

Littletown Station 40R Smart Growth Overlay District



40R Process

- **Draft 40R Zoning Bylaw and Design Guidelines**
- **Preliminary public hearing**
- **Application to DHCD**
- **DHCD issues Letter of Eligibility**
- **Local Zoning Adoption**
- **Evidence of Adoption**
- **DHCD Letter of Approval**
- **Local Project Approval**
- **Ongoing Reporting and Documentation**

Application Requirements

- **Location Map of Proposed District and Subdistricts, if any.**
- **Map showing land Developable Land within the district**
- **Map showing Existing and Potential Homes under Underlying Zoning**
- **Smart Growth Plan**
- **Proposed Zoning Bylaw, Zoning Map and Design Standards**
- **Comprehensive Housing Plan**

Approval Requirements

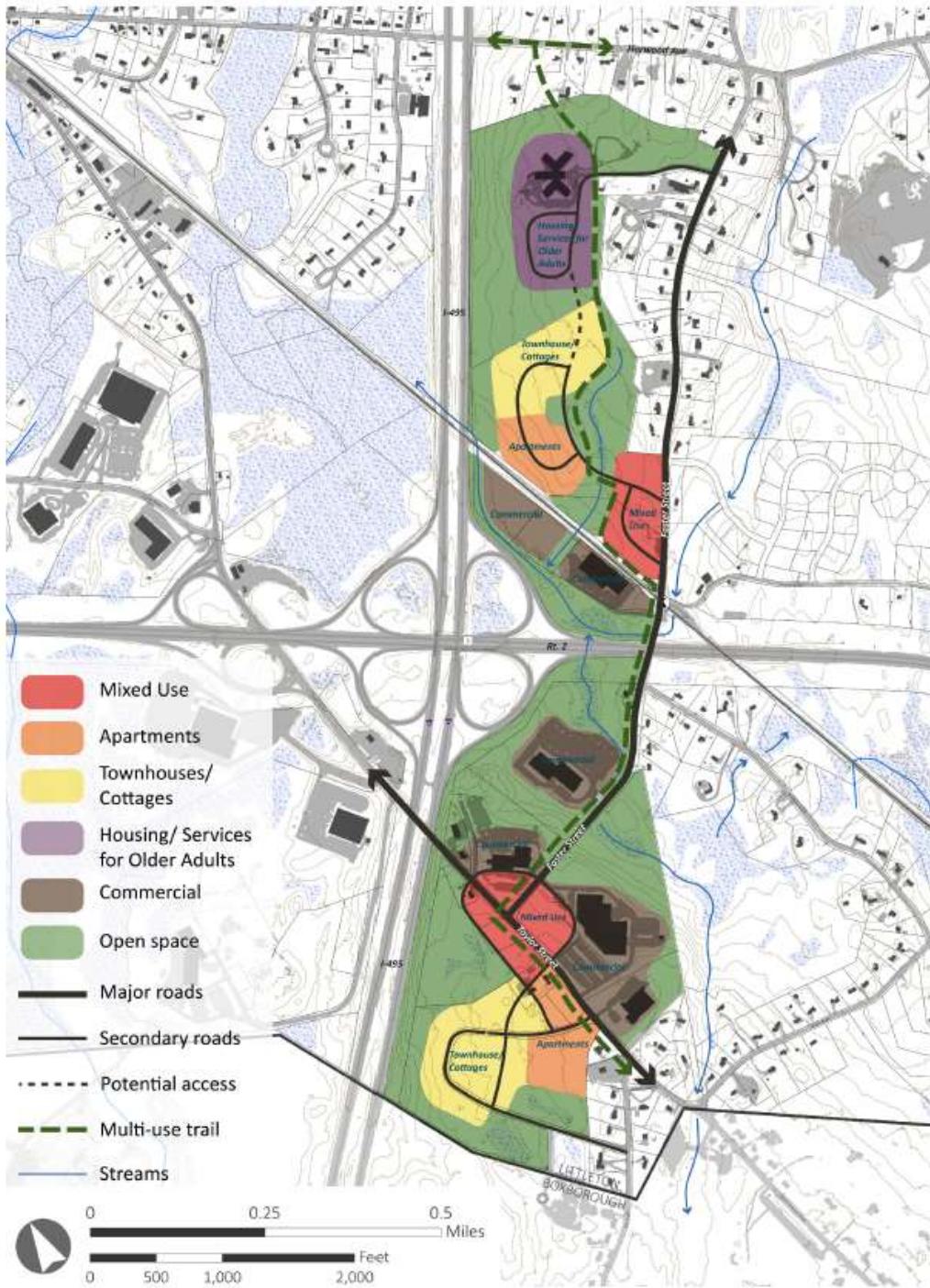
- **Eligible Location**
- **Density of 8,12,20 Units/Acre**
- **Affordable: 20% Units < 80% AMI**
- **Plan Review Process**
- **Designed for Diverse Populations**
- **No Moratorium**
- **Occupancy Restrictions**
- **Fair Housing Compliance**
- **Infrastructure Plan**
- **Overlay Zoning is All-Inclusive**

40R Section 10

Adoption of Design Standards

“A city or town may adopt, in accordance with the regulations of the department, design standards applicable to projects undergoing review by the approving authority, to ensure that the physical character of development within the smart growth zoning district or starter home zoning district is **complementary** to adjacent buildings and structures and is **consistent** with the city or town's comprehensive housing plan or housing production plan, if any, and any applicable master plan or plans for the city or town.”





North Village

Mixed use at Station:

- 8.25 Acres
- 54,000 s.f. retail/commercial on ground floor
- 96 apartments on the upper 2 stories.

Apartments:

- 6.5 Acres @24 units/acre
- 156 apartments
- 3 stories, apartments avg. 1000 s.f.

Townhouse/Cottage Neighborhood

- 10.5 acres
- 60 townhouse
- 40 cottages
- About 10 units/acres density

Adult Housing

- 8.25 acres
- 12 units/acre avg.
- 99 townhouse and/or apartment units



Littleton Station 40R District Design Standards

Contents:

1. Introduction
2. Purpose
3. Applicability
4. Definition of Terms
5. Guiding Principles
 - Reflects **Littleton's Planning Goals** and Objectives
 - Connects to and **enhances the train station** and facilities
 - Enhances Littleton's **Visual Character and Quality of Life**
 - Organized around the shared space of the **public realm**
 - Supports Social, Economic and Environmental **Sustainability**
6. Design Standards for the **Streetscape**
7. **Vehicular Access and Parking** Standards
8. **Architectural** Standards
9. **Landscape** Standards
10. **Lighting** Standards
11. **Signage** Standards

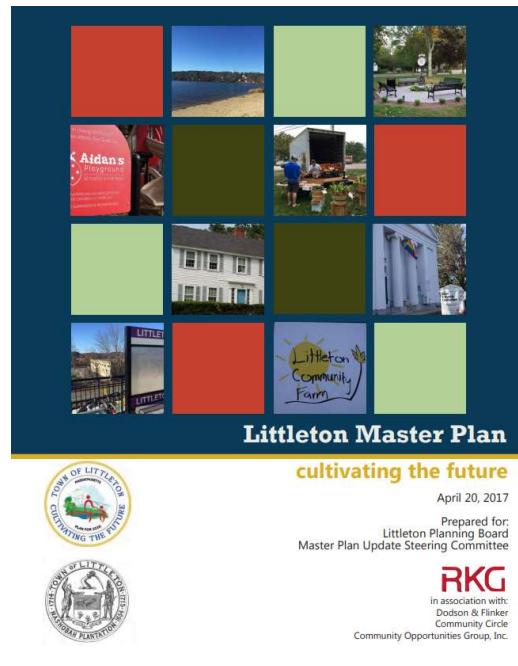
Littleton Station 40R District Design Standards

Guiding Principles

1. Reflects Littleton's Planning

Goals and Objectives

- Supports implementation of the Littleton Master Plan
- Advances the Littleton Station Village Vision Plan



LITTLETON STATION VILLAGE VISION PLAN



JANUARY 2020



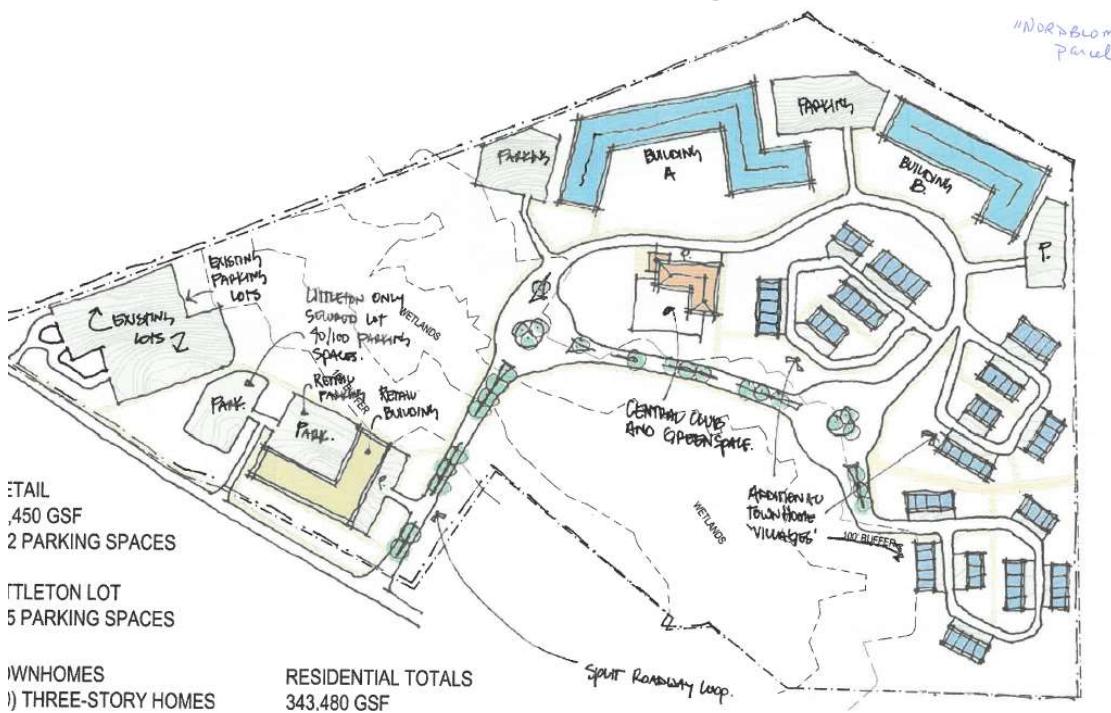
This project was funded by MassHousing and the Town of Littleton

Littleton Station 40R District Design Standards

Guiding Principles

2. Connects to and enhances the train station and facilities

- New Streets, multiuse paths and pedestrian ways connect to the station
- Integrates station and parking into overall design



Littleton Station 40R District Design Standards

Guiding Principles

3. Enhances Littleton's Visual Character and Quality of Life

- Compliments local traditions in architecture and landscape
- Preserves important architectural and site features
- Supports Littleton's quality of life



Littleton Station 40R District Design Standards

Guiding Principles

4. Organized around the shared space of the public realm

- A unified network of walkable streets, greenways and public spaces
- Connected to surrounding streets and neighborhoods
- A clear, legible hierarchy of street types
- Buildings relate to and reinforce the streetscape



Littleton Station 40R District Design Standards

Guiding Principles

5. Supports Social, Economic and Environmental Sustainability

- Protects and enhances the natural environment
- Mixed uses within a compact, efficient footprint
- Supports diverse transportation choices
- Supports diverse housing choices
- Energy-efficient design and materials
- Meets LEED or other environmental performance standards



LEED-ND

8. Architectural Standards

8.1. Architectural Design Principles

The architecture of the Village need not attempt to reproduce historic Littleton buildings, but it must be authentic. Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form and function. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form, which respects Littleton's historic character rather than merely copying it. Buildings should express a sense of permanence and belonging. Each building should be designed as part of the overall composition, and contribute to the overall good. Design approaches and decisions should be intentional, and the use of materials should be honest and logical in its application. Where buildings are visible from Foster Street, proposed structures should not seem visually obtrusive or out of place with their neighbors.

8.2. Siting of Structures

Structures shall be sited and positioned to define and dignify public spaces, such as streets, squares or parks. New and renovated buildings shall consider the use and privacy needs of existing neighbors along Foster Street and provide screening to minimize detrimental impacts.



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Structures should be placed to enclose the streetscape and define public squares and parks - as in this example of townhouses and apartments in Middlebury, VT. (Courtesy Union Studio Architects)



Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use



Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use structures at Red Brook Village, Plymouth (Top), Summer Street, Manchester (middle) and West Acton VillageWorks (bottom).

8.3. Overall Building Shape, Massing and Proportions

Building shape, massing and proportions should be compatible with Littleton's architectural traditions. Building facades more than 50 feet wide shall be broken down into a series of smaller elements or bays, and articulated as assemblies of smaller building masses with traditional proportions. This shall be accomplished by incorporating projections of the building

Guiding Principles:
what are we trying
to achieve?

Specific Standards:
What is required?

Examples: what
approach will meet
the standard?

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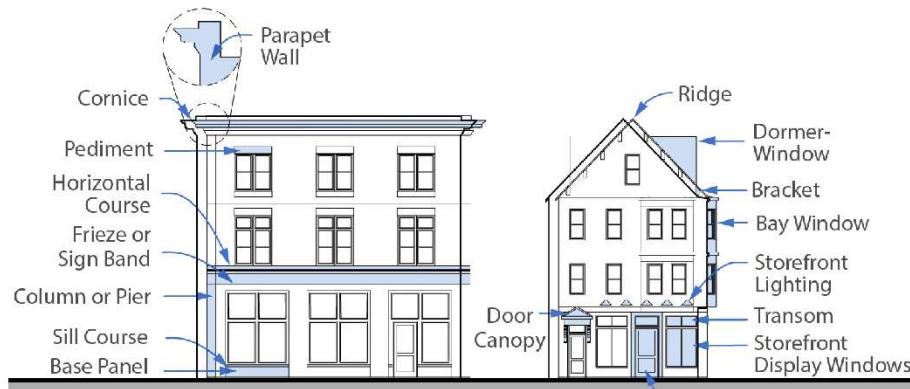
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Traditional facade and building elements such as shopfronts, dormers, bay windows and porches evolved over centuries to serve the functional needs of shopkeepers and homeowners. New buildings need not follow traditional styles, but should provide a similarly coherent design approach where form relates to function, human scale is maintained, and facades are organized by an overall ordering scheme.

- Storefronts and other non-residential uses facing public spaces shall have a minimum transparency of 60%, with 40% minimum transparency for upper floors.

8.8. Materials & Surface Appearance

Building façade materials including but not limited to brick, wood, cementitious fiber board, veneer stone, masonry, glass and terra cotta, are permitted. Plastic and vinyl products are not permitted, with the exception of Azek trim or other cellular PVC materials. Exterior materials shall express their inherent material qualities, and not seek to express qualities of other materials.

- Materials should be chosen that enhance the overall appearance of the building.
- Changes in plane, texture, shadowing, etc. are encouraged, if integrated into the overall design of the building.
- Trim and detailing should fit the architectural style of the building and be integrated with other elements.
- Trim details based on traditional architectural features such as eaves, porches, window bays, and balconies, shall not be simulated with flat trim on an otherwise flat façade or flush eave line.



The use of traditional materials like wood, stone and brick is encouraged - and should be supported by traditional detailing for windows, doorways, eaves and trim.