



VISION HAVERHILL —2035—→

Planning Board
November 13, 2019

Agenda

- **Outreach and Engagement:** What we've done to date
- **Scenarios:** Visions of development outcomes across the City of Haverhill that achieve the plan's goals. We have three scenarios of **Village Clusters, Industry, and Downtown and Riverfront.**
- **Recommendations:** Based on the topic areas and goals, these are the specific policy changes the master plan will suggest that the city implement.



Meetings and Public Events

- April 3: Kick-off meeting with City
- April 24: Steering Committee
- May 22: Steering Committee
- **May 29: Public kick-off Workshop**
- **June 21: Outreach at Market Basket**
- July 17: Steering Committee
- July 31: Steering Committee
- **August 6: National Night Out**
- **August 12: Team Haverhill**
- August 14: Steering Committee
- **August 17: Farmer's Market**
- **August 19: Mt. Washington Neighbor Nights**
- August 28: Steering Committee
- September 11: Steering Committee
- **September 15: East Parish / Rocks Village**
- **September 21: River Ruckus**
- **September 24: Historic Highlands Nbhd Assoc**
- September 25: Steering Committee
- October 9: Steering Committee
- October 23: Steering Committee
- November 6: Steering Committee
- **November 7: Scenarios/Recommendations Workshop**
- November 13: Planning Board
- November 20: Steering Committee
- December 4: Steering Committee
- December 11: Planning Board
- December 17: City Council

Surveys

Survey 1



Vision Haverhill 2035 is an initiative to update the City of Haverhill's master plan. Sponsored by the City of Haverhill and the Mayor's office, the planning process will craft a vision for the future of Haverhill as we address the issues and seize the opportunities presented to us in this century. The plan will emphasize the needs of our community and embrace our community's values.

Haverhill today

When you think of Haverhill, what words or phrases come to mind? (Don't think too hard!)

What do you love about Haverhill?

What would you change about Haverhill?

What do you hope the plan will address?

Haverhill in the future

Vision Haverhill 2035 will discuss a broad range of issues. Tell us what matters most to you.

- ___ **Mobility and transportation** (traffic, parking, biking and walking, transit)
- ___ **Housing** (affordability, types available, accessibility)
- ___ **Culture and community** (historical resources, diversity, the arts, informal community life, recreation and activities, public health and wellness)
- ___ **Urban form** (building scale and design, streets and the public realm, development patterns)
- ___ **Environment and open space** (climate change, resilience, conservation, rural land, types of open space, green infrastructure)
- ___ **Economy** (jobs, training, business development, income inequality and mobility, wealth, fiscal resources and taxes)
- ___ Other: _____

Feel free to elaborate on the issues most important to you in the space below:



Survey 1, continued



Other comments

How many members of your household are within each of the following age ranges?

- ___ Age 4 or younger
- ___ Age 5 – 12
- ___ Age 13 – 18
- ___ Age 19 – 64
- ___ Age 65+

Are you a Haverhill resident? Y / N

Which neighborhood(s) do you live and/or work in?

Process input

I prefer to be engaged during the Vision Haverhill 2035 process by (check all that apply):

- ☐ Webpages where I can add a comment
- ☐ Occasional email, text, or social media posts
- ☐ Neighborhood meetings and get-togethers
- ☐ Public workshops and larger gatherings
- ☐ Surveys
- ☐ Draft documents, maps, and plans
- ☐ Short fact sheets and easy-to-use materials
- ☐ Other: _____

Tell us about yourself (optional)

How old are you?

- ☐ 0 – 17
- ☐ 18 – 24
- ☐ 25 – 34
- ☐ 35 – 44
- ☐ 45 – 54
- ☐ 55 – 64
- ☐ 65+



What is your household's annual income?

- ___ Less than \$25,000
- ___ \$25,000 - \$50,000
- ___ \$50,000 - \$75,000
- ___ \$75,000 - \$100,000
- ___ \$100,000 or more

What is your race/ethnicity?

- ___ Asian
- ___ Black/African-American
- ___ Hispanic/Latino
- ___ White/Caucasian
- ___ Other: _____

Contact info (optional)

Name: _____
Email: _____
Cell phone: _____
Do you want to receive project updates? Y / N

Please return completed surveys to the Department of Planning and Economic Development at City Hall, 4 Summer Street, Haverhill MA, Room 201

Survey 2



Vision Haverhill 2035 is an initiative to update the City of Haverhill's master plan. Sponsored by the City of Haverhill and the Mayor's office, the planning process will craft a vision for the future of Haverhill as we address the issues and seize the opportunities presented to us in this century.

Goal statements

Our team has drafted goal statements for each of Vision Haverhill's topics.

For each of these topic areas, we want to know what you would **add or change about these goals**.

We want these goals to be comprehensive, but we also want the goals to be straightforward and clear enough that they provide direction.

These high-level **goal** statements will frame the next steps of the planning process, where the planning team develops **strategies** (approaches we take to achieve the goals) and **actions** (specific policies, programs, or tools we use to achieve the strategies).



Housing

- **Supply:** Increase the amount of housing with an urban form that encourages walkability and embeds civic and commercial activity within neighborhoods across the city.
- **Affordability:** Ensure that housing remains accessible to all who want to live in Haverhill, through existing as well as income-restricted affordable units.
- **Diversity:** Provide a variety of housing options for individuals, families, and seniors at different socioeconomic levels.

Is there anything you would add or change about these?

Economy

- **Location:** In addition to supporting Haverhill's business parks, encourage the creation and growth of businesses that strengthen Haverhill's neighborhoods.
- **City Revenue and Jobs:** Expand the city's tax base and promote the creation of jobs in the core sectors of Haverhill's economy, including Haverhill's growing industries.
- **Access:** Create opportunities that allow Haverhill residents to work near where they live, and ensure that residents can get the training needed to contribute to the regional economy.
- **Education:** Encourage the creation of talent by enhancing Haverhill's educational resources.

Is there anything you would add or change about these?

Survey 2, continued



Open Space, Natural Resources, & Environment

- **Town and Country:** Balance the protection of Haverhill's environmental assets and scenic areas with growth in targeted places.
- **Riverfront:** Protect the river as a natural resource, and enhance the riverfront as a recreational and tourist destination.
- **Sustainability and Energy:** Achieve citywide carbon neutrality by 2050.
- **Resilience:** Adapt city infrastructure to prepare for climate change.

Is there anything you would add or change about these?

Transportation & Mobility

- **Walkability:** Shape the form, use, and design of streets and buildings to support an active public realm accessible by community members of all ages.
- **Transit:** Maximize the potential of the commuter rail's connections to the metropolitan region.
- **Multimodal:** Expand access to non-vehicular transportation options, to walk and bike safely and mitigate traffic.

Is there anything you would add or change about these?

Cultural & Civic Resources

- **Downtown:** Capitalize on the vibrancy of downtown and create opportunities for events, programming, and public art.
- **Recreation and Leisure:** Create places where residents and visitors can not only live and work, but also play.
- **Infrastructure:** Ensure that city services have the capacity to meet the needs of Haverhill's growing population.

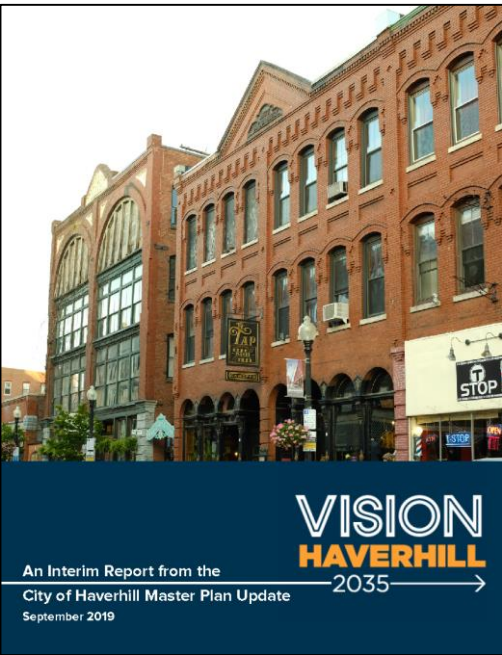
Is there anything you would add or change about these?

Contact info (optional)

Name: _____
Email: _____
Cell phone: _____
Do you want to receive project updates? Y / N

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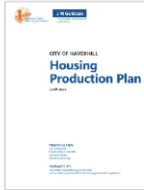




An Interim Report from the
City of Haverhill Master Plan Update
September 2019

VISION HAVERHILL 2035

VISION Haverhill 2035



Summary of Past Plans

Housing Production Plan (2018)

In 2018, the City of Haverhill adopted a housing production plan for 2018–2031. The Merrimack Valley Planning Commission prepared this plan as part of a regional effort. The primary goal set out in the plan is to maintain and grow Haverhill's housing stock at a pace consistent with projected population growth and to grow the deed-restricted affordable housing stock to that affordable housing at or above 10% of the total housing in the City. (Haverhill just barely meets the minimum requirement of 10% affordable housing under MGL 40B. The plan states concern that Haverhill may drop below the 10% threshold after the 2020 US Census results are released.) Though not explicitly stated as goals, the plan also identifies housing needs that emerge from the analysis, including a rapidly growing senior citizen population and decreasing affordability of unrestricted (market rate) units.

The housing production plan gives 36 strategies for addressing these needs, broadly grouped under "Planning and Policies," "Production," and "Preservation." Strategies included both broad mandates and specific measures. Broad strategies include encouraging market rate housing units, units affordable to low- and moderate-income households, and accessible units. Specific strategies included measures such as establishing Host Community Agreements, studying the conversion of municipal buildings into affordable housing, converting large single-family houses into small multifamily buildings, and offering supportive services for targeted demographics. Because this plan was adopted less than a year ago, implementation of the earliest actions is still

Open Space and Recreation Plan (2016)

The City is currently implementing a 2016–2023 Open Space and Recreation Plan. The plan report provides existing conditions analysis, survey results, goals, objectives set to achieve those goals, and action items to advance those objectives. The plan is concerned not only with parks and recreational activities, but also private open space and agricultural land, some of which is preserved. The plan's goals cover improved governance, partnerships, and education to support open space; improving existing open spaces; acquiring land for new open spaces; protecting and promoting historic resources; promoting agricultural preservation; and promoting sustainable development.

Now several years into the plan's implementation, Haverhill must assess its progress on the plan. Many action items were dated for completion before Summer 2019. If those have not been completed, the City should identify roadblocks to their completion and reassess priorities and implementation schedules in light of those roadblocks.

Lower Acre Revitalization Strategy (2009)

In 2009, the Merrimack Valley Planning Commission prepared this report with funding from the Gateway City Action Grant program. The plan made detailed recommendations across several categories, including public transportation, housing, parks & recreation, crime & safety, streets & sidewalks, and career development. The plan's biggest recommendations were for Lower Acre residents to form a neighborhood organization, for the City to create a "new city" informational resource for residents, increase federal and state funding, concentrate the City's revitalization on targeted areas within Lower Acre (similar to its focused efforts to improve Downtown), and revitalize the Winter Street corridor.

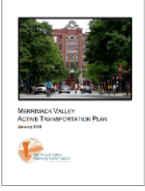
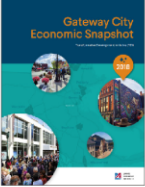
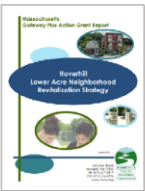
Gateway City* Economic Snapshot (2018)

MacDevelopment published this study, which included analysis of Gateway City economies in general, as well as targeted analyses of Transformative Development Initiative districts, such as the Merrimack Street TDI district in Haverhill. The study noted the large amount of investment in the district from 2014–2016 (\$31.5 million in public funds and \$22.5 million in private funds). Nearly half of all built area in the TDI district is devoted to office space, and rents are low compared to those in Haverhill overall for both retail and residential use. Commercial vacancies in the district are high.

Merrimack Valley Active Transportation Plan (2015)

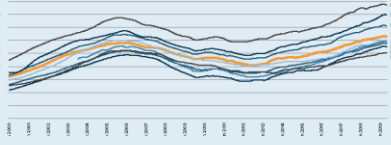
The MVPC published this plan in 2015, laying out a regional approach to developing an Active Transportation Network in the Merrimack Valley. The report notes the development of the Riverwalk and Bradford Rail Trail and bike lanes on Water Street. The report also identifies pedestrian and bicycle safety concerns of the time, including Merrimack Street, Winter Street, Lafayette Square, and Washington Street. It also highlights the city's wider streets, developed to accommodate trucks, and gives examples of how those rights-of-way could be allocated to support active transportation. Active transportation priorities identified during the plan's engagement process include an on-road bicycle network, sidewalks around Ward Hill, the Riverwalk and rail trails, bicycle parking downtown, safety concerns, and bike/ped improvements on Route 110.

* Massachusetts Gateway Cities are suburban urban centers that are four regional economies around the state, often facing distinct social and economic challenges while sharing many values with connected places.



Like many cities and towns in Massachusetts, home values and rents in Haverhill have trended upward in recent years. In January 2019, the median home value in Haverhill was \$314,000. Home values have increased an average of 7% each year since 2014.

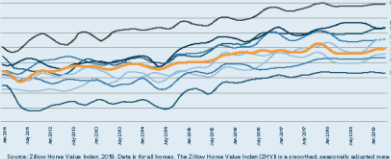
Median home values, 2000–2019



Source: Zillow Home Value Index, 2019. Data is for all homes. The Zillow Home Value Index (ZHVI) is a smoothed, seasonally adjusted measure of the median estimated home value. ZHVI is similar to a median sale price, but it is less affected by the changing mix of homes sold.

The estimated median rent for all housing units in Haverhill is a yearly \$1,800. Rents have remained fairly stable since 2017 after a period of rapid rent increases exiting the Great Recession.

Median rents, 2011–2019



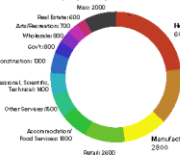
Source: Zillow Home Value Index, 2019. Data is for all homes. The Zillow Home Value Index (ZHVI) is a smoothed, seasonally adjusted measure of the median estimated home value. ZHVI is similar to a median sale price, but it is less affected by the changing mix of homes sold.

Note: Analyzing Haverhill's housing and population data relative to other Massachusetts cities allows for a nuanced understanding of these existing conditions. This is possible because of the wealth of historical data available to state from comparable sources. While this is desirable across all topics of the plan, the available data for other topics is not as reliable or directly comparable, and detailed comparisons would not be accurate.

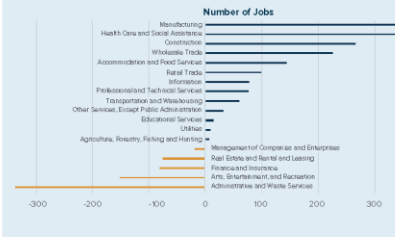
Economy

Health care is Haverhill's top employment sector. Education and manufacturing are the next two largest employers in the city. While health care and education are commonly top employers in eastern Massachusetts, it is unusual for manufacturing to continue to play such an important role in the local economy.

Haverhill Employees by Sector



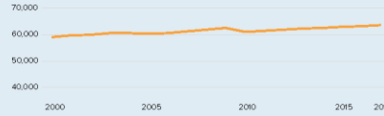
Manufacturing has seen the largest amount of new jobs in Haverhill since emerging from the Great Recession. Health care, construction, wholesale trade and the hospitality industry have also added significant jobs during this period.



Existing Conditions

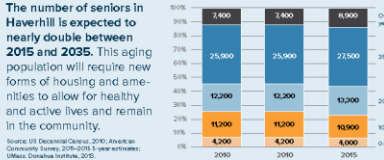
Population and Housing

Haverhill has grown by approximately 7.1% since 2000, averaging approximately 0.4% growth per year. The population growth in this period represents approximately 4,500 new Haverhill residents, including new births and people moving to the city.



Source: US Decennial Census, 2000 and 2010; Census Bureau Population Estimates Program for all other years.

Age Structure



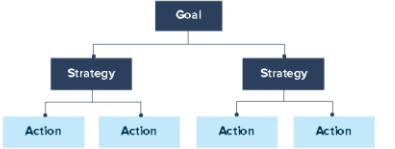
Source: US Decennial Census, 2010; American Community Survey, 2010–2019, 5-year estimates; US Census Bureau, 2019.

Where Do We Go From Here?

This document lays out data and trends to understand how Haverhill is changing. While a city is certainly more than a collection of data or an array of policies, this information is useful to determine how this information relates to the lived experiences of its residents. The next stage of Vision Haverhill will be a robust public conversation about the new policies and plans needed to guide change in Haverhill while continuing to align with the community's shared future vision.

Planning Framework

As we move forward from understanding trends and begin planning for Haverhill's future, this framework and key definitions will help the community debate and discuss the future of Haverhill.



Spatial Approach

Throughout our listening tour, the Haverhill community has expressed an overwhelming appreciation for the quality of life that the city offers. This, in part, is enabled by the existing balance of natural resources and urban amenities clustered within. The planning framework for Vision Haverhill should be one that preserves and thoughtfully enhances existing patterns of city development. An important step in achieving this result is to develop a spatial understanding of the city. Studying the existing built form and the policies that regulate it, such as zoning, is a critical next step.

Nov 7 Scenarios/Recommendations Workshop



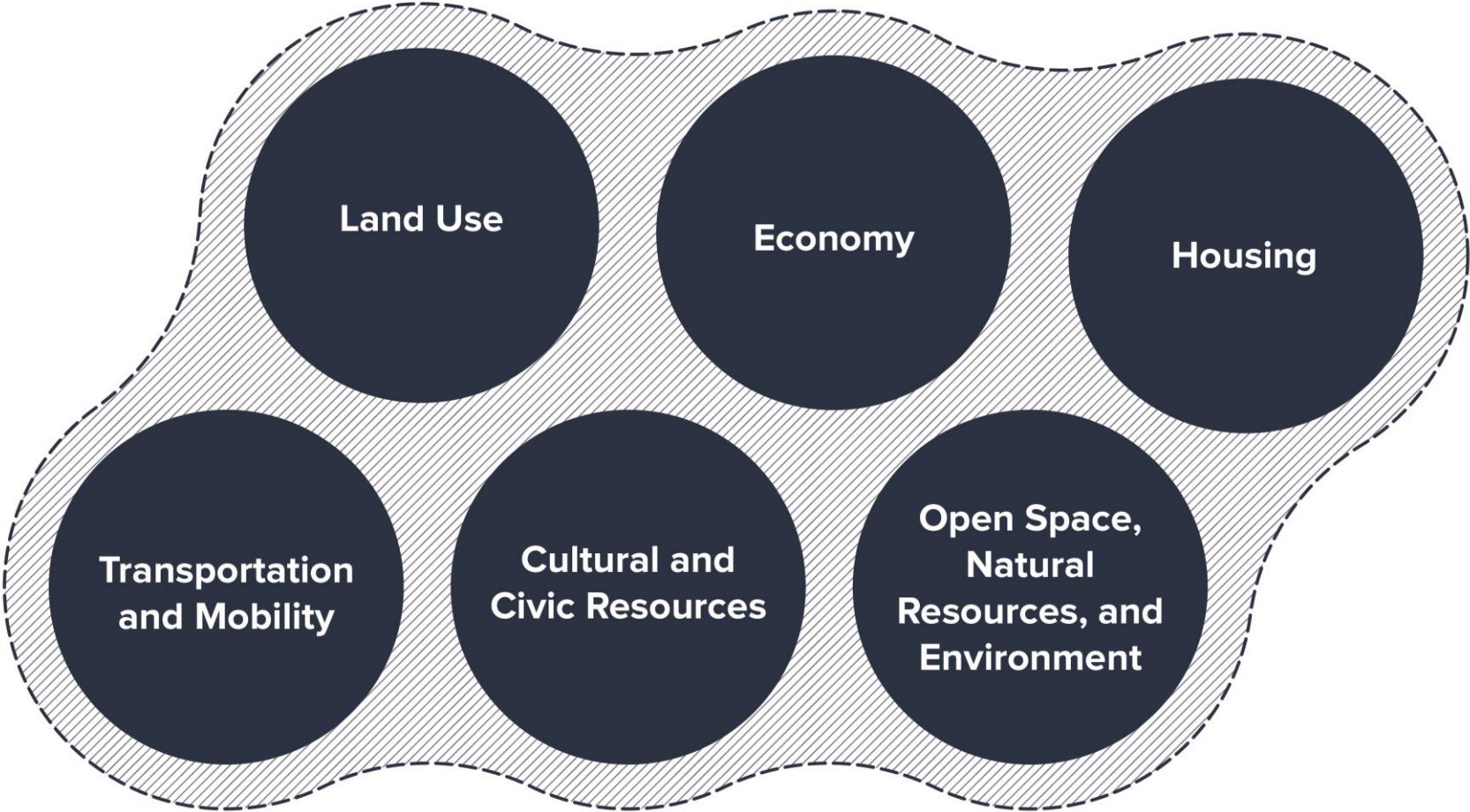
What is a master plan?

A statement, through text, maps, illustrations or other forms of communication, that is designed to provide a **basis for decision making regarding the long-term physical development of the municipality.**

(Massachusetts General Laws c. 41 § 81D)



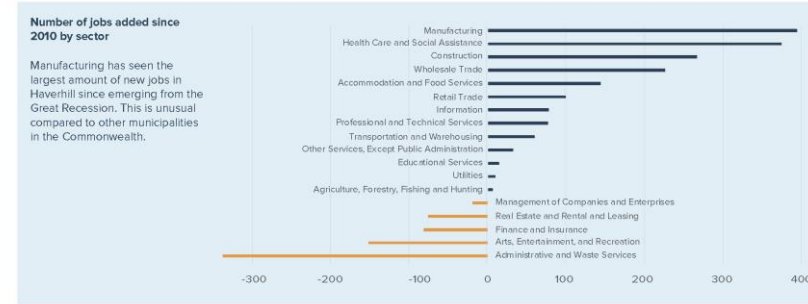
What is being covered in Vision Haverhill 2035?



Scenarios

- How should new growth and development occur in Haverhill?
- What would these changes provide for the entire city?
- Does this vision strike the right balance of cost versus benefit?

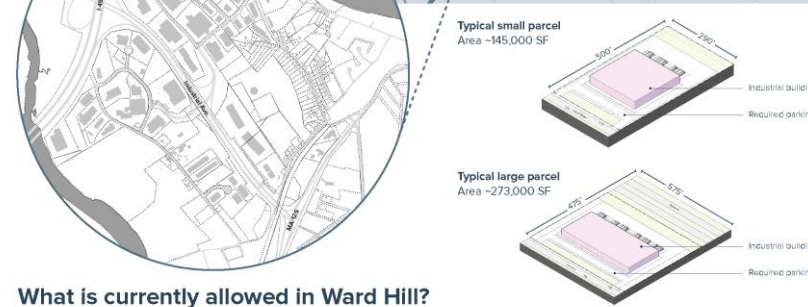
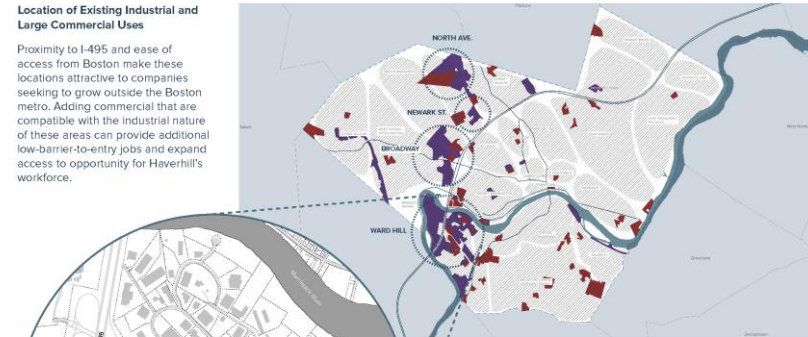
Industry



By densifying places where manufacturing uses are already allowed, Haverhill can become a regional leader for employment in this sector.

Location of Existing Industrial and Large Commercial Uses

Proximity to I-495 and ease of access from Boston make these locations attractive to companies seeking to grow outside the Boston metro. Adding commercial that are compatible with the industrial nature of these areas can provide additional low-barrier-to-entry jobs and expand access to opportunity for Haverhill's workforce.



What is currently allowed in Ward Hill?



Vision Haverhill 2035

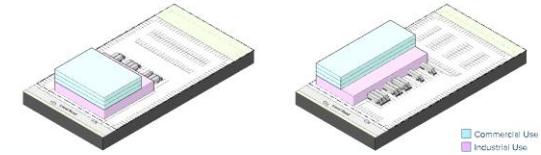
City of Haverhill Master Plan Update

Growing the Ward Hill Industrial Park

What could a mixed-use industrial park look like?

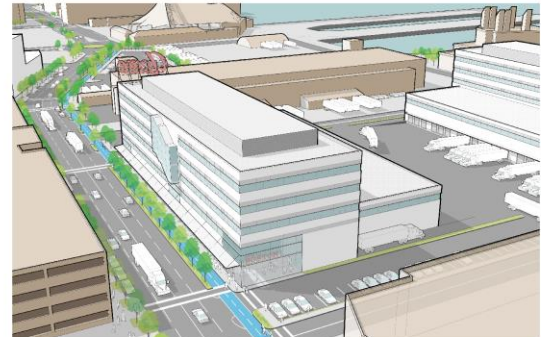
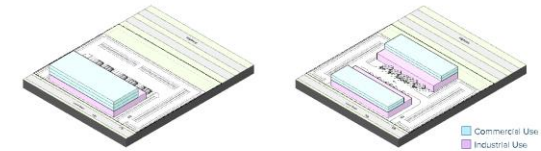
Small Parcels

Commercial use can be stacked on top of industrial use to accommodate additional density, a design strategy that works especially well on small sites. Buildings can either front the local road with loading in the rear (left diagram) or be placed perpendicular to it with loading at the sides (right diagram).



Large Parcels

Large parcels offer more flexibility to accommodate different density and layout scenarios. Commercial and industrial uses can be combined into a single large building or divided among two or more buildings. The former scenario concentrates building footprint and accommodates more parking spaces (left diagram). The latter pairs two buildings back-to-back that share a loading apron and creates two building fronts, one facing the local road and the other facing the highway (right diagram and aerial view).



Some examples: Which do you prefer?

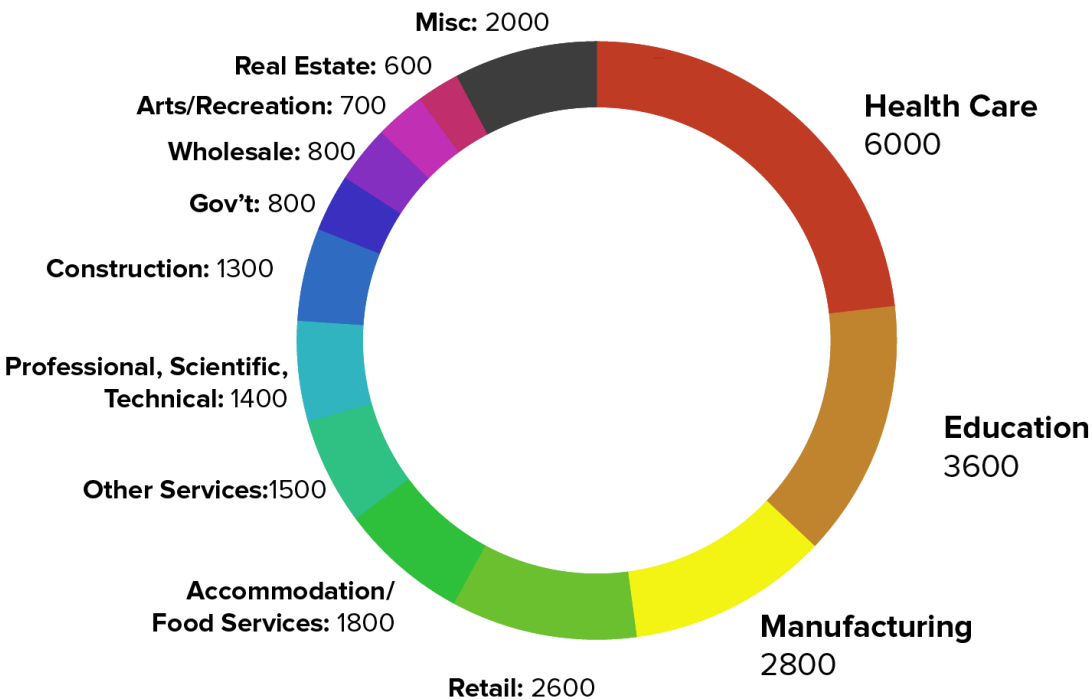


Vision Haverhill 2035

City of Haverhill Master Plan Update

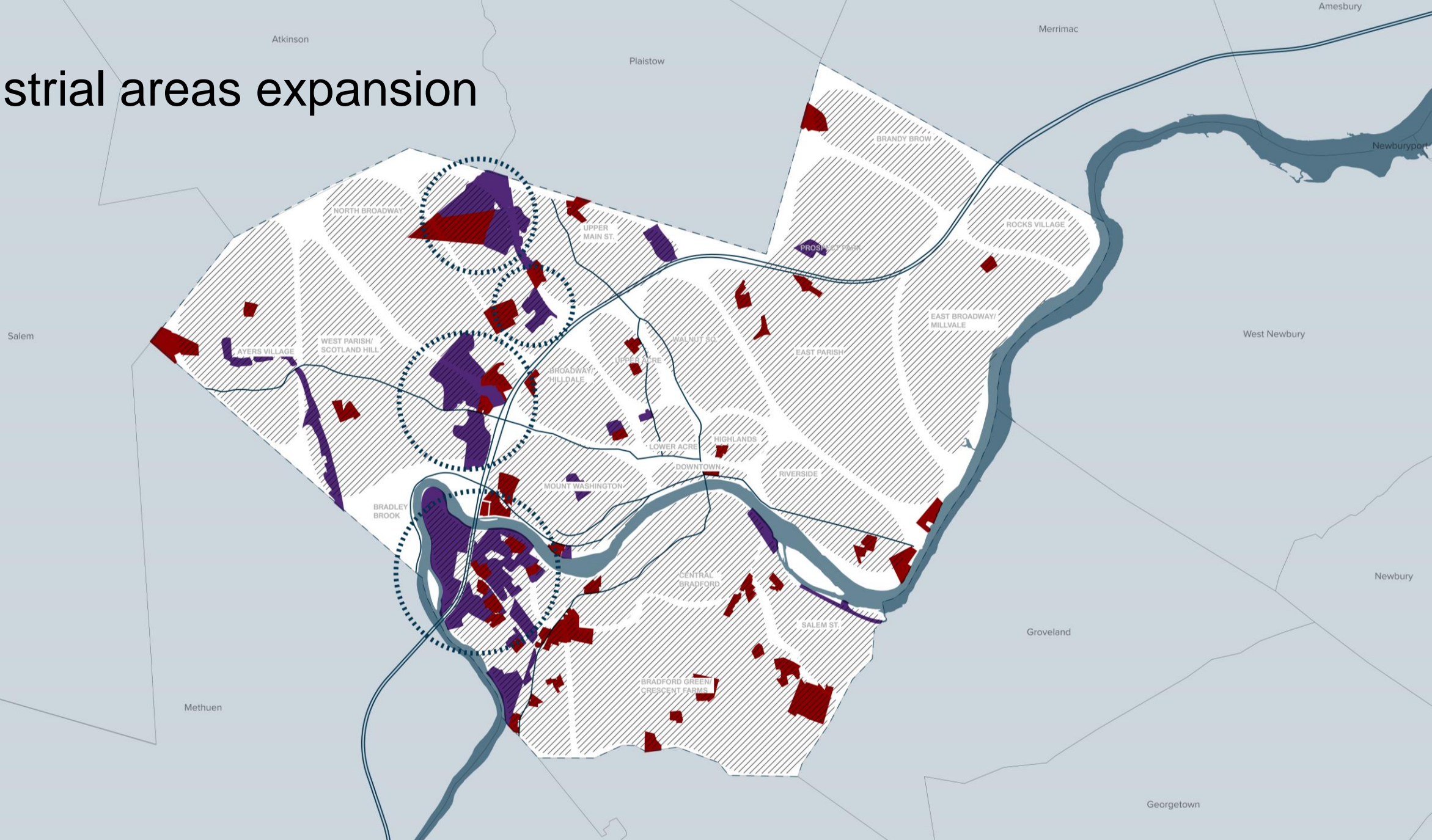
Industry is an essential component of Haverhill’s economy.

While healthcare and education are generally the largest sectors of many American cities, it is notable that Haverhill still retains such a strong (and growing) manufacturing and industrial center.

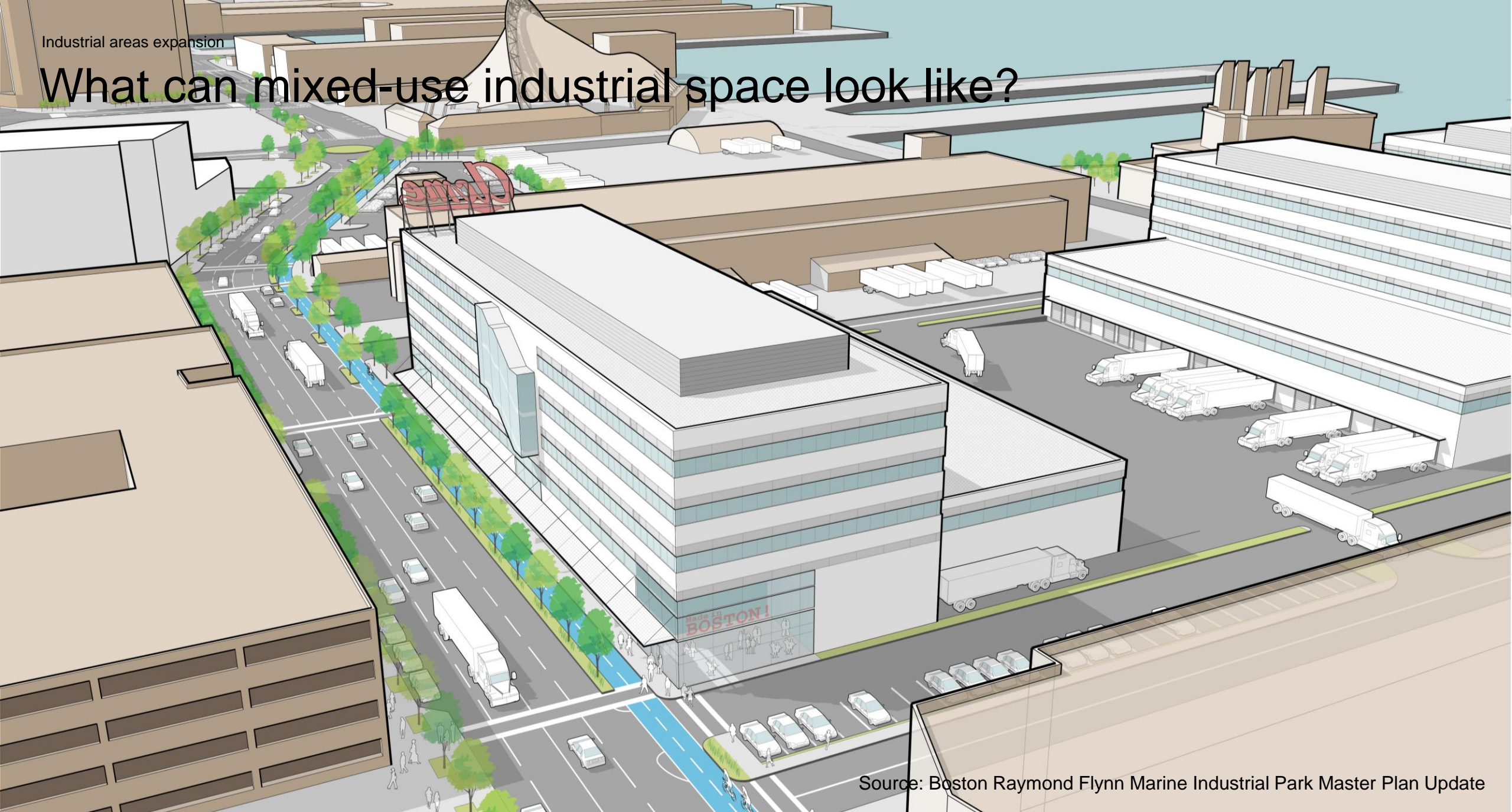


Source: ReferenceUSA estimates, 2019.

Industrial areas expansion

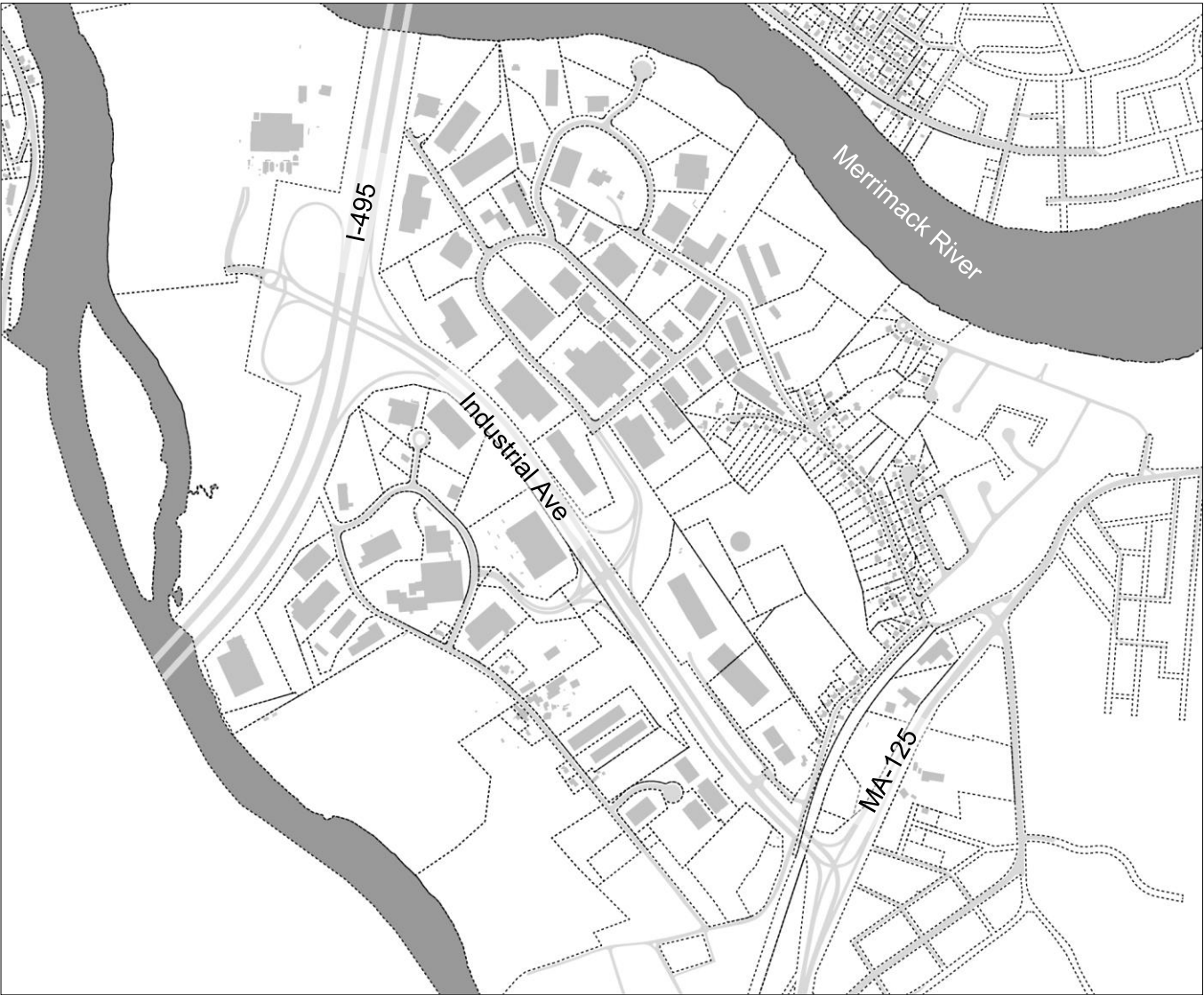
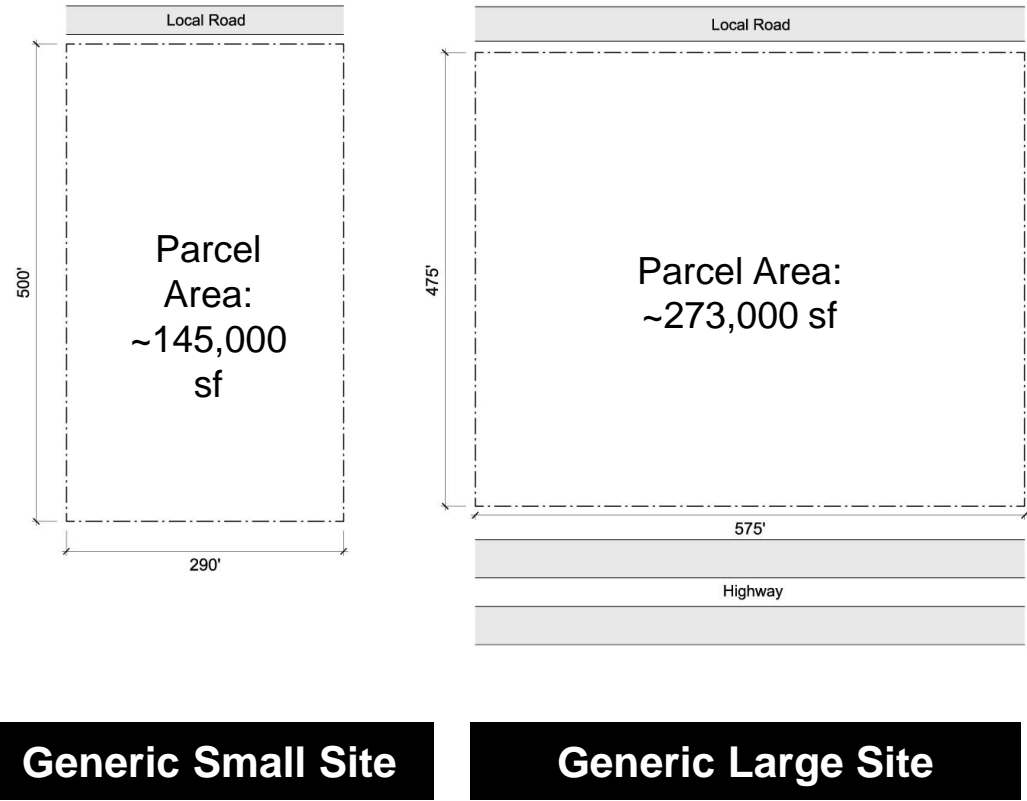


What can mixed-use industrial space look like?

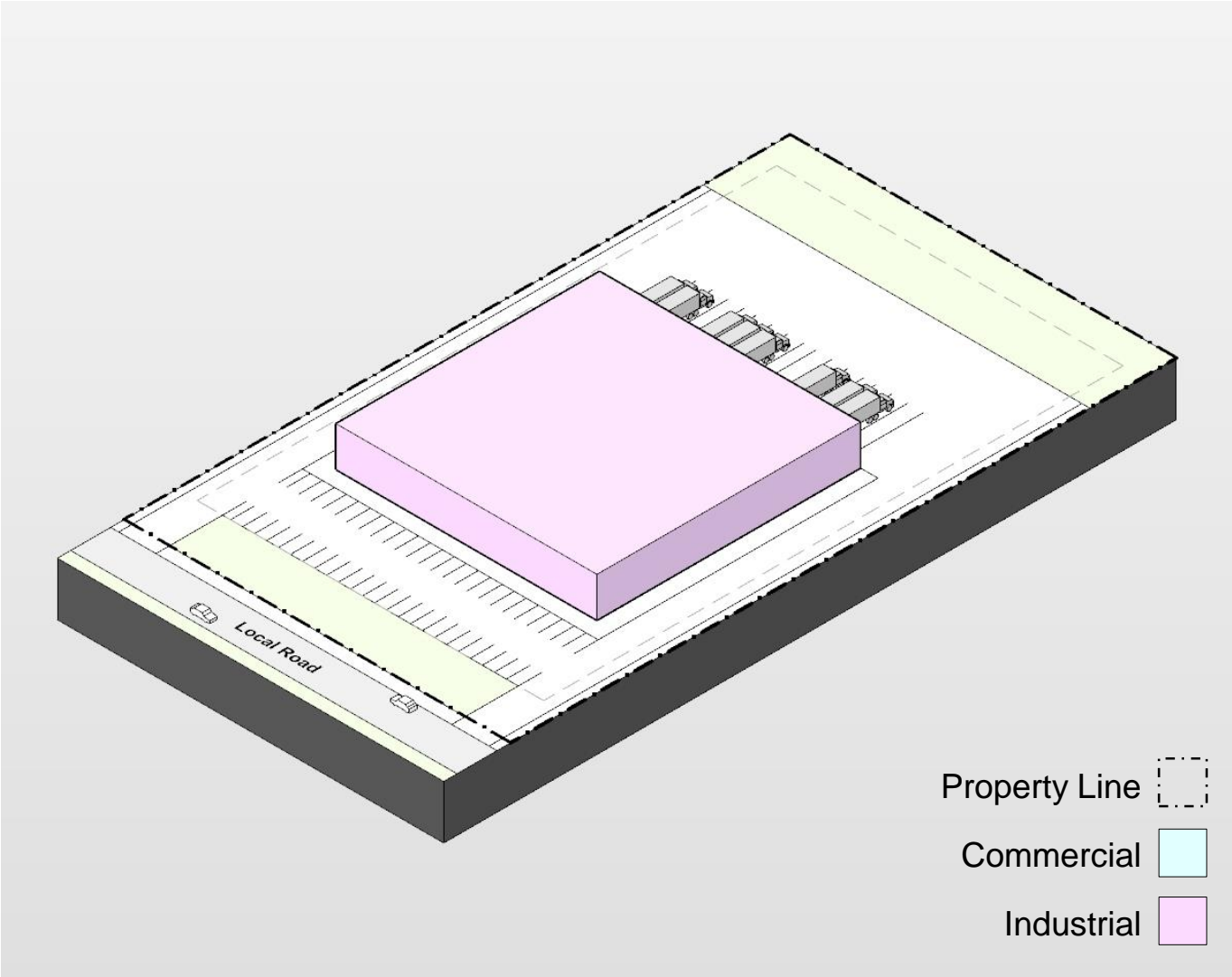


Source: Boston Raymond Flynn Marine Industrial Park Master Plan Update

Industrial parcels generally fit into “small” and “large” categories.

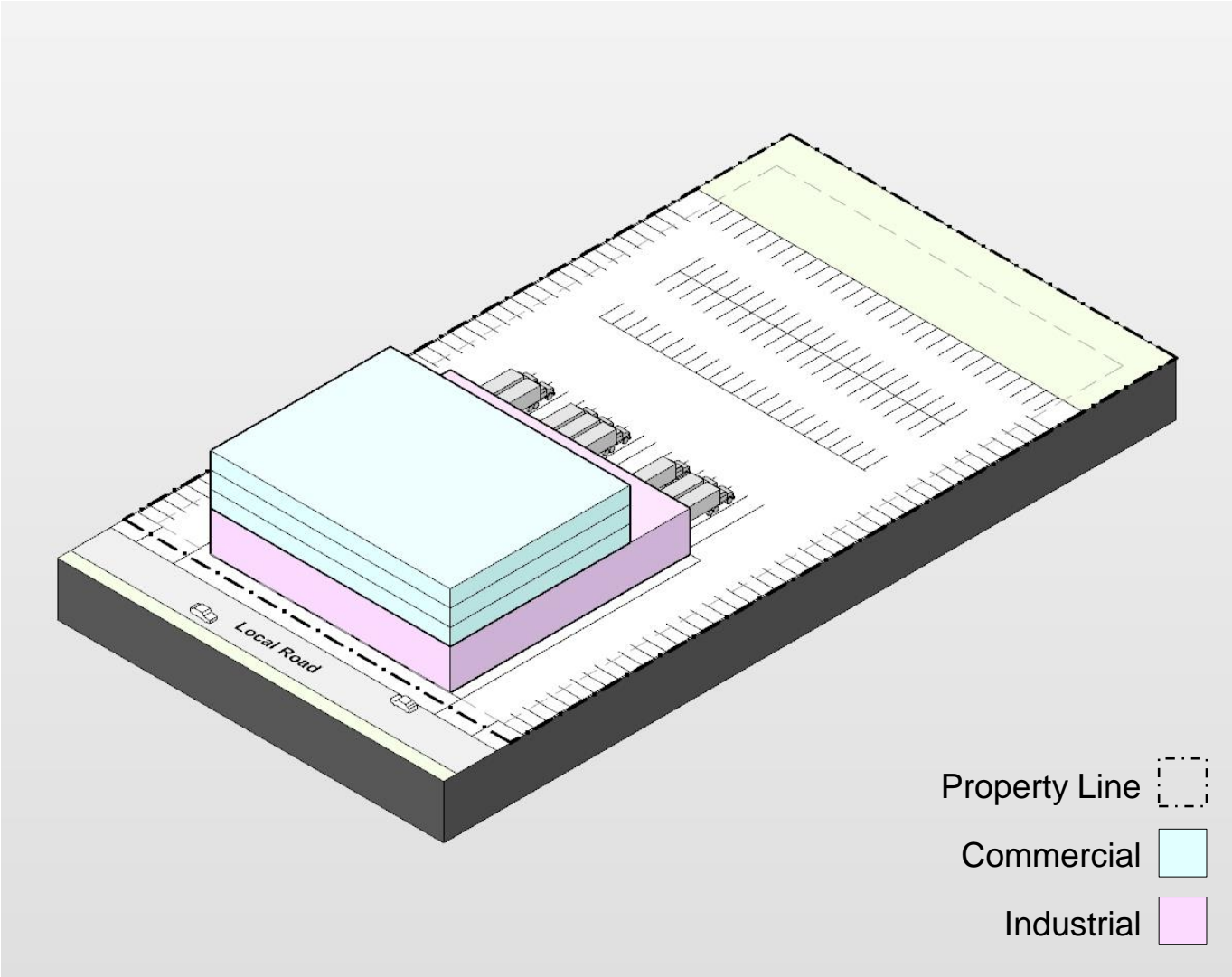


What can we currently build under industrial zoning?



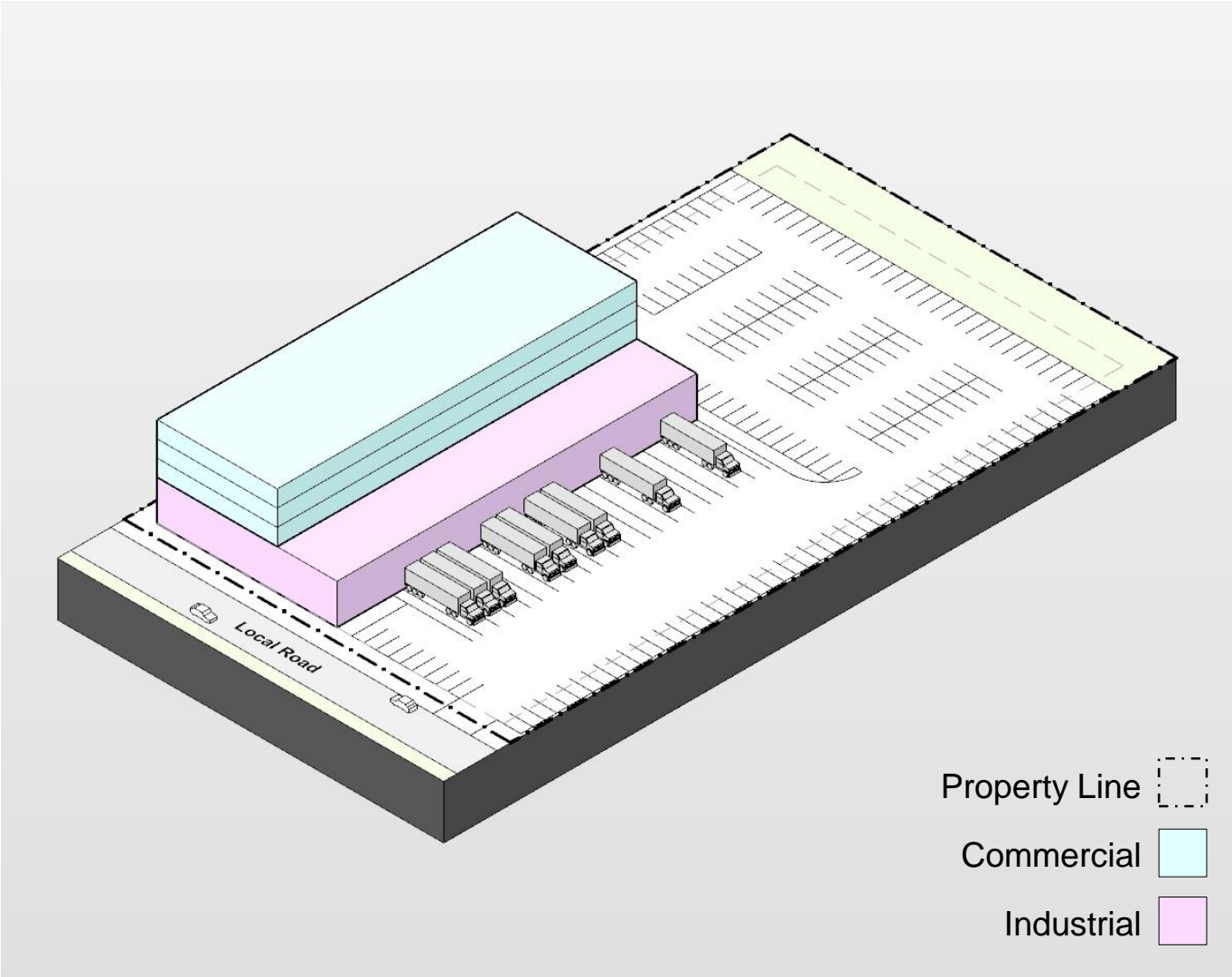
Small Site - Existing	Count
Industrial	38,800 gsf
Parking Ratio	Assumed 1 / 800 gsf
Total Parking Spaces	48
Height	1 story
Green Space	20%
FAR	0.25

3x capacity if we allow more height and reduced parking.



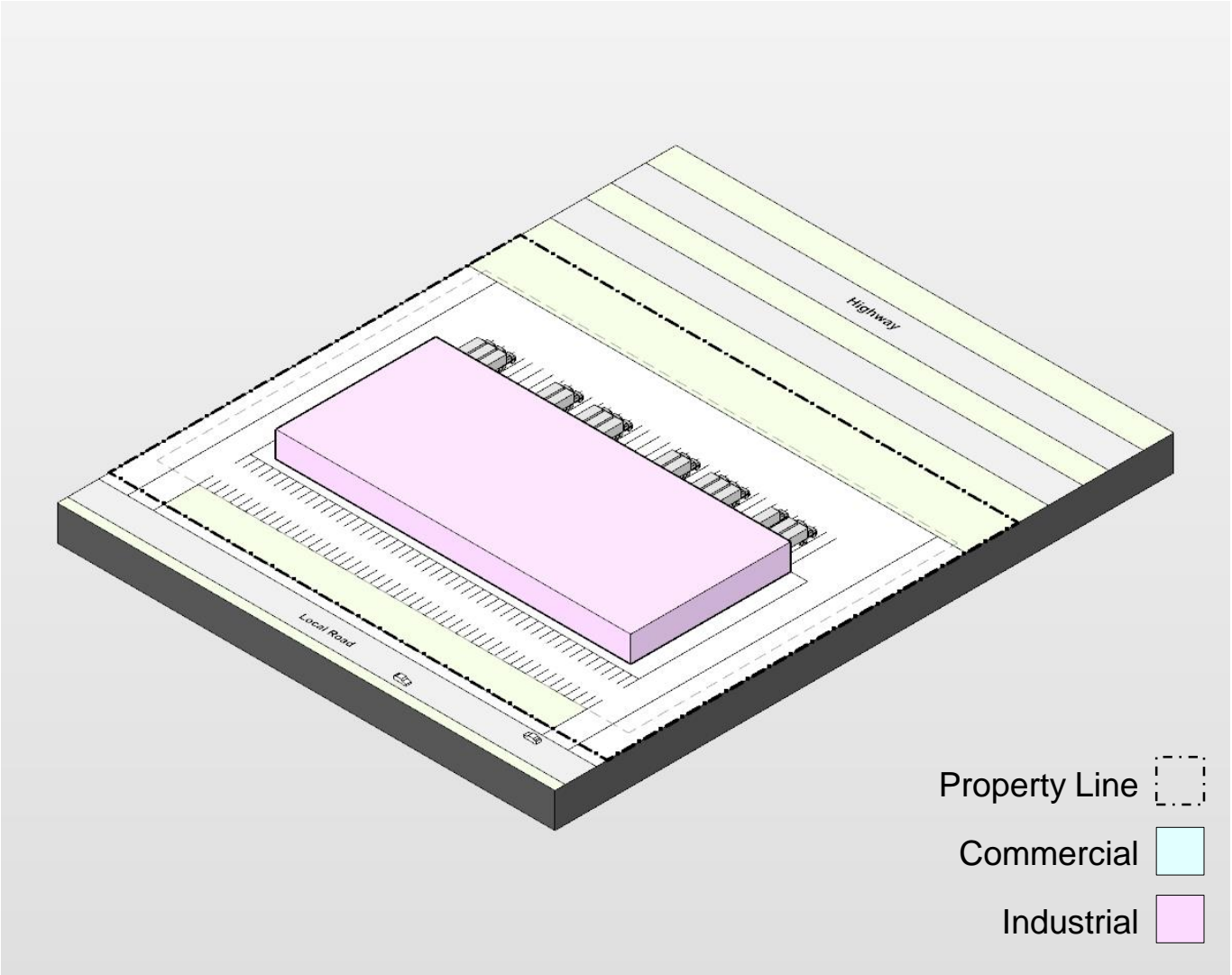
Small Site - Scenario A	Count
Commercial	72,900 gsf
Parking Required	146 Spaces
High Bay Industrial	32,400 gsf
Parking Required	21 Spaces
Height	4 stories, 75'
Total Gross Floor Area	105,300 gsf
Total Parking Spaces	167 Spaces
Green Space	15%
FAR	0.73

This increased capacity can be configured in multiple ways.



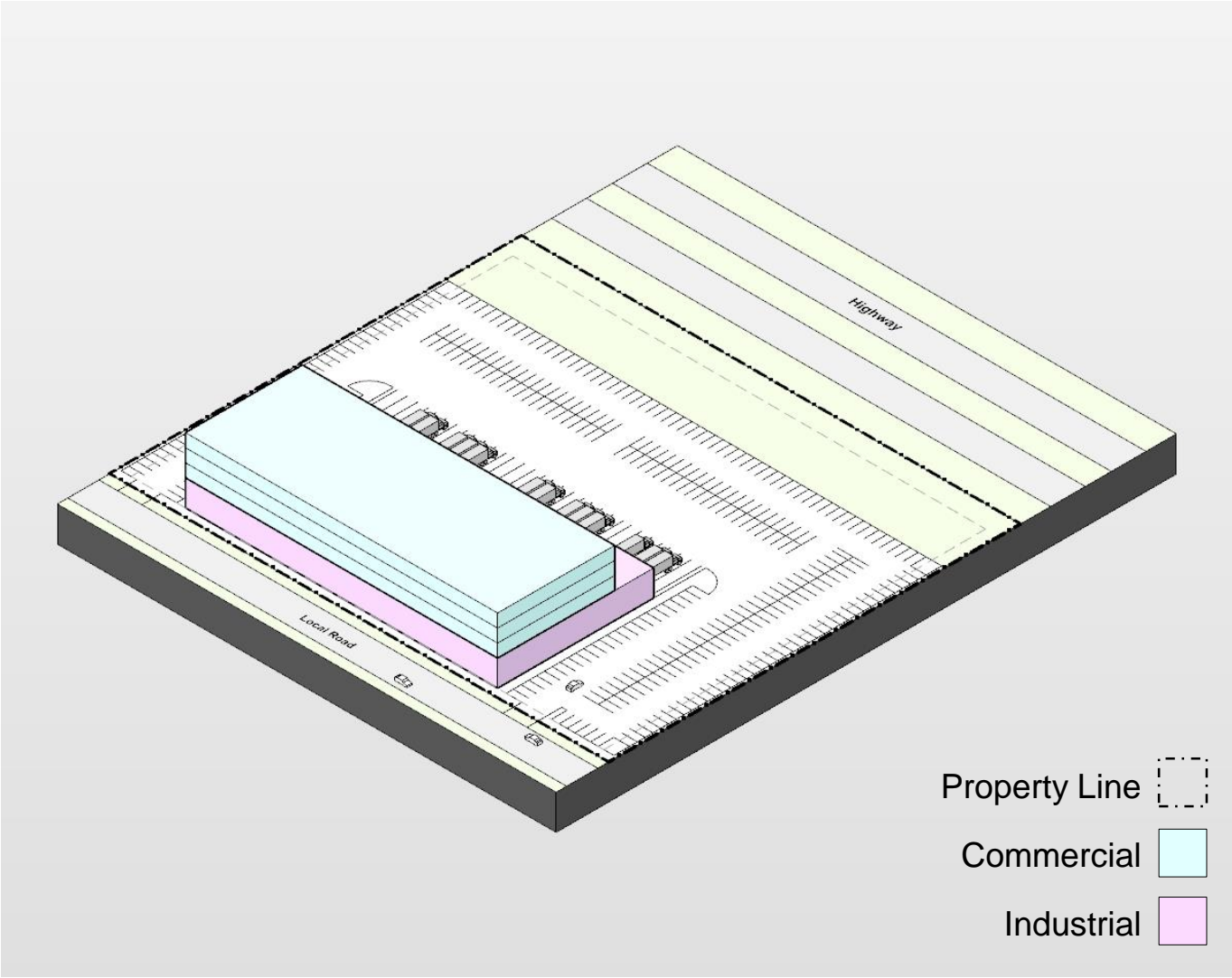
Small Site - Scenario B	Count
Commercial	72,900 gsf
Parking Required	146 Spaces
High Bay Industrial	36,450 gsf
Parking Required	23 Spaces
Height	4 stories, 75'
Total Gross Floor Area	109,350 gsf
Total Parking Spaces	169 Spaces
Green Space	10%
FAR	0.75

With large sites, the same idea is true.



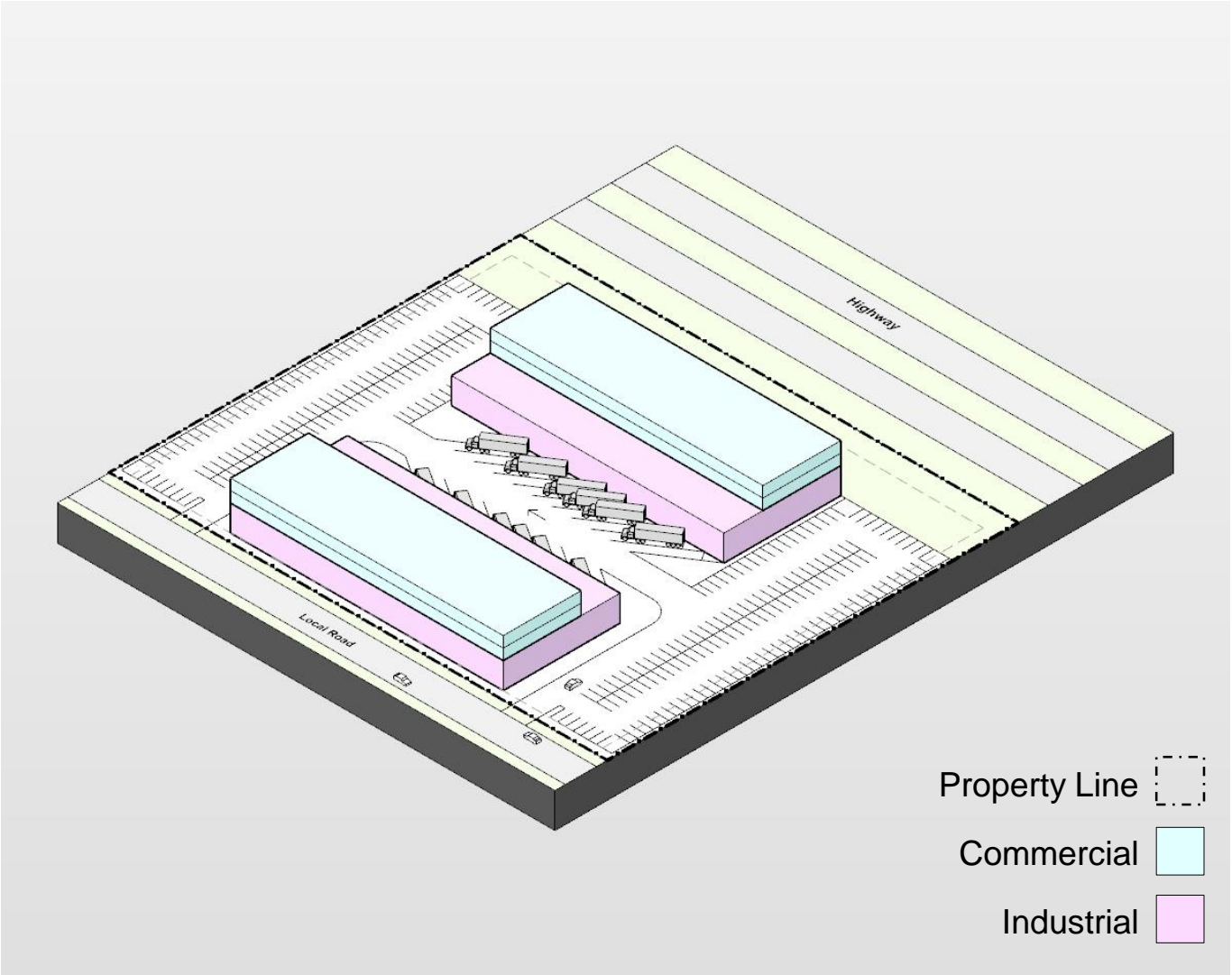
Small Site - Existing	Count
Industrial	75,800 gsf
Parking Ratio	Assumed 1 / 800 gsf
Total Parking Spaces	95
Height	1 story
Green Space	20%
FAR	0.28

Again, 3x capacity if we allow more height and reduced parking.



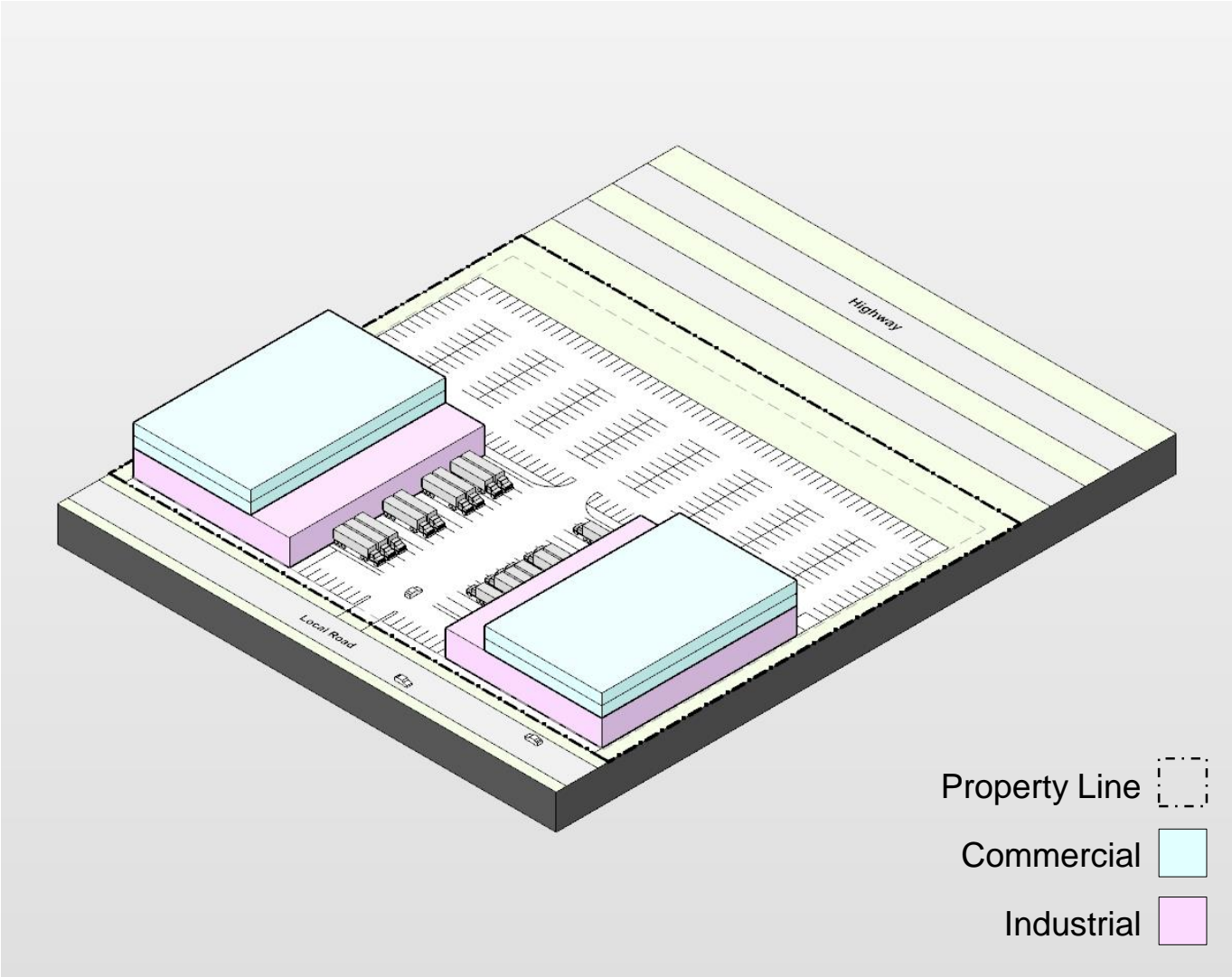
Large Site - Scenario B	Count
Commercial	145,800 gsf
Parking Required	291 Spaces
High Bay Industrial	64,800 gsf
Parking Required	40 Spaces
Height	4 stories, 75'
Total Gross Floor Area	210,600 gsf
Total Parking Spaces	331 Spaces
Green Space	20%
FAR	0.77

Again, the increased capacity can be configured in multiple ways.



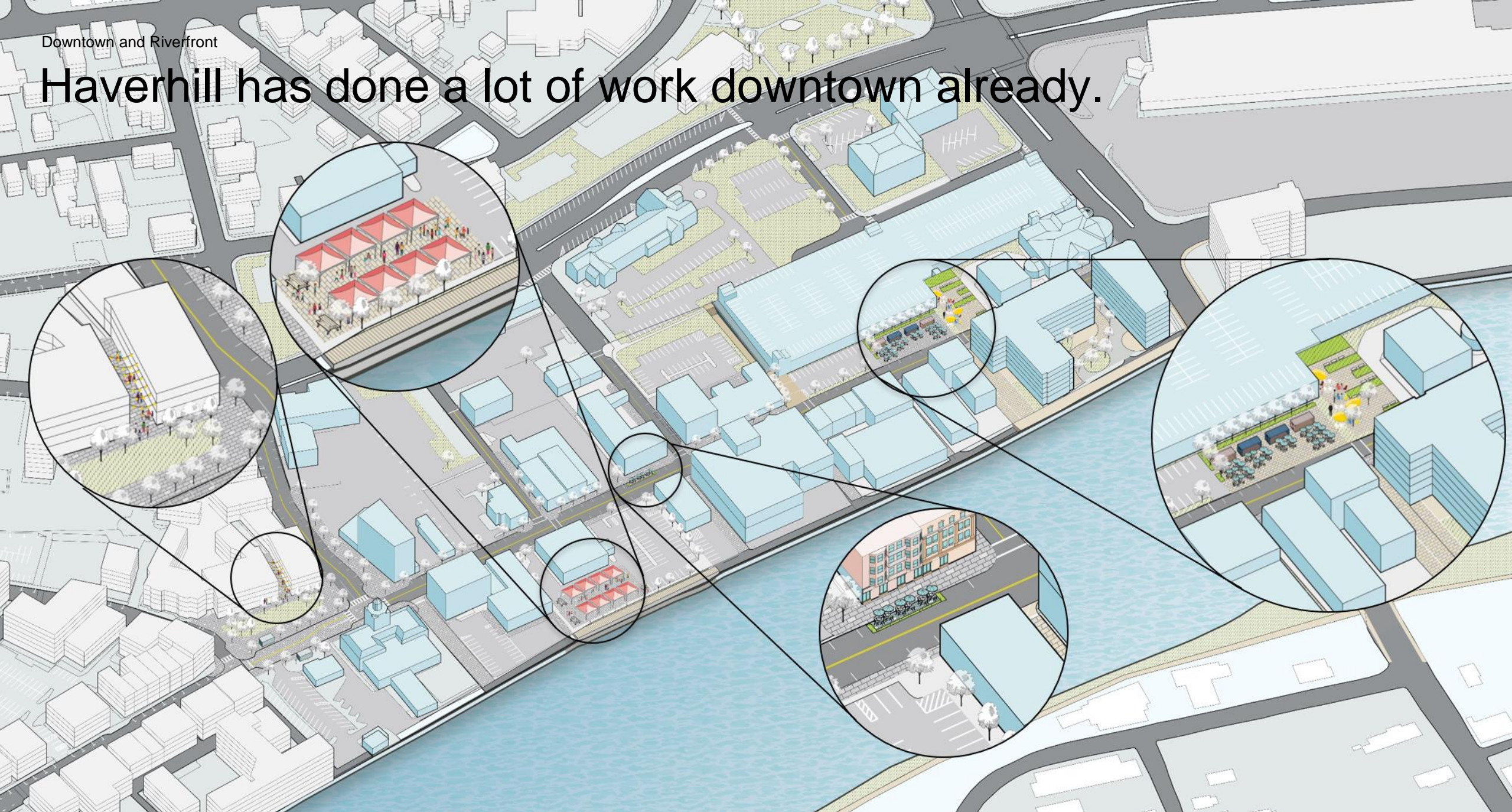
Large Site - Scenario B	Count
Commercial	113,400 gsf
Parking Required	224 Spaces
High Bay Industrial	85,000 gsf
Parking Required	52 Spaces
Height	3 stories, 60'
Total Gross Floor Area	198,450 gsf
Total Parking Spaces	276 Spaces
Green Space	15%
FAR	0.73

Again, the increased capacity can be configured in multiple ways.

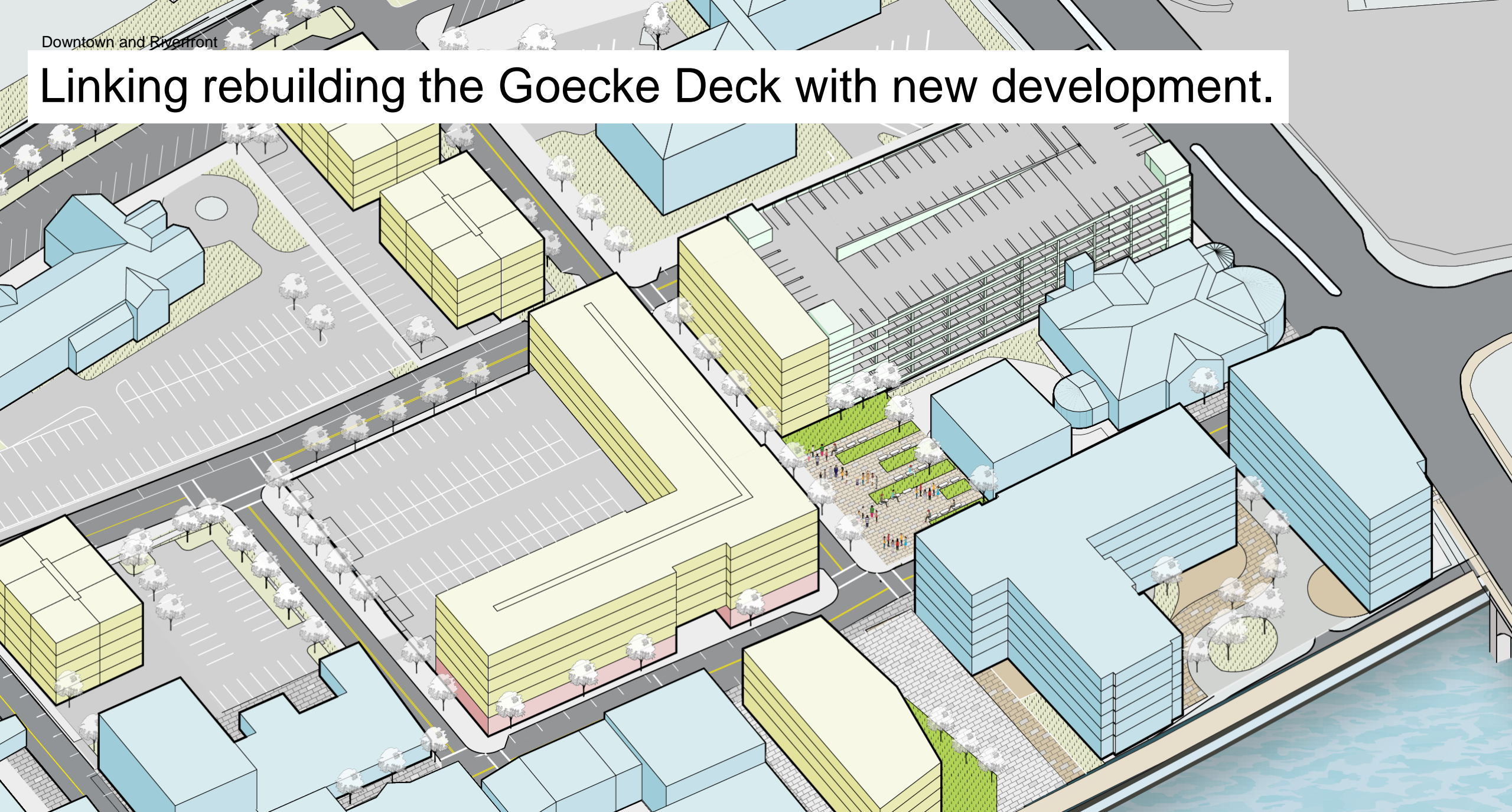


Large Site - Scenario C	Count
Commercial	121,500 gsf
Parking Required	240 Spaces
High Bay Industrial	81,000 gsf
Parking Required	48 Spaces
Height	3 stories, 60'
Total Gross Floor Area	202,500 gsf
Total Parking Spaces	288 Spaces
Green Space	15%
FAR	0.74

Haverhill has done a lot of work downtown already.



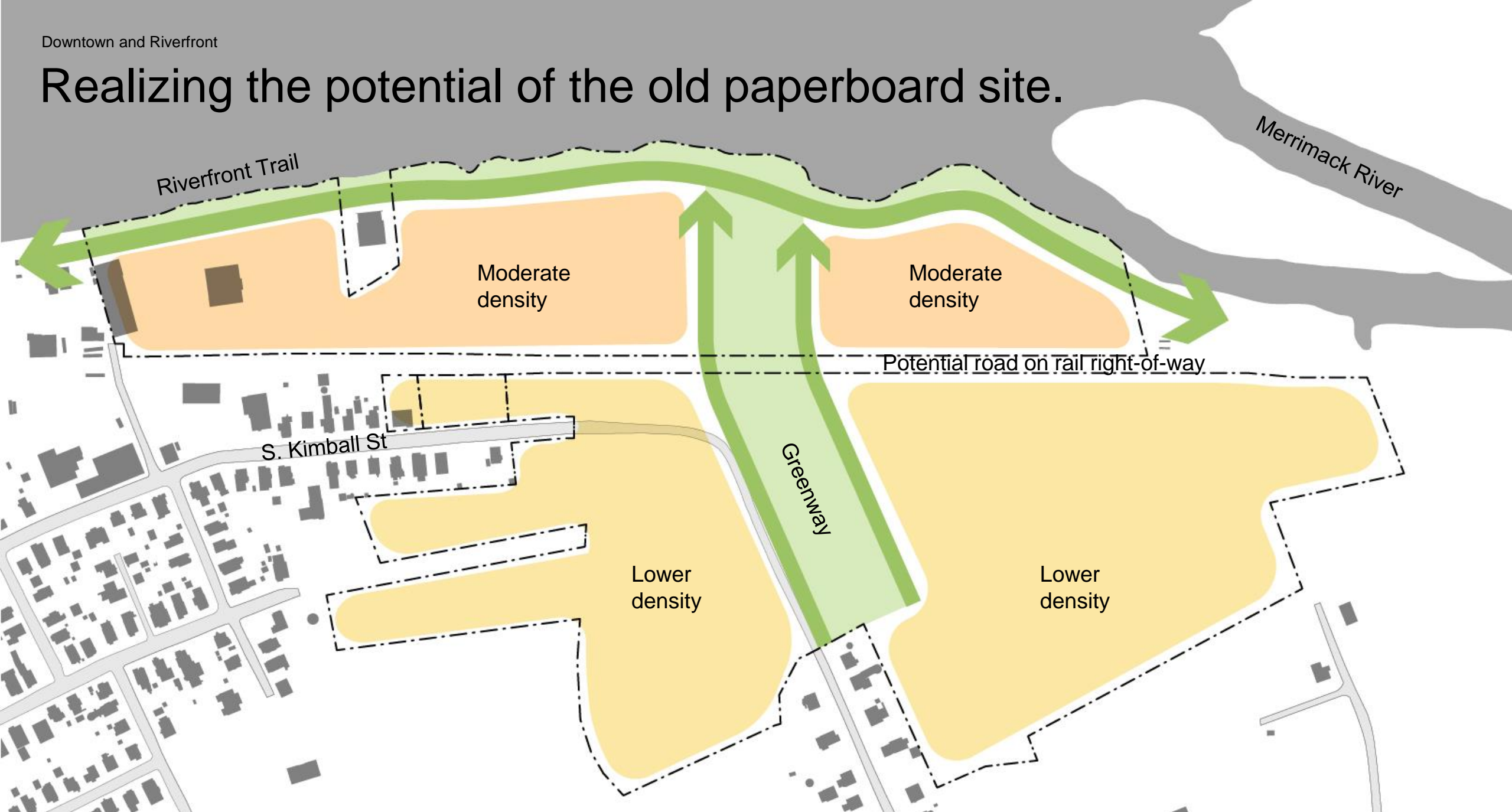
Linking rebuilding the Goecke Deck with new development.



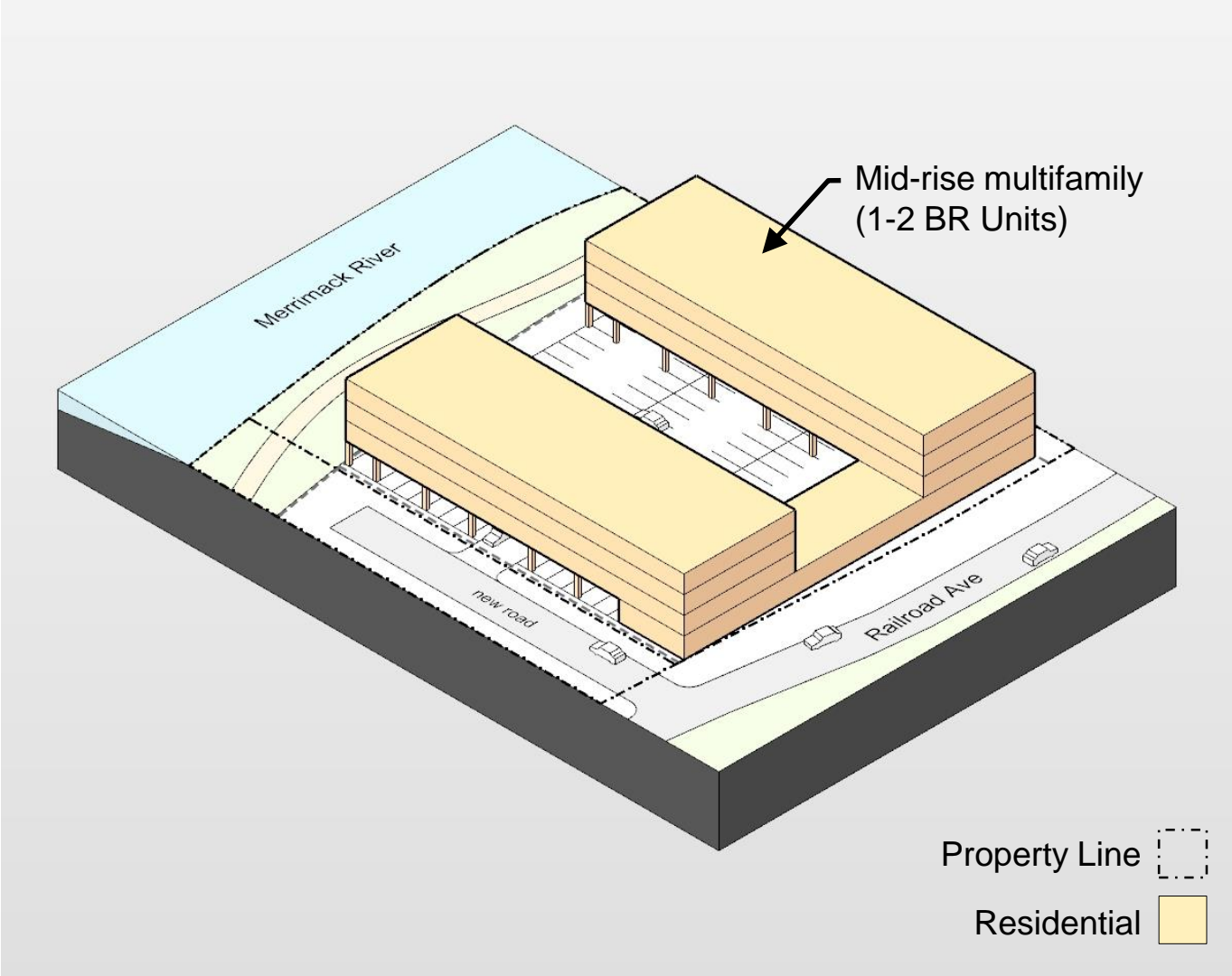
Preserve historic character while creating jobs and capacity.



Realizing the potential of the old paperboard site.

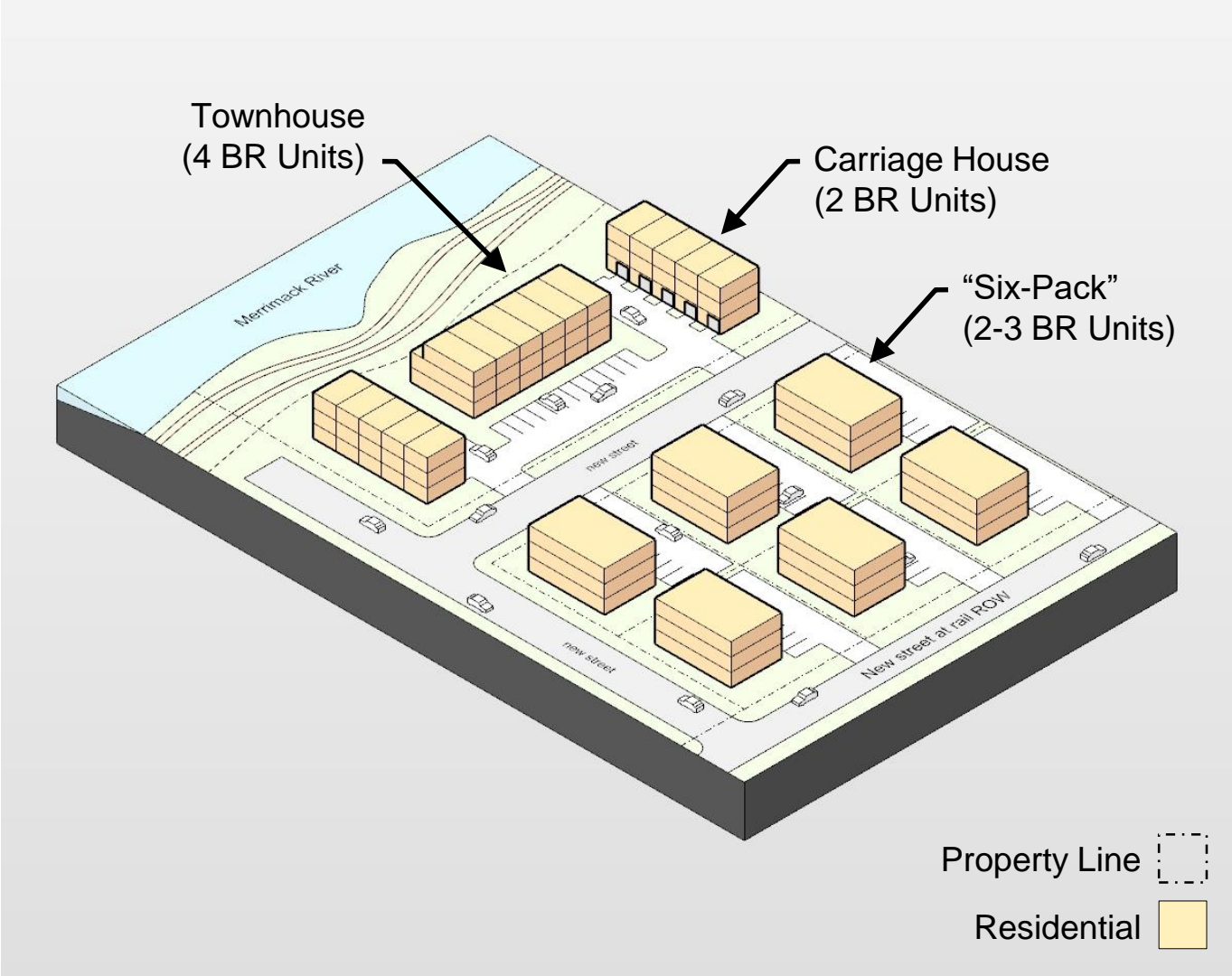


Higher density



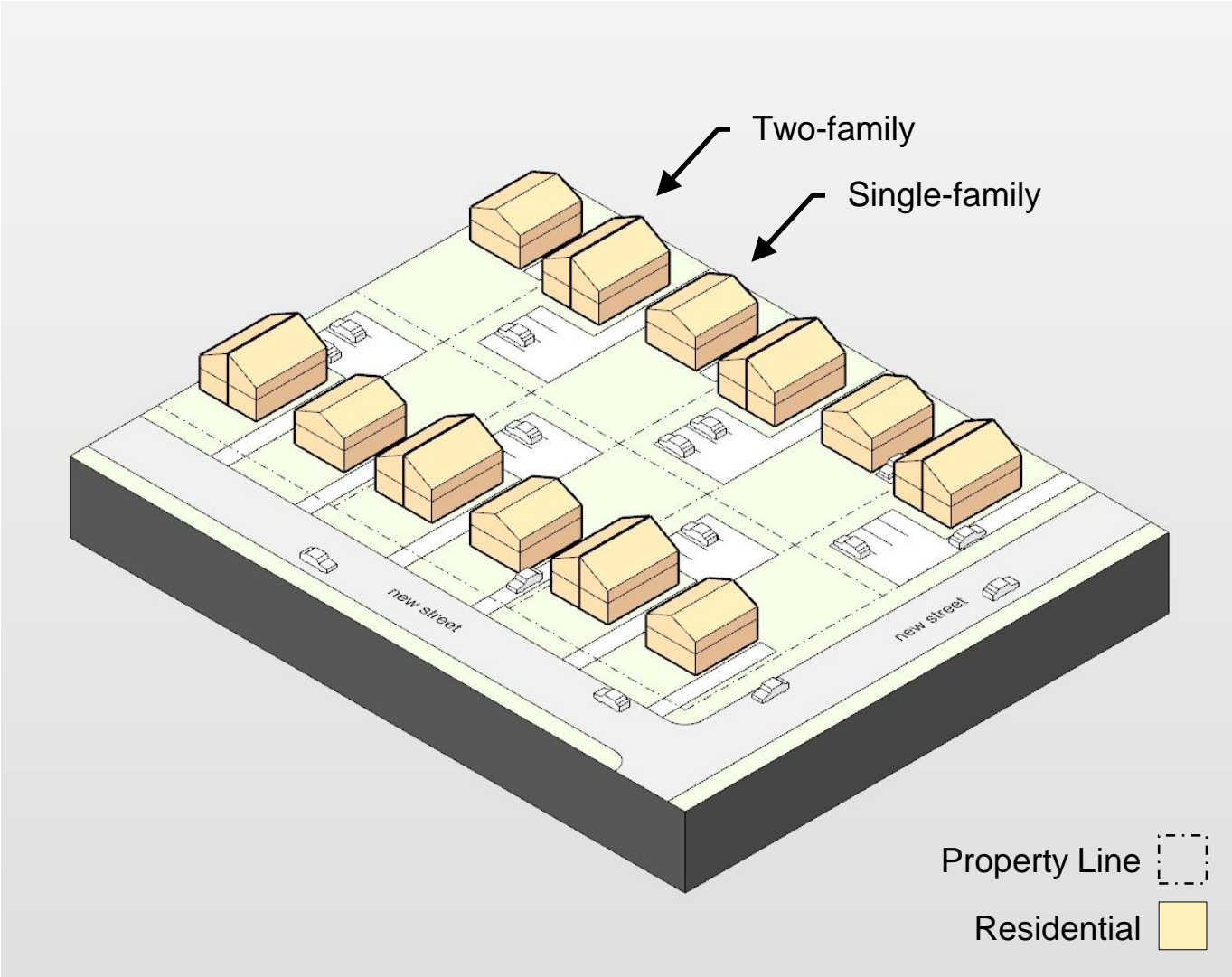
Transect Site – Scenario A (alt)	Count
Residential GFA	81,300 gsf
Total Units (based on 1100 gsf / unit)	74 Units
Parking Required	111 Spaces
Parking Ratio	1.5 Spaces / 1-2BR Units
Height	4 stories, ~46'
FAR (District)	1.16
FAR (Parcel)	1.67
Density (District)	46 Units / Acre

Moderate density



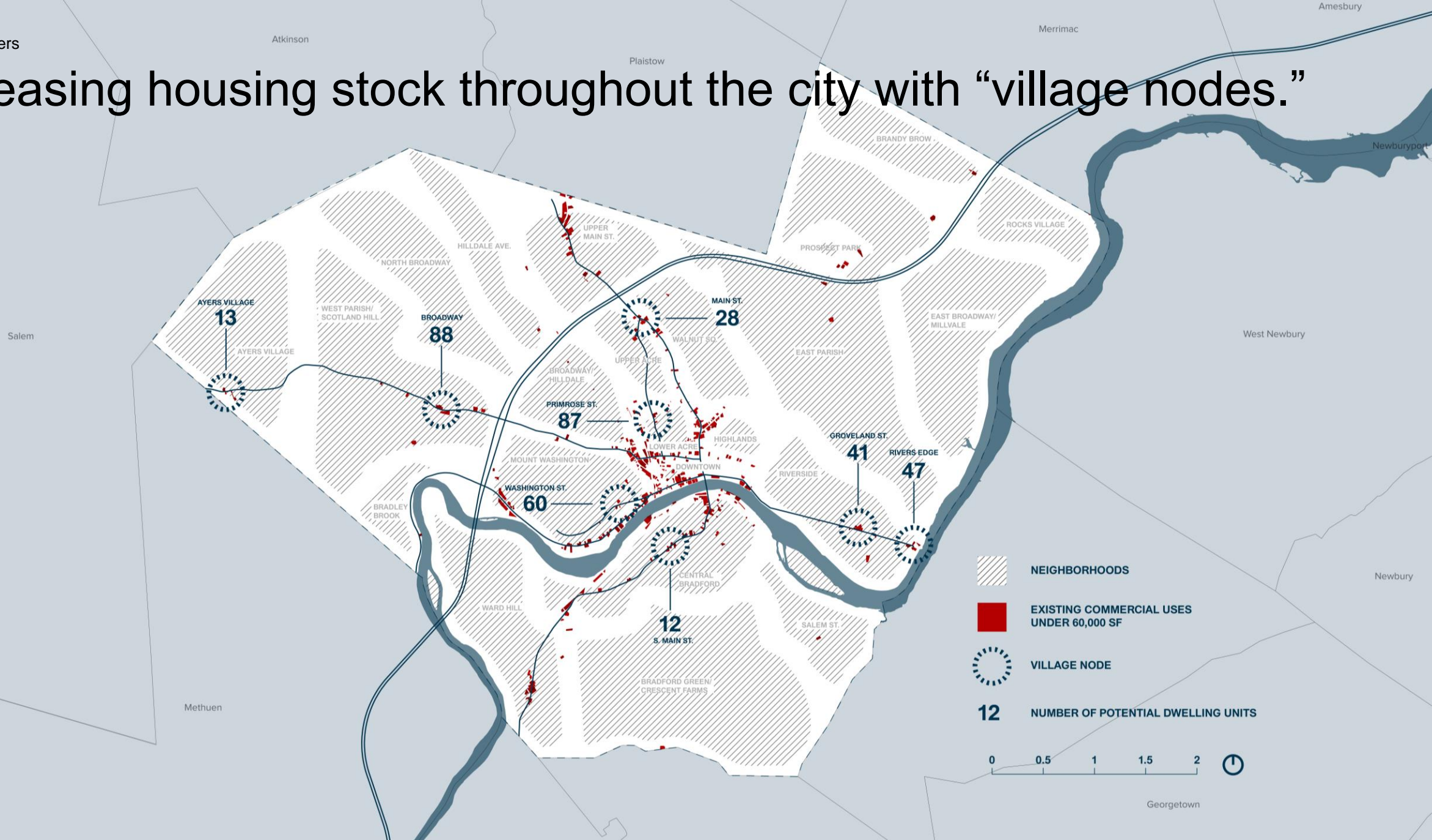
Riverfront Transect Site	Count
<u>Carriage House</u>	13,500 gsf
Units Parking Ratio	10 Units 1 Space / 2BR Unit
<u>Townhouse</u>	15,120 gsf
Units Parking Ratio	6 Units 2 Spaces / 4BR Unit
<u>Six-Pack</u>	43,200 gsf
Units Parking Ratio	36 Units 1.5 Spaces / 2-3BR Unit
Total GFA	71,820 gsf
Total Units	52 Units
FAR (District)	0.43
FAR (Parcel)	0.73
Density (District)	13.5 Units / Acre

Lower density

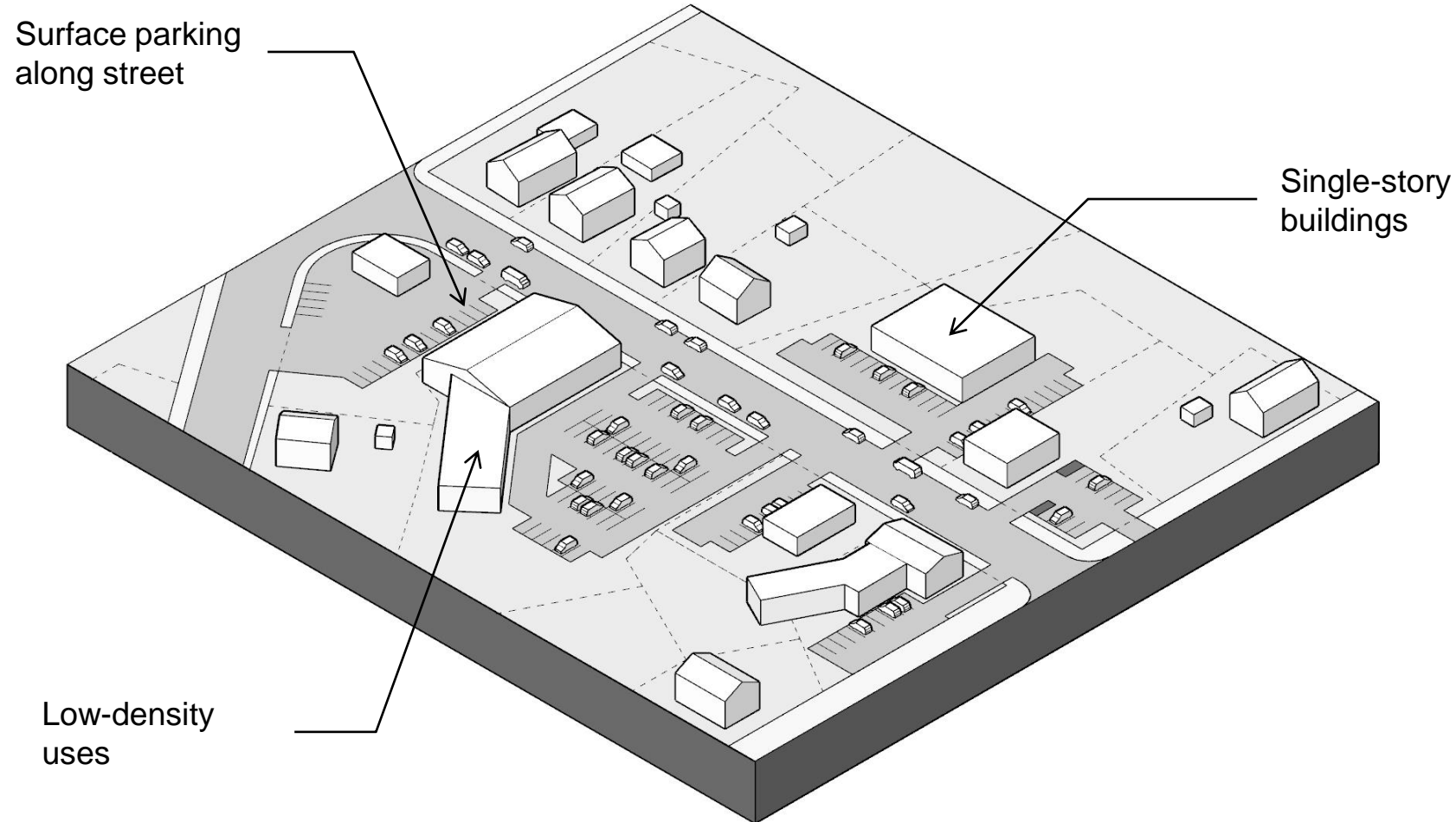


Low-density R Transect Site	Count
<u>Single-family</u>	11,760 gsf
Units Parking Ratio	6 Units 2 Space / 3-4BR Unit
<u>Two-family</u>	15,360 gsf
Units Parking Ratio	12 Units 2 Spaces / 3BR Unit
Total GFA	27,120 gsf
Total Units	18 Units
FAR (District)	0.28
FAR (Parcel)	0.40
Density (District)	8.2 Units / Acre

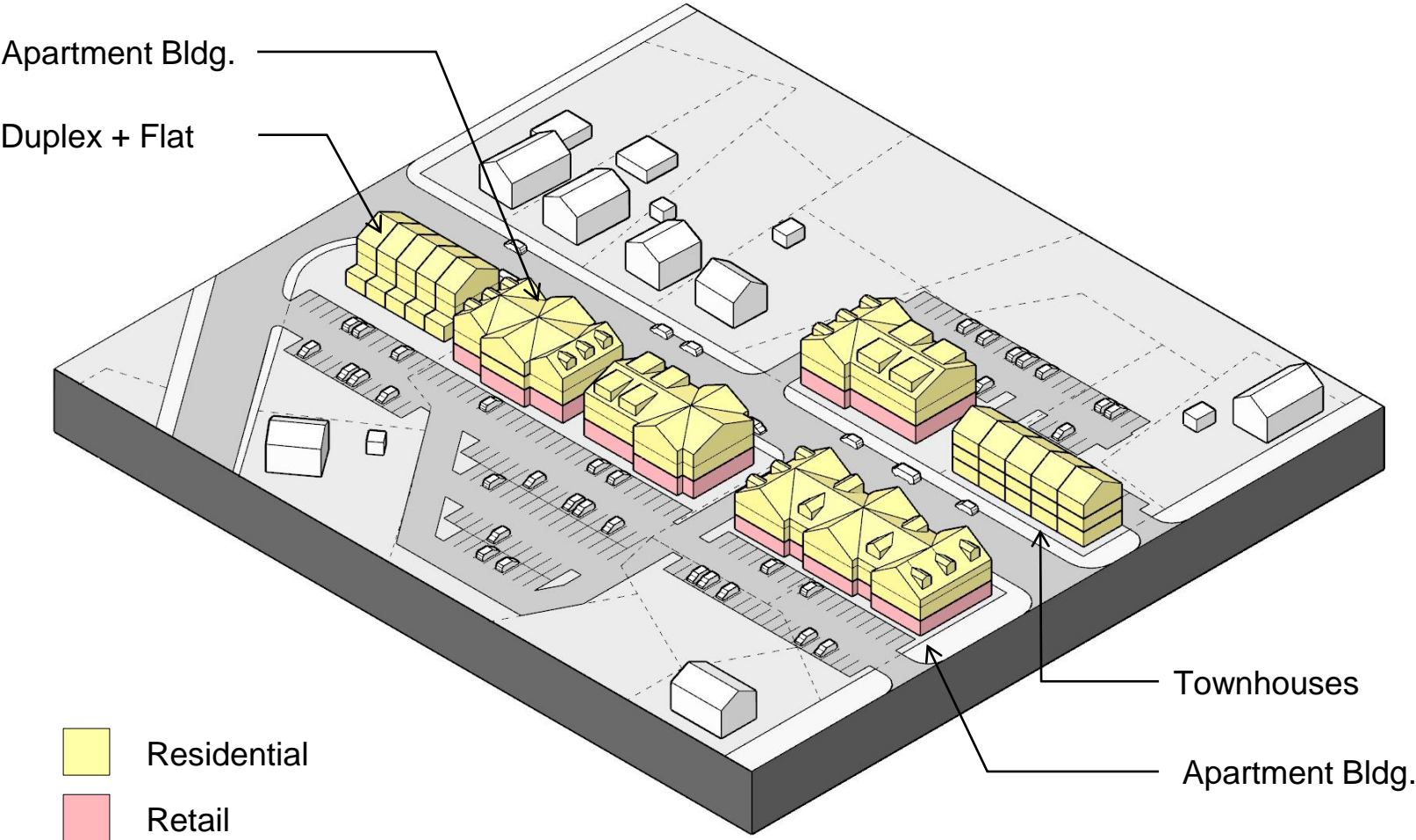
Increasing housing stock throughout the city with “village nodes.”



What currently exists in these locations?



What could a village cluster look like?



Node	Count
Front Setback	10-20 ft.
Side Setback	10 ft.
Rear Setback	20 ft.
Height	3.5 stories
Residential Area	102,050 GSF
Retail Area	31,100 GSF
# Dwelling Units	92
Parking Ratio	1.5/DU 3/1000 GSF Retail
FAR	0.84

Recommendations

- What policies or actions need to change to achieve the scenarios?
- Beyond specific scenarios, what policies or actions are important across the entire city?

Economy

Place a Green Dot ● if you AGREE with this initiative or a Red Dot ● if you DISAGREE

Access to Opportunity and Education: Create opportunities that allow Haverhill residents to work near where they live, and ensure that residents can get training and education needed to contribute to the regional economy.

Partner with NECC and other regional institutions to encourage work opportunities in STEAM (Science, Technology, Engineering, Arts, and Mathematics) and provide entrepreneurial training.

Work with regional educational institutions to perform outreach to employers who might relocate here.

Undertake targeted business recruitment efforts to attract companies offering low barrier-to-entry jobs and job training opportunities.

Work with UMass Lowell to better integrate their new waterfront campus downtown with expanded classes and programming.

Job Creation: Expand the city's tax base and promote the creation of jobs in the core sectors of Haverhill's economy, including Haverhill's growing industries.

Densify the city's existing industrial and business parks to create new employment opportunities and additional tax revenue.

Revise zoning to allow industrial development that contain a mix of retail and commercial uses on upper floors.

Create a robust infrastructure to grow Haverhill's innovation economy through active recruiting, local workforce training, shared working spaces, skill-sharing, etc.

Actively solicit large companies getting priced out of the Boston metro region by marketing the competitive advantages of locating in Haverhill.

Location: In addition to supporting Haverhill's industrial and business parks, encourage the creation and growth of businesses that strengthen Haverhill's neighborhoods.

Create tools and resources to support homegrown businesses and small businesses choosing to locate in Haverhill, including start-up funding, storefront improvement programs, technical assistance programs, streamlined permitting, etc.

Implement a vacant storefront tax ordinance to encourage property owners to seek suitable tenants.

Continue to support cultural and local initiatives.

Create affordable retail by requiring large developments in downtown to provide spaces of 1,000-1,200 SF on their ground floor.

Invest in the preservation of existing affordable commercial space.



Vision Haverhill 2035

City of Haverhill Master Plan Update

Open Space, Natural Resources & Environment

Place a Green Dot ● if you AGREE with this initiative or a Red Dot ● if you DISAGREE

Riverfront: Protect the river as a natural resource, and enhance the riverfront for resident use and as a tourist destination.

Partner with local organizations, and regional and state agencies to provide new open spaces on the riverfront that reduce stormwater risk and promote cultural activities.

Support new jobs and housing along the riverfront.

Build on ongoing efforts to activate both sides of the riverfront to strengthen connections to neighborhoods and the downtown.

Preserve and protect Haverhill's streams, watersheds, and especially our surface pond water resources.

Comply with EPA and DEP requirements for municipal-based discharges into the Merrimack River.

Town & Country: Balance the protection of Haverhill's environmental assets and scenic areas with new growth in targeted places.

Focus new development along transportation corridors at higher densities.

Ensure that by-right zoning rules enable high-quality developments in target areas and discourage unplanned sprawl elsewhere.

Revisit regulations of existing commercial development to ensure intended outcomes.

Sustainability and Resilience: Achieve citywide carbon neutrality by 2050 and adapt city infrastructure to prepare for climate change.

Adopt a community choice energy program to more quickly transition to the use of greenhouse-gas-free electricity.

Transition to zero-net carbon new construction by 2030.

Explore options for retrofitting and electrifying existing buildings by 2050.

Revise parking requirements to reduce the minimums for new development and renovations.

Investigate and test innovative septic systems that can support the creation of new housing.

Using updated technology, assess the location of wetlands and critical aquifer recharge areas.

Increase tree canopy on both public and private property.

Conduct a resilience vulnerability assessment to understand the risks posed to Haverhill neighborhoods.



Vision Haverhill 2035

City of Haverhill Master Plan Update

- A few of the recommendations (shown to the right), out of context, sound like they are intended to apply uniformly across all of Haverhill.
- Workshop attendees were generally comfortable with the ideas after explaining how they make the plan's scenarios possible.
- We need to revise some of these recommendations to clarify their relationship to scenario areas.

