

Summary Powerpoint

Incremental Approaches for Further Implementation

Incremental Development Alliance

June 2021

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What We Did. What's Next for You?



The Work We Did

Task 1 – Clinic: Project Learning

Introductory Lecture - Small Scale Development

Implementation Clinic Summary Memo

From focus groups:

- building owners & developers;
- Business owners;
- financial institutions, NPO developers & programs;
- local government officials in a Regulatory Review

Target Market Analysis

1. Residential
2. Commercial

Task 2 – Diagnostic for Enabling More Incremental Development

Lectures:

- Dirty Dozen
- STEP buildings

Process Mapping and Diagram "Session" and Output Diagram

Spot Test:

1. ADU-detached
2. Mansion house renovation
3. Accessory Commercial Unit (ACU) addition

Final Report (as PPT) this is the Technical Memo of Next Steps



Task 1 – Clinic: Project Learning

A Clinic Introduces the tools and techniques of small-scale, incremental development while also getting to know your place.

Introductory Lecture -
Small Scale Development

Highlights for Local Champions:

- This and all lectures & slides are available:

<https://brattleborodevelopment.com/past-svep-programming-resources/>



Task 1 – Clinic: Project Learning

Implementation Clinic Memo

From focus groups:

- Building owners & developers;
- Business owners;
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- Local government officials in a Regulatory Review

Highlights for Local Champions:

There are “Buildable” Properties if you adjust your regulations:

- Vacant lots
- Underutilized surface parking lots
- Double lots
- Backyards (ADUs - Accessory Dwelling Units)
- 2nd or 3rd stories of commercial buildings



Zoning Process Map

A sample of a zoning application form from the Town of Rockingham. It includes fields for 'Project Name', 'Address', 'City', 'County', 'Project Description', and 'Proposed Zoning'. There are also checkboxes for 'Is this a new project?' and 'Is this a variance?' and a large empty box for 'Project Details'.

Zoning Application

Small projects for residential landowners that conform to the current zoning rules are approved administratively by the Town Planner, Charles Wise.

- Duration: within a few days of submission
- 15-day state mandated appeal period if approved.

All other projects require a comprehensive review by the Rockingham Development Review Board for determination of approval or denial.

- Duration: within 1-2 months of submission
- 30-day state mandated appeal period if approved.

If a Variance is Required after initial review of the Zoning Application by the Town Planner, a Variance Application must be submitted with the assistance of the Town Planner.

A sample of a zoning application form from the Town of Rockingham, identical to the one shown above.

Rockingham Development Review Board reviews the Variance and Zoning Application is then forwarded to the for determination of approval or denial.

- Duration: varies dependent on complexity
- 30-day state-mandated appeal period if approved.

Project Approved and to be Completed

Task 1 – Clinic: Project Learning

Target Market Analysis Residential

POTENTIAL # of UNITS VILLAGE CAN ADD ANNUALLY

NEW FOR-SALE **owner-occupied**
(@\$150,000-\$375,000): 10

NEW FOR-LEASE **renter-occupied** UNITS
(@\$650-\$1,300/month, a few@ \$1,600): 75

- 35 seek attached units like lofts and townhouses;
- 40 will seek detached formats like cottages, duplexes, and accessory dwellings.

Highlights for Local Champions:

BUILDING FORMATS – New units can be added by

- converting iconic and vacant buildings into residential units
- developing new lofts, townhouses, cottages, and accessory dwellings;
- restoring or replacing houses that have been vacant for at least one year

LOCATIONS:

- downtown core and adjacent neighborhoods
- along established mixed-use corridors
- at the crosshairs of two neighborhood street connectors; in locations with vista views of the river or surrounding bluffs
- on corner sites that anchor the neighborhoods
- small, isolated, and mid-block sites scattered within the neighborhoods



Task 1 – Clinic: Project Learning

Target Market Analysis

Commercial

NEW INDUSTRY JOBS – When planning and marketing for new employers to bring good-paying jobs to the village, total potential for new jobs:

- professional, scientific, technical services: 60
- finance and insurance: 50
- health care and social services: 40+
- overnight accommodations and hotels: 35
- administrative support: 35
- retail trade: 25
- information: 15
- real estate rental and leasing: 10
- other support services: 5

Highlights for Local Champions:

RETAIL TRADE – There is a market gap and potential opportunity for up to 25 jobs in the retail trade industry sector. This is roughly equivalent to about 10 new small merchants and shops or stores. Most of the new merchants should locate in the established downtown to leverage the synergistic benefits of retail clustering.

ECONOMIC REGION – When marketing to prospective employers, promote the region's pool of workers and commuters throughout the economic region.

- Most village workers are from Windham County
- Considerable worker inflow and outflow with neighboring Windsor County; and Cheshire, Sullivan, and Grafton Counties, NH



Task 2 – Diagnostic

for Enabling More Incremental Development

Three Spot Tests

Of what's in demand and fits, what's legal, and "pencils"



Detached ADU
(Carriage Barn)

Live-Work ACU
(Accessory Commercial Unit)

Mansion Flats
(3 units)

Highlights for Local Champions:

- High construction costs and low achievable rents create a mismatch and make new construction difficult.
- Rehab and additions are a less costly approach.
- Consider a location-based (*Atkinson St corridor*) application of small, neighborhood-friendly accessory commercial units.
- Breaking up large, but vacant, homes will serve to prolong their functional timespan.
- More housing units on smaller pieces of land reduces costs to the end-user.
 - 3 large units rent over \$2,500/mo.
 - 6 small units rent at \$1,500/mo.
- Reduce amt of parking required. Maybe allow on-street to count, where appropriate.



Task 2 – Diagnostic

for Enabling More Incremental Development

Final Report

(These PPT slides)

Highlights for Local Champions:

- Use pieces of this PPT to introduce broader groups to what you have learned and know.
- Use the recorded presentations, reports and other documents for more detail.



Task 2 – An Example from Elsewhere

Washington High School Renovation - Portland, Oregon

[Home | Washington High School, Portland Oregon \(washingtonhighschoolpdx.com\)](http://www.washingtonhighschoolpdx.com)



What Next?

Equipped with the analyses, insights and opportunities identified in the work we did with Bellows Falls and Rockingham stakeholders over the past six months or so, local champions should have some concrete issues to organize around.

Incremental approaches always direct attention to taking the very next step, learning from it, and then taking the next one toward community goals.

We're eager to learn how you progress and happy to connect you to others around the country trying to do similar work to strengthen their communities.

