

Medway Oak Grove Area Urban Renewal Plan

Public Forum #2

Sponsored by the Medway Redevelopment Authority

Agenda

- Welcome and Introductions
 - Andy Rodenhiser, Chairman, Medway Redevelopment Authority
 - Ray Himmel, Medway Redevelopment Authority
- Urban Renewal Plan Presentation
 - Russ Burke, BSC Group, Inc.
 - Mary Ellen Radovanic
 - Kevin Hively, Ninigret Partners
- Questions and Answers

Redevelopment of Oak Grove

- Creation of the Redevelopment Authority is to spark investment
- Redevelopment Authority objectives in revitalizing the area are to:
 - Determine the best uses for the land
 - Manage and control future growth & development
- Working with BSC Group to develop Urban Renewal Plan
- A lot of time and effort was dedicated to reviewing potential concepts for the area
- The Concept Plan should be used as a guideline; not a definitive development plan
- Recognize development of Oak Grove will eventually occur but the Concept represents our vision

The Oak Grove Area Conceptual Plan

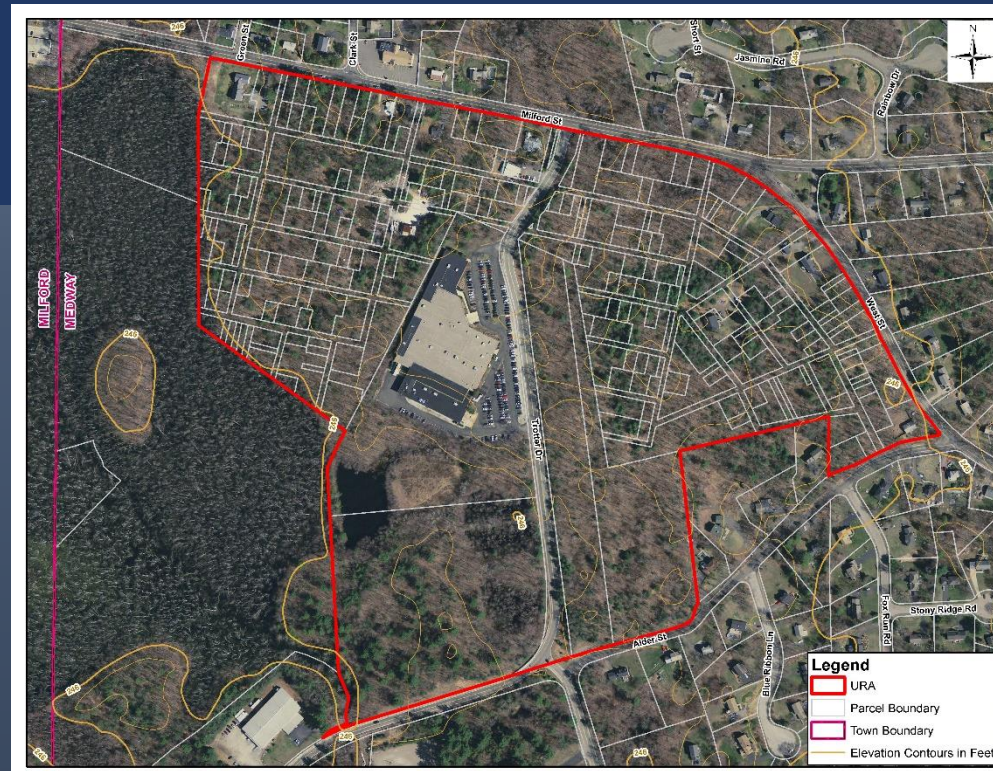
- Took into consideration prior planning documents and studies i.e. Master Plan and the Urban Renewal Plan (in progress)
- Idea was to create a compact, self contained and self sufficient project for the area
- Serves to benefit the surrounding area and the Town as a whole
- Takes into consideration the safety of the residents in adjacent neighborhoods

Valued input of the Steering Committee

- Steering Committee consists of a cross section of stakeholders to bring a variety of perspectives to the table
- Discussed an array of issues to consider and address when developing any plan for redevelopment
- Concerns were brought back to the Redevelopment Authority for consideration during the review of concepts
- Once the Concept Plan was settled, met with smaller groups of the Steering Committee for comment
 - Public Works and Public Safety Officials
 - Neighboring residents
- As traffic and safety is a priority, the Town's Safety Officer Sgt. Watson will share the approach and what has been done
- Development of the Concept Plan has been an evolving process and we are here tonight for your feedback

Medway Oak Grove Area Urban Renewal Plan (URP)

Public Forum 2
September 20, 2016



Prepared for:
The Town of Medway
Medway Redevelopment Authority

Prepared by:
BSC Group in cooperation
with Ninigret Partners



Oak Grove Area Urban Renewal Area (URA)



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.



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



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.



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

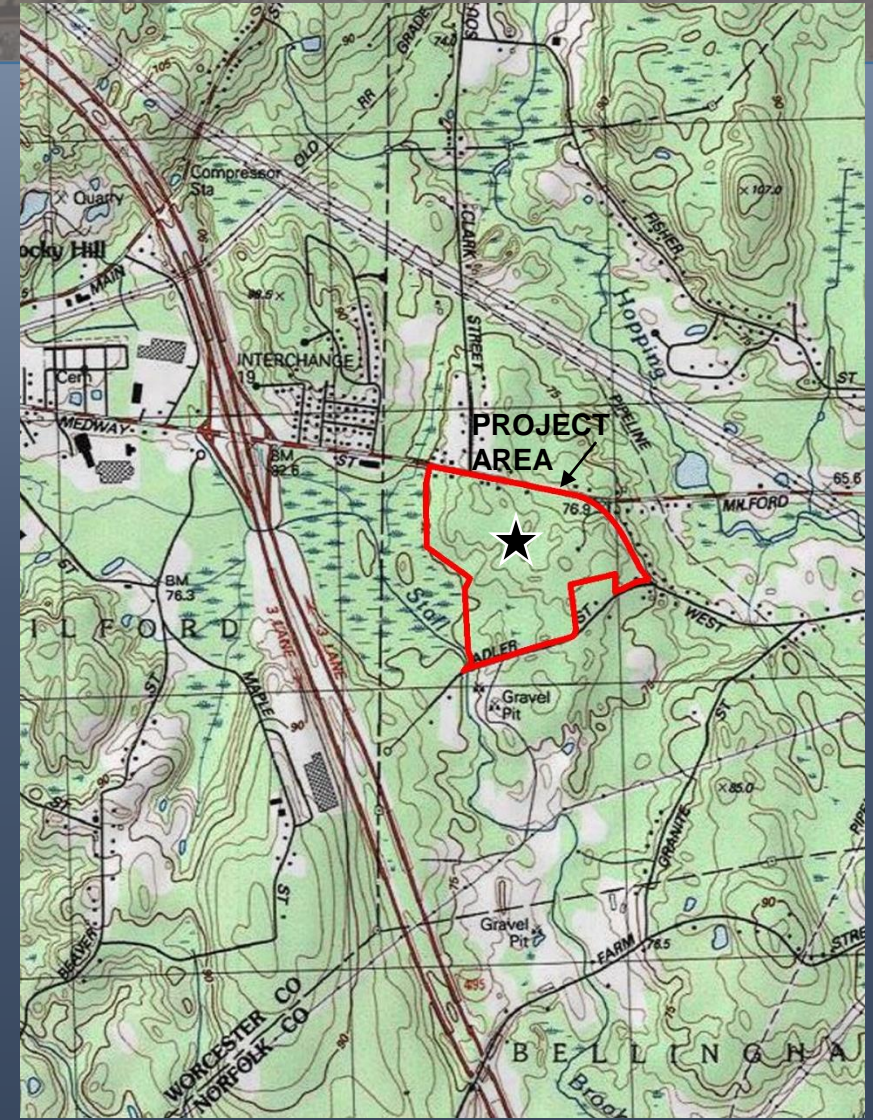
Completed

Today

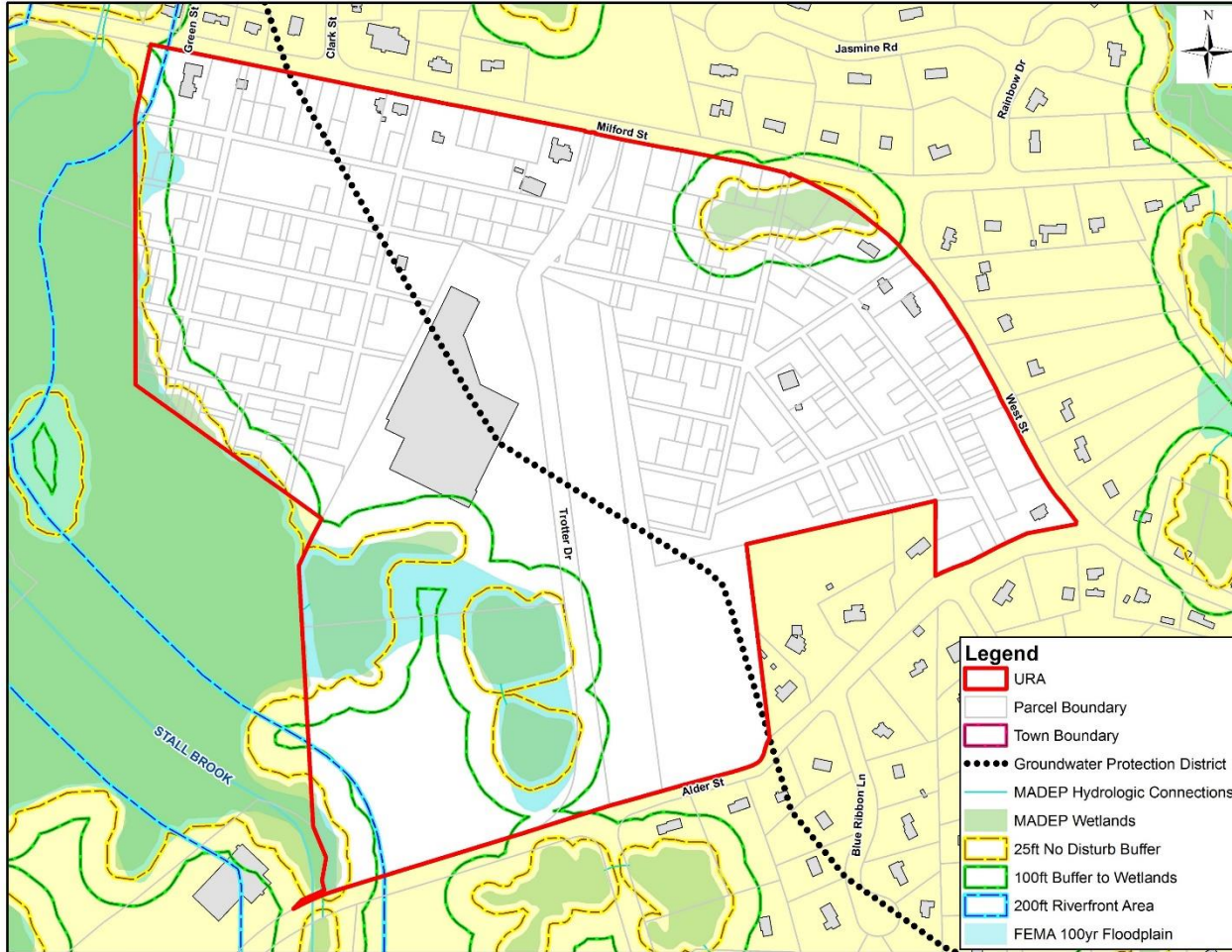


Site Overview

- 82+/- 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.



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

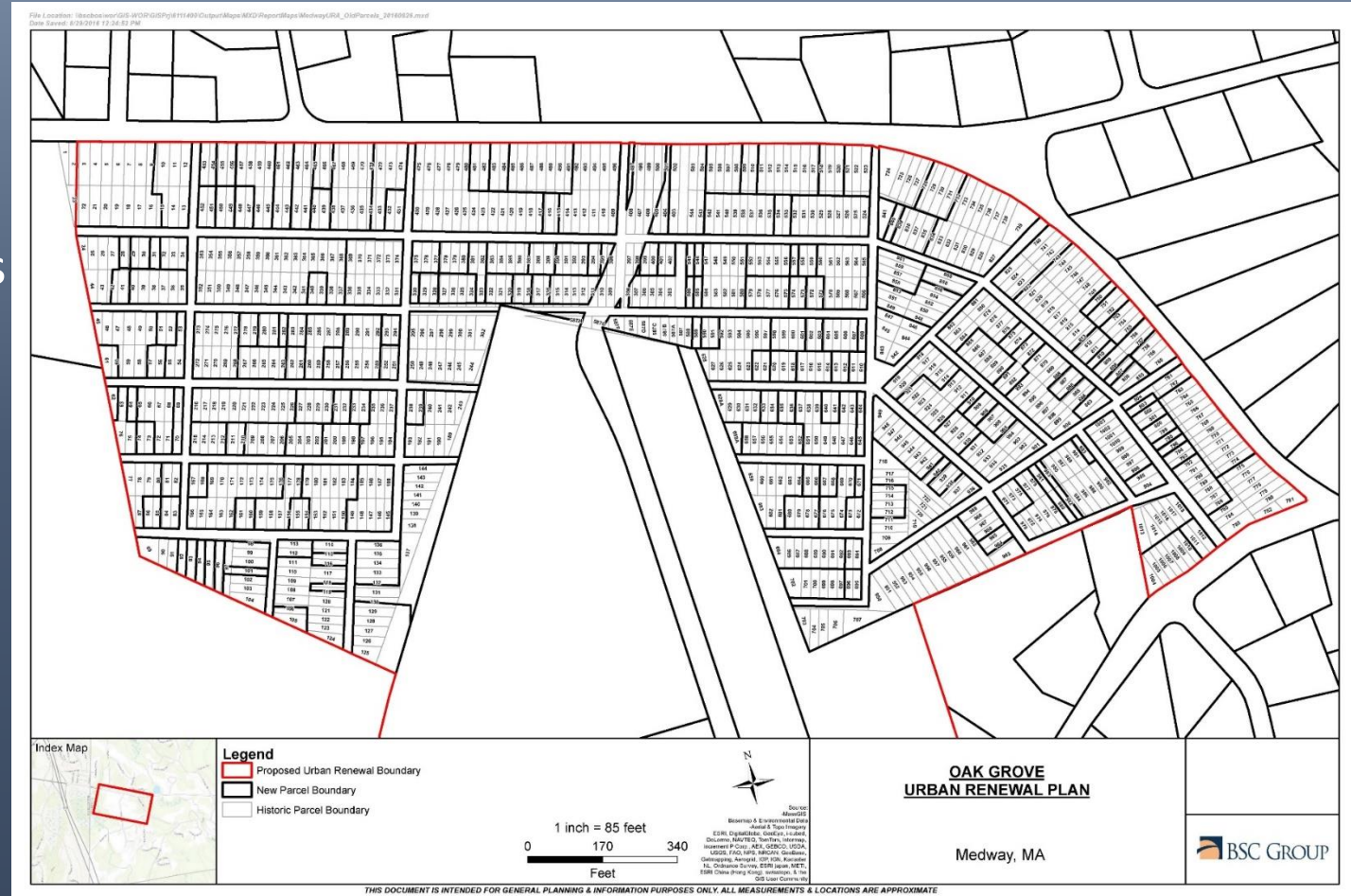
Constraints

- 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



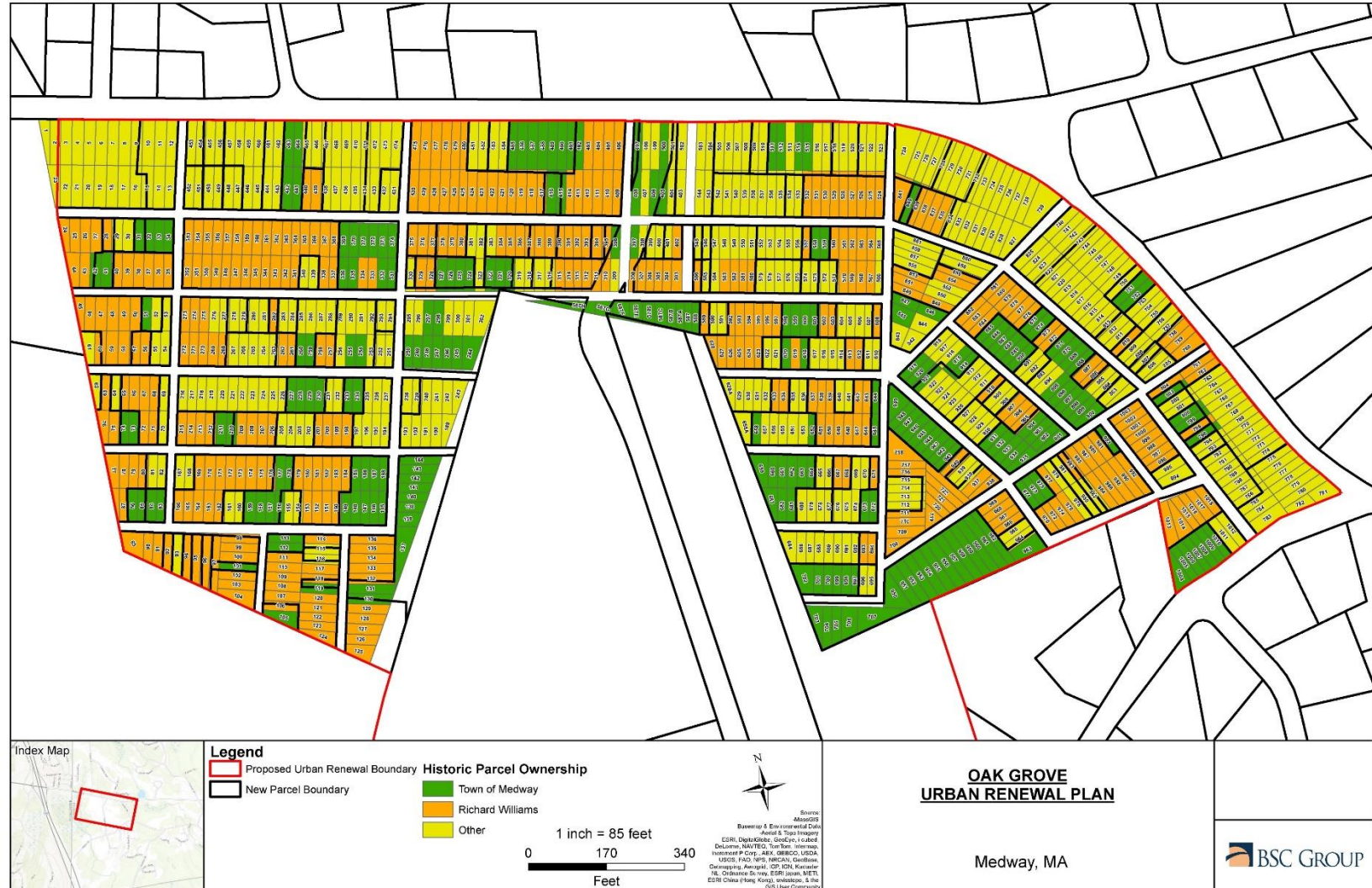
The Bottle Cap Lots

- Original 1018 parcels created in 1928
- Current Assessor records show 234 parcels based on contiguous common ownership
- Fragmented/disparate ownership has been a barrier to development



Bottle Cap Lots Ownership

File Location: \\bos\work\GIS\WPG\GIS\111449\Output\Map\MDX\Report\Map\Medway\UFA_OldParcels_20160528.mxd
Date Saved: 5/14/2016 11:49:10 AM



THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE



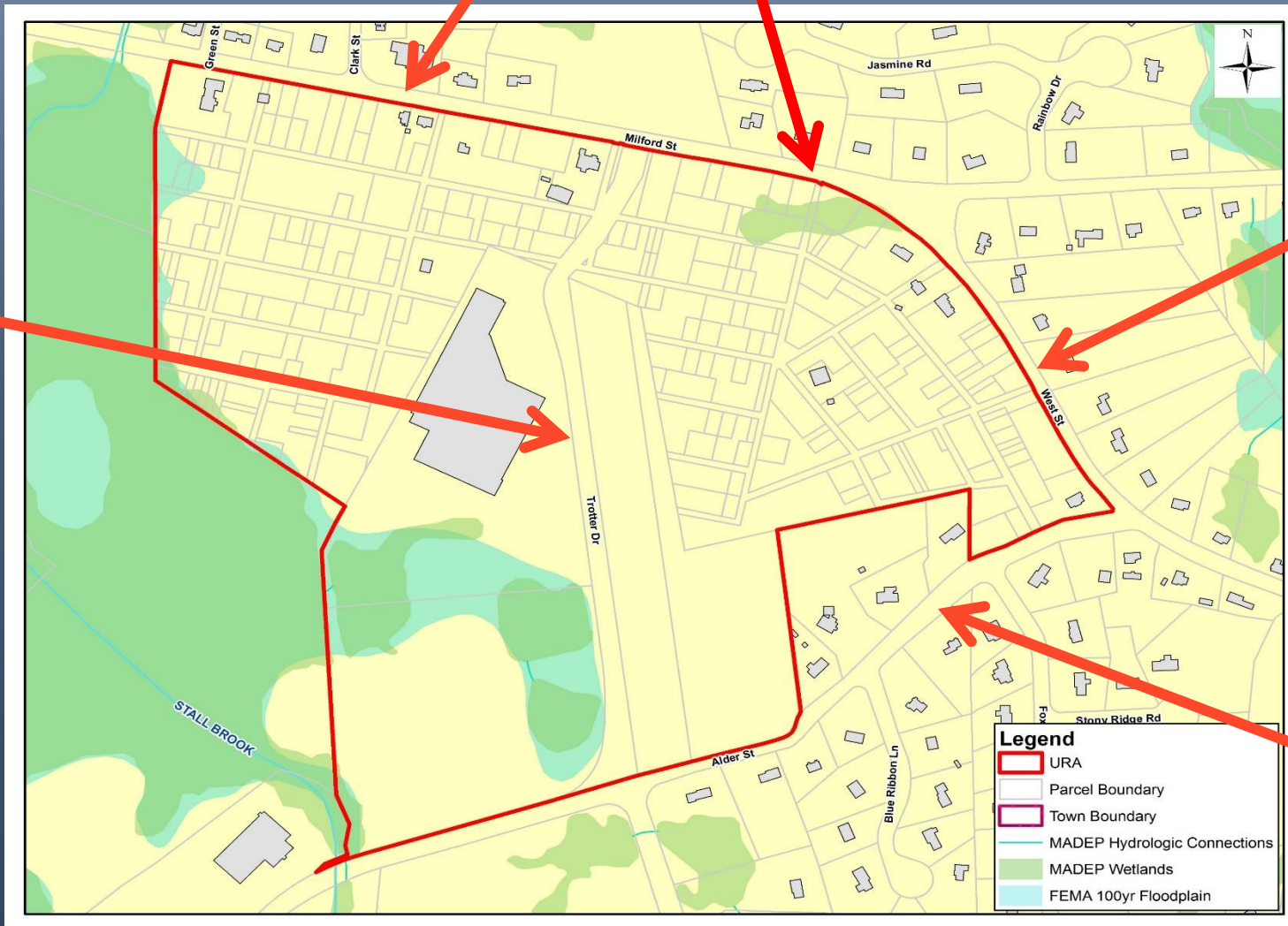
Site Access

Route 109

Trotter
Drive

West Street

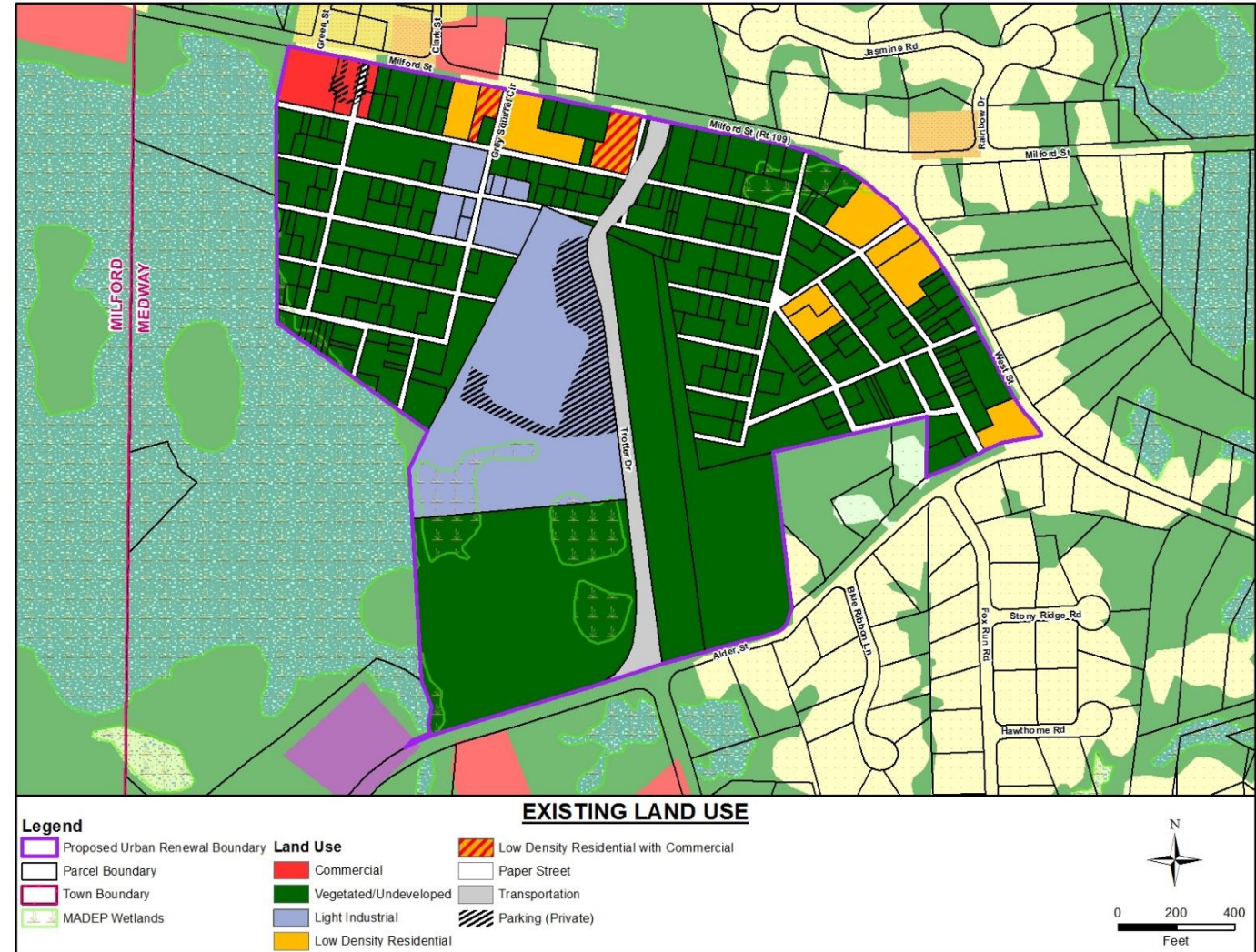
Alder
Street



Land Use

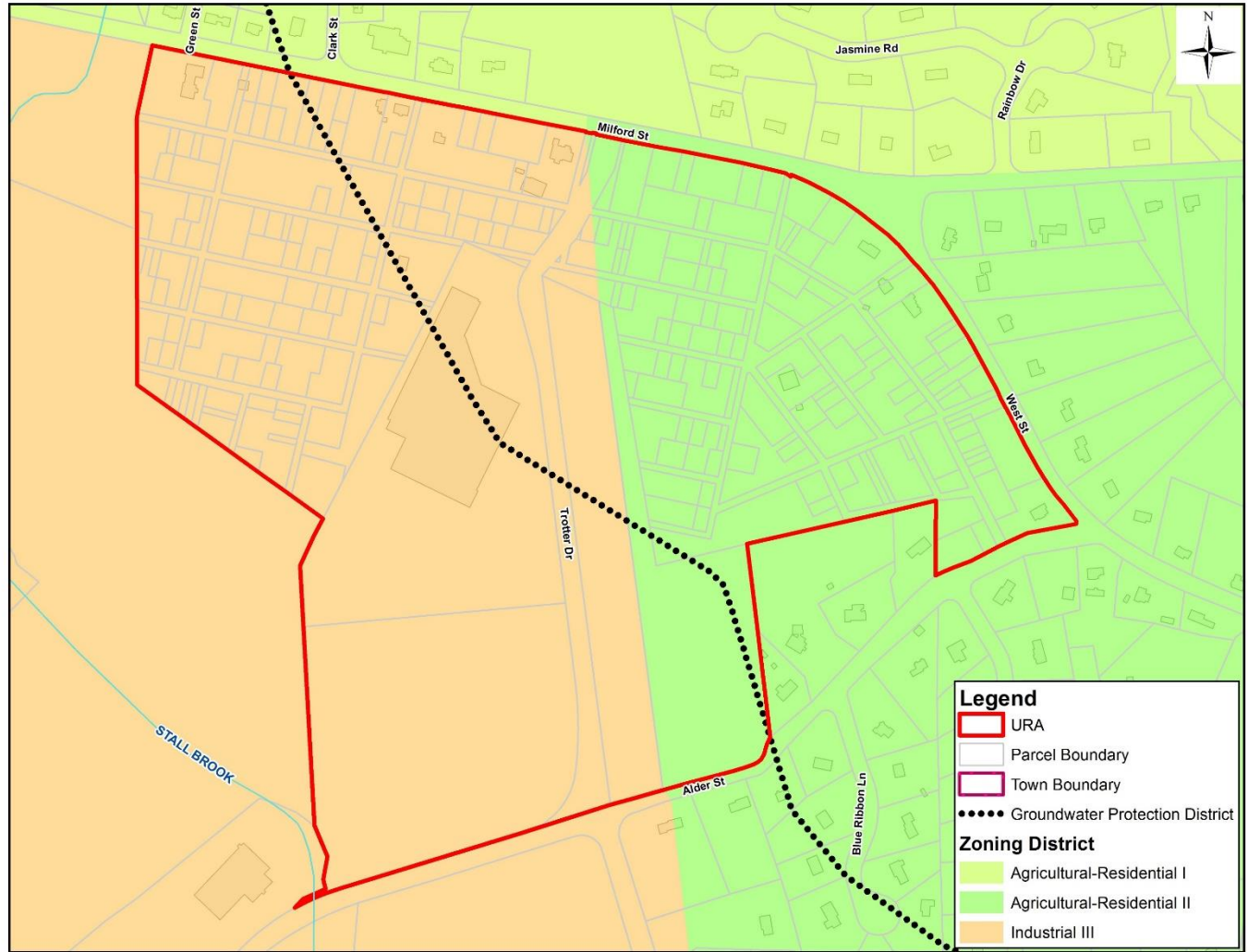
Land Use:

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



Current Zoning

- Zoning is split between Industrial III and Agricultural-Residential II
- Medway Groundwater Protection Overlay District



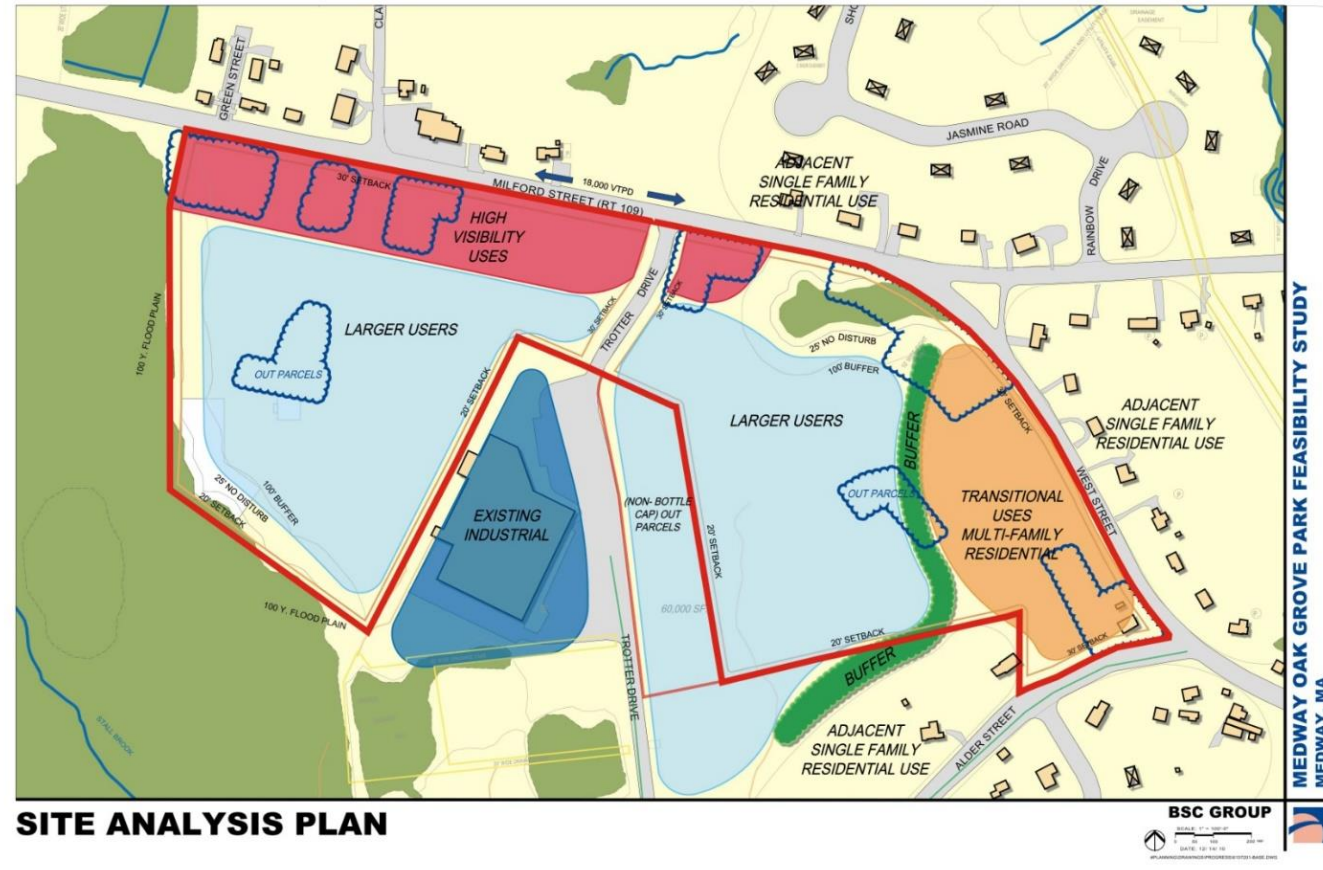
Zoning Overview

- Site currently has two types of Zoning
- 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
- Future Zoning should:
 - Be flexible to promote creative design
 - Set forth Development Standards consistent with Concept Plan Vision
 - Special Permit/Design Review Requirement



Framework for Site Planning

- High Visibility on Rt. 109
- Good Accessibility
- Residential Abutters
- Out Parcels
- Environmental Considerations
- New Zoning for Site
- Prospective Users/
Building Type
- Provide Adequate Parking
- Buffers
- Limit Access Points



Development Program Components From Market Analysis

- 70 to 110 housing units, possibly more depending upon footprint.
- 150 to 200 bed hotel with 10,000 to 20,000 sf of conference space.
- Commercial Mixed Use (first floor retail with office space above) aimed at the local market.
- 20,000 to 30,000-sf 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 on-site expansions e.g., potential tech business increasing from 50,000 sf to 100,000 sf.



“Vision” for Medway URP

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.



Concept Design Principles

- Create a Sense of Place
- Leverage Route 109 visibility and Avoid Creating Strip Commercial Appearance (Chaotic Monotony)
- Minimize Ingress and Egress Points
- Accommodate Mixed Use
- Flexibility to Respond to Market Demand
- Promote Internal Pedestrian Circulation
- Provide Adequate Parking (not oversupply)
- Appropriate Design
- Create Jobs and Housing
- Protect Natural Resources (LID, Open Space)
- Transition /Compatibility to Adjacent Uses



Concept Plan Summary

Proposed Uses	Building Area (square feet)	Parking Spaces	Lot Size (acres)
Commercial/Restaurant	12,000	40	2.04
Commercial/Hotel	60,000	250	3.24
Commercial/Day Care	20,000	66	2.31
Commercial Office and/or Retail	207,000	647	6.41
Flex Space/Office/Retail	97,000	370	8.3
Research & Development	36,000	135	3.55
Industrial	35,000	120	11.7
Residential *	86 DU	240	9.63
Total	467,000	1,868	47.18

*No Square Footage; 86 dwelling units/residential



2 STORY RETAIL



RESTAURANT



1 STORY RETAIL



CHILD CARE FACILITY



NOTE:
WEST SIDE OF
PROJECT BOUNDARY
251,000+ SF BUILDING
FOOTPRINT
801+ PARKING SPACE



GARDEN FLATS



HOTEL



ATTACHED TOWNHOUSES



INDUSTRIAL



RESEARCH & DEVELOPMENT










2 STORY OFFICE

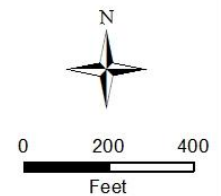




PROPOSED PROPERTY LINES, BUILDING FOOTPRINTS & PARKING LOTS

Legend






- | | |
|---|--|
|  Proposed Urban Renewal Boundary |  Proposed Buildings |
|  Proposed Parcel Boundary |  Proposed Parking |
|  Town Boundary |  Proposed Road |
|  Existing Buildings to Remain | |



MILFORD
MEDWAY

PROPOSED ROADWAYS, PUBLIC RIGHTS-OF-WAY AND EASEMENTS

Legend

-  Proposed Urban Renewal Boundary
-  Proposed Parcel Boundary
-  Town Boundary
-  Proposed Road
-  Proposed Walkways



0 200 400
Feet

Trotter Drive Intersection

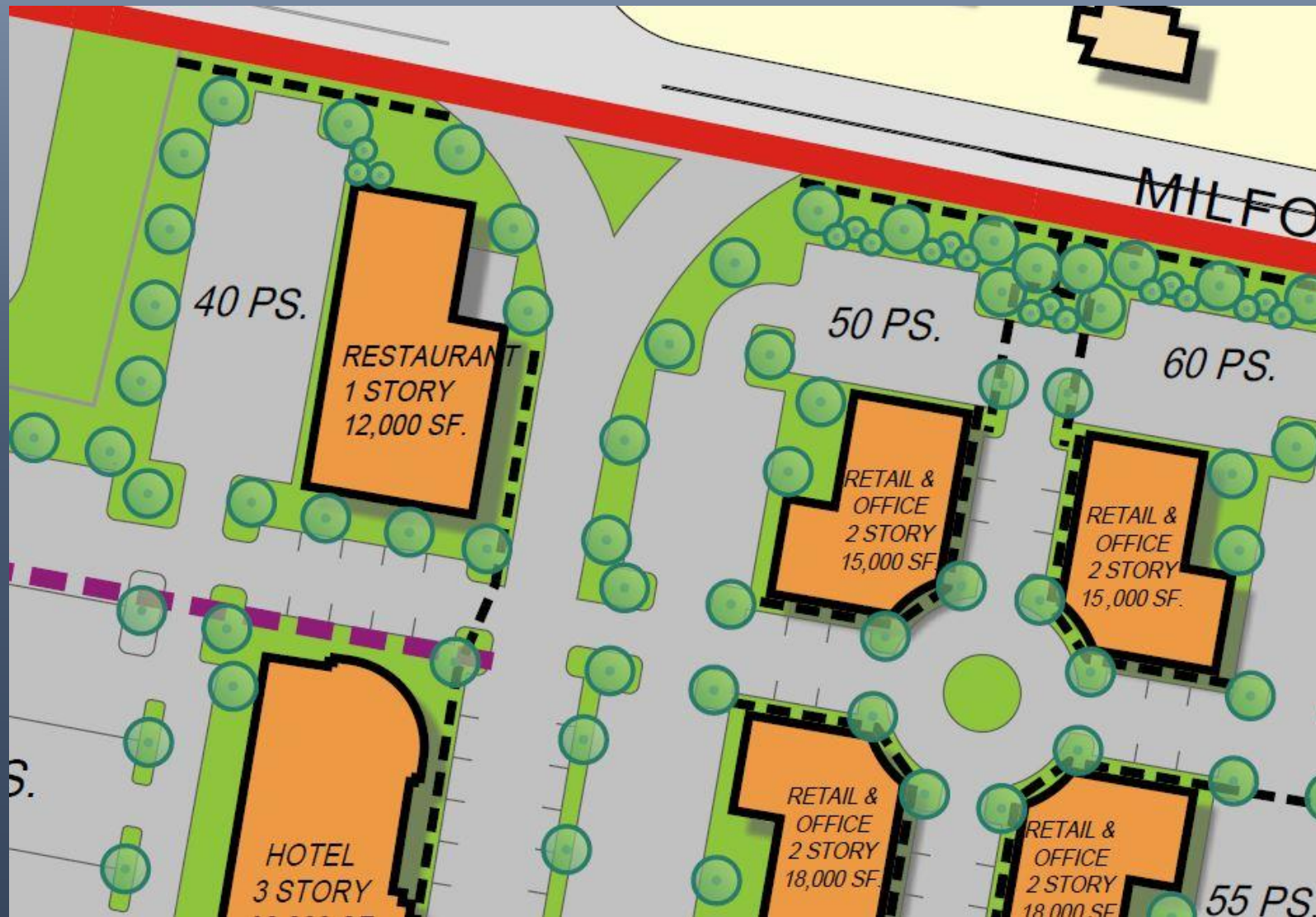
Option 5: Install Signal with Updated Geometry Conceptual Design



Source: Central Transportation Planning Staff.



Right Turn In/Right Turn Out

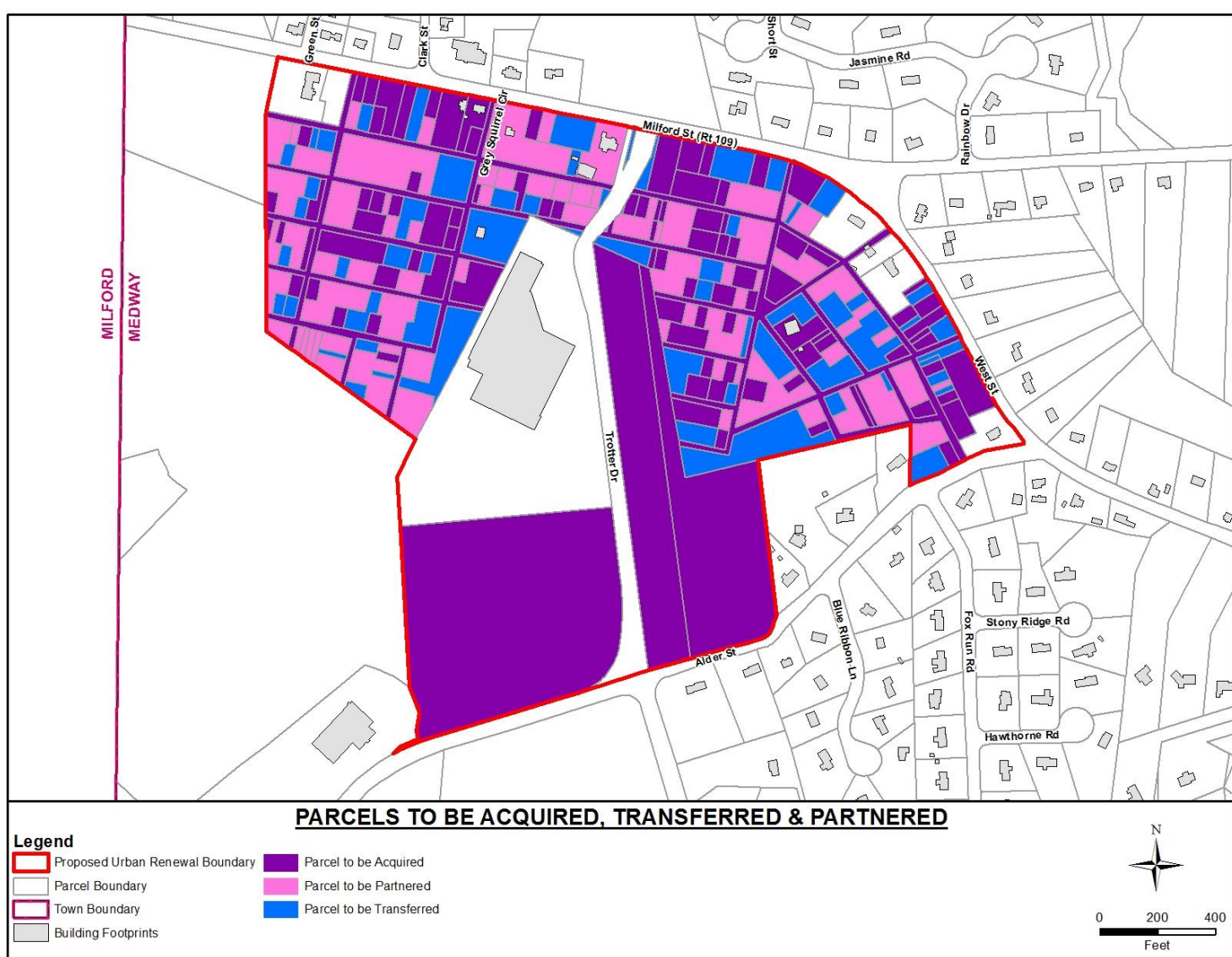


Site Assembly

- Fragmented/Disparate ownership has been a major barrier to development.
- Private Sector alone has been unable to overcome fragmentation.
- URP acting through the MRA can serve as the catalyst to break the bottle cap lot bottleneck in site assemblage through:
 - Partnerships;
 - Land Pooling; or
 - Strategic Acquisitions.



Parcels Identified for Acquisition



A Word About Acquisitions

- URP enables MRA to acquire and dispose of real estate without the burdens of public bidding.
- MRA can negotiate purchase or sale of real estate.
- Properties must be identified for acquisition in the URP.
- Not all properties in URP are identified for acquisition.
- Not all identified properties are acquired.
- Most acquisitions are negotiated purchases.
- Eminent Domain is only used as a “means of last resort” and a seller is due full market value (as determined by two appraisals) and relocation benefits if displaced.



Implementation Considerations

- Site Assembly Strategies
- Public Private Partnerships
- Phasing
- Public Realm Improvements
- Pursue Public Grants and Assistance
- District Improvement Financing
- Regulatory/Design Review/Low Impact Development
- Marketing





Comments and Questions

