

# Planning for Housing Production in Amherst

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COMMUNITY MEETING, APRIL 4, 2019

# Amherst Project Work

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40R is an effective tool that allows housing and commercial development to take place within the context of carefully planned guidelines developed with community participation.

Goal is to address Amherst's affordability issues while strengthening the character and quality of the Town's neighborhoods and community centers.

Focus is on identifying development challenges and opportunities regarding particular sites as well as a potential 40R zoning district.

Major consultant task areas:

- Engage with Amherst residents and property owners.
- Prepare policy, procedural and zoning analyses.
- Develop design guidelines to protect community character.

# Major Elements of the Scope of Services

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Conduct outreach.

Prepare site/location selection criteria.

Identify 40R district location options and undertake a parcel by parcel analysis.

Prepare a draft bylaw.

Coordinate a series of community meetings, the first tonight to introduce 40R. Additional meetings to follow to obtain input on site selection priorities, design guidelines, and draft zoning.

# Design Planning Methodology

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1. Work with the community to identify areas that can support additional development.
2. Document the character of existing neighborhoods and their defining features.
3. Identify parcels where development should be encouraged to help meet housing needs.
4. Evaluate potential heights, setbacks, and massing in relation to neighborhood context.
5. Develop form-based code standards that define architectural scale and material features.
6. Model proposed build-out scenarios for review and comment.
7. Finalize outline of 40R district to include parcels whose development furthers Amherst goals.
8. Finalize Design Guidelines that insure that development conforms with community expectations.