



SOUTH HADLEY
HOUSING PRODUCTION PLAN

COMMUNITY FORUM
June 22, 2022



outwith studio + utile

shhousingplan.org

Agenda

1 Plan Update

2 Goals

3 Potential Strategies

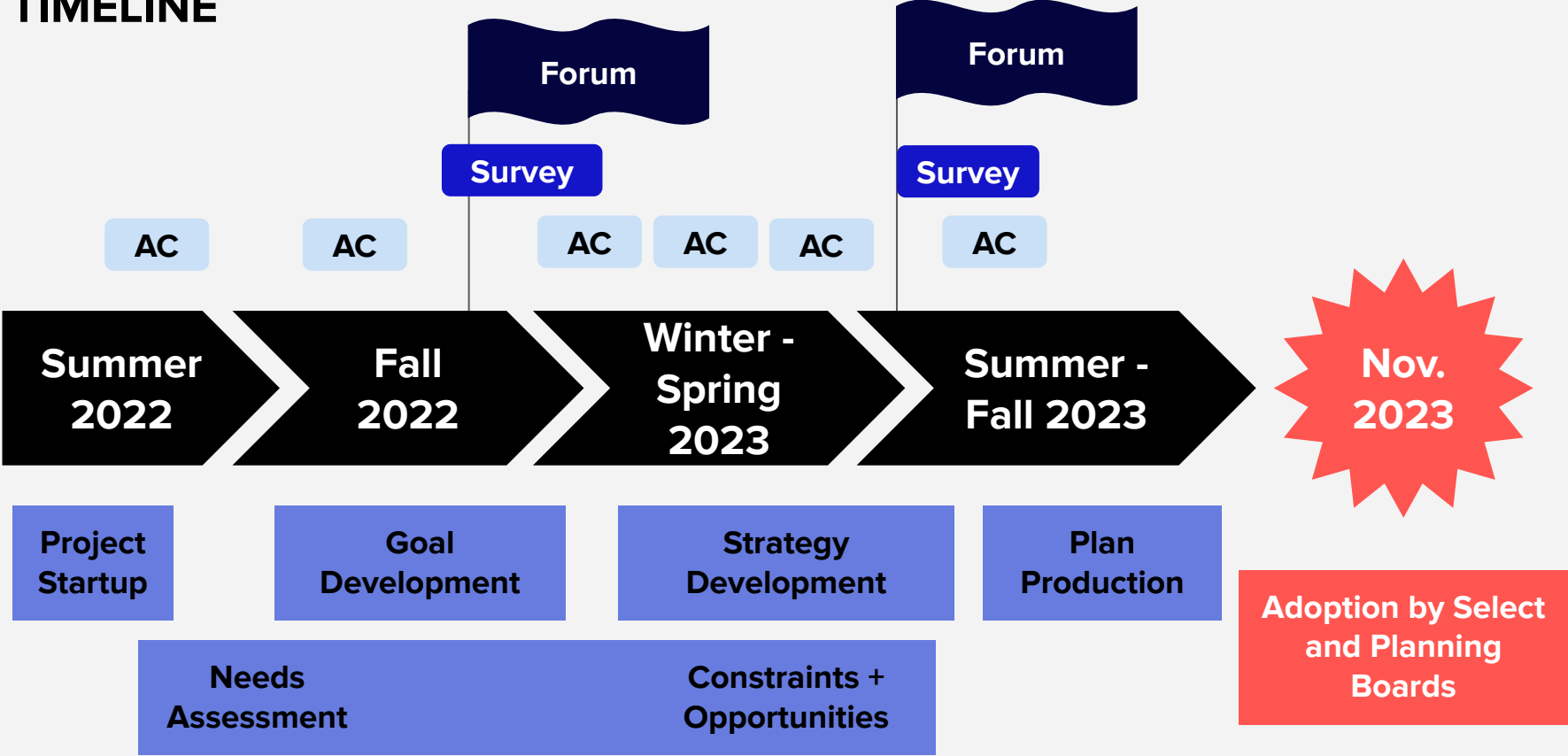
4 Opportunity Sites

5 Breakout Groups

1

Plan Update

TIMELINE

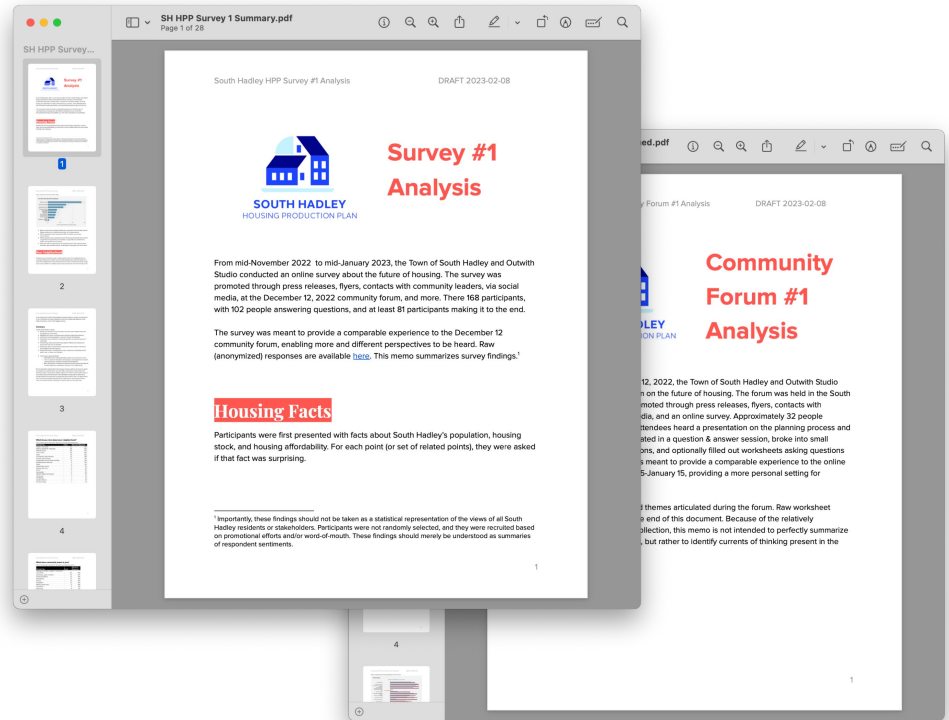


Calendar

6/22	Community Forum #2
6/23 – 7/4	Extended Community Forum Public Comment Period
7/5 – 7/16	Draft HPP Compiled
7/17 – 7/31	Draft HPP submitted to Advisory Committee for review
8/1	Draft HPP issued to Planning Board for review
8/14	Planning Board Meeting – Presentation by Outwith Studio on HPP highlights, comments from Board; Invite Advisory Committee for discussion (post joint meeting)
8/28	Second Draft HPP issued for public comment (30-day comment period)
9/11	Second Draft HPP Public Hearing
9/25	Second Draft HPP Public Hearing continuation (TBD depending on public comment)
9/29	30-day Public Comment Period ends
10/2 – 10/13	HPP revisions by Outwith Studio
10/16	Final HPP issued
November	Joint Selectboard & Planning Board Meeting for adoption

Fall/Winter Engagement

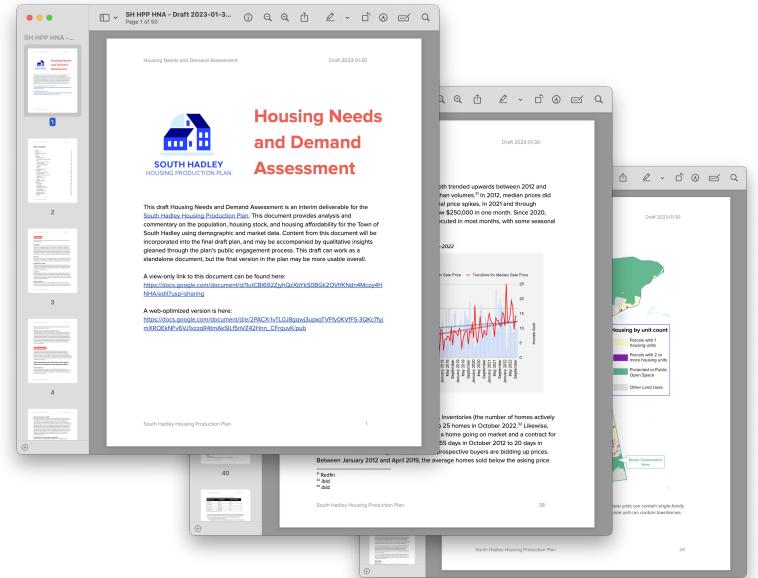
- Survey #1
- Community Forum #1
- Housing priorities included:
 - ◆ Housing for low and moderate income households
 - ◆ Housing for young people and families
 - ◆ Affordable range of housing options
 - ◆ Housing with access to amenities



Draft Needs Assessment

→ Some highlights:

- ◆ Large 18-24 pop (mostly MHC) and large 55+ pop
- ◆ 2,200 single-person households
- ◆ 33% of homes built in 1940-59
- ◆ 63% of homes are detached single-family residences
- ◆ Median land area per unit has doubled in last 100 years
- ◆ 40% of households are low-income (could qualify for Affordable Housing)
- ◆ 2,025 households are housing cost-burdened
- ◆ 774 homes are deed-restricted Affordable Housing

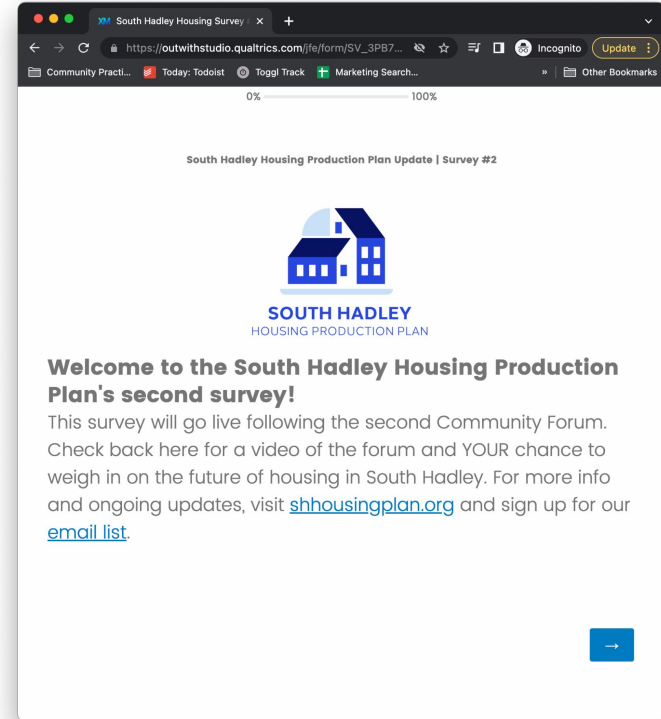


Further Analysis and Content Development

- Constraints on housing production
- Identifying potential development opportunities
- Drafting housing scenarios for a subset of opportunity sites
- Articulating housing goals based on public engagement and needs assessment
- Crafting a list of potential housing strategies for public discussion

Survey #2

- Covers the content in this forum
- It will include a video of this forum
- Allows you (and your friends and neighbors) to consider this content further and weigh in
- links.shhousingplan.org/survey2
- Goes live in the next few days



2

Goals

Goals

- **Market affordability.** Encourage housing that is more likely to be affordable to the typical household without subsidies.
- **Housing options.** Create more housing options that meet a wider range of needs, including housing for people of varied ages, household structures, and physical abilities.
- **Equity and inclusion.** Enhance the ability for people to live in South Hadley who might otherwise face challenges living here or have been historically marginalized through housing.
- **Deed-restricted Affordable Housing.** Facilitate production of deed-restricted affordable housing to ensure a base level of diversity and access.
- **Connections.** Promote development that adds amenities, connections, and infrastructure to South Hadley neighborhoods.
- **Benefits.** Ensure new and existing housing adds to the town's safety, sustainability, public health, and economic development.

Market affordability vs. Affordable Housing



Market Affordability

When (decent) housing on the open market is affordable to a wide range of household incomes without subsidy.



Affordable Housing

Homes that have capped prices/rents and are only available to income-eligible households. These homes usually require subsidies and carry deed restrictions.

2

Potential Strategies

What is a strategy?

- In an HPP, a strategy is a recommendation for local government action to achieve the community's housing goals.
- Statement of intention
- A strategy is often followed up by further analysis and engagement after the HPP process and before implementation. (Even once published, strategies aren't written in stone.)

How we got here?

- After the fall engagement and Housing Needs and Demand Assessment, we pulled together a list of potential strategies that addressed identified housing issues
- This “universe” of ideas included SH-specific interventions and best practices related to the identified issues.
- The Advisory Committee and staff rated these ideas on their appropriateness, viability, and their readiness for a wider discussion.
- **Based on that input, we narrowed the list to 15 relevant ideas that need consideration from the public.**

Types of Strategies

Regulatory

Policy

Programs

Funding

Regulatory



+



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Zoning Context

South Hadley's Zoning Bylaw Controls...

- Which land uses can go where
- How large buildings can be
- How buildings sit on the parcel
- Off-street parking
- All-around site design
- How development is permitted

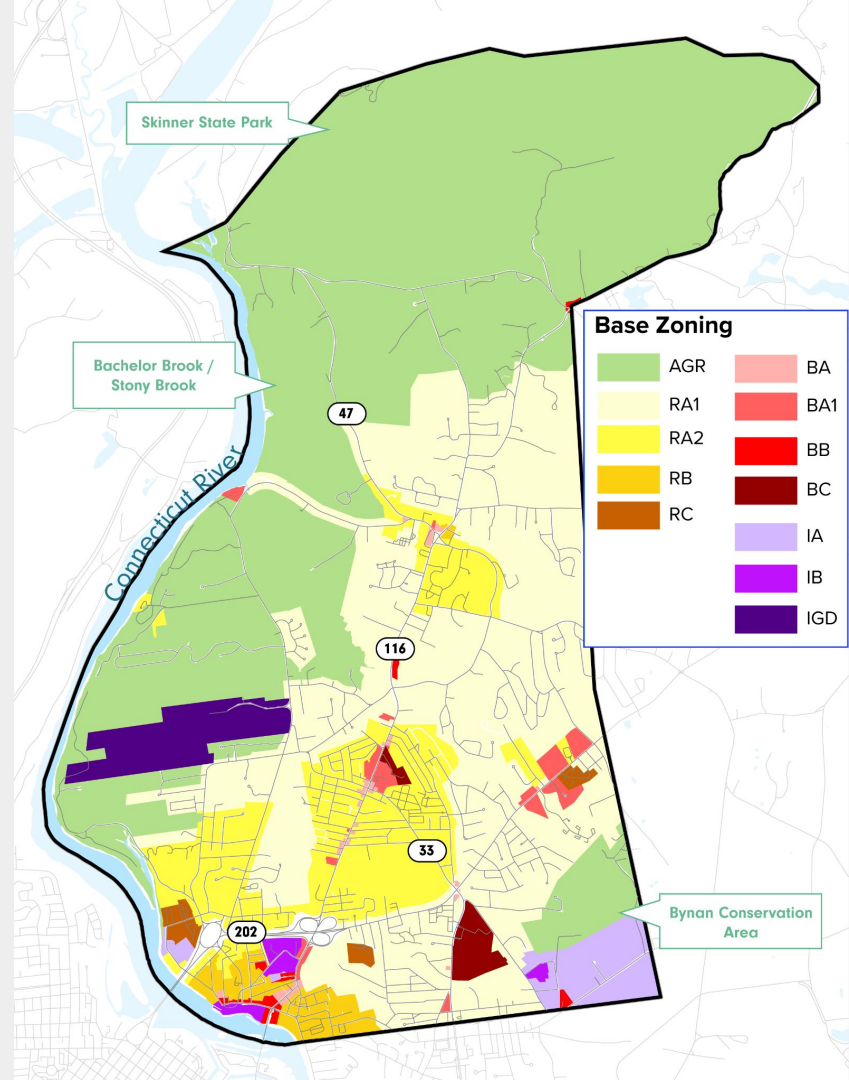
South Hadley's Zoning Bylaw...

- Divides town into “districts”
- Creates rules for each district
- Most districts are “base” districts...
- ...But some are “overlays,” which change rules in specific areas
- Includes texts, maps, and some attached documents
- Interacts with other land use regulations, like subdivision rules, conservation rules, state regulations, and individual deeds

Zoning Context

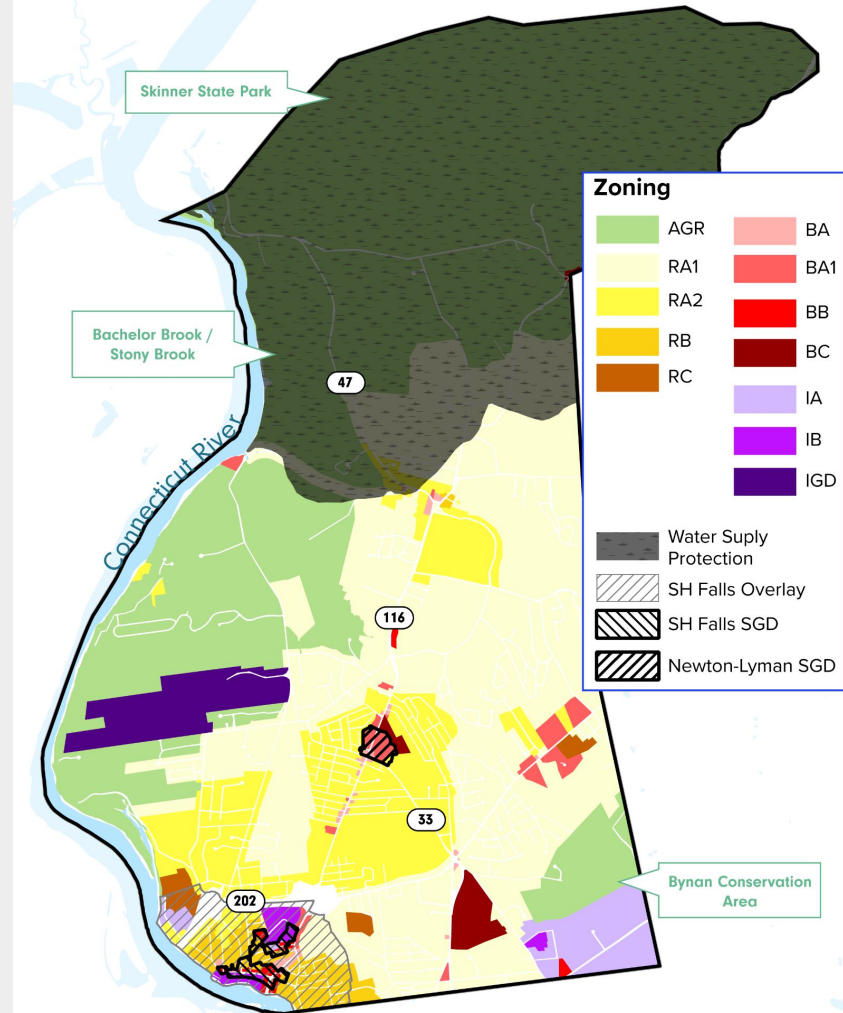
- 12 Base Districts
- 2% of base districts allow duplexes by right (RB+RC)
- 1% allow triplexes and multifamily by right (RC)

Zone	Size (ac)	Size (%)
AGR	511	51%
RA1	299	30%
RA2	98	10%
RB	15	1%
RC	5	1%
BA	2	0%
BA1	9	1%
BB	3	0%
BC	7	1%
IA	21	2%
IB	5	0%
IGD	24	2%



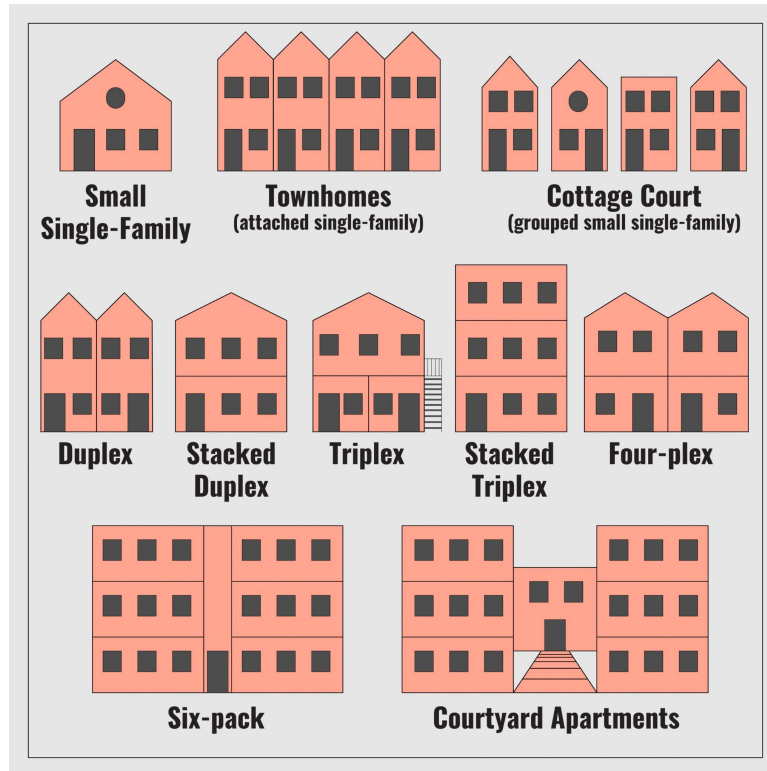
Zoning Context

- Four housing-related overlays
- ◆ Water Protection Overlay
 - ◆ SH Falls Overlay District
 - ◆ SH Falls Smart Growth Overlay
 - ◆ Newton-Lyman Smart Growth Overlay



1. Allow more “missing middle” housing types by right in more zoning districts.

Missing Middle Typologies



(Outwith Studio for State of New Hampshire)

Missing Middle in South Hadley



Missing Middle Examples



Other Examples



Missing Middle By-Right in Base Zoning

Use table summary (not for official use)	Residential				Agri.	Business				Industrial		
	RA1	RA2	RB	RC	AGR	BA1	BA	BB	BC	IA	IB	IGD
Single-family residences (SFR)	Y	Y	Y	Y	Y		Y	Y	SP			
SFR-to-duplex conversions		SP	Y		SP		Y	Y				
Duplex	SP	SP	Y				SP	SP				
Triplex	SP	SP	SPR	Y			SP	SP				
Multifamily (4+ units)	SP	SP	SP	SPR			SP	SP	SP			
Retirement communities		SP										
"Flexible developments" / Cluster	SP	SP	SP	SP	SP							

Y = Permitted by right

SPR = Permitted via Site Plan Review

SP = Permitted via Special Permit

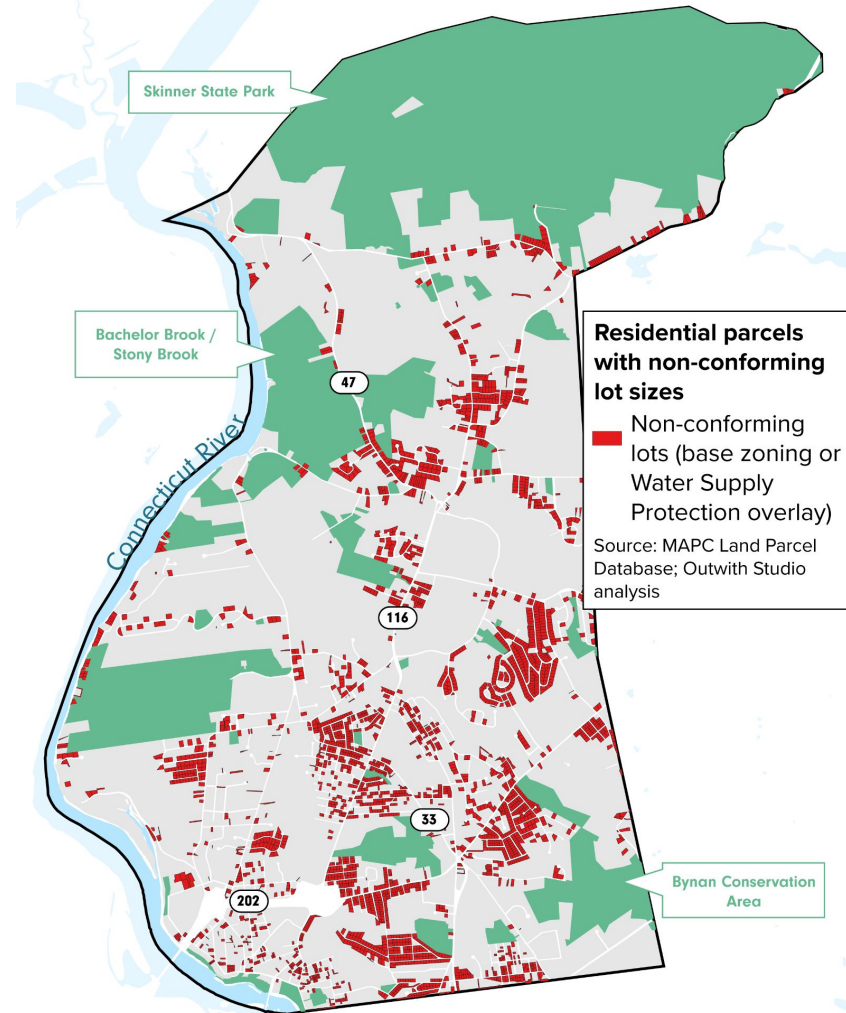
[Blank] = Banned

Outlined = Missing Middle By Right

2. Align residential dimensional requirements (e.g., minimum lot size, setbacks, etc.) with the historic pattern of development.

Zoning rules don't always match what exists now

- Lot size, setbacks, heights, density, parking, etc.
- Approximately 53% of residential parcels have non-conforming lot sizes (when assessing base zoning and the Water Supply Protection Overlay)



3. Adopt zoning-based incentives for deed-restricted Affordable Housing (e.g. density bonuses, dimensional relief, parking relief).

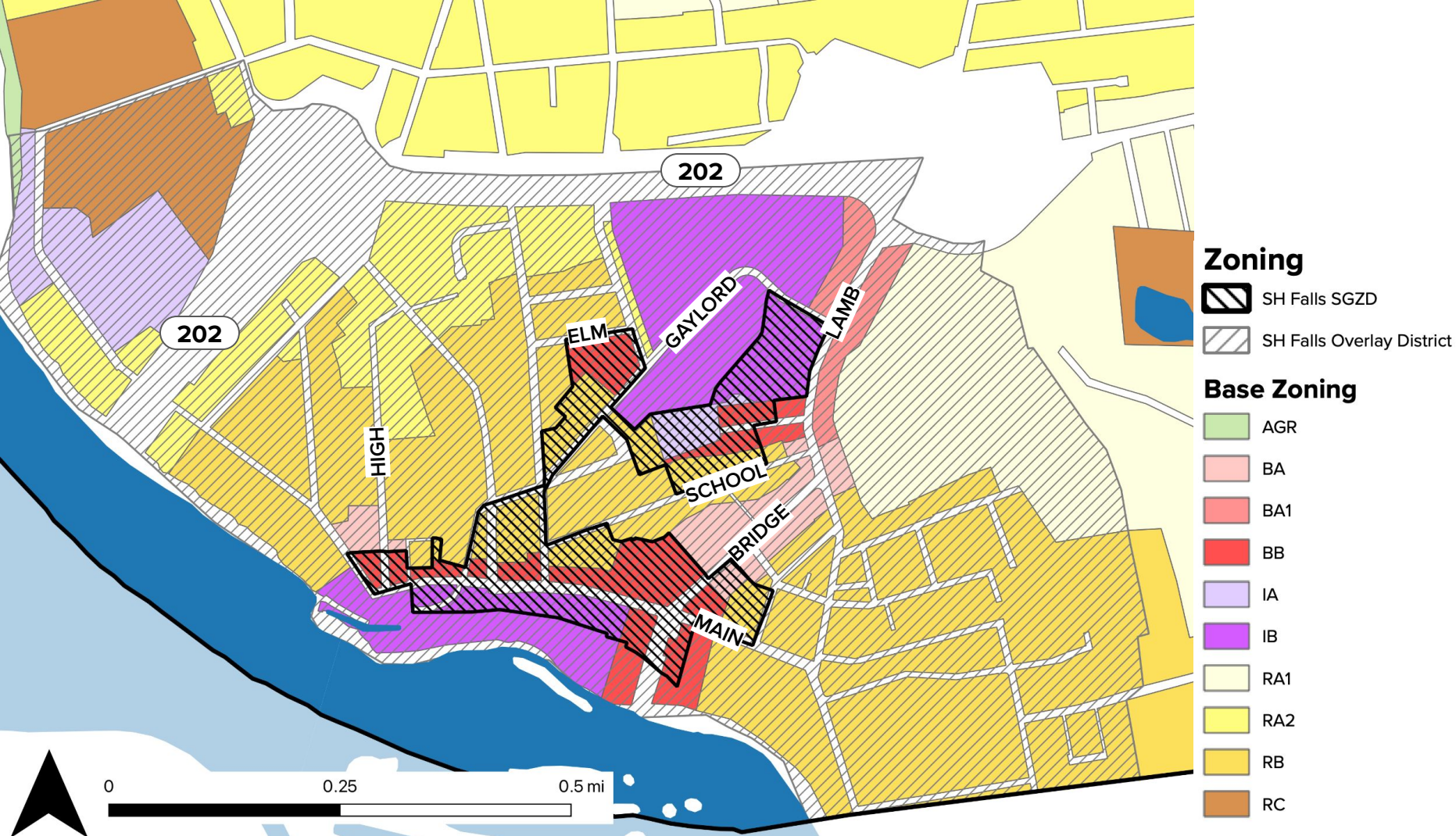
Zoning Incentives for Affordable Housing

- Voluntary Inclusionary Zoning
- Incentives could relate to density, dimensional relief (height, setbacks, etc.), and parking
- Similar to 40R “Smart Growth District”, but would not necessarily be bound by a district or the state’s density and affordability guidelines

4. Amend South Hadley’s “Smart Growth District” zoning and design guidelines to encourage development that is less expensive, more feasible, and more aligned with the community’s goals.

Smart Growth (“40R”) Districts











- Authorized by Mass law: Chapter 40R
- Allows for greater housing densities, but requires that a portion is deed-restricted Affordable Housing
- By-right permitting
- Opportunity for school cost reimbursement from state through Chapter 40S



Zoning

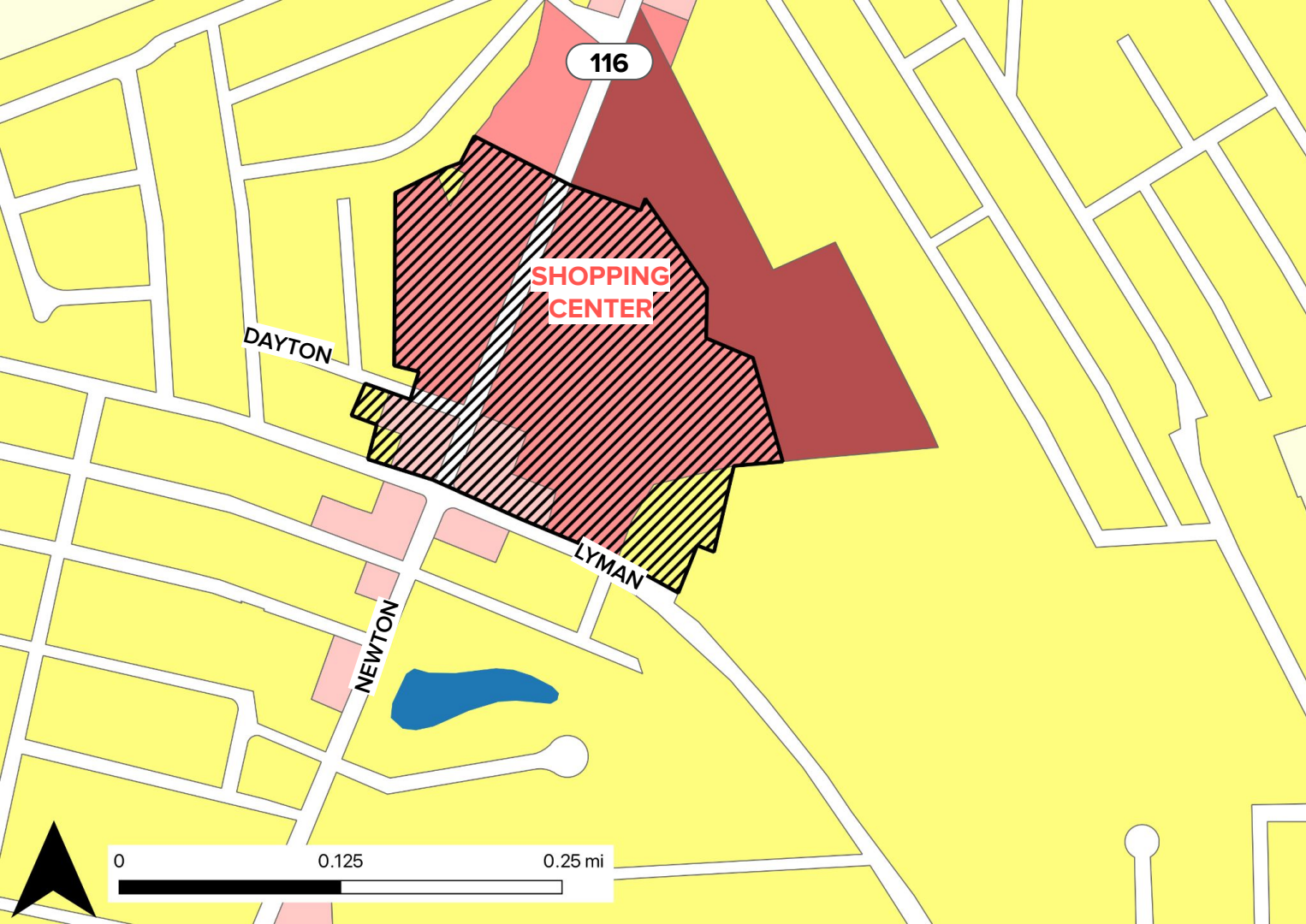
-  SH Falls SGZD
-  SH Falls Overlay District

Base Zoning

-  AGR
-  BA
-  BA1
-  BB
-  IA
-  IB
-  RA1
-  RA2
-  RB
-  RC

0 0.25 0.5 mi





116

SHOPPING CENTER

DAYTON

LYMAN

NEWTON

Zoning

 Newton-Lyman SGZD

Base Zoning

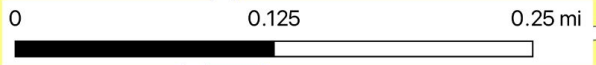
 BA

 BA1

 BC

 RA1

 RA2



40R Design Guidelines

Cornice completes building composition

Vertical upper story windows contrast with horizontal windows on the first level

Change in materials signals change in use

Larger windows open up the retail level to the street

Sheltered entries enrich pedestrian zone



Stepback at upper stories reduces building mass

Band courses reinforce building proportions

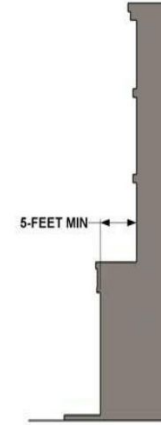
Smaller upper floor windows contrast with larger public size on the ground floor

Projecting horizontal reinforces human scale

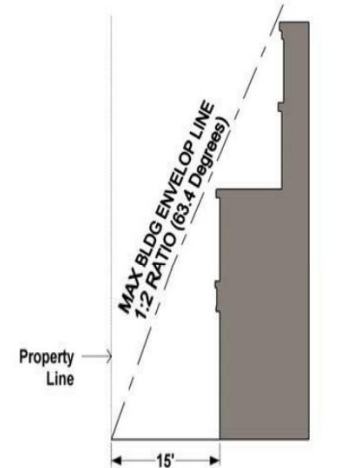
Taller first floor reinforces public zone



Section at 4th Story Step Back



Section at 2nd Story Step Back



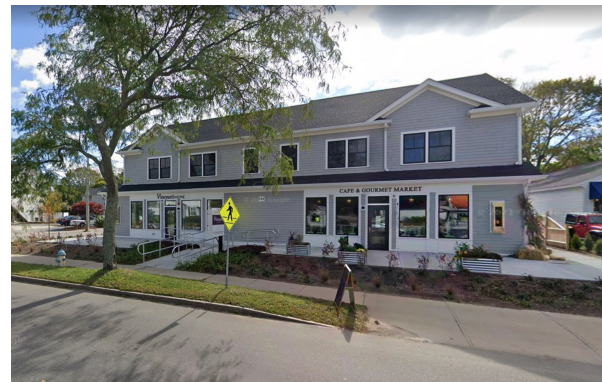
Section at Side Yard Step Back when Abutting a Residential District

Potential Changes

- Setbacks and frontages that can create imposing buildings in profit-maximizing conditions
- Stepbacks of upper floors that can increase structural costs
- Mixed-use requirements that can complicate small site (re)development

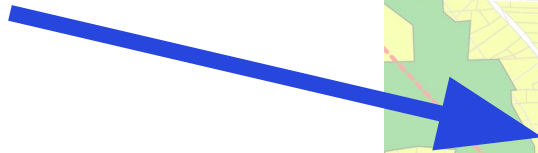
5. Enable low- and mid-density mixed-use development through zoning in strategic locations.

Low- and Mid-Density Mixed-Use

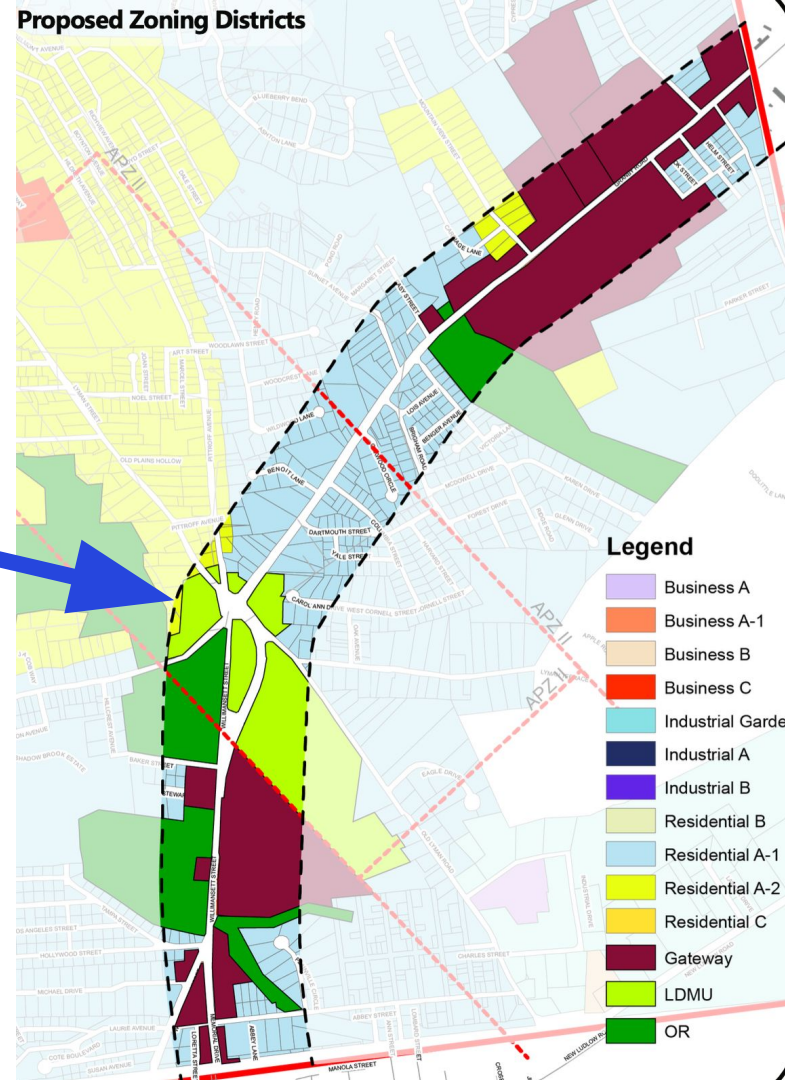


33/202 Corridor Study

- South Hadley's past plans proposed a low-density mixed-use zone, specifically calling out the 33/202 junction to be rezoned for that purpose
- The plan's proposal imagines a new village district with 3-story buildings



Proposed Zoning Districts



Policy

6. Support implementation of new ADU zoning and encourage production under the new law.

New ADU Bylaw



Use Classification	Residence				AGR	Business				Industrial		
	RA-1	RA-2	RB	RC		BA-1	BA	BB	BC	IA	IB	IG
Accessory Dwelling Unit - Attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N
Accessory Dwelling Unit - Detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N

Y = Allowed by-right

N = Prohibited

SPR = Site Plan Review

Common Challenges to ADU Production

- Architectural and site planning
- Utilities
- Funding and financing
- Administrative capacity (both of applicants and reviewers)
- Public understanding of rules, regulations, and their options

7. Use the Local Initiative Program (aka “Friendly 40B”) to strategically permit mixed-income development.

Local Initiative Program aka “Friendly 40B” for targeted permitting

- Chapter 40B’s “Comprehensive Permit” process overrides local zoning and creates a project-specific plan
- A “Friendly 40B” project is one where the Town is actively involved in the design of the project, and the Town’s support moves the project forward.
- Towns can use the Friendly 40B/Comprehensive Permit process to design and allow Affordable/mixed-income developments where zoning wouldn’t otherwise permit them

Use Local Initiative Program (LIP) for Mixed-Income



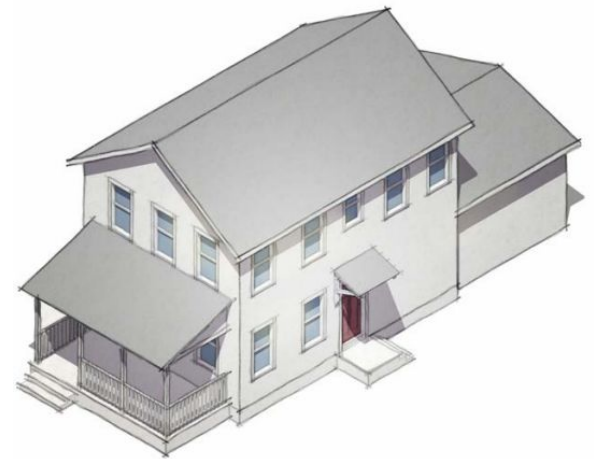
Photos: Avalon Acton Phase II (Avalon); Acton Meadows (Town of Acton)

8. Pre-permit designs for housing and open source the plans (leaving ability for site plan review).

Pre-Permitted Housing Designs

- Town hires architect to develop housing prototypes, variations on the prototypes, and plans for each.
- Town permits construction according to those plans without additional architecture/engineering (except site planning).
- Property owners/developers can purchase plans from the Town.
- Benefits: encourages housing that fits with the character of town, accelerates development, and reduces costs.
- Often used for infill, missing middle, and/or ADUs.

Pre-Permit Housing Designs



ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

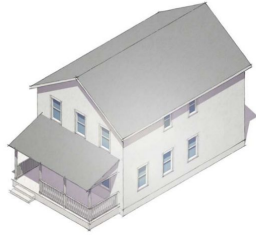
Images: South Bend Neighborhood Infill Catalog (City of South Bend, IN)

Pre-Permit Housing Designs

South Bend Neighborhood Infill | Standard House (3-bedroom)

The Standard House I

The 3-bedroom Standard House provides a comfortable, open floorplan in a detached fee-simple option that fits the city's most common sized infill lots. The massing and elevation options reflect a simple vernacular character present throughout South Bend's neighborhoods.



ZONING DISTRICTS ALLOWED



Building Type Overview	
Building Dimensions	
Building Height	2 story
Building Width	24'
Building Depth (incl. porch)	42'
Program	
Unit Configuration	3 bed / 2.5 bath
Unit Size (finished gross)	1,632 sq. ft.
Basement (unfinished)	816 sq. ft.
Porch (unconditioned)	168 sq. ft.
1st Floor	816 sq. ft.
2nd Floor	816 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$235,000 - \$285,000
Financing Options	30-yr mortgage

*Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2023 cost observations and are subject to future market variation.

Images: South Bend Neighborhood Infill Catalog (City of South Bend, IN)

Pre-Permit Housing Designs

Easton Plan C – Elevation 1



Images: Sacramento Infill Housing Program Pre-Approved Plans, Built Examples

Pre-Permit Housing Designs

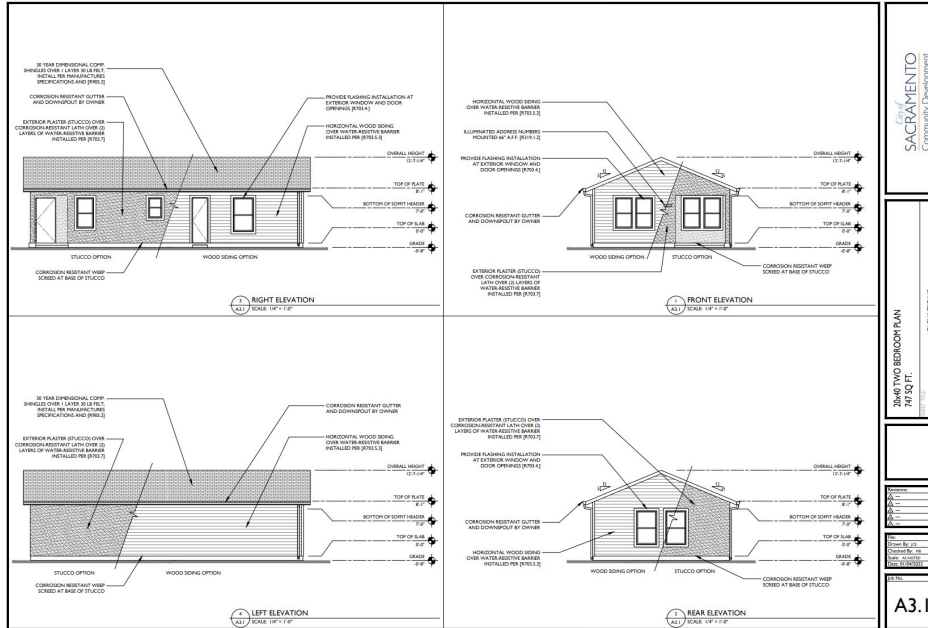


Image: Sacramento Pre-Approved ADU Program

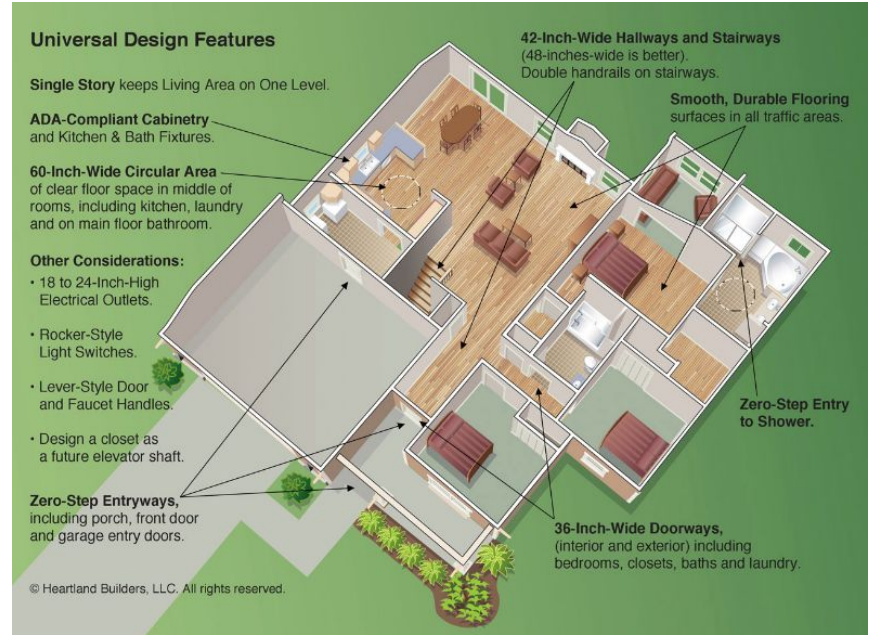
9. Encourage universal design principles in new housing development (through consultations with developers, pre-permitted designs, or other means) .

Universal Design Principles

1. Equitable Use
2. Flexibility in Use
3. Simple and Intuitive Use
4. Perceptible Information
5. Tolerance for Error
6. Low Physical Effort
7. Size and Space for Approach and Use

(via Center for Universal Design, NC State)

Universal design in action



Images: A UD kitchen (via Lifeway Mobility) and UD principles explained (via Heartland Builders)

10. Study the creation and funding of an Affordable Housing Trust, and follow through with the recommendations of that study.

Affordable Housing Trust Fund

- Semi-independent governmental organization that can hold money and land for affordable housing
- Typically accountable to Selectboard
- Helps to manage complex, multi-year transactions
- Preserve funds for housing to be spent when they're most appropriate
- Often funded by the community preservation act or development impact fees
- **South Hadley has already won outside funds to study setting up a local AHT.**



Image: a project jumpstarted by the Orleans Affordable Housing Trust, which purchased the site then RFP'ed it to an Affordable Housing developer.

11. Create and maintain a catalog of development opportunities.

Catalog of Development Opportunities

- South Hadley (in general) and its specific development opportunities are not in the spotlight among housing developers
- A catalog could promote South Hadley and specific opportunities for housing development
- This plan's "Development Opportunities" section can serve a first draft of a developer-facing catalog.
- The catalog could be updated annually/semi-annually with additions and removals.

12. Build relationships with a variety of organizations in the housing ecosystem, including nonprofit developers, for-profit developers, commercial real estate brokers, lenders, and others, whose interests could benefit housing in South Hadley.

Relationships with housing development entities



Image: Parsons Village, an affordable family rental townhome development in Easthampton. (Valley CDC)

Nonprofit developer examples include:

- Home City Development
- Wayfinders
- Valley Community Development
- Pioneer Valley Habitat for Humanity

Programs



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13. Work to continue and to promote home repair funding, either through CDBG-funded Pioneer Valley Planning Commission program or as standalone Town program.

Home repair funding

PVPC Housing Rehabilitation Program

HOME OUR STAFF WAITLIST FORMS FAQ'S ABOUT HOUSING REHABILITATION AGING IN PLACE

PROPERTY OWNERS HANDBOOK



Image: PVPC Housing Rehabilitation Program website

- PVPC offered up to \$40,000 to low- and moderate-income homeowners in a no-interest and forgivable loans for home repairs (lead paint removal, accessibility repairs, electrical/plumbing/HVAC/roof repairs, etc.)
- Program was federally funded and needs new funding to continue
- Program did not cover rental housing

14. Facilitate small-scale deed-restricted Affordable Housing production by purchasing land or buildings that can be used for housing.

Home values have increased 57% since their low in 2012

Home Values, January 2000 - July 2022



“In 2021, business entities purchased nearly 6,600 single-family homes across [Massachusetts], more than 9 percent of all single-family homes sold.” –WGBH, citing Warren Group Data

Source: Zillow Home Value Index, January 2000 - July 2022

Small-scale home purchases



Image: A duplex purchased and renovated by the Billerica Affordable Housing Trust and Billerica Housing Authority (via communitypreservation.org)

Funding



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15. Adopt the Community Preservation Act (CPA).

Community Preservation Act: About

- A surtax on property, up to 3% of the tax bill on eligible property value
- Towns typically exempt low-income, low- and moderate-income seniors, and/or the first \$100k of home value
- Money raised is transferred to a Community Preservation Committee (CPC) account
- The CPC account also receives state Community Preservation funds
- The CPC account can only spend money on historic preservation, affordable housing, and open space & recreation
 - ◆ It **must** spend at least 10% of its funds annually on each
- Towns can bond against their anticipated CPC revenue
- Typical funding source for Affordable Housing Trusts

Community Preservation Act: Example Calculation

→ Assume:

- ◆ The Town passes CPA with a surtax rate of 1.5% and an exemption on the first \$100,000 of property value.
- ◆ You own a home with the median value of a single-family home, and that home is in Fire District 1.

Median Single-Family Residence Assessed Value*	\$243,400
Eligible Value after \$100k exemption	\$143,400
Tax rate (including FD 1) in 2023	\$17.55
Taxes on eligible value	\$2,517
Assumed CPA Rate	1.50%
2023 CPA Bill	\$38

* Outwith Studio calculations on town assessors data (where single-family land use code = "1010").

Community Preservation Act: Example Calculation

→ Assume:

- ◆ The Town passes CPA with a surtax rate of 1.5% and an exemption on the first \$100,000 of property value.

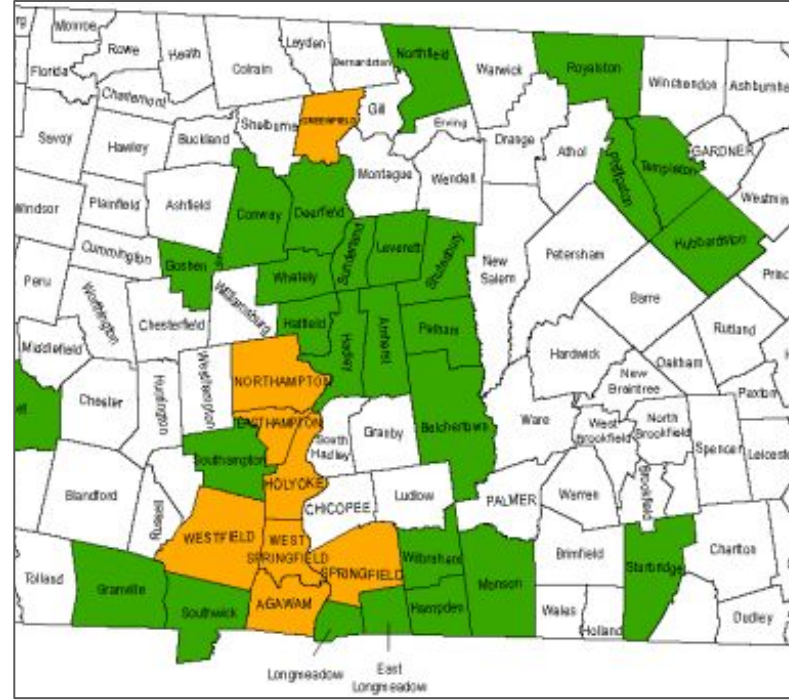
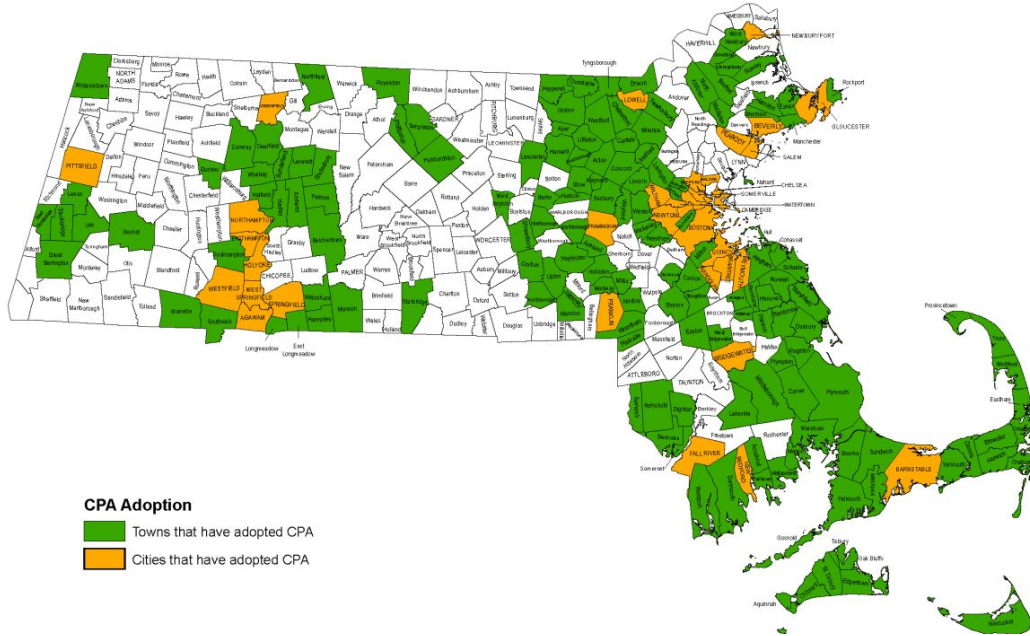
→ FY 2023 estimates

- ◆ Median SFR Tax Bill for 2023 would be \$38.
- ◆ The approximate amount raised for CPA from residential and commercial property in 2023 would be roughly \$290,000.
- ◆ These are **very rough** estimates and should undergo more thorough analysis.

Community Preservation Act

Community Preservation Act Adoption

April 2022



16. Use remaining ARPA funds for strategic housing investments.

ARPA: About

- The American Plan Rescue Act provided federal emergency funding to state and local governments in response to COVID-19.
- Money has to be spent on eligible activities
 - ◆ Emergency support for affected individuals and industries
 - ◆ Investments in disproportionately impacted communities, **including investment in Affordable Housing**
 - ◆ Investments in water, sewer, and broadband infrastructure
- Funds must be obligated by the end of 2024 and spent by 2026

ARPA in South Hadley

- South Hadley's ARPA allocation was \$5,268,233
- As of the TA's [3/21/2023 presentation](#), \$4,582,460 has been approved or earmarked (including the budget for this HPP)
- \$685,773 remains unallocated
- A portion of these funds could be spent to fund an Affordable Housing purchase or development project.
- Funds must be tied to a specific project and spent by 2026. (They cannot fund a Affordable Housing Trust.)

Review



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Review of Potential Strategies

1. Missing middle housing by-right
2. Dimensionals to historic patterns
3. Zoning incentives for Affordable Housing
4. Amend 40R
5. Low-Density Mixed Use
6. Support ADU law implementation
7. Friendly 40B
8. Pre-permit housing designs
9. Encourage Universal Design
10. Affordable Housing Trust study
11. Housing Opportunity Catalog
12. Build relationships in housing ecosystem
13. Repair funding program
14. Home purchases for Affordable Housing
15. Pass CPA
16. Remaining ARPA funds for housing

4

Opportunity Sites

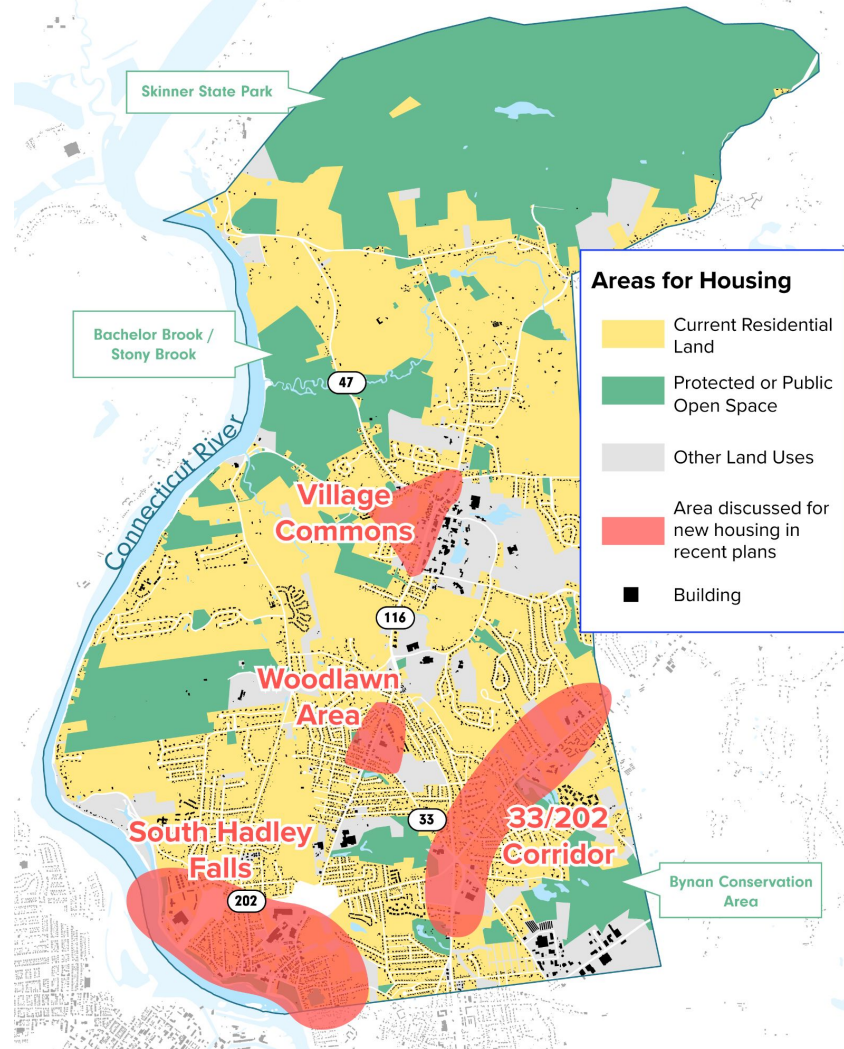
Opportunity Sites: HPP Requirements

- Must identify specific sites for potential housing development
- Sites don't have to be currently viable
 - ◆ Owner doesn't have to be engaged in process
 - ◆ Zoning doesn't have to be just right

Previously Identified Areas

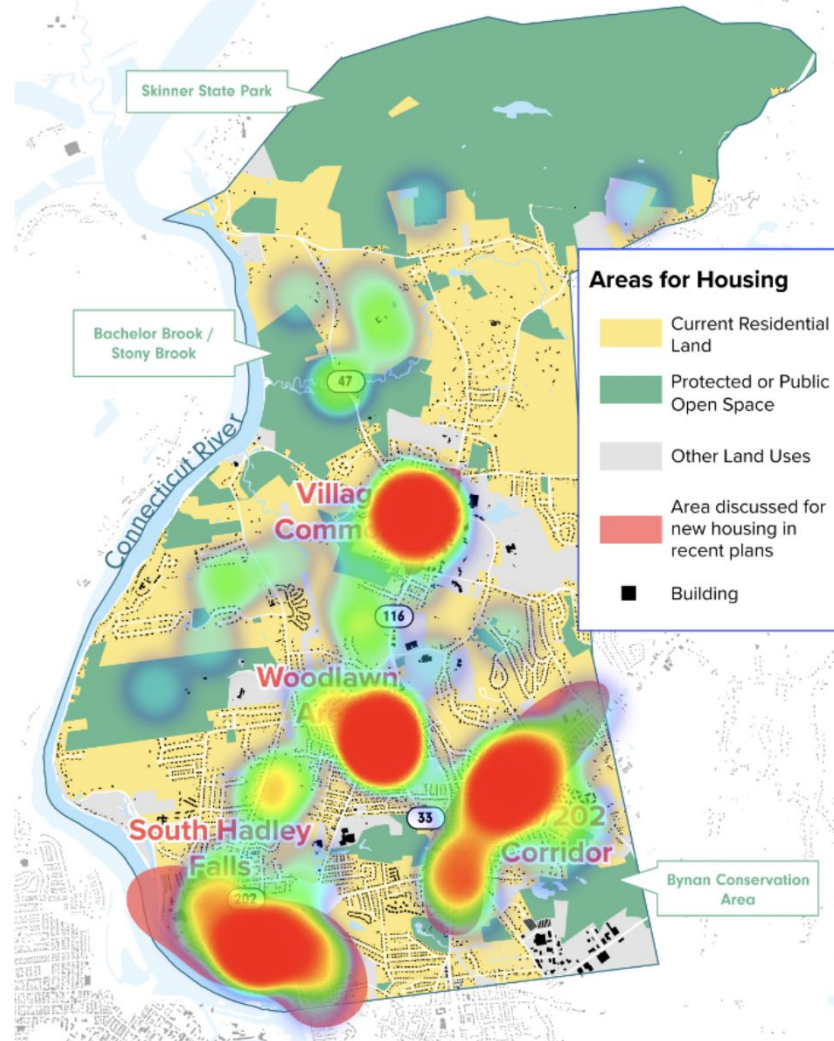
Past Plans noted

- Village Commons
- Woodlawn Area
- South Hadley Falls
- 33/202 Corridor



Public Input

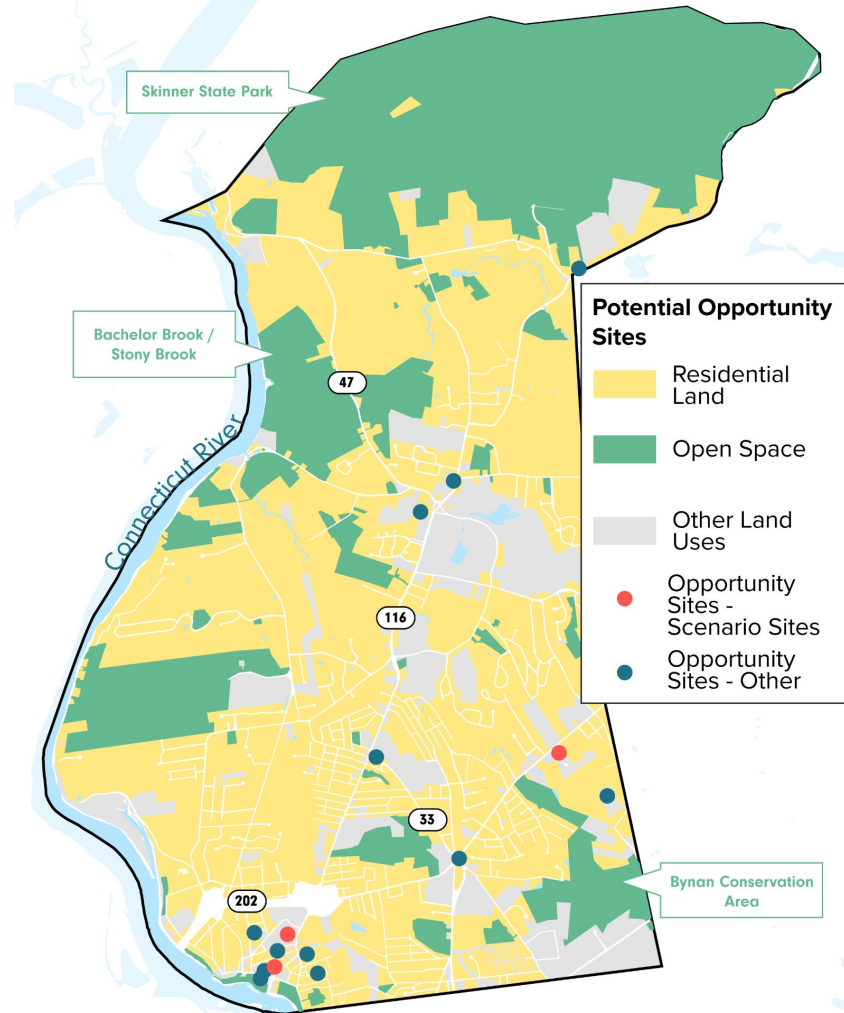
- Fall engagement largely affirmed previous plans' identified areas, with some additional (though less enthusiastic) support for alternative areas
- This includes survey results (right) and Community Forum #1 discussions



Potential Opportunity Sites

- 14 potential sites identified
- Mix of...
 - Size
 - Location
 - Current conditions
 - Developer interest
 - Regulatory conditions

See handouts for close-up maps
and street views



“Test-Fit” Scenarios

- On three of the potential opportunity sites, we tested what would be possible under different zoning scenarios, including present zoning and ideas that violated current rules, but were conceivable.
- These are meant to give information to the public and inform the planning process, not to be fleshed out proposals.

Test Fit Sites

36 Bridge Street



506 Granby Road (Liquor Town)



Mill 6



36 Bridge St.

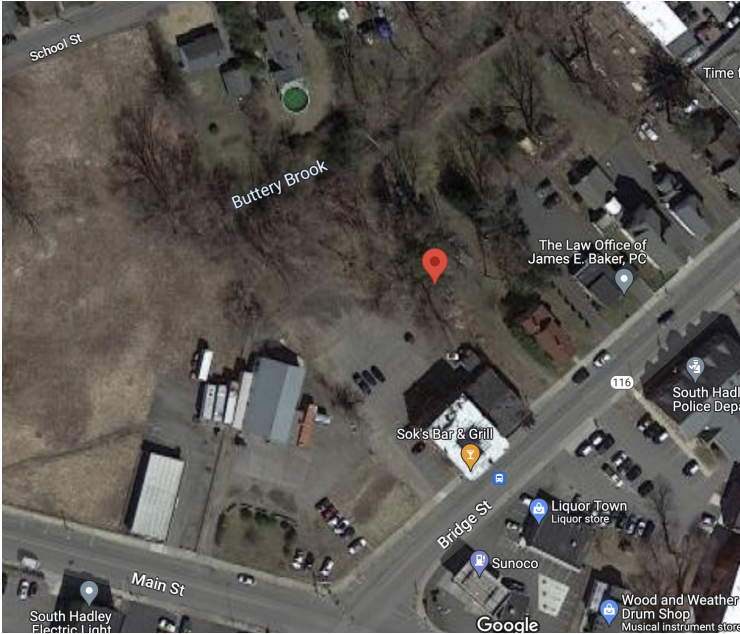


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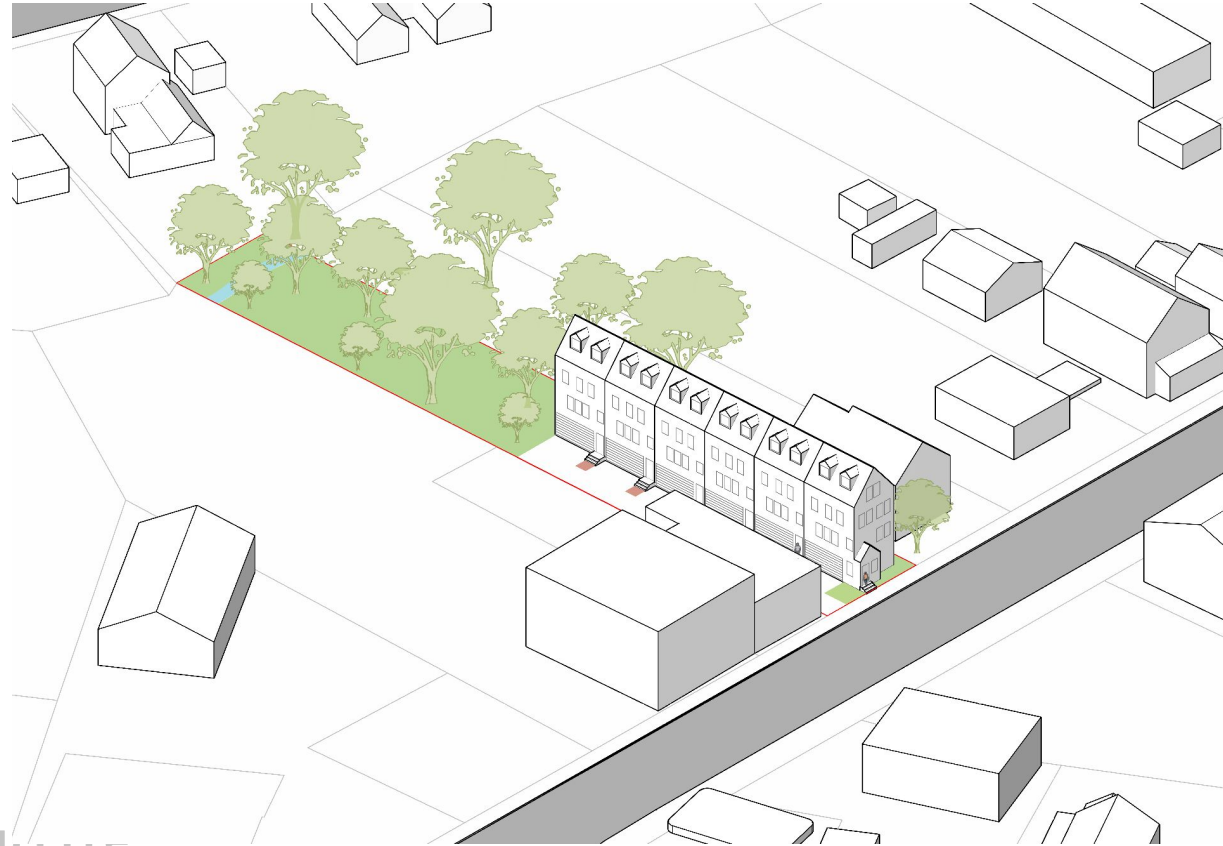
36 Bridge Street



36 Bridge Street: Scenario 1 – Townhomes

Site Area: 12,800 sq ft
Building Footprint: 2,880 sq ft
Stories: 3.5
Height: 45'
Dwelling Units: 6 (2 affordable)
Unit Types: 3 bedrooms
Unit Size: 1,250 sq ft
Total Building Area: 7,500 sq ft
Parking: 12 spaces (in unit)

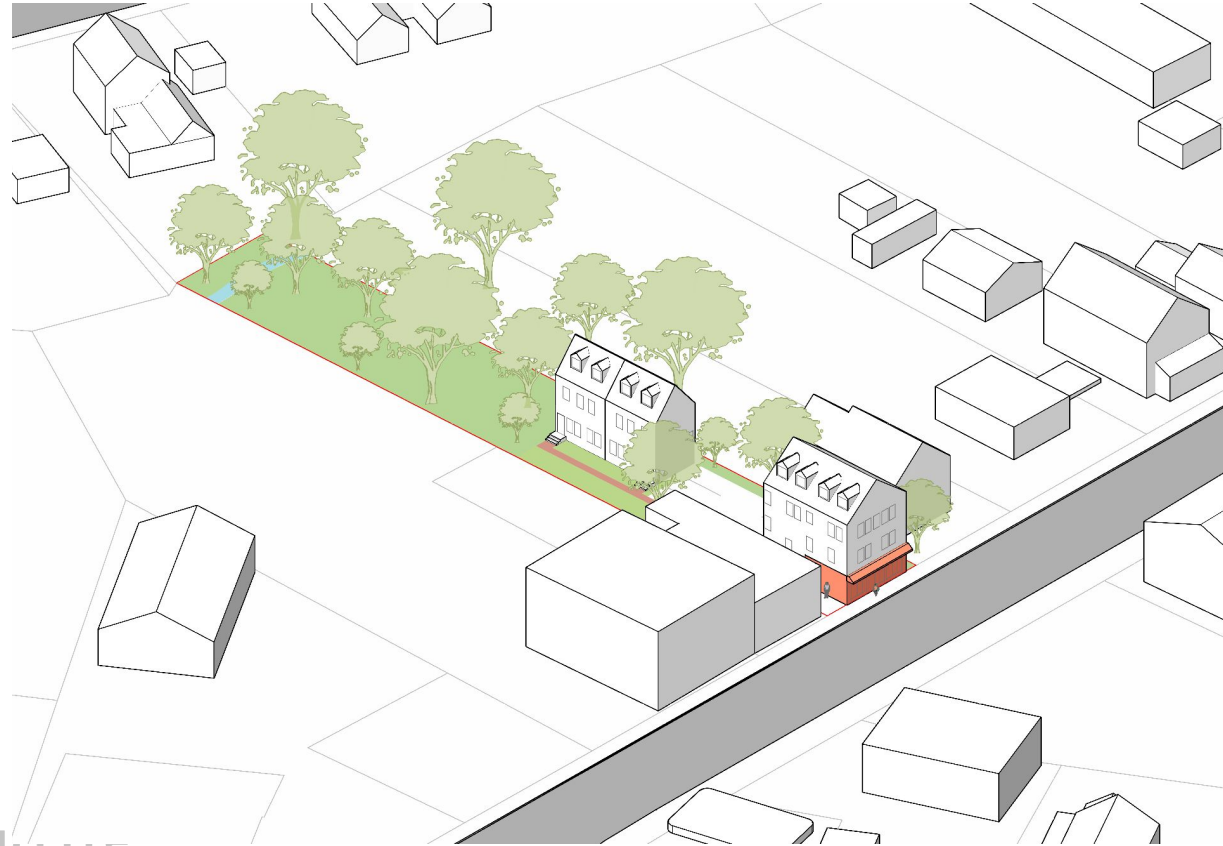
No zoning relief needed. All under
SH Falls Smart Growth District.



36 Bridge Street: Scenario 2 – Mixed-Use + Duplex

Site Area: 12,800 sq ft
Building Footprint: 2,160 sq ft
Stories: 3.5
Height: 45'
Dwelling Units: 4 (1 affordable)
Unit Types: 2-4 bedrooms
Unit Size: 1,250–2,360 sq ft
Total Building Area: 6,820 sq ft
Parking: 5 (surface)

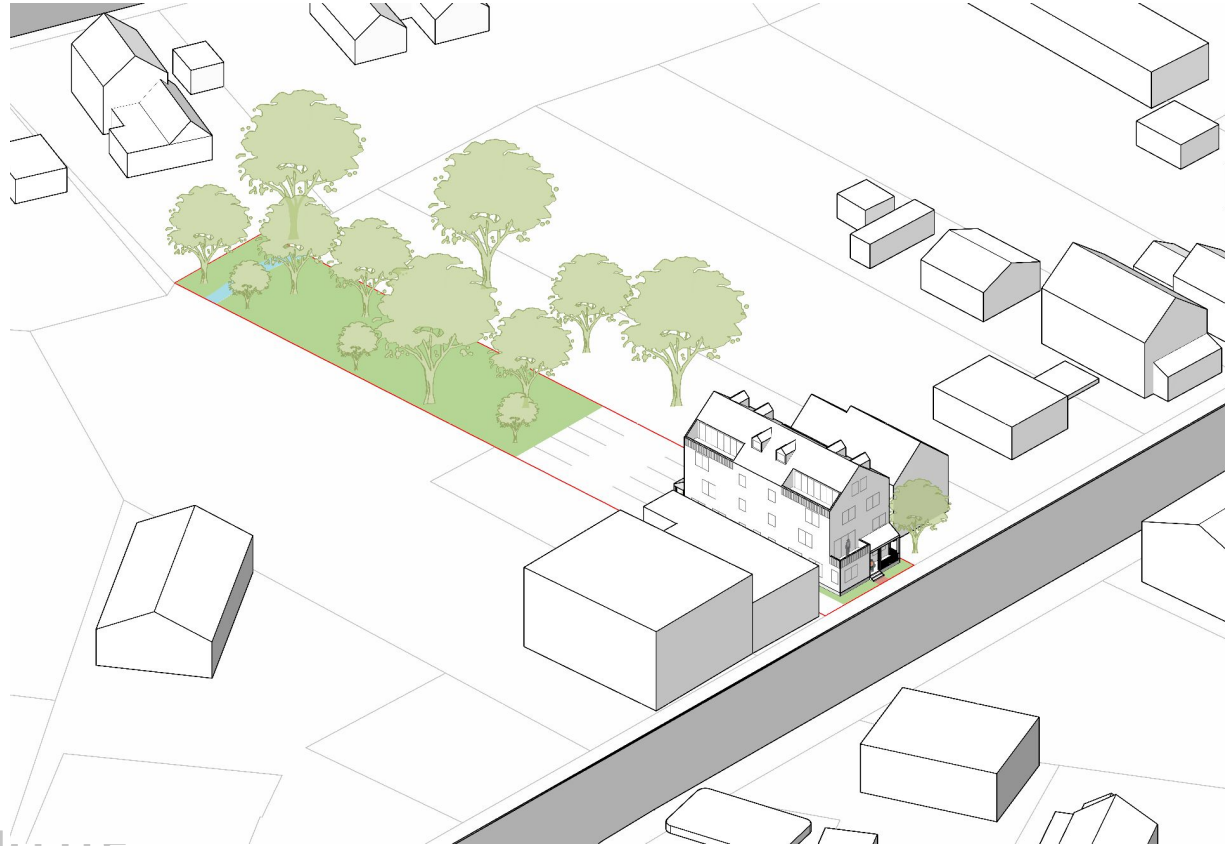
No zoning relief needed. All under
SH Falls Smart Growth District.



36 Bridge Street: Scenario 2 – Small Multifamily

Site Area: 12,800 sq ft
Building Footprint: 2,400 sq ft
Stories: 3.5
Height: 45'
Dwelling Units: 7 (2 affordable)
Unit Types: 2 bedrooms
Unit Size: 1,050–1,120 sq ft
Total Building Area: 7,570 sq ft
Parking: 9 (surface)

No zoning relief needed. All under
SH Falls Smart Growth District.



Mill 6

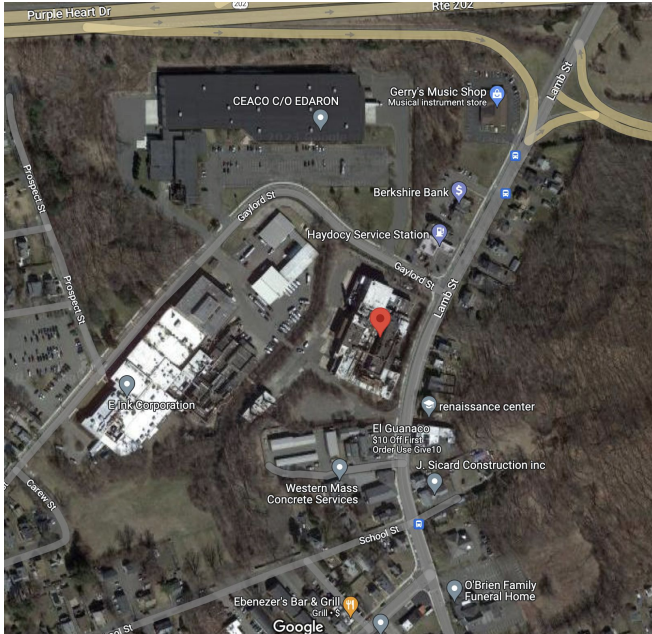


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Mill 6



Mill 6: Scenario 1 – Conforming Corridor Building

Site Area: 178,000 sq ft

Building Footprint: 26,800 sq ft

Stories: 4

Height: 42'

Dwelling Units: 90

Unit Types: 1–3 bedrooms

Unit Size: 1,050 sq ft (average)

Total Building Area: 104,000 sq ft

Parking: 120 (surface)

No zoning relief needed. All under
SH Falls Smart Growth District.



Mill 6: Scenario 2 – Townhomes + Corridor Building

Site Area: 178,000 sq ft

Building Footprint: 24,220 sq ft

Stories: 4

Height: 42'; 35'

Dwelling Units: 85

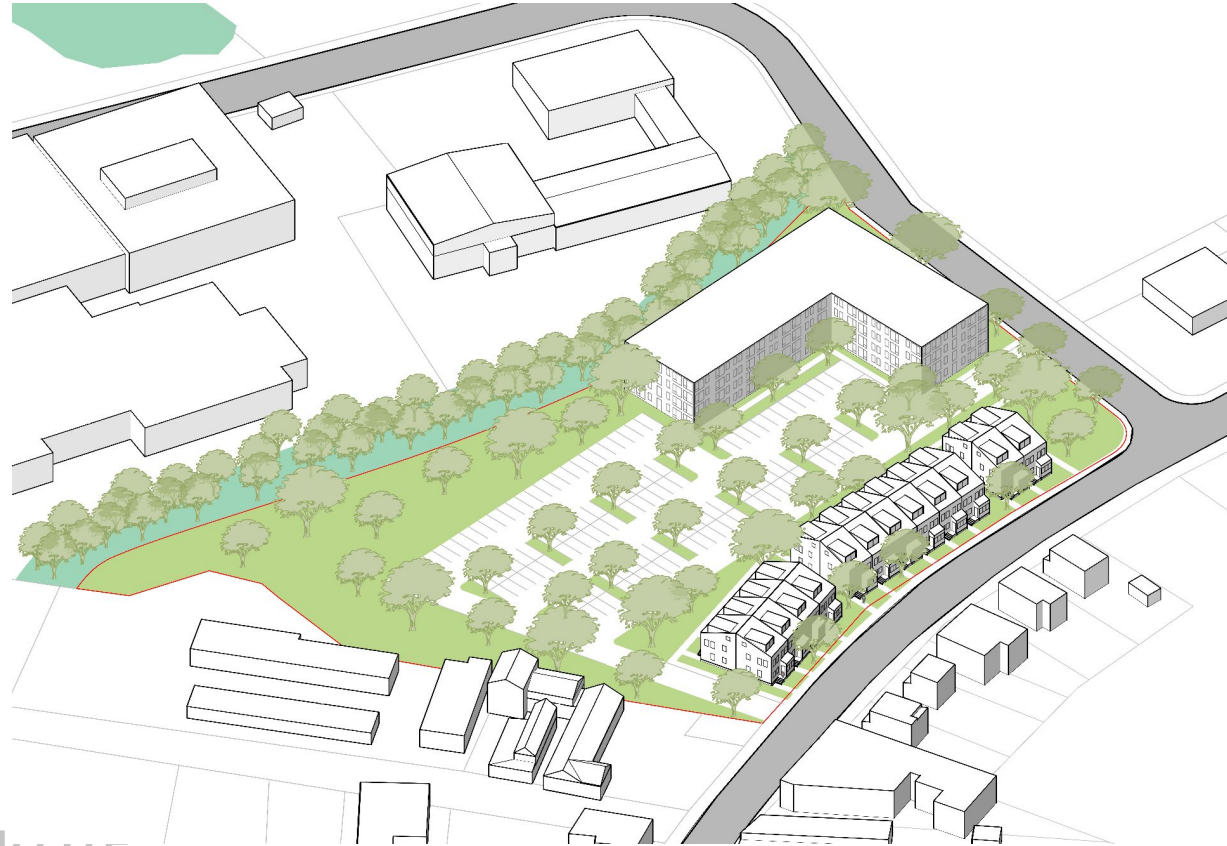
Unit Types: 1,2,3 bedrooms

Unit Size: 1,050 sq ft (avg multifamily); 1,500 TH

Total Building Area: 110,000 sq ft

Parking: 130 (surface)

Regulatory relief: SG District's required forth floor stepback ignored. (Strategy 4)



Mill 6: Scenario 2 – Corridor Building Redesign

Site Area: 178,000 sq ft

Building Footprint: 27,500 sq ft

Stories: 4

Height: 45'

Dwelling Units: 85

Unit Types: 1,2,3 bedrooms

Unit Size: 1,050 sq ft (average)

Total Building Area: 109,600 sq ft

Parking: 130 (surface)

Regulatory relief: SG District's required forth floor stepback ignored; maximum setbacks ignored. (Strategy 4)



506 Granby Rd.

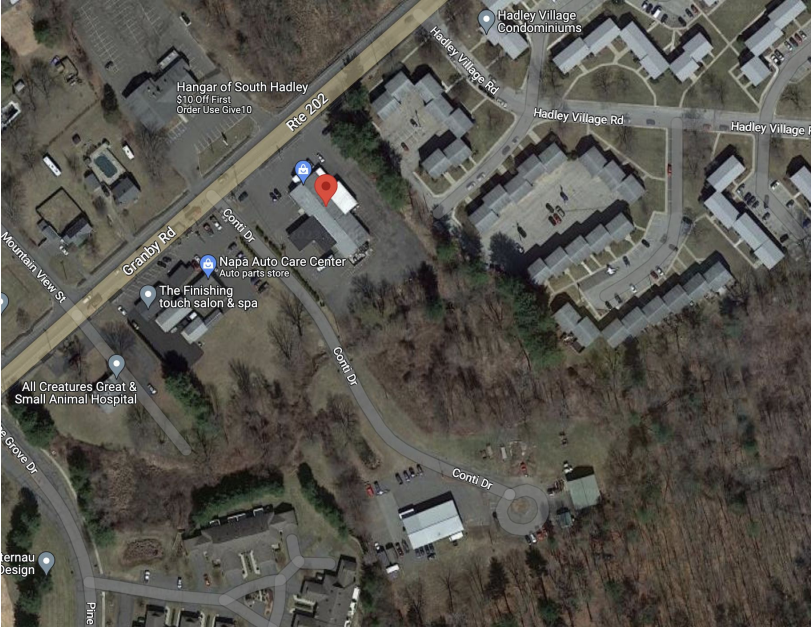


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506 Granby Road



506 Granby: Scenario 1 – Small-Unit Multifamily Behind Existing

Site Area: 162,000 sq ft (whole lot)

Building Footprint: 16,500 sq ft

Stories: 3

Height: 40'

Dwelling Units: 57

Unit Types: 1 bedrooms

Unit Size: 650 sq ft

Total Building Area: 49,500 sq ft

Parking: 66 (surface)

Regulatory relief: multifamily residential allowed, parking requirements decreased. (Strategy 1, Strategy 2)



506 Granby: Scenario 2 – Townhomes Behind Existing

Site Area: 162,000 sq ft (whole lot)

Building Footprint: 10,800 sq ft

Stories: 2.5

Height: 30'

Dwelling Units: 20

Unit Types: 2 bedrooms

Unit Size: 985 sq ft

Total Building Area: 19,700 sq ft

Parking: 32 (surface)

Regulatory relief: rezone the back
of the site as Residence C.
(Strategy 1)



506 Granby: Scenario 3 – Townhomes Behind New Mixed-Use

Site Area: 162,000 sq ft
Building Footprint: 10,800 sq ft
Stories: 2.5 (TH), 3 (mixed-use)
Height: 34' (mixed-use)
Dwelling Units: 32
Unit Types: 2 bedrooms
Unit Size: 985–1,015 sq ft
Total Building Area: 48,500 sq ft
Parking: 112 (surface - including commercial)

Regulatory relief: rezone as Residence C in the rear and allow mixed-use multifamily in the front.
(Strategy 1, Strategy 5)



5

Breakout Groups

Discussion Instructions

- At your table, a facilitator will lead a discussion
- One person should volunteer to report out the discussion.
- Discuss the **strategies** and consider which you would prefer as priority recommendations.
- Once you've considered and discussed, **write your responses on the worksheet.**

6

Next Steps

Next Steps

- Survey #2 covering this content:
links.shhousingplan.org/survey2
- Edit strategies, prioritize list, add strategies if needed
- Produce long-form draft of entire plan (including updated HNA, housing targets based on Town's official Subsidized Housing Inventory, development constraints and opportunities, and draft goals and strategies)
- Review the draft and its recommendations with relevant stakeholders
- (See schedule at shhousingplan.org)



SOUTH HADLEY
HOUSING PRODUCTION PLAN

COMMUNITY FORUM
June 22, 2022



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