# TOWN OF MEDWAY
# OAK GROVE ZONING TASK FORCE

## Proposed Zoning

# URBAN RENEWAL PLAN

2017 – After a lengthy community process, the Town approves an Urban Renewal Plan (URP) for the Oak Grove (bottle cap) area.

Oak Grove Urban Renewal Area consists of about 82 acres, including the bottle cap lots and additional parcels along Trotter Drive.

# Urban Renewal Plan Vision

- Create a diverse mix of uses
- Provide business opportunities for economic development
- Maintain high quality of life for residents and business
- Increase town tax base
- Minimize environmental and social impacts

# Current Zoning

- Oak Grove Area is currently divided into two zoning districts: AR-II and West Industrial
- The area to the west of Trotter Drive, and a small strip along the east side of Trotter Drive, is zoned West Industrial
- Balance is AR-II

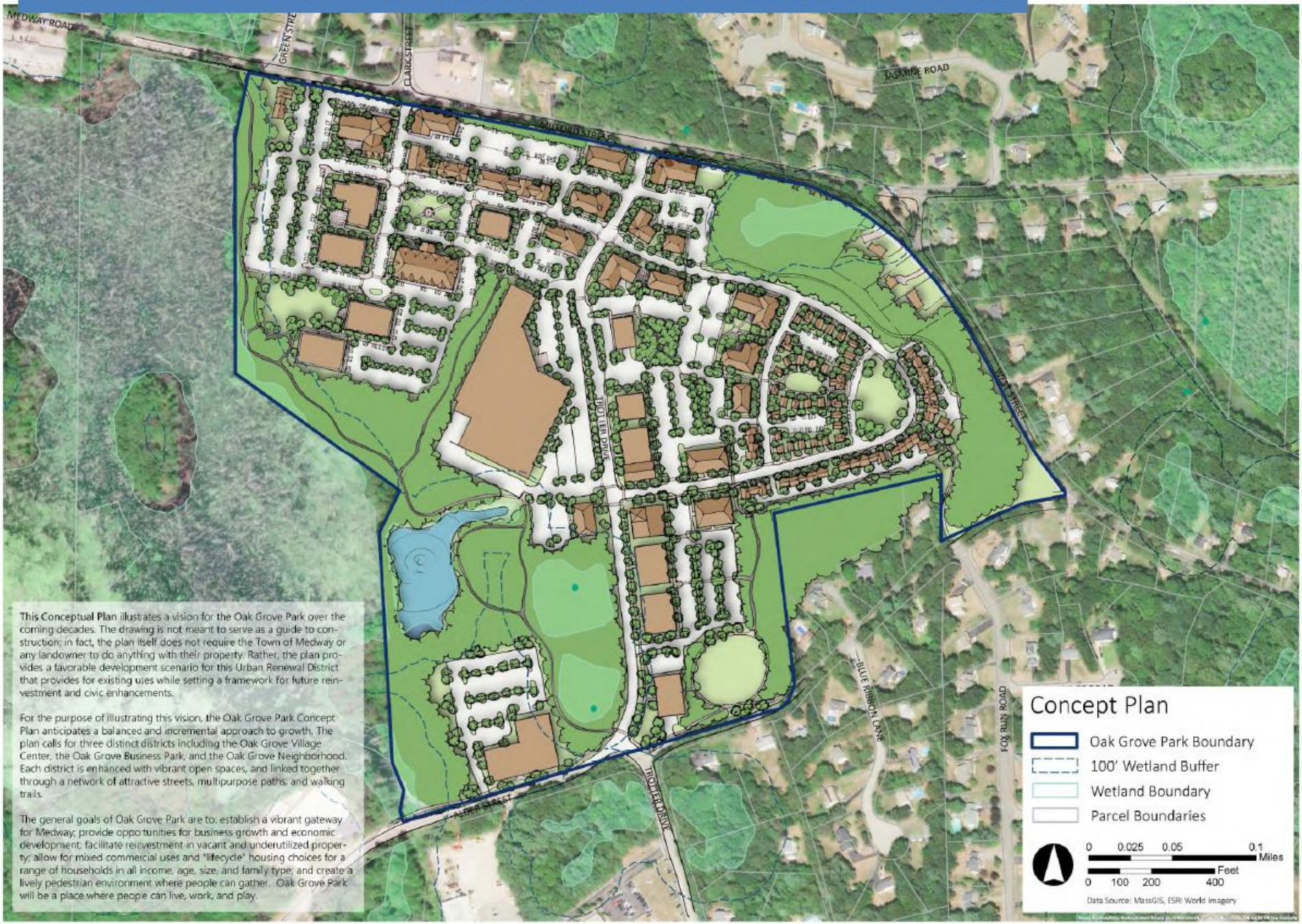
# Task Force

- The MRA appointed an Oak Grove Zoning Task Force to recommend new zoning
- Task Force has held 18 public meetings, including two community forums, for which over 300 notices were sent out to area residents and interested parties

# Concept Plan

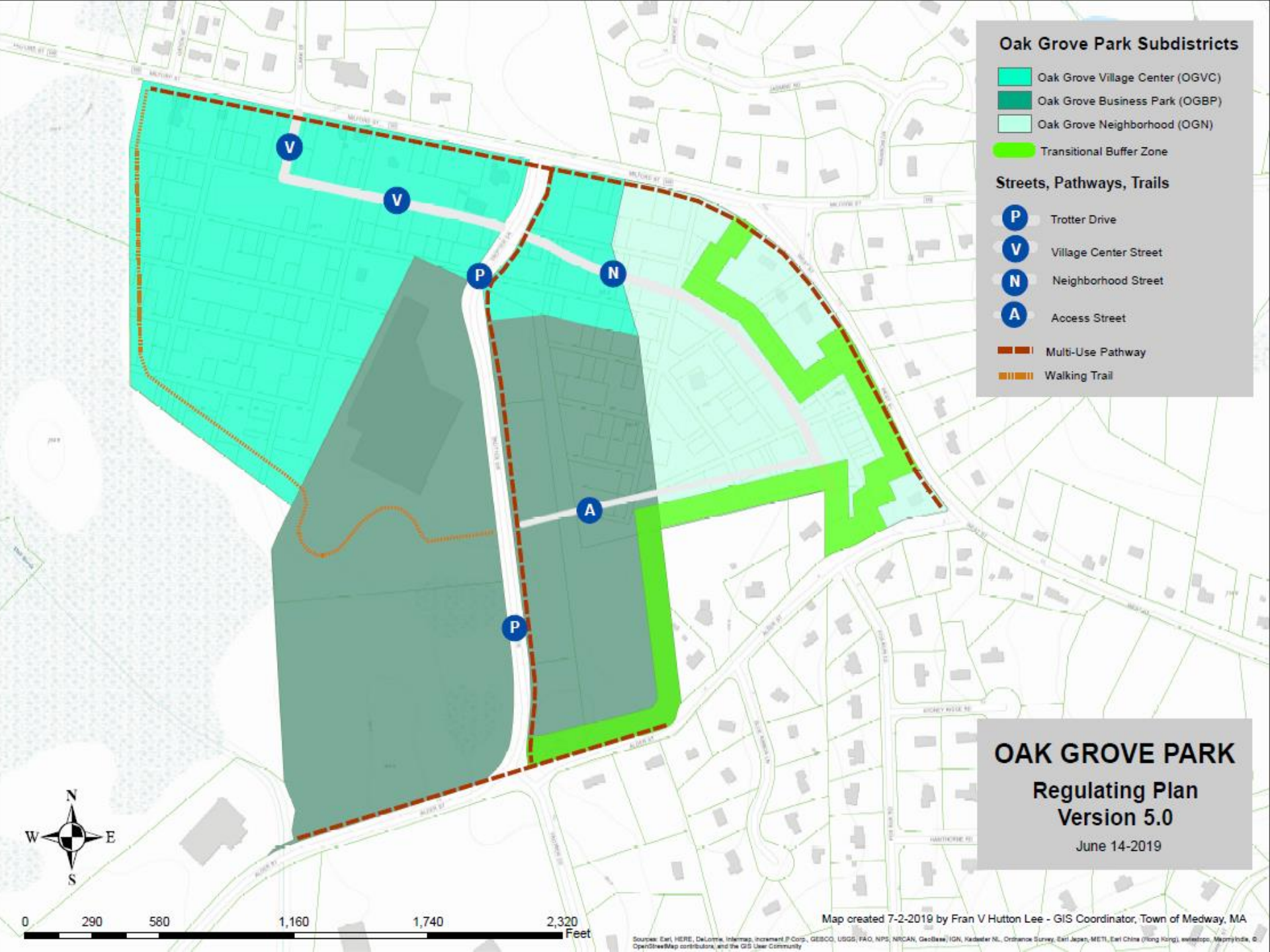
- The Task Force with assistance of consultant Ted Brovitz took the vision of the Urban Renewal Plan and created a concept plan for Oak Grove
- This included creating a new Oak Grove zoning district to replace the current zoning

# OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN



# Proposed Zoning

- The Oak Grove area will be divided into three subdistricts: Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood
- Each subdistrict will have a list of allowed uses in the Zoning Bylaw Schedule of Uses and a set of standards and regulations


Oak Grove Park Subdistricts
Oak Grove Village Center (OGVC)
Oak Grove Business Park (OGBP)
Oak Grove Neighborhood (OGN)
Transitional Buffer Zone
Streets, Pathways, Trails
P Trotter Drive
V Village Center Street
N Neighborhood Street
A Access Street
Multi-Use Pathway
Walking Trail
OAK GROVE PARK
Regulating Plan
Version 5.0
June 14-2019
N
W
E
S
0
290
580
1,160
1,740
2,320
Feet
Map created 7-2-2019 by Fran V Hutton Lee - GIS Coordinator, Town of Medway, MA

# Form Based Zoning

- Form based zoning is somewhat different than conventional zoning
- It includes site standards, building standards, street standards, and requirements for outdoor amenity spaces

# Site Standards

- These include parking placement, which encourages parking to the rear of buildings and encourages streetscapes
- Landscaping
- Utilities
- Pedestrian access is emphasized

# Building Standards

- Building placement, including setbacks, requiring buildings in the Village to be located closer to the sidewalk
- Building types
- Building height
- Building usage
- Building design standards

## TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

| | | MIXED USE BUILDING (MUB) | GENERAL COMMERCIAL BUILDING (GCB) |
|---|---|---|---|
| **1. BUILDING TYPES AND DEFINITIONS** | | | |
| **1.1 DEFINITION** | | A building that typically accommodates a variety of ground floor commercial uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district. | A building that typically accommodates a variety of ground floor commercial uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses. |
| **2. LOT STANDARDS** | | | |
| **2.1** | Lot Size (S.F.) (Min.) | Not Required | Not Required |
| **2.2** | Frontage (Min./Max.) | 50 Ft. Min. | 50 Ft. Min. |
| **2.3** | Front Yard Build-To-Zone (Min./Max.) | 0 Ft. / 20 Ft. | 0 Ft. / 20 Ft. |
| **2.4** | Side Yard Setback (Min.) | 10 Ft. (0 Ft if Common Wall) | 10 Ft. (0 Ft if Common Wall) |
| **2.5** | Rear Yard Setback (Min.) | 20 Ft. | 15 Ft. |
| **2.6** | Outdoor Amenity Space Lot Coverage (Min.) | 15% | 10% |
| **3. DESIGN STANDARDS** | | | |
| **3.1** | Building Height (Max.) | 4 Stories /40 Ft. | 3 Stories/40 Ft. |
| **3.2** | Street Facing Wall Width (Min./Max.) | 30 Ft. / 150 Ft. | 30 Ft. / 100 Ft. |
| **3.4** | Street Facing Entrance | Required | Required |
| **3.5** | Maximum Building Footprint (SF) | 20,000 SF | 20,000 SF |
| **4. ADDITIONAL STANDARDS** | | | |
| **4.1** | | One-story buildings must have a minimum street facing façade height of 18 feet. | One-story buildings must have a minimum street facing façade height of 18 feet. |
| **4.2** | | Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property. | Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property. |

# Development Standards

- Development Types: General Commercial, General Industrial, General Residential, Mixed Use, Pocket Neighborhood
- Parking, landscaping, sustainable design, site improvements – based on existing town regulations

# Village Center

- Located along Milford Street
- Mix of commercial, retail, service, cultural, recreational, and residential
- Allowed: hotel, multi-family, mixed-use, restaurant, inn, studio, gallery, service, offices, retail, brew pub, florist
- Prohibited: single and two family, warehouse, industrial, automotive repair

# Business Park

- Located along both sides of Trotter Drive
- Purpose: to facilitate development for commercial, light industrial, and related
- Allowed:  Retail, office, service, wholesale, manufacturing, research and development, studio, indoor amusement
- Prohibited: residential, agricultural, inn, funeral home, marijuana facilities

# Neighborhood

- For residential development
- Allowed:  Multi-family, row houses, cottage colonies, civic, agricultural, home occupations, bed and breakfast
- Prohibited:  Commercial, retail, business, industrial, offices

# OAK GROVE ZONING OUTLINE

## SECTION 5. USE REGULATIONS

**AMEND:**

**Table 1 - Schedule of Uses**

- ✓ Oak Grove Village Center
- ✓ Oak Grove Business Park
- ✓ Oak Grove Neighborhood

**TABLE 1: SCHEDULE OF USES**

| | FORM-BASED DISTRICTS | | |
|---|---|---|---|
| | OGVC | OGBP | OGN |
| **D. BUSINESS USES** | | | |
| ***Retail Trade*** | | | |
| Retail bakery (Added 11/16/15) | Y | Y | N |
| Retail sales | Y | Y | N |
| Retail store larger than 20,000 sq. ft. | PB | PB | N |
| Retail sales, outdoors | N | PB | N |
| Shopping center/multi-tenant development | PB | PB | N |
| Auto parts | N | N | N |
| Florist | Y | Y | N |
| Indoor sales of motor vehicles, trailers, boats, farm equipment | N | PB | N |
| ***Hospitality and Food Services*** | | | |
| Restaurant providing food within a building | Y | Y | N |
| Restaurant providing live entertainment | Y | Y | N |
| Brew pub | Y | Y | N |
| Bed and breakfast | Y | N | PB |
| Inn | Y | N | N |
| ***Cultural and Entertainment Uses*** | | | |
| Studio | Y | Y | N |
| Museum | Y | PB | N |
| Movie theatre/cinema | Y | PB | N |
| Theatre | Y | PB | N |
| Gallery | Y | PB | N |
| Commercial indoor amusement | Y | Y | N |
| ***Professional Uses and Financial Services*** | | | |
| Financial institution | Y | Y | N |
| Professional or business office | Y | Y | N |
| ***Services*** | | | |
| Personal care service establishments | Y | Y | N |
| Service establishment (amended 11-13-17) | Y | Y | N |
| Doggie day care | N | Y | N |
| Repair shop | Y | Y | N |
| Furniture Repair | N | Y | N |
| Educational/instructional facility, commercial | Y | PB | N |
| Funeral home | N | N | N |
| Veterinary hospital | N | PB | N |
| Kennel | N | PB | N |
| Medical office or clinic | Y | Y | N |
| Adult day care facility, subject to Section 8.5 | N | N | N |
| ***Automotive Uses*** | | | |
| Car wash | N | PB | N |
| Vehicle fuel station with convenience store | PB | N | N |
| Vehicle repair | N | Y | N |
| Auto body shop | N | Y | N |
| ***Accessory Uses*** | | | |
| Outdoor display | Y | Y | N |
| Outdoor storage of materials and parking of vehicles | N | PB | N |

# Street Standards

- Complete streets
- Sidewalk standards and uses
- Streetscapes
- On-street parking and use of parking spaces for “parklets”
- In the Village area, businesses may use public engagement areas

# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

**A. Purpose**

**B. Street & Pathway Design Standards**

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Parking Lane
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
9. Driveway and Sidewalk Crossings.
10. Multi-Use Pathways and Walking Trails

**C. Public Realm Interface**

1. Building Frontage Zones
2. Building Interface within ROW
3. Parklets
4. Pedestrian Passages
5. Signs

**TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS**

| Street Component | Trotter Drive | Village Center Street |
|---|---|---|
| ① Street Right-Of-Way | 50 Ft. Minimum | 50 Ft. Minimum |
| ② Travel Lane | 12 Ft. | 11 Ft. |
| ③ Parking Lane | Prohibited | 8 Ft. (Option on one or both sides of the street) |
| ④ Sidewalks | | |
| 4A. Public Frontage Zone | Optional (4' min. if provided) | Optional (4' Min. if Provided) |
| 4B. Walkway Zone | 5 Ft. Minimum both sides of street | 5 Ft. Minimum both sides of street |
| 4C. Furnishing & Utility Zone | Optional (4' min. if provided) | 4 Ft. Minimum both sides of street |
| ⑤ Tree Belt | 8 Ft. Minimum | Optional (4' Min. if Provided) |
| ⑥ Multi-Use Pathway | Optional on 60' Min. ROW; 10 Ft. Min. if Provided and 12' Optimal | Prohibited |

**TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS**

| Street Component | Neighborhood Street | Access Street |
|---|---|---|
| ① Street Right-Of-Way | 40 Ft. Minimum | 25 Ft Minimum |
| ② Travel Lane | 11 Ft. | 10 Ft. |
| ③ Parking Lane | Not required | Prohibited |
| ④ Sidewalks | | |
| 4A. Public Frontage Zone | Prohibited | Prohibited |
| 4B. Walkway Zone | 5 Ft. Minimum both sides | 1 Side/5 Ft. Minimum |
| 4C. Furnishing & Utility Zone | Prohibited | Prohibited |
| ⑤ Tree Belt | 5 Ft. Minimum | Prohibited |
| ⑥ Multi-Use Pathway | Optional | Prohibited |

# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

**A. Purpose**

**B. Street & Pathway Design Standards**

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Street Enhancement Zones
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
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**C. Public Realm Interface**

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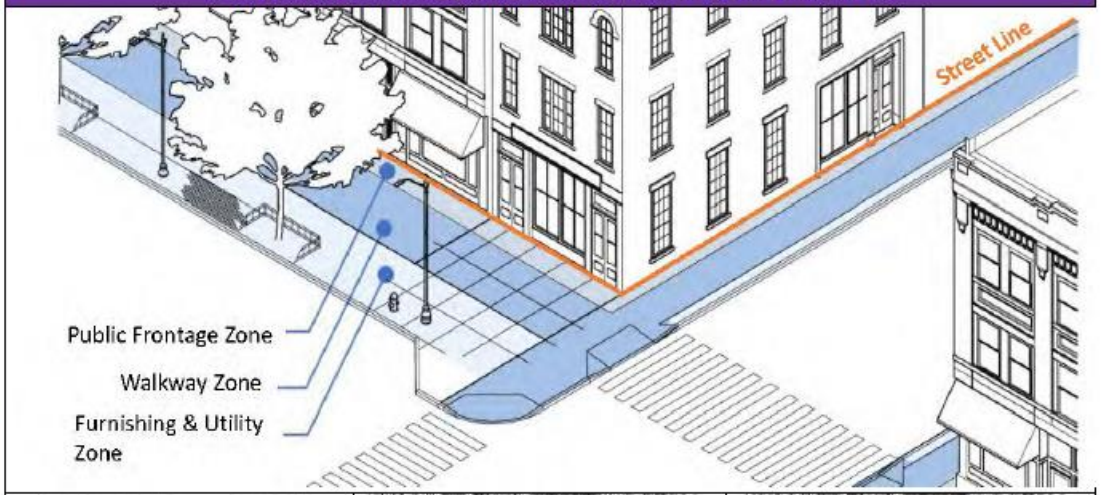
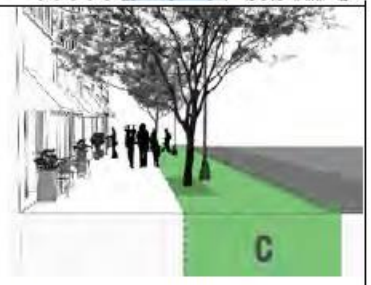
**DIAGRAM 9.7.B.5. – PUBLIC SIDEWALK COMPONENTS**






| Public Frontage Zone (4A) | Walkway Zone (4B) | Furnishing &Utility Zone (4C) |
|---|---|---|
| The public frontage zone represents the area in front of the building and within the public right-of-way where certain private encroachments and activation components are permitted be the adjacent shops and restaurants under Section 9.7.C. | The walkway zone is the portion of the sidewalk used for active movement and travel from one place to another in the public R.O.W.. | The furnishing & utility zone is the area of the sidewalk where pedestrians might pause or rest on benches or cafe seating and where many of the utilities, like lighting and hydrants, are located. This is the area typically planted with street trees. |

# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

**A. Purpose**

**B. Street & Pathway Design Standard**

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Street Enhancement Zones
7. Curb Extensions (Bulb-Outs)
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**C. Public Realm Interface**

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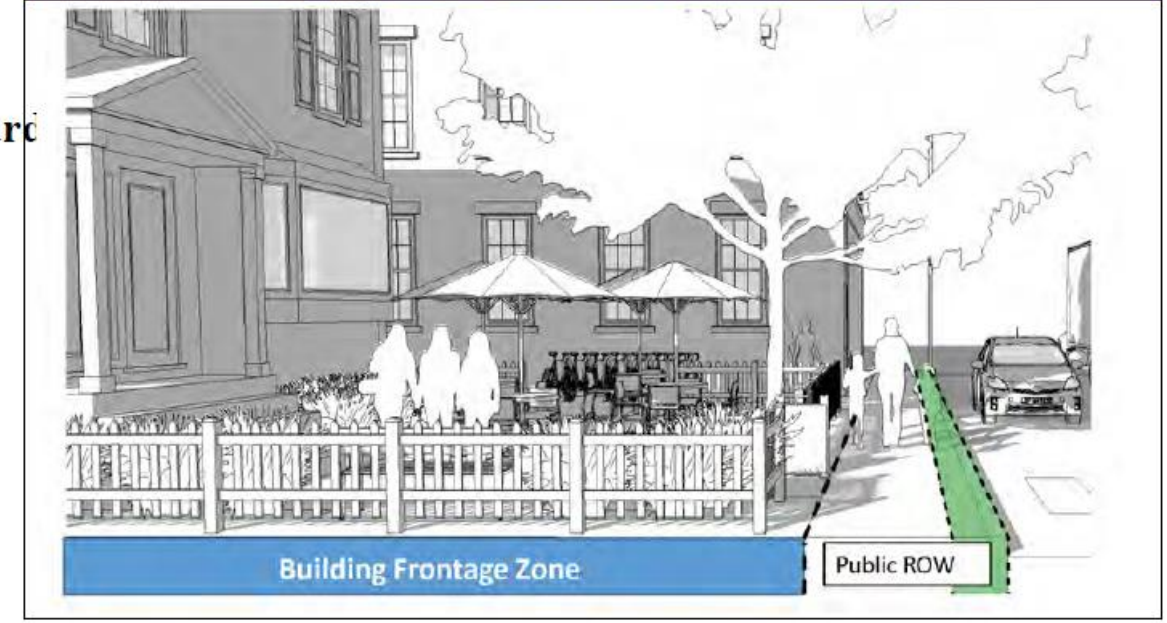
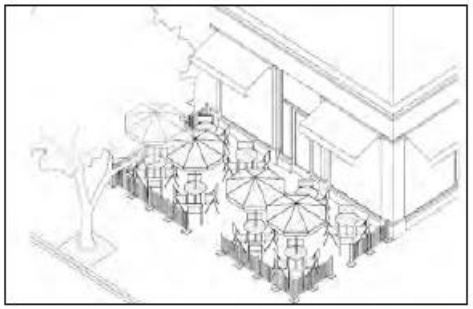
DIAGRAM 9.7.C.1. – BUILDING FRONTAGE ZONES



# Outdoor Amenity Spaces

- Each building type requires a certain amount of outdoor amenity space
- Three kinds: civic space, publicly oriented private space, or private space
- Outdoor amenity spaces include courtyards, gardens, pathways, pocket parks, playgrounds, rooftop terraces

## TABLE 9.10.A.1 - OAK GROVE VILLAGE CENTER DEVELOPMENT STANDARDS

### 1. BUILDING TYPES & PROPERTY USES

**Building Types: See Section 9.4, Table 9.4.C.1**

| | | |
|---|---|---|
| 1. | Cottage | N |
| 2. | Rowhouse | P |
| 3. | Multi-Family Building | P |
| 4. | Hotel | P |
| 5. | General Commercial Building | P |
| 6. | Mixed Use Building | P |
| 7. | Fabrication or Flex Building | P |
| 8. | Civic or Community Building | P |
| 9. | Gas Station and Convenience Store | SP |
| 10. | Other Approved by PEDB | SP |

**Property Uses: See Section 5.4, Table 1**

### 2. OUTDOOR AMENITY SPACES

**See Section 9.6.; Table 9.6.B.1.**

| | | |
|---|---|---|
| 1. | Neighborhood Park or Preserve (CS, POPS) | P |
| 2. | Common or Green (CS, POPS) | P |
| 3. | Athletic Field or Ball Court (CS, POPS) | P |
| 4. | Pathway (CS) | P |
| 5. | Pedestrian Passage (CS, POPS) | P |
| 6. | Community Garden (CS, POPS, PS) | P |
| 7. | Forecourt (POPS, PS) | P |
| 8. | Courtyard (POPS, PS) | P |
| 9. | Plaza or Square (CS, POPS) | P |
| 10. | Pocket Park or Playground (CS, POPS, PS) | P |
| 11. | Outdoor Dining (POPS) | P |
| 12. | Rooftop Terrace (POPS, PS) | P |
| 13. | Private Yard (PS) | P |
| 14. | Dooryard | P |
| 15. | Other Approved by PEDB | SP |

### 3. BLDG & PUBLIC FRONTAGE INTERFACE

See Section 9.7.C.; Table 9.7.C.2

| | | |
|---|---|---|
| 1. | Sidewalk Dining | P |
| 2. | Storefront Display | P |
| 3. | Sidewalk Sign | P |
| 4. | Projecting Sign | P |
| 5. | Awning | P |
| 6. | Balcony | P |
| 7. | Bay Window | P |
| 8. | Gallery | SP |

### 4. DEVELOPMENT TYPES

See Section 9.5.B

| | | |
|---|---|---|
| 1. | Pocket Neighborhood (PN) | N |
| 2. | Mixed Use Development (MUD) | P |
| 3. | General Residential Development (GRD) | P |
| 4. | General Industrial Development (GID) | N |
| 5. | General Comm. Development (GCD) | P |

### 5. OTHER DESIGN STANDARDS SPECIFIC TO THE DISTRICT

**N - Prohibited; P - Permitted by Right; SP - Special permit required from PEDB**

# 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.

# Projected Tax Impact

| Assessed Value | Use | Square Footage |
|---|---|---|
| $1,921,600 | Restaurant | |
| $6,000,000 | Hotel | |
| $10,000,000 | Commercial, Office and/or Retail | 207,000SF |
| $5,000,000 | Commercial, Office and/or Retail | 90,000SF |
| $2,000,000 | Research/Development | |
| $49,500,000 | Multifamily Residential | |
| $74,421,600 | **Total Value** | |
| 0.01697 | Tax Rate | |
| $1,262,934.00 | **Potential Tax Dollars** | |

# Questions?