



These are development concepts only, not site specific recommendations.  
They have been developed to illustrate distinct planning concepts potentially over a 20-40 year period.



# Standish Corner Village Growth Options

## Birds Eye Views: Recommended Concept



### Standish Corner Today

- Many remaining historic buildings to build upon
- Newer buildings do not contribute to historic fabric
  - Streetscape quality has been degraded over time
- Existing businesses are smaller scale
  - Little residential housing to support business vitality
- Considerable vacant land and underused properties



### Streets & Streetscape:

- Potential for new street connections to better manage & disperse local traffic
- Creates quality sidewalk network for pedestrians
  - Local streets for cycling
  - Adds depth to village development



### Development Form:

- Smaller buildings (up to 5,000 sq. feet max. footprint)
  - New buildings oriented to the street & maintain traditional alignment along street (0' to 15' from ROW)
  - Pedestrian-friendly streets – sidewalks, street trees
  - Diverse, quality architecture
- New neighborhoods with mix of housing types to support new businesses
  - 1/3 to 1/2 acre Residential lots typical





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# Standish Corner Village Growth Options

## Standish Corner Building Form & Streetscape



### Today:

- Poorly defined street
- Poor & no sidewalks
- Cluttered view
- Some good ‘historic bones’
- Paved shoulder for bicyclists



### Trend:

- New buildings set back far from street (unseen)
- Little incentive for private investment
- Meets minimum pedestrian needs
- Basic streetscape
  - Sidewalks only, next to street
  - Paved shoulder for bicyclists
  - No street trees and lighting.



### Recommended:

- Smaller-scale buildings, defining the street
- Pedestrian friendly
- Room for snow storage along street
- Fully developed streetscape
  - Sidewalks set back from street
  - Street trees & lighting
  - Bike friendly





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# Standish Corner Village Growth Options

## Birds Eye Views: Recommended Concept



### Lower Village Today

- Many open views and fields – but vulnerable to development
- Large building setbacks from Route 25
- Smaller building sizes fronting Route 25
- Few sidewalks connecting homes & businesses
- Little depth to commercial development
- Traffic channeled through Route 25 – 35 intersection



### Streets & Streetscape:

- Potential for street connections to manage & disperse traffic
- Creates quality sidewalk network for pedestrians
  - Local bicycle options
- Adds depth to village development



### Development Form:

- Smaller new uses along Route 25 observing traditional setbacks
- Larger commercial uses (up to 30,000 sf max.) on back lots
- New streets to manage and disperse traffic
  - Quality pedestrian-oriented environment
  - Nearby/integrated residential development supports businesses





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# Standish Corner Village Growth Options

## Lower Village Streets & Streetscape Concepts



### Lower Village Today:

- Rural feel & quality within the village
- Large parcel(s) for sale for commercial development
- Few pedestrian connections between homes and businesses
- Linear, strip-style development dominates the streetscape
- No public gathering spaces
- Little protected open spaces



### Recommended Concept:

- Extends a rural feel & quality within the village
- Attractive environment for new development
- High quality pedestrian connections within village center
- Maintains a continuous roadway shoulder for bicycle use



'Town Farm' Property Today



Possible Development Concept