

Fairhaven 40R Planning Working Group Meeting #4 December 14, 2022



Fairhaven
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning



Plazas Area



Vision Plan



Phase One:
frontage lots &
opportunity sites



Phase Two:
Redeveloping plazas
with mixed use

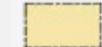
Vision Plan



Vision Plan



Plazas Area Potential 40R District Fairhaven, MA

 40R-Developable Land
 40R-Substantially Developed Area

Legend

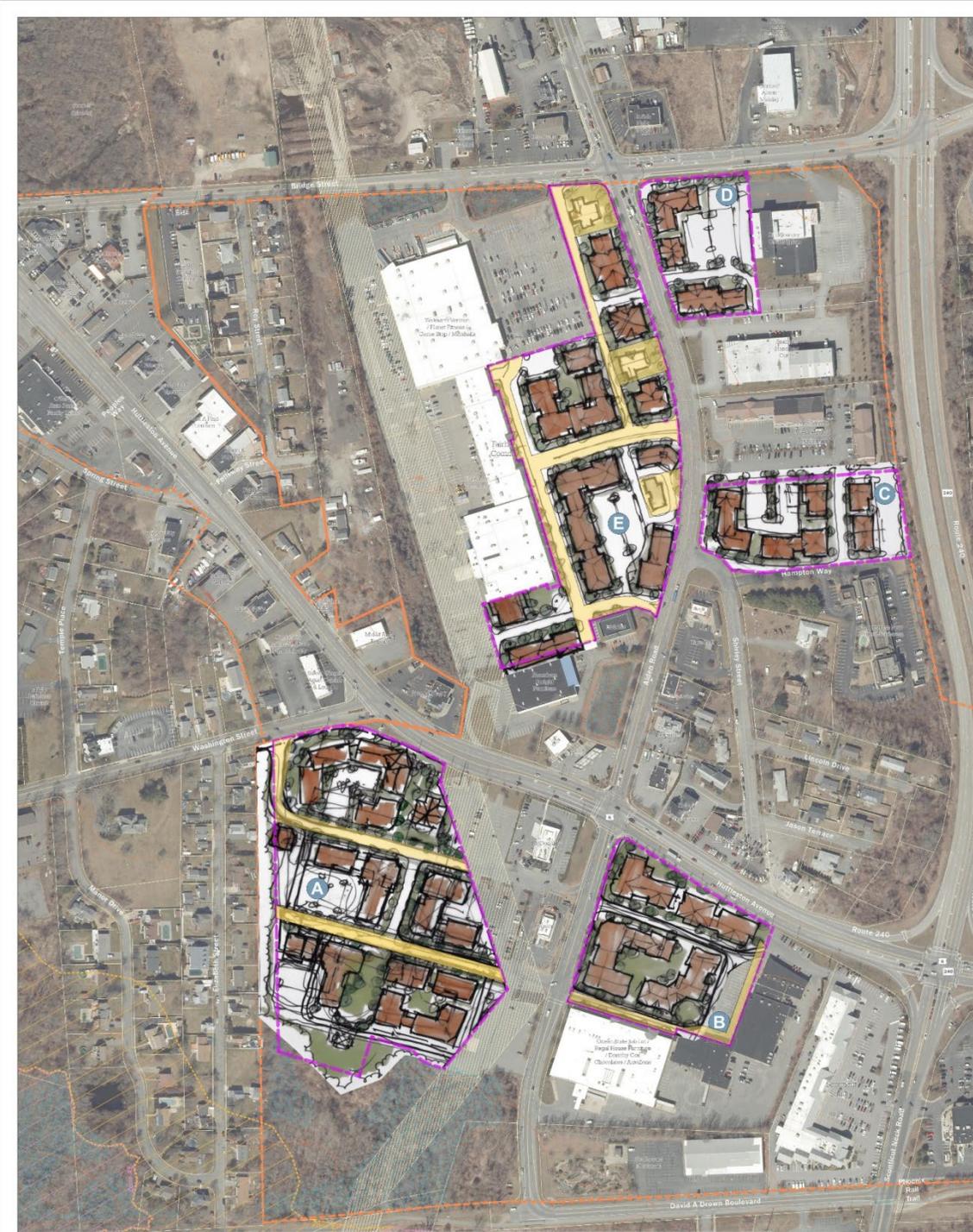
-  Study Area Boundary
-  Parcel
-  Powerline Easement
-  Wetland
-  3m Contours (ft labels)
-  National Flood Hazard Zones (FEMA 2017)
AE: 1% Annual Chance of Flooding, with BFE
-  X*: 0.2% Annual Chance of Flooding *with Reduced Flood Risk due to Levee
-  VE: High Risk Coastal Area



Draft 12/12/22

Data: MassGIS, 2022

Prepared by:
DODSON & FLINKER
Landscape Architecture and Planning
LANDSCAPE ARCHITECTURE AND PLANNING



Plazas Area Potential 40R District Fairhaven, MA

Legend

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0 50 100 200 Feet

Draft 12/12/22

Data: MassGIS, 2022

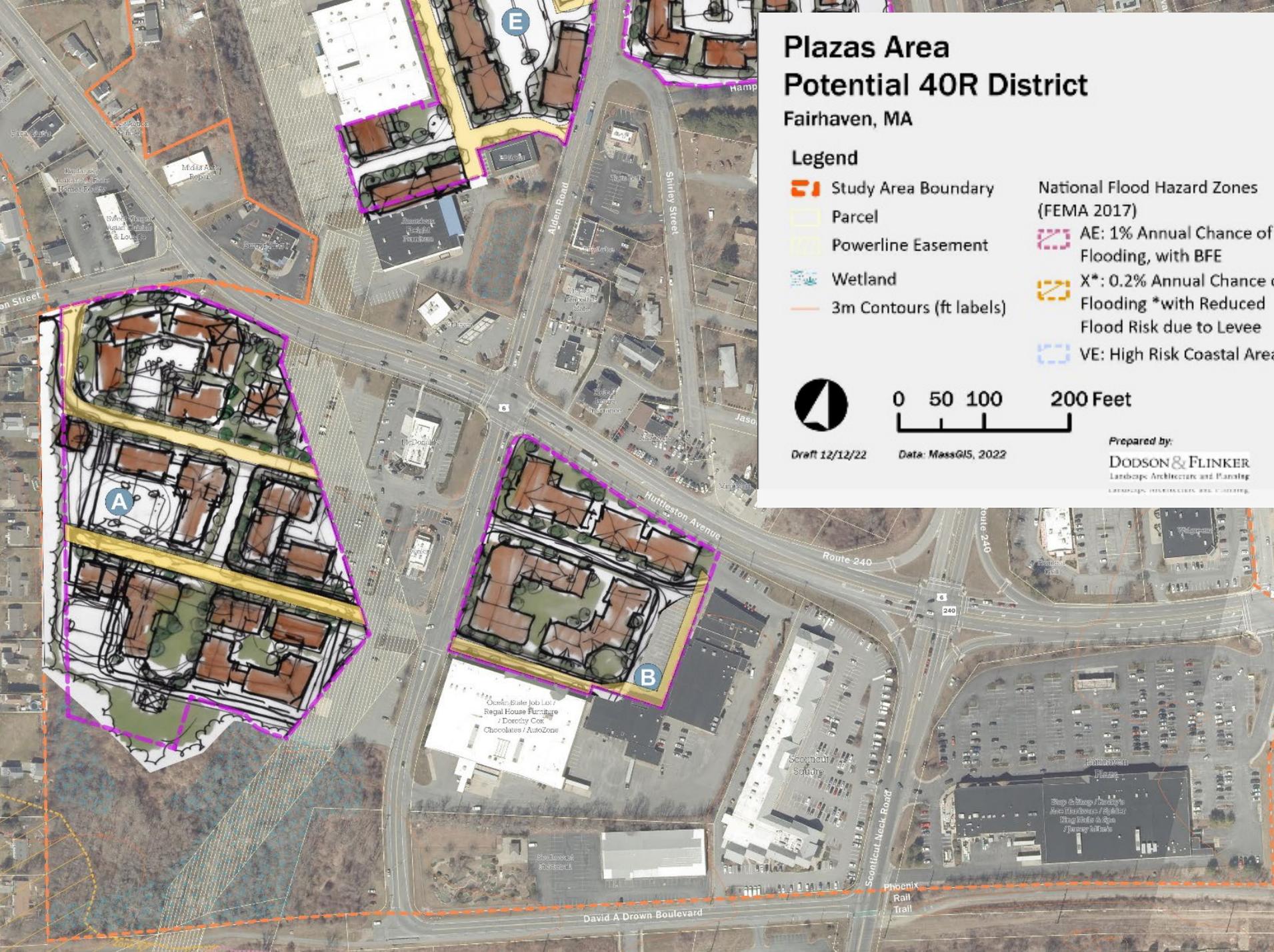
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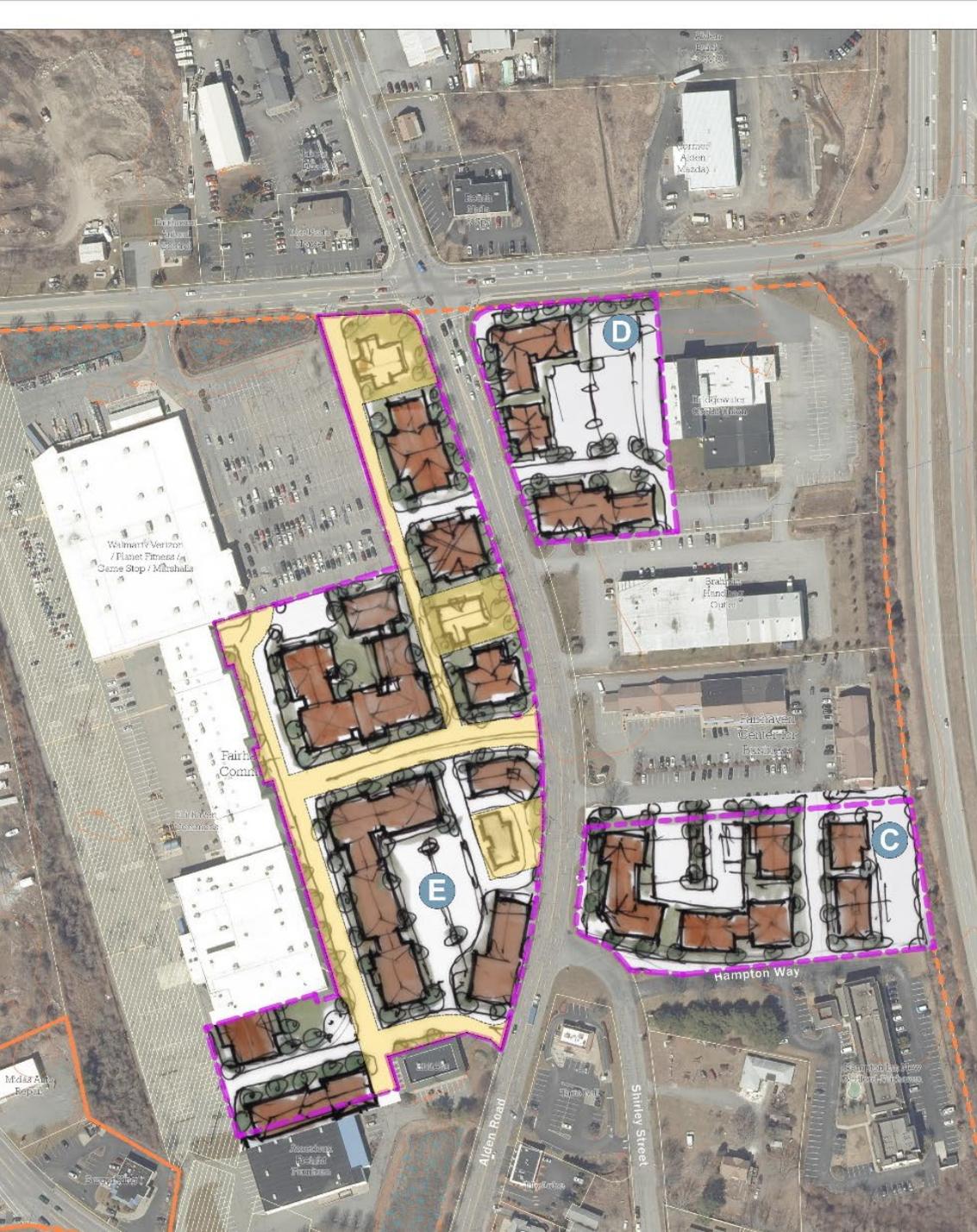
- 40R-Developable Land
- 40R-Substantially Developed Area

A. Total Area: 12 acres
Developable Area: 10.8 acres
12 units/acre=130 units
20 units/acre=216 units

B. Total Area: 5 acres
Developable Area: 4.5 acres
12 units/acre=54 units
20 units/acre=90 units



Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R districts would likely take decades and some areas may never be fully built out

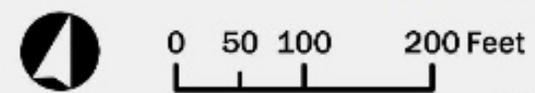


Plazas Area Potential 40R District Fairhaven, MA

 40R-Developable Land
 40R-Substantially Developed Area

Legend

-  Study Area Boundary
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Draft 12/12/22

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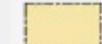
C. Total Area: 3.3 acres
 Developable Area: 3.3 acres
 12 units/acre=40 units
 20 units/acre=66 units

E. Total Area: 10.4
 Developable Area: 7.4 acres
 12 units/acre=89 units
 20 units/acre=148units

D. Total Area: 2.6 acres
 Developable Area: 2.6 acres
 12 units/acre=31 units
 20 units/acre=52 units

Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R district would likely take decades and some areas may never be fully built out

Plazas Area Potential 40R District Fairhaven, MA

 40R-Developable Land
 40R-Substantially Developed Area

Legend

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-  Parcel
-  Powerline Easement
-  Wetland
-  3m Contours (ft labels)
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0 50 100 200 Feet

Draft 12/12/22

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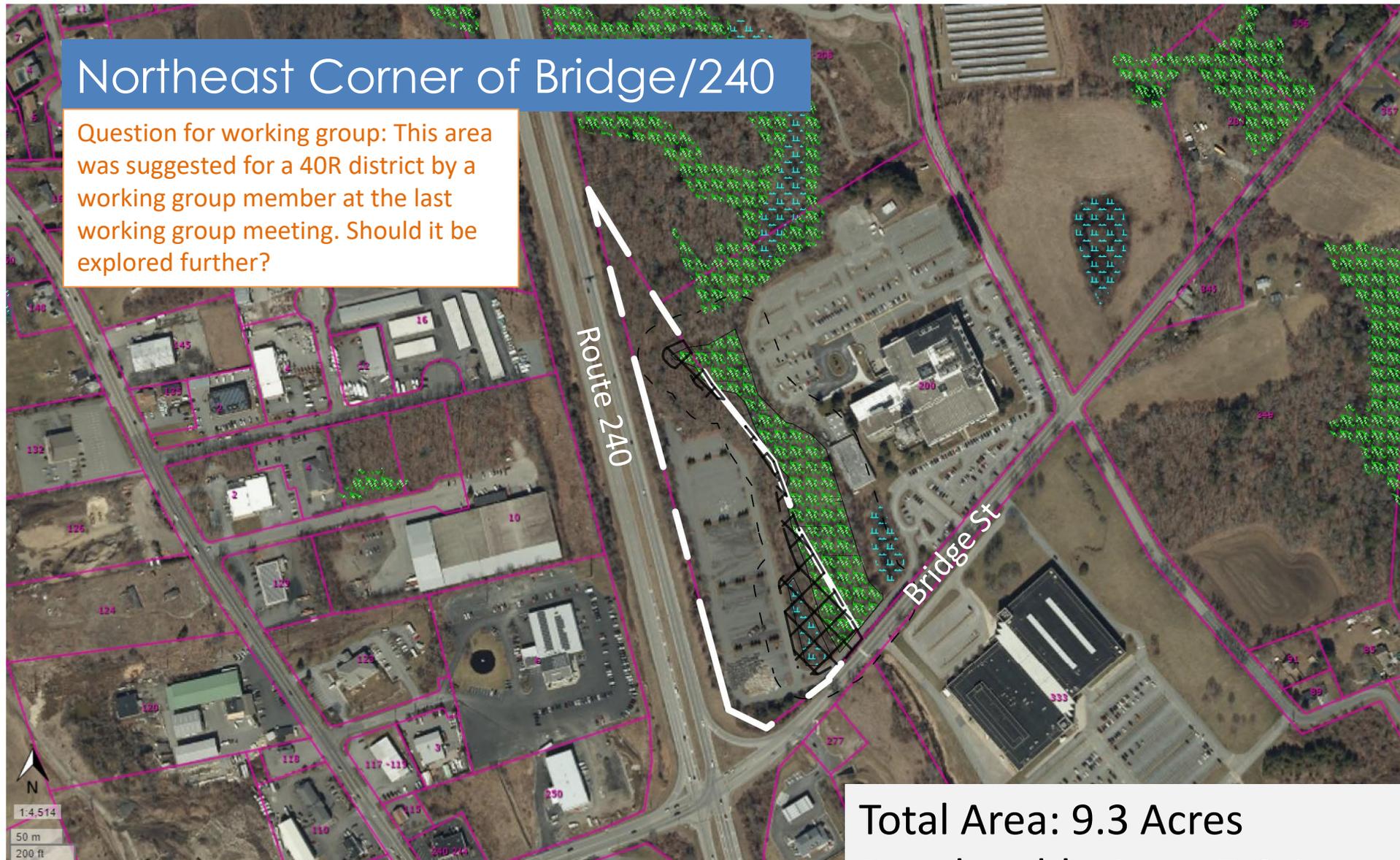
D. Total Area: 2.6 acres
Developable Area: 2.6 acres
 12 units/acre=31 units
 20 units/acre=52 units

Total Acres: 33.3 acres
Developable Area: 28.6 acres
 12 units/acre=344 units
 20 units/acre=572 units

Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R district would likely take decades and some areas may never be fully built out

Northeast Corner of Bridge/240

Question for working group: This area was suggested for a 40R district by a working group member at the last working group meeting. Should it be explored further?



DEP Wetlands Detailed

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

Property Tax Parcels

2021 Aerial Imagery

- 40R District Boundary
- 40R District-Undevelopable (25' Wetland Buffer)
- Wetland-100' Buffer

0 40 80 FT

Total Area: 9.3 Acres
 Developable Area: 7.6 Acres
 12 Units/Acre=91.2 Units
 20 Units/Acre=152 Units

Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R district would likely take decades and some areas may never be fully built out

Plazas Area—Building Height and Massing

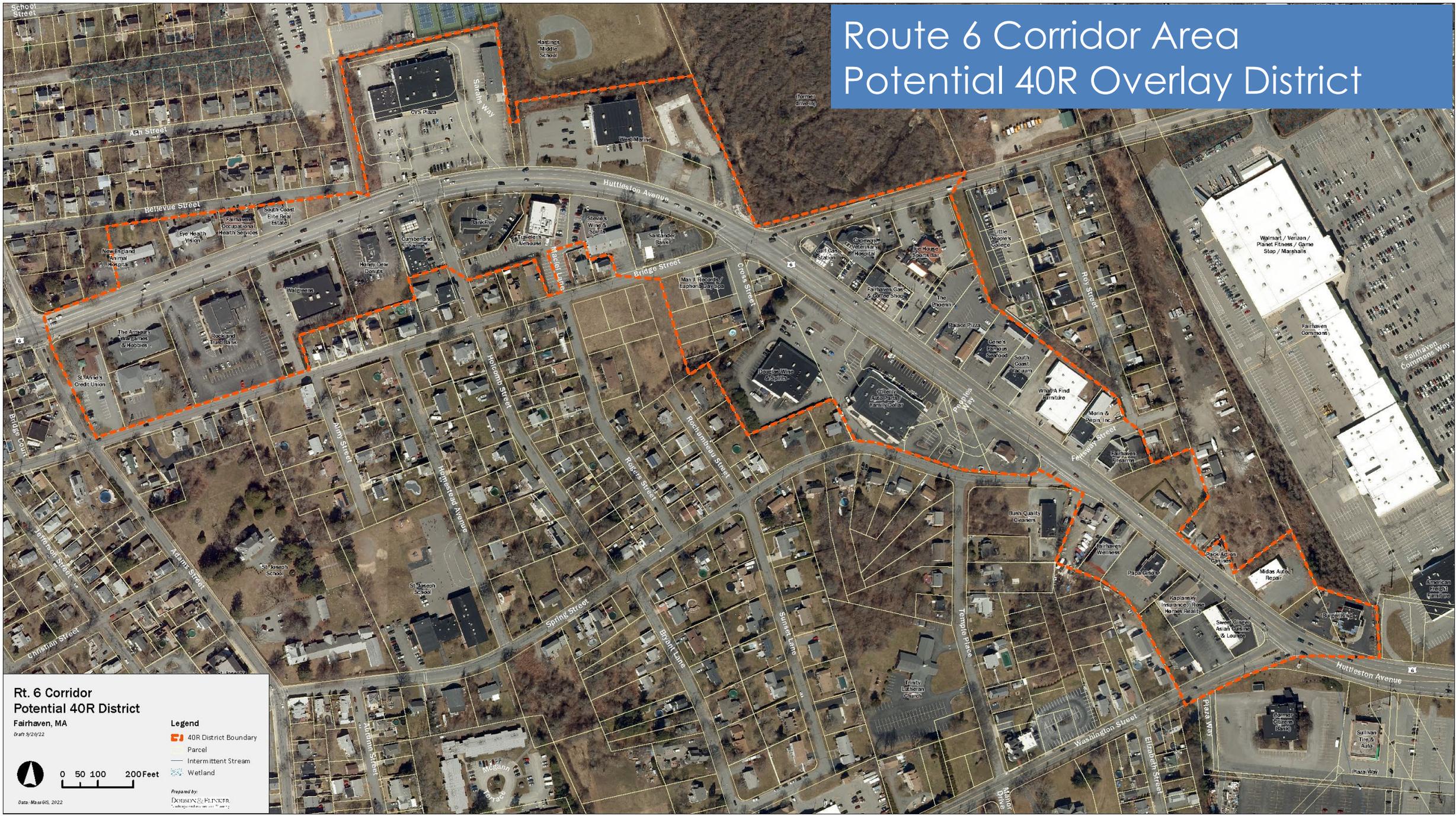
Question for working group: Which examples of building height and massing are appropriate for various parts of the Plazas Area?

Visual Preference Survey Results

	Plazas: % Positive	
1-2 Story Mixed Use		100%
2 1/2-story Mixed Use		91%
2 1/2-story Mixed Use Large		75%
4-story Mixed-use		65%
2-Story Mixed Use		64%
3-story Mixed-use		63%
4-6-story mixed-Use		54%
3-story Apartments		53%
3-story Townhouses		50%
2 1/2-story Residential		47%
2-story Duplex		46%
Townhouses		29%

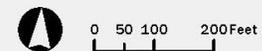


Route 6 Corridor Area Potential 40R Overlay District



Rt. 6 Corridor Potential 40R District

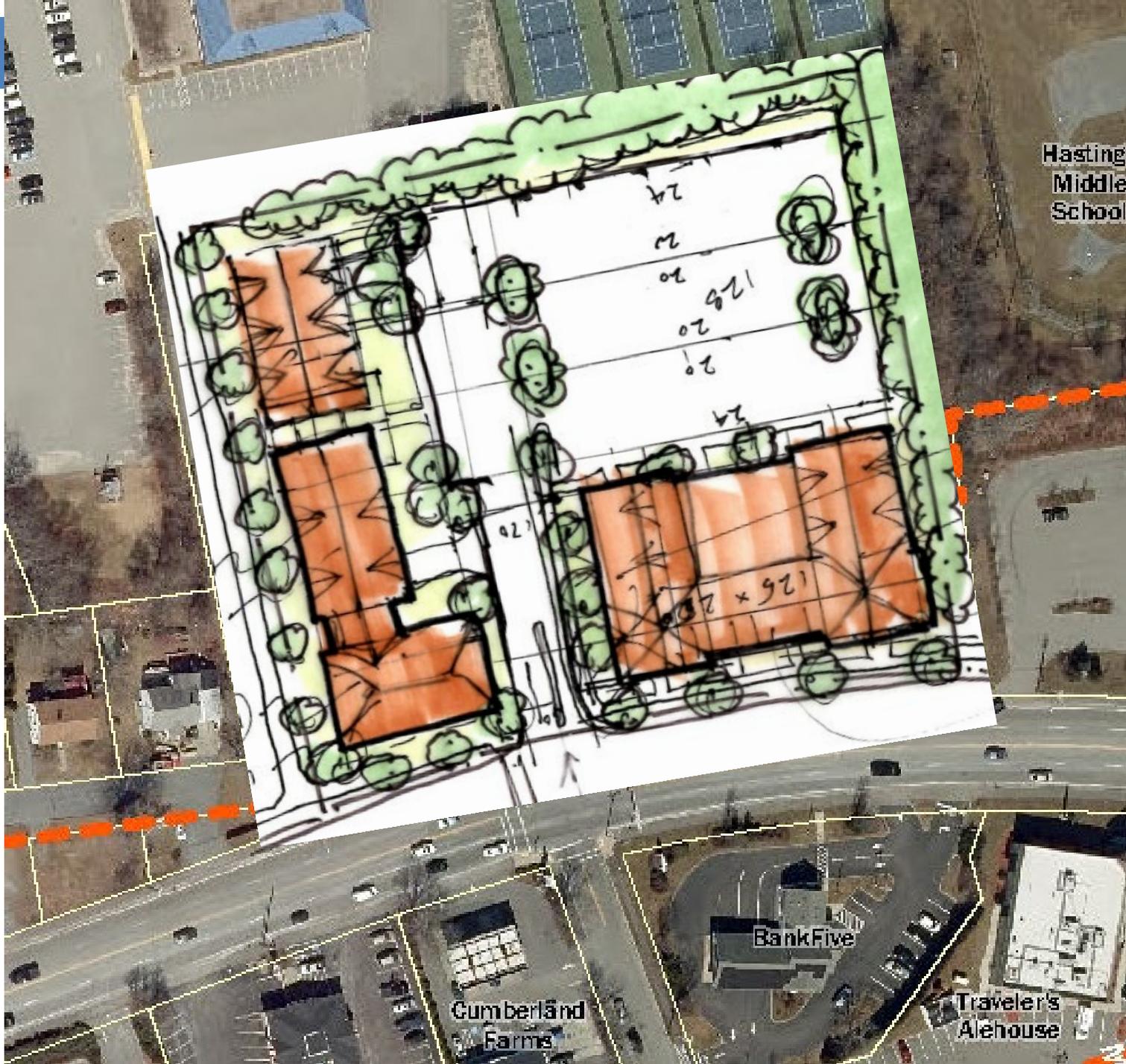
Fairhaven, MA
Draft 8/29/22



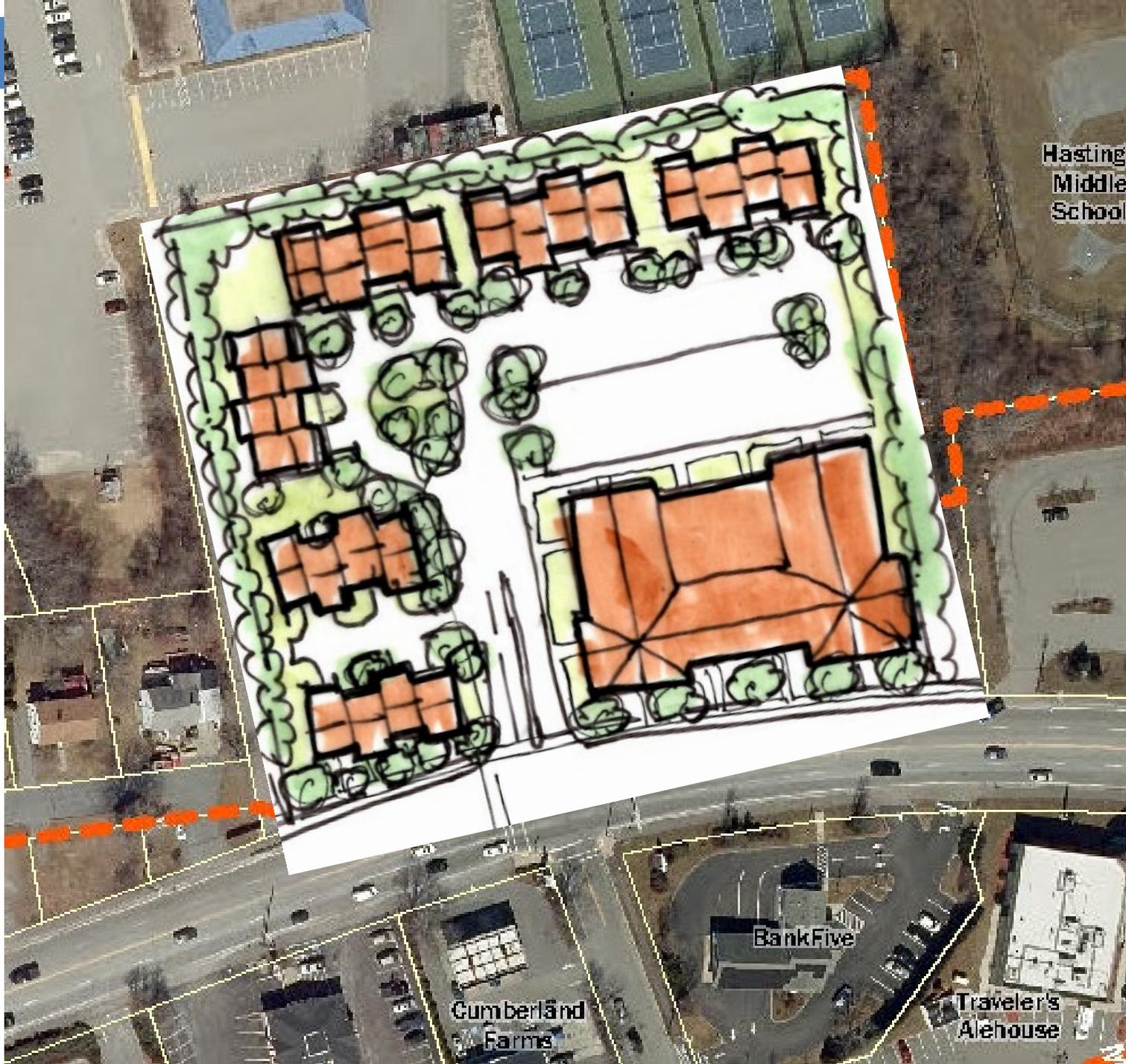
- Legend**
- 40R District Boundary
 - Parcel
 - Intermittent Stream
 - Wetland

Prepared by:
DOWSON & BLANKEN

CVS Plaza



CVS Plaza



Hastings
Middle
School

BankFive

Cumberland
Farms

Traveler's
Alehouse

CVS Plaza



Hastings
Middle
School

Cumberland
Farms

BankFive

Traveler's
Alehouse

CVS Plaza

Total Plaza Area: 4.06 Acres
Developable Area: 4.06 Acres

8 units/acre = 32 units
12 units/acre = 48 units
20 units/acre = 80 units

Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R district would likely take decades and some areas may never be fully built out



 Developable Area

Route 6—Building Height & Massing

Question for working group: Which examples of building height and massing are appropriate for the Route 6 Area?

Visual Preference Survey Results

	Route 6: % Positive	
1-2 Story Mixed Use		91%
2 1/2-story Mixed Use		86%
2-Story Mixed Use		79%
2 1/2-story Mixed Use Large		71%
4-story Mixed-use		64%
2-story Duplex		58%
3-story Mixed-use		56%
3-story Townhouses		40%
Townhouses		35%
4-6-story mixed-Use		35%
3-story Apartments		21%
2 1/2-story Residential		17%



Waterfront-Main/Middle Potential 40R District



Waterfront Potential 40R District

Fairhaven, MA

 40R-Developable Land
 40R-Substantially Developed Area

Legend

 Study Area Boundary
 Parcel
 Wetland
 3m Contours (ft labels)

Total Area: 10 Acres
Developable Area: 9.1 Acres
12 Units/Acre=109 Units
20 Units/Acre=182 Units

Note: Unit counts represent the build out of the district's sub-areas. Development of the 40R district would likely take decades and some areas may never be fully built out



Waterfront—Building Height & Massing

Question for working group: Which examples of building height and massing are appropriate for the Waterfront Area?

Visual Preference Survey Results

	Waterfront: % Positive
1-2 Story Mixed Use	88%
2-Story Mixed Use	76%
2 1/2-story Mixed Use	75%
3-story Mixed-use	61%
4-6-story mixed-Use	41%
4-story Mixed-use	40%
3-story Townhouses	38%
2 1/2-story Mixed Use Large	20%
Townhouses	20%
3-story Apartments	13%
2 1/2-story Residential	10%
2-story Duplex	7%



Waterfront—Building Height & Massing

Question for working group: Which examples of building height and massing are appropriate for the Waterfront Area?

Visual Preference Survey Results

	Waterfront: % Positive
1-2 Story Mixed Use	88%
2-Story Mixed Use	76%
2 1/2-story Mixed Use	75%
3-story Mixed-use	61%
4-6-story mixed-Use	41%
4-story Mixed-use	40%
3-story Townhouses	38%
2 1/2-story Mixed Use Large	20%
Townhouses	20%
3-story Apartments	13%
2 1/2-story Residential	10%
2-story Duplex	7%



Fairhaven 40R Planning

Working Group Meeting #4

December 15, 2022



Paul H. Foley, AICP
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Fairhaven, Massachusetts

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