

STRATEGY #1 ENCOURAGE TRADITIONAL NEIGHBORHOOD DEVELOPMENTS (TNDs)

What are the objectives of Traditional Neighborhood Developments?

To create incentives in zoning and subdivision regulations to promote pedestrian-friendly TNDs, which have grid-like street patterns with sidewalks and street trees, medium- to high-density housing, nearby public open space, and are walking distance to shops and services.

Why is this strategy important?

Pioneer Valley towns have an appealing rural character with many historic homes and buildings that are often arranged around a town common or other open space. The region's cities also have great appeal as centers for employment, with cultural and shopping opportunities, homes and buildings, parks and open space. Traditional neighborhood developments replicate the appealing features of historic neighborhoods in new development close to existing centers by promoting more compact development and providing a variety of housing types and mixed uses. In addition, TNDs also promote a variety of business types, are designed around public spaces, and encourage pedestrian and bicycle circulation.



Churchill Homes, Holyoke

How does this strategy work?

Communities can adopt TND zoning regulations that permit a varied mix of land uses and require an extensive pedestrian system and walkable neighborhood centers, which are fundamental to the concept of a TND. These regulations can include:

- Building regulations that allow small lots, modest setbacks, clustering around public open spaces, and a variety of building and housing types;
- Subdivision regulations that encourage narrower streets, traffic calming, gridded streets and sidewalks lined with shade trees, and on-street parking;
- Design standards that encourage porches; pedestrian crossings with tactile warning bands of cobblestone or similar material; street lighting along all pedestrian ways;
- Institute landscape standards to ensure establishing and maintaining a tree belt along all ways and burying utility wires;
- Promote pedestrian circulation

DID YOU KNOW...

Low-density development typically raises per-unit road costs by about 25%, school costs by 5% and utility costs by 15% (*"Making Smart Growth Work"*, Douglas R. Porter, Urban Land Institute)

How and where is this strategy working in Massachusetts?

CASE STUDIES FROM THE PIONEER VALLEY

The Village at Hospital Hill, Northampton



Concept Plan for Village at Hospital Hill

The Village at Hospital Hill in Northampton is a compact mixed use development on 124 acres, situated less than a mile from downtown, atop the hill where Northampton State Hospital stood for more than a century. The city of Northampton created a planned village zoning district to accommodate a development that will include a combination of commercial, industrial, and residential uses to create a campus community. It is a major redevelopment which incorporates MassDevelopment and The Community Builders as development partners. The development will be clustered in a village-type setting, reusing several historical hospital buildings and leaving around 400 acres of the property preserved as open space, including the community gardens and a system of trails where people walk their dogs.

The project includes approximately 476,000 square feet of mixed-use commercial space comprised of retail, office, light industrial, and research and development/multimedia space, and space for live-work studios, a childcare center, a possible community center/museum area, and the development of 60-80-unit assisted living facility. The project will also include 207 residential units, of which 100 units would be single family homes and 107 would be mixed income retail housing.

Fifty percent of the residential units will be designated as affordable housing. There will also be pedestrian connections to the downtown area.

[MODEL TRADITIONAL NEIGHBORHOOD DEVELOPMENT BYLAW](#)

CASE STUDIES FROM OUTSIDE THE PIONEER VALLEY

For more information on examples of Traditional Neighborhood Development from across Massachusetts, please refer to the state's [Smart Growth / Smart Energy Toolkit](#) developed by the Executive Office of Energy and Environmental Affairs.

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