PLANNING BOARD MULTIFAMILY MAP EXERCISE

This exercise is intended to take a deep dive into brainstorming to assess where multifamily housing can most appropriately be located in Harvard. This not only relates to the requirements in the Guidelines but also good planning principles understanding that it must fit in with Harvard’s needs but also the needs of the prospective residents.

1. Consider the future desirable land use distribution in Harvard, including:
	1. How to grow and where this should occur
	2. What to preserve and where this should occur

You may not wish to locate an apartment project in an area where you do not want to encourage other forms of growth. For example, a 250-unit apartment complex may facilitate the need for convenience consumer goods and a small market may be attracted to be close to the development.

1. Note the following guidance for locating parcels and districts from DHCD, “*When an MBTA community has no land area within 0.5 mile of a transit station, the multi-family district should, if feasible, be located in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that otherwise is consistent with the* [*Commonwealth’s sustainable development principles*](https://www.mass.gov/doc/notice-of-funding-availability-commonwealths-sustainable-development-principles/download)*—for example, near an existing downtown or village center, near an RTA bus stop or line, or in a location with existing under-utilized facilities that can be redeveloped into new multi-family housing*.”
2. Next, identify parcels where you feel multifamily housing generally should be considered. Consider the following when selecting your parcels:
	1. Natural constraints such as flood plain, steep slopes, good soils, etc.
	2. Protected lands (CR’s and APR’s, HCT lands, Conservation lands, and other.
	3. Current or potential future infrastructure (water, sewer, streets).
	4. Proximity to commercial areas or buildings, village centers, major roads and intersections.
	5. Existing land uses and place types.
	6. Local and regional trends and growth projections.
3. Consider using the following tools/methods to inform your analysis:
	1. The GIS Mapping Tool – For turning on layers showing constraints
	2. Draft open space map developed by OSC.
	3. Field Visits – If you have selected, for example, three (3) parcels for possible multifamily zoning, go out to the site and take a look at it and maybe take a few pictures.
	4. Write up a brief description of the, parcel, the proposed use, the proposed scale of development (density, type of building), and your justification for selecting this site.
	5. Existing land use map (2016 Master Plan, p. 10) found [HERE](https://www.harvard.ma.us/sites/g/files/vyhlif676/f/uploads/chapter_2-land_use.pdf).
	6. Town of Harvard policies and plans.
4. Suggested steps in the exercise:
	1. Do some homework by reading the Land Use chapter of the 2016 Master Plan and review the [land use map on p. 10](https://www.harvard.ma.us/sites/g/files/vyhlif676/f/uploads/chapter_2-land_use.pdf). Related to #1 above, jot down some basic parameters you want to use to locate a site.
	2. See how closely your parameters meet the DHCD parameters and modify as needed.
	3. Review the Open Space protected parcels map in the other map provided by Brian.
	4. Take a look at the tools in #4 above and the issues in #3 above and make some notes.
	5. Log on to the Town of Harvard GIS [HERE](https://www.axisgis.com/HarvardMA/) and pan around the town extents and do a preliminary review of parcels that you think might be appropriate for multifamily. Turn on and off layers to see what constraints might exist for the parcels you look at. Makes some notes of the parcels you initially consider appropriate.
	6. Contact Chris when you are ready and he will add or modify the map.
	7. Once everyone has completed the exercise, Chris will develop a composite map with everyone’s choices and summary sheet of parcels and we will discuss at a future Planning Board meeting.