

# Manchester-by-the-Sea Proposed 40R District Feasibility Study



**Public Meeting  
January 12, 2021**



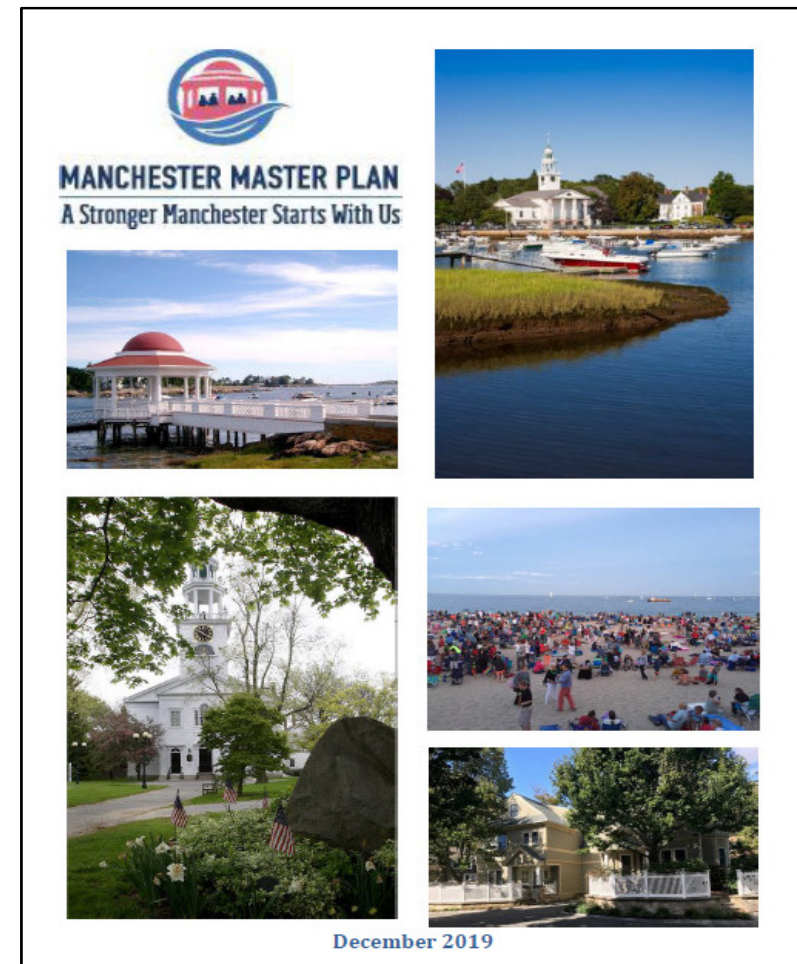
# Background

Master Plan priority recs:

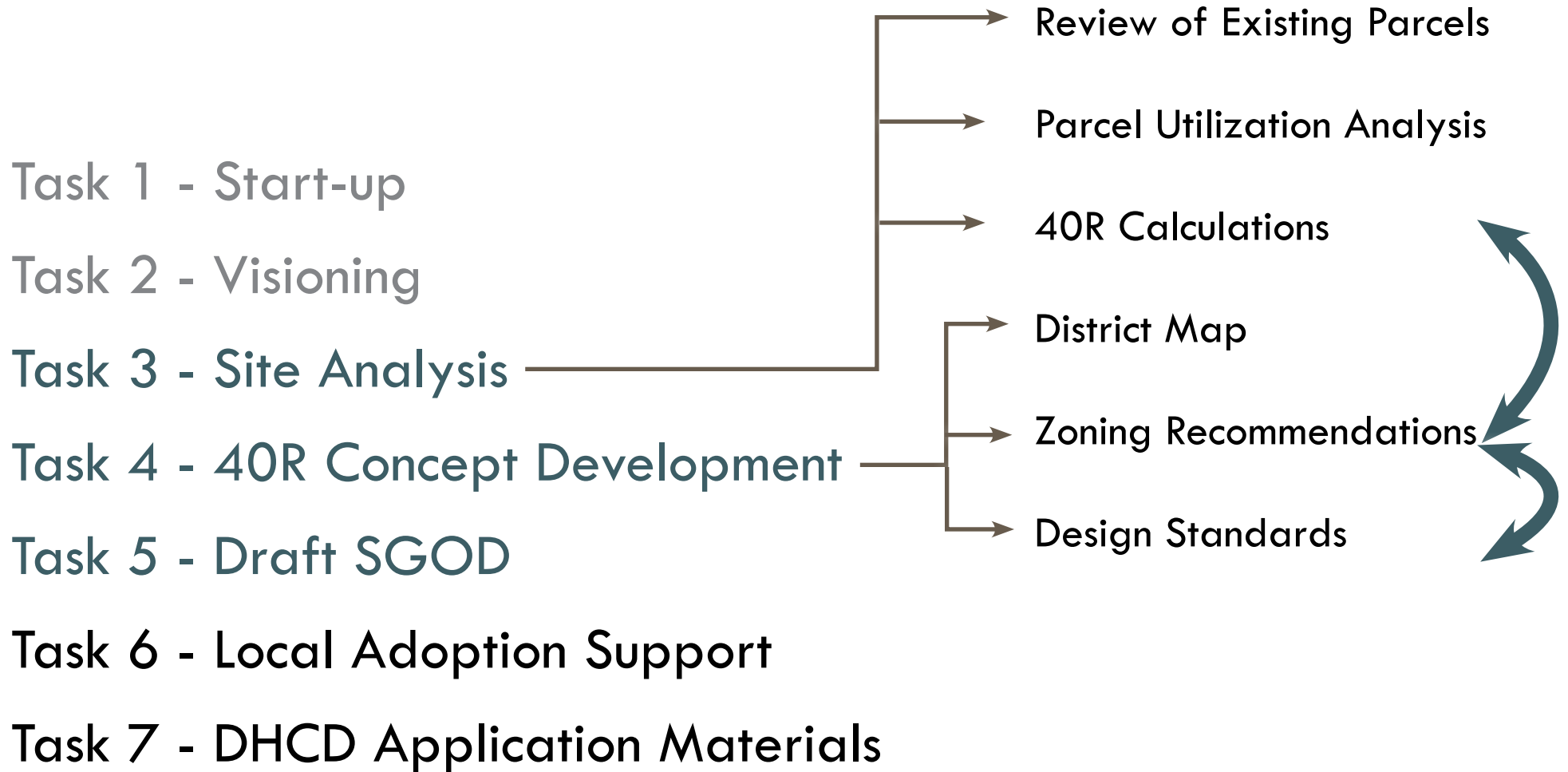
- » Increase Town Revenue through Planned Development within the Limited Commercial District (LCD)
- » Support a Diversity of Housing Options

Laying the groundwork:

- » Town smart growth assessment team
- » Planning Board hosts community meeting on smart growth in the LCD (September 2019)
- » Town requests technical assistance from MAPC

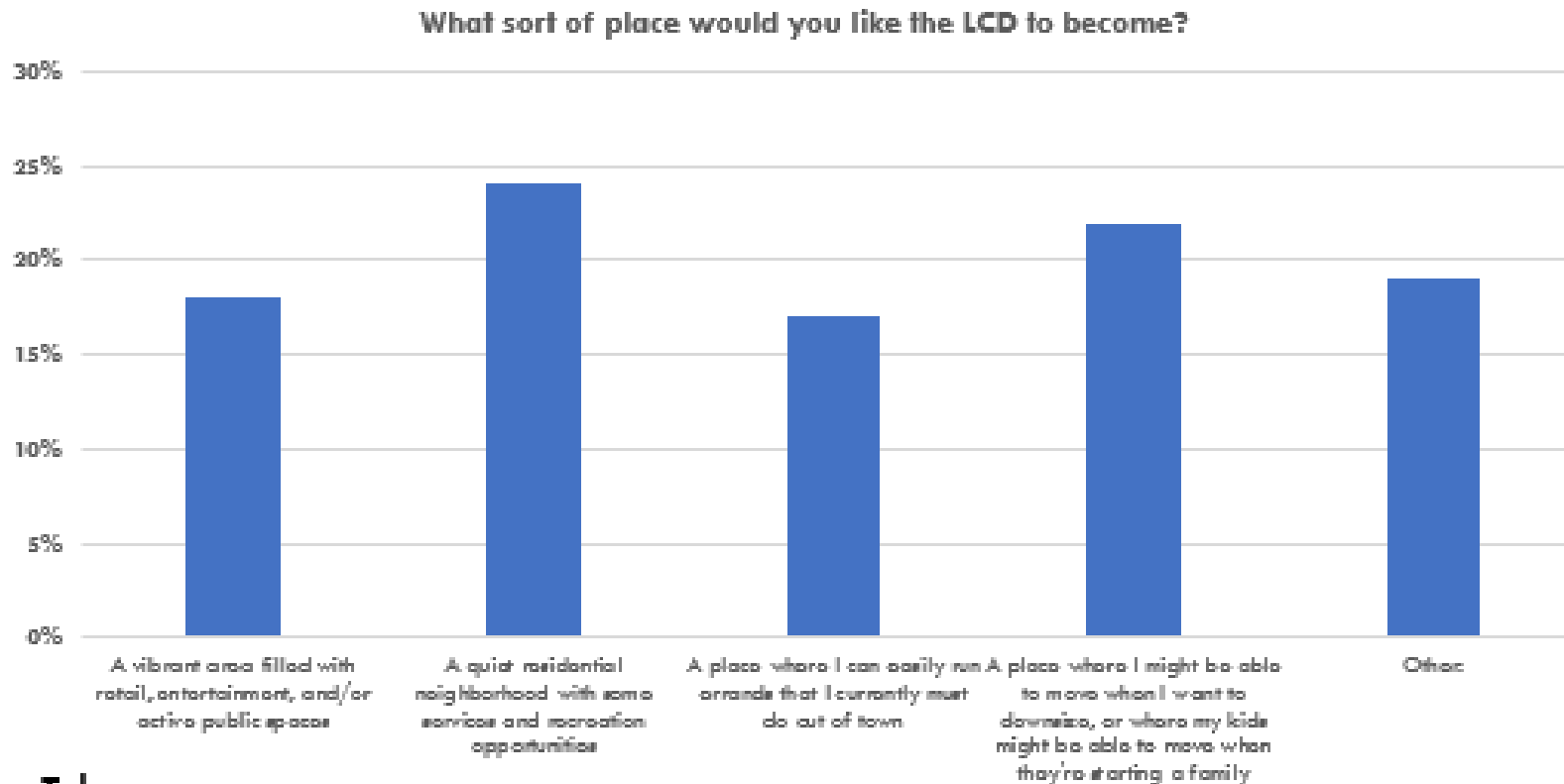


# Process



*Dates: DHCD requires up to 90 days, starting last calendar day of month, to review and provide “Letter of Eligibility.” Town should have this letter before date of final changes to TM Warrant.*

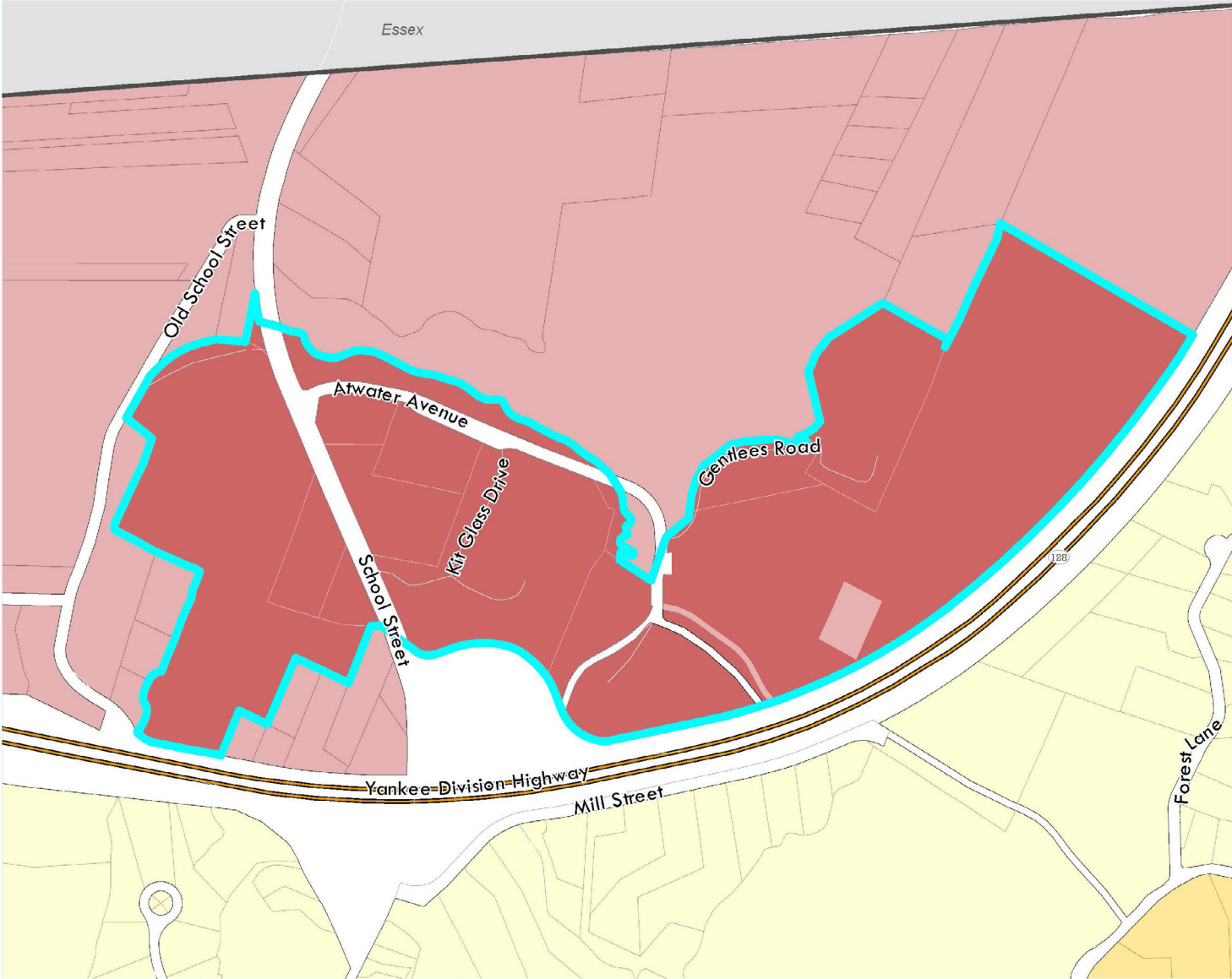
# Process: Survey (228 respondents)



## Takeaways

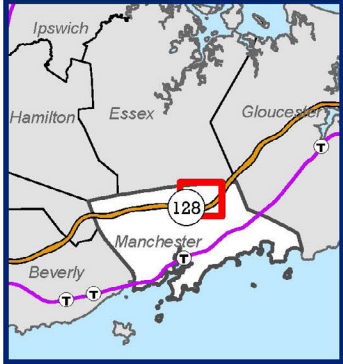
- The highest percentage of respondents would like a quiet residential neighborhood with some services and recreation opportunities
- This is followed by a place to downsize or for young families.
- “Other” had a wide variety of responses with the consensus being a focus on housing for an aging population and ensuring the area does not compete with downtown (i.e., not retail-focused)
- The top choices are compatible with each other and suggest a different type of neighborhood from the downtown, one that complements it

# Proposed 40R District Boundaries



## Manchester 40R Zoning

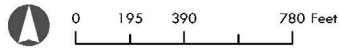
- Proposed Manchester 40R boundary
- Manchester Border
- Zoning**
- Single Residence District A
- Single Residence District C
- Limited Commercial



Produced by: MAPC

Data Sources: MAPC, MassGIS, MassDOT

December 2020



Document Path: K:\DataServices\Projects\Current\_Projects\Neighborhood\_Planning\_and\_Zoning\Ch\_40R\Manchester\_40R\ProjectFiles\Zoning\_Manchester40R.mxd

# Parcel Analysis

PARCEL #	#	STREET ADDRESS	GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g., wetlands, steep slope)	% ECL	SUBSTANTIALLY DEVELOPED LAND (SDL)	GROSS DEVELOPABLE LAND
1 Parcel #/ID F_853288_3042072	1	0 SCHOOL ST	23.5	18.1	77%	0.0	5.5
2 Parcel #/ID F_853343_3042911	2	0 SCHOOL ST	0.2	0.2	95%	0.0	0.0
3 Parcel #/ID F_853574_3041942	3	156 SCHOOL ST	2.4	2.4	100%	0.0	0.0
4 Parcel #/ID F_853738_3041771	4	0 SCHOOL ST	1.1	1.1	100%	0.0	0.0
5 Parcel #/ID F_853764_3042532	5	197 A SCHOOL ST	1.5	1.5	100%	0.0	0.0
6 Parcel #/ID F_853933_3042106	6	197 SCHOOL ST	3.7	3.7	100%	0.0	0.0
7 Parcel #/ID F_854071_3042387	7	197 SCHOOL ST	2.5	2.5	100%	0.0	0.0
8 Parcel #/ID F_854150_3042646	8	199 SCHOOL ST	3.3	3.3	100%	0.0	0.0
9 Parcel #/ID F_854407_3041929	9	195 D SCHOOL ST	13.0	11.5	89%	1.4	0.0
10 Parcel #/ID F_854814_3041689	10	0 ATWATER AV	2.9	2.7	92%	0.0	0.2
11 Parcel #/ID F_854870_3042045	11	0 ATWATER AV	0.5	0.5	100%	0.0	0.0
12 Parcel #/ID F_855035_3041383	12	8 ATWATER AV	6.7	1.3	20%	3.1	2.3
13 Parcel #/ID F_855464_3042303	13	0 BEAVER DAM RD	2.6	1.4	56%	0.3	0.8
14 Parcel #/ID F_855815_3041625	14	0 ATWATER AV	1.1	1.1	100%	0.0	0.0
15 Parcel #/ID F_855935_3042594	15	1 BEAVER DAM RD	7.6	2.3	30%	0.7	4.6
16 Parcel #/ID F_856307_3042140	16	0 ATWATER AV	39.8	28.0	70%	0.0	11.8
District DL Sub-totals:			<b>112.5</b>	<b>81.6</b>	<b>73%</b>	<b>5.5</b>	<b>25.3</b>

Parcels: **15**

District Size: **112.5 acres**

GDL: **25.3 acres**

***This figure is used as the basis for calculating incentive payments and density requirements as per the 40R regulations***

# Proposed Zoning

## 40R Requirements

- » Residential development > Commercial (i.e., more residential allowed increases amount of commercial allowed)
- » Residential must have min. 20% affordable units
- » Residential must be allowed by right
- » Residential min. density requirements (based on Gross Developable Land):
  - » Multifamily -- 20 units per acre
  - » Townhomes/cottages -- 8 units per acre
- » Allows for Design Standards

# Proposed Zoning

## Proposed Manchester LCD 40R Provisions

### Uses

- » *Commercial/Light Industry*: Includes Office, Hotel, Assisted Living/Medical, Recreational Club, Wellness Studios, Artist Workshops, Pet Grooming, Brewery, etc.
- » Intent is for commercial not to compete with Downtown
- » Restaurant / cafe incidental to hotel, etc. would be permitted through Special Permit
- » Multifamily residential capped at 255 units\* district-wide
- » Cottages / townhomes capped at 95 units\*\*

\*25.3 acres of GDL x 20 UPA x 51% District = 255

\*\*Assumes 1,400 SF homes, comprising balance of residential area



# Proposed Zoning

## Proposed Manchester LCD 40R Provisions

### Dimensional Standards

- » Height: 38' (pitched roofs required)
- » Open Space: 20% of total project area + 20% “useable open space” in defined development clusters\*
- » Flexibility in frontage and setback requirements\*\*
- » Cottages/Townhomes: 1 400 SF max per unit

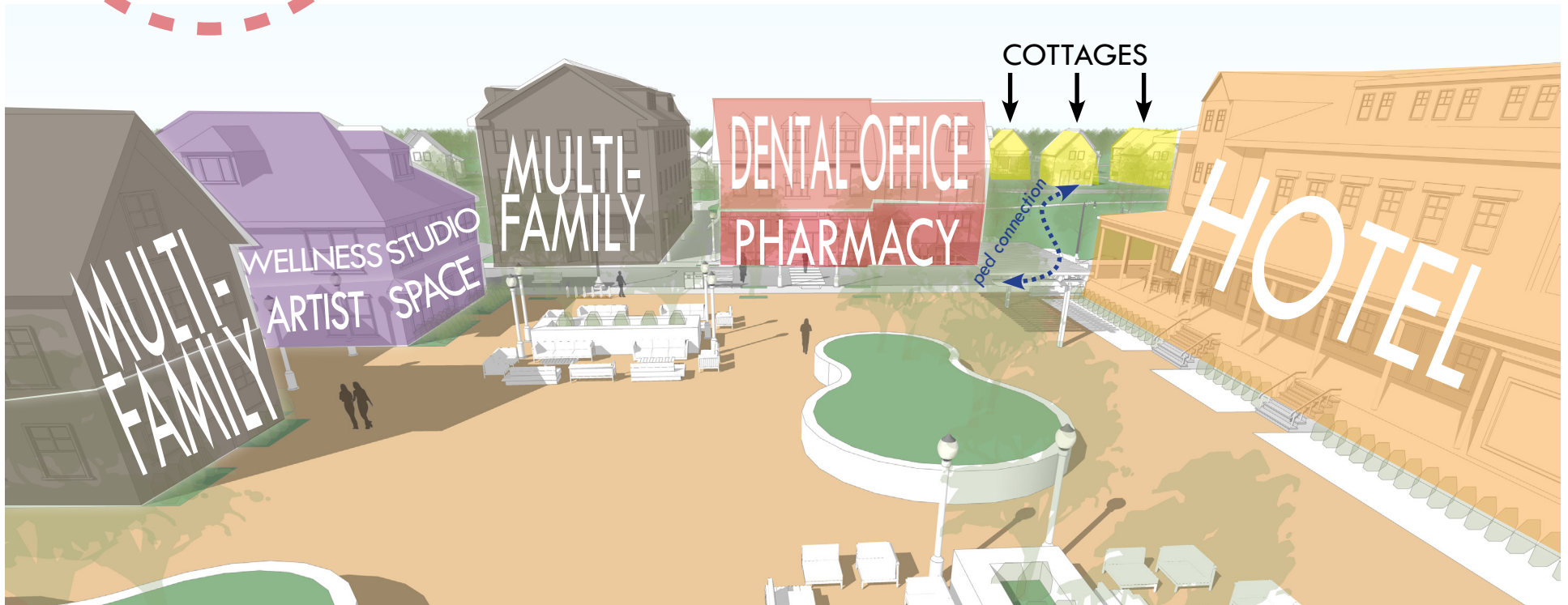
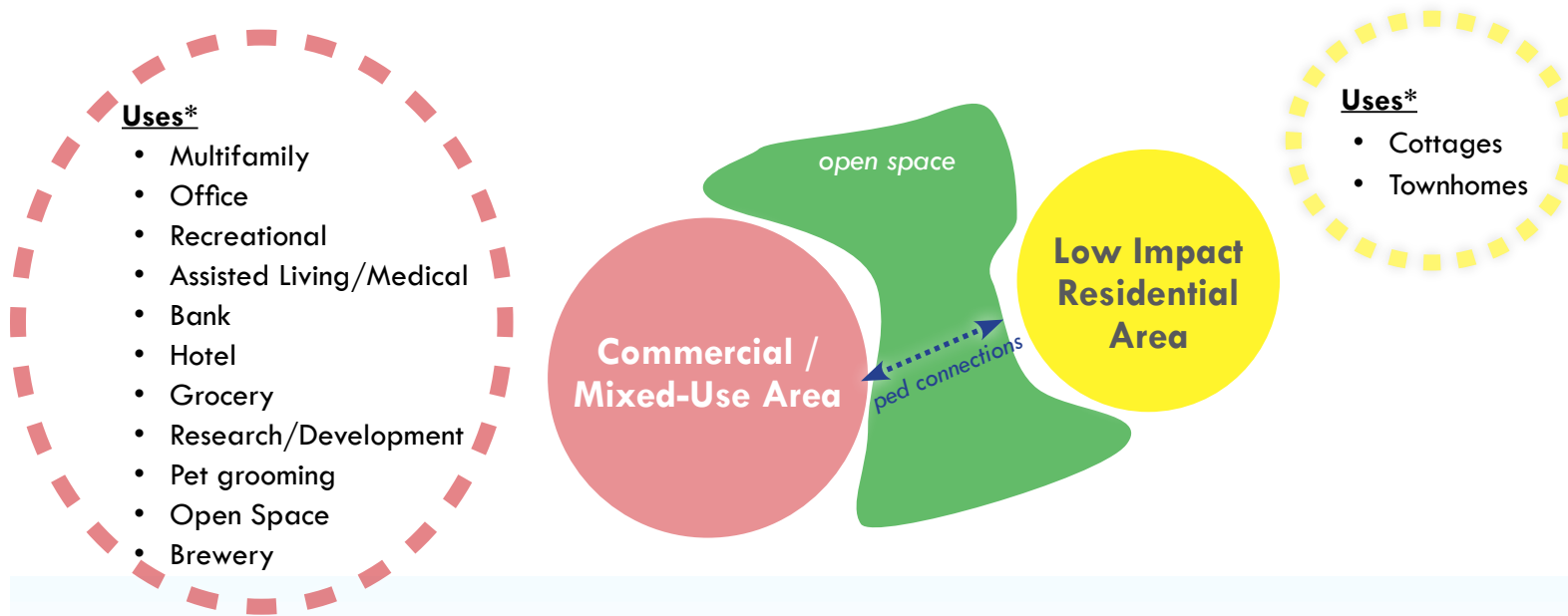
### Parking

- » Residential: 1.5 spaces/ unit
- » Commercial: 4 spaces / 1,000 SF net floor area
- » Other uses: as agreed upon with Planning Board
- » Reductions allowed through Special Permit

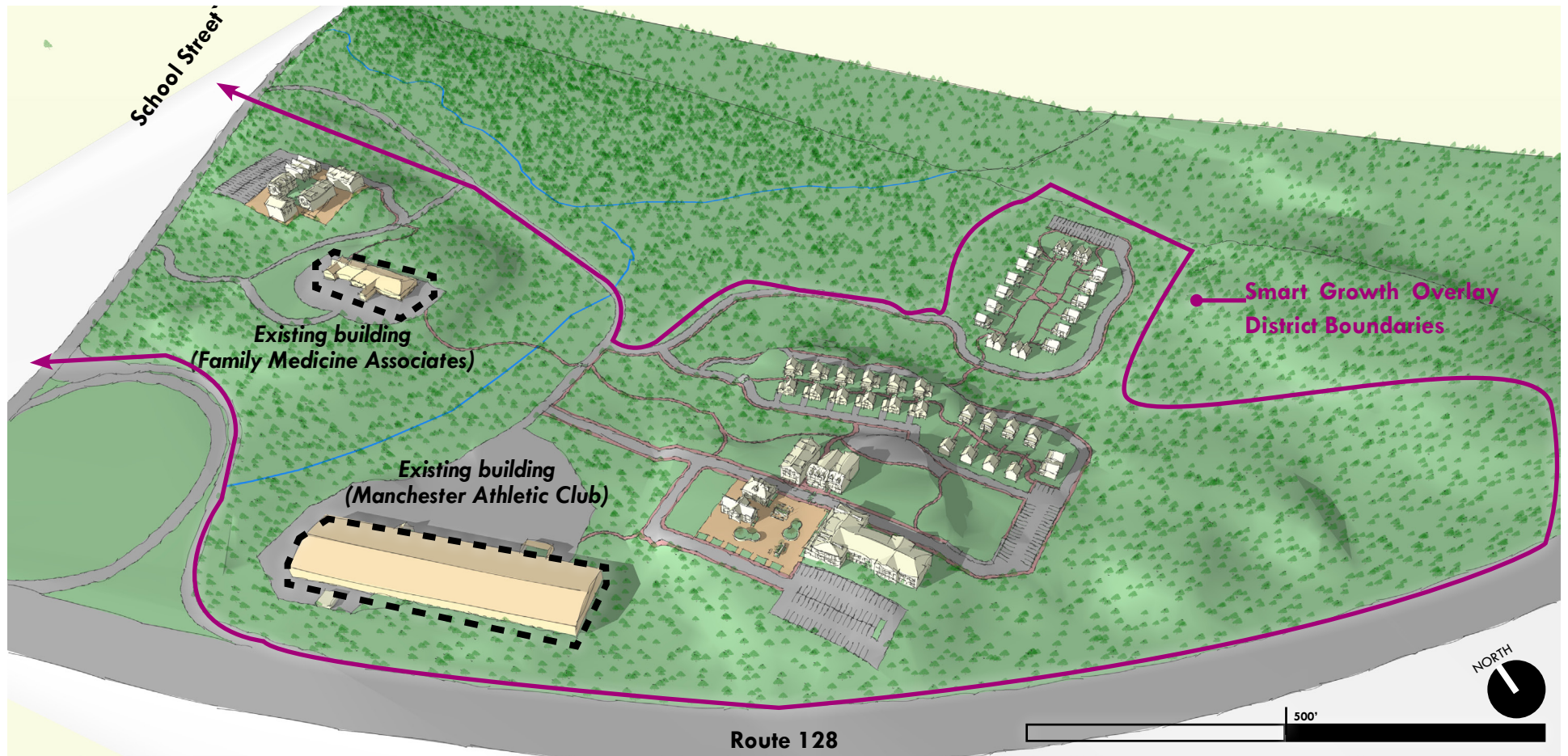
\* Open space requirements described further in Design Standards

\*\* Design Standards ensure high quality, context-sensitive design

# Proposed Design Standards | Overall Concept



# Proposed Design Standards | Overall Concept



**Note:** This conceptual plan of a portion of the District and the following diagrams are provided for *illustrative purposes only* to assist with describing the design standards and principles consistent with the Town's vision. This is **not** intended to dictate a site plan, land use program, or development build-out.

# Proposed Design Standards | *Organization*



## **Pedestrian Experience**

The District should be highly walkable and have a distinct sense of place. Commercial / Mixed-Use Areas should be designed in a way that fosters vibrancy. Low Impact Residential Areas should foster a sense of community.



## **Integration with Nature / Sustainability**

The District should be sensitive to the adjacent wetlands and water resources by minimizing storm-water runoff. At the same time the District's ecological assets should be celebrated through their preservation and enhancement.



## **Connectivity**

The District should be both safe and easy to walk or bike through a variety of paths, sidewalks, and traffic-calmed roadways. While safe and efficient vehicular access is also needed, the District will prioritize the needs of pedestrians.

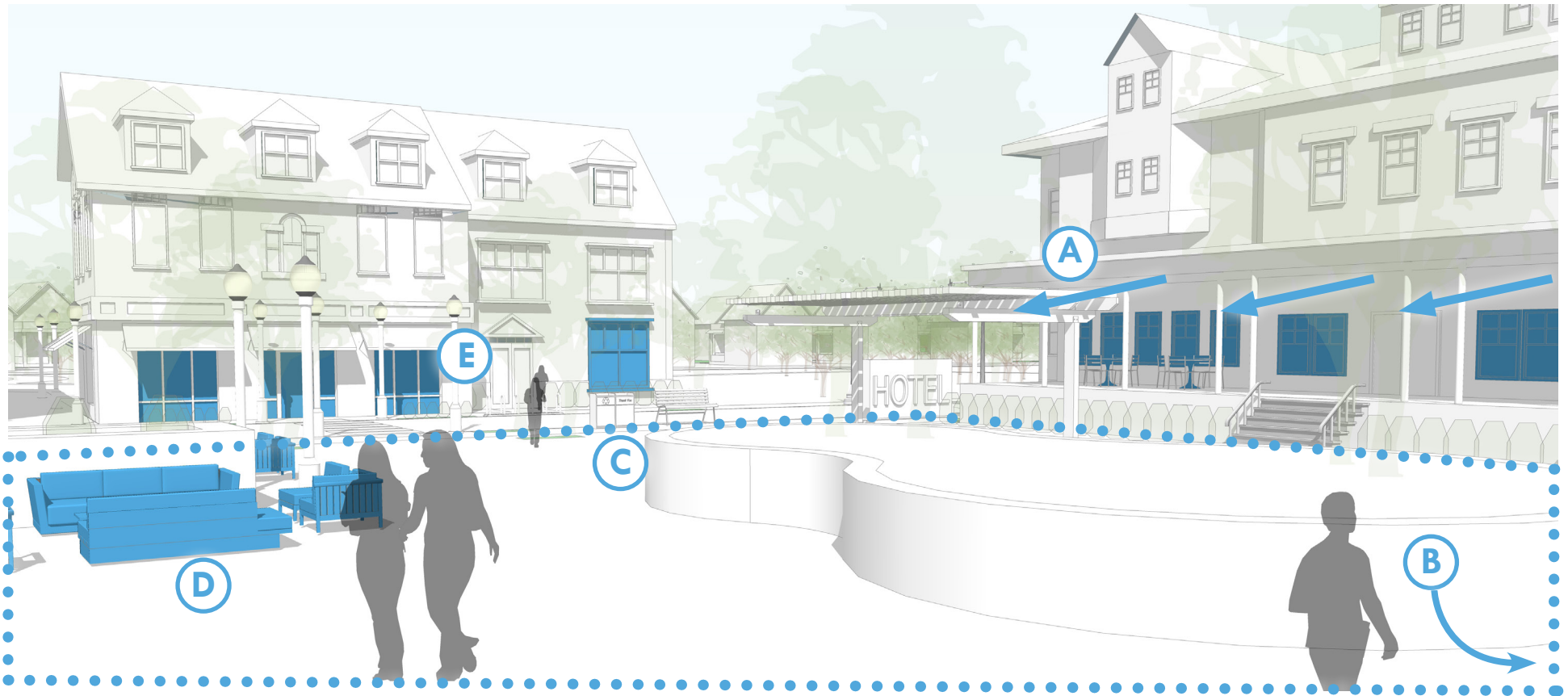


## **Buildings**

The District will offer a variety of building styles and types, unified by a consistent framework that emphasizes traditional design principles.

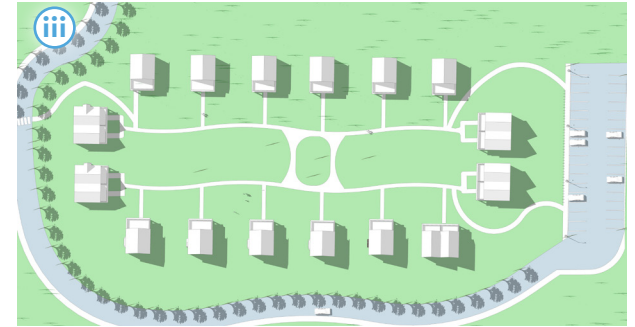
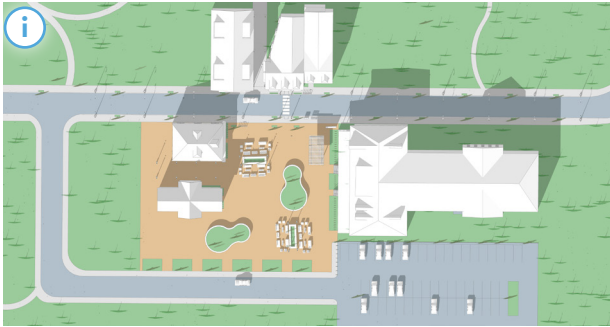
Each section starts with **Principles** to convey the vision and purpose, followed by **Standards** that must be adhered to.

# Proposed Design Standards | *Pedestrian Experience*



- (A) **Building Placement and Orientation**
- (B) **Parking Placement and Orientation**
- (C) **Public Open Spaces**
- (D) **Outdoor Seating**
- (E) **Ground-Floor Glazing**

# Proposed Design Standards | *Pedestrian Experience*

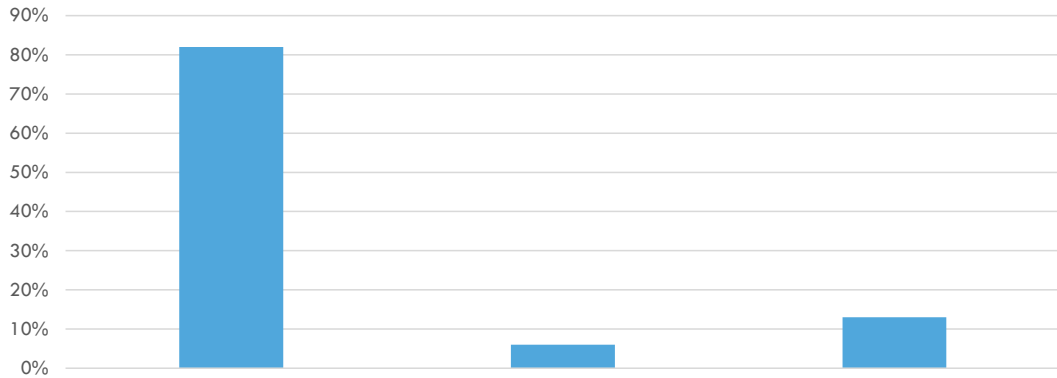


**Building Orientation.** Plan view examples of building oriented around (i) plaza, (ii) walking path, (iii) open space.



# Proposed Design Standards | *Pedestrian Experience*

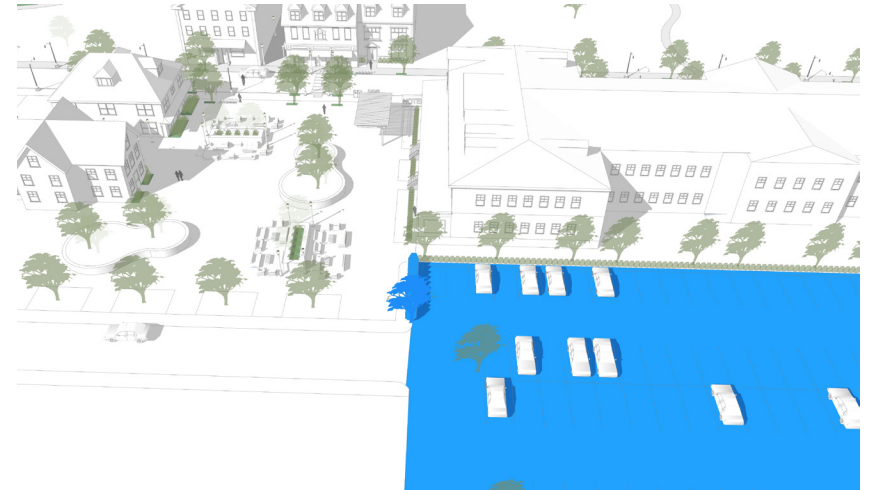
What are your priorities between location of parking and the pedestrian experience?



I care most about walkability and what it feels like as I visit. I'm OK with a short walk from where I park (less than 3 minutes).

I care most about parking convenience (as close as possible, even if it is a less pleasant pedestrian experience).

I don't plan to drive there if there are other viable options (bike, walk, shuttle)



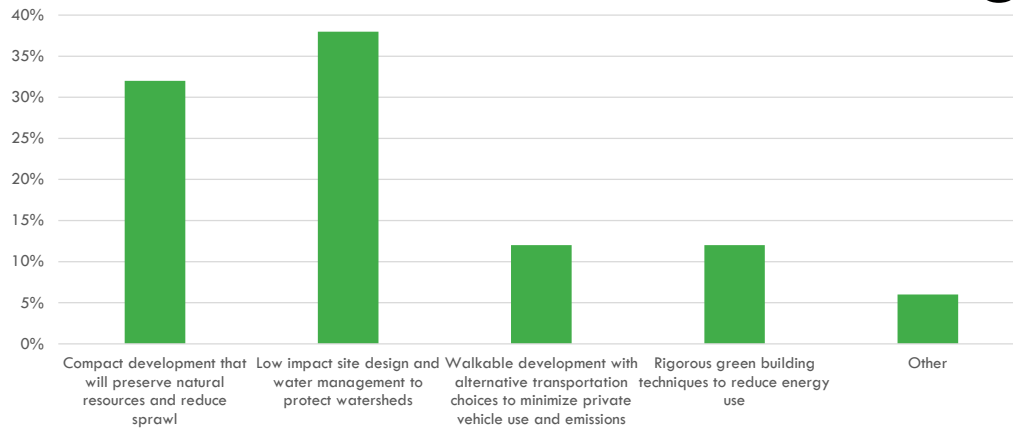
In the example above, a consolidated parking lot serves the Commercial/Mixed-Use Area, located in a discrete location that does not detract from the development's walkability.



The picture above depicts a parking lot with high quality landscape buffers, appropriate where adjacent to pedestrian areas.

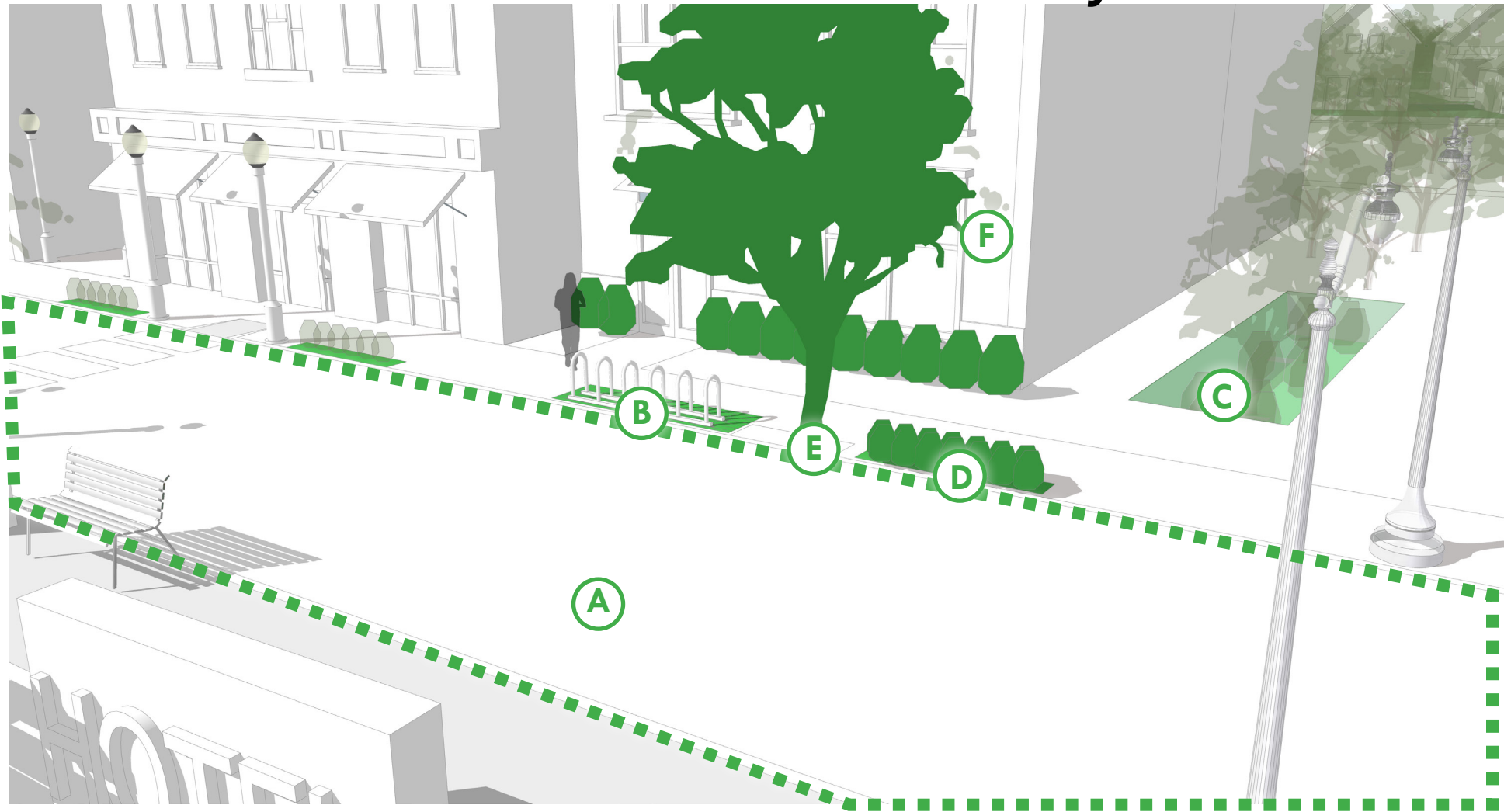
# Proposed Design Standards | *Integration with Nature / Sustainability*

What are your top two environmental goals for the area?



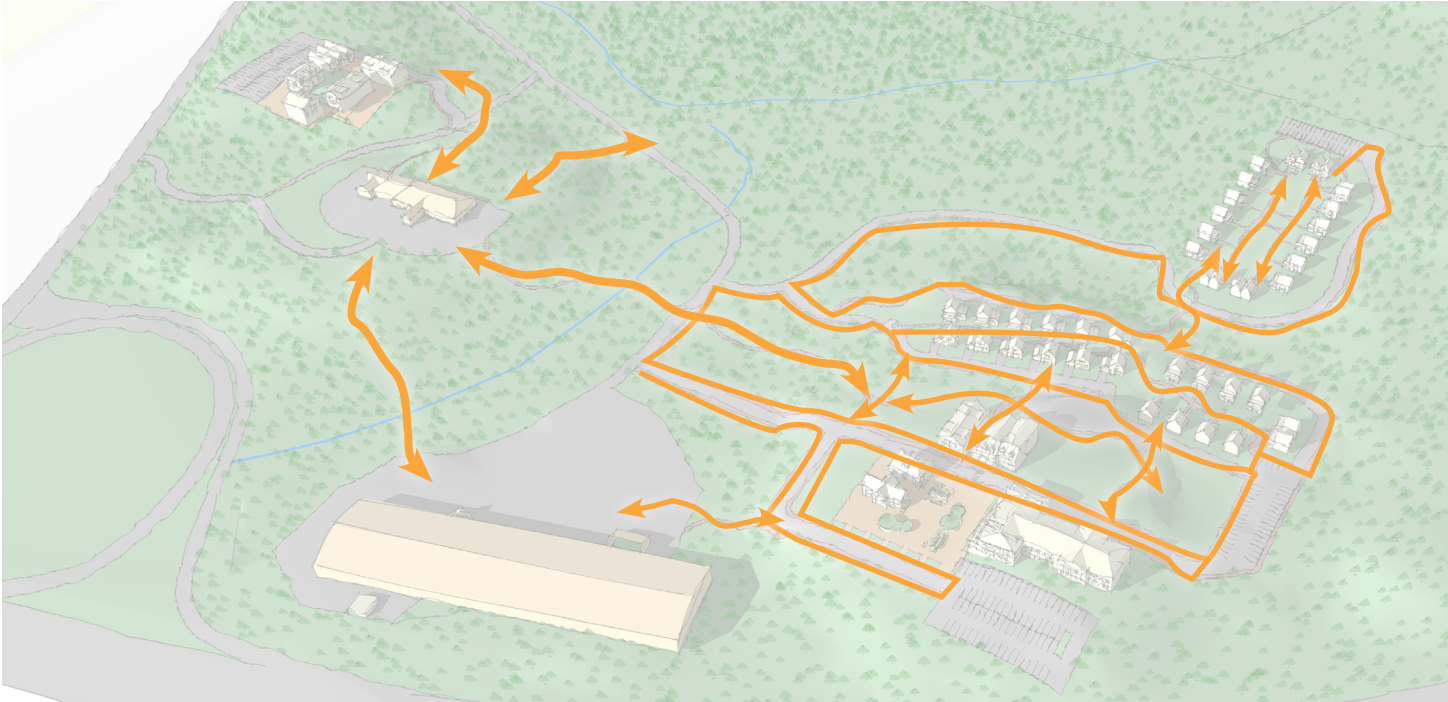
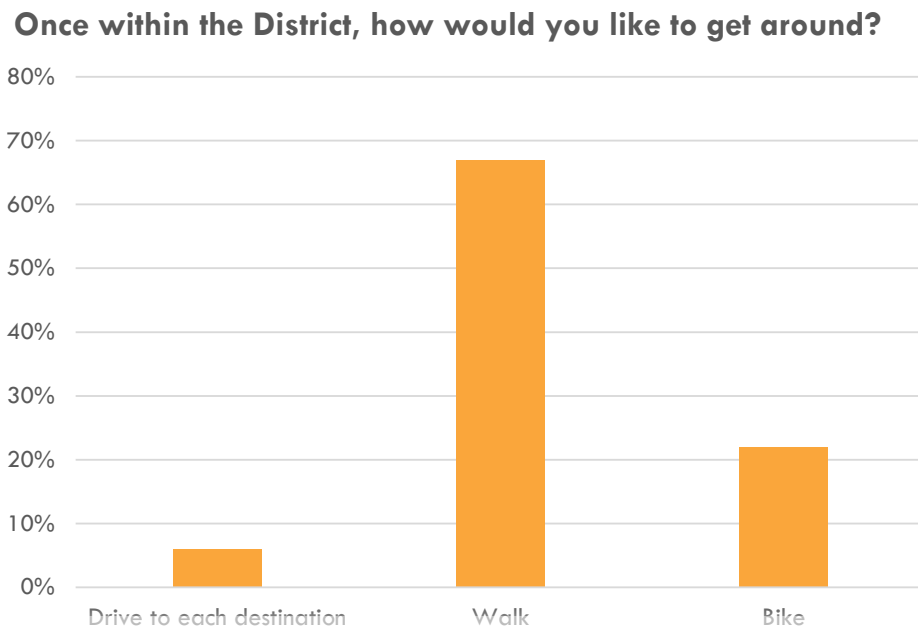


# Proposed Design Standards | *Integration with Nature / Sustainability*

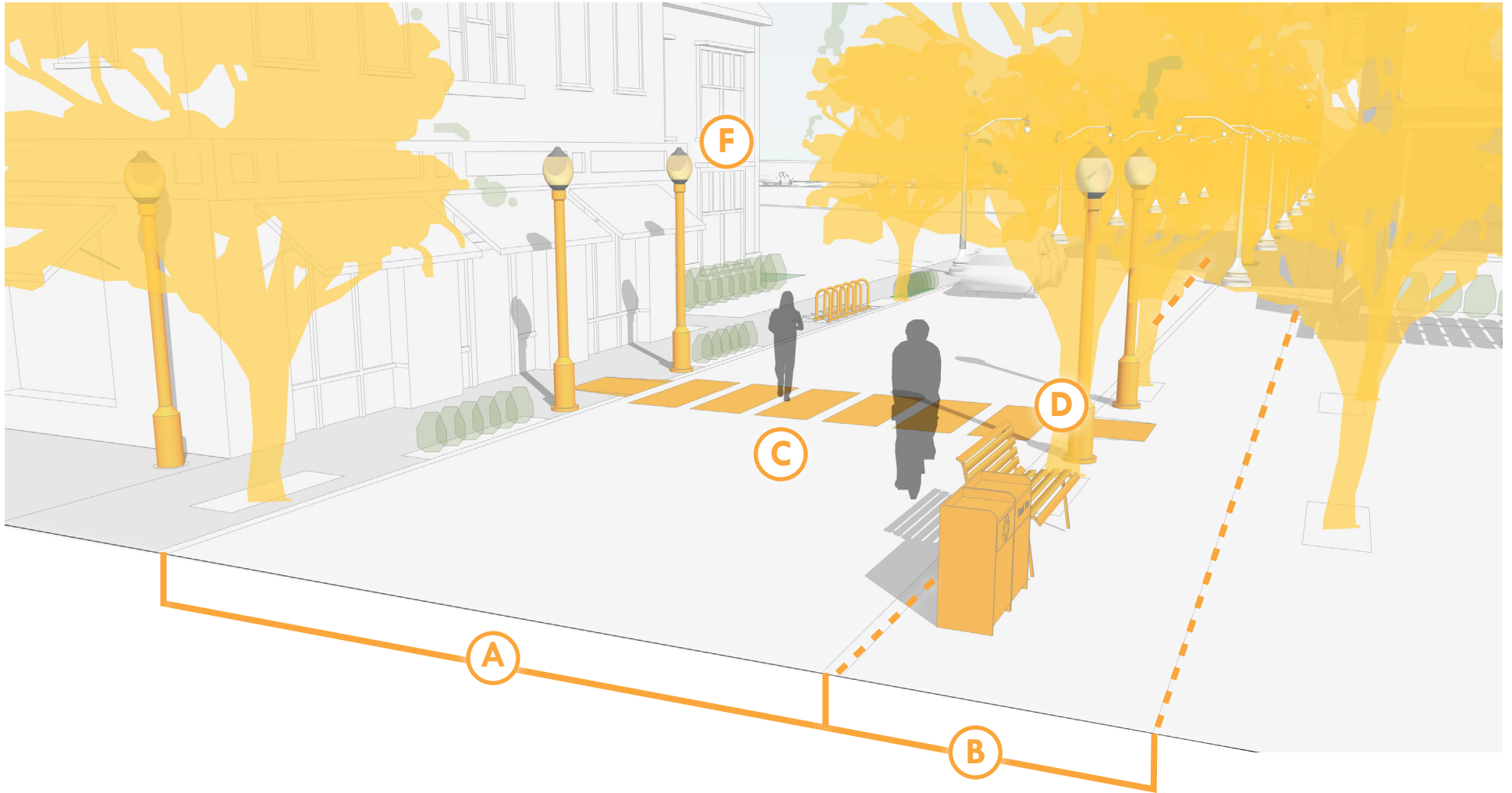


- (A) Minimize Impervious Surfaces
- (B) Permeable Surfaces
- (C) Bioretention Areas
- (D) Rain Gardens / Bioswales
- (E) Street Trees
- (F) Native Species

# Proposed Design Standards | Connectivity

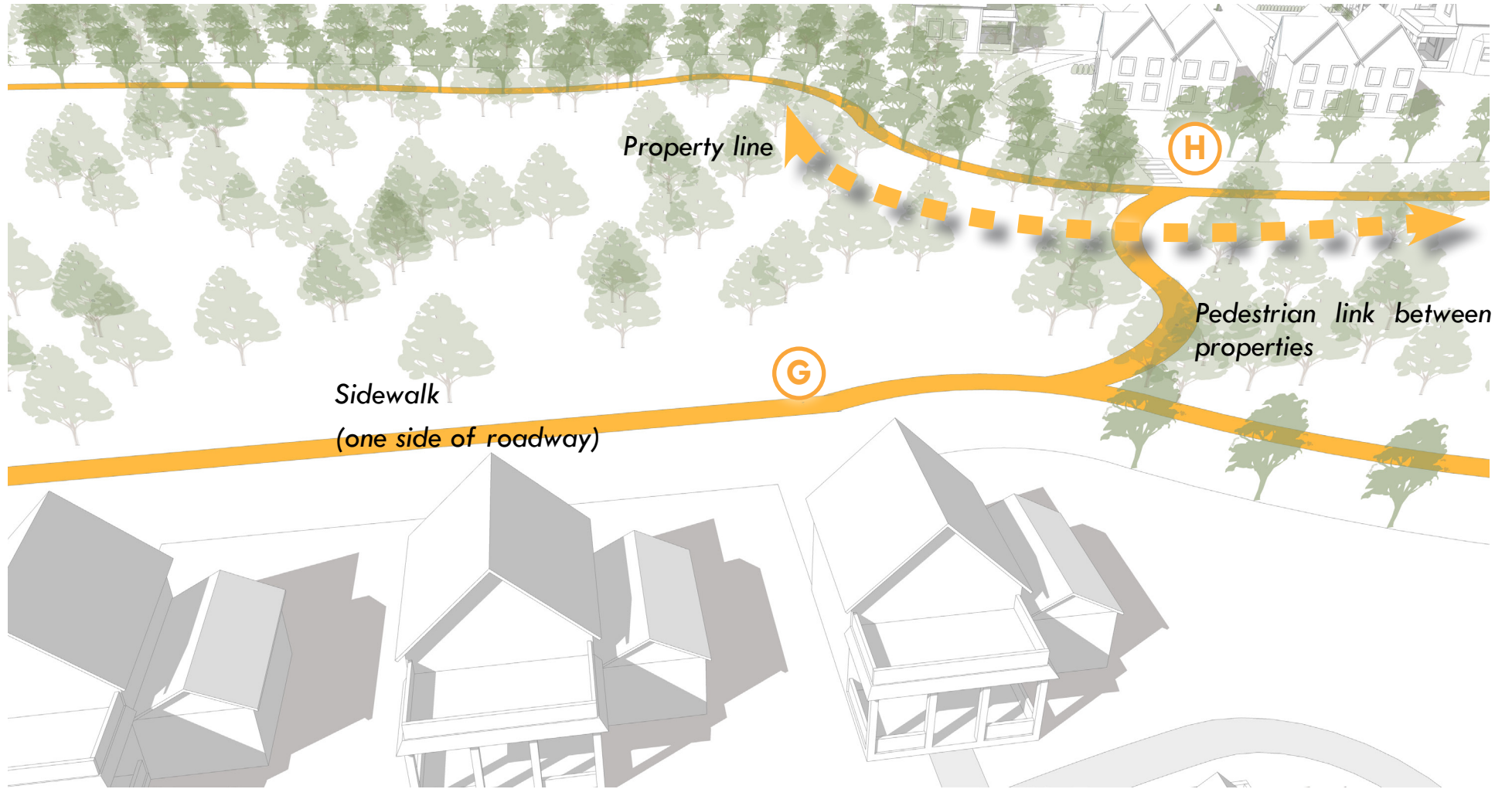


# Proposed Design Standards | Connectivity



- (A) Street Width**
- (B) Sidewalks (Commercial / Mixed-Use Areas)**
- (C) Crosswalks**
- (D) Street Amenities**
- (E) Bike Facilities**
- (F) Lighting**

# Proposed Design Standards | Connectivity



# Proposed Design Standards | Connectivity



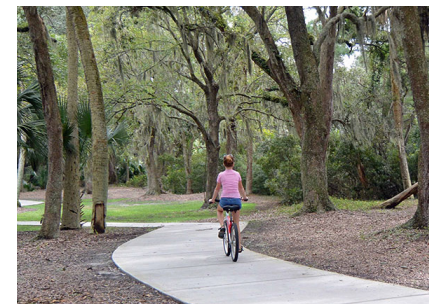
## Sidewalks (Low Impact Residential Areas)

Sidewalks shall be provided on at least one side of the streets in Low Impact Residential Areas. Sidewalks shall be a minimum of 5 feet. The Planning Board may waive this requirement if construction is not feasible due to topographical or wetlands constraints. In this case alternative means of pedestrian travel, such as shared-use paths or trails must be provided.



## Interparcel Connectivity / Off-Road Paths and Trails

Commercial / Mixed-Use Areas and Low Impact Residential Areas shall be connected via sidewalks, shared-use paths, and trails. These pedestrian connections shall also be provided between parcels. See Section 11.4 Shared Use Path Design and 11.5 Greenways (trails) of the MassDOT [Project Development & Design Guide](#).



# Proposed Design Standards | Buildings

The images below are the top choices from the community survey, which reflect traditional architecture, smaller scale buildings, and a variety of building typologies.

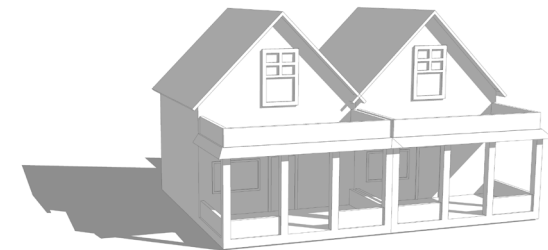
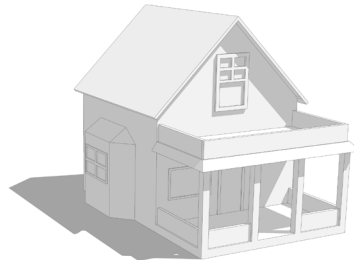
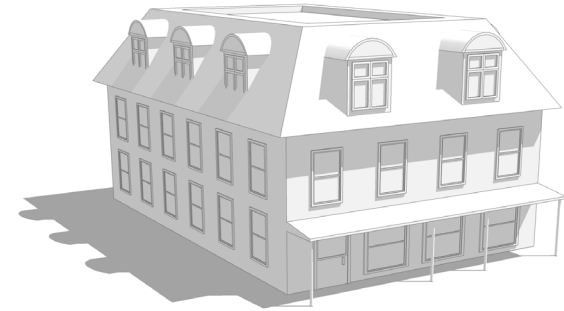
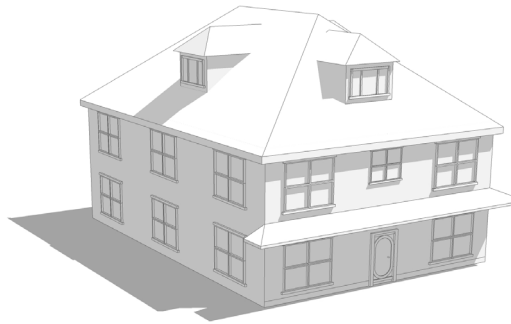
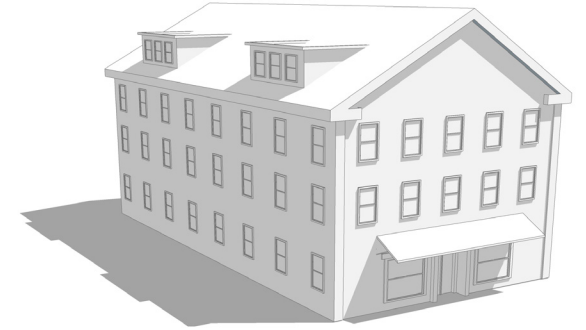
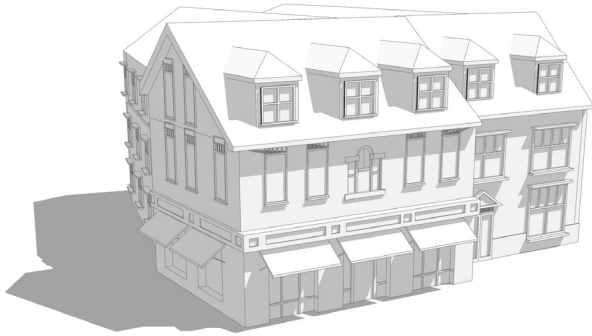


# Proposed Design Standards | *Buildings*

A

## Traditional Design + Diversity of Buildings

Each development of more than one building shall have multiple styles or typologies, subject to the requirements set forth in this section. Within the framework of traditional architectural characteristics as outlined in the following pages. The images below are precedent examples for the types of buildings appropriate within the District. (These images are not exhaustive of the options for building style and design.)



# Proposed Design Standards | *Buildings*

## **C** Building Modulation

The building form and massing shall use the techniques described herein to reduce the impact of large uninterrupted building masses and facades and to create building forms that are human scale. Large scale buildings shall be reduced in overall impact by providing variation in building massing. The configuration of architectural components shall be composed to reduce the overall scale of buildings to relate to a human-scale. Elements that may help to relate building massing proportionally to the size of the human body shall include: articulated building bases through a change in material or color; a varied fenestration pattern; a change in the vertical plan on the facade, the use of pilasters or columns, the use of cornices or canopies, and inclusion of building components such as dormers, shed dormers, and cross gables.



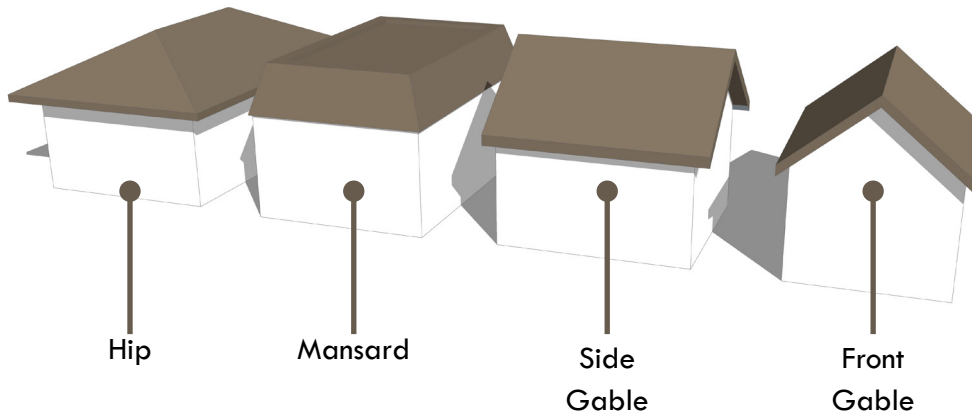


# Proposed Design Standards | Buildings



## D Roofs

As part of ensuring traditional building design and reducing building mass, buildings shall have sloped roofs. Buildings shall have one the following roof styles: front gable, side gable, Mansard, or hip roof. The Planning Board may grant a Special Permit for other roof styles if the applicant can demonstrate that the proposed design will enhance the character of the neighborhood.



# Thank you!

**Chris Kuschel, AICP**  
ckuschel@mapc.org  
617 933-0731

