

TO: Town of Hyde Park Planning Commissioners

FROM: LCPC (Kate Lalley and Seth Jensen)

DATE: July 11, 2022

RE: Kickoff of Bylaw Modernization (MPG22 Grant)

Background and Goals

Hyde Park has pursued zoning interventions for more sustainable forms of integration with the region: encouraging new housing in its village centers; protecting forest blocks and water quality in the municipal plan; providing ‘at a glance’ information about commercial opportunities and the development review process; envisioning expanded pedestrian and cycling infrastructure and developing form-based regulations.

In North Hyde Park Village, bylaw modernization provides opportunities to magnify the benefits of Village Center Designation status, to revitalize historic Main Street in the Village Core as a walkable and thriving area anchored by civic buildings and public spaces (the Gihon Hall, the Post Office, the firehouse), and effect other positive changes, in the short and longer terms. Bylaw reform can make:

- living for families, residents of all ages easier;
- make the community more physically accessible, connected, and healthier for residents;
- establish conditions for economic viability and prosperity;
- enhance community pride and ownership;
- set a foundation for a cost-effective energy efficient future that is attractive, affordable, and more equitable.

*****Realizing the built potential allowed under the zoning depends on having the essential infrastructure to support it, requires acquiescence of landowners *****

What we'll do

The Town's unified bylaw provides our starting point. It prioritizes growth in the Village Core Area along Route 100 and extending along Ferry Street to Heath Road. In the Core Area, a mix of uses is anticipated, and housing density is prioritized.

Our work will expand and strengthen North Hyde Park as a historic Village center anchoring surrounding working and undeveloped lands by thoughtfully guiding growth and building on and replicating existing assets. In partnership with you, we will consider how the Village Core might be renewed with new development, and how this can provide a template to extend new development logically and predictably in compact walkable patterns to additional places in the village. Tactics and tools:

- Consider the various parts of the Village where growth is desired and will have a positive impact and define what is our goal in each area:
 - Preserve and enhance?
 - Evolve?
 - Transform and create?

- Note on a map in “broad strokes” what is wanted where to illustrate overall goals ‘at a glance’ and to enable how discrete areas of the village relate to one another, including opportunities to strengthen or introduce bike/ped access and/or networks
- Make plain what is wanted in targeted areas
 - Use Visual preference surveys to decide on what is quality building design to ensure new development that contributes to Main Street and other parts of the Village environment
 - Emphasis on mixed use and range of housing types
 - Creation of predictable, walkable, productive places
 - Add to/enhance local identity (at gateways too)
- Consider how to integrate with existing by calibrating standards to the existing context and for desired change
 - How do places function for people (residents and visitors? How to articulate the desired public realm?
 - How do all the pieces fit together? (buildings, front yards, streets, etc)
- On larger parcels with potential to develop as new neighborhoods what additional standards are necessary?
 - New State level opportunities for Designated Villages that provide permitting relief for housing/MU (“Neighborhood Designation Area”)
 - Avoidance of Act 250
 - Complements/provides focus for Village’s WW investigations

How we’ll do it

By becoming strategic and results oriented and clear about the places we want to create.

- Set parameters that are not too broad, relate development to public and civic space predictable
 - build results with high quality public realm that supports walking and biking and access to community destinations
- Refine and expand standards based on needs and goals in specific locations to make it easier to build what is currently allowed, enable more flexible uses of properties, incentivize reuse of existing properties
 - within Village core where continuation of the existing pattern is prioritized refine and expand standards so they work affirmatively to achieve desired formal results
 - beyond the village core base standards on the goals for the area (ex. certain formal elements of buildings like a dwelling’s roof pitch might be less important than other goals beyond the Village Core area)
- Process
 - Keep it simple – one set of site development standards to govern how projects are reviewed
 - Simple but clear standards provide straightforward ways to accomplish goals, help to build a culture of trust in outcomes
 - Appropriateness of administrative review in areas of the Village (ie approved by Zoning Administrator based on detailed standards rather than DRB/hearing proves)
 - If building what is wanted, can it become easier to do so?
 - What desired new opportunities could this provide?