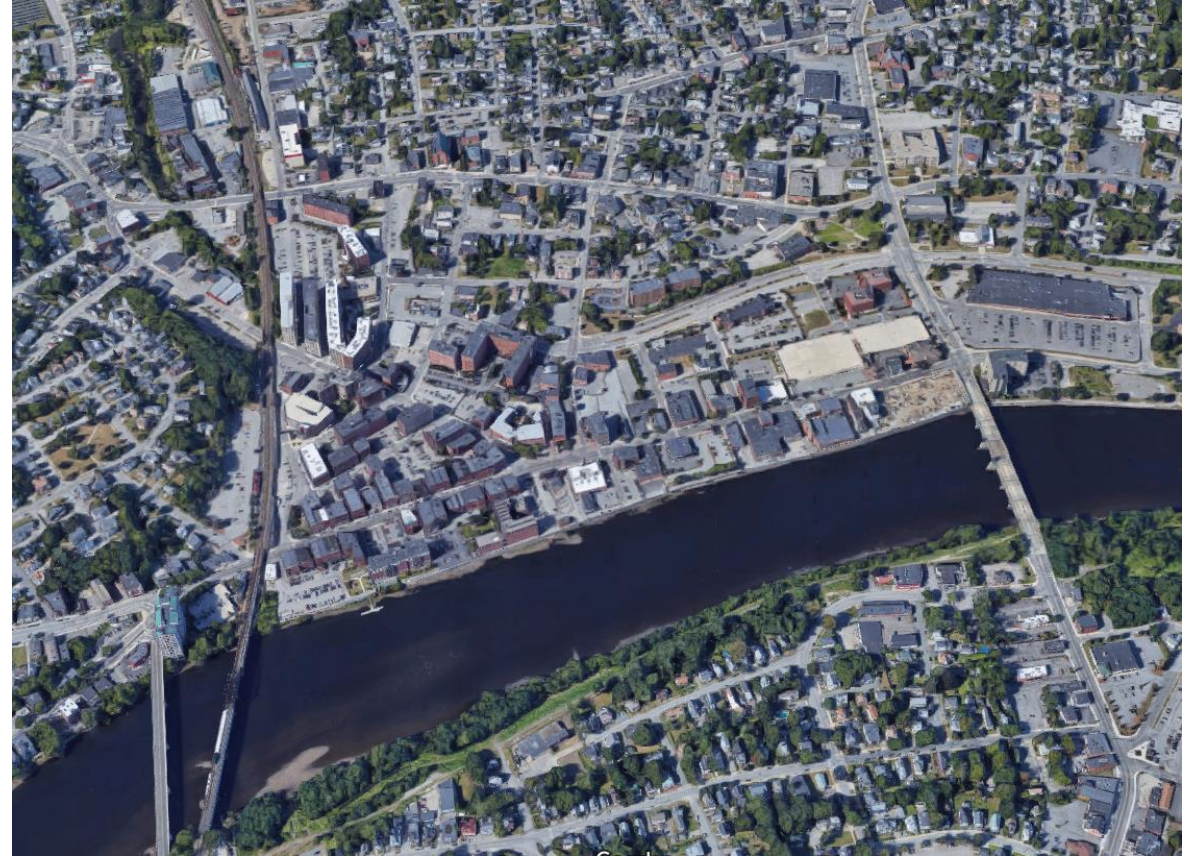


# Downtown

**Continuing a focus on improving existing development and encouraging the right kinds of development in the historic downtown**

**Goals that scenarios around these areas might work toward**

- Vibrancy of downtown
- Job creation
- Town/country balance
- Infrastructure and resilience
- Commuter rail connectivity





# Large undeveloped sites

**Areas that are not farms, and that are not otherwise designated as protected open space**

**Goals that scenarios around these areas might work toward**

- Housing supply and affordability
- Job creation and access
- Maintaining the town/country balance
- Riverfront revitalization
- Efficient use of existing infrastructure

# Scenario development

**Goals:** Test the implications of planning choices and enable a discussion about tradeoffs.

**Methodology:** Structured “thought experiments” backed by data-driven assumptions and tested through analysis.

**Scenarios must always involve a balanced and multifaceted approach to the different citywide concerns:**

- Potential “Low” Scenario 1      What is the minimum change that Haverhill needs to sustain itself, and where might it go?
- Potential “High” Scenario 2      What is the maximum change that Haverhill can reasonably handle, and where might it go?
- Potential “Mid” Scenario 3      By minimizing the downsides and maximizing the upsides of these approaches, what compromise can produce the greatest net improvement for the most stakeholders?

**Scenarios are NOT a way to use straw man arguments:**

- Extreme “Low” Scenario 1      ~~What would happen if we put a moratorium on all growth?~~
- Extreme “High” Scenario 2      ~~What would happen if we removed all restrictions and regulations on development?~~
- Remaining “Balanced” Scenario 3      ~~The remaining third scenario becomes the only viable option left for the plan.~~