

Standish Corner Village Growth Options

Standish Corner Today



3-D Model:

- Commercial development spread out along Route 25 (no depth)
- Little supporting residential development for businesses nearby
- Lots of opportunity for development

Image by: Spatial Alternatives.



Birds Eye View:

- Lots of opportunity for development to fill in vacant areas
- Smaller-scale buildings, many fronting streets
- Little overall organization of land uses

Image by: Microsoft Live Maps.



Photos:

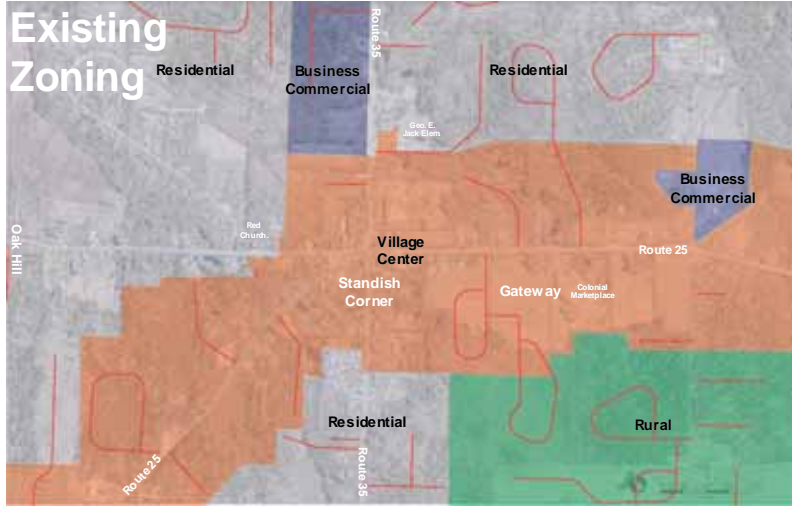
- Good historic character / village scale to build upon – ‘good bones’
- Poor streetscape / poor pedestrian friendliness
- Lots of visual clutter in some areas



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

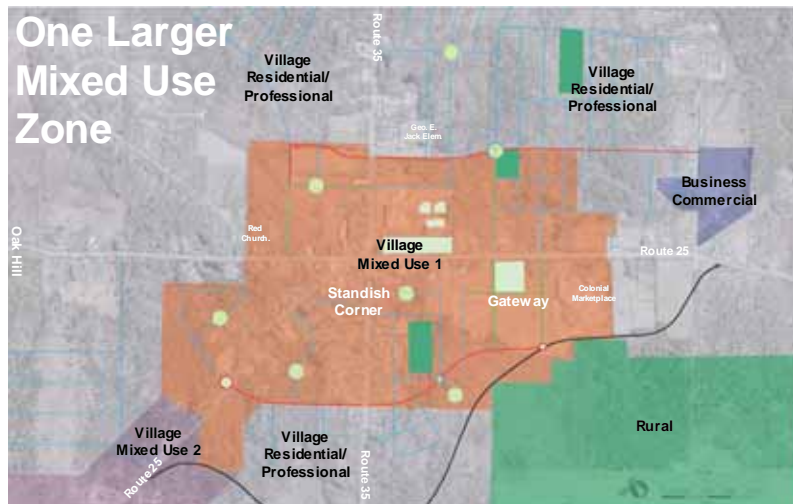
Standish Corner Village Growth Options Zoning & Land Use

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For discussion only



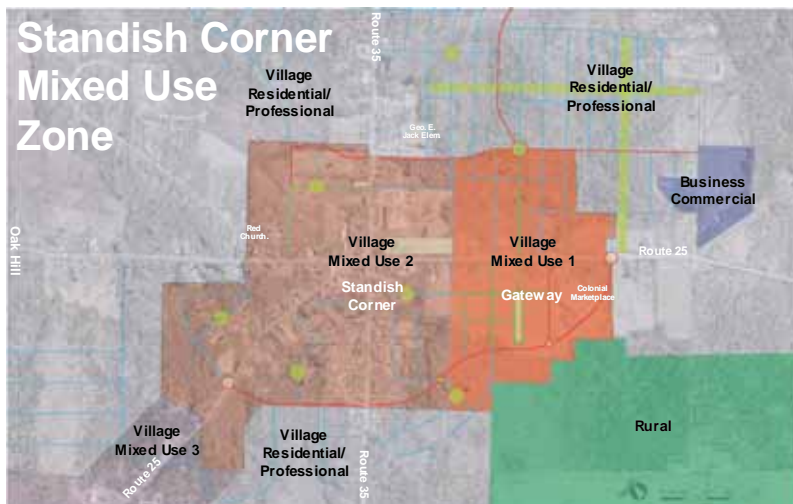
Concept #1:

- One Village Center zone – including both Gateway and Standish Corner areas and one mile west
- Surrounding large lot subdivision residential development
- Two Business Commercial zones



Concept #2:

- One larger mixed use zone – including both Gateway and Standish Corner areas
- Surrounding residential neighborhood / home occupation development



Concept #3:

- Two commercial mixed use zones – Gateway and Standish Corner
- Surrounding residential neighborhood / home occupation development

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Standish Corner Village Growth Options

3-D Pattern of Development

Existing Zoning



Concept #1:

- Dispersed commercial development spread out along Route 25 – 2-mile long Village Commercial zone (little depth to new development likely)
- Single story, single use commercial development
- Little supporting residential development for businesses nearby

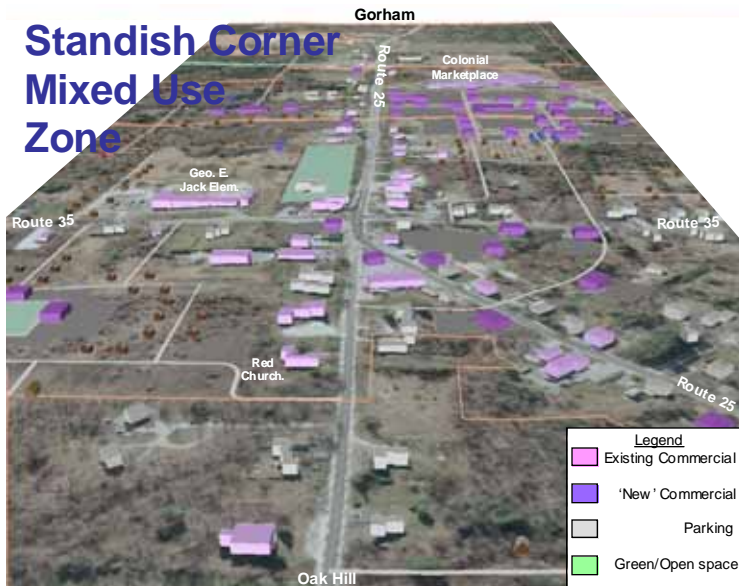
One Larger Mixed Use Zone



Concept #2:

- More focused commercial mixed use zone – Gateway and Standish Corner (new added depth off of Route 25 likely)
- Mix of building styles and types
- New neighborhood residential development nearby to support businesses

Standish Corner Mixed Use Zone



Concept #3:

- Two commercial mixed use zones – Gateway and Standish Corner (new added depth off of Route 25 likely)
- Smaller scale in Standish Corner; Mid size in Gateway area
- New neighborhood residential development nearby to support businesses

Standish Corner Village Growth Options

Birds Eye Views

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Existing Zoning



Concept #1:

- Single story, single use buildings set back from street (50' from right of way)
- Mid-size buildings (up to 30,000 sq. feet)
- 'Basic' streetscape – sidewalks right next to street
- 'New England style' architecture required
- Little supporting residential nearby.

One Larger Mixed Use Zone



Concept #2:

- New buildings oriented to street (0' from right of way)
- Mid-size buildings (up to 15,000 sq. feet, most smaller)
- Pedestrian-friendly streets – sidewalks, street trees
- Diverse architecture
- New neighborhoods with mix of housing types to support new businesses.

Standish Corner Mixed Use Zone



Concept #3:

- New buildings oriented to street (0' from right of way)
- Smaller buildings (up to 3500 sq. feet)
- Pedestrian-friendly streets – sidewalks, street trees
- Diverse architecture
- New neighborhoods with mix of housing types to support new businesses.

Standish Corner Village Growth Options

Standish Corner Building Form & Streetscape

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Today:

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



Existing Zoning

Concept #1:

- New buildings set back far from street (unseen)
- Marginally pedestrian friendly
- Basic streetscape
 - sidewalks only, next to street
 - shoulder for bicyclists



Standish Corner
Mixed Use
Zone

Concept #3:

- Smaller buildings close to street
- Pedestrian friendly
- Fully developed streetscape
 - sidewalks set back from street
 - street trees
 - bike friendly