

# Hamilton Development Corporation

P.O. Box 2361 Hamilton, MA 01982 [www.hamiltonma.gov](http://www.hamiltonma.gov)

## **2014-2015 Annual Plan**

### **Background**

The Hamilton Development Corporation is a publically chartered organization formed by the citizens of Hamilton to support planned economic development through the use of public and private sector funds to promote sustainable, long term growth and the economic health of the downtown, and its residents.

### **Goals**

- Promote the economic development of the downtown commercial district and other designated areas in the town,
- Develop public private partnerships to support infrastructure and land use development that serves to broaden the town's tax base,
- Encourage broad based citizen and business community participation in the planning, design, and development of HDC projects.

### **Objectives**

- In cooperation with public and private organizations sponsor and fund a downtown plan involving community stakeholders whose results will serve to help set the priorities of the HDC, land use boards, and elected officials,
- Identify opportunities outside the downtown commercial district where the HDC may play a role in encouraging and supporting the financing, acquisition, planning, design, or development of projects consistent with HDC mission,
- Work with land use boards, elected officials, and citizens to review and, as necessary, amend existing town by laws, rules, and regulations to encourage the planning and development of projects in accordance with the mission of the HDC.

## **2014-2015 Plan & Activities**

### **Developing a Plan for the Hamilton Commercial District**

The following lays out the activities of the HDC to help develop a planning framework and public consensus that will guide that will guide HDC and the town over the next 3 to 5 years. The goal will be to engage all Hamilton residents, abutters, public officials, merchants, and land use boards in a series of carefully coordinated visioning and planning sessions that will yield a plan for guiding the future growth of, and investment in the town's commercial district. The result will be development recommendations encompassing new design standards, zoning by laws, preferred land uses, pedestrian, bicycle, and vehicle infrastructure enhancements, and amenity improvements within the commercial district. Below, is our proposed schedule of activities.

#### 4 October 2014, Saturday

Organize and hold a public envisioning session to discuss and review visual representation of potential development along Railroad Ave between Bay Road and Willow and along Willow Street between Railroad and Linden

#### 8 November 2014, Saturday

Organize and hold a public envisioning session to discuss and review visual representation of potential development along Willow Street between Asbury and Railroad

#### 6 December 2014, Saturday

Organize and hold a public envisioning session to discuss and review visual representations of potential development along Asbury and Bay Road from Willow to Railroad

#### 10 January 2015, Saturday

The session will be devoted to discussion and review of possible Building Design Standards that would govern future new construction and renovations of existing building in the downtown commercial district. The goal will be to seek public input on a by law that would govern building design that could be proposed to the Hamilton Planning Board for their review and approval.

#### 7 February 2015, Saturday

Utilizing the 2014 MAPC Village study and recommendation for pedestrian, bike, and vehicle traffic patterns this session will be devoted to discussing options for making the down town more pedestrian friendly, ways to encourage bicycle use and safety on route 1A and adjoining streets, and possible adjustments to vehicular traffic patterns as a means of improving traffic flows and parking.

#### 7 March 2015, Saturday

Review of meals tax funding and expenditures. The goal will be to identify and prioritize low cost improvements that could be funded in part or in whole by the town's share of the meals tax.

4 April 2015, Saturday

The HDC's final meeting will be designed to summarize the findings and recommendations developed during the prior envisioning and planning meetings and discuss next steps.

**Additional Priorities & Activities**

- Build on the MAPC planning report by engaging the Urban Land Institute (ULI) to refine potential build out options and designs and their costs and benefits to the town.
- Investigate and pursue state and federal wastewater technical assistance grants to support refinement of options for wastewater treatment infrastructure for Hamilton & Wenham.
- Complete the rental of Bob McRae's of the commercial building on Willow Street.