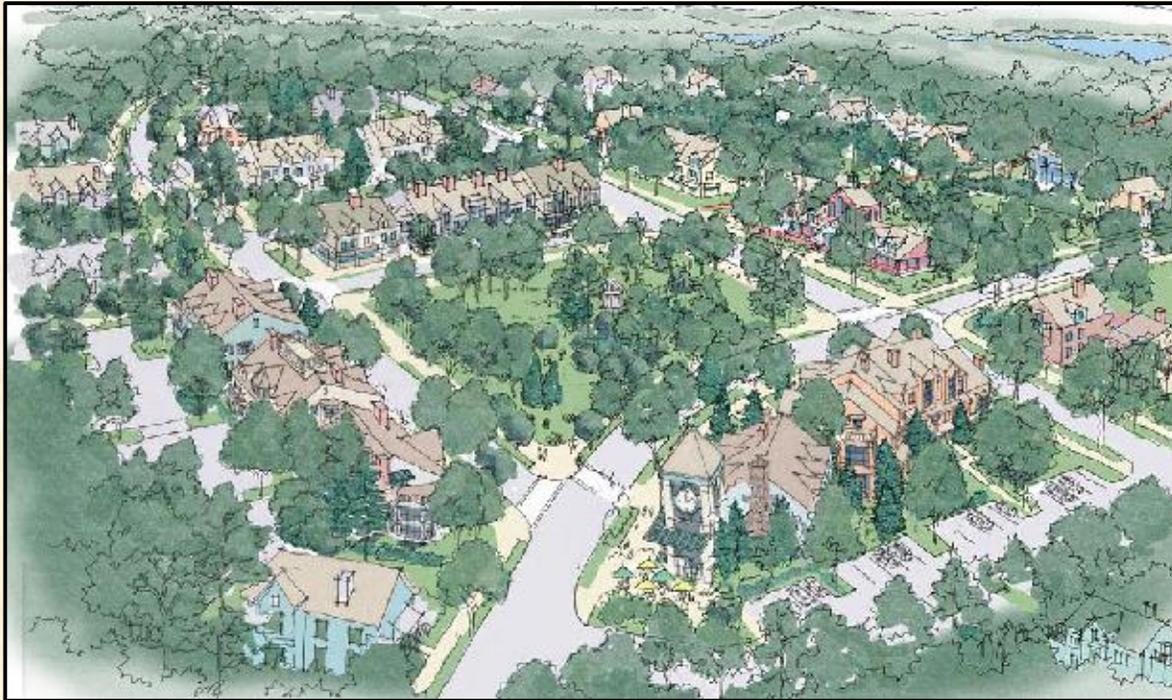


# Transfer of Development Rights and Traditional Rural Village Development: Applications to the A.D. Makepeace Wareham Road site



Plymouth Planning Board  
June 4, 2007

# Workshop Goals

- Review of TDR and TRVD policy goals from March 7, 2005 workshop
  - Transfer of Development Rights (TDR)
  - Traditional Rural Village Development (TRVD)
- Application of policy goals: preliminary design principles and guidelines for Plymouth's new village center at Wareham Road
- Discussion

# Transfer of Development Rights

*On-going process*

- A conservative approach
- Fall 2004 Town Meeting was first step
- Continual review and refinement
- Additional improvements and modifications will be presented
- Wareham Road site provides appropriate application

# TRVD Conversion Factors

<b>Conversion Factors <sup>1, 2</sup></b> <b>One Single-Family Lot converts to the following in a TRVD</b>			
<b>One-Bedroom or Studio Attached Dwellings</b>	<b>Two Bedroom Attached Dwellings</b>	<b>Three Bedroom Attached Dwellings</b>	<b>Four-Bedroom Attached Dwellings</b>
<b>5</b>	<b>3</b>	<b>2</b>	<b>1</b>

<sup>1</sup>The provisions of Section 205-71 (Inclusionary Housing) shall apply to only those dwelling units in a TRVD created as a result of the transfer of development rights per Section 205-70.

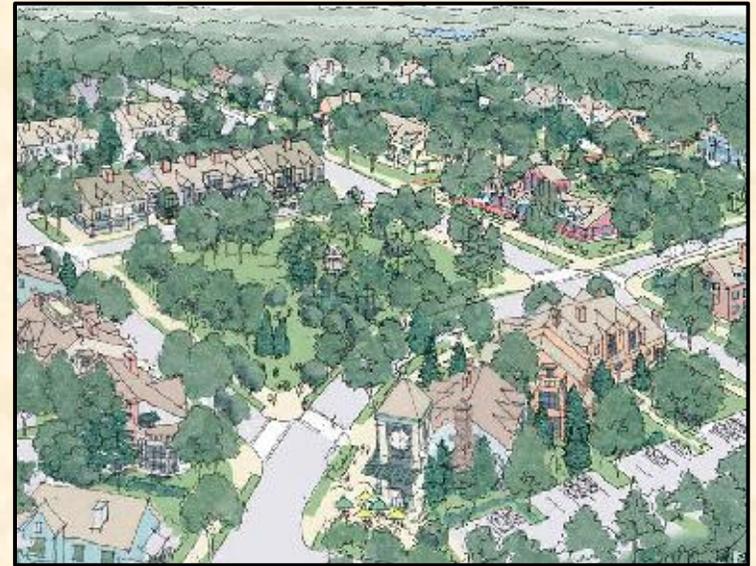
<sup>2</sup> The conversion factors set forth herein may be modified by the Planning Board in the case of dwelling units in which at least one permanent occupant is required to be 55 years of age or older.

# Traditional Rural Village Development

- Goals
- Preservation areas
- Use areas
- Planning and design guidelines

# Traditional Rural Village Development Goals

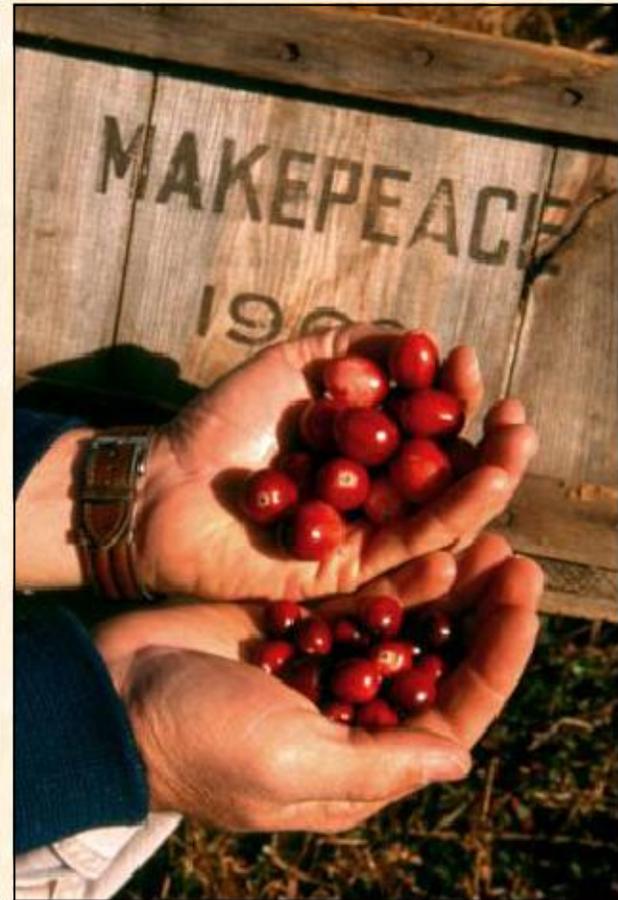
- Allow an alternative form of land use development consistent with the design principles of "traditional" neighborhoods and villages.
- Provide the design and development opportunities for diversification and integration of land for residential, retail, restaurant, office, services, community facilities, agricultural, and active and passive indoor and outdoor recreational uses in close proximity to each other.
- Support protection of environmentally significant land.





**A.D. MAKEPEACE**

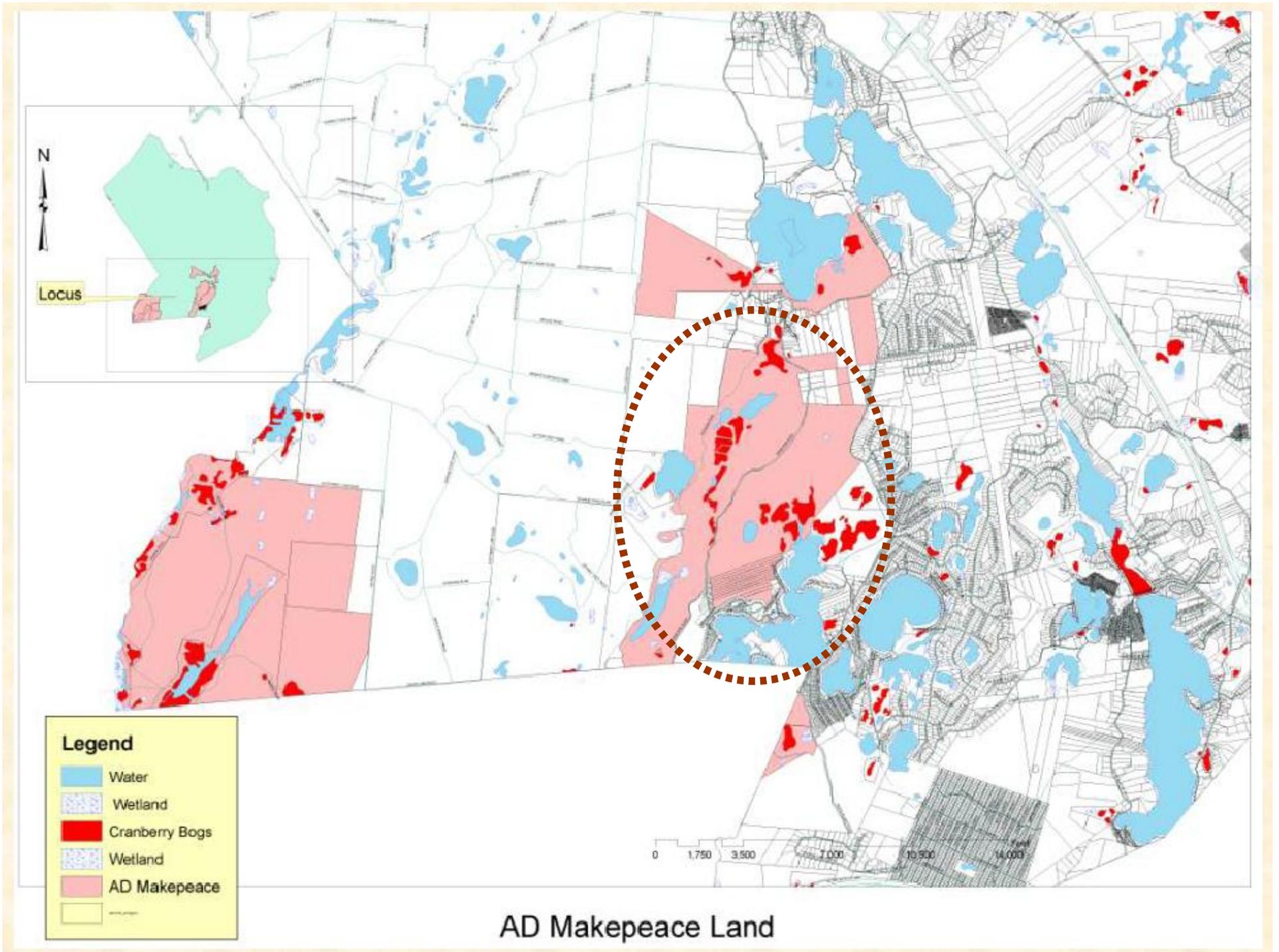
*Inspired by nature.*



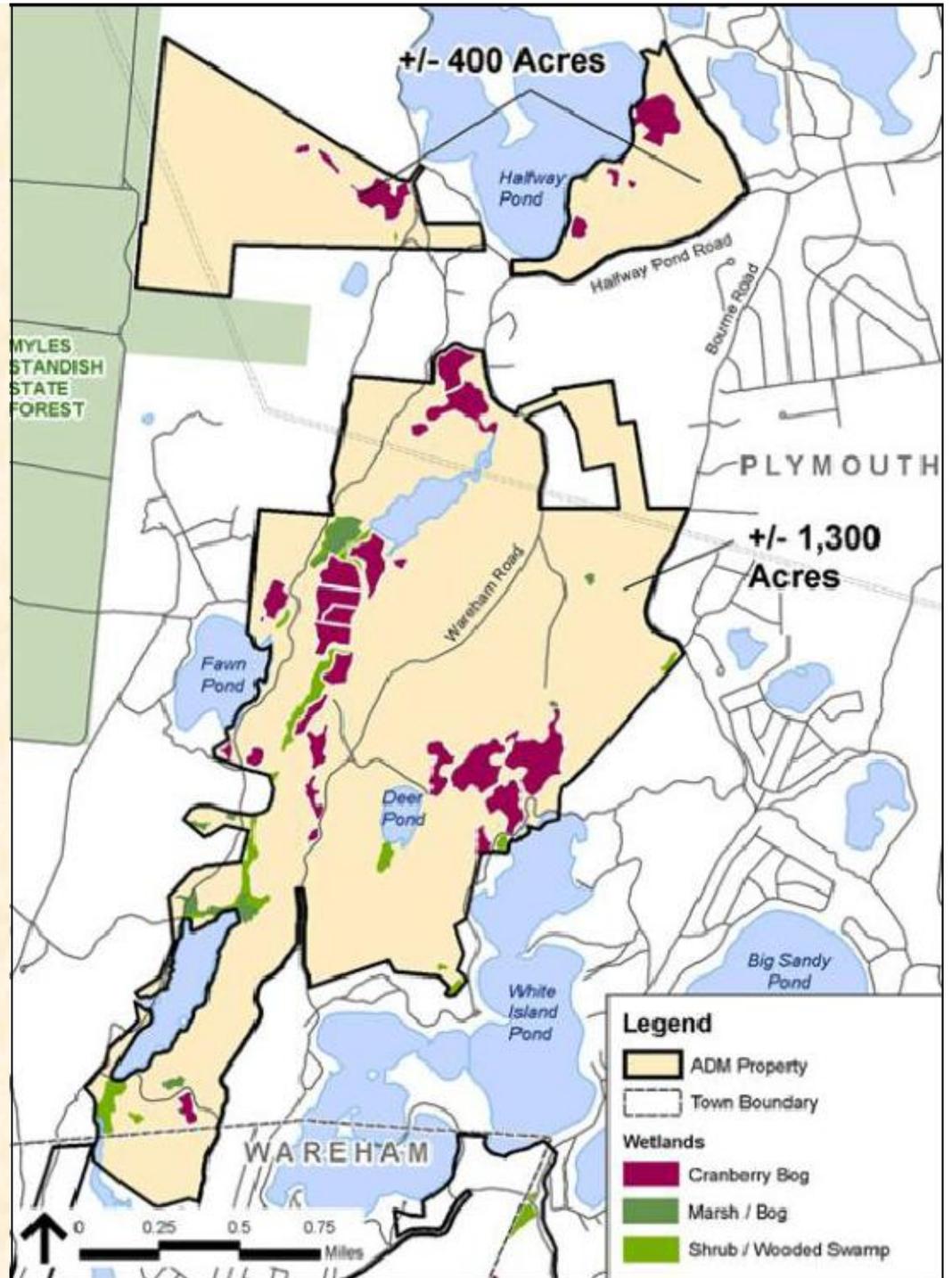
# TDR and TRVD in Action: A.D. Makepeace Property

- The Property Today
- Conventional Development Allowable under Current Zoning
- Creative Futures under TDR and TRVD
  - Land Conservancy and Open Space Preservation
  - Creating a Village—models for compact development





A.D. Makepeace  
Wareham Road

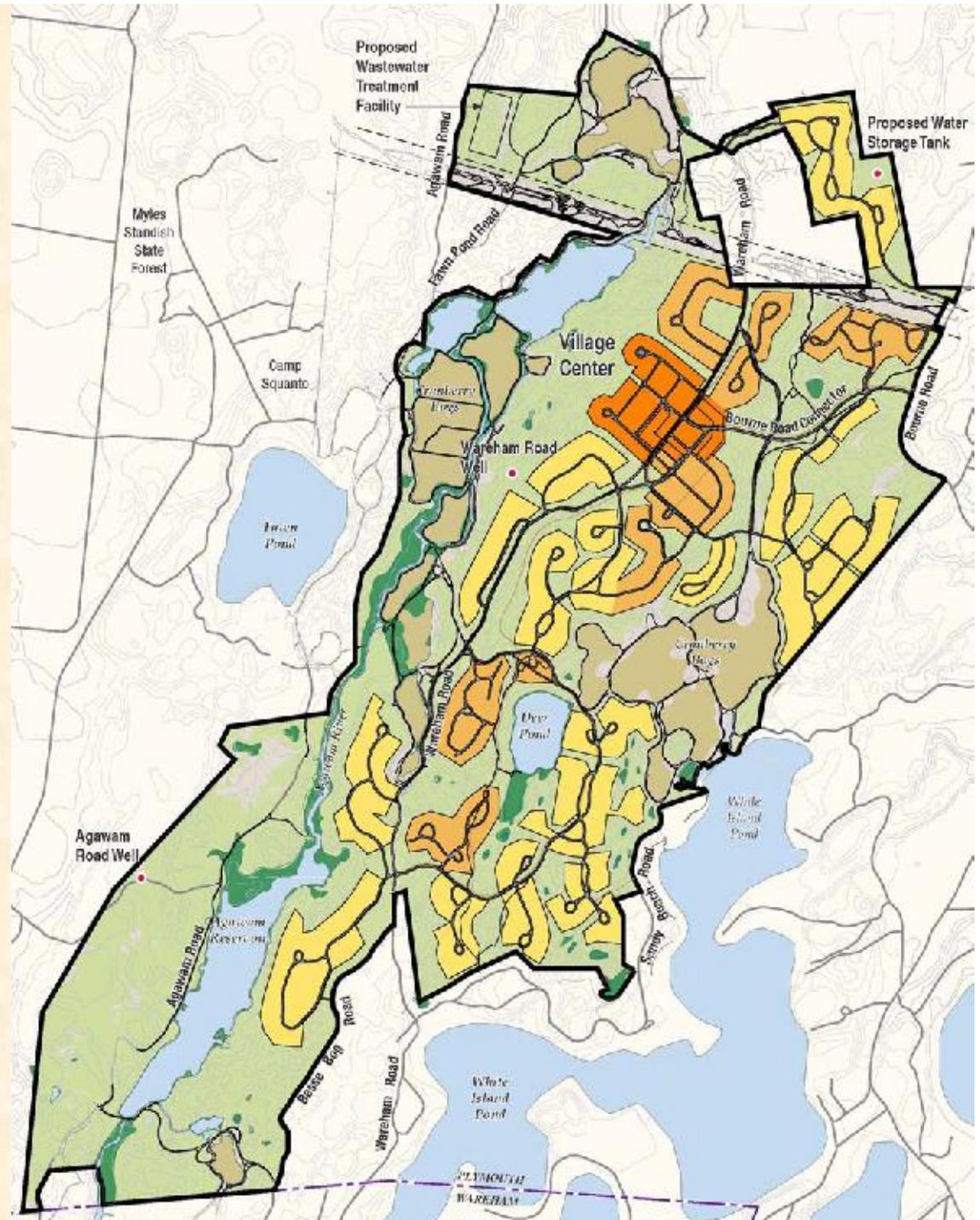


# Alternative Development Approach: TDR and TRVD

A.D. Makepeace  
Wareham Road

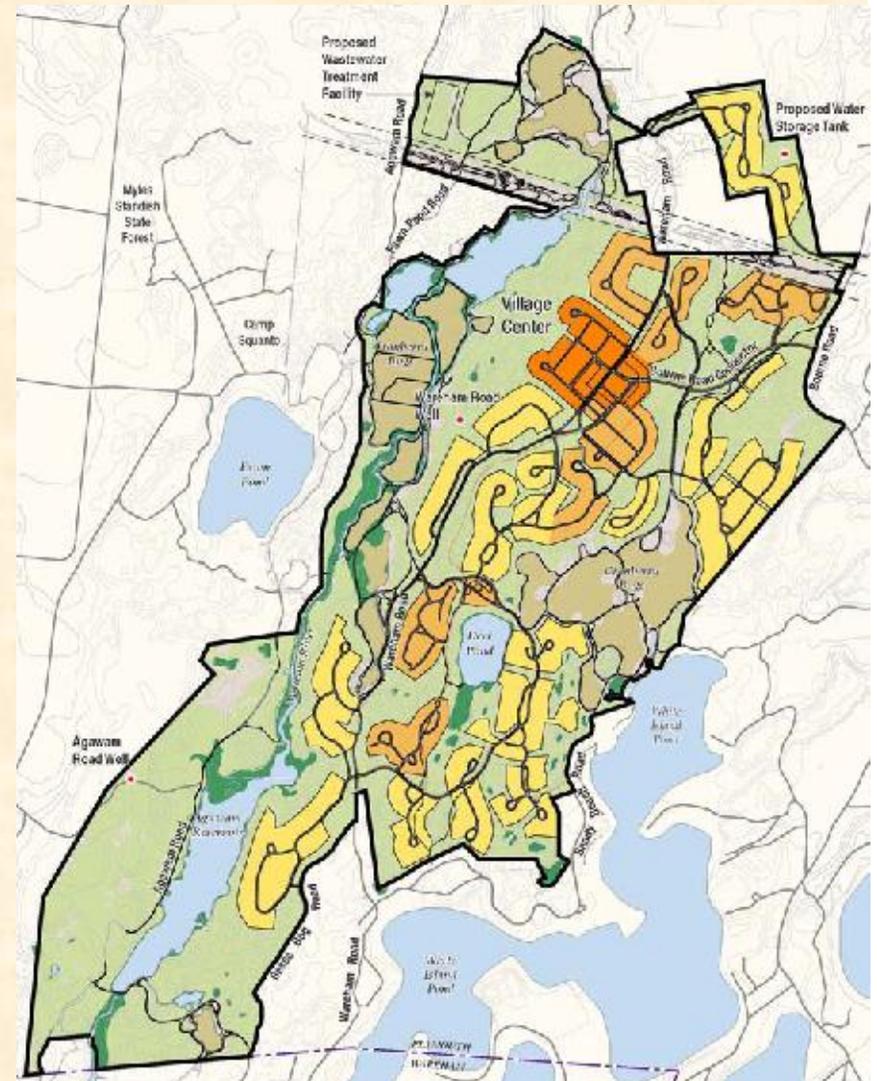
## Legend

- |   |                     |   |                            |
|---|---------------------|---|----------------------------|
|  | Site Boundary       |  | Open Water                 |
|  | Wooded Upland       |  | Existing Unpaved Road      |
|  | Wetland Resources   |  | Existing Unpaved Accessway |
|  | Cranberry Bog       |  | Pedestrian Trail Network   |
|  | Village Center      |   |                            |
|  | Multi-Family Units  |   |                            |
|  | Single Family Units |   |                            |

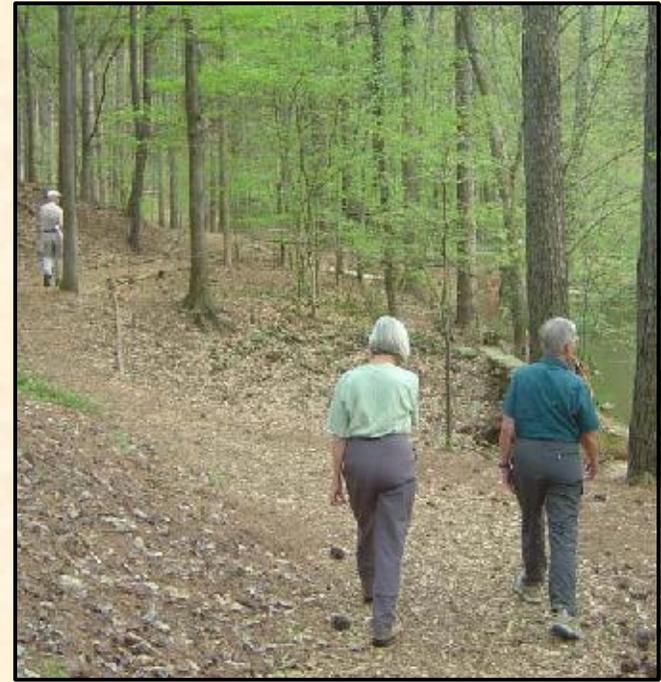


# Alternative Development Approach: TDR and TRVD

- Development Summary
  - 80% of land area permanently protected as open space
  - Up to 1000-1200 units of varied sizes
  - New village center
  - Master plan approach provides private infrastructure and off-site improvements

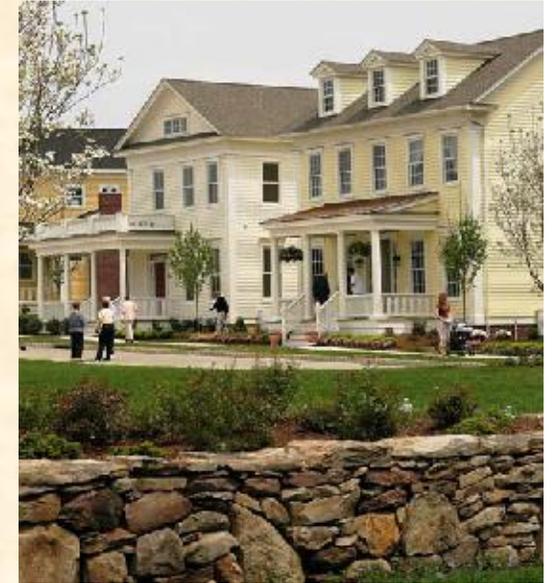


TDR and TRVD :  
Unique land  
conservancy, open  
space protection and  
public recreation  
opportunities



# Creating A Village: Compact Development and Placemaking

- Lessons to be learned from New England traditions and best recent national models
- Diverse mix of residential unit types and sizes (single family, townhouses, multi-family)
- Supportive commercial uses
- Walkable neighborhood environment
- Connected to surrounding neighborhoods and landscapes



*Warwick Grove, NY*

*New village development along a waterway*



*Kentlands, Gaithersburg,  
Maryland - 352 acres*

*Mix of unit types that includes single family, townhouses and multifamily*



*Kentlands, Gaithersburg,  
Maryland - 352 acres,  
2200 units (6.25/acre)*



*Kentlands, Gaithersburg,  
Maryland - 352 acres,  
2200 units (6.25/acre)*



*Habersham, near Hilton Head,  
South Carolina – 200 acres,  
1000 potential units (5/acre)*

*Creating a sense of place around a village green;  
neighborhoods connected by recreational trails*



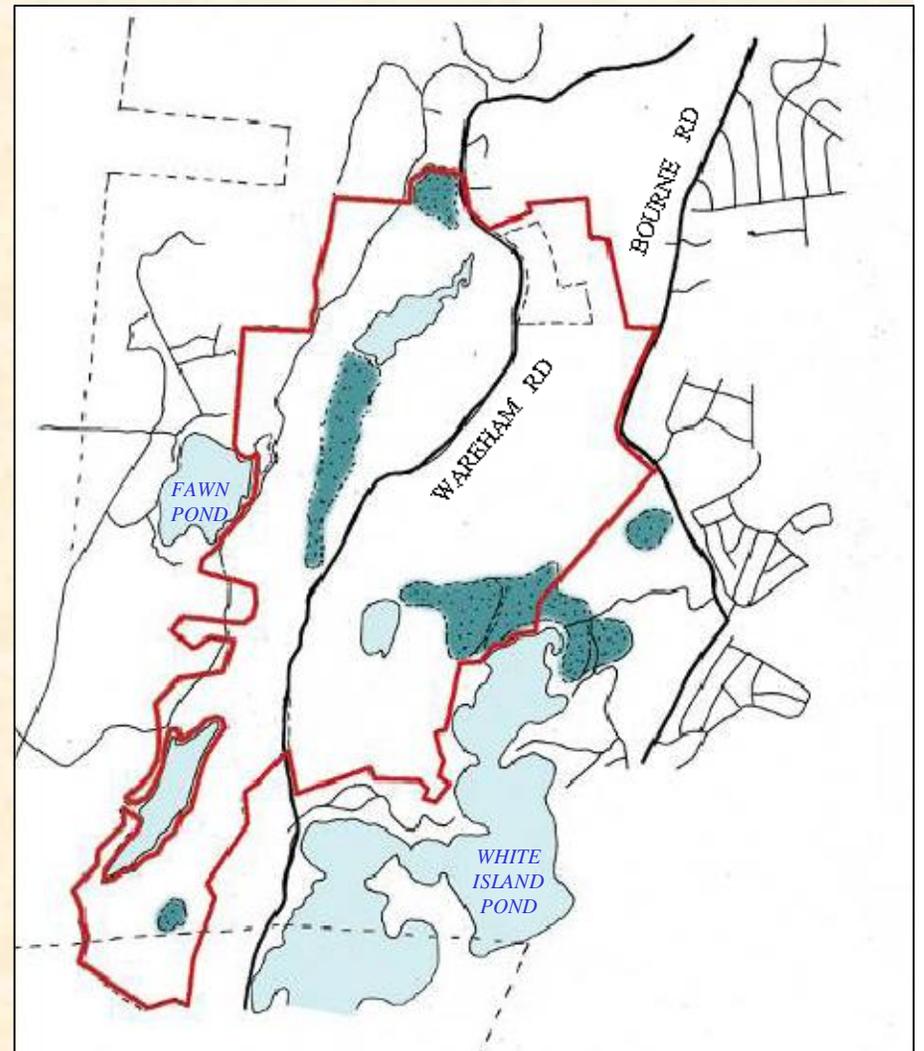
*Maple Lawn Farms, Howard County, Maryland –  
266 acres of residential, 1340 units (5/acre)*

*Development interspersed with conserved landscape*

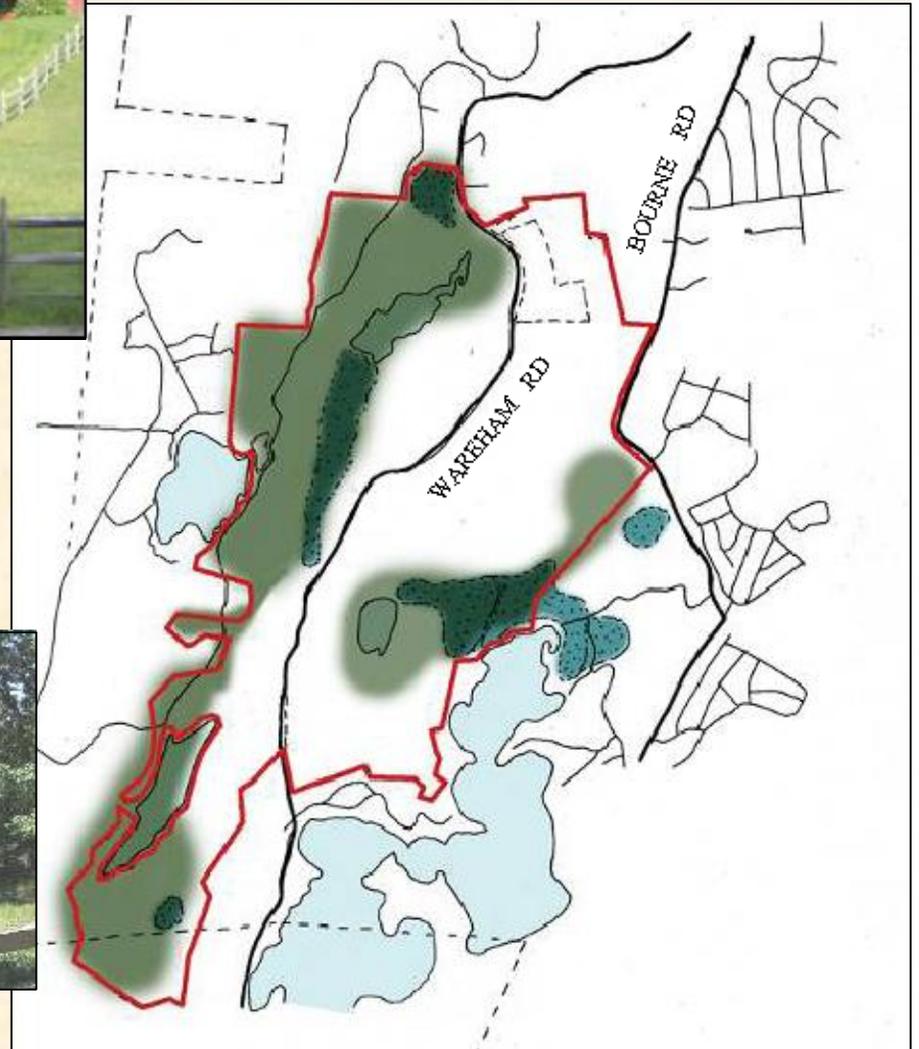
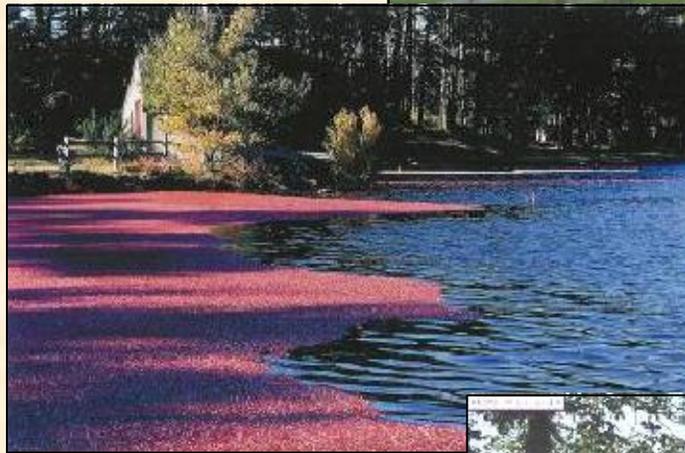
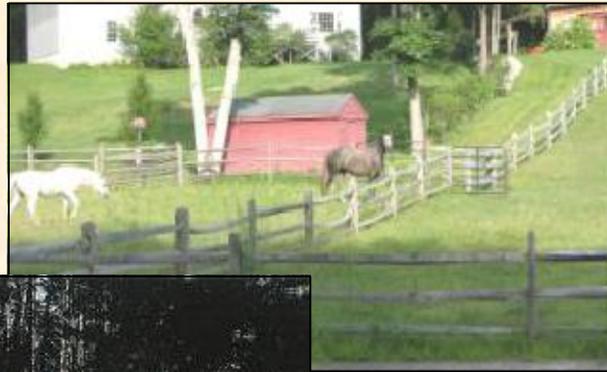


*Oak Hill Neighborhood, Scarborough, Maine -  
50 acres, 200 units (4/acre)*

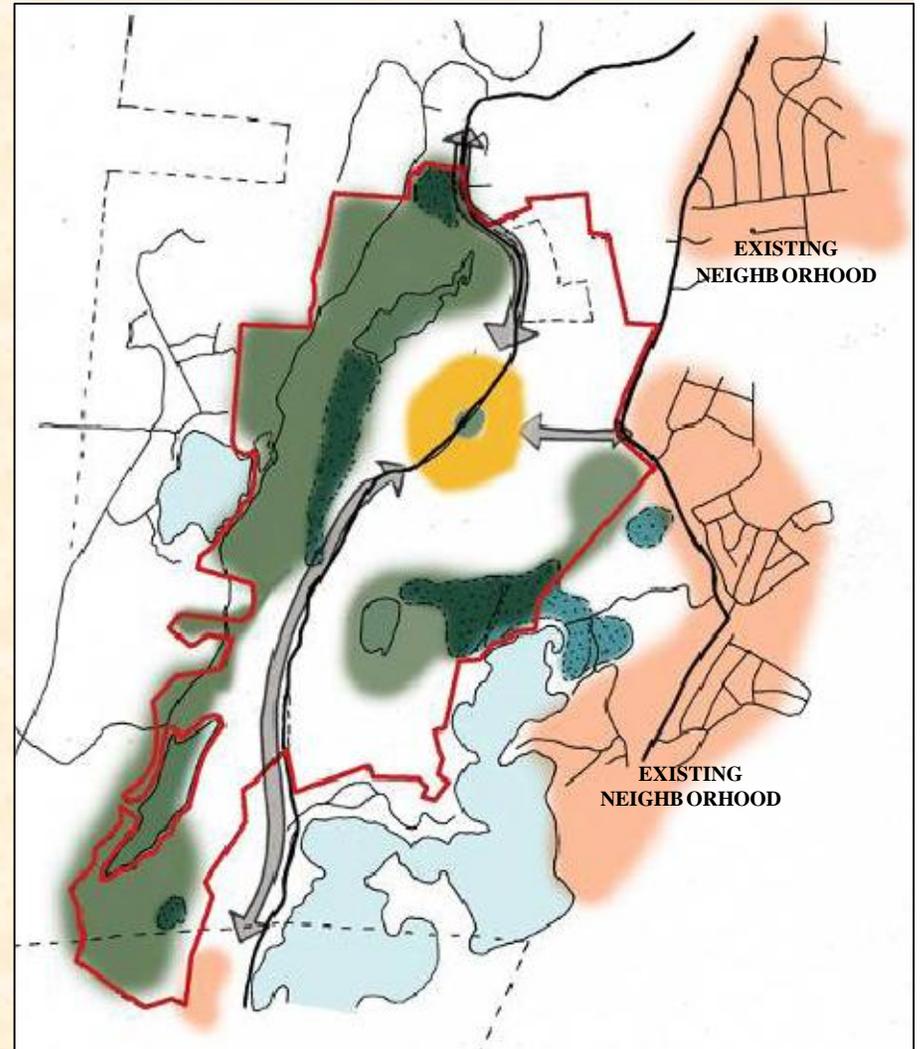
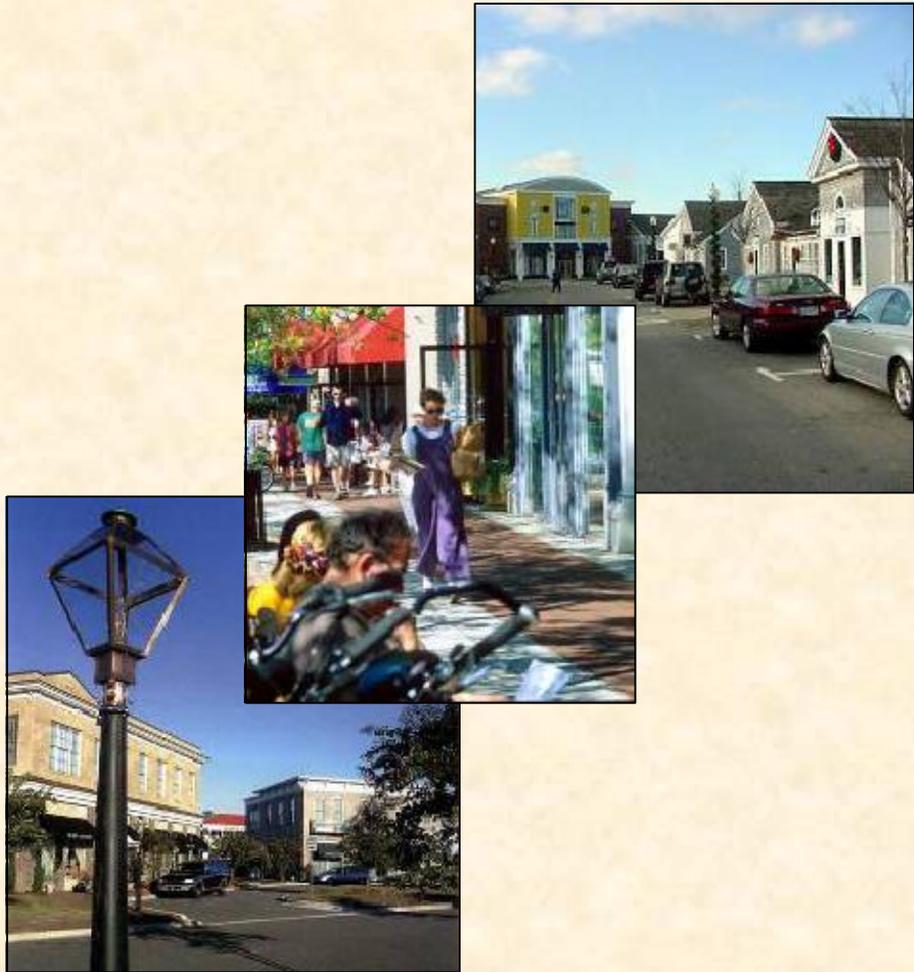
Establishing  
Guiding Principles  
to Shape the  
Future of the  
Property Under  
TDR and TRVD



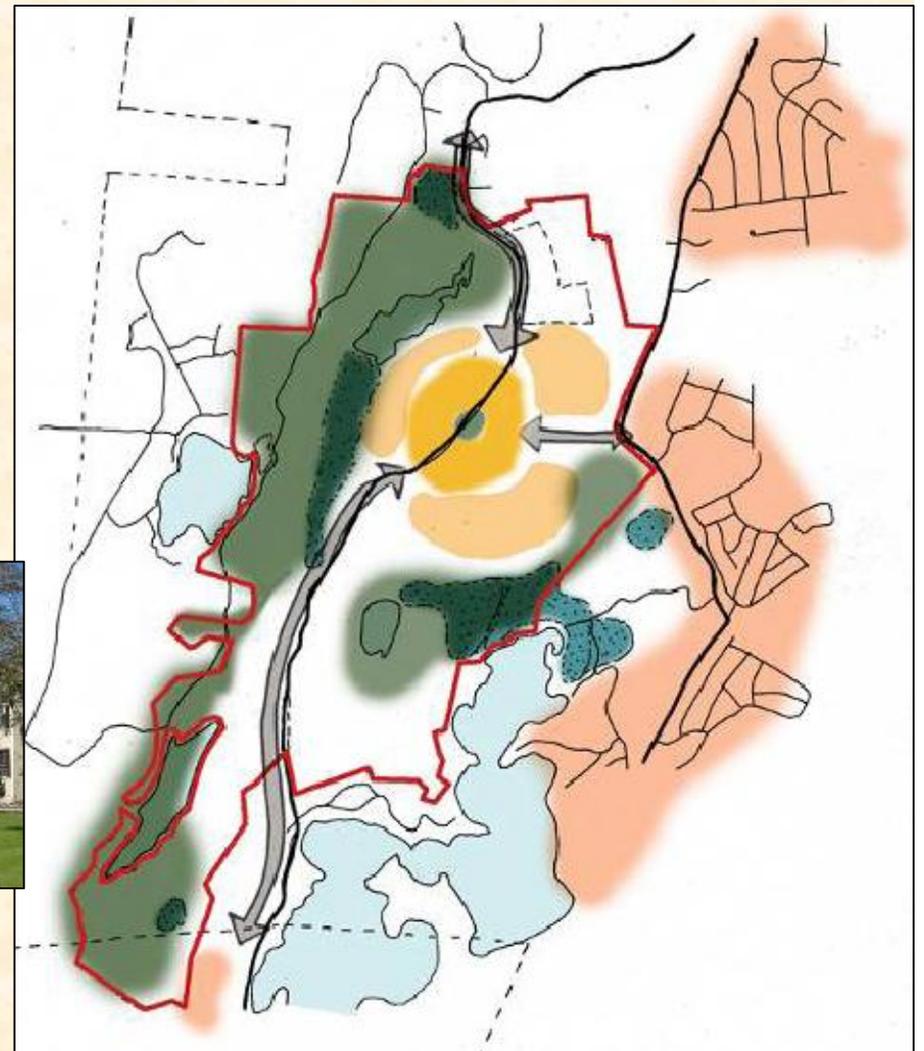
Principle #1: **ESTABLISH AN ENVIRONMENTAL FRAMEWORK** that Secures Permanent Protection of Key Open Spaces and Working Landscapes



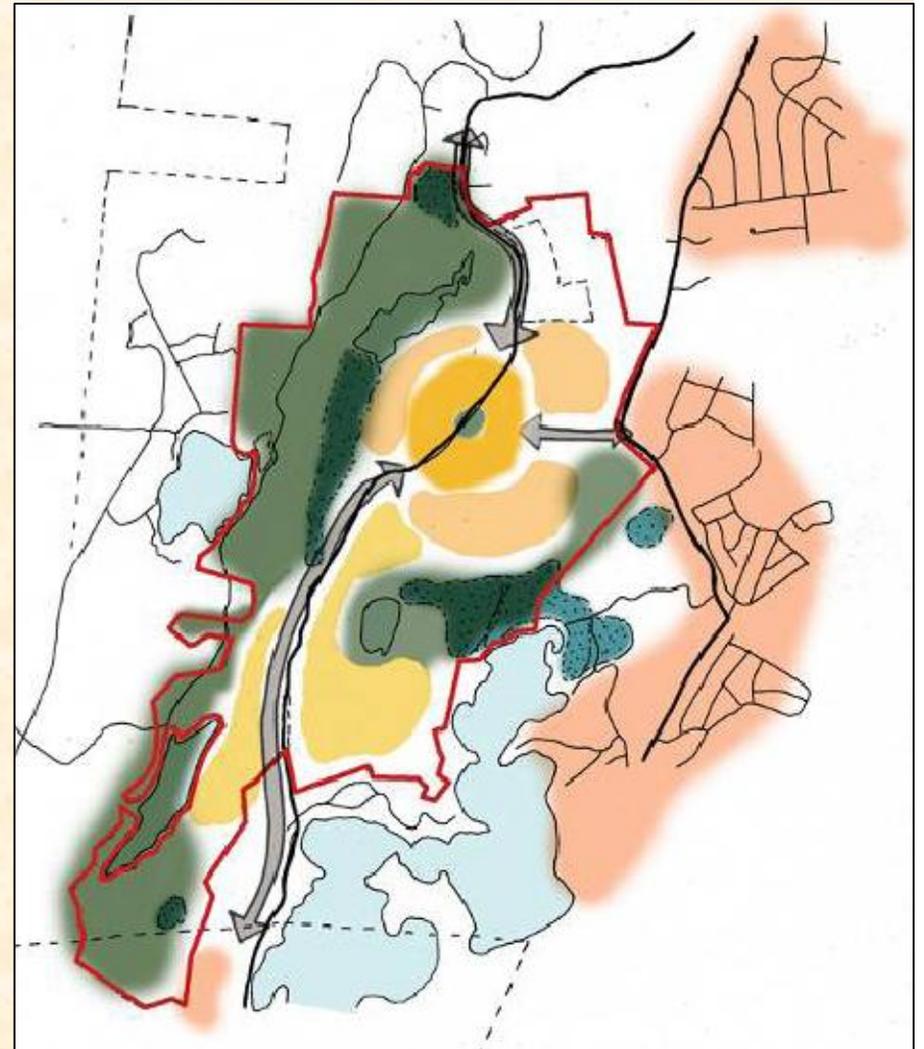
# Principle #2: **CREATE A MIXED-USE VILLAGE CENTER** - Providing for Neighborhood Needs, Well-connected to surrounding neighborhoods



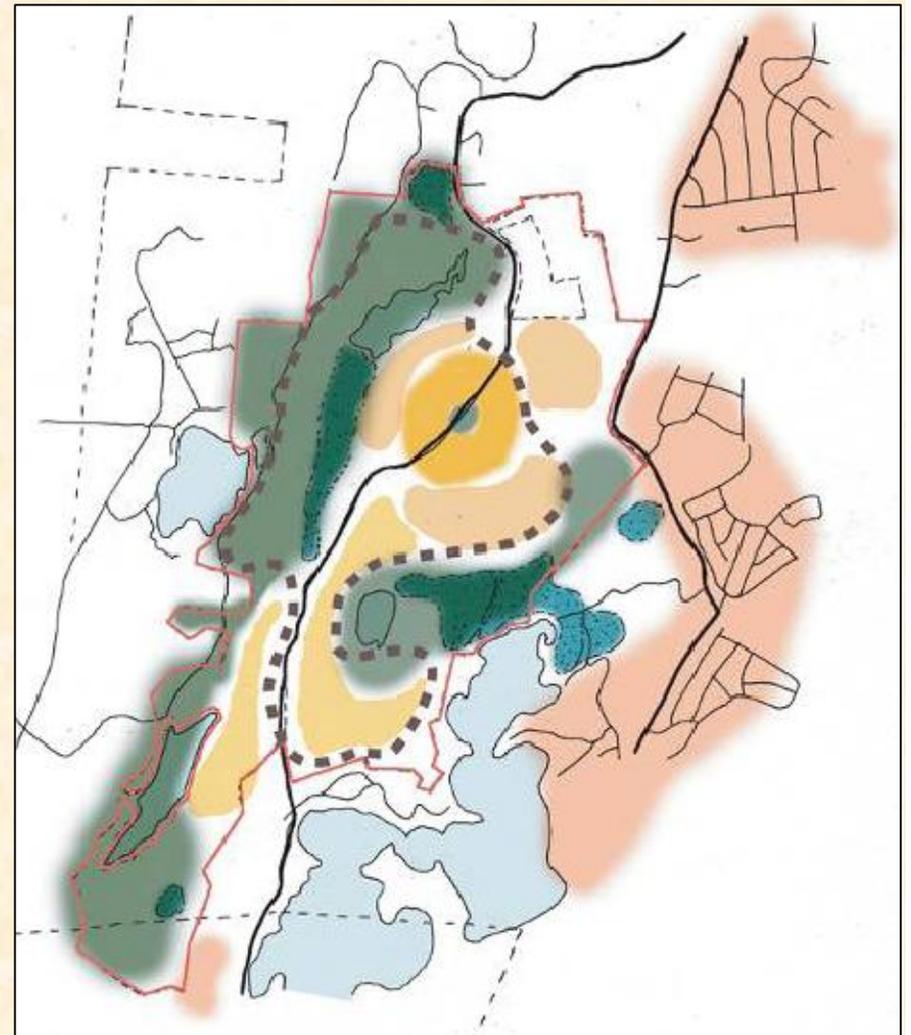
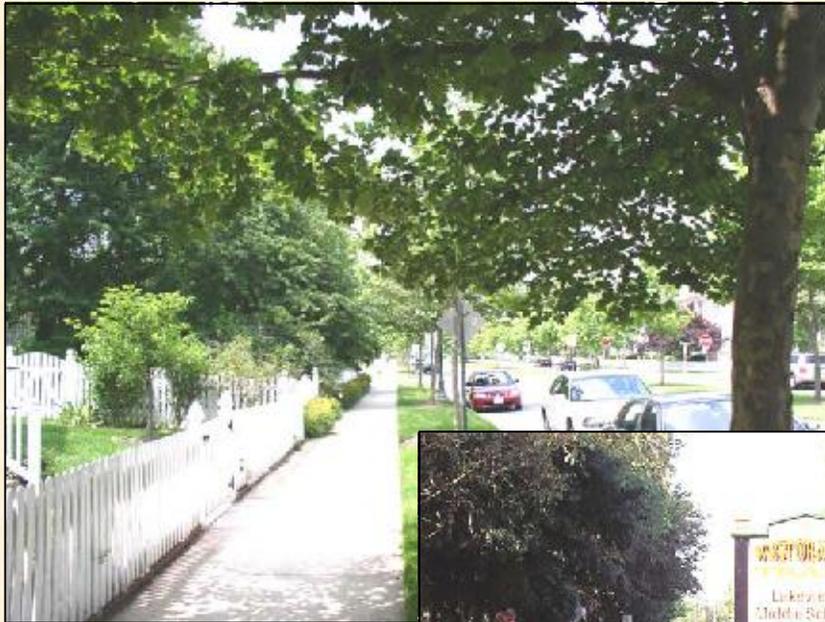
**Principle #3: CREATE COMPACT WALKABLE NEIGHBORHOODS AROUND THE VILLAGE CENTER** with easy access to Village Services that Include a variety of housing Types



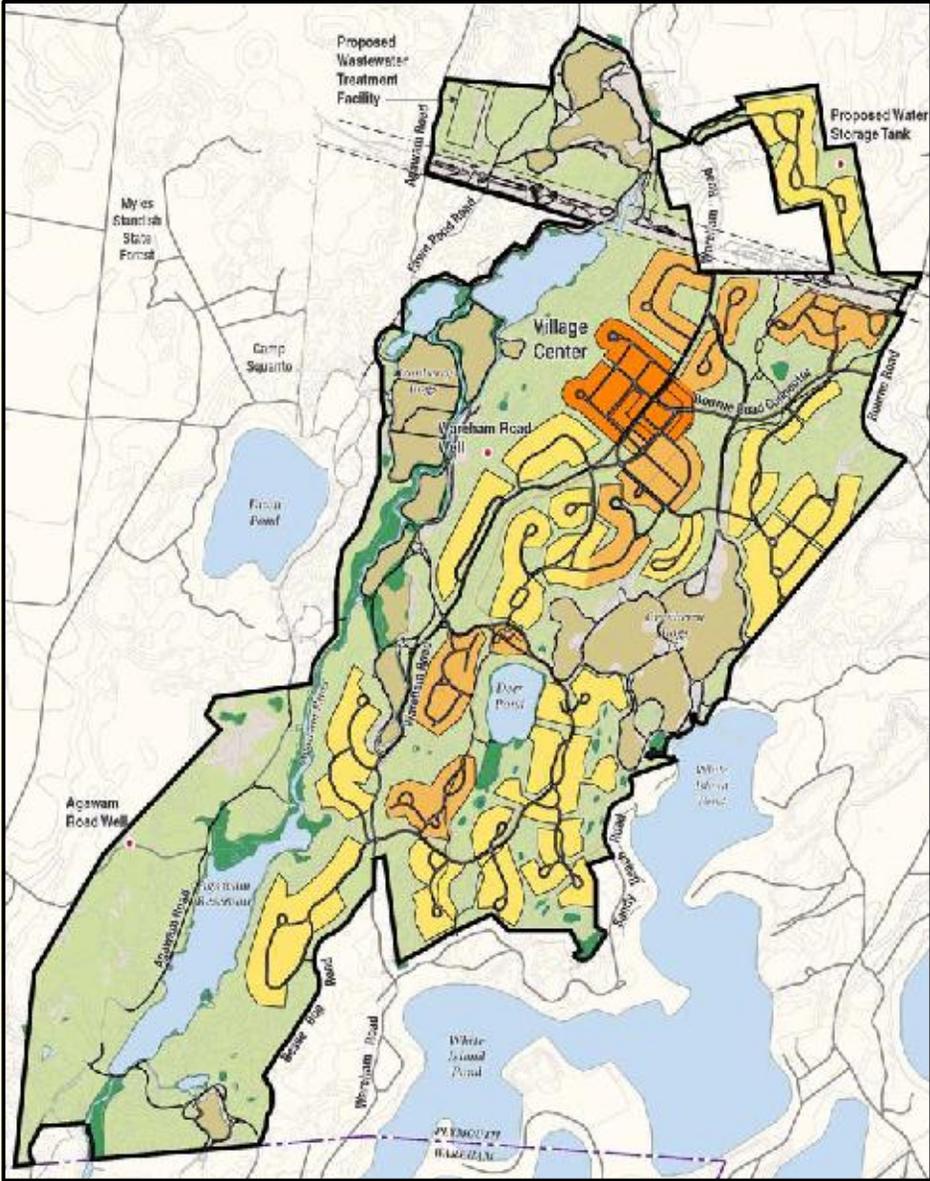
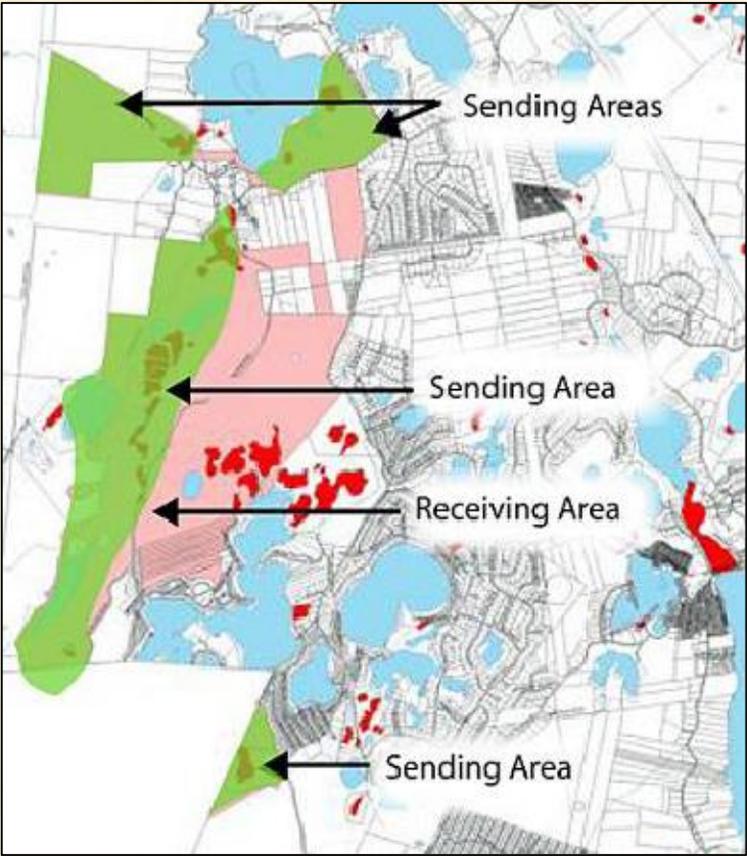
## Principle #4: LOCATE LARGER SINGLE FAMILY HOMES AROUND THE EDGES OF THE VILLAGE AREA



**Principle #5: PROVIDE AN EXTENSIVE NETWORK OF SIDEWALKS, PEDESTRIAN AND BICYCLE TRAILS THAT CONNECT DEVELOPED AREAS, PRESERVED LANDSCAPES AND SURROUNDING NEIGHBORHOODS**

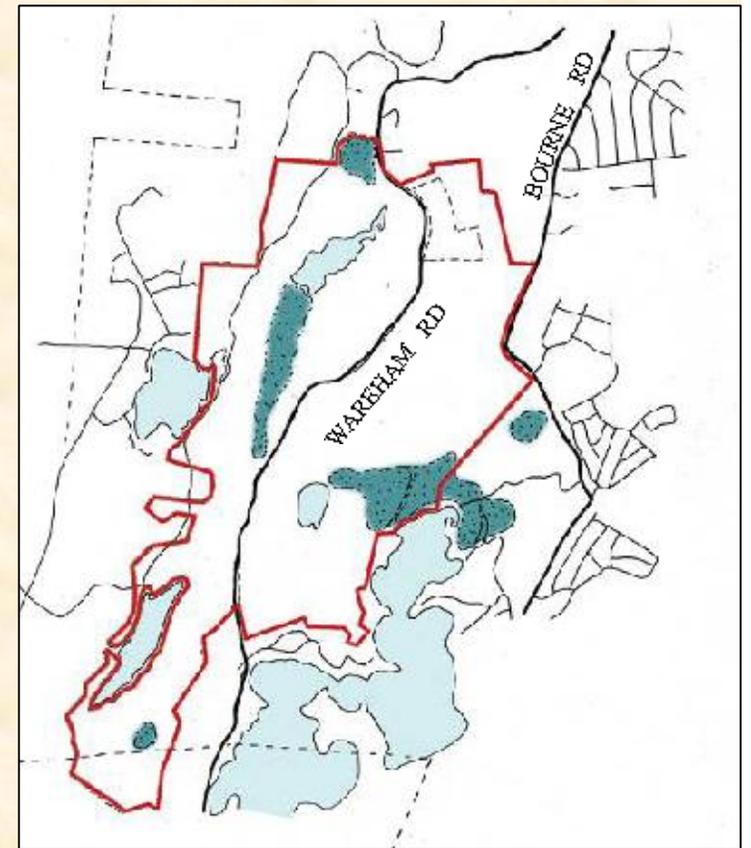


# PRELIMINARY FRAMEWORK



# Application of trvd to the Wareham Road site

- Extents
- Incorporation of open space and public recreational opportunities
- Uses
- Parcels, units and buildings: sizes, types and combinations
- Access network
- Parking



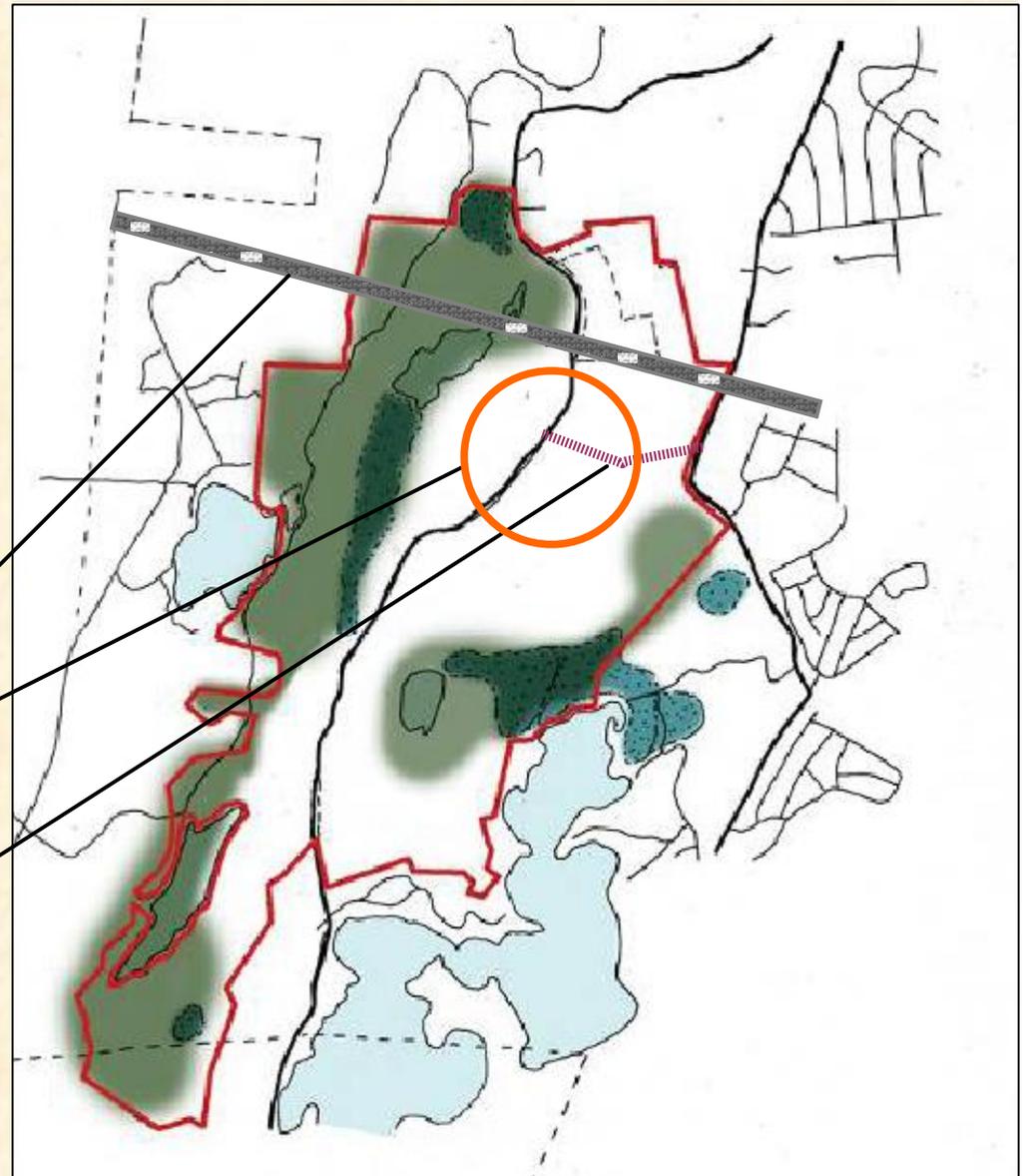
# Village center Extents

- Concentrate most development within 3/10 mile walking distance of central public green

*Power line r.o.w.*

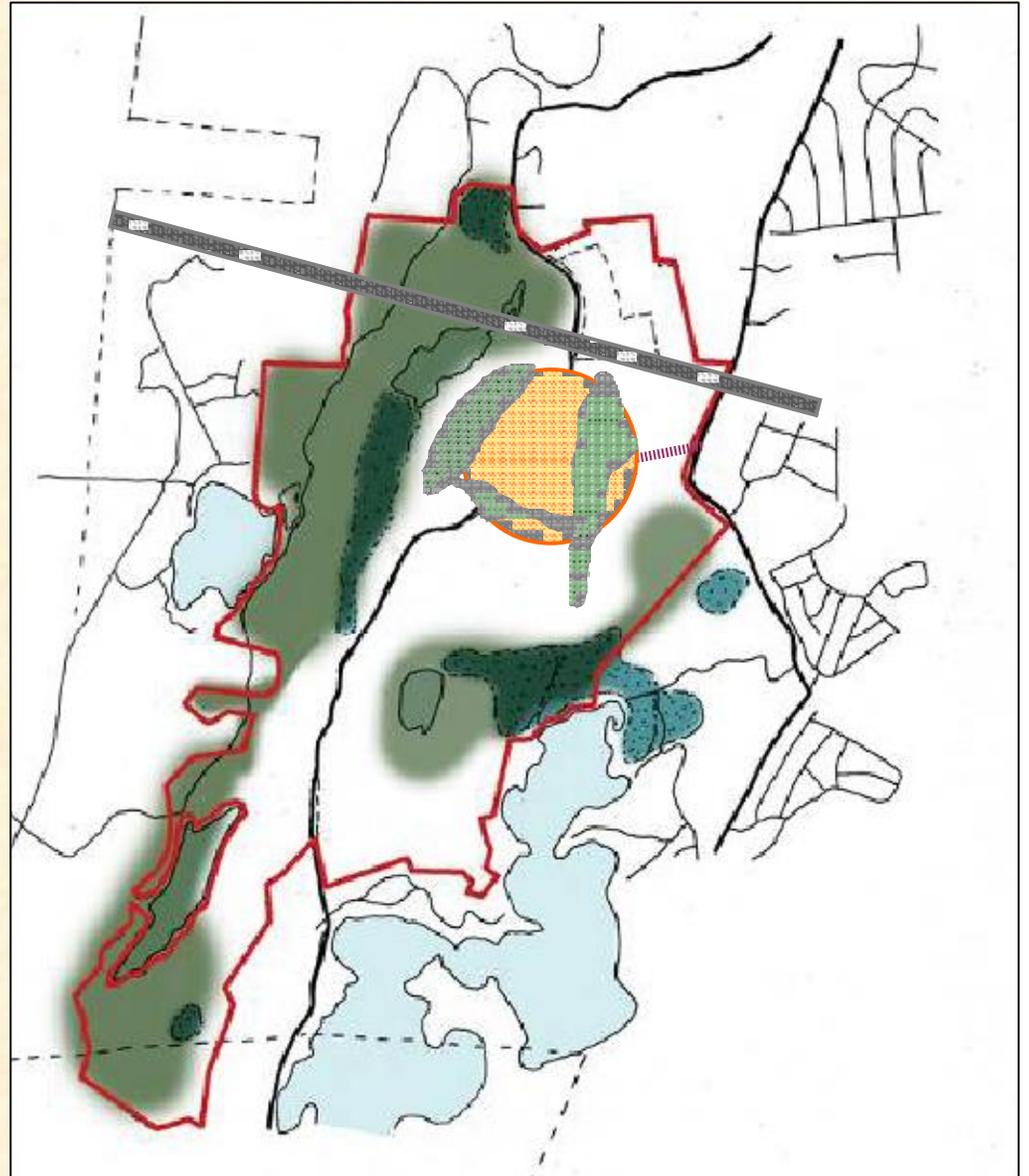
*3/10 mile radius*

*New Bourne Rd connector*



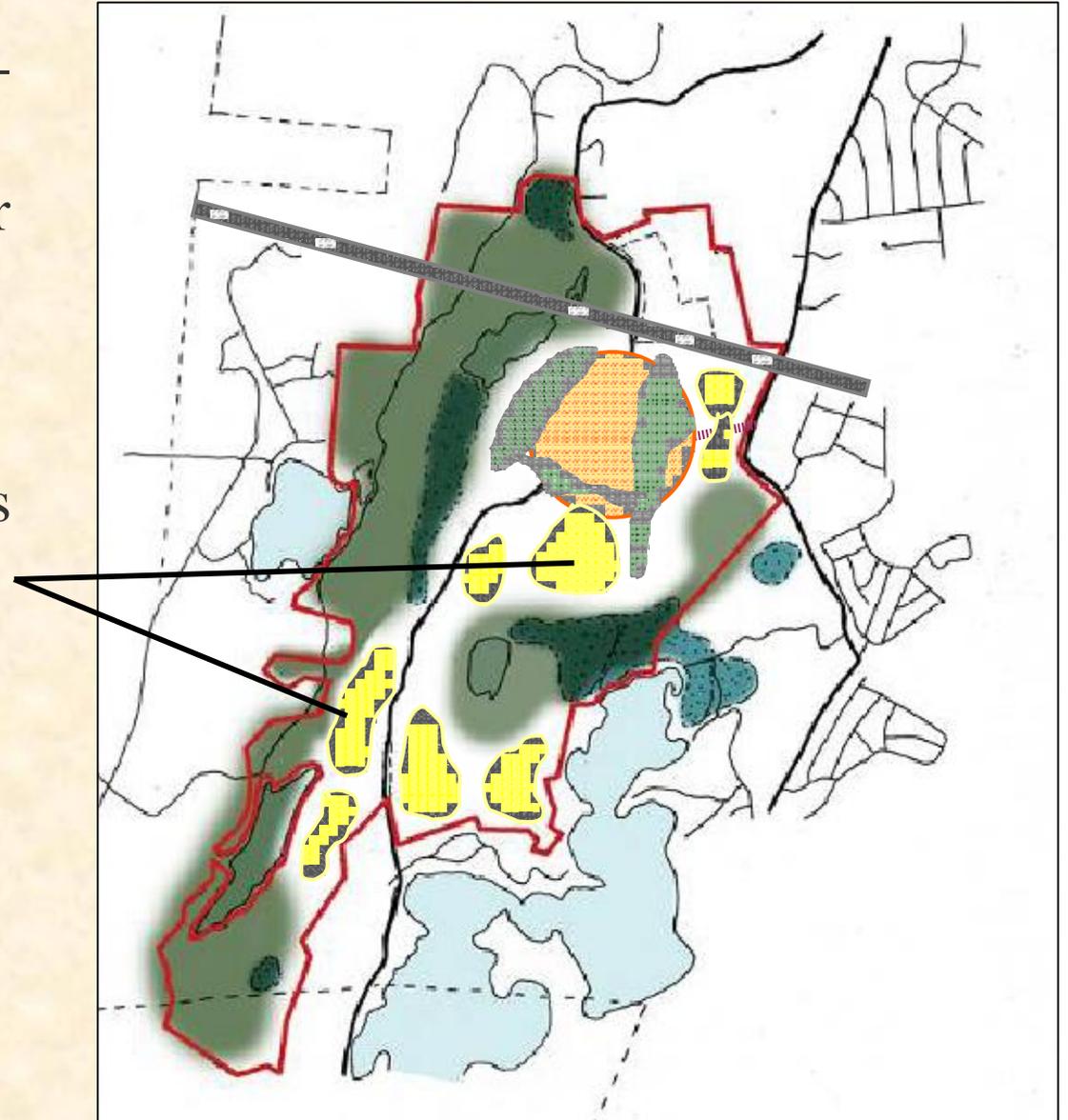
# Village center Extents

- How much development fits within walking radius?
  - 3/10 mile radius area = 180 acres
  - Of this, about 90 acres developable
  - About 500 units @ 6/acre, plus 60,000sf retail/ community uses



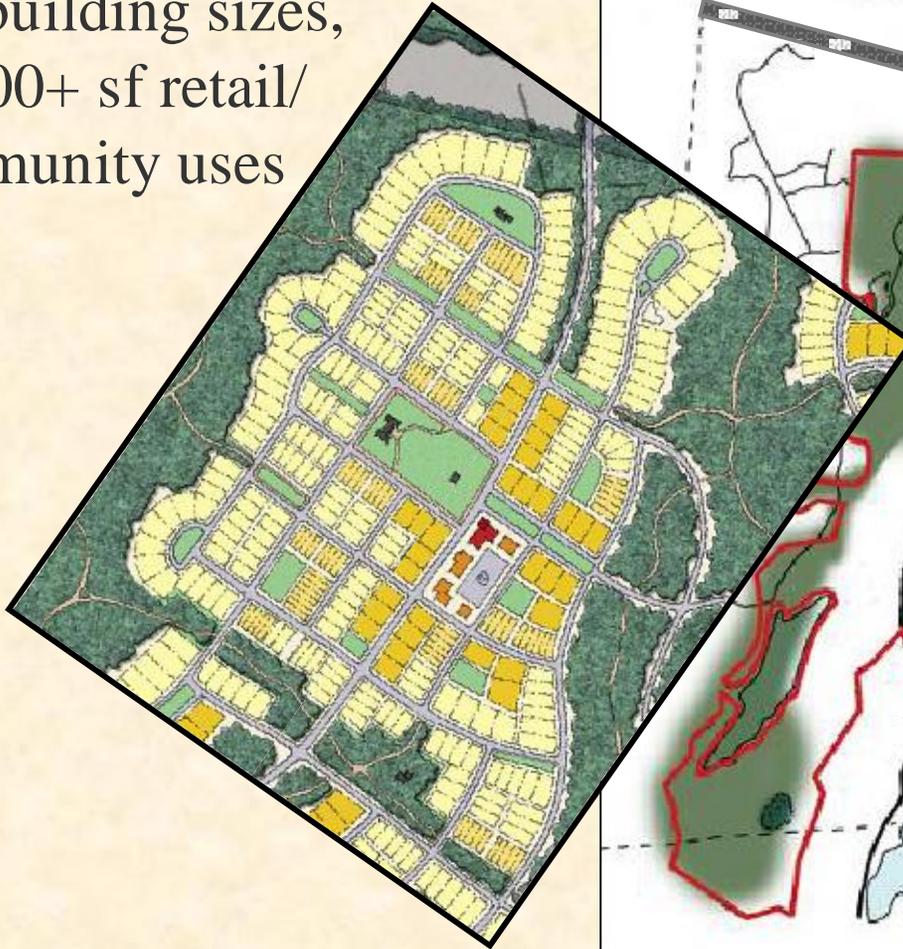
# Village center Extents

- An additional 500-600 units, plus possible retail near Bourne Road, are possible at lower gross density (2-4 units/acre) in areas further from the village core



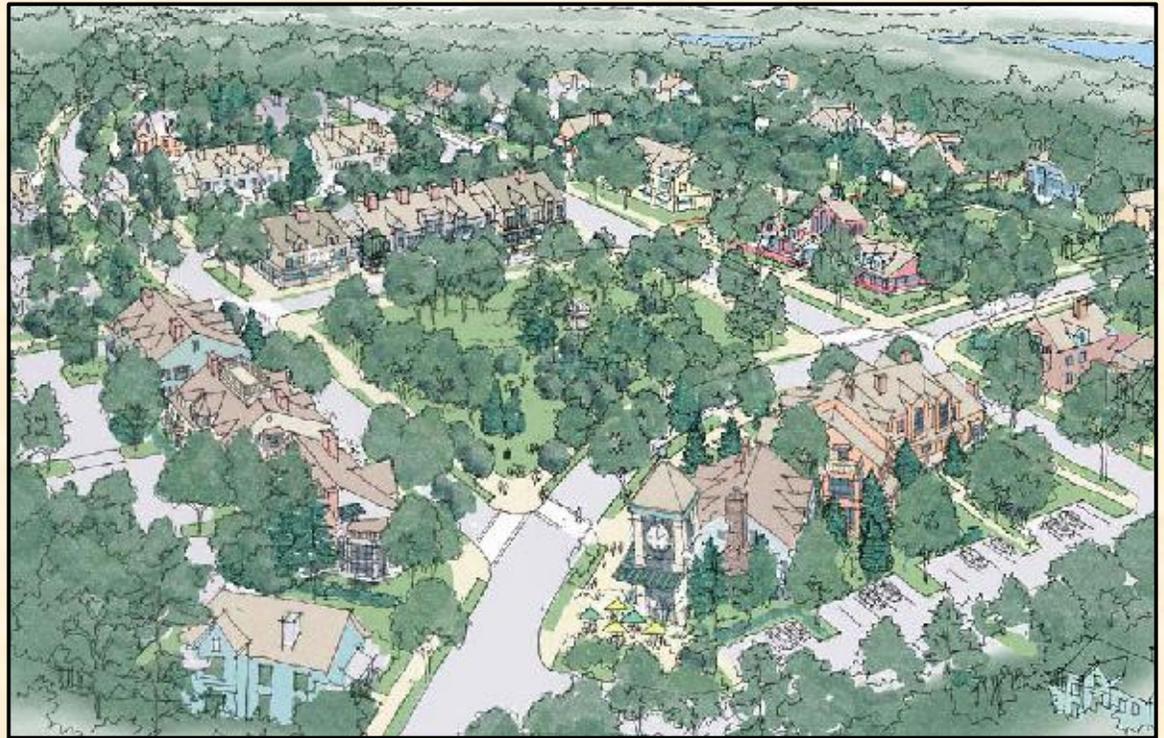
# Village center Extents

- Sample village layout:  
500 units, range of parcel  
and building sizes,  
60,000+ sf retail/  
community uses



# Response to design principles

1. Environmental Framework
2. Mix of uses, households
3. Compact, walkable
4. Higher density toward core
5. Recreation network



# 1. Environmental framework

- Significant contiguous natural areas/corridors preserved at village perimeter
- Existing trees and understory growth preserved to greatest extent possible on public green, development parcels and along roads, paths



*Tree preservation at the Pinehills*

# 1. Environmental framework

Maintain rural character along most frontage of through roads; transition to village street and development densities along a limited number of denser blocks near village center

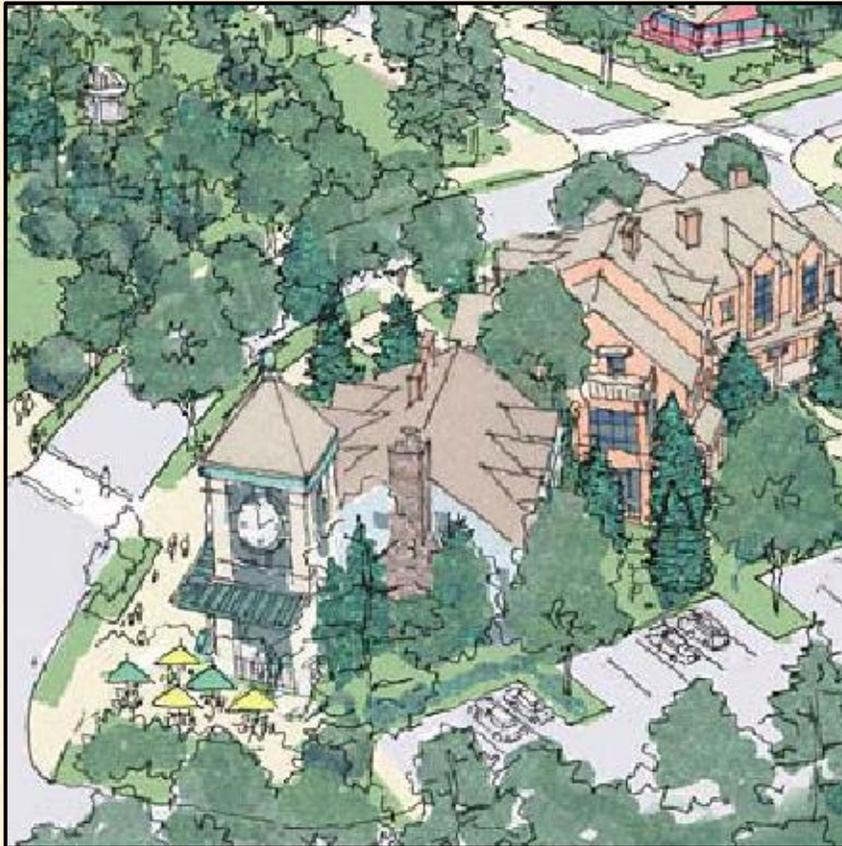


*Natural setting along main road at Pinehills*

*Maushop*

## 2. Mixed use village center

Neighborhood-serving  
retail, restaurants



## 2. Mixed use village center

Include a variety of residential unit and building types to help form village center, as retail may take time to grow



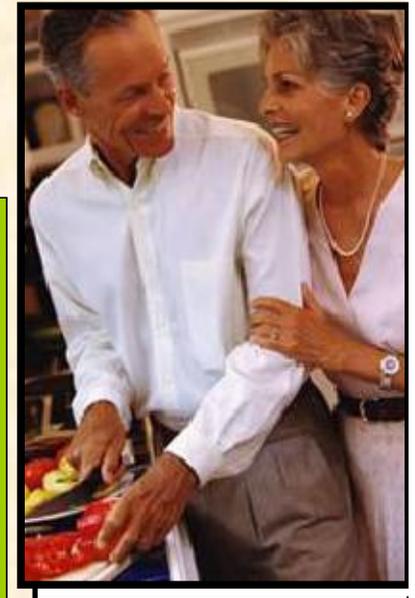
*Habersham*

*Warwick  
Grove*



## 2. Mixed use village center

Offer diverse residential options for diverse households: rental and ownership; singles, couples, families, empty-nesters, seniors, live-work etc.



## 2. Mixed use village center

Civic and community  
uses



*Post office, Habersham*

## 2. Mixed use village center

Active street-level facades to foster vital, attractive pedestrian environment

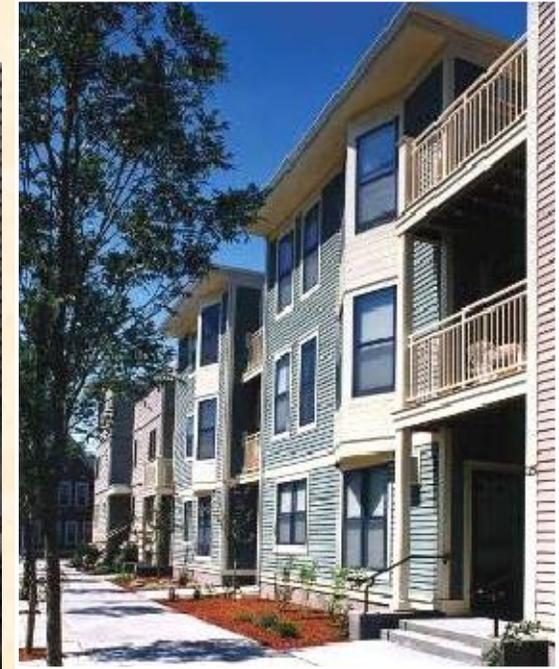
Retail: frequent entrances, extensive glazing, human scale



## 2. Mixed use village center

*Cambridge*

*New Haven*



Active street-level facades to foster vital, attractive pedestrian environment

Residential: frequent front doors, including multifamily; stoops, porches and similar public/ private transitions



*East Beach, Norfolk*

## 2. Mixed use village center

An accessible *center*:

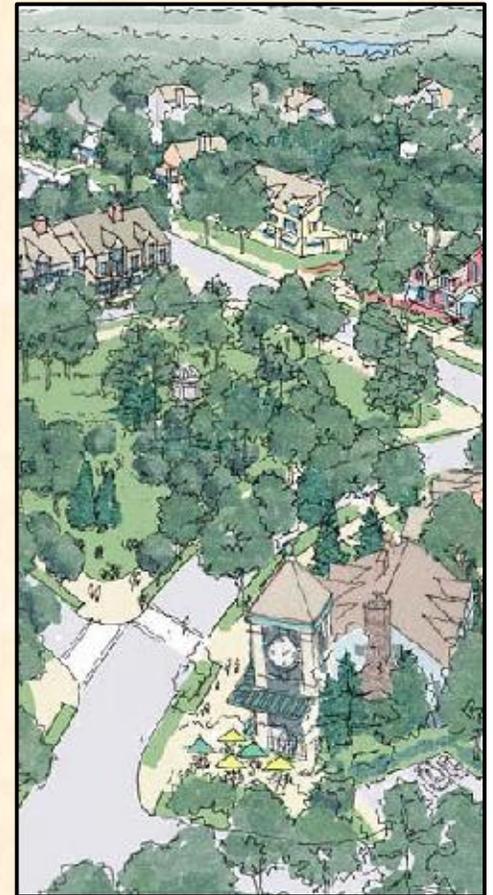
Conveniently located amid  
walkable neighborhood  
street network



## 2. Mixed use village center

An accessible  
*center:*

Welcoming  
connections to  
the larger  
Plymouth  
community and  
region; bike  
and transit  
access



### 3. Compact, walkable neighborhoods

Pedestrian-friendly network of streets, sidewalks and paths linking housing, services, public areas



### 3. Compact, walkable neighborhoods

Parcels, buildings and accessways designed to provide high quality spaces for living on modest footprints, bringing people together



# 3. Compact, walkable neighborhoods

Series of distinct sub-neighborhoods breaks down village scale, adds place identity and value

*Sub-neighborhood definition at East Beach, Norfolk*



## **Bay Front**

More than any other part of East Beach, the historic villages and towns of the area. The interplay between traditional architecture and the coastal character of East Beach. Bay front greens provide space for games and a green next to the Bay Front Club.



## **Pleasant Avenue**

This lovely tree-lined street is the classic manor homes that are zoned and give rise to a rich and varied complete, two public squares will be a center and gateway into the neighborhood. A civic site framed by attached and south streets connect Pleasant Avenue.



## **Pretty Lake**

The marinas along Pretty Lake East Beach, a mixed-use waterfront historic downtown of Annapolis, restaurants, condominiums, town marinas. Broad sidewalks will themselves are the perfect gateway to a stroll.

# 3. Compact, walkable neighborhoods

Minimal presence of parking areas along public streets toward village center:

Retail parking on-street and behind buildings

Residential parking off alleys

*Passage linking retail to parking at rear, Pinehills*



*Fewer driveways interrupt street edge or sidewalk...*



*...with alley parking*

### 3. Compact, walkable neighborhoods

Away from village center, discreet residential driveways are acceptable: single lane, garage set back from main facade



*Kentlands*

## 4. Higher density at core

Help define core with destination uses, higher-density housing and relatively greater heights: 2 to 2 ½ stories recommended



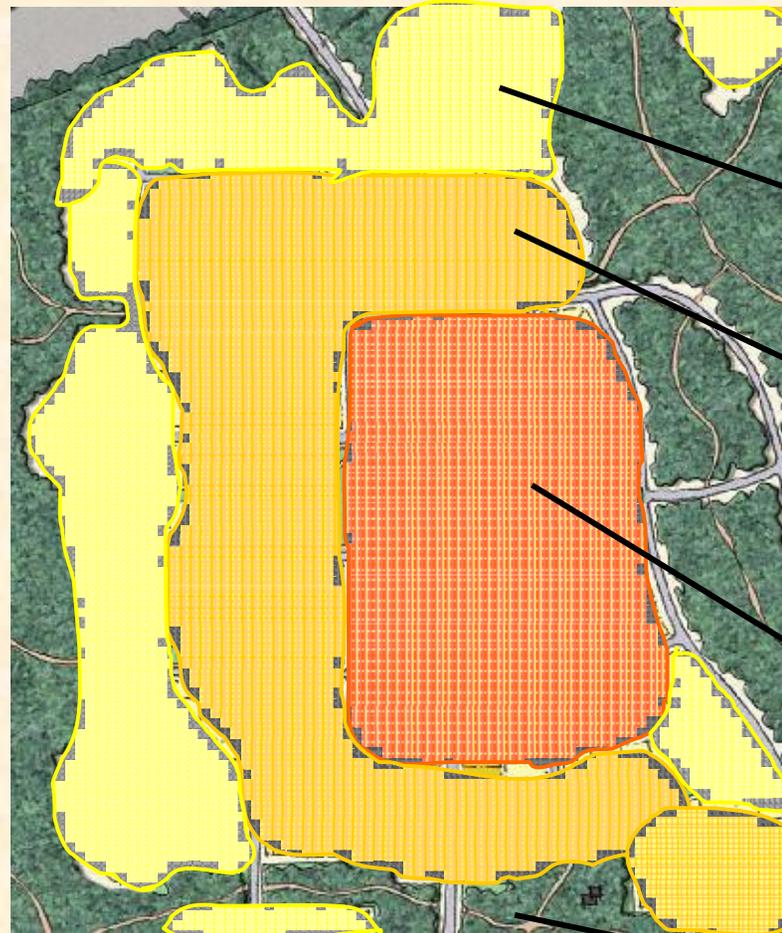
## 4. Higher density at core

In general:

Larger single-family parcels toward edges

Smaller single family parcels, townhouses and multifamily toward center

However, mix of residential unit types and sizes desirable in all areas



*TRVD area definitions:*

*Residential area (RA): 1-4 du/acre*

*Village residential area (VRA): 6-8 du/acre*

*Village Mixed-use area (VMA): 6-10 du/acre*

*Conservation area (CA): no development*

## 4. Higher density at core

### **Small-lot single family**

Popular among young singles/couples and empty nesters without children

1000-1500sf, 1-2BR



*Habersham*

## 4. Higher density at core

### Small-lot single family

Challenge: 6,000sf, 50' width minimums for single family lots in TRVD zoning restrict potential unit diversity, density ... 2,500sf, 3,600sf, 4,800sf, 5,400sf sizes common in widths of 25 to 50' in traditional villages ... approx. 20% SF density reduction indicated

Single-Family Detached Dwelling Dimensional Requirements (Square Feet)				
Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
6,000	50	20	10	25



*Small-lot single family*

*Attached townhouse*

*Multifamily*

## 4. Higher density at core

**Townhouses:** break rows into well-proportioned segments



*Habersham*



*New Haven*

## 4. Higher density at core

**Larger lot single family:**  
mostly toward perimeter,  
but some at core

Keep lot width modest: 50-  
60' at most



*Warwick Grove, NY*

*Kentlands, MD*

## 4. Higher density at core

### **Multifamily**

“Mansion” houses with 4 to 8 units

Some larger multifamily and/or mixed use buildings



## 4. Higher density at core

### **Mixed-use**

Most efficient use of building and parking footprint

Larger scale helps define village center



# 4. Higher density at core

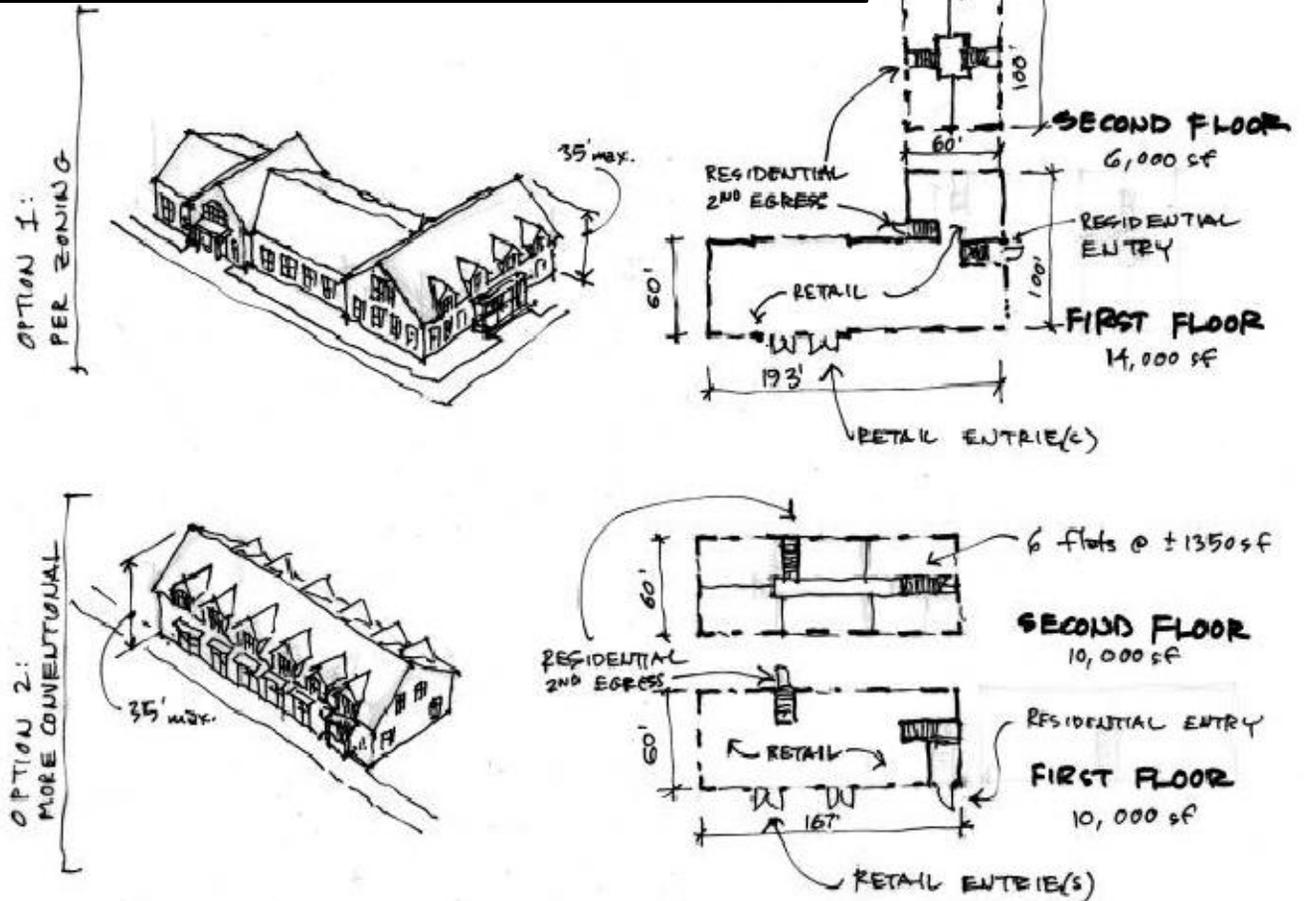
**Building Standards:**

- a. Buildings shall have no more than 30% of the total square footage on the second floor.
- b. A total maximum square footage for any single structure shall be 20,000 square feet. The Planning Board may approve a structure above the maximum square footage, if the building footprint and exterior elevations are designed to minimize and break down the overall visual mass of the structure and give the appearance of a group of attached smaller scale buildings.

## Mixed-use

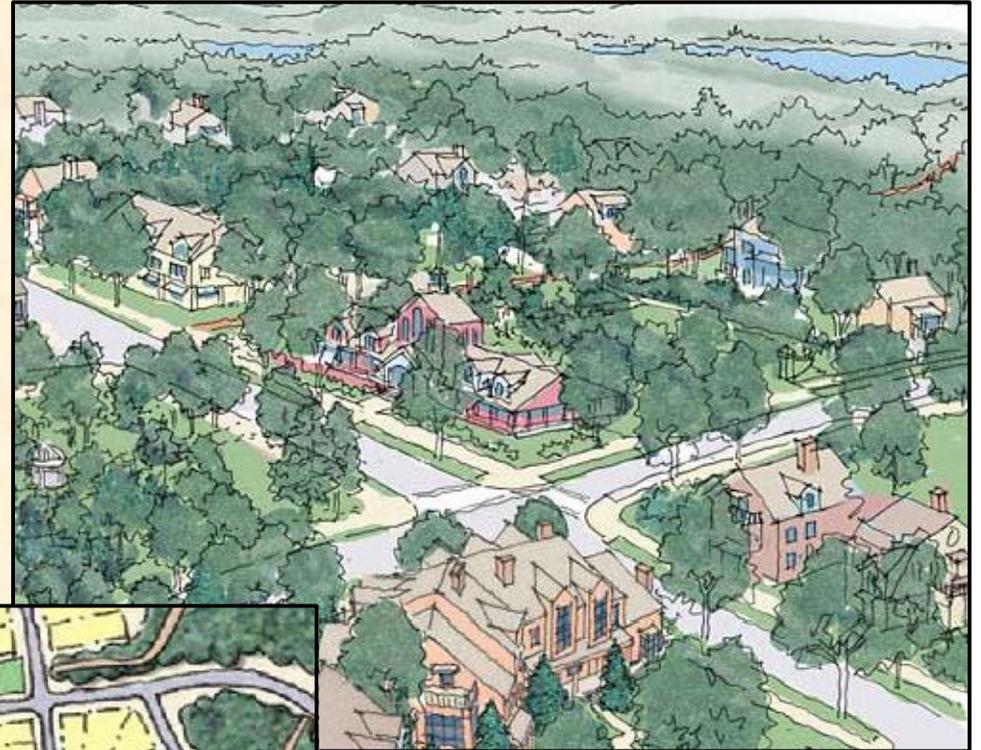
## Challenge:

TRVD Zoning limitations of 30% building area on second floor and 20,000sf/ building limits feasibility



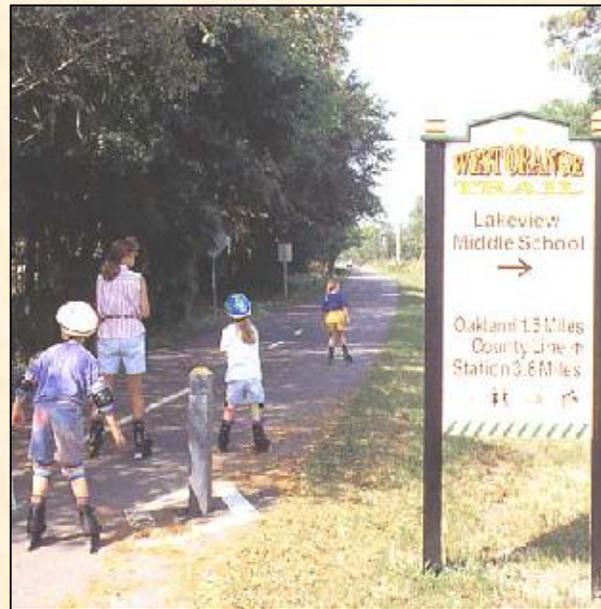
# 5. Extensive recreational trail network

Connect a hierarchy of public open spaces: village green, sub-neighborhood greens, green corridors, woodlands, water and other significant natural features



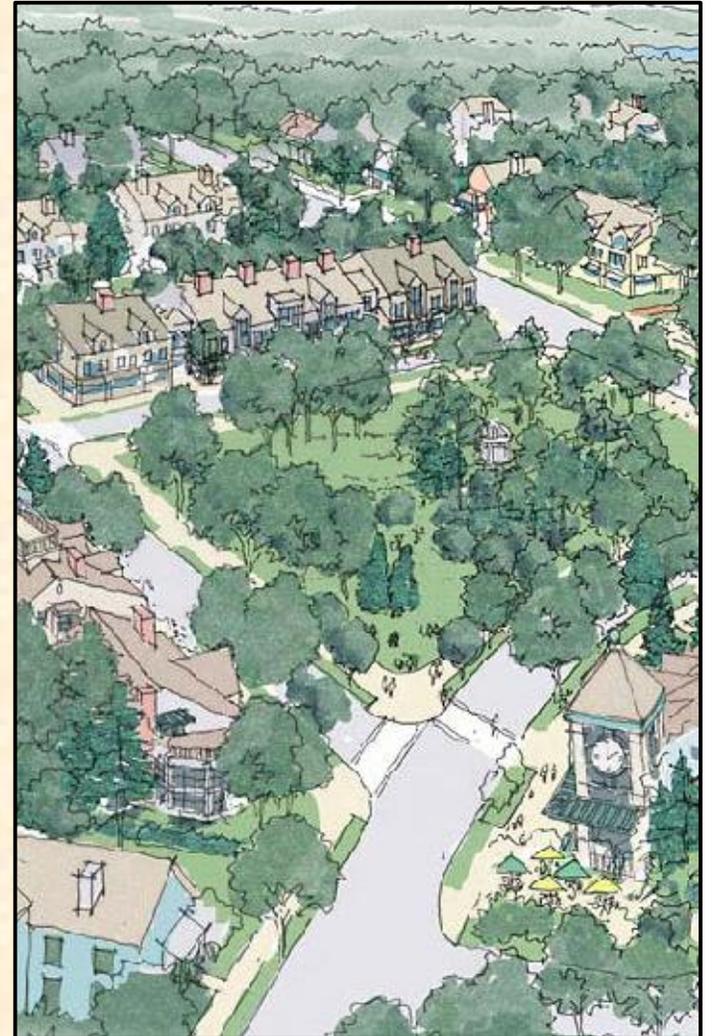
# 5. Extensive recreational trail network

Invite a variety of activities and serve the full range of personal mobility levels



# Next Steps

- Continue to refine village center core and master plan
- Work with town to better understand potential civic presence
- Refine urban design/architectural guidelines
- Continue discussions/dialogue with town departments
- File TRVD special permit in July



# Discussion and questions

