

Infill Development & Adaptive Reuse

PURPOSE

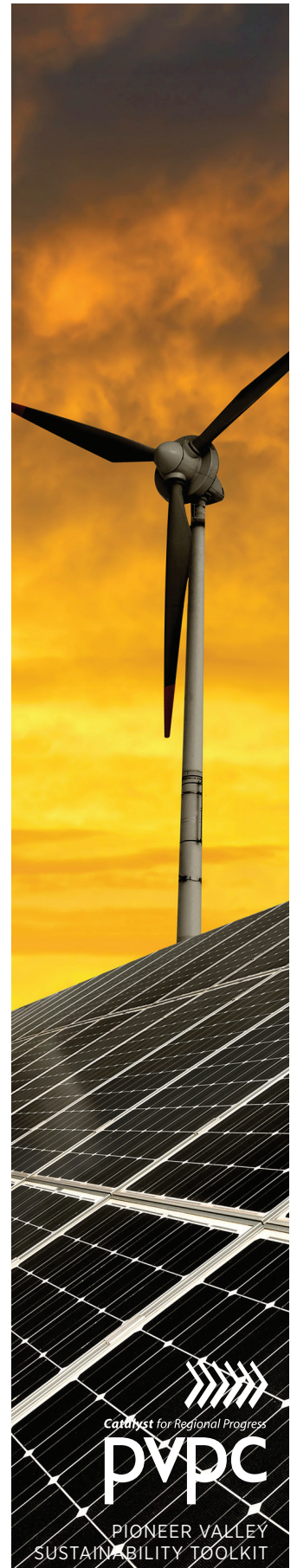
To promote more compact growth and development in city and town centers and expand economic development opportunities.

Infill development and adaptive reuse reduces commercial and residential sprawl by redirecting investment back to already established urbanized community centers. It is more efficient and environmentally responsible to redevelop older buildings or to develop on existing lots where infrastructure such as water, sewer, and roads already exist, rather than build new construction on outlying greenfield sites.



HOW IT WORKS

To encourage property owners to bring underutilized or vacant parcels of land back into productive use or to discourage demolition or long-term vacancy of obsolete or underutilized buildings, many Massachusetts municipalities have amended the zoning in these areas to allow a wider array of uses, densities, and dimensional requirements.



Some municipalities even renamed these rezoned areas with market-appealing terms to encourage the revitalization of these areas.

A municipality has two zoning options to encourage development or redevelopment.

1. 1. Amend zoning in a designated area to allow for a wider range of uses, higher densities, and reduced setbacks.
2. 2. Establish an overlay district with by-right or special permit approval for compatible residential, commercial uses, or mixed uses.

EXAMPLES OF COMMUNITY IMPLEMENTATION

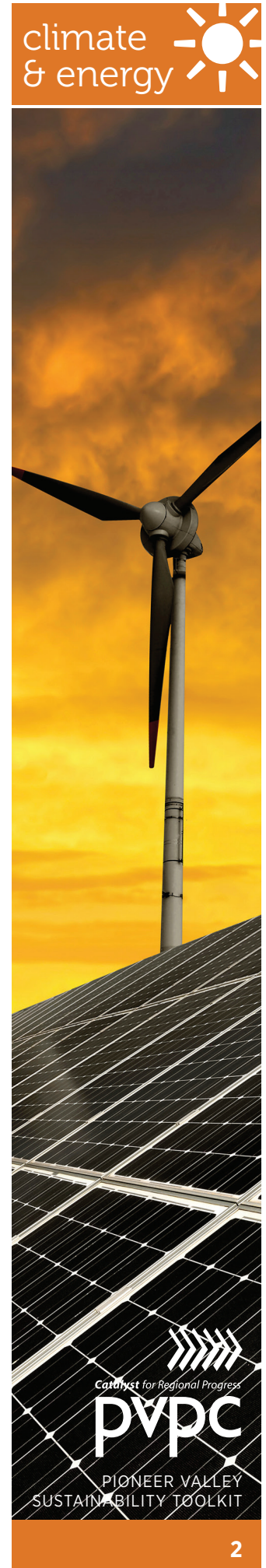
Palmer— Adaptive Reuse & Infill Development

As part of its overhaul of municipal zoning bylaws, the Town of Palmer created a distinct set of development standards tailored to each of the four village centers in the community. In so doing, Palmer set the stage for new development and redevelopment that is sensitive to the historic layout of the villages and builds upon centuries of vernacular town-building experience. The layout of the Village District Bylaws is unique in the region. The entire bylaw for each village is presented on a single 11x17 page including an intuitive and graphical format detailing standards for land use, dimensions, yards, landscape, and parking. An illustrative photo and map of each village also helps to clearly identify the purpose and extent of the village regulations.



Amherst—Infill Development

Since the early 1970s, Amherst’s zoning regulations have reflected the Town’s growth management strategy of promoting development within its existing village centers while preserving outlying critical resource areas. Pomeroy Commons, a two-and-a-half story residential project that includes a mix of affordable and market rate units, was developed soon after Amherst re-zoned Pomeroy Village Center in the early 1990s to encourage a denser mix of retail, commercial, office, and residential uses. In Amherst Town Center,



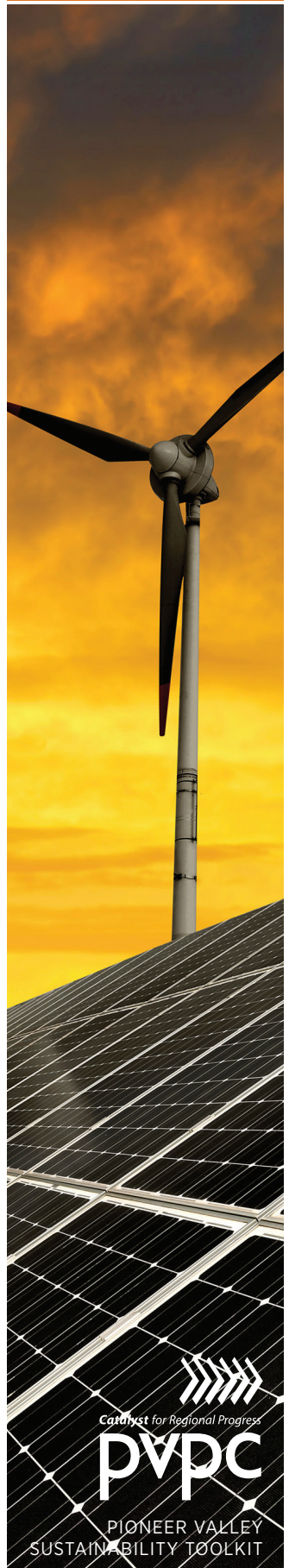
the Boltwood Place mixed use project is currently under construction on the rear of a property already occupied by Judie's, a popular downtown restaurant. This project was made possible by two zoning amendments to the General Business District adopted in 2008-2009 that increased allowable residential density and relaxed the dimensional requirements for mixed use buildings.



Easthampton—Adaptive Reuse & Infill Development

By the end of the 20th century, most of the city's historic manufacturing companies had downsized, closed or relocated leaving ten large vacant or underutilized buildings in the city center with 1.5 million square feet of vacant space. These relics of a traditional manufacturing economy would not be easily reused for the demands of 21st century industry and that the sheer size of the buildings would be hard to fill with just industrial uses. To bring these buildings back to productive use, the City rezoned this 110 acre district from 'Industrial' to 'Mixed-Use/ Mill Industrial' in 1995. One year later, two men expressed interest in redeveloping a vacant industrial building within the Mixed-Use/ Mill Industrial District and successfully obtained special permit approval from the Planning Board. Known as Eastworks, this mill redevelopment project was the first of several redevelopment projects that has brought new jobs, retail and commercial space and housing to Easthampton.

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Ware—Infill Development

The Town of Ware established an Infill Development Overlay District in 2006 to encourage development on parcels of land in the downtown area that did not meet minimum dimensional requirements of the Ware Zoning Bylaw. Within the boundaries of the Infill Development Overlay District, a lot with at least 5,000 square feet of area and fifty (50) feet of frontage may serve as the location for a single-family dwelling, two-family dwelling, or mixed use development. The new bylaw established that the lot must be served by town water and sewer and that the proposed building be consistent in architectural style, scale, setbacks, and frontage with abutting structures, and those in the immediate neighborhood.

LINKS TO MORE INFORMATION

TOWN OF AMHERST GENERAL BUSINESS ZONING DISTRICT

<https://www.amherstma.gov/index.aspx?NID=476>

TOWN OF PALMER VILLAGE CENTER ZONING DISTRICTS

http://www.townofpalmer.com/pages/PalmerMA_Planning/Chapter%20171.pdf

TOWN OF WARE INFILL DEVELOPMENT OVERLAY DISTRICT

http://www.townofware.com/Pages/WareMA_Planning/zoningbylaws.doc

CITY OF EASTHAMPTON CHAPTER 40R SMART GROWTH OVERLAY DISTRICT

<http://www.easthampton.org/downloads/Smart%20Growth%20Zoning%20FINAL%202007-09-09.doc>

CITY OF EASTHAMPTON MIXED USE / MILL INDUSTRIAL DISTRICT

<http://www.easthampton.org/downloads/ZONING008102010.pdf>

FOR MORE INFORMATION, PLEASE CONTACT

Pioneer Valley Planning Commission

413-781-6045

60 Congress Street, Floor 1
Springfield, MA 01104-3419

www.pvpc.org