

# Haverhill A 40R COMMUNITY



Hamel Mill Lofts



The Hayes Building

## Smart Growth Area

53-acre mixed-use district

## Location

Haverhill, Massachusetts

## Housing

362 units built; Smart Growth zoning provides for over 500 housing units not previously allowed by-right.

## 40R Incentive and Bonus Funding

Smart growth zoning district: \$1,686,000; an additional \$1.7 million in state funds for city's intermodal parking facility.

## History

Zoning Adopted	2/8/2007
Hamel Lofts	December 2009
Hayes at Railroad Square	September 2010

Haverhill's downtown, bordered by the Merrimack River and the Haverhill Commuter Rail Line, is an area with the potential to be a bustling and vibrant asset to the city, and with the construction of the Hamel Mill Lofts—a 305-unit complex—and the Hayes Building—a 57-unit development—the city is well on its way to achieving this vision. Integral to this development was the creation of a 40R Smart Growth District, which provided the city new by-right zoning for these developments along with a \$600,000 40R Zoning Incentive Payment plus another \$1,086,000 in 40R Density Bonus Payments.



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# Haverhill A SMART GROWTH COMMUNITY

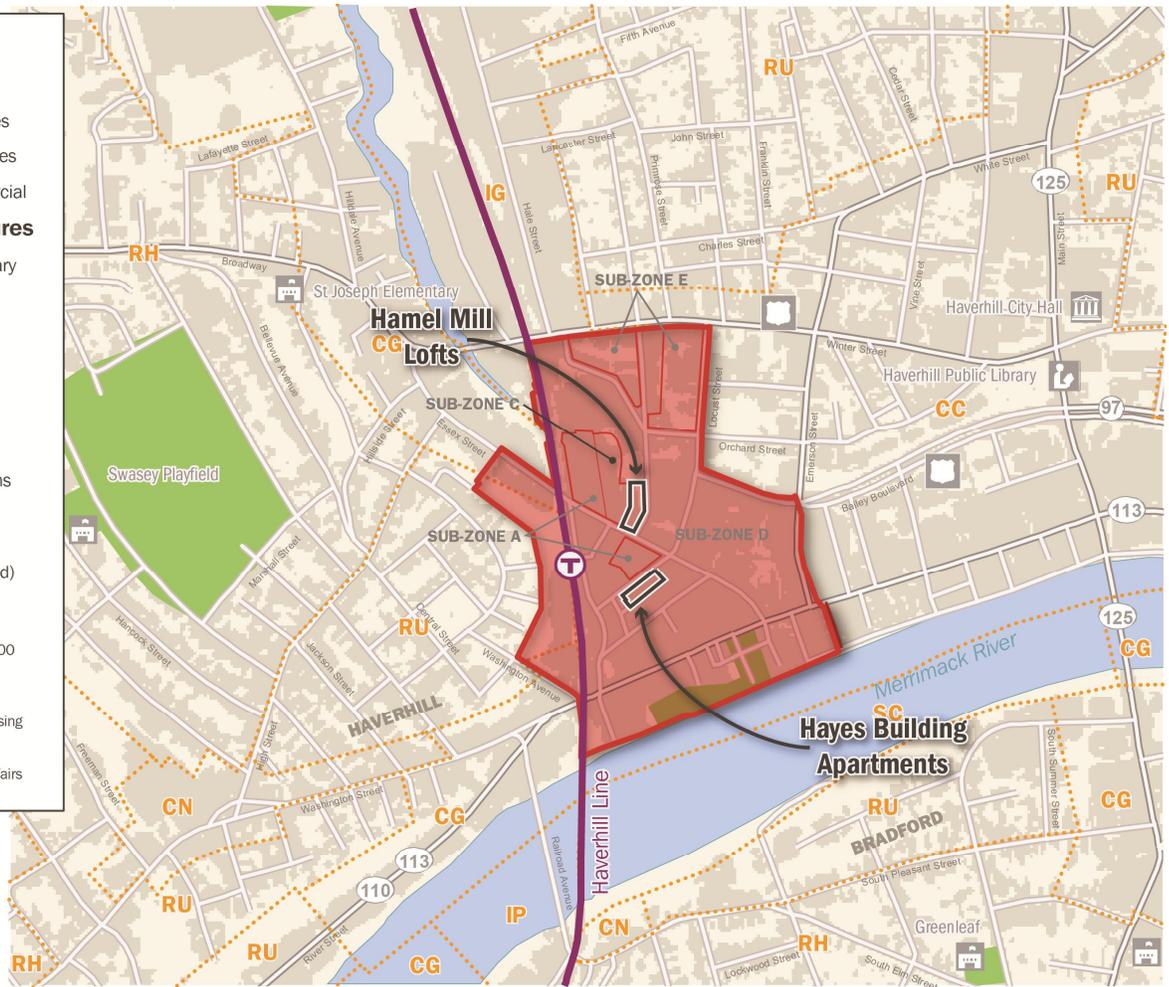
**40R District**

- 40R District Boundary
- Residential Future Uses
- Commercial Future Uses
- Residential & Commercial

**Other Municipal Features**

- Zoning District Boundary
- Library
- Police Station
- Schools
- City Hall
- Open Space
- Commuter Rail Stations
- Commuter Rail Lines
- (Buildings and pavements represented)

Data Source:  
 40R Information, Department of Housing and Community Development  
 All other GIS data, MassGIS  
 Map by Energy and Environmental Affairs  
 L. McInnes/J. Pfister, 3/23/2010



RH	Residential High Density
RU	Residential Urban Density
CN	Commercial Neighborhood
CG	Commercial General
CC	Commercial Center
IP	Industrial Park
IG	Industrial General
SC	Conservation



**About 40R**  
 Well-designed districts can create a distinctive sense of place and fulfill market demand for walkable neighborhoods, while minimizing car trips, reducing development pressure on outlying areas, and steering growth toward areas with existing infrastructure. Chapter 40R rewards cities and towns for adopting 40R zoning and streamlining the development process by providing up to \$600,000, in upfront zoning incentive funds to municipalities, plus an additional \$3,000 for every new housing unit created. You can find out more at DHCD's 40R homepage: [www.mass.gov/hed/40r](http://www.mass.gov/hed/40r).

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