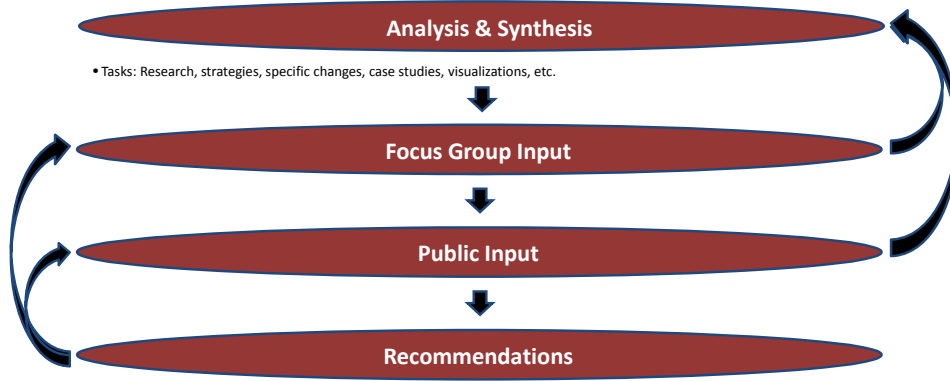
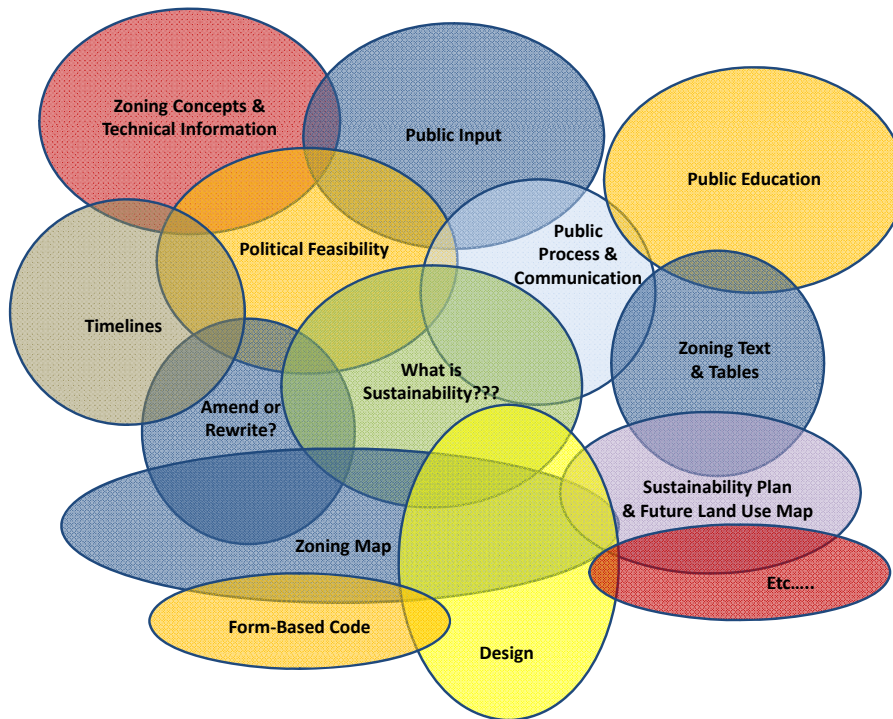


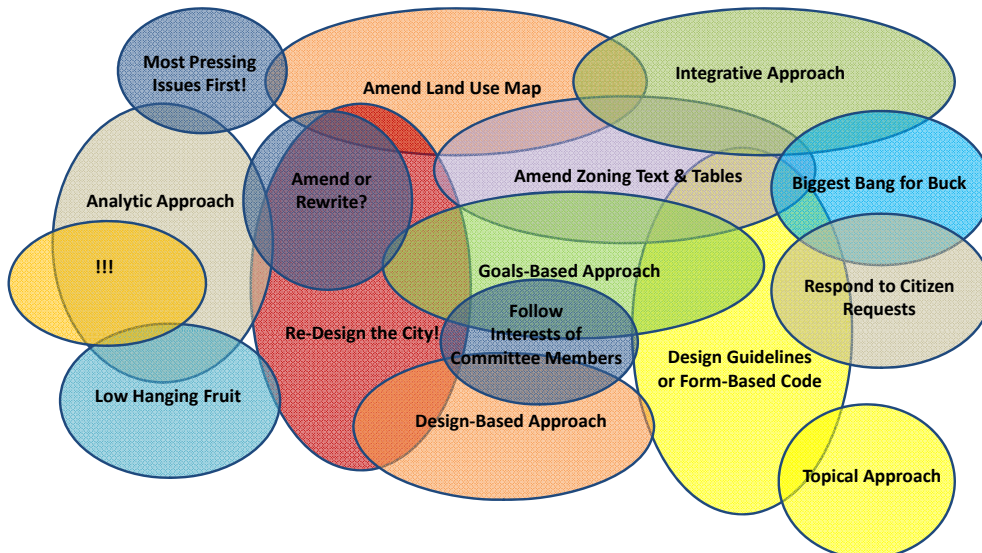
General Rezoning Process



Zoning Considerations



Approaches, Process.....



Text-Based Revisions

Sustainability Objective

- Concentrate development and allow for a wide range of housing types and work spaces in traditional neighborhood, village and commercial centers
- Minimize development in areas that lack infrastructure or have significant environmental, open space or agricultural resources
- Promote environmental performance, including energy and resource efficiency
- Improve transparency and accessibility of the zoning code, application and approval processes and the zoning revision process
- Promote good design that enhances the unique character and function of each area of the city

Hold a Public Forum

- Present task and process
- Public discussion and input: questions, queries, comments and concerns

Determine Zoning Strategies to Meet Objective

- List applicable zoning sections
- Within each section, identify zoning strategies to achieve sustainability objectives

Assess Strategies through Stakeholders and Community Group Discussions

- Determine community concerns and most effective strategies through:
 - Research and discussions with planning staff
 - Discussions with stakeholder and community groups

Determine Potential Zoning Changes

- Conduct research and meet with planning staff to determine possible changes to the zoning chapter

Evaluate Case Studies to Understand Outcomes of Potential Zoning Changes

- Research on other cities' approaches and outcomes
- Consider how proposed changes would affect specific properties
- Explore designs using selected areas of the city to visualize and assess design functionality
- From this analysis, list major issues the public will be concerned with and what public input will be needed

Hold a Public Forum

- Set goals, agenda and a list of questions we would like residents to help answer
- Prepare summary materials and graphics
- Possible agenda items:
 - Summary of Sustainability Plan process and our charge
 - Discussion of the objective and why it is identified in the Sustainability Plan
 - Summary of process and our work
 - Summary of information collected to date, including zoning strategies that meet the objective and are most effective, and a list of specific options and what they look like.
 - Discussion and public input: zoning strategies and specific changes residents support and don't support, reaction to design explorations/examples

Assess Lessons Learned & Determine Zoning Recommendations

- Assess lessons learned from public input and process to date
- Decide on specific recommendations
- Prioritize recommendations based on total sustainability effect, public input, and political realities/practicality.

Present Final Results Back to Public & Collect Input

Work with Planning Staff to Develop Specific Zoning Language Changes

- Work with planning staff on high priority recommendations

Prepare Package for Planning Board

- Summary of objective, strategies, issues of concern to public, and specific recommendations
- Summary of process and input received
- Table of prioritized strategies / recommendations
- Specific zoning language changes for the Planning Board to consider moving forward with

Analysis , Recommendations, & Specific Zoning Changes

Present Package to Planning Board & Public

Planning Board Asks ZRC to Refine Product

Planning Board Asks ZRC to Help with Implementation

Develop Process for Additional Public Outreach and Implementation

Zoning Map Revisions (Analytic Approach)

Future Land Use Map

•Rezoning properties so the Zoning Map matches the Future Land use Map

Hold a Public Forum

- Present task and process
- Public discussion and input: questions, queries, comments and concerns

Compare Future Land Use Map to Current Zoning Map

Determine All Potential Areas to Rezone

Assess Possibilities through Community Group & Stakeholder Discussions

- Get input on general concerns, possible opposition, issues to address for successful rezoning
- Research and prepare materials for public forum

Determine and Evaluate Possible Zoning Changes

- Evaluate possible outcomes of proposed zoning changes
- List major issues the public will be concerned with and what public input will be needed

Hold a Public Forum

- Describe Sustainability Plan Process and our charge
- Show map comparison and potential areas to rezone
- Describe ZRC process, public input collected to date
- Get input on general concerns, possible opposition, issues to address for successful rezoning

Assess Lessons Learned & Determine Zoning Recommendations

- Assess lessons learned from public input
- Based on public input and process to date, decide on specific recommendations
- Prioritize recommendations based on total sustainability effect, public input, and political realities/practicality

Present Final Results Back to Public & Collect Input

Work with Planning Staff to Develop Specific Zoning Map Changes

Prepare Package for Planning Board

- Summary of objective, strategies, issues of concern to public, and specific recommendations
- Summary of process and input received
- Table of prioritized strategies / recommendations
- Specific zoning map changes for the Planning Board to consider moving forward with

Analysis , Recommendations & Specific Zoning Map Changes

Present Package to Planning Board and Public

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Zoning Map Revisions (Analytic & Design-Based Approach)

Future Land Use Map / Objectives

i.e. Create walkable neighborhoods that allow 90% of Northampton residents to live within ¼ mile of basic goods and services

Hold a Public Forum

- Present task and process
- Public discussion and input: questions, queries, comments and concerns
- Workshop to refine objective(s): i.e. define basic goods and services, determine land use characteristics of walkable neighborhoods

Conduct Analysis to Identify Areas that Do NOT Meet the objective

- Use public input and research to create operational definitions
- Conduct analysis of city using operational definitions
- i.e. create operational definitions for walkable neighborhoods that have access to basic goods and services, and use GIS analysis to determine which parts of Northampton are NOT within walking distance of basic neighborhood services

Select Area

Meet with Neighborhood Organizations

- Explain our charge and process to date
- Get input on general concerns, possible opposition, issues to address for successful rezoning
- Get neighborhood groups on board to help organize /conduct a neighborhood design charette
- Follow up research and preparation of materials for public meeting

Hold a Neighborhood Forum & Design Workshop

- Describe Sustainability Plan Process and our charge
- Describe our process and public input collected to date
- Get input on issues that people are concerned about, possible opposition, issues to address for successful rezoning
- Neighborhood Design Workshop to determine where different land uses should be located, for example:
 - Areas where commercial services could be located
 - Areas where residential density could be increased to support neighborhood business and public transit
 - How access to other services such as parks, schools, public transit, etc. can be enhanced

Synthesize Results and Develop Rezoning Recommendations

Present Final Results Back to Neighborhood and Collect Input

Work with Planning Staff to Develop Specific Zoning Map Changes

Prepare Package for Planning Board

- Summary of objective, strategies, issues of concern to public, and specific recommendations
- Summary of process and input received
- Table of prioritized strategies / recommendations
- Specific zoning map changes for the Planning Board to consider moving forward with

Analysis, Recommendations & Specific Zoning Map Changes

Present Package to Planning Board and Public

Planning Board Asks ZRC to Refine Product

Planning Board Asks ZRC to Help with Implementation

Develop Process for Additional Public Outreach & Implementation

Design Guidelines / Form-Based Code

Site Plan Approval Regulations

• Develop a Site Plan Review process for both major and minor projects that accommodates district design guidelines

Hold a **Public Forum**

- Present task and process
- Public discussion and input: questions, queries, comments and concerns

Determine **Strategies** to Incorporate Design Guidelines into Site Plan Review

- Assess current Site Plan Review process
- Consider case studies from other cities
- Work with Planning Staff to determine options

Assess **Strategies** through Community Group and Stakeholder Discussions

- Get input on general concerns, possible opposition, issues to address for successful rezoning
- Research and prepare materials for public forum

Hold a **Public Forum**

- Summary of Sustainable Northampton process and our charge
- Summary of process to date and info collected
- Public input on strategies to incorporate design guidelines into Site Plan Review
- Summary of process for creating design guidelines

Assess **Lessons Learned** and Develop **Recommendations**

- Assess lessons learned from public input
- Based on public input and process to date, decide on specific recommendations

Neighborhood Design

• Work with Planning Department, the Northampton Design Forum and Ward Associations to develop design guidelines or form-based code (that meet the sustainability objectives) for the city's neighborhoods and major commercial districts

Hold a **Public Forum & Design Workshop**

- Summary of Sustainable Northampton process and our charge
- Summary of public input on need for design guidelines
- Summary of process for creating design guidelines in the city's neighborhoods and commercial districts
- Design workshop to delineate major districts / neighborhoods of city for future design guidelines

Synthesize Results and **Develop Map** of Districts / Neighborhoods

Present **Results** Back to Public and Collect Input

Finalize **Map** and Meet with Neighborhood Groups

- Conduct a meeting to explain process (TBD) for developing design guidelines or form-based code for each district / neighborhood

Planning Dept, Ward Associations and Northampton Design Forum Collect Public Input and Decide Whether to Complete Design Guidelines or Form-Based Code with Each District

Design Guidelines

Form-Based Code

ZRC Holds **Wrap-Up** Public Meetings

- As design guidelines are completed, ZRC holds final public meeting to explain how design guidelines will be used with new Site Plan review regulations
- As form-based codes are completed, ZRC holds final public meeting to explain how the form-based code relates to other city regulations

Present **Final Results** Back to Public & Collect Input

Work with Planning Staff to Develop New Site Plan Review **Zoning Language**

Prepare **Package** for Planning Board

- Summary of objective, strategies, issues of concern to public, and specific recommendations
- Summary of process and input received
- Recommended changes to Site Plan Review process
- Specific Site Plan Review section zoning language changes for the Planning Board to consider moving forward with

Analysis, Recommendations & Site Plan Review Language

Present **Package** to Planning Board & Public

Planning Board Asks ZRC to **Refine Product**

Planning Board Asks ZRC to Help with **Implementation**

Develop **Process** for Additional Public Outreach and Implementation

