

**Board of
Selectmen
Presentation**

January 24, 2017

**GREENBUSH-DRIFTWAY
FUTURE VISION PLAN**

★ DRAFT REPORT- SCITUATE ECONOMIC DEVELOPMENT COMMISSION ★

GREENBUSH-DRIFTWAY EDC VISIONING WORKSHOP

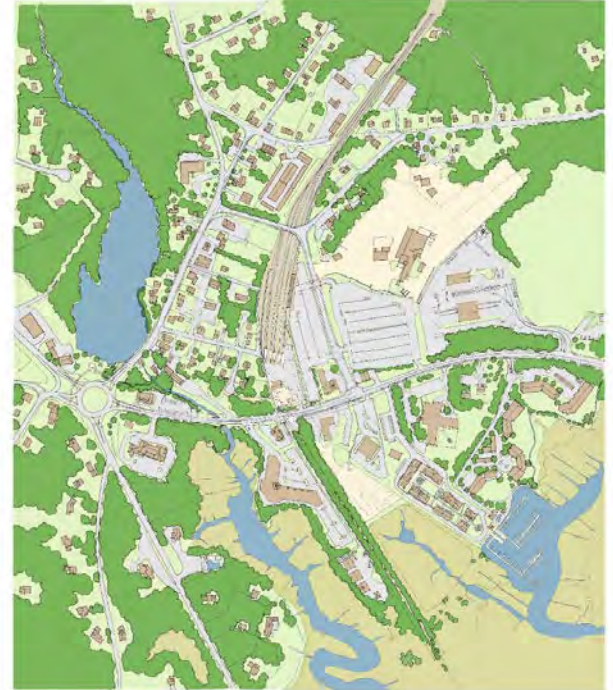
In June 2016 the Scituate Economic Development Commission (EDC) conducted a visioning session on the Greenbush-Driftway District for the purpose of creating an overall conceptual plan and strategic action plan to guide future growth, conservation, and infrastructure enhancements over the next 10 Years



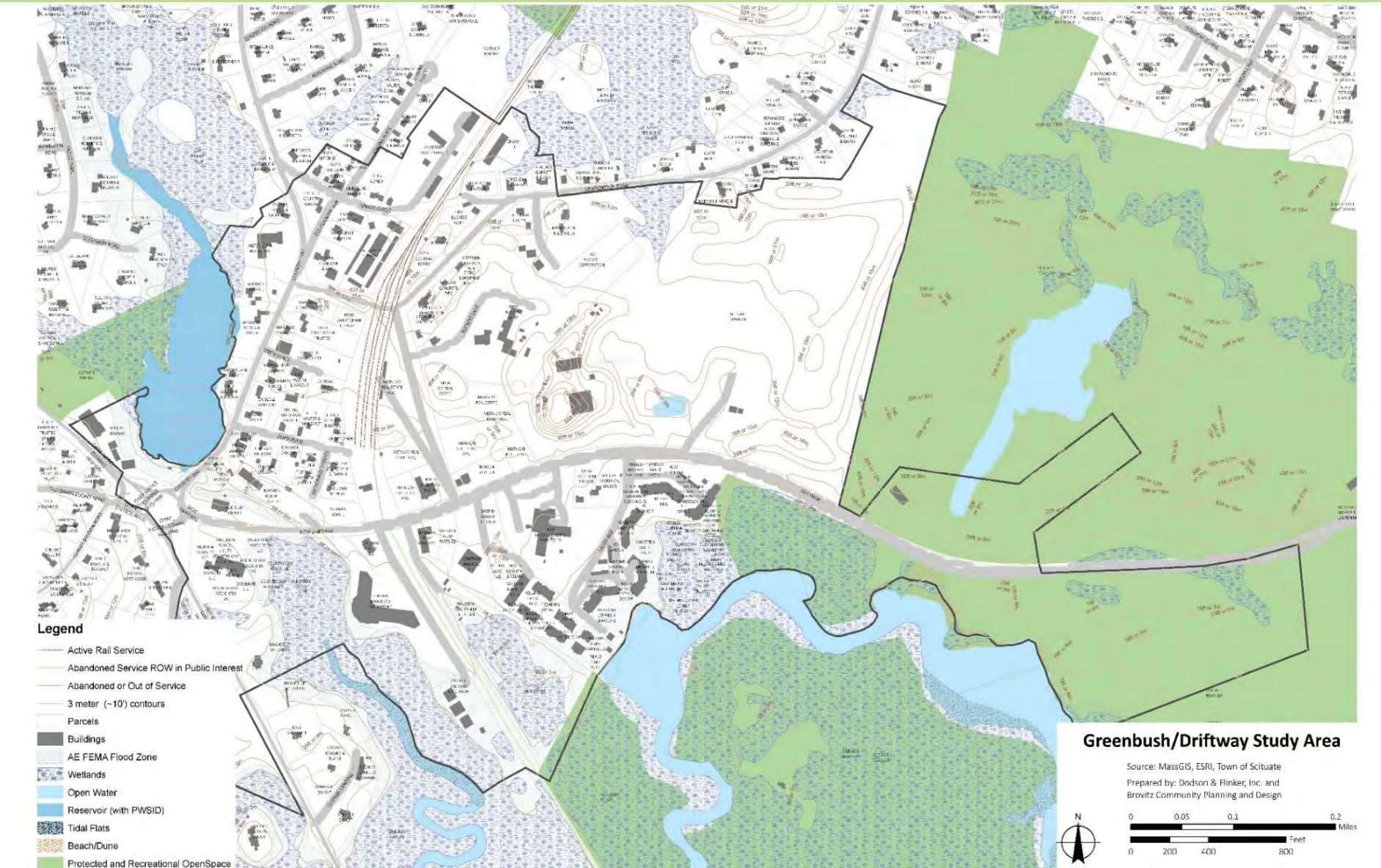
VISION PLAN

GREENBUSH-DRIFTWAY AREA

- 1.0 CONTEXT, EXISTING CONDITIONS & TRENDS
- 2.0 RELEVANT PLANS, POLICIES & REGULATIONS
- 3.0 MARKET ANALYSIS AND ECONOMIC POTENTIAL
- 4.0 FUTURE VISION & DEVELOPMENT SCENARIOS
- 5.0 STRATEGIC ACTION PLAN



CONTEXT & EXISTING CONDITIONS



CONTEXT & EXISTING CONDITIONS

GREENBUSH-DRIFTWAY AREA – KEY ATTRIBUTES

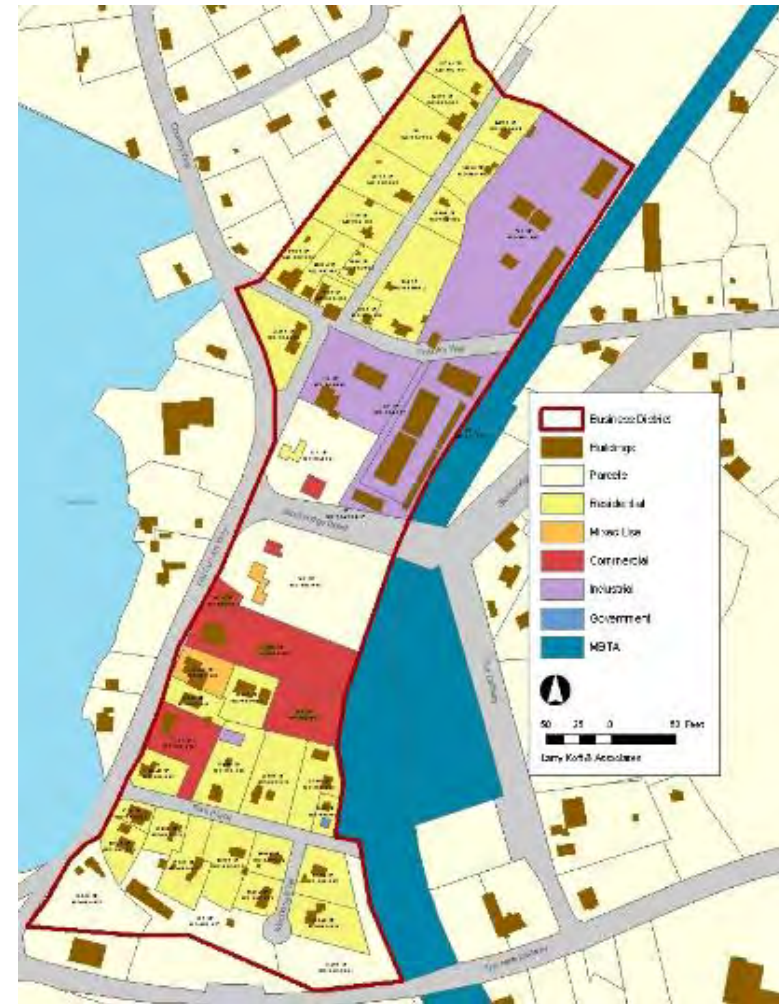
- ❑ Greenbush is a **traditional neighborhood center** with a small mix of shops, restaurants, and services.
- ❑ MBTA Greenbush **Commuter Rail** service with ample parking and daily service to Boston and Scituate Sloop bus service.
- ❑ Primarily **commercial and light industrial uses and zoning** with good potential for mixed use, waterfront residential, and business park office and fabrication within walking distance of train station.
- ❑ Significant **natural and recreational attributes** such as North River Conservation Park, Widow's Walk, Driftway Path, Old Oaken Pond Park.
- ❑ Many **civic and historic landmarks** such as Stockbridge Mill, Scituate Maritime and Irish Mossing Museum.
- ❑ **Proximity** to Rt. 3A and Scituate Harbor.
- ❑ **Good opportunities** for commuting residents, waterfront living, and business development for people that want to work and live in close proximity.



CONTEXT & EXISTING CONDITIONS

PROPERTY CHARACTERISTICS

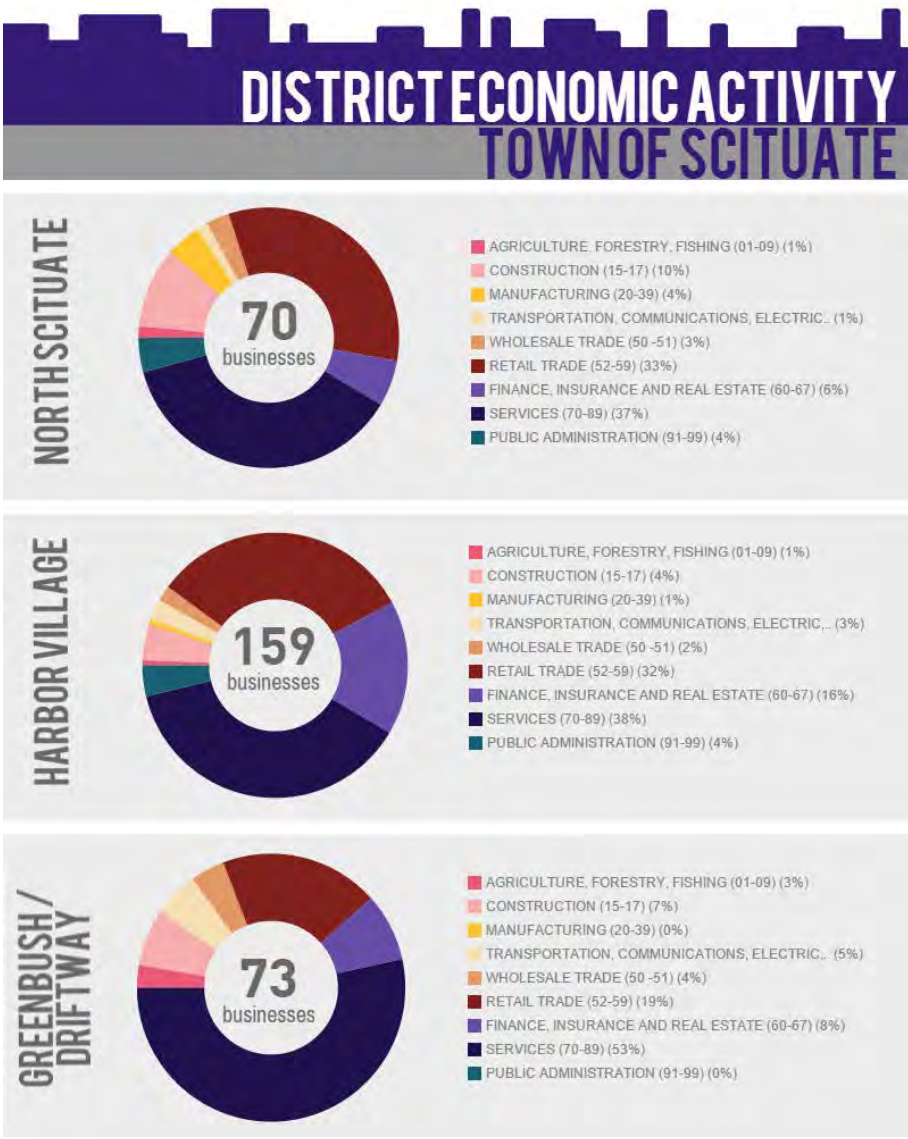
- ❑ **202 properties** and **795 acres** in G-D Area
- ❑ Most properties (67%) classified as **mixed use** (commercial and residential) and SF homes.
- ❑ 76 condos and 130 **dwelling units** overall.
- ❑ 76% properties either **owner-occupied** or owned by Scituate residents.
- ❑ **207 buildings** averaging over 55 years old.
- ❑ **526,613 net square feet** with an average of 2,607 square feet per building.
- ❑ 67% of building in “average” **condition**; only 14% buildings rated as “excellent” or “very good” condition.
- ❑ Total **taxable value** of properties \$134,501,700 (an average of value of \$169,224 per acre).
- ❑ Residential Condos have **highest values** (\$36 mil) followed by Town Property (\$31 mil)



CONTEXT & EXISTING CONDITIONS

CURRENT MIX OF BUSINESSES & SERVICES

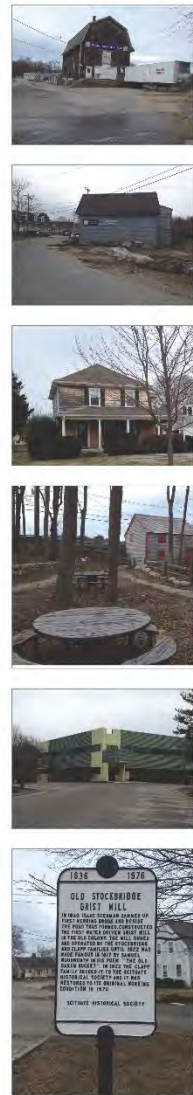
- ❑ **94 businesses/employers** in G-D Study Area
- ❑ **Primary market** is Route 3A and surrounding neighborhoods.
- ❑ Business generally geared to **goods and services needed on a regular basis** (i.e. convenience retail, food and drink, fitness, financial services, medical and personal services, and pet services).
- ❑ Some **light industrial**, contractors and repair services.
- ❑ About **400 people working** in the G-D area.
- ❑ Mostly **small businesses** (about 67% employ between 1-4 persons).
- ❑ Vast majority occupy less than 10,000 SF; **50% occupy less than 2,500 SF.**
- ❑ More **services** relative to other districts



GREENBUSH-DRIFTWAY BUSINESSES

GREENBUSH-DRIFTWAY

BUSINESS DIRECTORY



BUSINESS NAME	STREET ADDRESS	PHONE #	WEBSITE	DESCRIPTION
1st Choice	1000 Driftway	781-541-1111		Real Estate
2nd Choice	1000 Driftway	781-541-1111		Real Estate
3rd Choice	1000 Driftway	781-541-1111		Real Estate
4th Choice	1000 Driftway	781-541-1111		Real Estate
5th Choice	1000 Driftway	781-541-1111		Real Estate
6th Choice	1000 Driftway	781-541-1111		Real Estate
7th Choice	1000 Driftway	781-541-1111		Real Estate
8th Choice	1000 Driftway	781-541-1111		Real Estate
9th Choice	1000 Driftway	781-541-1111		Real Estate
10th Choice	1000 Driftway	781-541-1111		Real Estate
11th Choice	1000 Driftway	781-541-1111		Real Estate
12th Choice	1000 Driftway	781-541-1111		Real Estate
13th Choice	1000 Driftway	781-541-1111		Real Estate
14th Choice	1000 Driftway	781-541-1111		Real Estate
15th Choice	1000 Driftway	781-541-1111		Real Estate
16th Choice	1000 Driftway	781-541-1111		Real Estate
17th Choice	1000 Driftway	781-541-1111		Real Estate
18th Choice	1000 Driftway	781-541-1111		Real Estate
19th Choice	1000 Driftway	781-541-1111		Real Estate
20th Choice	1000 Driftway	781-541-1111		Real Estate

BUSINESS NAME	STREET ADDRESS	PHONE #	WEBSITE	DESCRIPTION
21st Choice	1000 Driftway	781-541-1111		Real Estate
22nd Choice	1000 Driftway	781-541-1111		Real Estate
23rd Choice	1000 Driftway	781-541-1111		Real Estate
24th Choice	1000 Driftway	781-541-1111		Real Estate
25th Choice	1000 Driftway	781-541-1111		Real Estate
26th Choice	1000 Driftway	781-541-1111		Real Estate
27th Choice	1000 Driftway	781-541-1111		Real Estate
28th Choice	1000 Driftway	781-541-1111		Real Estate
29th Choice	1000 Driftway	781-541-1111		Real Estate
30th Choice	1000 Driftway	781-541-1111		Real Estate
31st Choice	1000 Driftway	781-541-1111		Real Estate
32nd Choice	1000 Driftway	781-541-1111		Real Estate
33rd Choice	1000 Driftway	781-541-1111		Real Estate
34th Choice	1000 Driftway	781-541-1111		Real Estate
35th Choice	1000 Driftway	781-541-1111		Real Estate
36th Choice	1000 Driftway	781-541-1111		Real Estate
37th Choice	1000 Driftway	781-541-1111		Real Estate
38th Choice	1000 Driftway	781-541-1111		Real Estate
39th Choice	1000 Driftway	781-541-1111		Real Estate
40th Choice	1000 Driftway	781-541-1111		Real Estate

MAP KEY

- Banks & ATMS
- Eat & Drink
- Refresh & Recharge
- General Services
- Play Marine
- Play
- P Parking
- Automated Teller Machine

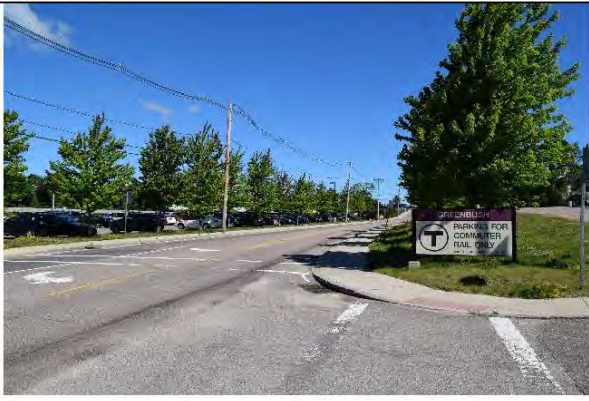


CONTEXT & EXISTING CONDITIONS

PRIMARY STREETS & THOROUGHFARES



Country Way in Historic Greenbush



New Driftway – MBTA Station



Stockbridge Road



Driftway – West Segment



Driftway – Central Segment



Driftway – East Segment

CONTEXT & EXISTING CONDITIONS

STREETS & THOROUGHFARES



STREET CHARACTERISTICS IN THE GREENBUSH-DRIFTWAY DISTRICT				
Street	Segment	ROW (Feet)	Ped/Bike Amenities	Streetscape Elements
Stockbridge Rd	E. of Bridge	100	Sidewalk north side	Street trees on private frontages
Stockbridge Rd	E. of Union St.	30	No sidewalk	Street trees on private frontages
Country Way	Rotary to Old Country Way	40	Sidewalk east side	Brick apron and ornamental pedestrian level lights
Old Country Way	Country Way to Union Street	30	Sidewalk east side	Brick apron and ornamental pedestrian level lights
Union Street	MBTA to Country Way	40	No sidewalk	No streetscape treatments
Jenkins Place	Off Union Street (dead end)	30	No sidewalks	No streetscape treatments
Drew Place (Private)	Country Way to MBTA ROW	20	No sidewalks	No streetscape treatments
Ford Place	Country Way to MBTA ROW	28	No sidewalks	No streetscape treatments
McDonald Terrace	Off Ford Place	30	No sidewalks	No streetscape treatments
New Driftway 1	Roundabout to 7 New Driftway Med Bldg Parking	40	Partial sidewalk and crosswalks but not connected.	Some streetscape treatments on the perimeter and landscaping in the internal circle
New Driftway 2	Med Building parking to Herring Brook Mall	50	Sidewalk in north side separated by open CCs	No streetscape and limited private landscaping along the frontage
New Driftway 3	Herring Brook Mall to Dunkin Donuts	60	Sidewalk on the north side	Street trees on private frontage; large curb cuts on south side
New Driftway/ Driftway 4	Dunkin Donuts to Life Care Center (east side)	70	Sidewalk on north side; Partial SW on south side interrupted by open CCs	No streetscape and limited landscaping on private frontages
Driftway 5	Life Care Center (east side) to Ladd's Way	60	Driftway MP Path on south side	Street trees on private frontages
Driftway 6	Ladd's Way to New Kent St	50	Driftway MP Path on south side	Street trees on private frontages
New Driftway/ MBTA Station	Driftway to Station Entrance South	50	Sidewalks both sides	Street trees and planting strip back of sidewalk
New Driftway/ MBTA Station	Station Entrance South to Stockbridge Rd	70	Sidewalks both sides	Street trees and planting strip back of sidewalk

CONTEXT & EXISTING CONDITIONS

PUBLIC FACILITIES & SERVICES

Public Utilities & Facilities

- ❑ G-D Area serviced by **public water and sewer** system.
- ❑ Scituate WWTP capacity is 1.6 mgpd.
- ❑ DPW priority - poor condition of collection system and plant.
- ❑ **Natural Gas** available; Electric supplied by several providers
- ❑ **Town Facilities:** WWTP, Wind, Solar Array, Transfer Station, Widows Walk, N. River Conservation Park, and Historic Venues

Public Transportation

- ❑ Terminal MBTA Station on Greenbush Commuter Line.
- ❑ Total of **1,000 parking spaces** in 2 with average weekday availability rate of 79%.
- ❑ Highest average weekday boarding at 541 and total ridership of **5,411 passengers** (2014).
- ❑ MBTA has issued a **bid package** for the sale and redevelopment of the underutilized commuter parking lot.
- ❑ The **Scituate Sloop** (operated on fixed route by GATRA) provides local shuttle bus service with regional connections.



RELEVANT PLANS AND STUDIES

2004 GREENBUSH PLANNING & STREETScape STUDY

- Streetscape improvements along Country Way and Old Country Way (completed after the plan).
- Renovation and upgrading of old buildings.
- Infill mixed use development (currently proposed).
- New pedestrian connections and nature trails offering passive recreation along Driftway, Herring Brook and North River (partially completed).
- Village overlay district and design guidelines.



Country Way Streetscape Concept – Before and After



Greenbush Village Concept Plan, 2003

RELEVANT PLANS AND STUDIES

2014 SCITUATE ECONOMIC DEVELOPMENT PLAN

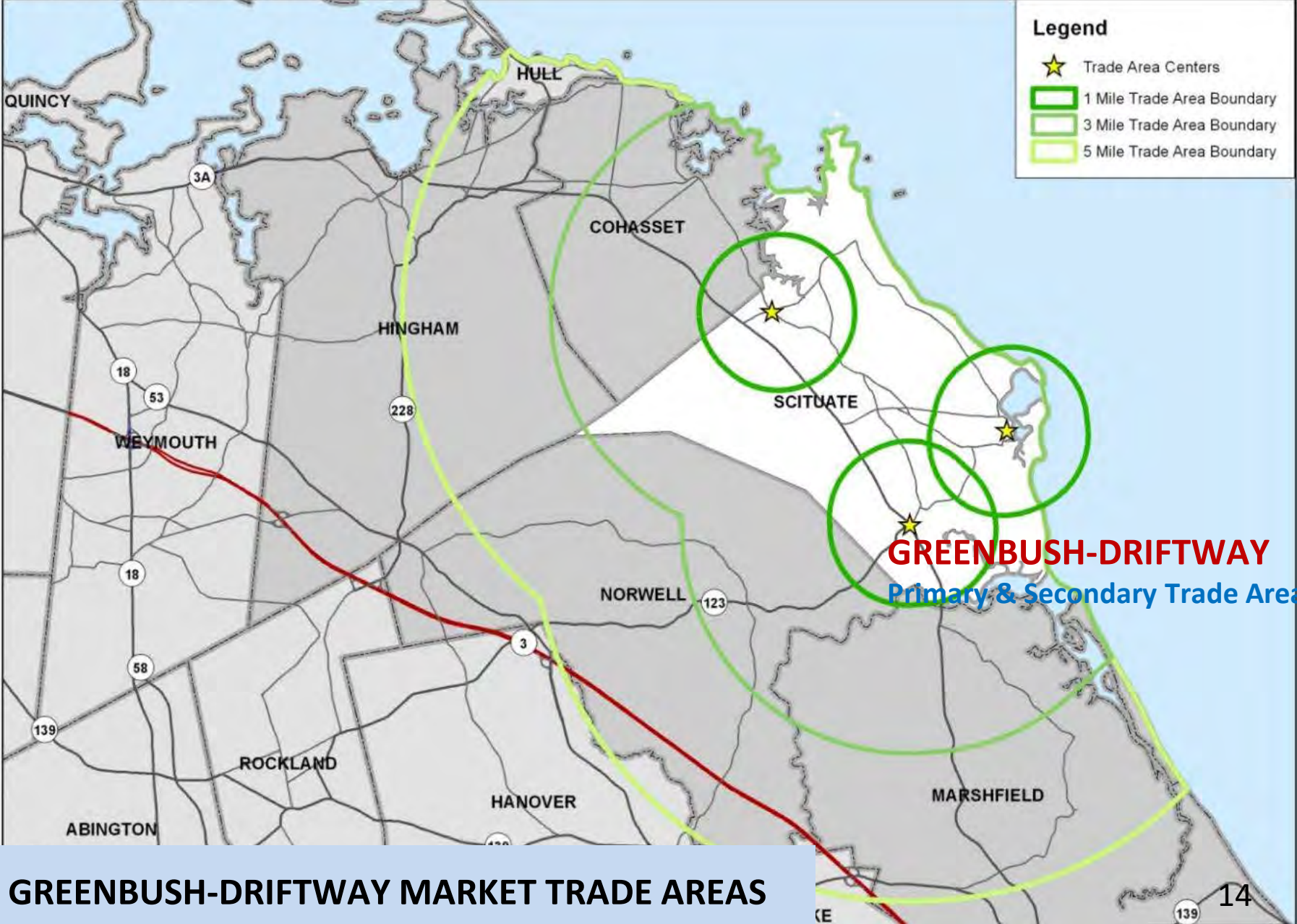
Goal: Create an active, neighborhood village through the redevelopment of underutilized and vacant parcels, streetscape and connectivity improvements, and business outreach to attract more local retail and restaurant options that appeal to residents and commuters who use the Greenbush line.

- Define Subareas:
 - Central TOD Village Area
 - Create Neighborhood Village Area
 - Multi-family, Townhouse, and Cottages
- Consider 40R Smart Growth Zoning
- Business Attraction and Marketing
- Connectivity and Public Realm Improvements
- More Programming and Open Space
- New Gateway Signage



Greenbush-Driftway Village Concept Plan and Visual Preference Survey, 2014

MARKET ASSESSMENT & ECONOMIC POTENTIAL

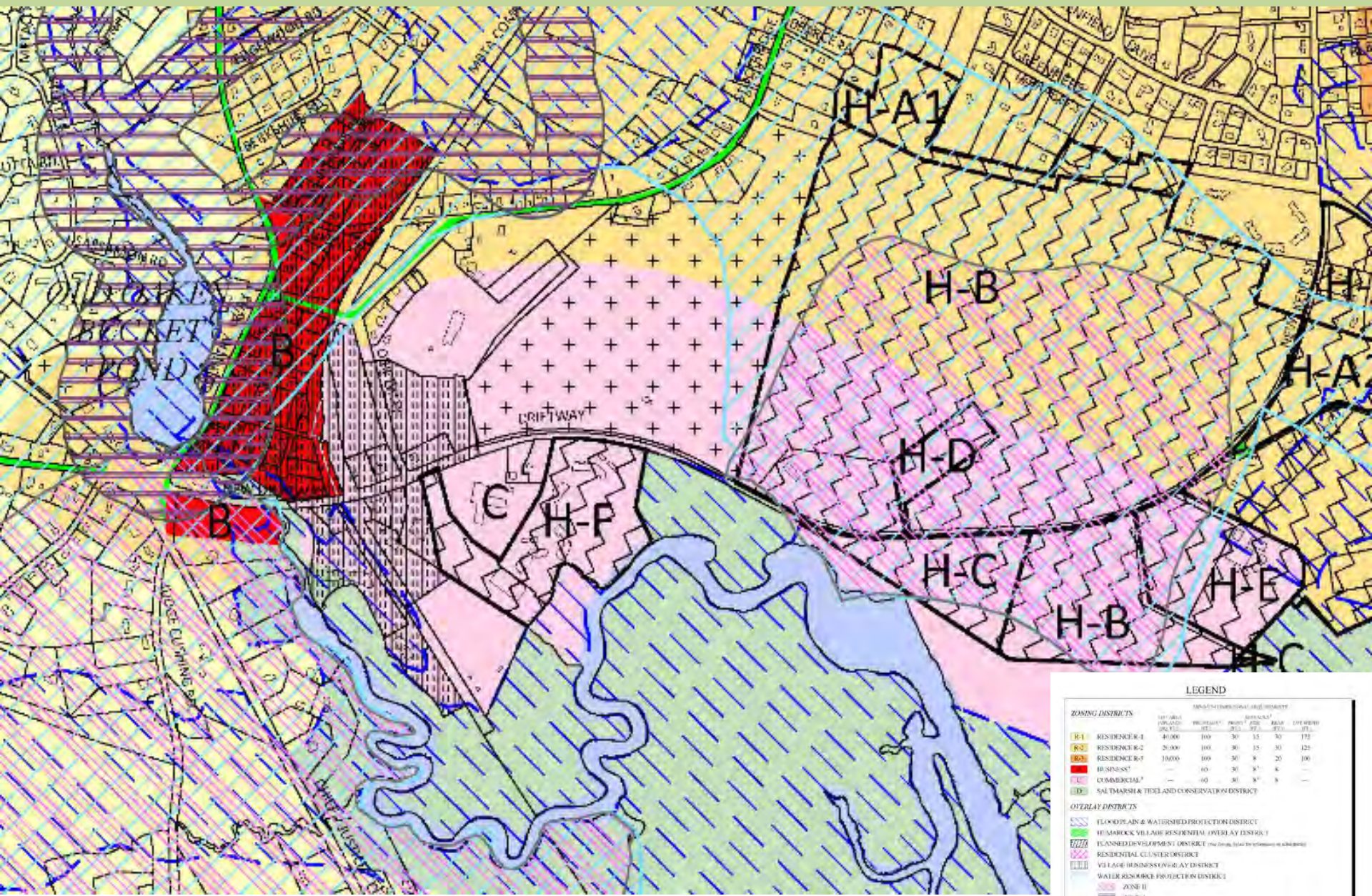


GREENBUSH-DRIFTWAY MARKET TRADE AREAS

MARKET ASSESSMENT & ECONOMIC POTENTIAL

POTENTIAL COMMERCIAL DEVELOPMENT BY TYPE AND SIZE (ESTIMATE)				
Greenbush-Driftway (including commercial zones along the Driftway)				
Type of Bus.	Number	Ave. Square Footage/ Each	Total Sq. Feet	Development Criteria
Full Service Restaurants	2	3,000	6,000	Full Service Restaurant Gap
Limited Service Restaurants	2	1,500	3,000	Limited Service Restaurant Gap / Residential Potential / Commuters
Local Retailers	4-6	500-1,500	4,000	Misc. Retailers, Clothing, Shoes, Furniture, Electronics Gap / Residential Potential / Commuters
National/Regional Chain	1	25,000	25,000	General Merchandise, Specialty Food Gap
Hotel	1	25,000	25,000	Demonstrated need for more hotel space
Professional Office Space*	40	250	5,000	Growth in medical and professional office workers
SUBTOTAL			68,000	

ZONING & LAND USE REGULATIONS



ZONING & LAND USE REGULATIONS

ZONING DISTRICTS (SECTION 300)

The Greenbush-Driftway Village Area contains a multitude of base and overlay zoning designations:

4 Base Districts:

- Business/ or General Business (B or GB)
- Commercial (C)
- Residence R-2 (R2)
- Salt Marsh and Tideland Conservation District (D)

10 Overlay Districts/Subdistricts:

- Flood Plain & Watershed Protection District (FPWPD)
- Planned Development District (PDD)
 - HA1, HA2, HB, HC, HC, HE, HF Subdistricts
- Village Business Overlay District (VBOD)
- Water Resource Protection District (WRPD- Zone II and Zone A)
- Wireless Communications Overlay District (WCOD)

Most properties in the Greenbush-Driftway District have a combined zoning designation of one base district and at least one overlay

GREENBUSH-DRIFTWAY BASE & OVERLAY ZONING DISTRICTS				
Districts	# of Prop.	Acreage	Percent of G-DD	Notes
Base Districts				
General Business (GB)	12	3.0	0.4%	Comm. Condos
Commercial (C)	3	16.1	2.1%	
Residential 2 (R2)	23	46.1	6.1%	
Conservation (CON)	2	450	60%	N. River Cons Park
Base/Overlay Districts				
C/PDD/H-C	1	12.4	1.7%	
C/PDD/H-B	1	2.82	0.4%	
C/PDD/H-E	1	0.34	0.1%	
C/PDD/H-F	78	UND	UND%	Res. Condos
C/PDD/C	4	8.1	1.1%	
C/R2	9	89.4	11.9%	
C/R2/PDD	1	120.4	16.1%	Widows Walk GC
C/VBOD	16	17.3	2.3%	
GB/VBOD	49	31.2	4.2%	
R2/HA-1	1	UND	UND	Widows Walk GC

ZONING & LAND USE REGULATIONS

BASE ZONING DISTRICTS (SECTION 300)

Residence-2 (R-2) District

- ❑ The primary purpose of the Residence R-2 Zone is to provide locations for neighborhoods containing medium density, single-family homes.

Commercial (C) District

- ❑ Primary purpose of the C Zone to provide appropriate locations for various commercial, retail and professional office uses.
- ❑ Allows for varied mix of light industrial uses ranging from boat and contractor storage, to contractor’s yards.
- ❑ Multifamily residential is allowed by special permit.

Salt Marsh and Tideland Conservation District (CON)

- ❑ Primary purpose to designate and protect saltmarsh and tideland natural resources.
- ❑ No structures permitted except non-commercial docks, cat walks, wharves or floats.
- ❑ Only municipal uses such as public parking, recreation, or water supply use permitted.
- ❑ Most of the North River Conservation Park is located CON district.

General Business (GB) District

- ❑ The general purpose is to provide locally-oriented retail, service and office development to surrounding neighborhoods and subareas within Scituate.

Dimension	Requirement
Minimum Lot Width	100 feet
Minimum Lot Size	Residential: 10,000 s.f. per D.U. Non-residential: N/A
Frontage	Residential: 100 feet* Non-residential: 60 feet
Setbacks	
Front	30 feet
Side	8 feet
Rear	Residential: 20 feet Non-residential: 8 feet
Maximum Height	3 stories or 40 feet
Minimum Open Space	N/A

Dimensional Requirements in GB District

OVERLAY ZONING DISTRICTS (SECTION 500)

Village Business Overlay District (VBOD)

- ❑ To promote more pedestrian-friendly, “live-work-play” village environments, and encourage higher density mixed-use development.
- ❑ The VBOD provides residential **density bonuses** by special permit (up to 20 units per 40,000 sq. ft.)
- ❑ VBOD recently amended so only one building must contain mixed use, while other structures can contain all residential uses.

Floodplain & Watershed Protection (FWP) Overlay District

- ❑ A limited number of agricultural, parking, recreational, and other public uses are permitted in the FWP zone.

Planned Development District (PDD – Sec. 490)

- ❑ Adopted in 1980 to encourage mix of land uses and activities such as a golf course, community recreation complex, and mixed residential including affordable housing and building types that complement each other.
- ❑ Development intended to be carried out in a comprehensive manner to save open space, promote more efficient use of land, and protect natural resources.
- ❑ Planning Board serves as the special permit granting authority (SPGA) for the PDD District.
- ❑ The PDD contains 6 subdistricts as follows:
 - Subdistrict H-A1/A2: Affordable Residential Housing District
 - Subdistrict H-B: Open Space, Residential and Recreation
 - Subdistrict H-C : Conservation
 - Subdistrict H-D: Water Resources
 - Subdistrict H-E: Wastewater Treatment
 - Subdistrict H-F: Marine and Residential

GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICTS

1. Scituate Gateway (Rte 3A and Roundabout Area)
2. Historic Greenbush Village
3. New Driftway Gateway (Roundabout to Dunkin Donuts)
4. New Driftway Village Center (MBTA Station and Parking to Ladd's Way)
5. Driftway Waterfront Neighborhood
6. Driftway Business Park (Buckeye Lane and Stockbridge Road Area)
7. North River Recreation District (Driftway – Ladd's Way to Scituate WWTP)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 1

Scituate Gateway (Route 3A and Roundabout Area)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 1

Scituate Gateway (Rte 3A and Roundabout Area)

Enhance Old Oaken Bucket Pocket Park and Connections to Nearby Public Facilities

Expand Landscaping, Gateway Treatments, and Wayfinding Elements in and around the Roundabout

Extend Driftway Multipurpose Path to Rt. 123



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 2

Historic Greenbush Village



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 2

Historic Greenbush Village

Expand Small Business
Development

Protect Historic Cemetery and
Former School

Expand Pedestrian Connections

Continue to Enhance Streetscape,
Parking and Public Gathering Areas

Context-Sensitive Infill Residential,
Comm. and Mixed Use Development

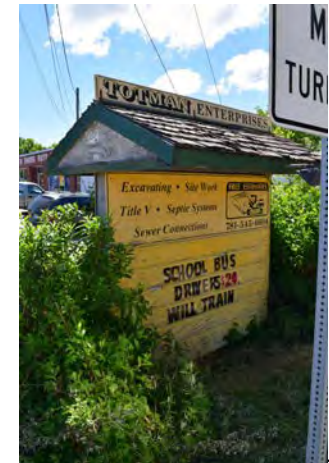
Improve Access to Old Oaken
Bucket Pond



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 3

New Driftway Gateway (Roundabout to Dunkin Donuts)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 3

New Driftway Gateway (Roundabout to Dunkin Donuts)

Potential Raised Mixed Use Building with Parking Below, and Orientation to Brook

Streetscape, Sidewalk and Access Management along New Driftway

Trail along First Herring Brook

Small Comm. Infill Development

Reconfigure Parking and Extend McDonald Terrance to Connect New Driftway to Ford Pl.

Mixed Use Infill Development with Parking to Rear



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 4

New Driftway Village Center (Driftway/New Driftway and MBTA Parking to Ladd's Way)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 4

New Driftway Village Center (Driftway, MBTA Parking to Ladd's Way)

New Public Open Space along New Driftway

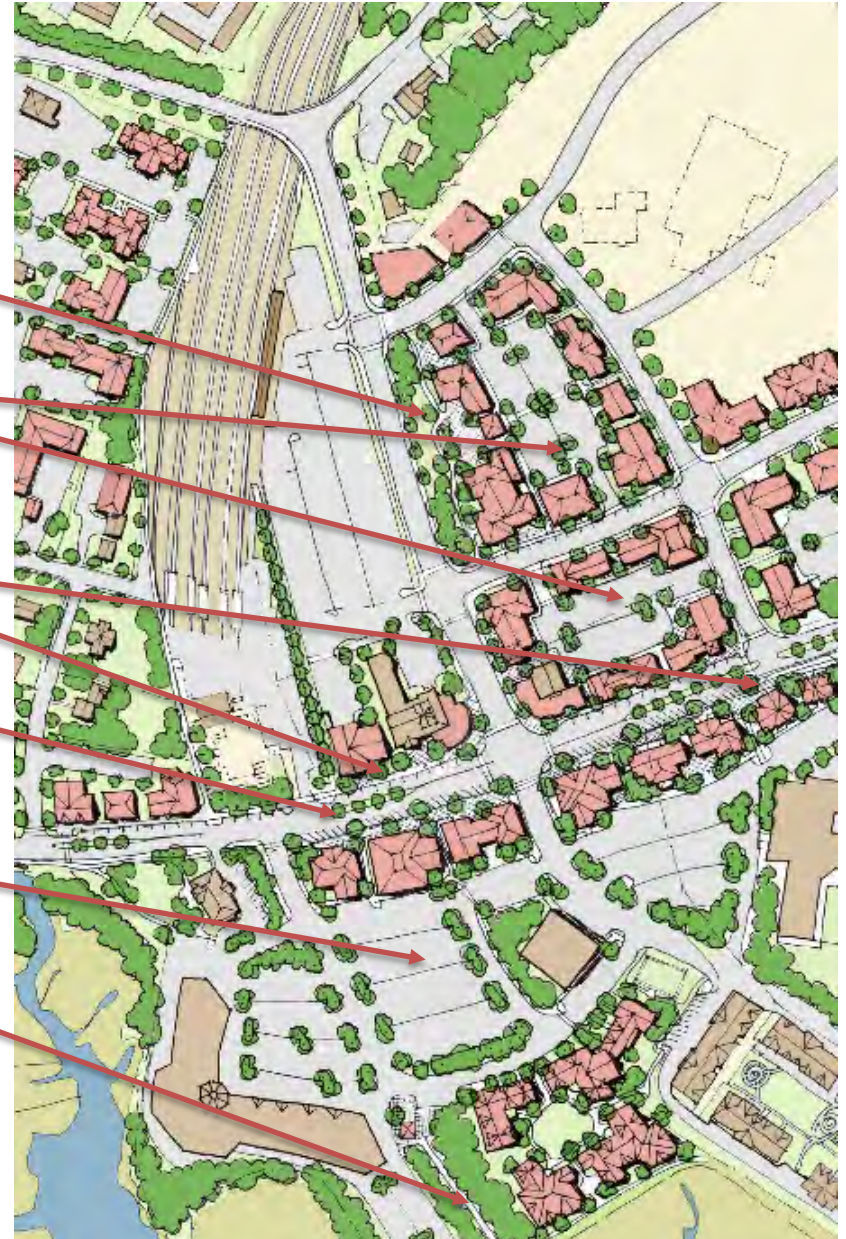
New Mixed Use TOD on MBTA Lots

Potential New Infill Mixed Use and Future Redevelopment along the Driftway

Streetscape, Access Management and Parking Improvements on New Driftway

Shared Access and Parking Behind Existing and New Buildings

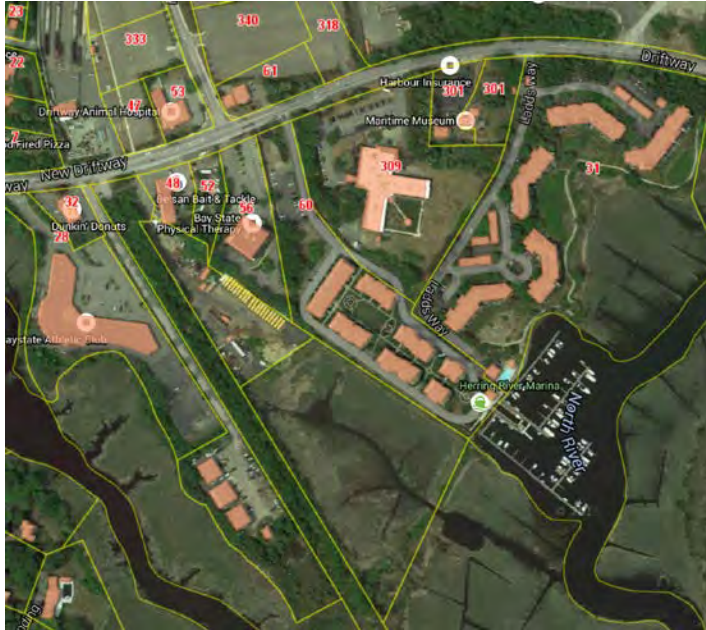
Herring Brook Trail and Trailhead Access, Parking, Signage and Facility Improvements



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 5

Driftway Waterfront Neighborhood



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 5

Driftway Waterfront Neighborhood

Consolidate Driveway Access to Existing and Future Commercial and Residential Properties

Potential Redevelopment as Residential Living with Water Views

Waterfront Trail Connections Between Res. Developments and North River Park

Extend Herring Brook Trail with Bridge, Connection to Rivermoor Habitat Park and Damons Point

Provide access to brook for small non-motorized watercraft, and possibly take out food, boat/bike rentals, and picnic areas



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 6

Driftway Business Park (Transfer Station, Buckeye Ln and Stockbridge Rd Area)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 6

Driftway Business Park (Transfer Station, Buckeye Ln, Stockbridge Rd)

Expand Small Business along West Segment of Stockbridge Road

Future Relocation of Transfer Station and Development of Driftway Business Park for Light Industrial, Fabrication, Contractor and Repair Services, R&D, Professional and Medical Offices.

Expand Street Network with Vehicle, Bike and Pedestrian Connections Between Stockbridge Rd., New Driftway and Driftway



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 7

North River Recreation District (Driftway – Ladd's Way to Scituate WWTP)



Widows Walk Golf Club on the Driftway and Across from the North River



North River Conservation Park

GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 7

North River Recreation District (Driftway – Ladd's Way to Scituate WWTP)



GREENBUSH-DRIFTWAY VISION PLAN

SUBDISTRICT 7

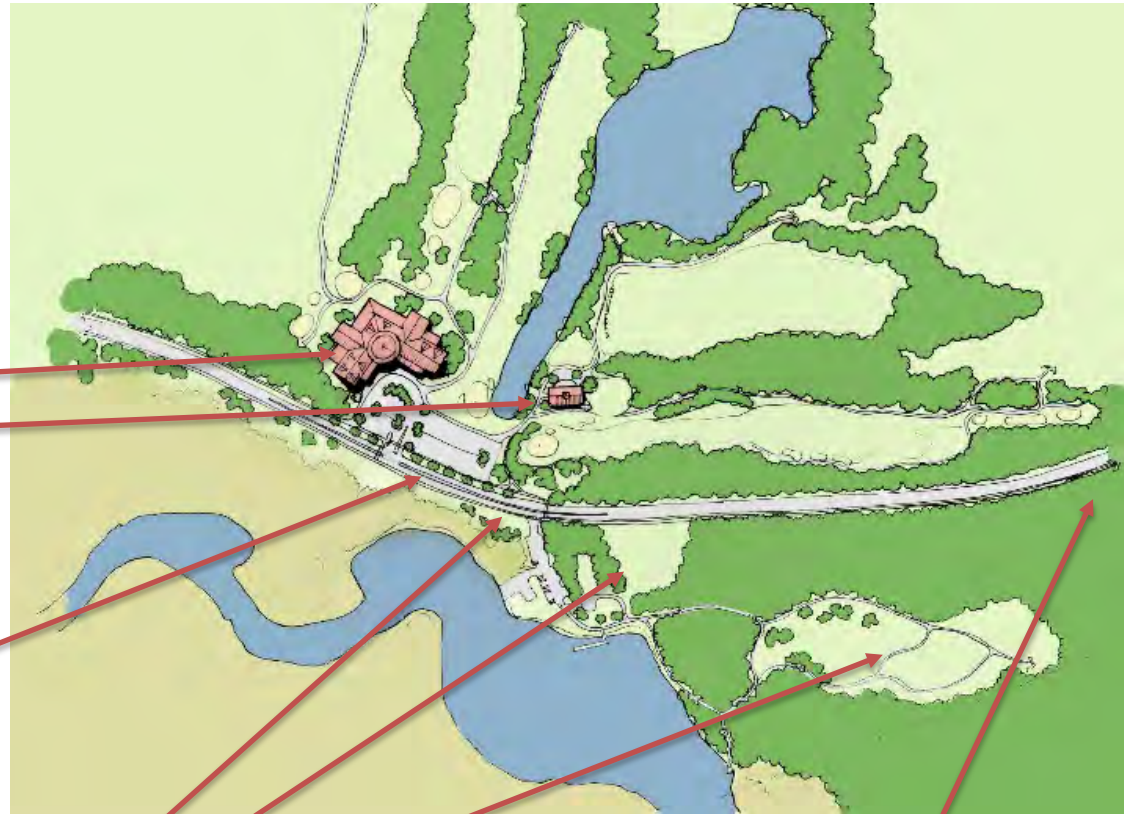
North River Recreation District
(Driftway – Ladd's Way to Scituate
WWTP)

Develop New Clubhouse and Small
Hotel at Widows Walk

Improve Safety with New Access,
Crosswalks and Traffic Calming
Between Widows Walk and North
River Park

Improve Visual and Physical
Connection Between Widows Walk
and North River Park

Improve Facilities at North River Park
including Picnic Area, Landscaping,
Signage, Restrooms, Open Lawn, and
Trail System



Consider Reuse of Go Green property
for other Public or Civic Purpose with
Trail Connection to North River Park

GREENBUSH-DRIFTWAY VISION PLAN

TRANSPORTATION NETWORK

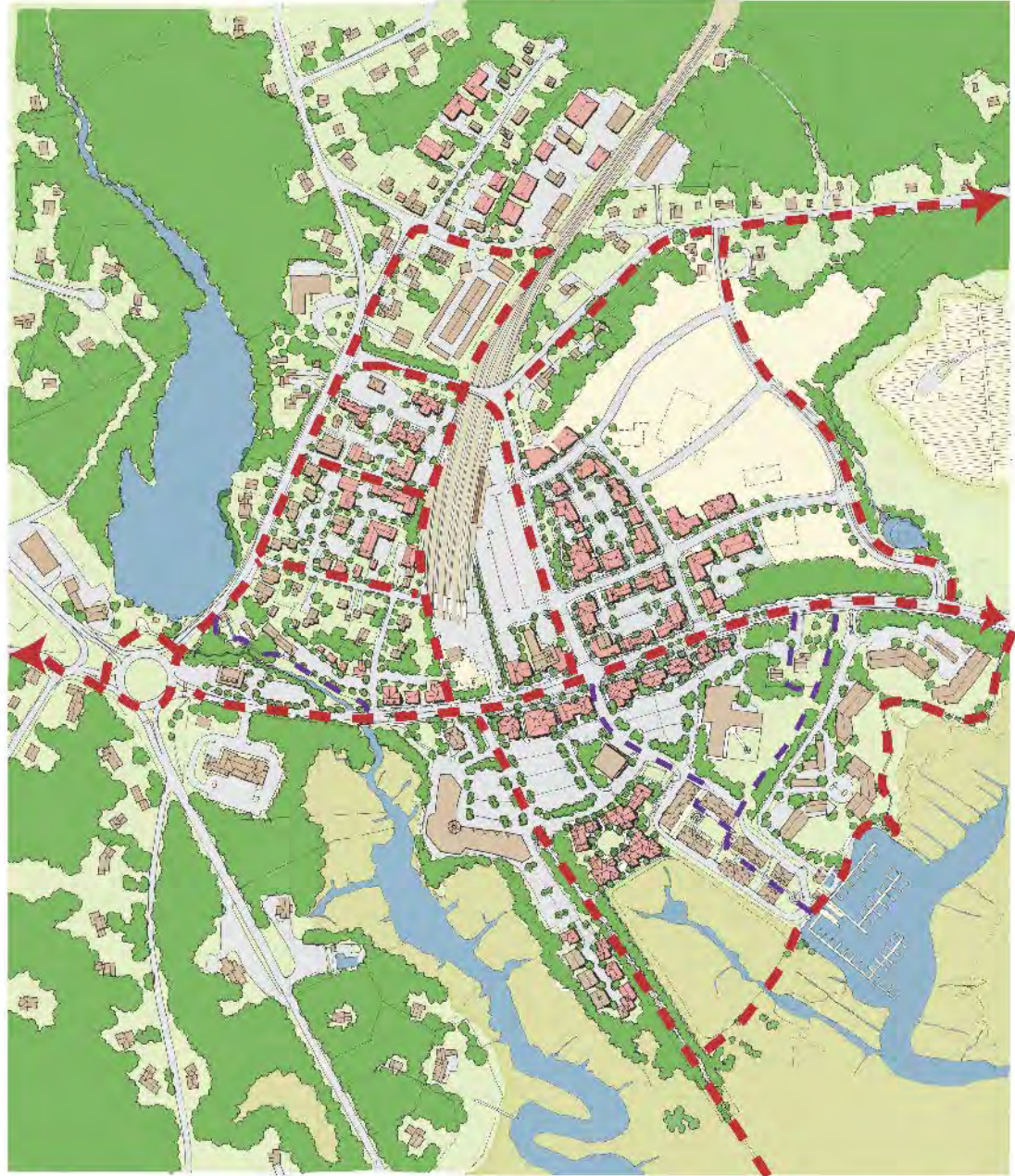
Streets, Sidewalks, Pathways, Trails, Bike Lanes, and Connectivity



GREENBUSH-DRIFTWAY VISION PLAN

TRANSPORTATION NETWORK

Streets, Sidewalks, Pathways,
Trails, Bike Lanes, and Connectivity



STRATEGIC ACTION PLAN

ACTIONS

Market the Greenbush-Driftway District as a center for health care on the South Shore.

- ☐ This is a growing sector in the district with opportunity for further expansion.

Begin planning for strategic amenity development at the Widow's Walk Golf Course.

- ☐ Improved club house facilities.
- ☐ Hotel and function facilities.
- ☐ Recreational connections to North River Conservation Park.
- ☐ Potential for senior housing on northern edge.
- ☐ Streetscape, signage and traffic calming improvements.

Improve intermodal and non-auto transportation options and amenities within the Greenbush-Driftway District.

- ☐ Public streetscape enhancements and private landscape improvement.
- ☐ Trail extensions and connections.
- ☐ Expand street network.

Install Gateway Treatments and Wayfinding Signage.

- ☐ Install landscaping and gateway elements (such as public art combined with new signage) at Roundabout/Route 3A.
- ☐ Welcome signs and directional signs along Driftway and Country Way.
- ☐ Information kiosks and business directories at the MBTA station, North River Park, Widows Walk, Herring Brook Trailhead.



ACTIONS

Advocate for the prioritization of sewer service to existing Village Centers and areas targeted for revitalization.

Reconsider Smart Growth District (Chapter 40R and 40S) for Greenbush-Driftway Area.

- ☐ Reexamine zoning boundaries, development standards, and design guidelines.
- ☐ Take advantage of MBTA station and State financial incentives.

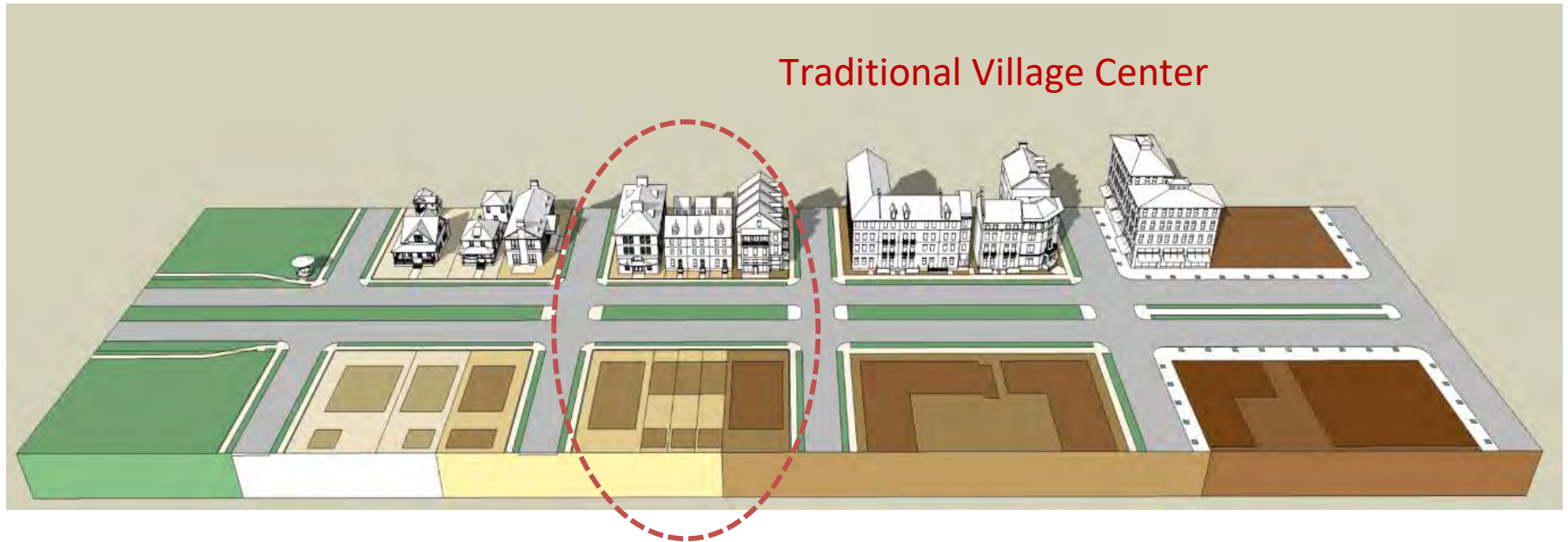
Form Partnerships with MBTA, Scituate Housing Authority, and Private Property Owners to Carry Out Strategic Development.

- ☐ MBTA is selling excess commuter parking lot for new development.
- ☐ The Housing Authority should consider opportunities in the district on town-owned land to increase the overall number of affordable serving a broader range of age and income groups.
- ☐ The Town should also work with property owners achieve strategic plan for private reinvestment in the district.

STRATEGIC ACTION PLAN

GENERAL ZONING RECOMMENDATIONS

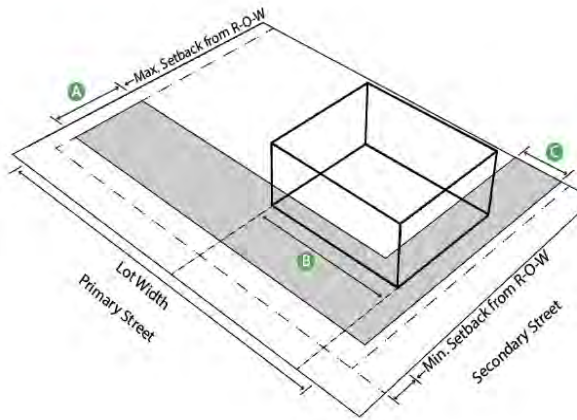
- ❑ Consider New Village Center Base Zoning That Reflects Traditional Development Patterns and Institutes Context-Based and Character Building



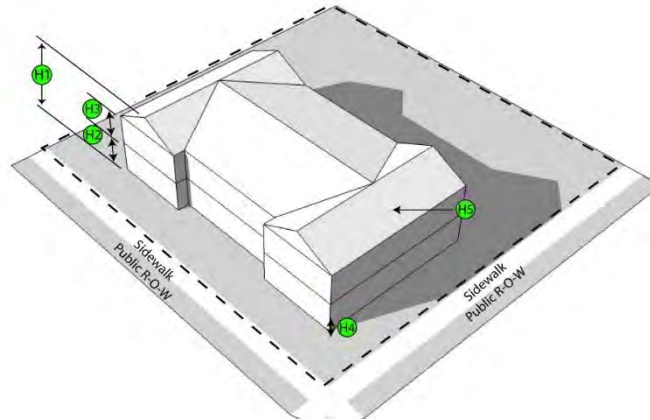
The Community Transect: An illustrative model of how land use standards are organized around the existing or desired patterns of development from open spaces, to neighborhoods, to village centers, to special districts.

STRATEGIC ACTION PLAN

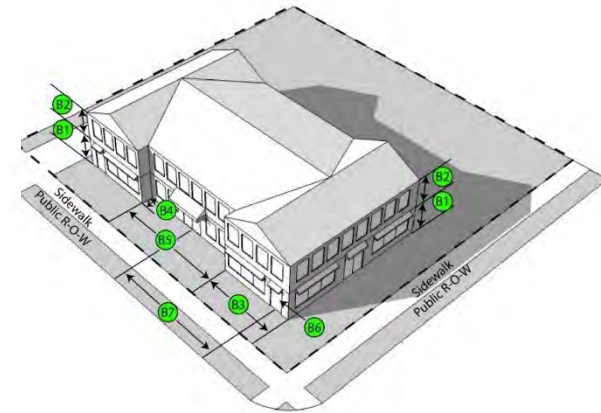
GENERAL ZONING RECOMMENDATIONS



- Building Placement & Orientation
- Broad Range of Uses with Performance Standards
- Parking Placement & Access



- Building/Floor Heights
- Roof Types
- Frontage Zones (Ground Level Use in Specific Areas)



- Building Length, Articulation & Fenestration
- Active Open Spaces and Street Frontages

Example Village Center Form-Based Zoning with specific standards for building placement, height, orientation, fenestration, articulation and other general design characteristics to ensure traditional development patterns and pedestrian engagement.

GENERAL ZONING RECOMMENDATIONS

Consider a New Base Zoning District for Village Centers

Consider revising General Business District resulting in the new context-based and character-building base district specific to Village Centers.

- ❑ Revise Table of Use to include broad range of uses and mixed use by right at certain size and performance standards.
- ❑ Pedestrian-oriented building placement and orientation standards.
- ❑ Parking placement standards (not in front of buildings), shared use, and public parking off-set.
- ❑ Frontage Use Zones on key street segments to bolster retail and restaurant clusters.
- ❑ Streetscape and open space standards oriented to traditional village centers
- ❑ Design guidelines for signage, lighting and landscaping.

Other Related Zoning Adjustments for Consideration.

- ❑ Consider amending Section 440.5, accessory uses in the GB District to allow outdoor dining areas on public sidewalks in addition to on-premise at a restaurant, hotel or microbrewery. Specific performance standards and permitting procedures can be adopted to ensure pedestrian safety and clear travel paths along sidewalks while accommodating this important outdoor activity.
- ❑ Consider Revisions to the Sign Regulations (Section 710) providing detailed sign standards for specific sign types, size, placement, illumination and materials appropriate and desirable in a traditional pedestrian-oriented village center. Adopt graphic illustrations.

GENERAL ZONING RECOMMENDATIONS

Revise General Parking Requirements (Section 760).

Design Requirements (760.3): Provide specific design standards for angled parking (i.e. 90, 60, 45, Parallel), aisles widths, LID stormwater, landscaped strips and internal planting islands, shade trees, or internal walkways between public sidewalk and building entrance.

Parking Lot Landscaping (760.3): 1 tree/8 parking spaces is reasonable but may difficult to achieve on smaller lots in Village Centers. Specifications should require deciduous trees to provide shade on the parking lot, cool pavement temperature, and absorb rainfall before it reaches the ground.

Required Parking Spaces (760.6): The required ratio of parking spaces to gross square footage of different uses is generally higher than current best practices, particularly for retail and office space.

Landscape Buffers (760.7A): required landscaped buffer strip adjacent to the street line may not be needed or desirable in a traditional village center where a green strip (or tree belt) is typically located within the public street r-o-w between the curb and the sidewalk.

Driveways (760.7B): The 24-foot minimum driveway should be a maximum standard. Wide curbcuts significantly diminish the pedestrian environment and reduce pedestrian safety. Narrower and common driveway (Section 720) should be encourage and incentivized in village centers.

Parking Waivers (Section 760.8): Parking can be waived for retail and office in the GB district by the Planning Board but only where on-street parking is adequate. Make provisions for private shared and satellite parking.

STRATEGIC ACTION PLAN

GENERAL ZONING RECOMMENDATIONS

Evaluate Design Review Standards for Business, Commercial, Mixed-Use and Multi-Family Development (Section 750).

- ❑ Provide graphic illustrations and character examples (model images) to clearly illustrate intent:
 - Scale of the Building; Height;
 - Proportion of Building's Front Façade;
 - Rhythm of Solids to Voids in Front Facades;
 - Proportions of Opening within the Facility;
 - Roof Shapes; Relationship of Façade Materials;
 - Historic or Traditional Architecture; and
 - Site Features.
- ❑ Consider integration of VBOD design standards (Section 560.8) into GB District which address:
 - Roofs;
 - Façade Treatment;
 - Front Yard Setbacks (including stepback requirements);
 - Side and Rear Yard Setbacks; and
 - Building length and articulation (Greenbush only)

All of these basic design standards are important for creating a traditional walkable village center and should apply to all major site plans rather than just mixed use developments.

STRATEGIC ACTION PLAN

GENERAL ZONING RECOMMENDATIONS

Make Revisions to the Village Business Overlay District (VBOD).

Open Space (560.4.E): A 20% open space requirement is high in a traditional village center.

Dimensional Requirements (560.4.E): Not addressed in the VBOD so GB or C requirements apply requiring larger lot size and setbacks for mixed use projects with multiple buildings.

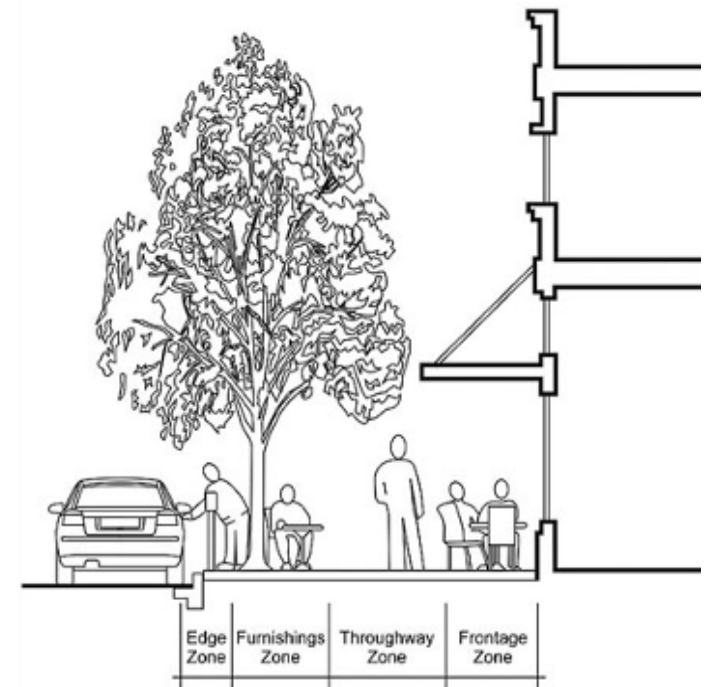
Parking Structures (560.5): Underground parking is expensive and inappropriate in flood zones. Above ground structures should be encouraged where appropriate.

Frontage Zones (560.4.): The 50% ground occupancy by retail should be specific to certain core street segments rather than a general requirement.

Bonus Density Requirements (560.5): public parking should be included in the list of eligible off-site public improvements.

Design Review Standards (560.8.A): Allowed roof types shouldn't be limited to pitched roofs. Flat roofs are common in small village centers and provide open space opportunities for roof-top gardens .

560.8.C: Front yard setbacks (560.8.C): Detailed standards should be provided for buildings that are setback the full 10 feet such as sidewalk extensions, display areas, outdoor dining terraces, plazas, or other hardscape treatments that are inviting to pedestrians.



Village zoning standards should strive to create a positive relationship between buildings and the “public realm”

STRATEGIC ACTION PLAN

GENERAL ZONING RECOMMENDATIONS

Make Revisions to the Village Business Overlay District (VBOD) parking requirements.

Parking Requirements (560.6): Adequate for Residential but still high for commercial. This may result in excess private parking, less reinvestment potential fulfilled, and a diminished pedestrian environment.

In small and traditional village centers where mixed use is prevalent, a ratio of 1 space per 400 to 500 is sufficient for restaurant/retail, and less for other uses. Other parking off-set approaches might include:

- ☐ Contributions to a public parking fund in lieu of on-site parking;
- ☐ On-site parking offsets for adjacent on-street or nearby off-street public parking;
- ☐ Reductions for mixed uses on site;
- ☐ Satellite parking for employees; shared parking on adjacent sites.

CURRENT PROVISIONS OF THE VBOD

- 560.1 Purpose
- 560.2 Permitted Uses
- 560.3 Uses Permissible By Special Permit
- 560.4 Requirements for Mixed Use Buildings
- 560.5 Bonus Density Requirements
- 560.6 Parking Requirements for Mixed Use Buildings
- 560.7 Affordability Standards
- 560.8 Design Review Standards
- 560.9 Special Permit Review Procedure



Example VBOD concept plan for MBTA parking lot (not approved) illustrating traditional village center mixed use development and pedestrian-oriented design characteristics

**Board of
Selectmen
Presentation**

January 24, 2017

THANK YOU!

**GREENBUSH-DRIFTWAY
FUTURE VISION PLAN**

★ DRAFT REPORT- SCITUATE ECONOMIC DEVELOPMENT COMMISSION ★