



Village Overlay District
Mount Washington Resort

Bretton Woods, New Hampshire
January 15, 2008

Village Overlay District *Community Vision & Input*

Village Components

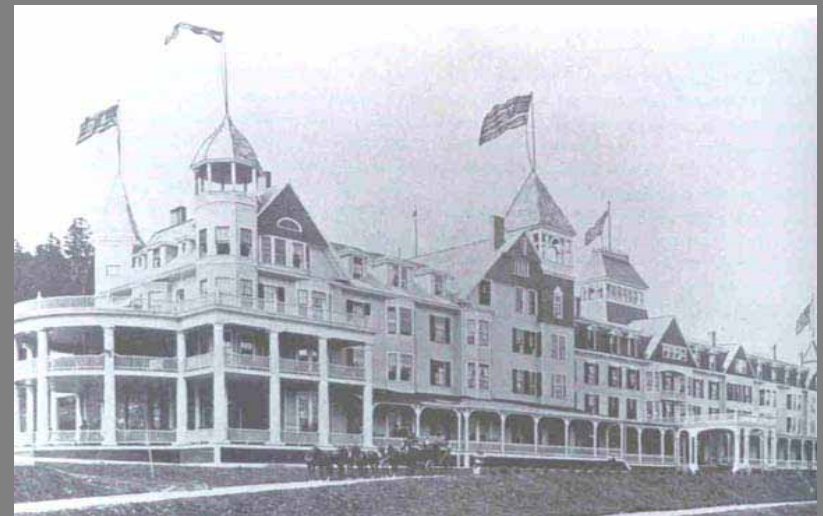
1. Pedestrian friendly- sidewalks, gathering spaces & slow traffic movement
2. Convenient and easily accessible
3. Vibrant and full of energy- programmed with events and festivals
4. Restaurants with outdoor dining
5. Be at a pedestrian scale
6. Programmed for all four seasons
7. Unique mix of uses that makes it a successful village both experientially and financially
8. Balance parking needs and planning goals
9. Overall transportation plan/ system



Village Overlay District *Community Vision & Input*

Village Sensitivities

1. Buildings heights are in appropriate context
2. Snow removal
3. Parking for ski and non-ski season
4. Noise
5. Approachable and inclusive to local community members
6. Traffic/ road standards
7. Environmental impacts
8. Public safety- fire/ police station
9. Light pollution
10. "Green" building principles



Village Overlay District *Process to Date*

- Consulted the planning board in August regarding need for an ordinance modification in order to implement the village
- Met with the State Office of Energy and Planning
- Hired a third party group Jeffrey Taylor & Associates to draft ordinance
- Had two Planning Board Work Sessions in December
- January 3, 2008 Planning Board approved the submission for public hearing
- Modified the ordinance incorporating local resident feedback
- Public Hearing- January 15, 2008



Village Overlay District

Purpose and Intent

- Apply to RES 2 Zoning Districts
- Consistent with the 1990 approved Concept Plan
- Permit efficient layout of roads and buildings
- Promote consolidation of land development
- Increase open space
- Encourage pedestrian-friendly village area
- Promote mixed commercial, retail, and residential uses
- Encourage transportation alternatives



Village Overlay District

Principles of Smart Growth

Mixed-use activity centers - enhance civic, social, educational, cultural and economic life as well as transportation.

Appropriate development patterns - direct development to areas where municipal services, roads and utilities are already available.

Green Space - preserve sensitive areas, create a network of open space, provide natural amenities within communities.

Walkable communities - create a safe friendly atmosphere designed with pedestrians and bicyclists in mind.

Integrated transportation - link new and existing residential, employment, commercial and recreational areas.

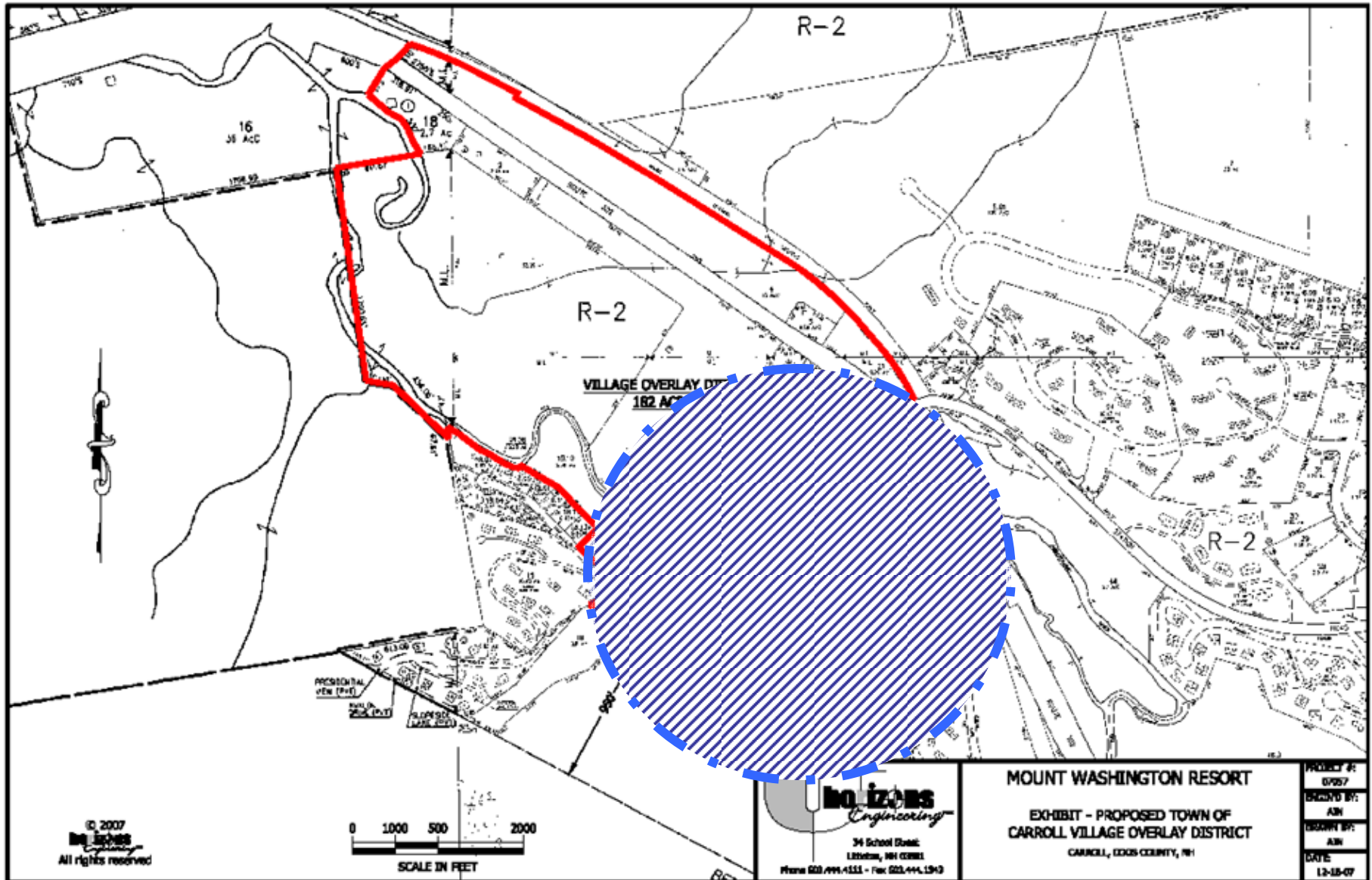
Enhanced civic realm - place a priority on the accessibility, architectural compatibility, and preserving what's best of the present and past for enjoyment by future generations.

Shared benefits - distribute the benefits of growth to all residents and businesses equally.

Community collaboration - promote involvement of all stakeholders in community decisions.

Fairness - ensure development decisions are fair and cost effective.

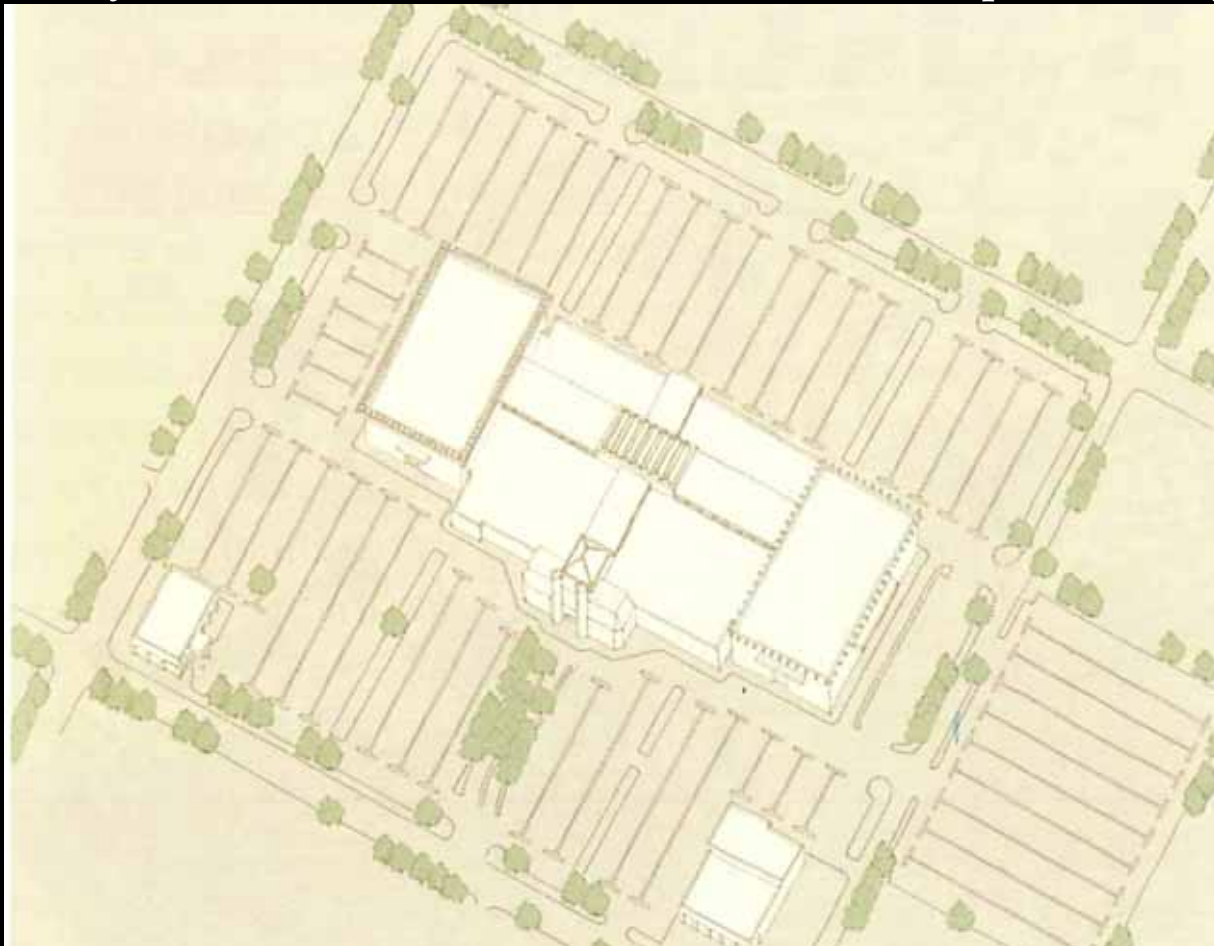
Village Overlay District Location/ Study Area



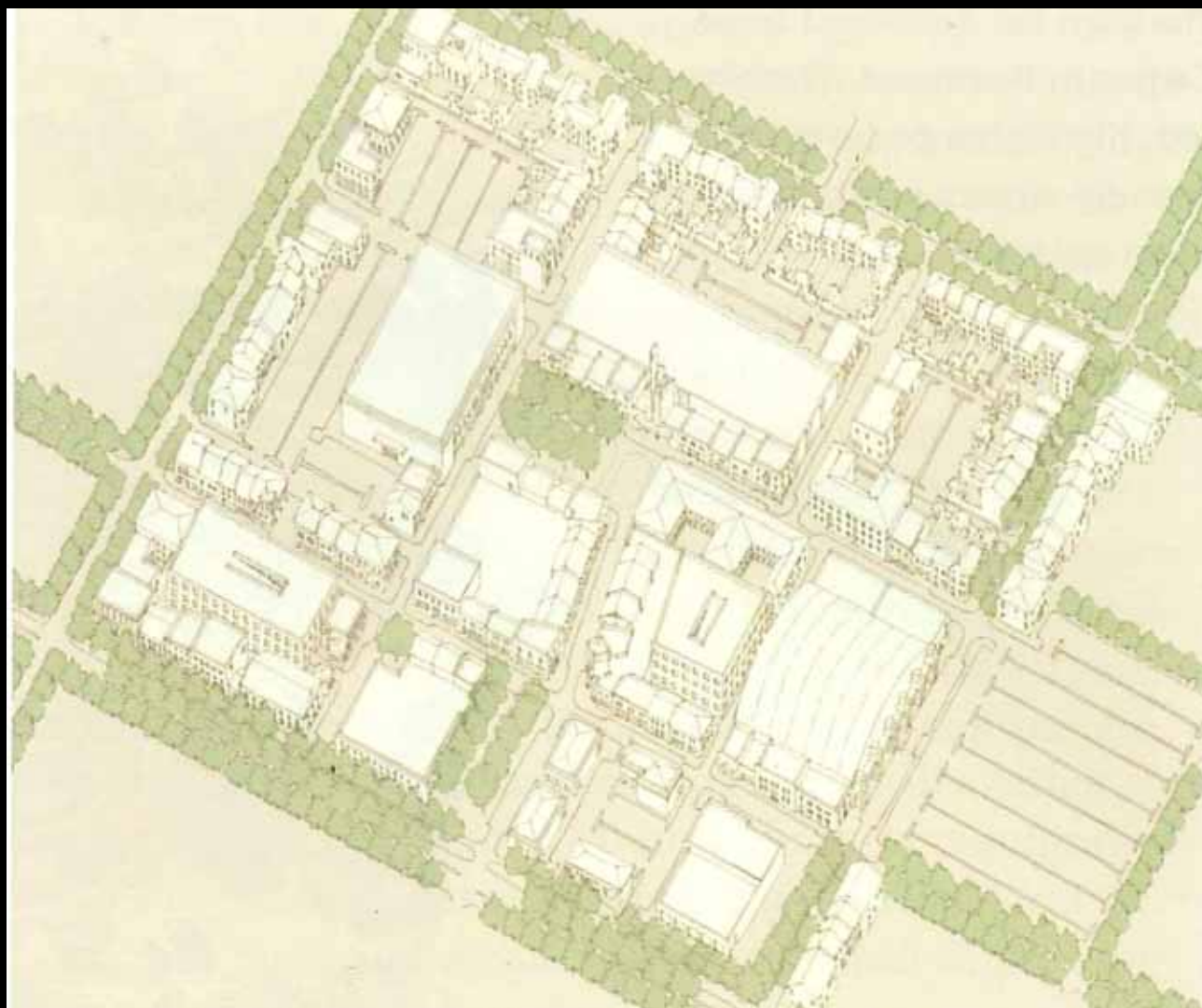
Village Overlay District *Parking & Transportation*

Intent

Allow for flexibility in parking standards including shared parking, reduction in parking requirements, overall transportation and traffic study which would consider alternative transportation systems



Village Overlay District *Parking & Transportation*



Village Overlay District *Roadway & Engineering Standards*

Intent

Allow for flexibility in street standards, on-street parking, turning radii and travel lane widths



Village Overlay District *Roadway & Engineering Standards*



Village Overlay District *Roadway & Engineering Standards*



Village Overlay District

Building Heights

Intent

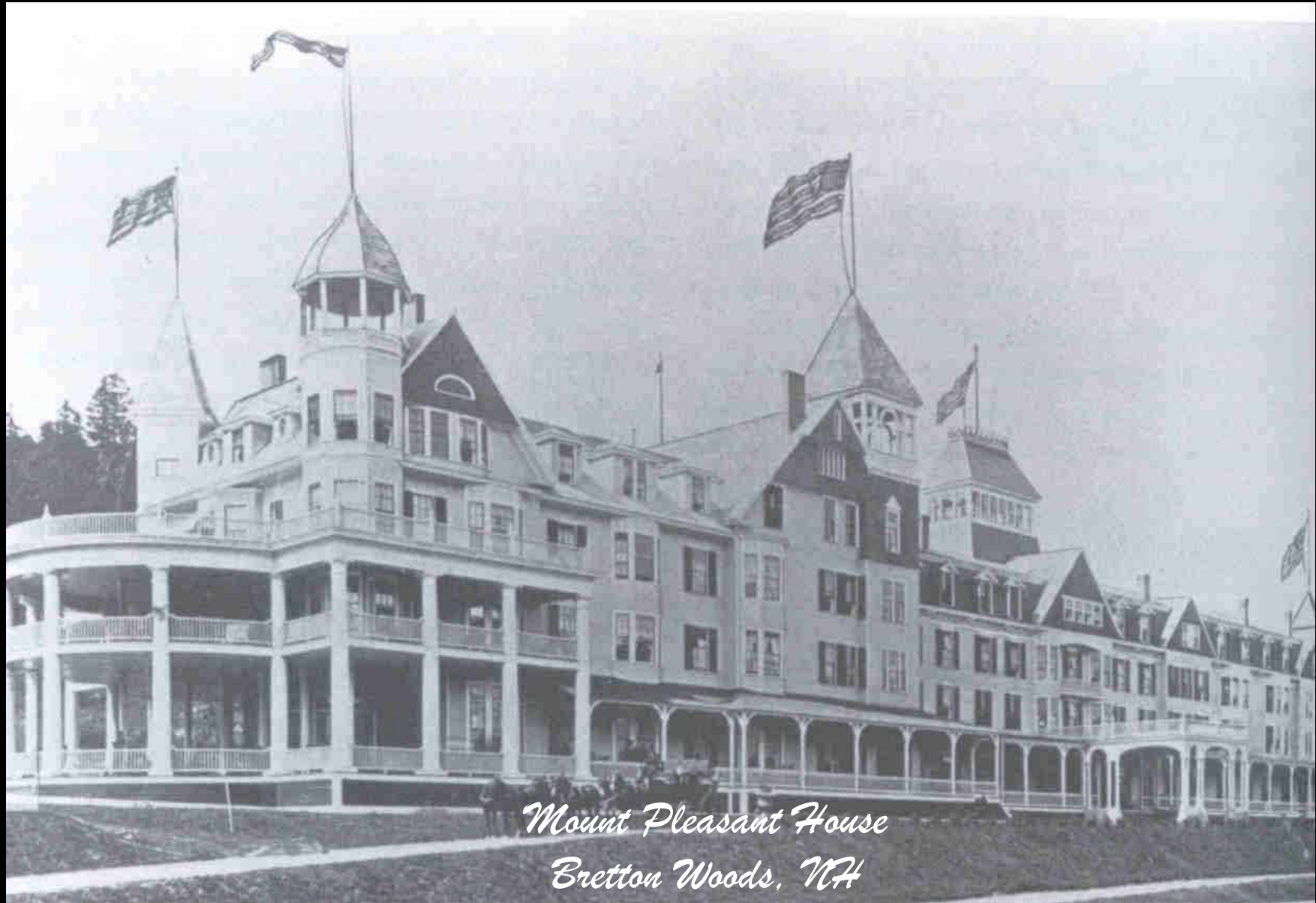
Allow the Planning Board the flexibility to approve buildings over the 33' maximum if the developer can demonstrate it will;

- Protect the safety and welfare of the public
- Address the scenic qualities of the area, including viewsheds
- Will not adversely impact Town services
- Be consistent with the intent of the Village Overlay District



Village Overlay District

Building Heights: Precedents



*Mount Pleasant House
Bretton Woods, NH*

Village Overlay District

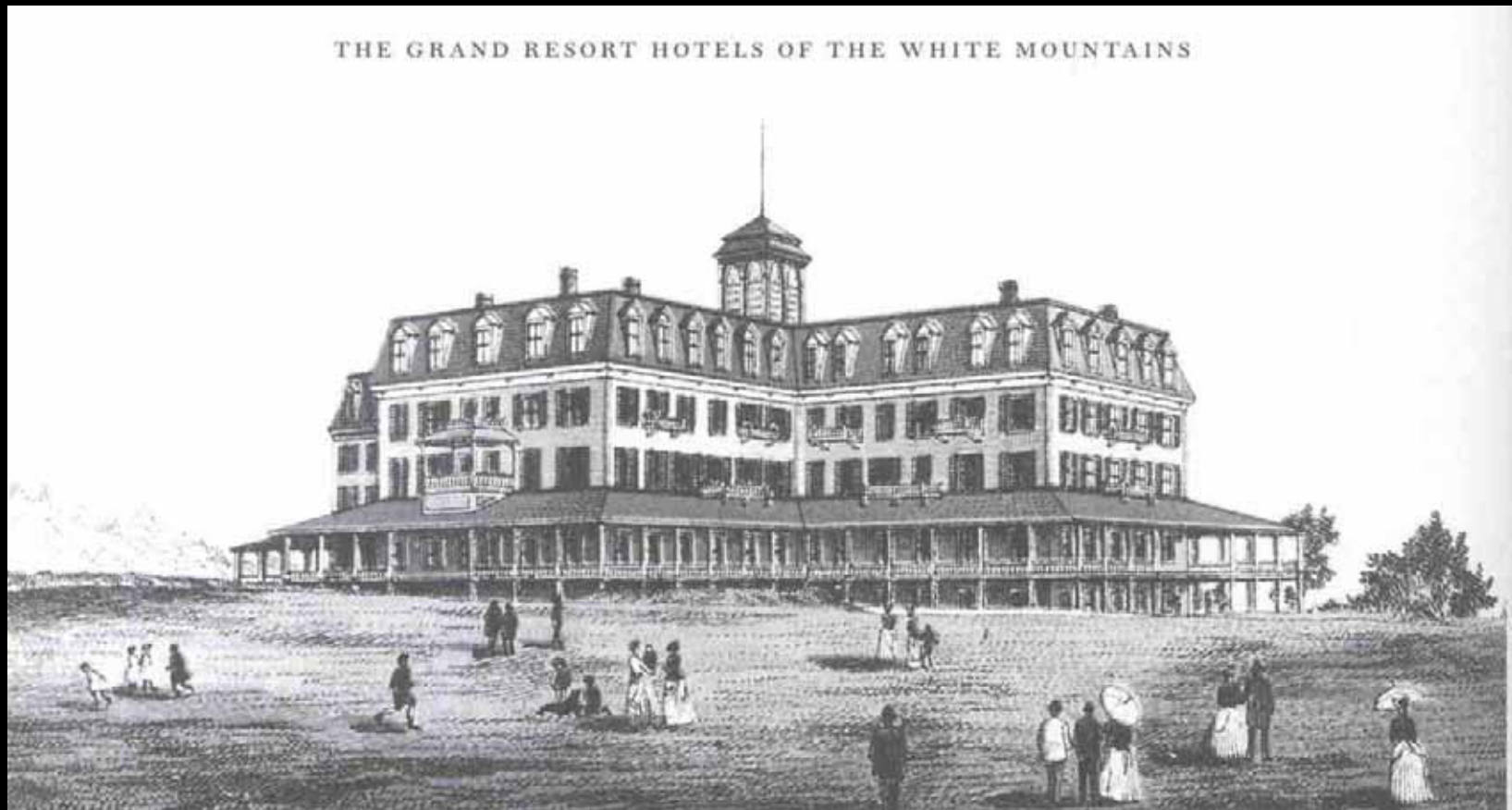
Building Heights: Precedents



*Gray's Inn (1910)
Jackson, NH*

Village Overlay District

Building Heights: Precedents



Maplewood Hall (1890)
Bethlehem, NH

Village Overlay District *Building Heights*



Village Overlay District *Building Heights*



Village Overlay District Signage

Intent

Allow for flexibility in sign standards so historical and traditional New England Signs can be implemented in the Village Overlay District.

