

# Northampton A 40R COMMUNITY



## Smart Growth Area

16-acre mixed-use district

## Location

Northampton, Massachusetts

## Housing

63 units built, including 32 affordable units; smart growth zoning provides for a minimum of 156 housing units not previously allowed.

## 40R Incentive and Bonus Funding

Smart growth zoning district: \$320,000 to general fund.

## History

Zoning Adopted	09/20/2007
Hillside Apts.	Fall 2008



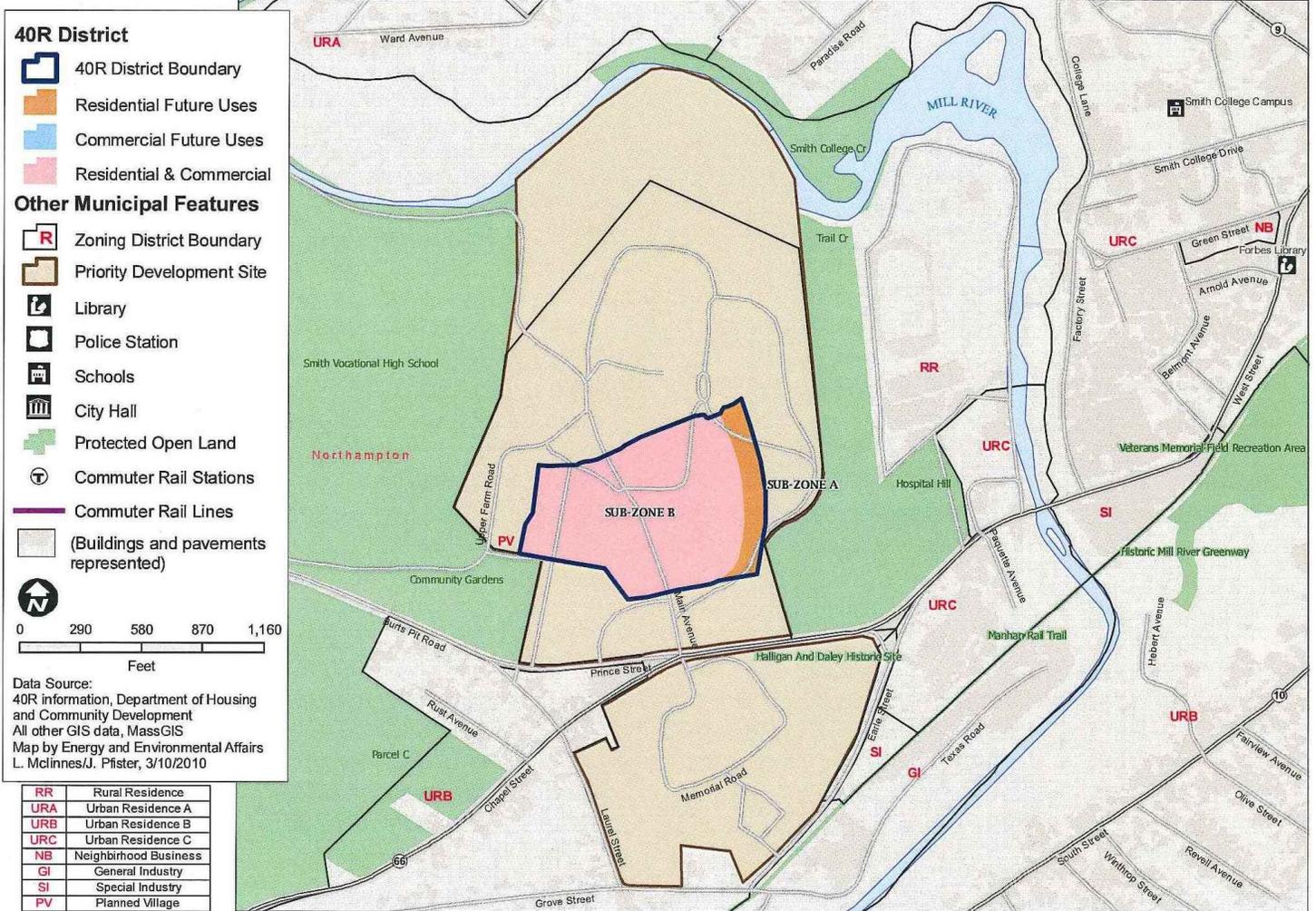
Site of former Northampton State Hospital prior to redevelopment

Northampton's Sustainable Growth Overlay District (40R) is a mixed-use, pedestrian-oriented zone reusing a former state hospital site located just outside the city's popular downtown. Covering approximately 16 acres, the 40R zoning allows for 156 units on multiple parcels. By rezoning the hospital site, the city earned \$200K in 40R zoning incentive funds-- plus another \$120K in 40R implementation funds when the 40-unit Village Hill Phase II project broke ground – and leveraged over \$16 million in private investment. Village Hill and other projects that occur in the district will bring new residents, businesses and vitality to the area.



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## About 40R

Well-designed districts can create a distinctive sense of place and fulfill market demand for walkable neighborhoods, while steering growth toward areas with existing infrastructure, reducing development pressure on outlying areas, and minimizing traffic impacts. Chapter 40R rewards cities and towns for adopting 40R zoning and streamlining the development process by providing as much as \$600,000 in upfront zoning incentive funds, 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).

## Contact Us

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