NEIGHBORHOOD MEETING
Oak Grove Zoning Task Force

October 22, 2018

Consulting Team:
• Brovitz Community Planning & Design
• Dodson & Flinker
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
# Total Development By Type

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Footage</th>
<th># of Parking Spaces</th>
<th>Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Restaurant</td>
<td>12,000</td>
<td>40</td>
<td>2.04</td>
</tr>
<tr>
<td>Commercial/Hotel</td>
<td>60,000</td>
<td>250</td>
<td>3.24</td>
</tr>
<tr>
<td>Commercial Office and/or Retail</td>
<td>207,000</td>
<td>647</td>
<td>6.41</td>
</tr>
<tr>
<td>Commercial/Day Care</td>
<td>20,000</td>
<td>66</td>
<td>2.31</td>
</tr>
<tr>
<td>Flex Space/Office/Retail</td>
<td>97,000</td>
<td>370</td>
<td>8.3</td>
</tr>
<tr>
<td>Research and Development</td>
<td>36,000</td>
<td>135</td>
<td>3.55</td>
</tr>
<tr>
<td>Industrial</td>
<td>35,000</td>
<td>120</td>
<td>11.7</td>
</tr>
<tr>
<td>Multi-family Residential¹</td>
<td>110 DU</td>
<td>240</td>
<td>9.63</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>467,000</strong></td>
<td><strong>1,868</strong></td>
<td><strong>47.18</strong></td>
</tr>
</tbody>
</table>

1. Multi-family Residential is expressed in terms of Dwelling Units (DU) rather than square footage.
OAK GROVE URBAN RENEWAL CONCEPTUAL DEVELOPMENT PLAN

- Concept Plan/3D Models
TASK FORCE SCENARIO BUILDING EXCERCISES
GROUP 1 CONCEPTUAL DEVELOPMENT PLAN
GROUP 1 CONCEPTUAL DEVELOPMENT PLAN
This Conceptual Plan illustrates a vision for the Oak Grove Park over the coming decades. The drawing is not meant to serve as a guide to construction; in fact, the plan itself does not require the Town of Medway or any landowner to do anything with their property. Rather, the plan provides a favorable development scenario for the Urban Renewal District that provides for existing uses while setting a framework for future reinvestment and civic enhancements.

For the purpose of illustrating this vision, the Oak Grove Park Concept Plan anticipates a balanced and incremental approach to growth. The plan calls for three district districts including the Oak Grove Village Center, the Oak Grove Business Park, and the Oak Grove Neighborhood. Each district is envisaged with vibrant open spaces, and linked together through a network of attractive streets, multipurpose paths, and walking trails.

The general goals of Oak Grove Park are to establish a vibrant gateway for Medway, provide opportunities for business growth and economic development, facilitate reinvestment in vacant and underutilized property; allow for mixed commercial uses and "lifecycle" housing choices for a range of households in all income age, size, and family type; and create a liveable pedestrian environment where people can gather. Oak Grove Park will be a place where people can live, work, and play.
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
- Parkway
- Village Center St.
- Neighborhood St.
- Access St.
- Flexible Road Alignment

Oak Grove
Regulating Plan (Draft)
September 26, 2018
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

0 0.025 0.05 0.1 Miles
0 100 200 400 Feet
Oak Grove Village Center (OGVC)
SOUTH COUNTY COMMONS (SOUTH KINGSTOWN, RI)
EXAMPLE DEVELOPMENT

SOUTH COUNTY COMMONS (SOUTH KINGSTOWN, RI)
EXAMPLE DEVELOPMENT

WAYLAND TOWN CENTER
EXAMPLE DEVELOPMENT

WAYLAND TOWN CENTER
Oak Grove Business Park (OGBP)
Oak Grove Neighborhood (OGN)
EXAMPLE DEVELOPMENT

RED MILL VILLAGE, NORTON, MA
EXAMPLE DEVELOPMENT

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

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

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

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

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

- Open Space & Rec Types
  - Parks, Playgrounds, Commons

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**Private Realm**

- Building Frontage Type

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**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