

Public Forum 1

March 23, 2016





Welcome and Introductions

- Medway Redevelopment Authority
- Andy Rodenhiser – Chair MRA
- Stephanie Mercandetti – Director of Community and Economic Development
- BSC Group & Ninigret Partners – The URP Team
- The URP Steering Committee Members





Oak Grove Area – Previous Planning

- 2007 - *Density by Design*, UMASS Studio Project
- 2009 - *Town Master Plan*
- 2012 – *Oak Grove Park Mixed Use Feasibility Study*, BSC Group
- 2013 - Town Meeting approval to create the Medway Redevelopment Authority (MRA) (established in 2014)
- 2014 - Town Meeting authorized funding for the Oak Grove Area URP to access the tools essential for developing this difficult site





Scope of 2012 Feasibility Study

- Focused on the “Bottle Cap” lots off Route 109.
- Established goals for the site, e.g., expand economic development opportunities, increase local tax revenues, create sustainable jobs, maintain the historic character and high quality of life cherished by Medway residents.
- Identified developable areas and regulatory constraints.
- Solicited public input.
- Incorporated results of an Economic and Market Analysis.
- Developed conceptual plans, fiscal analysis and implementation strategies.





What is in an Urban Renewal Plan?

- Statement of Need
- Delineated URP Boundary
- Extensive Project Area Data
- Project Area Eligibility Designation
- Goals and Objectives
- Identify Specific Parcels for Acquisition & Assemblage
- Economic and Community Development Strategies
- Targeted Public Improvements and Investments
- Implementation Plan Budget and Funding Sources
- Municipal and State Approvals
- Public Outreach



Oak Grove Urban Renewal Process

Oak Grove Area Feasibility Study

Urban Renewal Planning

URP Approval Process

Existing Conditions Analysis

Regulatory & Ownership

Visioning

Market Study

Concept Plans

Strategies to Implement

Town Meeting Approvals for MRA & URP Funding

Establish Boundaries

Project Vision

Site Analysis & Property Inspections

Public Forum

Eligibility Criteria

Goals & Objectives

Market Analysis

Public Forum

MRA
Determination of Need

Planning Board
Consistency with Master Plan

Selectmen
Public Hearing

MEPA ENF

MA DHCD Review and Approval of 6 Findings

Once Approved, MRA to Implement URP

Completed

Today





Urban Renewal Plan

- The state's urban renewal program encourages sound growth and provides tools for communities to revitalize decadent, substandard or blighted open areas.
- In Medway, the URP will build upon the 2012 Oak Grove Park Feasibility Study.
- Prepared in accordance with M.G.L. Chapter 121B, reviewed and approved by the Department of Housing and Community Development (DHCD).
- URP will function as a State-approved Master Plan.
- Defines the community's specific strategic planning and implementation plan for the target area.





Urban Renewal Plan - Benefits

- Attracts public and private investment, stimulates economic growth, improves conditions.
- Improved accessibility to funding.
- Affords a thoughtful and flexible approach to planning and development.
- Enables land assembly and acquisition when needed and appropriate.
- Allows local redevelopment agency to negotiate sales for property disposition.
- Targets capital improvements for infrastructure to support new development.
- Supports development that might not otherwise occur without public (government) involvement.





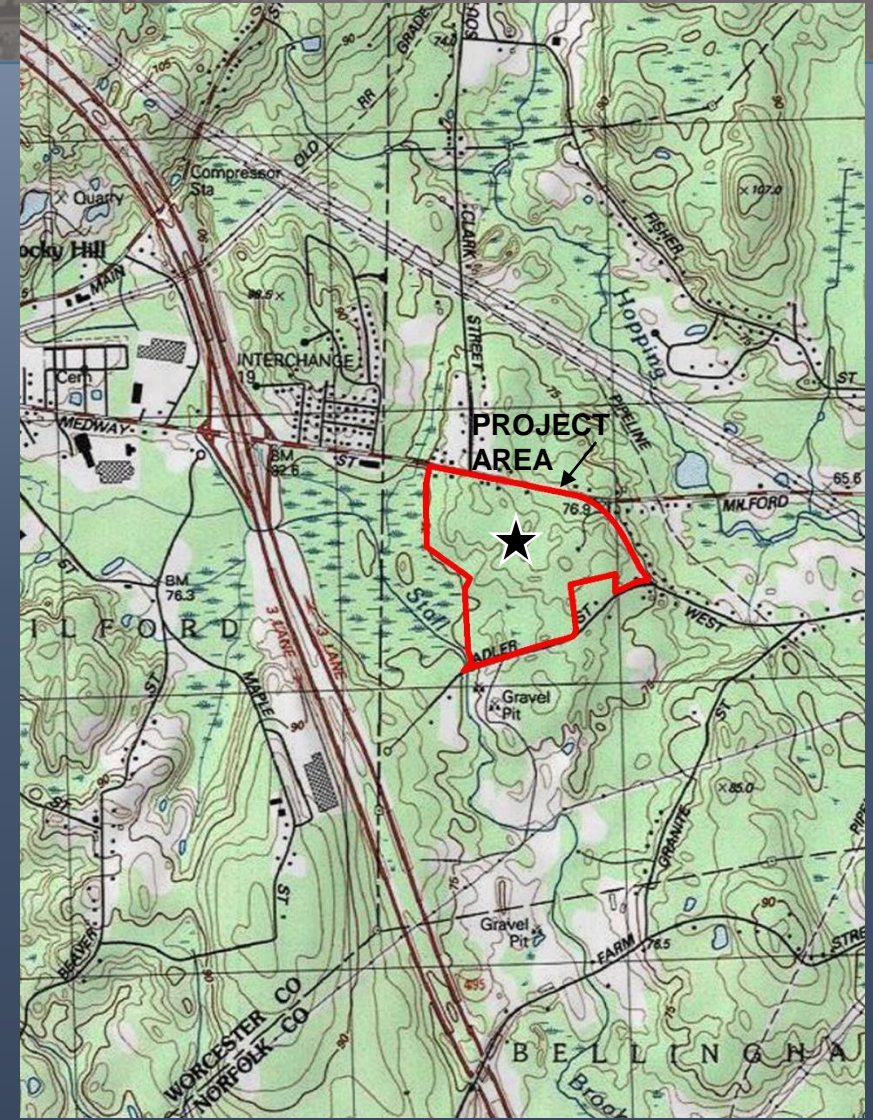
URP - Financial Opportunities

- MassWorks Infrastructure Projects
- Transportation Enhancement Program
- Chapter 90 Funding
- MA Parkland Acquisitions and Renovations for Communities (PARC)
- Land and Water Conservation Fund (FWCF)
- EPA & MassDevelopment Brownfields Funding
- District Improvement Financing
- Economic Development Incentive Program
- New Market Tax Credits



Site Overview

- 47+/- acres
- Located off Route 495, close to Interstate Route 95 & Mass Turnpike
- Frontage on Route 109, West Street and Alder Street
- Adjacent to Medway Business Park
- Most were originally “Bottle Cap” Lots
- Ownership of Bottle Cap Lots is distributed between the town, a single private owner, and multiple private owners.



Oak Grove Area Urban Renewal Area (URA)

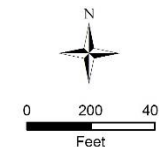


Site Environmental Considerations



Legend

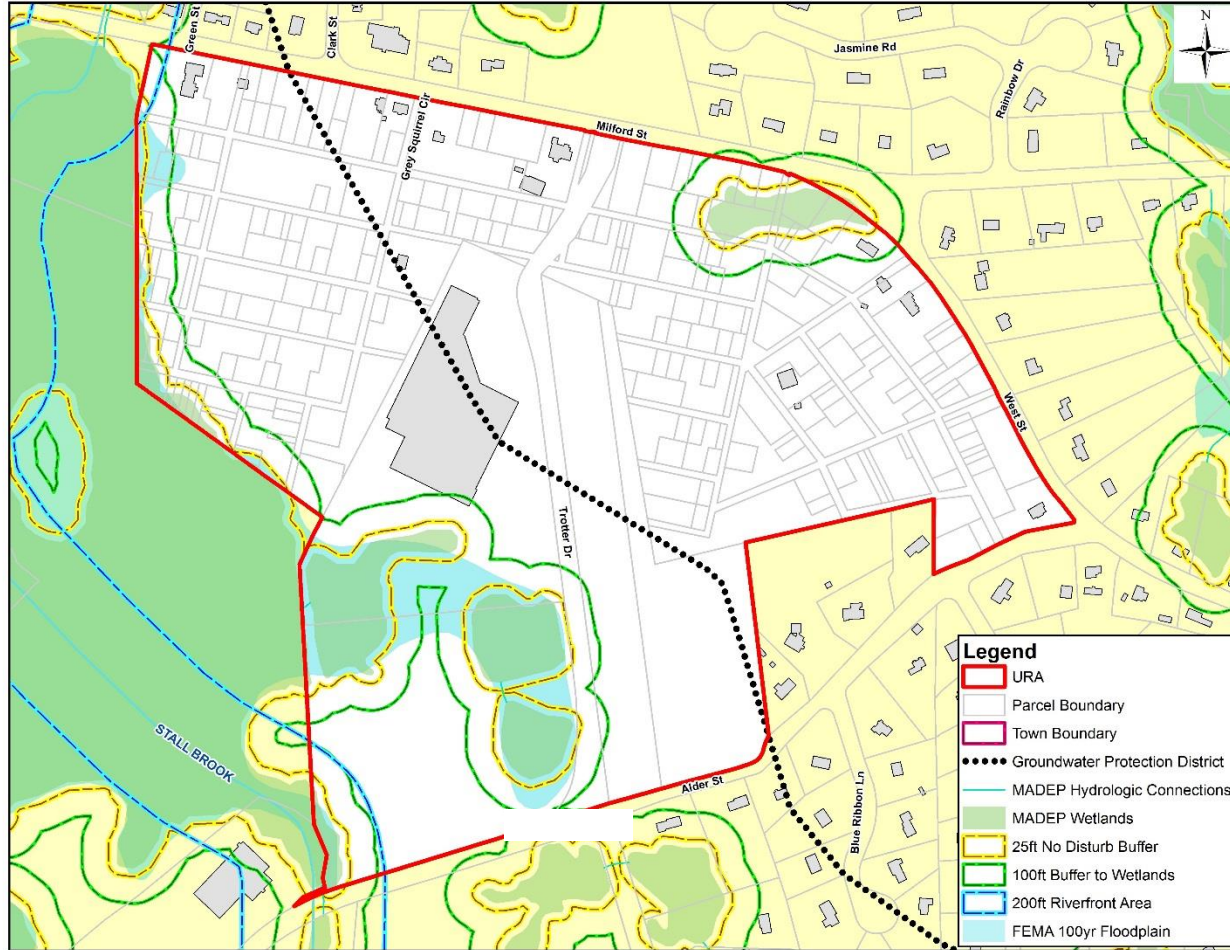
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|----------------------------------|------------------------------|--------------------|
| Proposed Urban Renewal Boundary | MADEP Hydrologic Connections | Open Space Land |
| Parcel Boundary | MADEP Wetlands | MHC Historic Point |
| Town Boundary | 100ft Buffer to Wetlands | |
| Potential Vernal Pools | FEMA Floodplain | |
| Zone II Wellhead Protection Area | Article 97 Land | |



- RELATIVELY FLAT TOPOGRAPHY
- GROUNDWATER PROTECTION ZONING
- ZONING SETBACK REQUIREMENTS
- WETLAND BUFFER (25' NO DISTURB ZONE)
- MULTIPLE PROPERTY OWNERS/SITE CONTROL
- PROXIMITY TO ADJACENT WETLANDS RESOURCE AREA AND FLOOD PLAIN
- TOWN-WIDE WATER AND SEWER CAPACITY



Site Development Considerations



Opportunities

- RELATIVELY UNDEVELOPED SITE
- FRONTAGE ON ROUTE 109
- ACCESS TO INTERSTATE 495
- PROXIMITY TO ROUTE 95 AND MASS TURNPIKE
- PROXIMITY TO ADJACENT INDUSTRIAL USES
- RELATIVELY FLAT TOPOGRAPHY
- EXISTING UTILITIES

Constraints

- CURRENT ZONING
- ZONING SETBACK REQUIREMENTS
- WETLAND BUFFER (25' NO DISTURB ZONE)
- MULTIPLE PROPERTY OWNERS/SITE CONTROL
- PROXIMITY TO ADJACENT WETLANDS RESOURCE AREA AND FLOOD PLAIN
- TOWN-WIDE WATER AND SEWER CAPACITY
- NO PUBLIC TRANSPORTATION



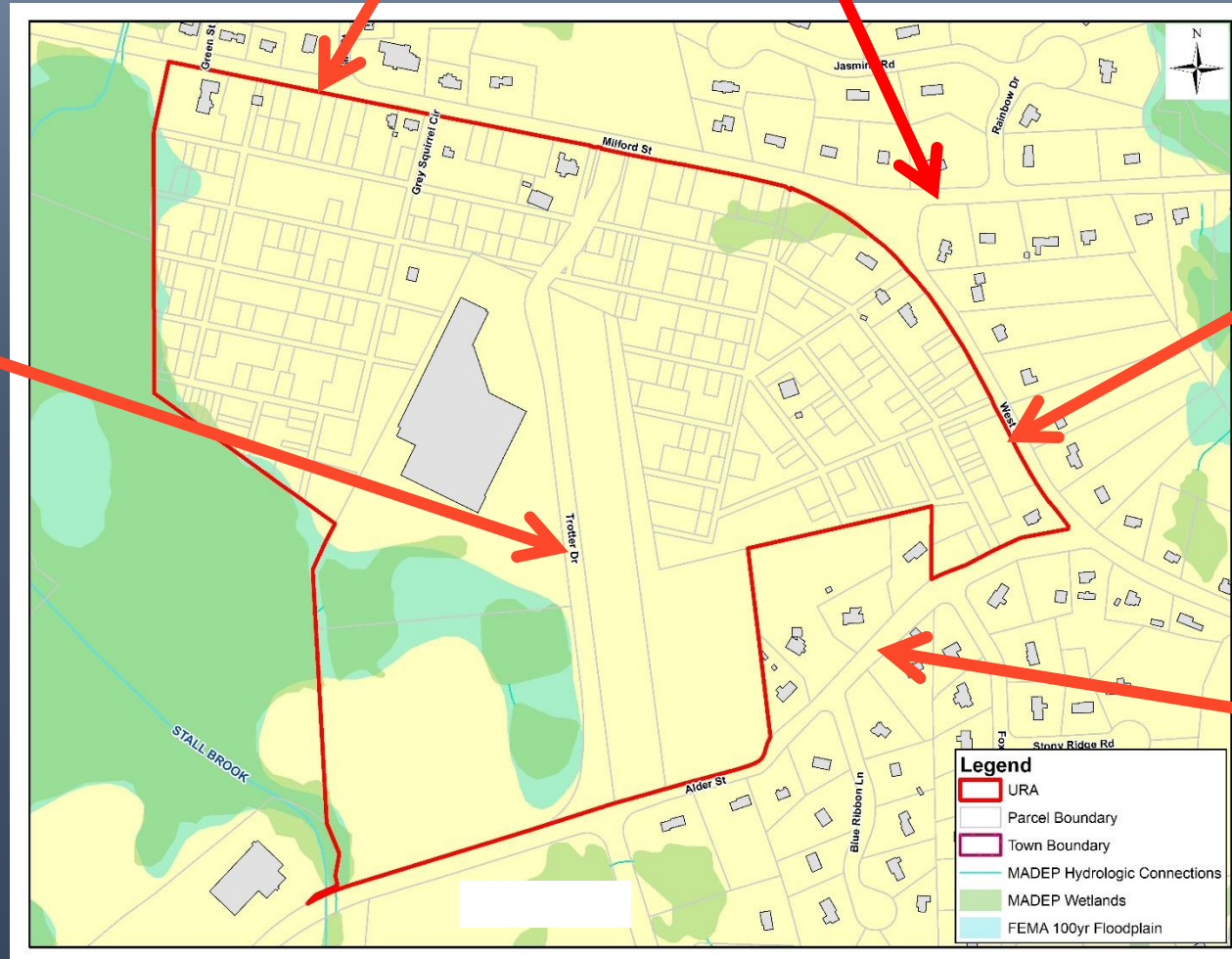
Site Access

Route 109

Trotter
Drive

West Street

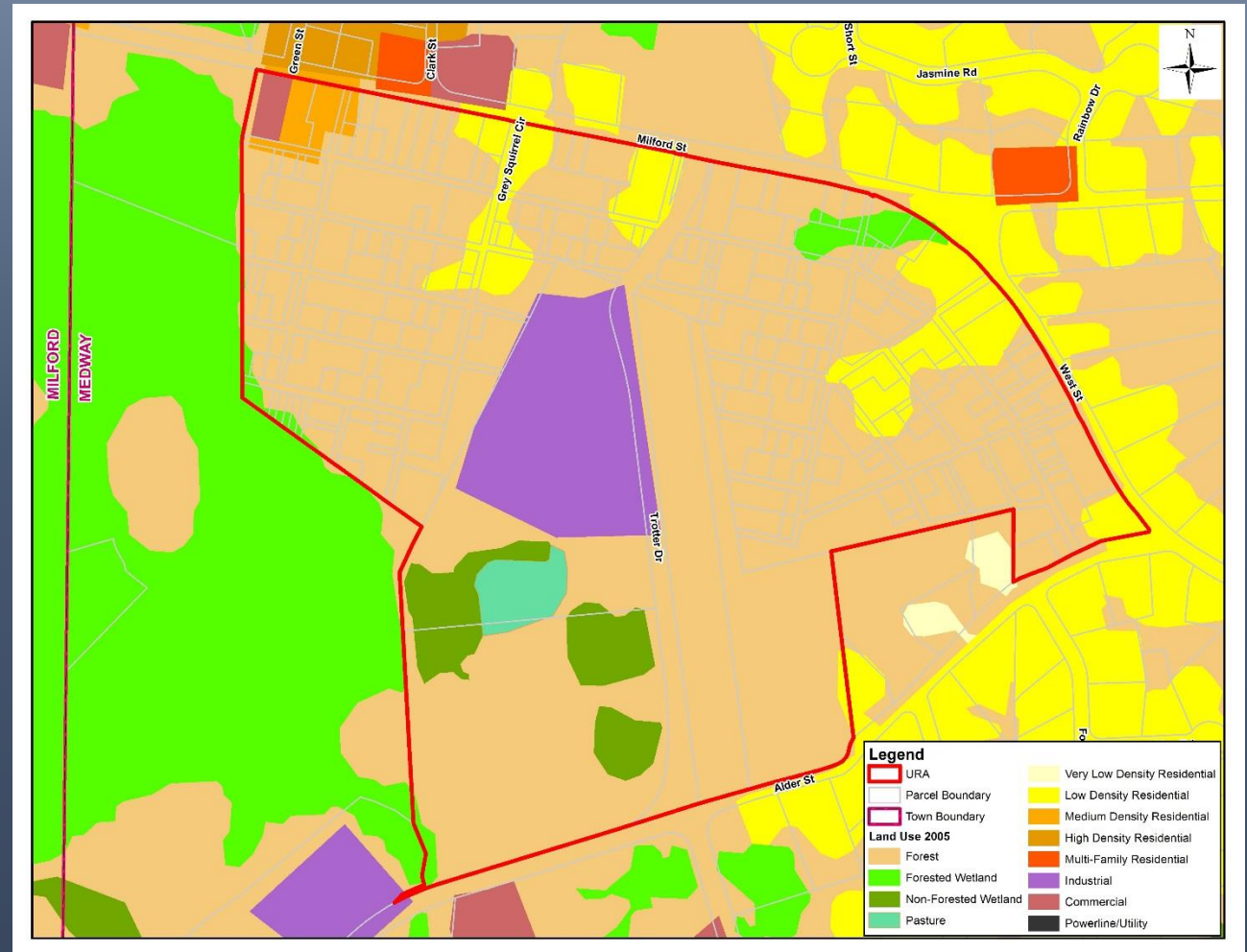
Alder
Street



Land Use

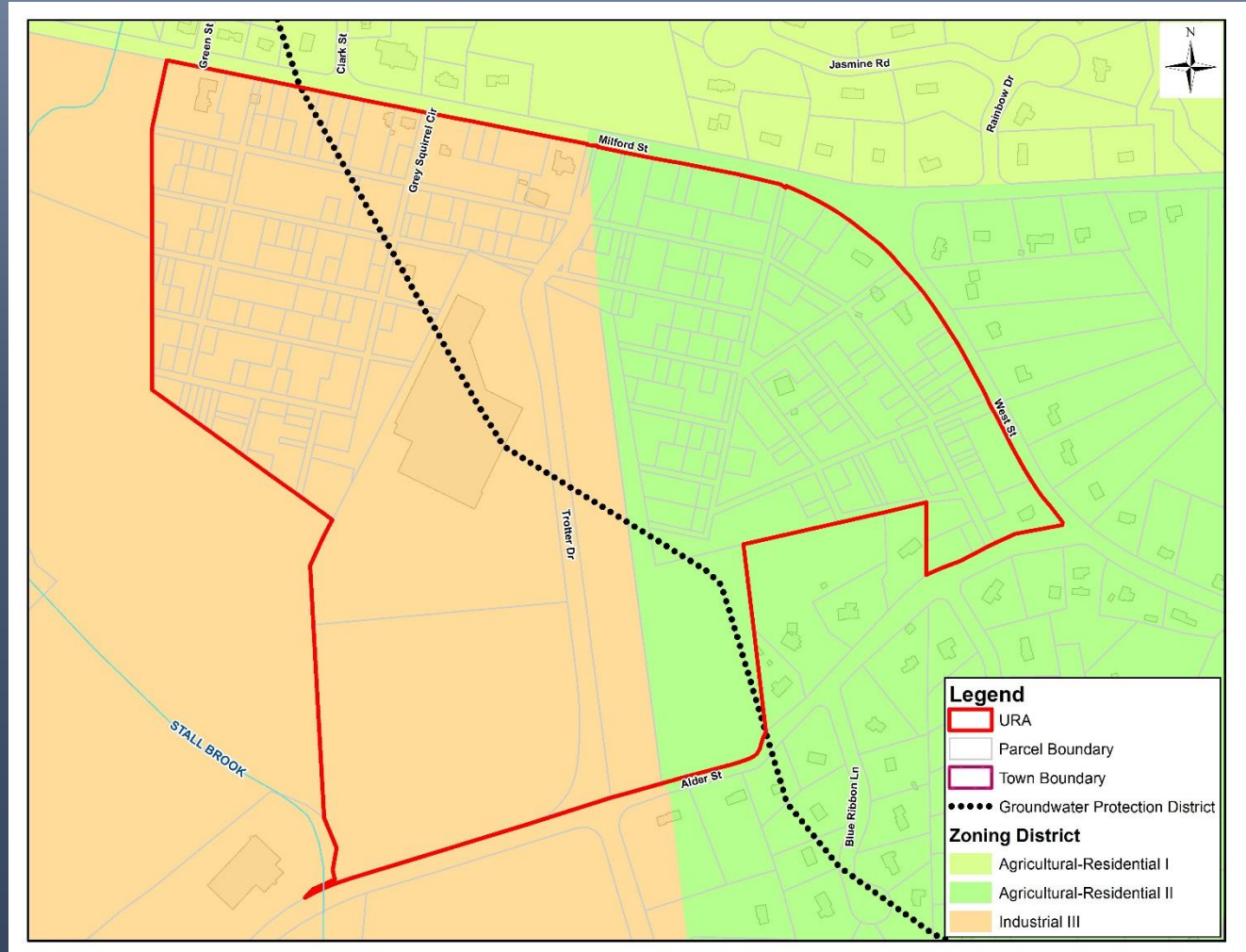
Land Use:

- Onsite:
Predominantly forest, areas of residential, commercial and industrial.
- Adjacent:
Predominantly residential and wetland



Current Zoning

- Zoning is split between industrial and residential
- Current zoning classifications don't support 2012 Plan Concept
- Medway Groundwater Protection Overlay District





Current Zoning

- Site currently has two types of Zoning:
 - Industrial District III on west side
 - Agricultural Residential II on east side
- Neither zone may be best suited to support URP goals for:
 - Allowable uses
 - Development standards
 - Flexibility
- Other Town zoning districts do not accommodate URP goals.
- New zoning needed to:
 - Accommodate desired uses
 - Accommodate mixed uses
 - Allow for control and development flexibility





Utilities

Water

- Water service available
- Public water system in Medway - 4 wells in Charles River Watershed
- DEP WMA Withdrawal Permit authorizes withdraw of 1.01 MGD
- DEP mandates seasonal water bans
- DEP may be reluctant to increase withdrawal limits
- New development must incorporate LID techniques & water efficiency

Sewer

- There is presently no public sewer service on the Site
- 2008 Sewer extension project brought sewer service to the outer edges of Site
- Topography will determine if Pump Station required
- Wastewater flows to CRPCD WWTP
- Town allocated 0.895 MGD of flow: current flows approx. 0.807 MGD





Planning Approach

- Apply Design Principles Established in Feasibility Study
- Apply Framework for Planning Established in Feasibility Study
- Apply Both to Site for a Preliminary Conceptual Design





Design Principles

- Avoid Creating Strip Commercial Appearance (Chaotic Monotony)
- Create a Sense of Place
- Protect Natural Resource Areas
- Employ Low Impact Development (LID) Techniques
- Explore Mixed Uses
- Promote Internal Pedestrian Circulation
- Leverage Route 109 Visibility/I495 Access
- Respond to Market Demand
- Minimize Ingress and Egress Points
- Transition /Compatibility to Adjacent Uses
- Provide Adequate Parking (not oversupply)



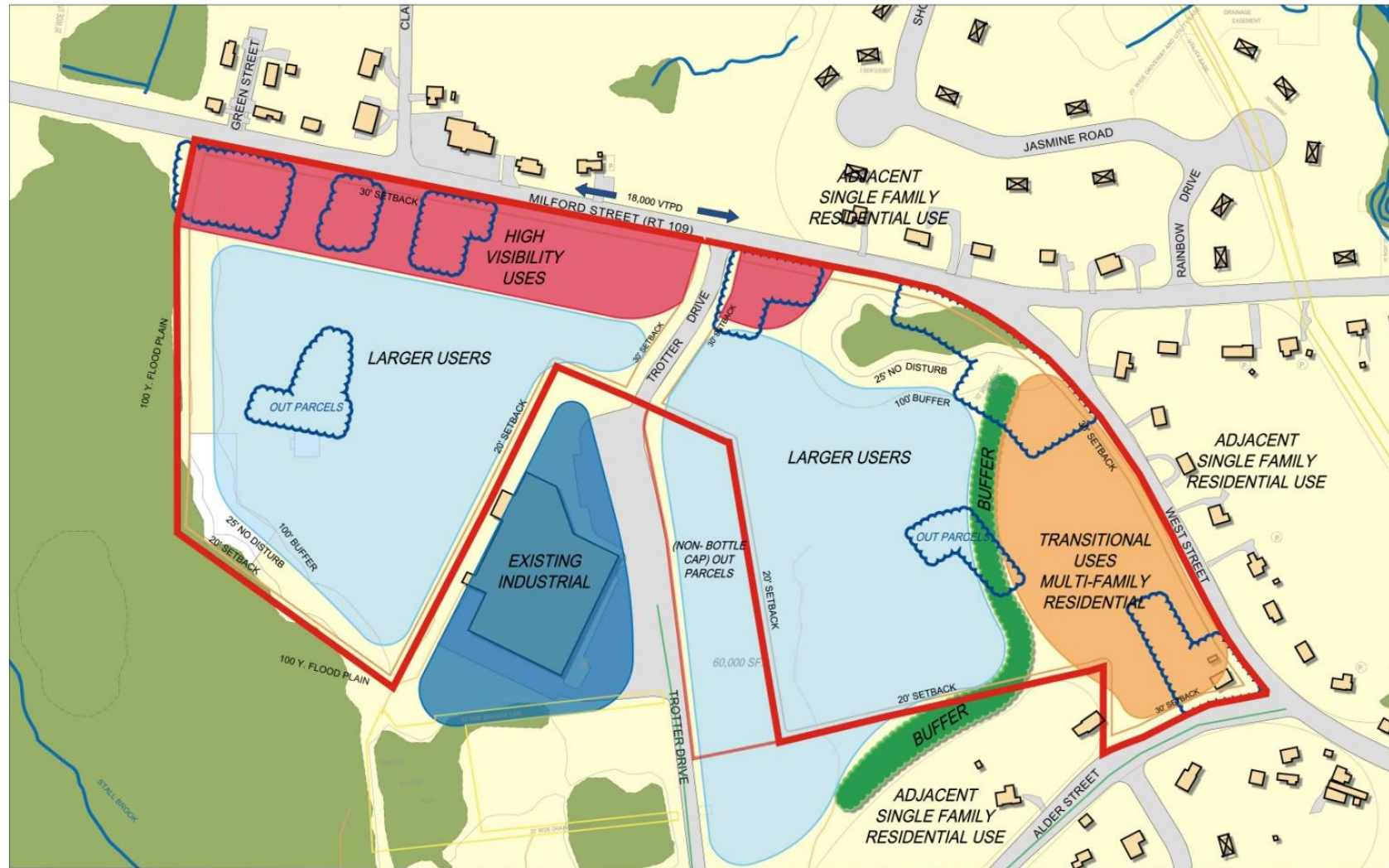


Framework for Site Planning

- High Visibility on Route 109
- Good Accessibility
- Residential Abutters
- Out Parcels
- Environmental Considerations
- New Zoning for Site
- Prospective Users/Building Type
- Provide Adequate Parking
- Buffers
- Transitional Uses and Intensities from Residential Areas
- Limit Access Points



Framework for Site Planning



SITE ANALYSIS PLAN

BSC GROUP

SCALE: 1" = 100'-0"
DATE: 12/14/10
PLANNING DEPARTMENT PROCURED BY 10/10/11 BASE DATA

MEDWAY OAK GROVE PARK FEASIBILITY STUDY
MEDWAY, MA





“Vision” for Medway URP

Working Draft

As a gateway to Medway, the Oak Grove Area shall have a strong identity and image while sustaining Medway’s high quality of life for residents and businesses. The development shall encourage a diverse mix of uses, including the potential for housing, business, industry and open space, in order to generate sustainable commercial and industrial employment opportunities, provide business opportunities for economic development, and deliver a net increase to Medway’s tax base. The Oak Grove Area shall leverage its access to the regional highway network and nearby regional development in a manner that supports balanced and sustainable development with consideration to minimizing environmental and social impacts.





General Goals

- Facilitate land assembly and disposition to advance the goals and objectives of the URP, which reflect the town's priorities for appropriate development.
- To foster an environment for business to thrive and create sustainable jobs.
- Provide opportunities which encourage and preserve economic diversity and quality of life.
- Facilitate the integration of the URA with adjacent land uses and transportation networks.
- Develop incentives to promote sustainable development.





Eligibility Requirements

In order for an area to be considered eligible for urban renewal, the DHCD must determine that it meets the regulatory criteria for one or more of the following categories:

- Blighted Open Area
- Decadent Area
- Substandard Area





Property Inspections

- Exterior inspections of all properties is required.
- Results support eligibility designation.
- Provides an inventory of parcels, including:
 - Use
 - Condition
 - Ownership



Development Program Components From Market Analysis

- 70 -110 housing units possibly more depending upon footprint
- 150-200 bed hotel with 10-20ksft of conference space
- Mixed first floor retail with above office space aimed at the local market
 - 20-30ksft footprint with space easily subdivided
 - Important to note that locally focused retail may require subsidy and may have to be tied to an incentive program involving the housing
- Industrial lot design that allows for expansion of footprint to accommodate potential tech business on-site expansions e.g., increasing from 50ksft to 100ksft





Purpose of Concept Planning Process

- Explore Building Massing, Type, Location, and Size
- Multiple Configurations
- Consider Non Bottle Cap Out Parcels
- Optimize Use of Site
- Conceptual by Design
- Stimulate Discussion and Response
- Arrive at a Consensus





PREFERRED CONCEPT A (NO OUT PARCEL PARTICIPATION)

LEGEND

- PROJECT BOUNDARY
- PROPOSED BUILDING
- PROPOSED ROADWAY/PARKING
- PRESERVE FORESTED BUFFER
- WETLAND
- MODIFIED PROPERTY BOUNDARY
- OUT PARK 1.5
- NEWLY OPEN MAIN
- PEDESTRIAN CIRCULATION

BSC GROUP

SCALE: 1" = 120'-0"

0 50 100 200

DATE: 12/14/10

BY: ANTHONY B. BSC GROUP



PREFERRED CONCEPT B (FULL PARTICIPATION)



Comments and Questions

