

Pioneer Valley Planning Commission

Community Design & Predevelopment Services

PVPC now offers a suite of design and development-support services to help municipalities move smart growth projects forward. Whether you are looking to create a new park, conservation area, mixed-use development, affordable housing community, or other smart growth project, PVPC offers professional planning and design services to help you:

- Integrate “green” site design and building into your project
- Assess the site and develop concept designs
- Address complex environmental, property ownership and zoning issues
- Gather public input and foster community support
- Develop a funding plan and pursue grants to make your project possible
- Manage additional predevelopment activities, including environmental, fiscal and traffic studies
- Write, issue and review RFPs to assemble a development team
- Communicate and coordinate with your private sector partners

Site Planning & Design

Predevelopment planning is critical to successful developments. We conduct detailed site and context assessments, and we analyze zoning, property ownership, traffic, parking, and alternative transportation issues to help make informed decisions. PVPC can also assist with site selection and historic preservation, conduct preliminary traffic studies, and manage additional early phase planning studies from appraisals to feasibility analyses.

Concept design helps you get the development you want. We synthesize the available information and generate alternative concept designs for your site to help you visualize and assess the merits of different development options. These alternative design options can become the basis of critical discussions about the form your development will take, and they can also become the basis of public discussions. PVPC generates final concept designs that



can be used for public outreach, as the basis of RFPs for the next phase of development, to support grant funding proposals, or to support follow-up regulatory measures such as special zoning districts, performance standards, and form-based code.

Project Management

We offer predevelopment phase planning and coordination services and can facilitate communication of complex issues between you and your project partners. We provide in-house services and also help coordinate third-party services to complete your project, including appraisals, environmental feasibility studies, preliminary financial feasibility analyses, resolution of legal issues, land surveys, environmental impact studies, etc.

Brownfield Mitigation

PVPC provides assistance with assessment, cleanup and redevelopment of environmentally contaminated sites. We help secure funding for Phase I, II and III Environmental Site Assessments, as well as site remediation and redevelopment. We pursue project partners and integrate brownfield considerations into the planned reuse and design of the site. Our brownfield staff help select qualified environmental professionals; communication with local, state and federal officials; public outreach; and quarterly grant management.

Community Outreach

Increase the probability that your project will succeed by responding to the needs, desires and attitudes of residents, and by fostering public understanding and buy-in. Our staff have experience collecting public input using community surveys, public forums and visioning workshops. We also conduct design charrettes, intensive planning workshops in which citizens, designers and others generate new ideas and collaborate on a vision of how a development should look and function. Our staff can tailor a specific outreach and education strategy to foster community support for your project, including formal presentations, Q&A sessions, discussion forums, workshops, brochure and website development, press releases and additional public relations. When controversies arise or are anticipated, we help frame the issues and develop specific strategies to address residents' concerns. We also provide training materials and sessions to help local representatives communicate directly with their constituents.

Green Site Design & Building

Interested in greening your development project? We can assist with site selection and provide a green site design and building feasibility study that identifies viable sustainable design strategies for your site, new buildings, or existing facilities. We examine the viability of numerous green site

design strategies, including low impact development, and our green building assessment identifies potential LEED® (Leadership in Energy and Environmental Design) green building rating system points that your project may be able to earn. We help you set attainable green building goals and develop a strategy for achieving LEED® Certification. In addition, we can incorporate your green site design, building and LEED® Certification goals into RFPs, and we assist in the selection of qualified green development professionals. Once you have selected your development team, we coordinate a sustainable design charette involving municipal partners, private partners, and design/development professionals to establish more detailed sustainable design and energy efficiency goals. Once schematic designs are developed, we provide a detailed assessment of LEED® eligibility. Throughout the project, we organize the preparation and submittal of documentation to obtain official LEED® Certification from the United States Green Building Council.

Funding Assistance & Grant Writing

PVPC can develop a plan to leverage various federal, state, local and private funding sources to finance your project. Our services include grant research, writing, and management.



Before



After

Procurement Assistance & Project Bidding

PVPC offers full procurement and project bidding services to help turn your development concept into a reality. We market your site, write and issue

Requests for Proposals (RFPs) and Requests for Qualifications (RFQs), coordinate pre-bid site visits, and answer questions submitted by bidders. We also review bid proposals and assist in selecting qualified professionals to perform the job.

Development & Post Development Support

During development, PVPC offers assistance with permitting, conflict resolution, rezoning, public hearings, public outreach, and management of the LEED® Certification process. After project completion, we produce public relations materials promoting the project's achievements and can prepare your project's LEED® Executive Summary.

Types of Projects

Potential projects include parks, recreation, affordable housing, commercial corridors, streetscapes, focal areas within comprehensive master plans, and smart growth developments. Smart growth projects include traditional neighborhood and mixed use village center developments, urban core and

downtown revitalization, cluster subdivisions with open space protection, workforce and mixed-income housing, reuse of brownfields and obsolete buildings, farmland preservation, transit oriented developments, and other projects that strengthen and direct development towards existing communities and pursue innovative energy, stormwater, transportation, or other green development strategies.



Your PVPC Team

The Pioneer Valley Planning Commission is the designated regional planning agency for the 43 cities and towns in Hampden and Hampshire Counties. With over 45 years of experience working with our communities on planning and development projects, we are uniquely familiar with the community character and needs of our municipalities.

To help you move your smart growth project forward, we assemble a team of knowledgeable, experienced staff selected to meet your specific needs. Our staff consists of AICP Certified Planners, Massachusetts Certified Public Purchasing Officers, LEED® Accredited Professionals, and specialists in landscape and urban design, land use and zoning, economic development, brownfield redevelopment, stormwater management, transportation planning, mapping and Geographic Information Systems (GIS), graphics, website design, community development, data analysis, housing, historic preservation, and public relations.

Our Clients & Cost of Services

These services are offered to our municipalities and public-private partnerships. In some circumstances, we will work with private developers to help forge a public-private partnership in order to promote smart growth projects with a clear public benefit. PVPC's services are a good value and are provided at competitive, affordable rates. Please call Catherine Ratté at 413.781.6045 for a free consultation. Prospective clients are encouraged to contact our references (available upon request).

