



VISION HAVERHILL

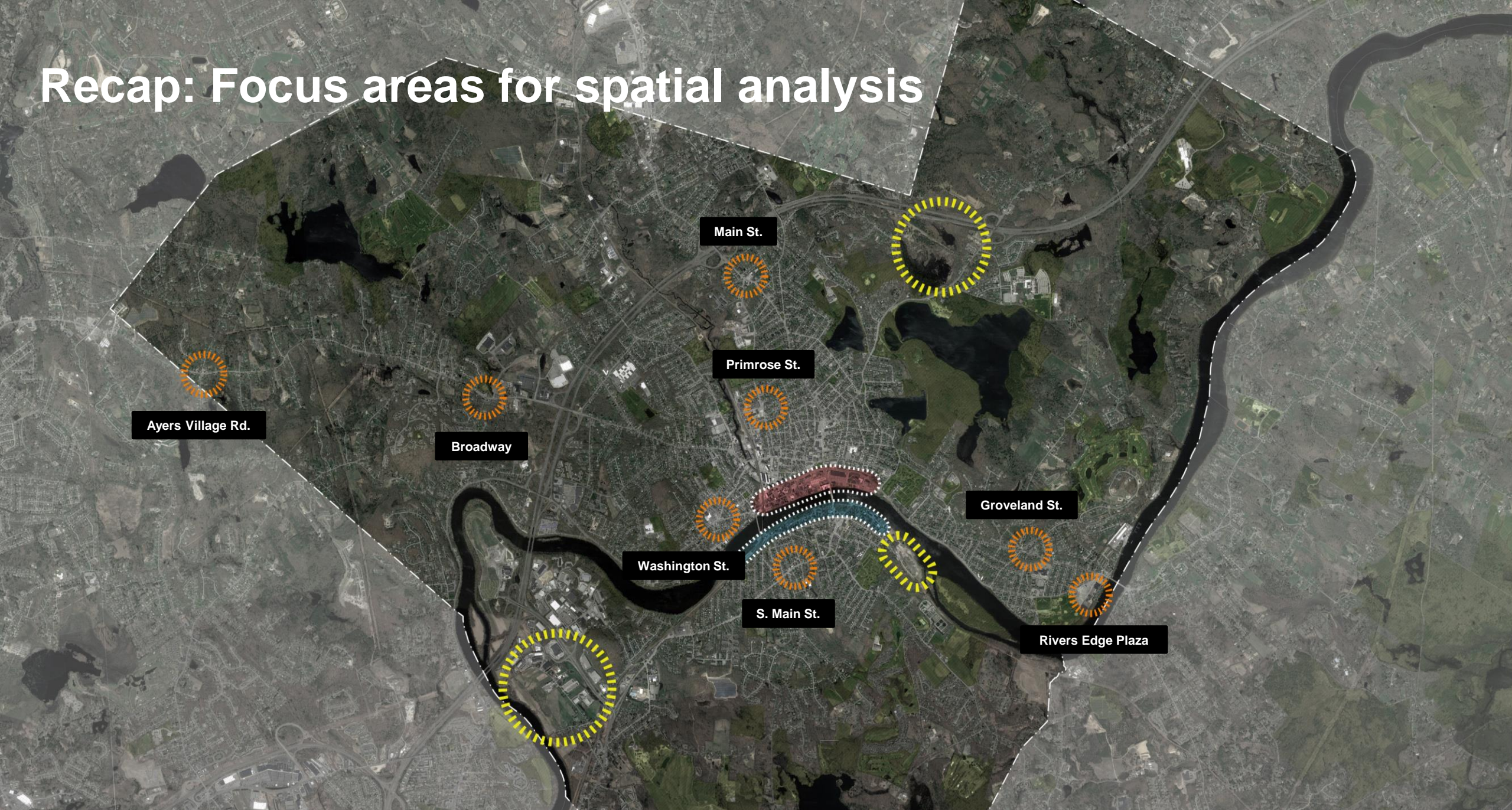
—2035—→

Steering Committee Meeting
September 25, 2019

River Ruckus: Saturday, 9/20



Recap: Focus areas for spatial analysis

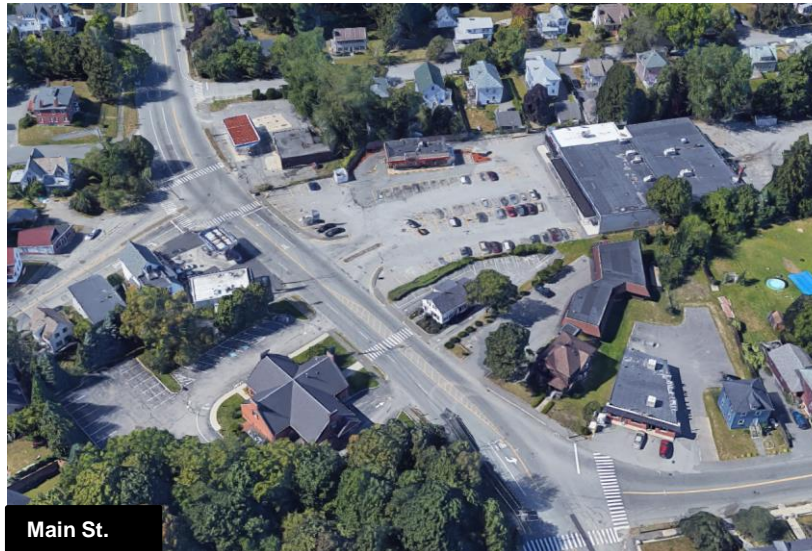


Today's meeting: Nodes

Existing main streets and commercial clusters with a potential for contextual mixed-use residential/retail development that promotes walkability

Planning principles / objectives

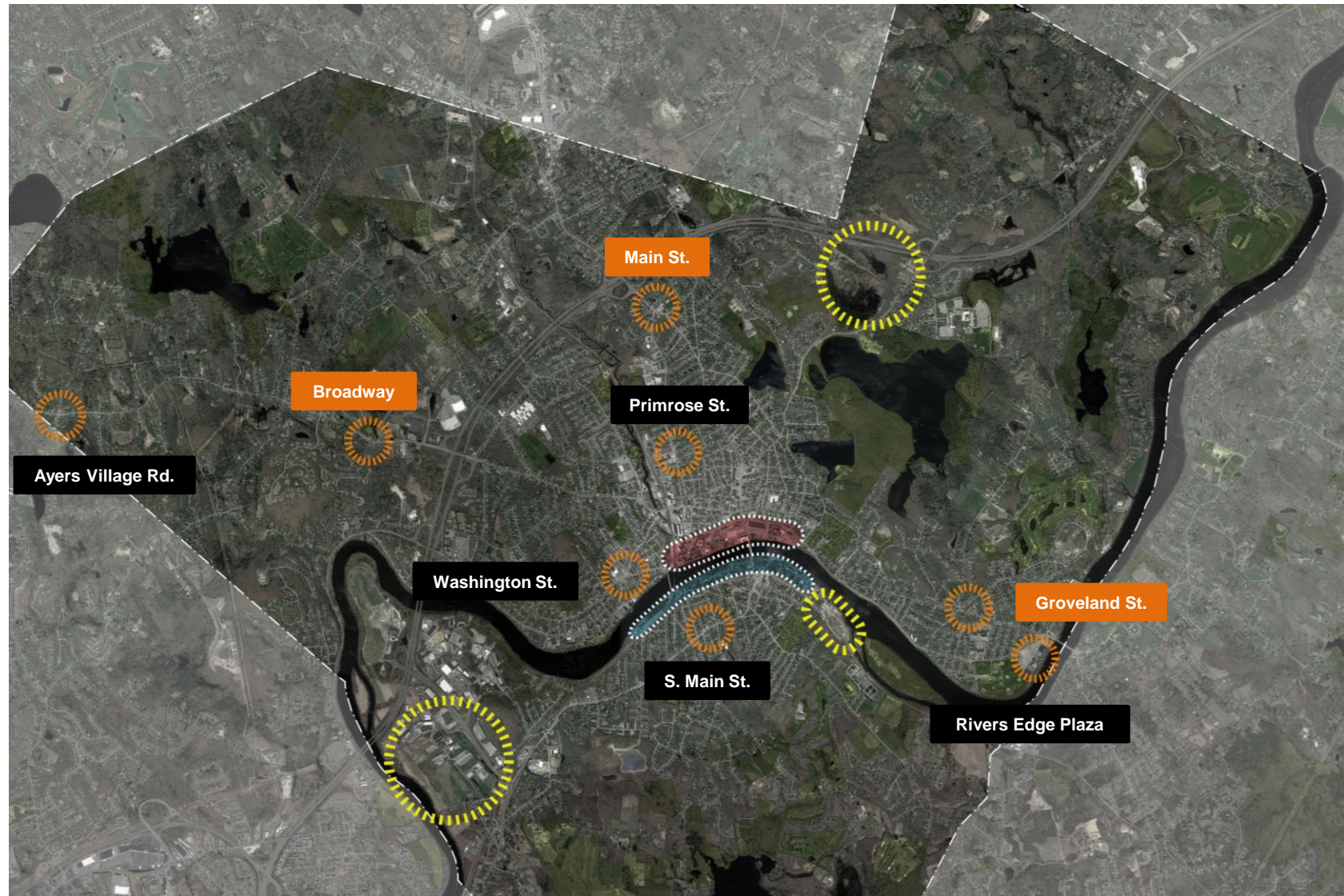
- Locations for mixed use “village” development that includes housing and neighborhood retail
- Increased density through contextual three-story development
- Improved walkability through active uses on the ground floor and an enhanced public realm



Today's meeting: Nodes

Analysis methodology:

- Select 2-3 nodes that are representative of the node types, as characterized by the parcel size and configurations.
- Estimate overall capacity for each node using typical building “sugar cubes” and accompanying parking layouts
- Generate unit / total SF counts for residential and ground-floor commercial uses
- Assess ballpark capacity of other nodes based on initial analysis of capacity of these three nodes



Existing CN zoning

vs.

Capacity testing

Uses and parking

- Residential is not allowed, but would need 1.5 spaces per dwelling unit
- Depending on specific commercial use, 1 space per ~200-300 SF

Density

- 0.50 FAR

Dimensional requirements

- Front setback = 30ft
- Side setback = 15ft
- Rear setback = 30ft
- Max height = 35ft, 2.5 stories

Uses and parking

- 1.5 spaces per dwelling unit provided
- 1 space per ~350 SF commercial provided

Density

- 0.45-0.70 FAR

Dimensional requirements

- Front setback = 10ft
- Side setback = case by case
- Rear setback = case by case
- Max height = 40ft, 3 stories

What capacity analysis is and isn't:

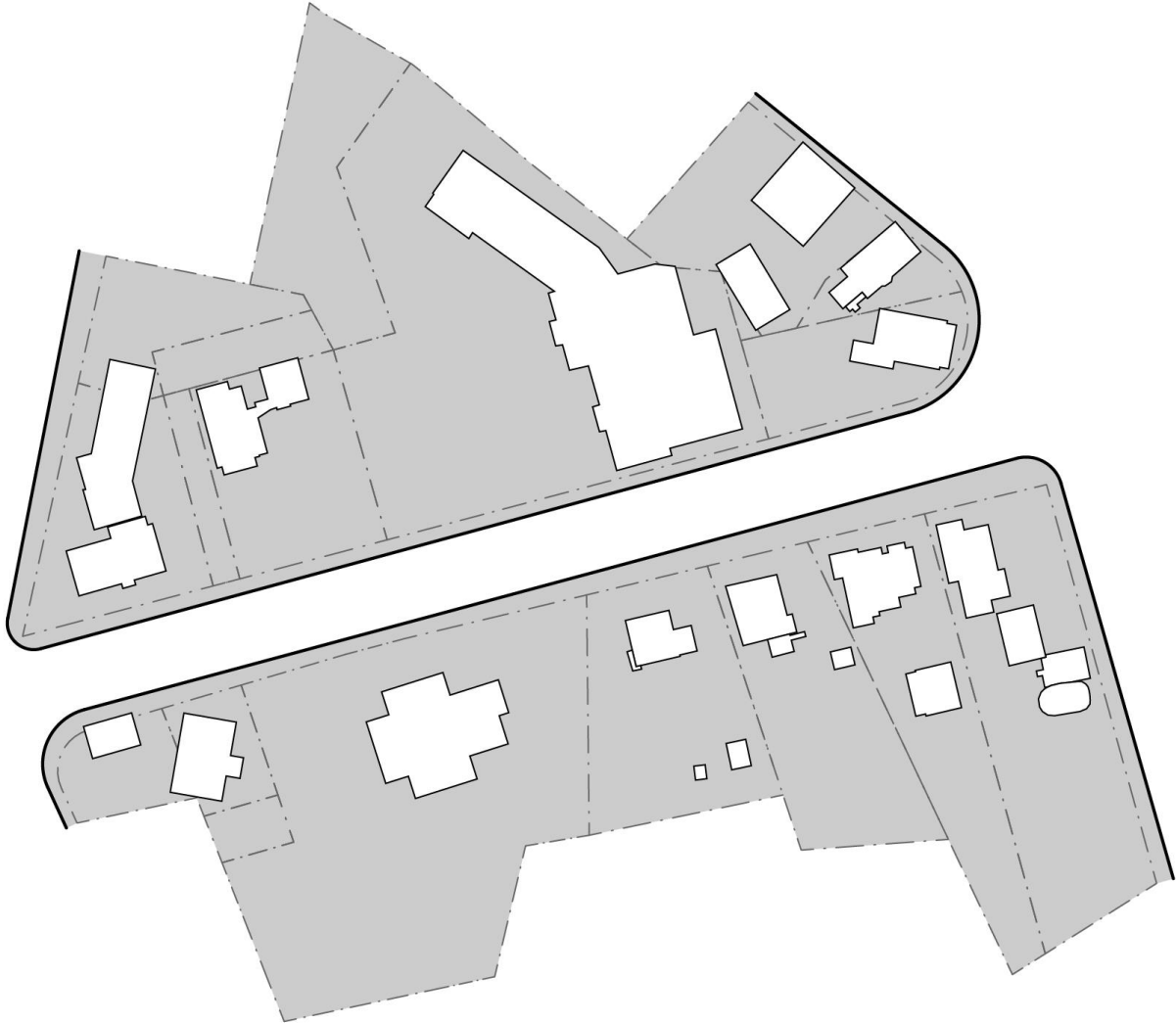
The use of “sugar cubes”

- These tests are NOT proposals for what a reimagined village cluster should look like for any of these nodes.
- From a citywide planning perspective, an initial first step is to figure out what, purely by the numbers, can fit in the commercially-focused parts of these nodes.
- Thinking about housing and businesses as 1000-square-foot interchangeable sugar cubes with accompanying parking, with no additional design, is the most efficient way to realistically test for those amounts.

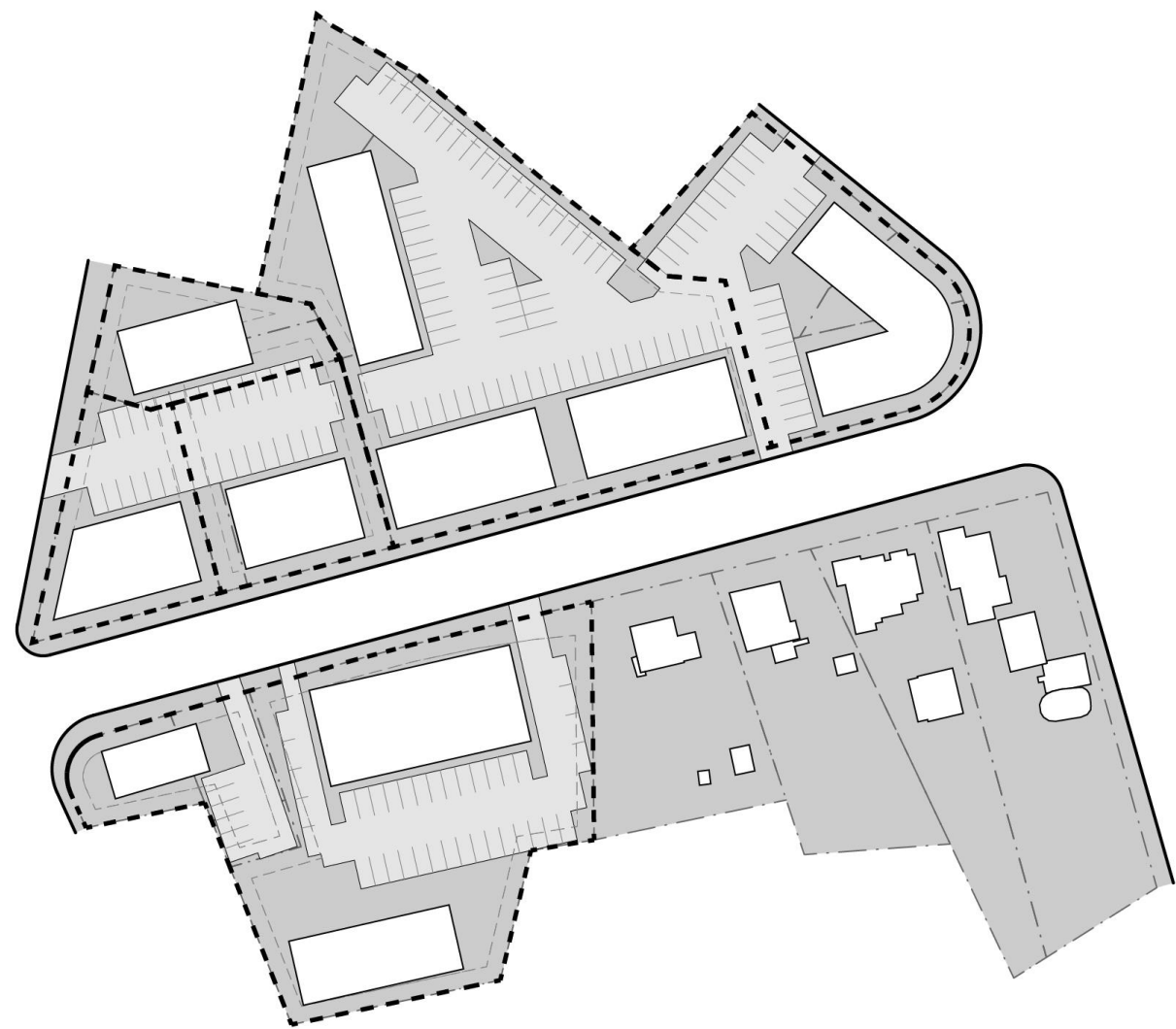
Parcel choices

- For each of the nodes, we chose to look at the parcels that currently exist with a primarily commercial land use, and tried to check the capacity around those parcels along the main roads.

Typical Node



Development Test Fit



Total land area **5 acres**

Total GSF **97,100 SF**

Housing units **56 units**

Retail GSF **39,900 SF**

Parking **205 spaces**

Density **11.2 DU/acre**

FAR **0.47**

Next Committee Meeting: Ward Hill

Potential for denser industrial and hybrid industrial/commercial development

Planning principles / objectives

- Expand Haverhill's growing manufacturing sector and increase jobs on sites with excellent interstate highway access
- Explore new development types with a mix of commercial and industrial uses
- Opportunity to increase fiscal revenue and rebalance City's tax base



Next Committee Meeting: Ward Hill

Scenario analysis methodology:

- Develop master plans for aggregated parcels on both sides of the highway (i.e. Ward Hill East and West.)
- The master plan will include a layout for streets and sidewalks (that can accommodate truck turning radii), designation of truck routes and pedestrian access, building footprints and heights, parking layouts, and areas for new public spaces
- Calculate total SF of new development by use based on this layout and heights. This will determine one capacity estimate for Ward Hill.
- Vary building heights to generate one high- and one low-development scenario within the same layout.



