

OAK GROVE URBAN RENEWAL DISTRICT

ZONING REGULATIONS & DESIGN STANDARDS

Town of Medway, MA

NEIGHBORHOOD MEETING

Oak Grove Zoning Task Force

October 22, 2018

Consulting Team:

- Brovitz Community Planning & Design
- Dodson & Flinker



Oak Grove Zoning Neighborhood Meeting

Monday, October 22, 2018

7 - 8:30 PM (refreshments & socializing at 6:30 pm)

Thayer Homestead

2B Oak Street – Medway

(Park in designated areas only. No on-street parking allowed.)

- Presentation by Ted Brovitz, the Town's Oak Grove zoning consultant about proposed zoning for the redevelopment of the Oak Grove Urban Renewal area (Bottle Cap Lots)
- Share your thoughts and ideas about suitable land uses for a new mixed-use neighborhood.

Sponsored by:
Oak Grove Zoning Task Force
Medway Redevelopment Authority
Community & Economic Development Department
508-321-4915

PROJECT SCOPE AND SCHEDULE

Phase 1: Project Area Evaluation:

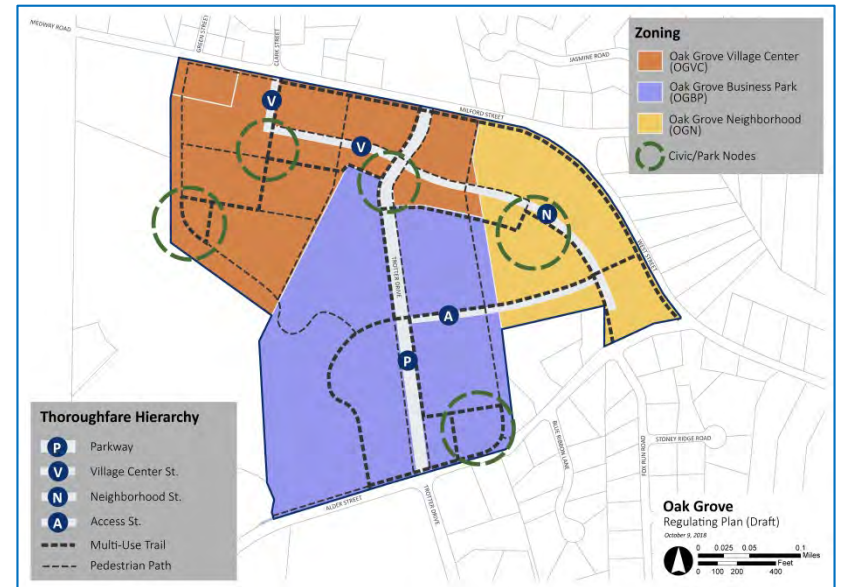
- Completed in June

Phase 2: Visioning:

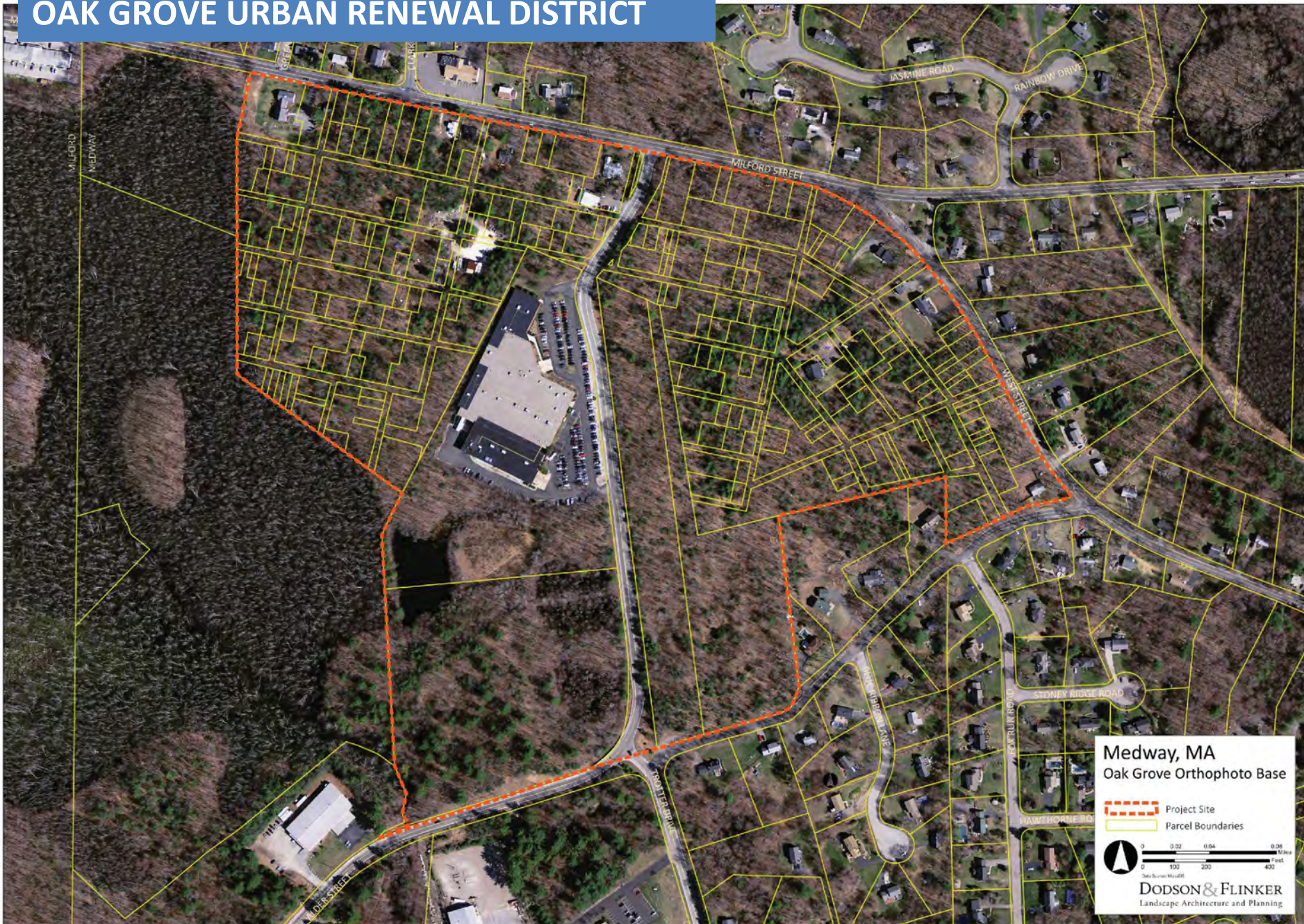
- Completed in August

Phase 3: Prepare Zoning and Design Standards:

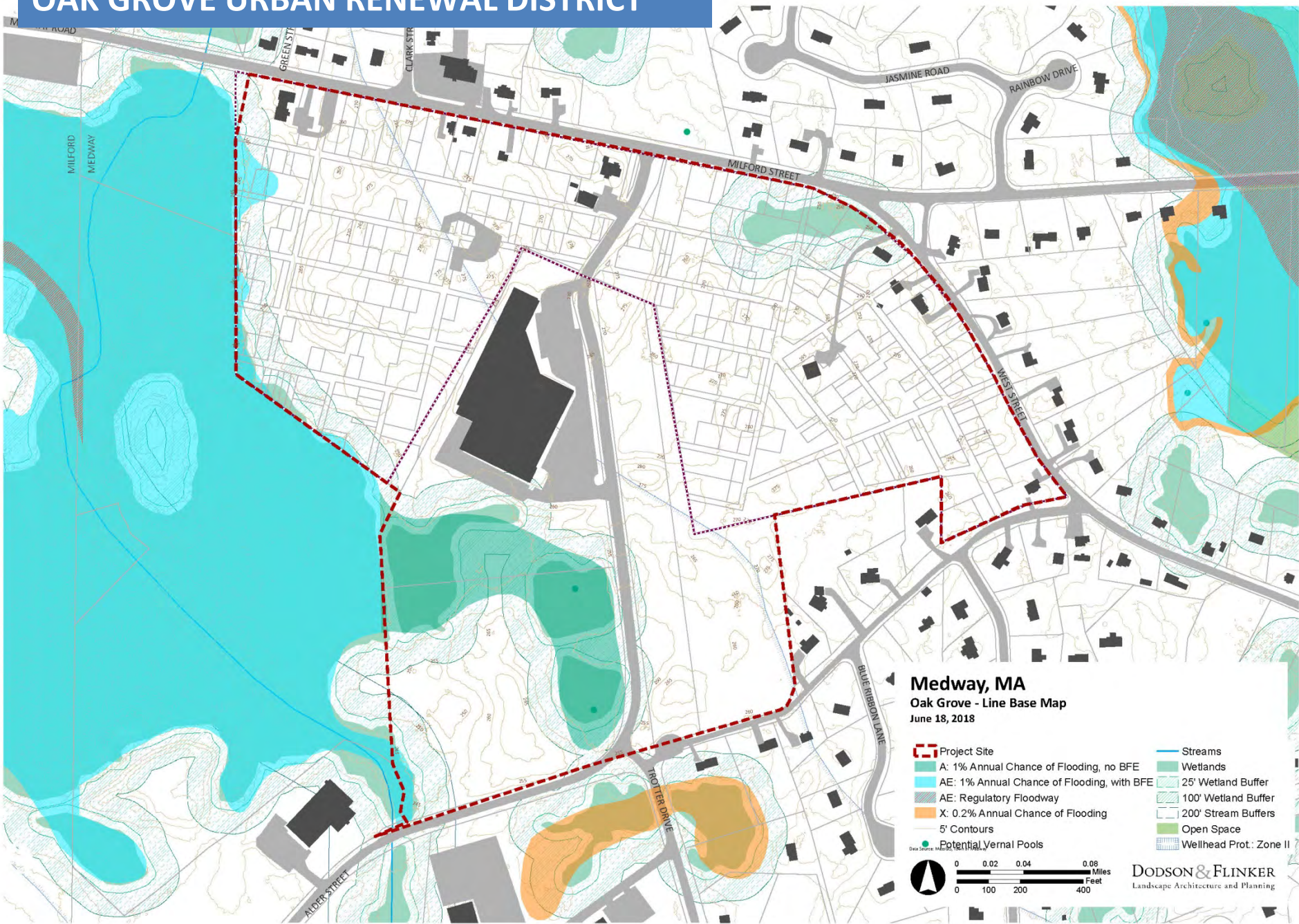
- Draft in October
- Final in November



OAK GROVE URBAN RENEWAL DISTRICT

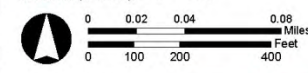


OAK GROVE URBAN RENEWAL DISTRICT



Medway, MA
Oak Grove - Line Base Map
 June 18, 2018

- Project Site
- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding
- 5' Contours
- Potential Vernal Pools
- Wetlands
- 25' Wetland Buffer
- 100' Wetland Buffer
- 200' Stream Buffers
- Open Space
- Wellhead Prot: Zone II
- Streams



DODSON & FLINKER
 Landscape Architecture and Planning

OAK GROVE URBAN RENEWAL PROJECTED DEVELOPMENT

■ Total Development By Type

Proposed Use	Square Footage	# of Parking Spaces	Lot Size (Acres)
Commercial/Restaurant	12,000	40	2.04
Commercial/Hotel	60,000	250	3.24
Commercial Office and/or Retail	207,000	647	6.41
Commercial/Day Care	20,000	66	2.31
Flex Space/Office/Retail	97,000	370	8.3
Research and Development	36,000	135	3.55
Industrial	35,000	120	11.7
Multi-family Residential ¹	110 DU	240	9.63
Total	467,000	1,868	47.18

1. Multi-family Residential is expressed in terms of Dwelling Units (DU) rather than square footage.

OAK GROVE URBAN RENEWAL CONCEPTUAL DEVELOPMENT PLAN



OAK GROVE URBAN RENEWAL CONCEPTUAL DEVELOPMENT PLAN

■ Concept Plan/3D Models





TASK FORCE SCENARIO BUILDING EXERCISES

Medway, MA
Oak Grove Orthophoto Base
EOTROADS_ARC
Project Site
Parcel Boundaries

0 0.02 0.04 0.08 Miles
0 100 200 400 Feet

DODSON & FLINKER
Landscape Architecture and Planning

Project Site

Parcel Boundaries

0 0.02 0.04 0.08 Miles

0 100 200 400 Feet

Data Source: VtransGIS

DODSON & FLINKER

Landscape Architecture and Planning

GROUP 1 CONCEPTUAL DEVELOPMENT PLAN



GROUP 2 CONCEPTUAL DEVELOPMENT PLAN



GROUP 2 CONCEPTUAL DEVELOPMENT PLAN



OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN



TRANSITION FROM CONCEPT PLAN TO ZONING MAP

Zoning

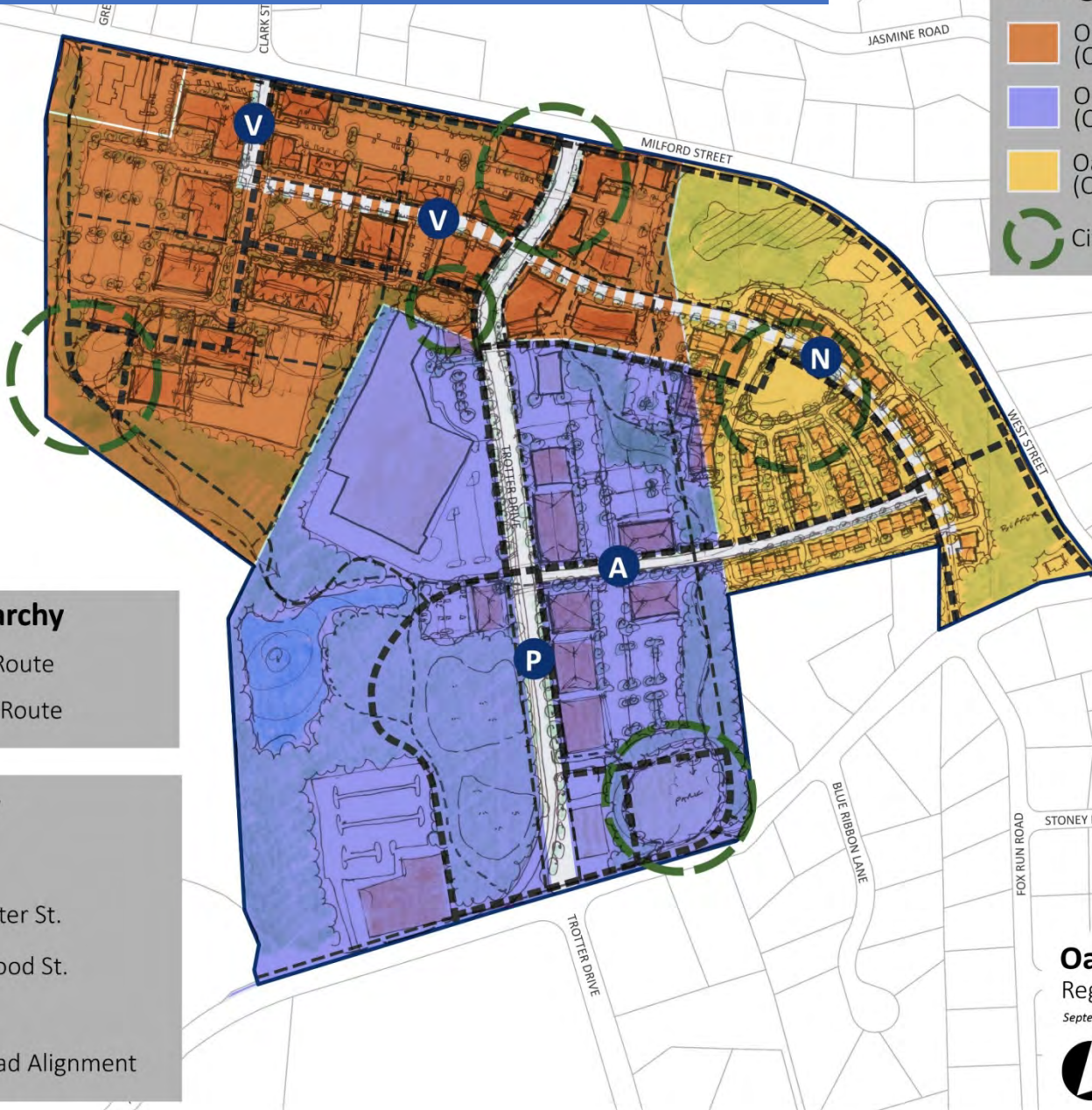
- Oak Grove Village Center (OGVC)
- Oak Grove Business Park (OGBP)
- Oak Grove Neighborhood (OGN)
- Civic/Park Nodes

Pedestrian Hierarchy

- Multi-Use Route
- Pedestrian Route

Street Hierarchy

- P Parkway
- V Village Center St.
- N Neighborhood St.
- A Access St.
- Flexible Road Alignment



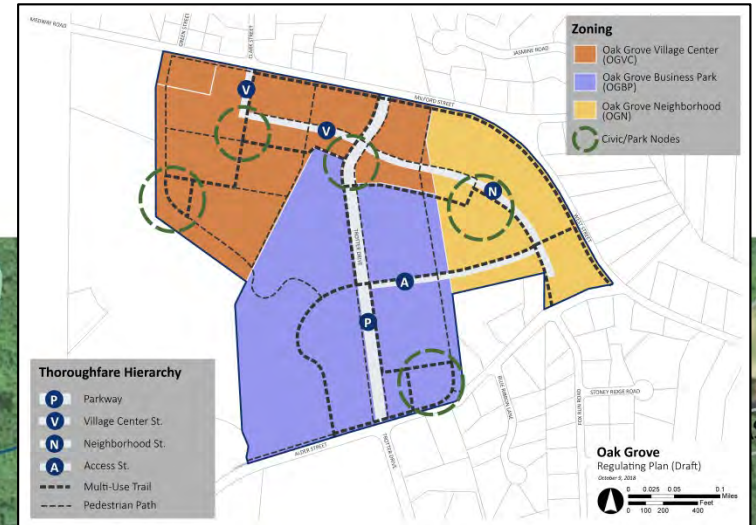
Oak Grove Regulating Plan (Draft)

September 26, 2018



OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN

Oak Grove Village Center (OGVC)



Oak Grove Village Center (OGVC)



EXAMPLE DEVELOPMENT



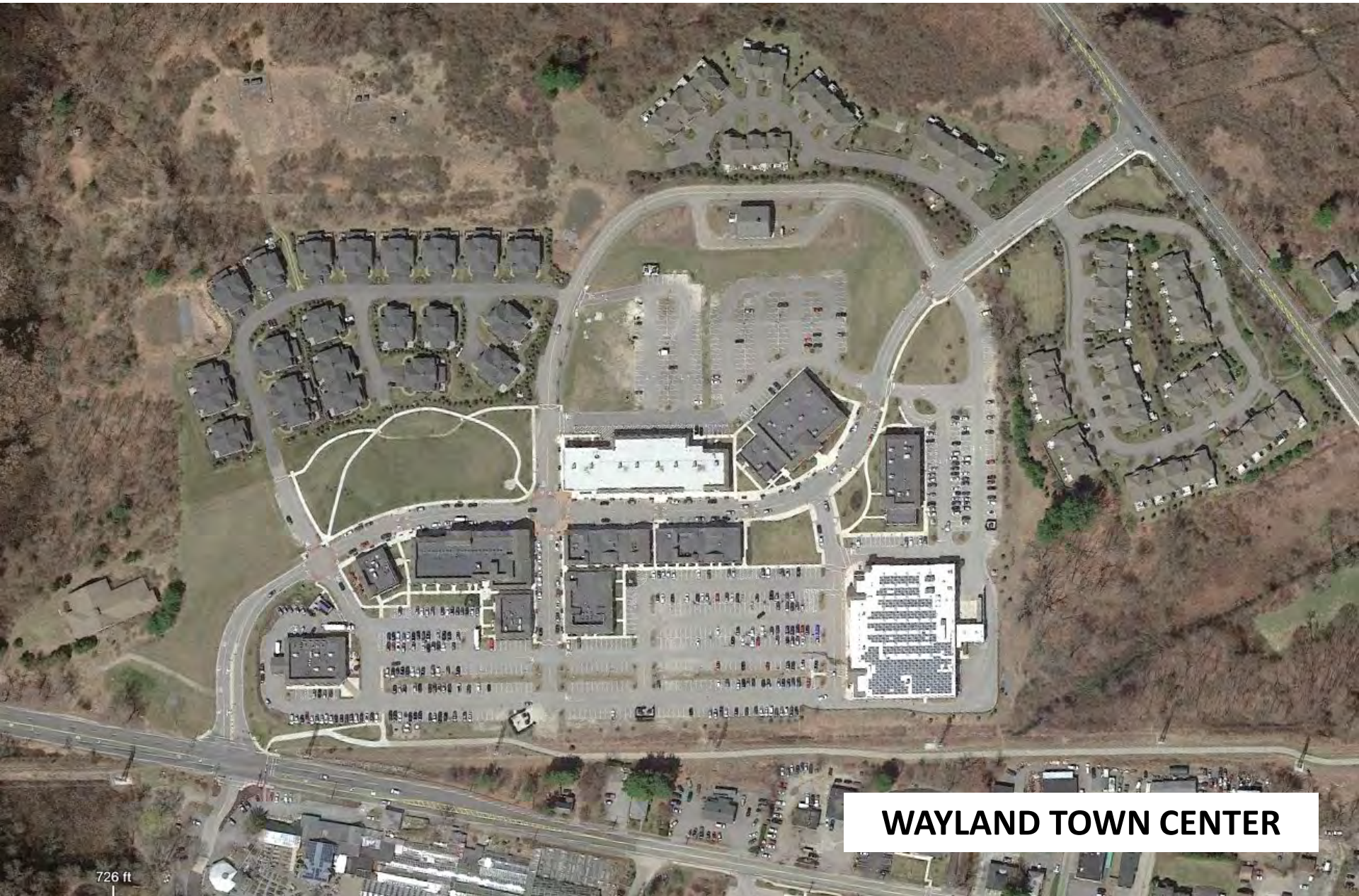
SOUTH COUNTY COMMONS (SOUTH KINGSTOWN, RI)

EXAMPLE DEVELOPMENT



SOUTH COUNTY COMMONS (SOUTH KINGSTOWN, RI)

EXAMPLE DEVELOPMENT



WAYLAND TOWN CENTER

EXAMPLE DEVELOPMENT



WAYLAND TOWN CENTER

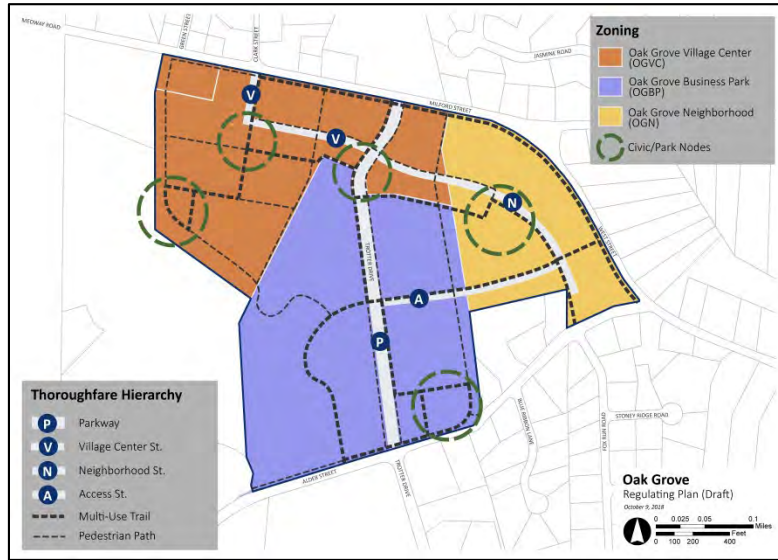
EXAMPLE DEVELOPMENT



WAYLAND TOWN CENTER

OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN

Oak Grove Business Park (OGBP)

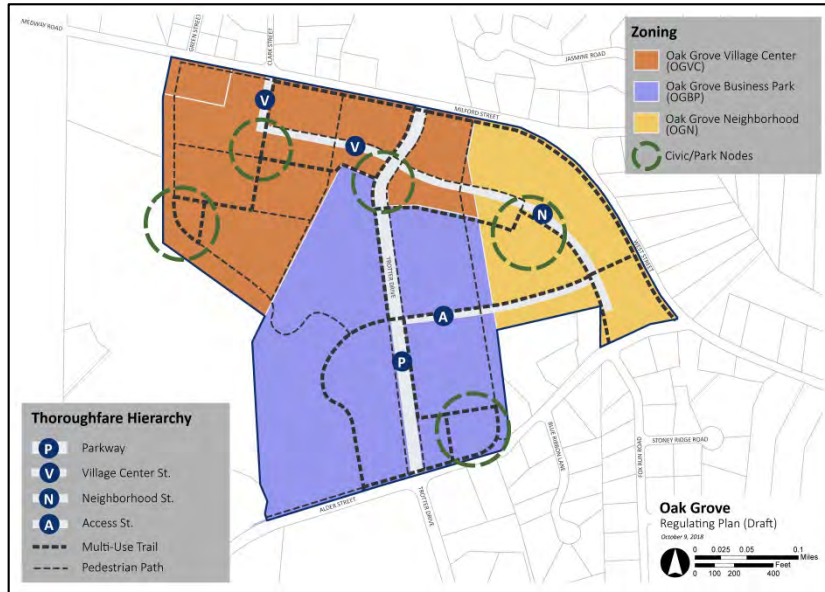


O'Brien & Sons



OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN

Oak Grove Neighborhood (OGN)





EXAMPLE DEVELOPMENT



RED MILL VILLAGE, NORTON, MA

EXAMPLE DEVELOPMENT



RED MILL VILLAGE, NORTON, MA

EXAMPLE DEVELOPMENT



RIVERWALK COTTAGE COURT, W. CONCORD, MA

EXAMPLE DEVELOPMENT



**RIVERWALK COTTAGE COURT,
W. CONCORD, MA**



EXAMPLE DEVELOPMENT



VILLAGE HILL, NORTHAMPTON MA

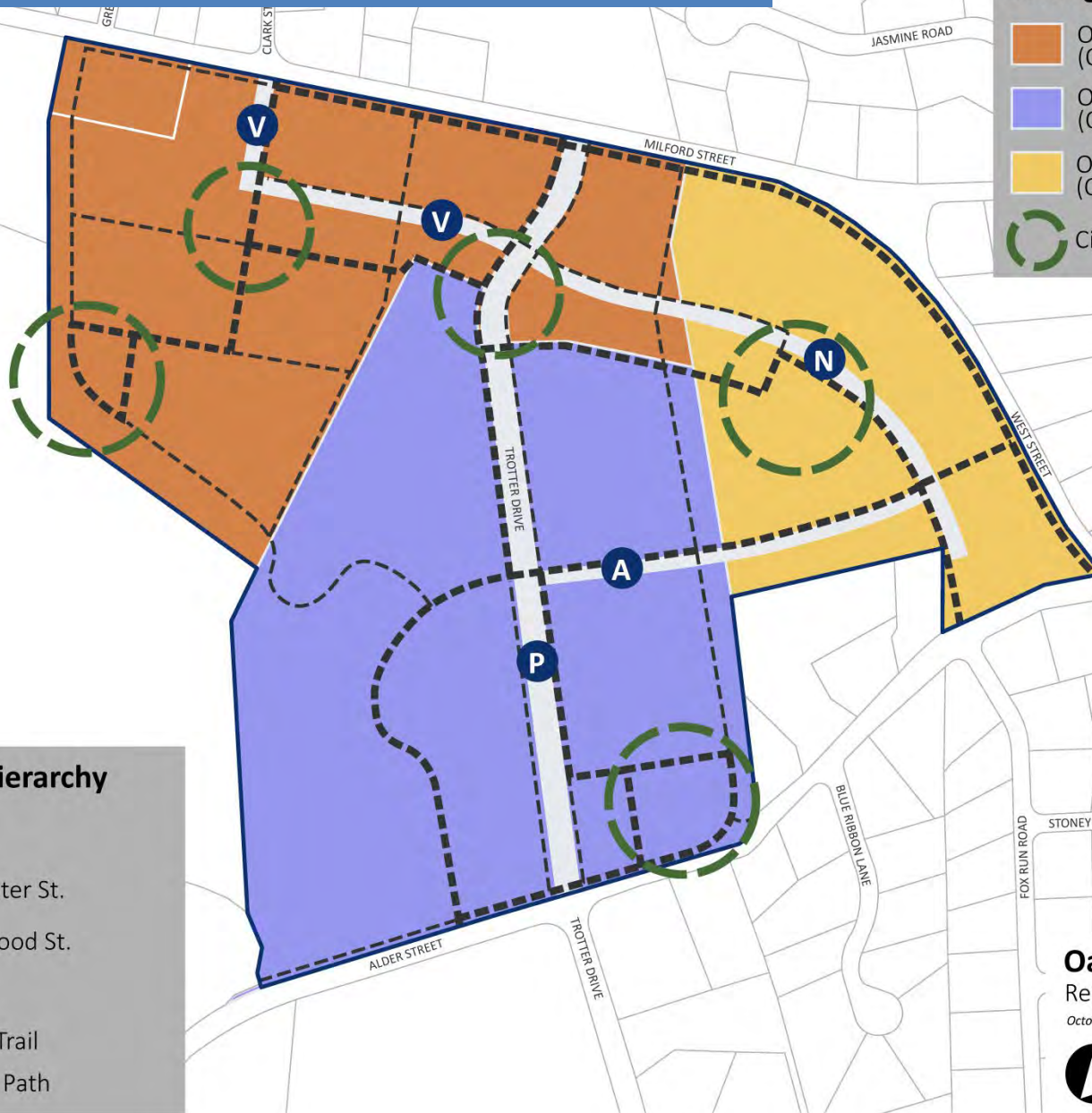
PRELIMINARY ZONING MAP/REGULATING PLAN

Zoning

-  Oak Grove Village Center (OGVC)
-  Oak Grove Business Park (OGBP)
-  Oak Grove Neighborhood (OGN)
-  Civic/Park Nodes

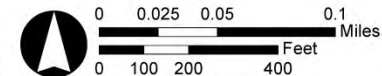
Thoroughfare Hierarchy

-  Parkway
-  Village Center St.
-  Neighborhood St.
-  Access St.
-  Multi-Use Trail
-  Pedestrian Path



Oak Grove Regulating Plan (Draft)

October 9, 2018

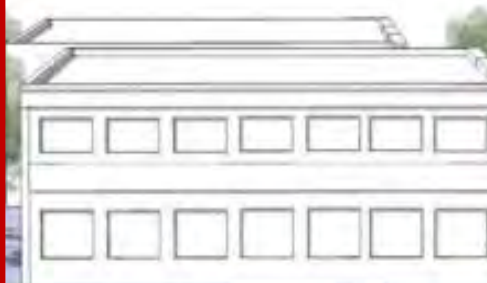


FORM-BASED ZONING



Site Standards

- Parking Placement
- Ped/Veh. Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds



Building Standards

- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds

Building Frontage Type



Street Standards

- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- On-Street Parking/Parklets
- Intermodal Facilities
- Utilities
- LID/Sustainability Stds

Open Space & Rec Types

- Parks, Playgrounds, Commons

Outdoor Amenity Spaces

- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

PRIVATE REALM

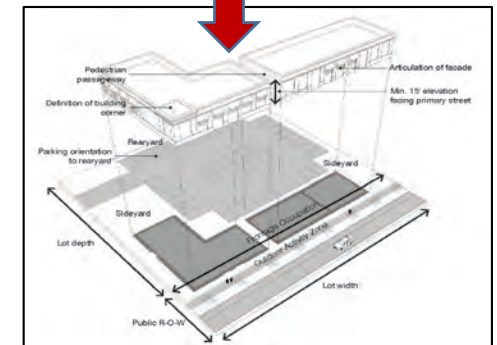
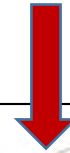
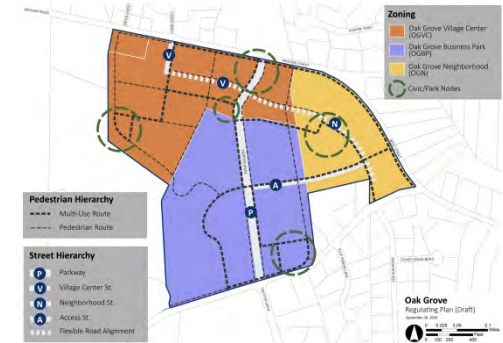
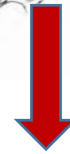
PUBLIC REALM

POPS

FORM-BASED ZONING

Oak Grove Zoning Outline

- General Provisions: Definitions, Principles, Intent
- Zoning Map/Reg. Plan: Streets, Lots, Blocks, Open Spaces, Frontage Zones, Ground Floor Limitations.
- Uses: Residential, Commercial, Industrial, Mixed Use, Civic with enhanced Performance/Design Standards
- Building Forms: Types, Placement, Density.
- Public Realm: Complete Streets, Attractive Streetscapes, and Active Open Spaces
- Design: Architectural, Site Amenities, and Sign Standards
- Integration: Clear and User- Friendly



OAK GROVE URBAN RENEWAL DISTRICT

ZONING REGULATIONS & DESIGN STANDARDS

Town of Medway, MA

NEIGHBORHOOD MEETING

Oak Grove Zoning Task Force

October 22, 2018

Consulting Team:

- Brovitz Community Planning & Design
- Dodson & Flinker



Oak Grove Zoning Neighborhood Meeting

Monday, October 22, 2018

7 - 8:30 PM (refreshments & socializing at 6:30 pm)

Thayer Homestead

2B Oak Street – Medway

(Park in designated areas only. No on-street parking allowed.)

- Presentation by Ted Brovitz, the Town's Oak Grove zoning consultant about proposed zoning for the redevelopment of the Oak Grove Urban Renewal area (Bottle Cap Lots)
- Share your thoughts and ideas about suitable land uses for a new mixed-use neighborhood.

Sponsored by:
Oak Grove Zoning Task Force
Medway Redevelopment Authority
Community & Economic Development Department
508-321-4915