

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



0 50 100 200 Feet

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


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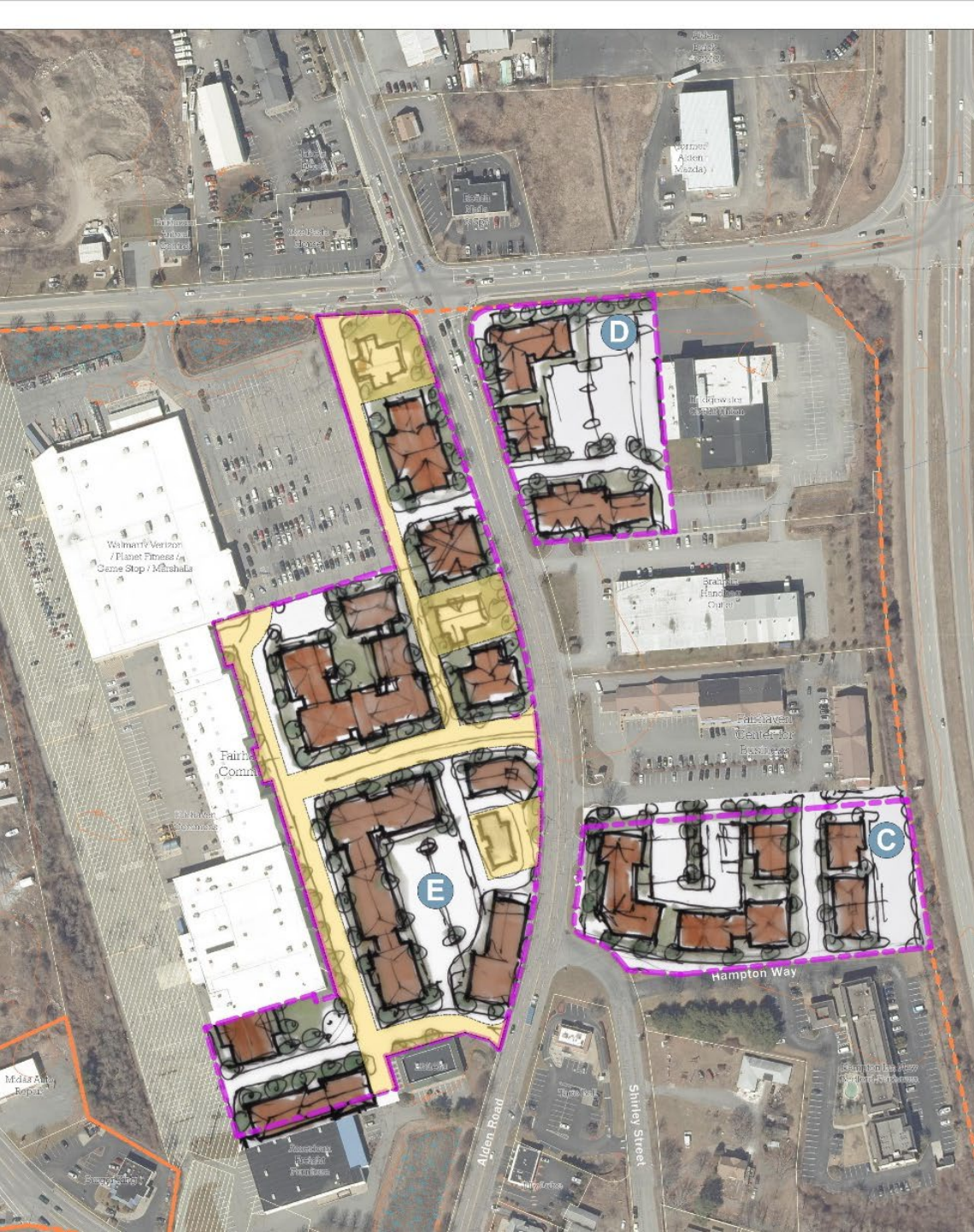
DODSON & FLINKER
Landscape Architecture and Planning
LANDSCAPE ARCHITECTURE AND PLANNING

 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





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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=148 units


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


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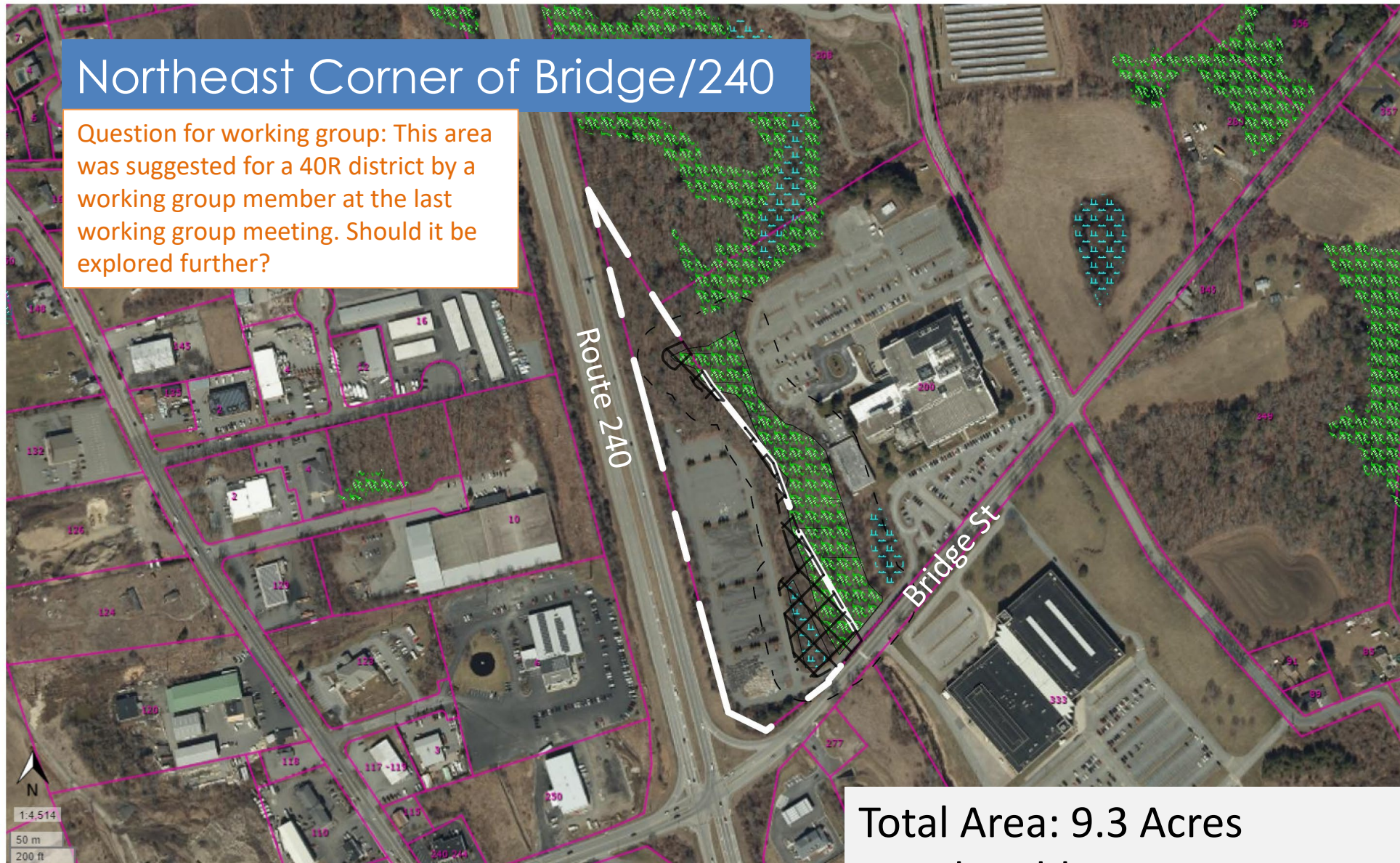
D. Total Area: 2.6 acres
Developable Area: 2.6 acres
12 units/acre=31 units
20 units/acre=52 units

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?



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

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

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

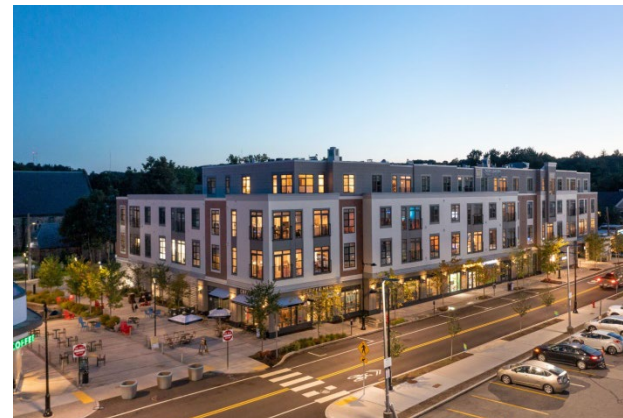
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Plazas Area—Building Height and Massing

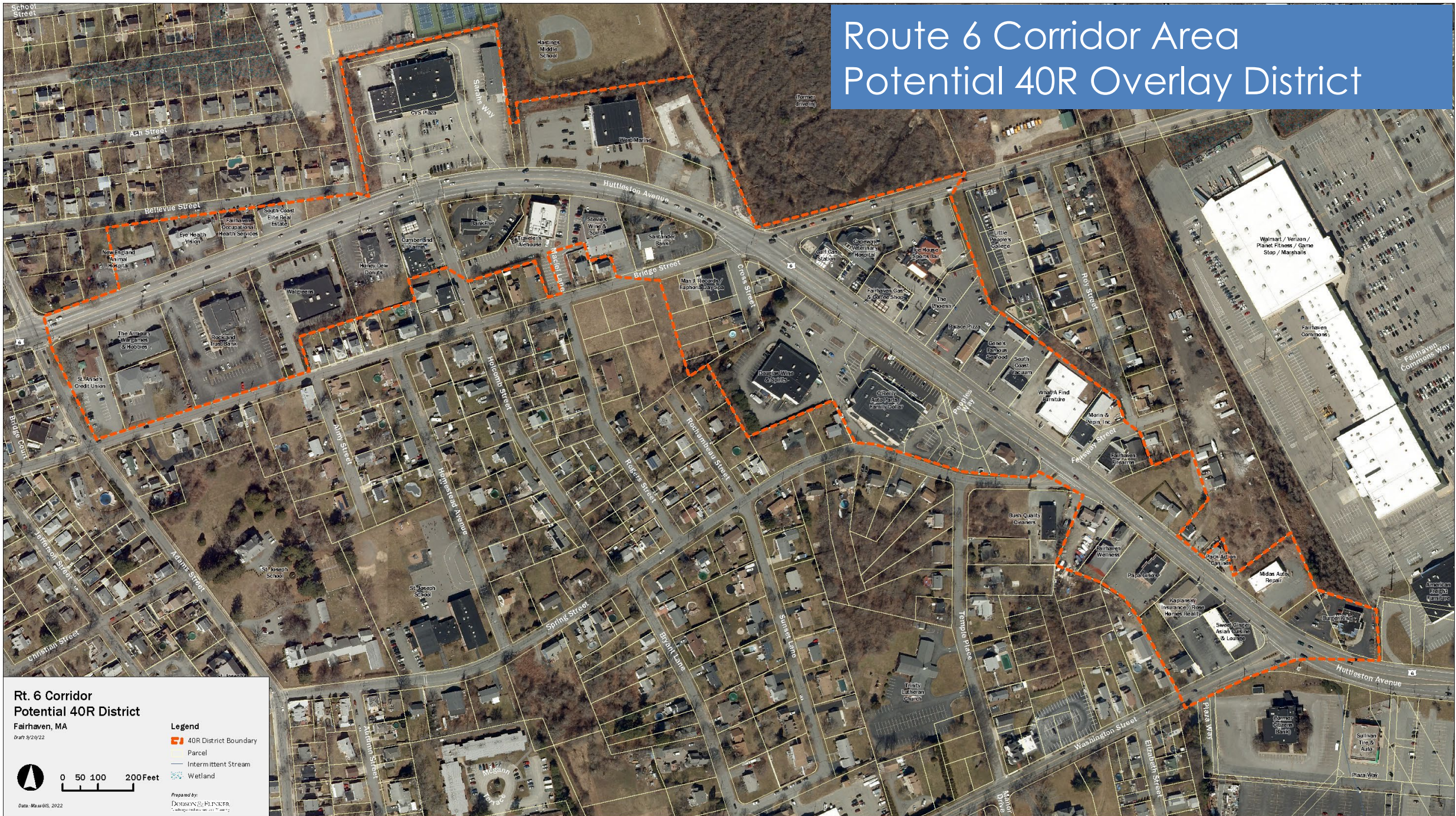
Question for working group: Which examples of building height and massing are appropriate for various parts of the Plazas Area?

Visual Preference Survey Results

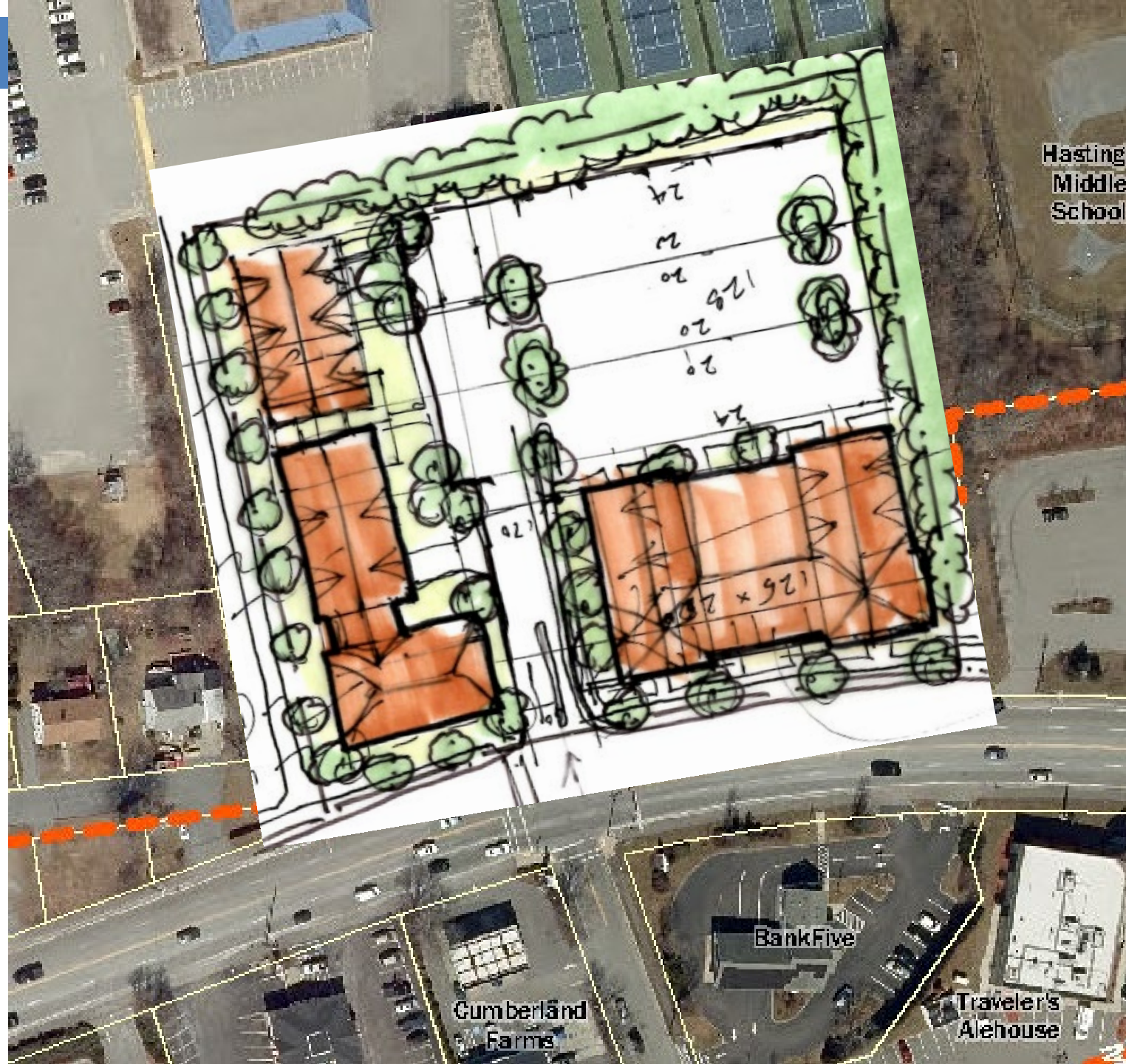
	Plazas: % Positive	
1-2 Story Mixed Use		100%
2 1/2-story Mixed Use		91%
2 1/2-story Mixed Use Large		75%
4-story Mixed-use		65%
2-Story Mixed Use		64%
3-story Mixed-use		63%
4-6-story mixed-Use		54%
3-story Apartments		53%
3-story Townhouses		50%
2 1/2-story Residential		47%
2-story Duplex		46%
Townhouses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



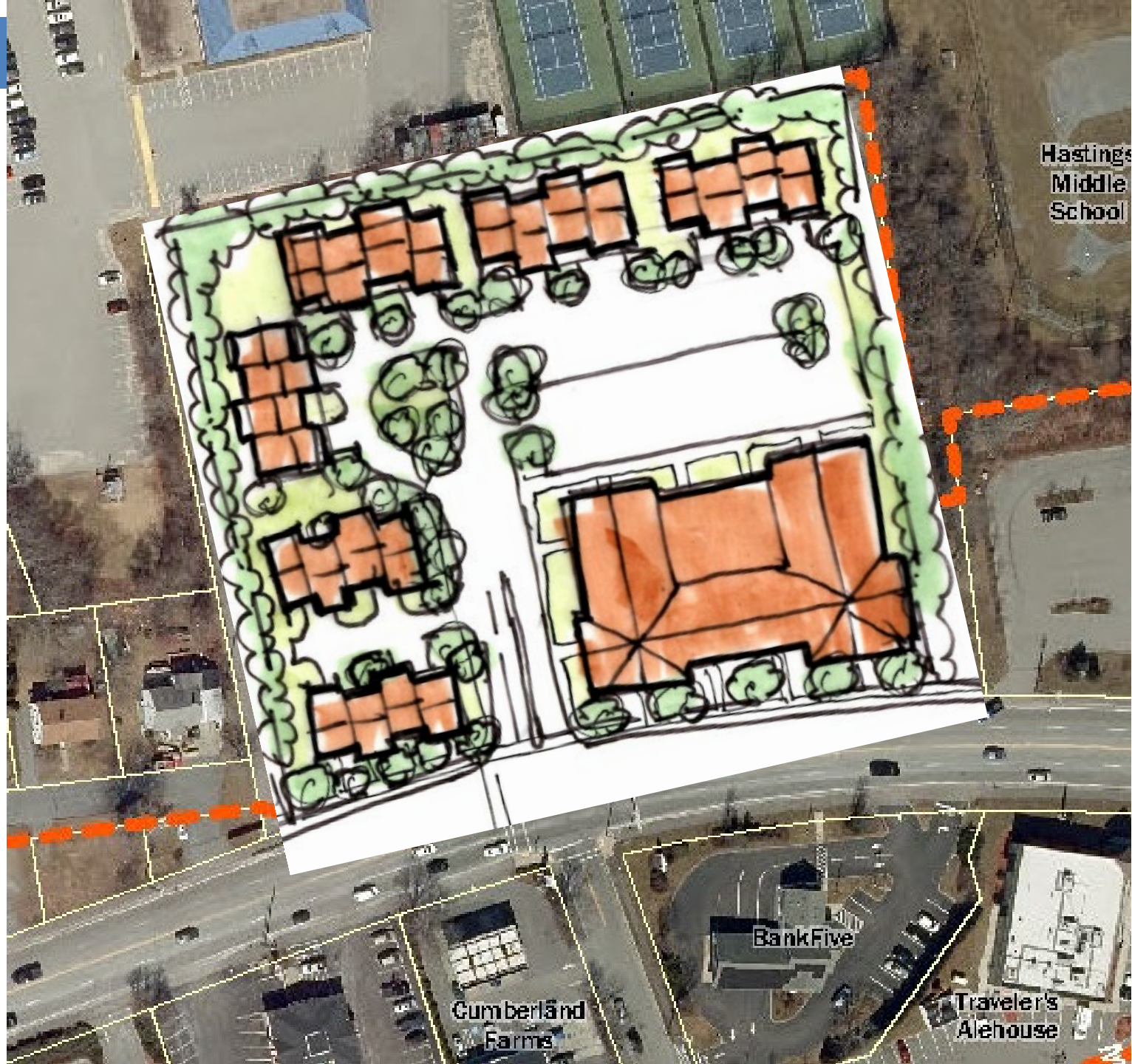
Route 6 Corridor Area Potential 40R Overlay District



CVS Plaza



CVS Plaza



CVS Plaza



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
Director of Planning & Economic Development
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