

Town of Seekonk

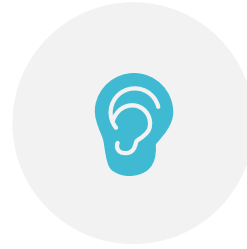
Master Plan

Land Use Element

Agenda

- What is SRPEDD's role
- Timeline
- What Past Documents Say
- Current Zoning
- Current Land Use
- Draft Growth Model
 - Introduction to Concepts and Techniques
 - Scenarios – What Questions Can We Answer with our Growth Model?
- Example Master Plan Goals and Strategies
- Website
- Activities
- Questions to Think About

What is SRPEDD's Role?



LISTEN TO YOU



UNDERSTAND YOUR
GOALS AND
PRIORITIES



GATHER, ANALYZE,
AND PRESENT
INFORMATION



HELP MAKE A PLAN
THAT RESPONDS TO
YOUR GOALS

Timeline

Introduction to Land Use Chapter

Writing the Chapter

28 Sep. 2021

29 Sep. – 22 Oct.
2021

23 Oct. – 9 Nov.

23 Nov. 2021

Online Public Workshop –
Participate at your convenience over
the course of 3+ weeks

Land Use Chapter Presentation

Past Planning Goals Related to Land Use

- Revitalize Seekonk's designated Village areas (MP 2012)
- Preserve Seekonk's Rural Character (OSRP 2021)
- Promote more multi-family, rental housing, and accessory apartments in selected areas of Seekonk (HPP 2010)
- Consider development bonuses that could be used as part of a TDR program (SCR 2013)
- Maintain Seekonk's environmental resources and community character in Rural Residential areas (MP 2012)

Current Zoning

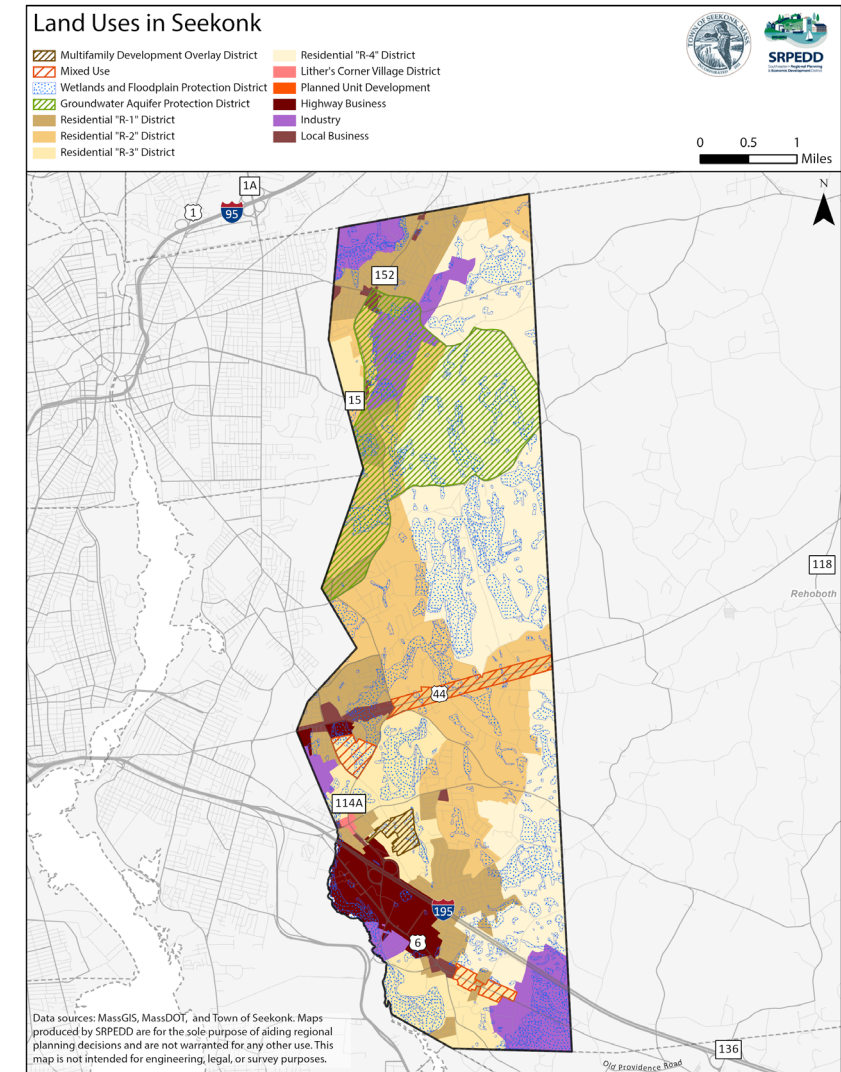
Zoning determines what uses – and how much of them – you can put on a property.

The town has a comprehensive and well-developed zoning bylaw.

It includes several residential zones (R-1 through R-4, with increasing densities) and a Multifamily Development Overlay District.

It also features commercial and industrial zones and an Economic Development Overlay District.

The Groundwater Aquifer Protection District limits uses and intensities in the northern part of Town.



Current Land Use

Residential (yellow) – 54.3%

Apartments (dark yellow) – 9.1%

Mixed-Use (orange) – 0.9%

Office (pink) – 0.2%

Commercial (red) – 2.9%

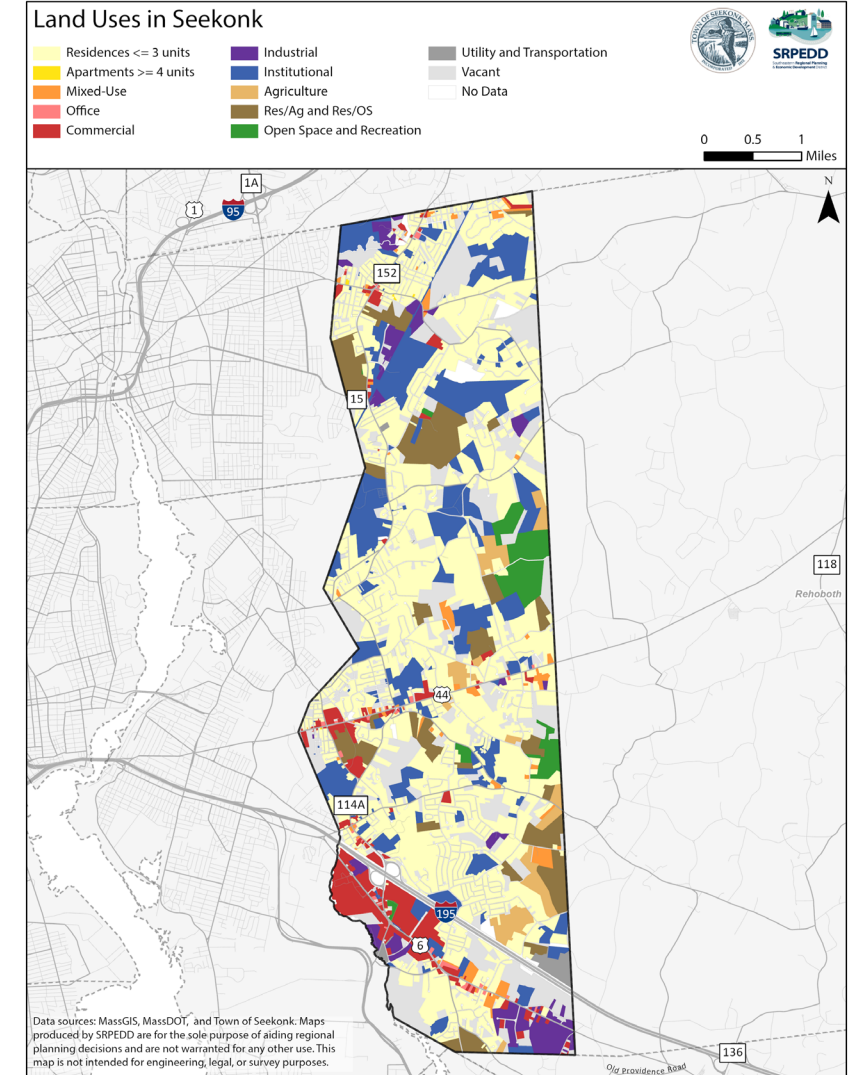
Industrial (purple) – 1.8%

Institutional (blue) – 8.7%

Agriculture (brown) – 1.5 %

Open Space (green)– 1.6%

Vacant (grey) – 9.1%



GIS-based Growth Modeling



INTRODUCTION TO THE
MODELING CONCEPTS



OVERVIEW OF
MODELING PROCESS

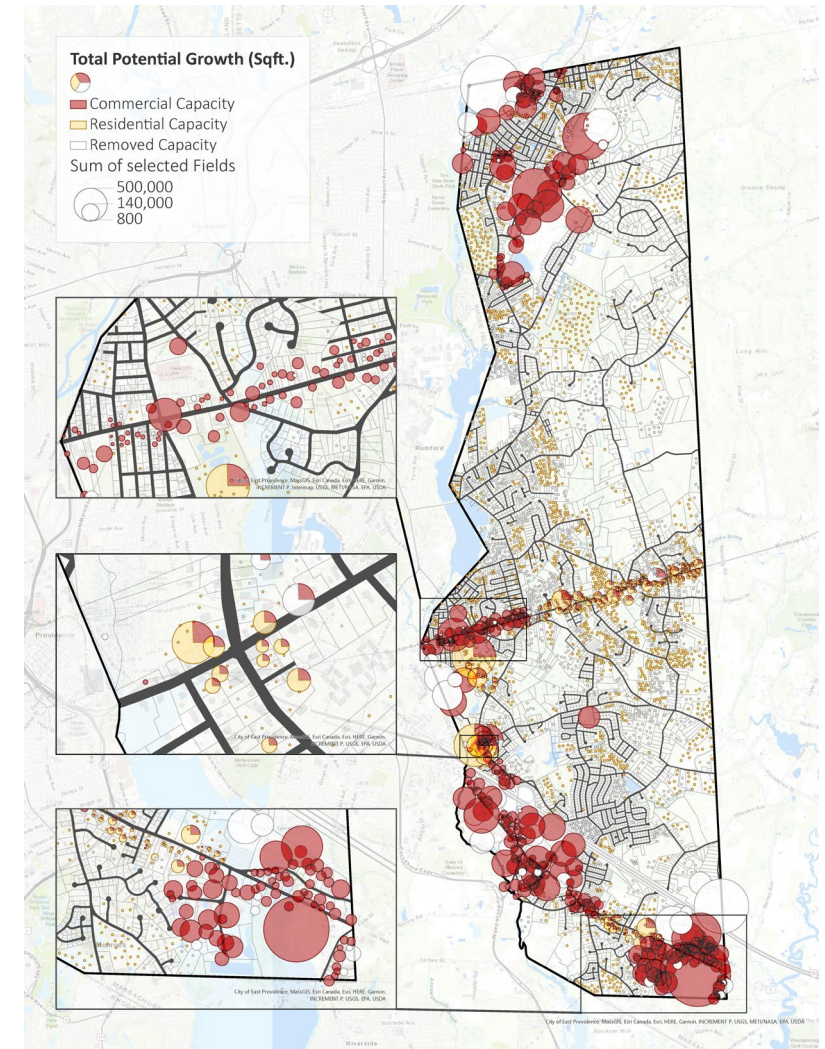
Growth Modeling

STEP 1: Build-out Estimates (Supply)

"Parcel-by-parcel" estimate of potential buildings based on:

- Existing zoning regulations
- Permanent constraints (e.g. wetlands, permanently-protected open space)

Each parcel receives a "build-out estimate," or how much total growth (measured in building area and/or dwelling units) could occur given zoning requirements and usable land. We then go back and refine these estimates with site-by-site inspections.



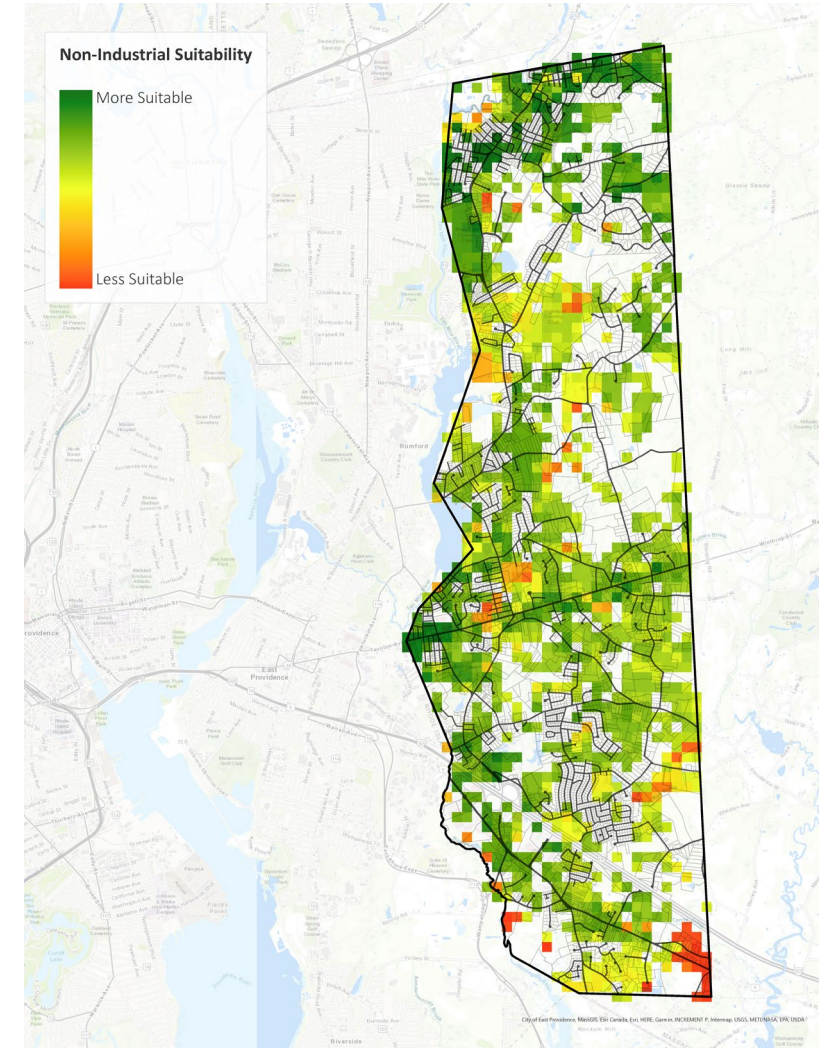
Growth Modeling

STEP 2: Suitability Scoring (Demand)

"Scores" each building's likelihood of being developed based on its relationship to assets and constraints.

For example, a hypothetical building placed within a FEMA flood plain may be less likely to be developed than one that isn't!

Similarly, a hypothetical commercial building near a highway interchange is more likely to be build than one on a country road.



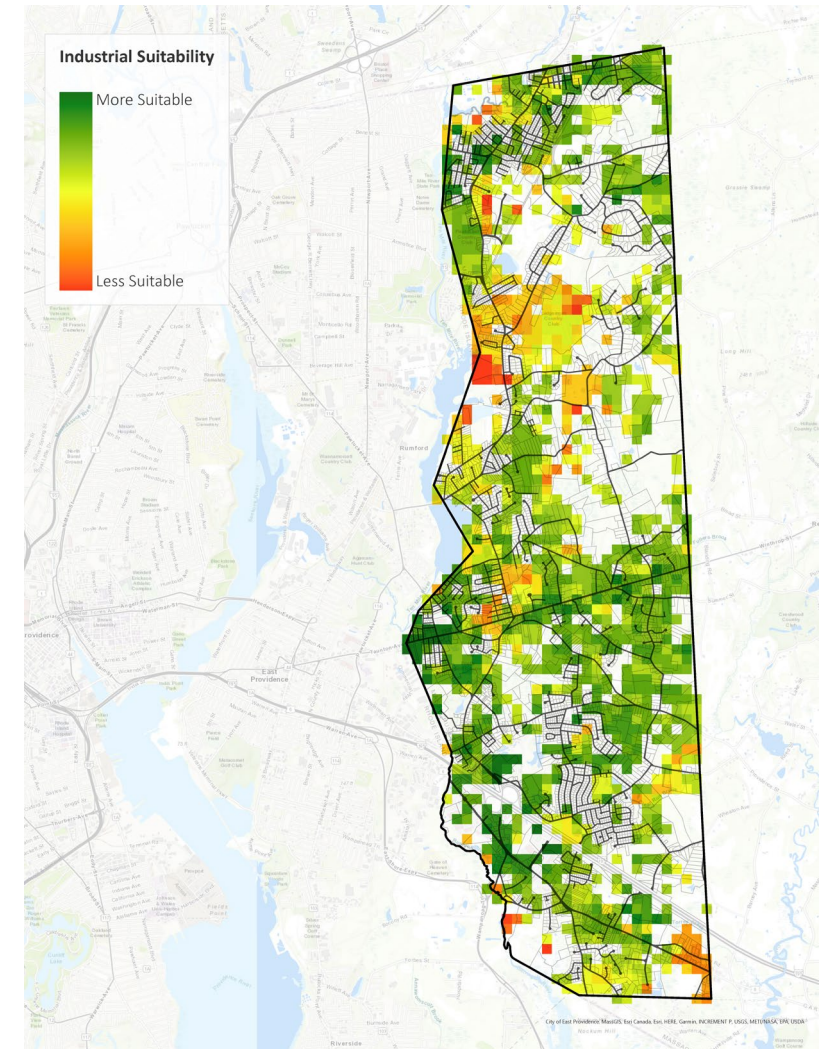
Growth Modeling

More Suitable if

- Near Recent development
- Possesses positive valuation and real estate characteristics
- Near amenities such as parks, schools, walkable areas
- In a locally designated priority development area

Less Suitable if

- Constrained by wetlands and permanently protected open spaces
- Affected by geological constraints such as high slopes or soils that won't perk
- In Important water resource protection areas
- Near or in agricultural soils
- Near or in Habitats and other natural resource protection areas
- Affected by hazards, such as FEMA flood plains



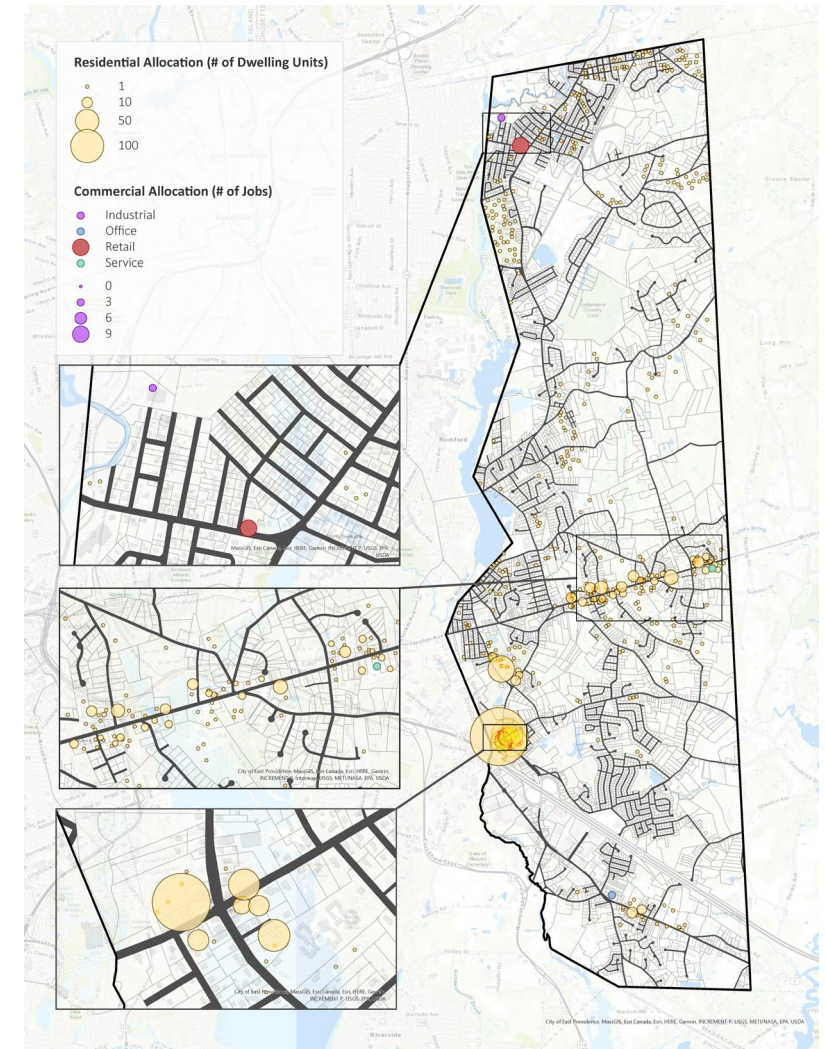
Growth Modeling

STEP 3: Allocation

Allocates projected growth (dwelling units and jobs)

Basis allocation on supply (Build-Out) and demand (Suitability) ... and a health dose of randomness and humility

“All models are wrong but some models are useful” –
George E. P. Box



Growth SCENARIOS – What Questions Can We Answer with our Growth Model?

- What would Seekonk look like under a lower-growth scenario for residences, but a higher growth scenario for jobs?
- What would a certain area look like is Zoning (supply) changed)?
- How would growth shift under different suitability scoring (demand)?
 - For example, if climate-related factors became even stronger pushes?
- What other questions might we ask with the model?

Example Goals and Strategies

Goals

Utilize	Utilize Effective Zoning Practices And Other Regulations To Shape Lakeville's Future Growth. (Lakeville Master Plan)
Pursue	Pursue Economic Development In Strategic Sites (Marion Master Plan)
Modern	Modernize the town's zoning bylaw to meet the Town's priorities on growth and preservation. (Norton Master Plan)

Strategies

Create	Create Zoning Districts That Encourage Mixed-Use Village Type Development In Specific Locations. (Lakeville Master Plan)
Conduct	Conduct further parking surveys of retail centers to inform infill development and zoning changes (Seekonk Economic Development Plan)
Develop	Develop Design Guidelines For General Business Area (And Any Future Commercially-Zoned Areas) To Ensure That New Development Matches The Community Character. (Berkley Master Plan)

Public Engagement



Visit the website



Participate in the
mapping exercise



Leave a comment



Attend Office
Hours

Website

www.srpedd.org/seekonk-land-use




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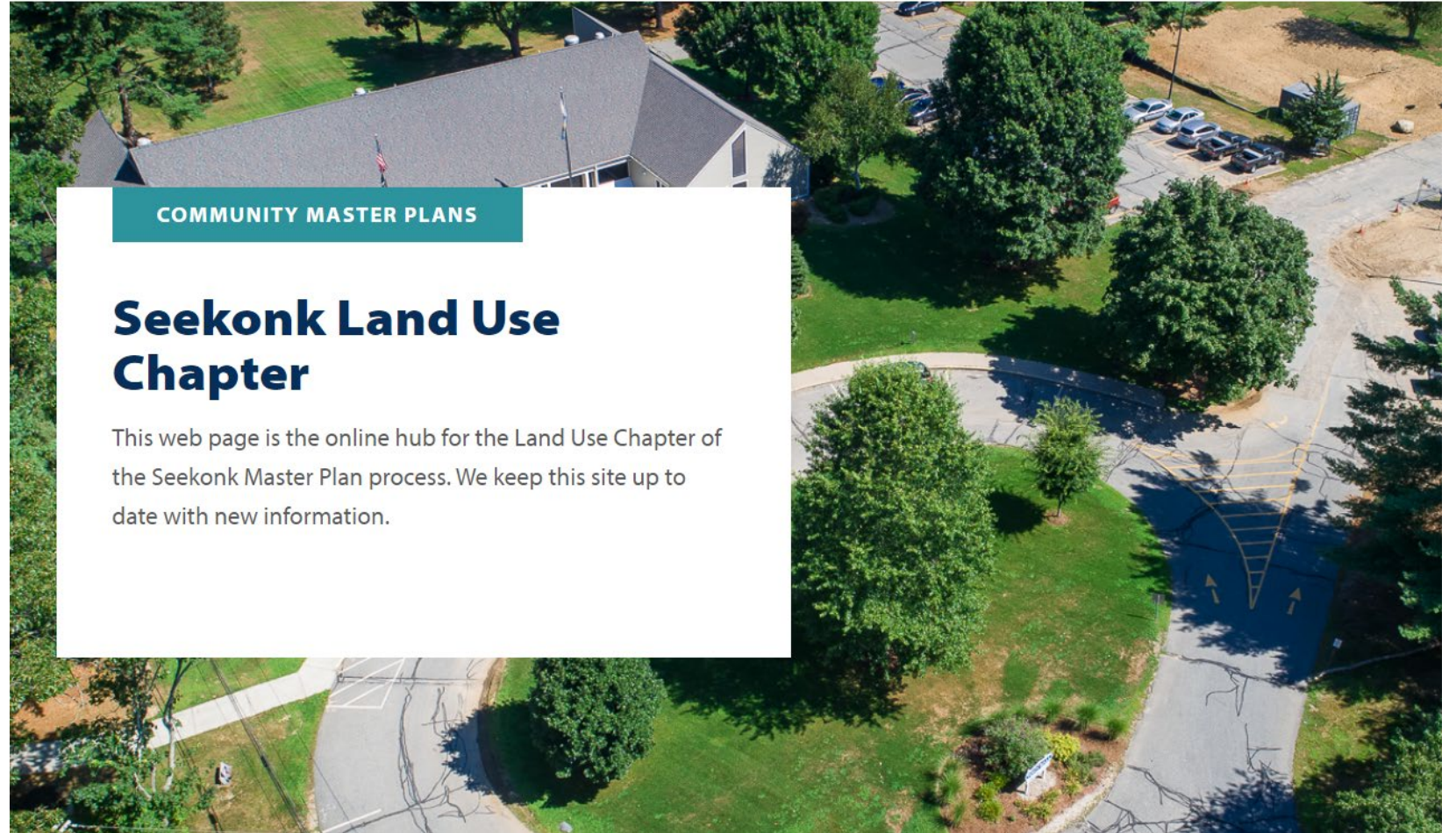
DEPARTMENTS ▾

RESOURCE LIBRARY

COMMUNITY MASTER PLANS

Seekonk Land Use Chapter

This web page is the online hub for the Land Use Chapter of the Seekonk Master Plan process. We keep this site up to date with new information.

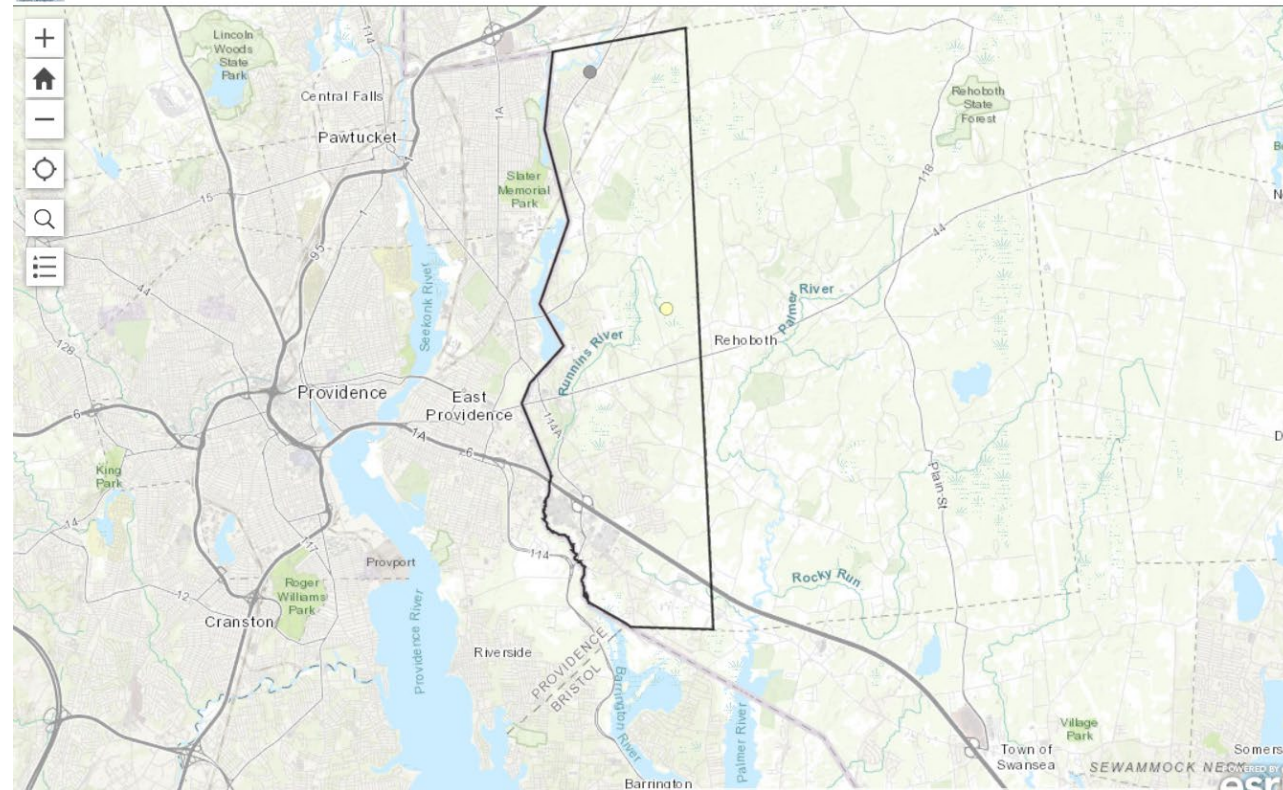


Mapping Exercise

<https://arcg.is/WT94q>



Seekonk Land Use Element



Land Use Type

+ Add Comment

Utility and Transportation

Residences <= 3 Units

Comment Card

Seekonk Land Use Element Public Comment Card

Please leave us any comments you have about the Seekonk Land Use Element currently under production by SRPEDD.

[Sign in to Google](#) to save your progress. [Learn more](#)

* Required

Comment *

Your answer

What is your name?

Your answer

What is your email address, so that we can respond to your comment and send you updates about the project?

Your answer

Submit

[Clear form](#)

Never submit passwords through Google Forms.

Office Hours

Wednesday October 13

- 6 - 7PM
- <https://uso2web.zoom.us/j/82983856615?pwd=TXorY1AxUEJ2No9Qc2p5Q2htTzBiQT09>

Thursday October 21

- 1 – 2 PM
- <https://uso2web.zoom.us/j/82920720705?pwd=MUesySEo2bo5EbWVrWjdnYk9MSzNVUT09>

Questions to think about

What type of development is right for Seekonk?

Which areas in Seekonk are appropriate for future growth?

Which areas in town should no more growth occur?

Which areas are most important to preserve, enhance, or transform?

Are there parts of town that you would describe as rural or urban?