



Standish Corner Village Implementation Standish, Maine



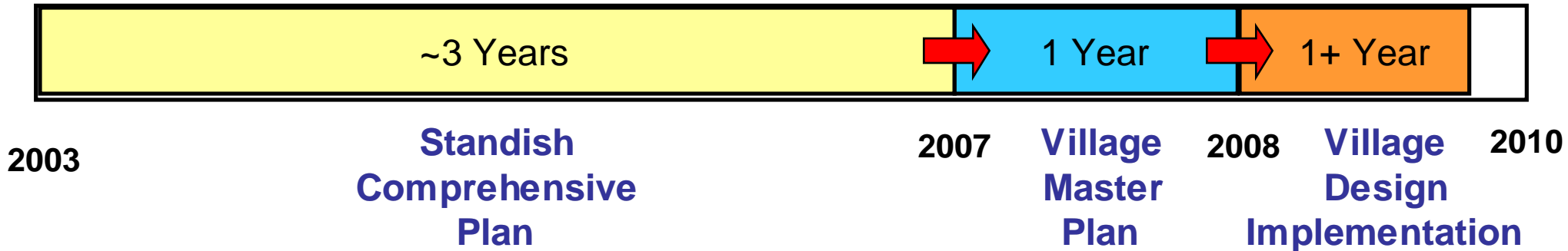
February 12, 2009 Meeting #12

Tonight's Agenda!

- 1. Suggested Game Plan to Complete Our Work**
- 2. Suggested Materials for Next Public Meeting**
- 3. Zoning Change Items**
- 4. Discuss Next Steps**



Project Beginnings & Status



Key Comprehensive Plan Goals

- Direct Growth to Village Centers
- Protect Rural Character & Natural Resources



We Are Here!
~ 60% done



Committee's Charge:

Implement Standish Corner Village Master Plan

- Principally by creating draft ordinance
- *Is this enough?*

Led to.....

What is the 'Preferred Growth Concept' upon which to base zoning choices?

- **3 Growth Concepts**

Led to.....

Different visualization & outreach methods

- **Bubble diagrams, 2D & 3D models, photo-simulations (birds eye and street level)**



Translating “a Vision” into Zoning



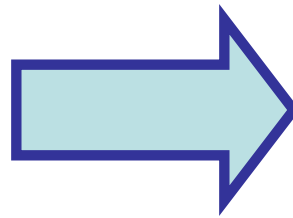
Vision / Master Plan Statements

“Pedestrian-friendly, compact village”

“Attract businesses that serve local needs”

“Preserves historic buildings and character”

“Create public gathering places”



Village Master Plan – ‘Big Issues’ to Resolve

#1: Density / Scale of Development

#2: Zoning Boundaries

#3: Land Uses

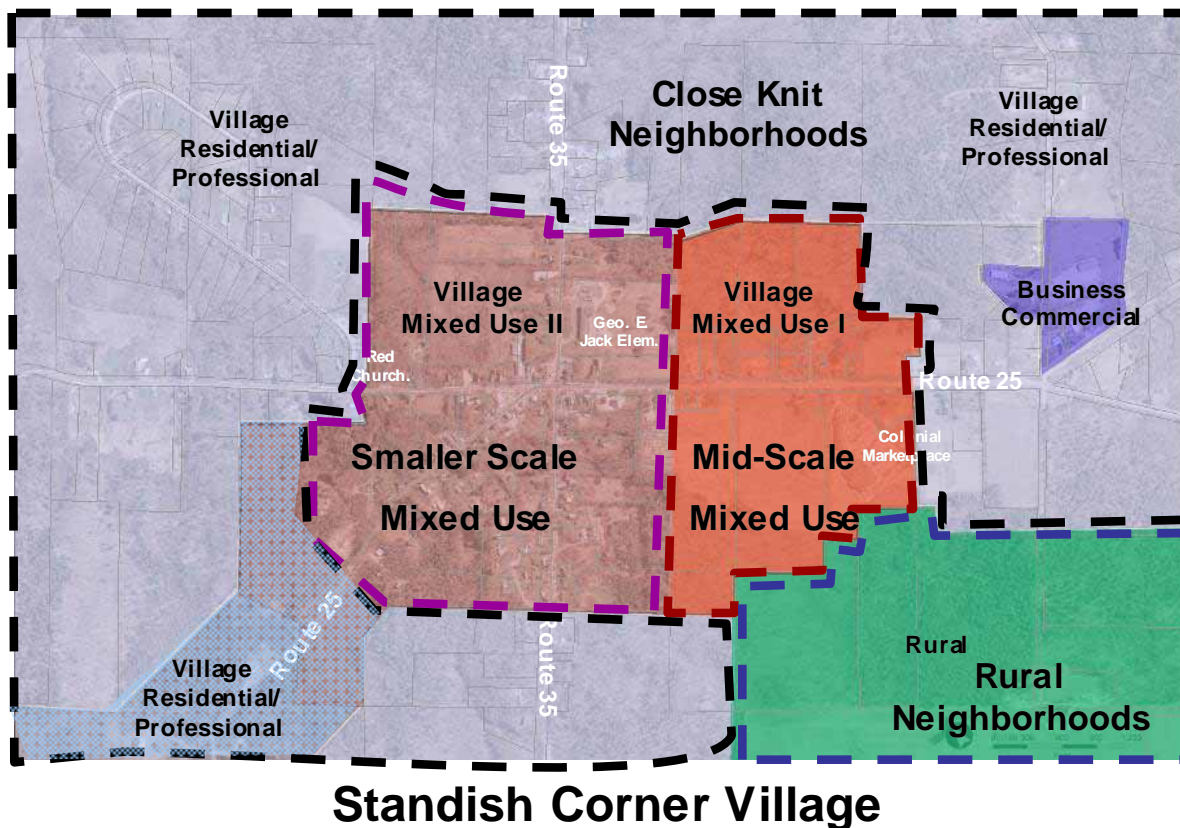
#4: Roads & Streetscape

#5: Design Guidelines / Standards

#6: Dimensional Standards



Recommended Growth Concept: Two Mixed Use Zones

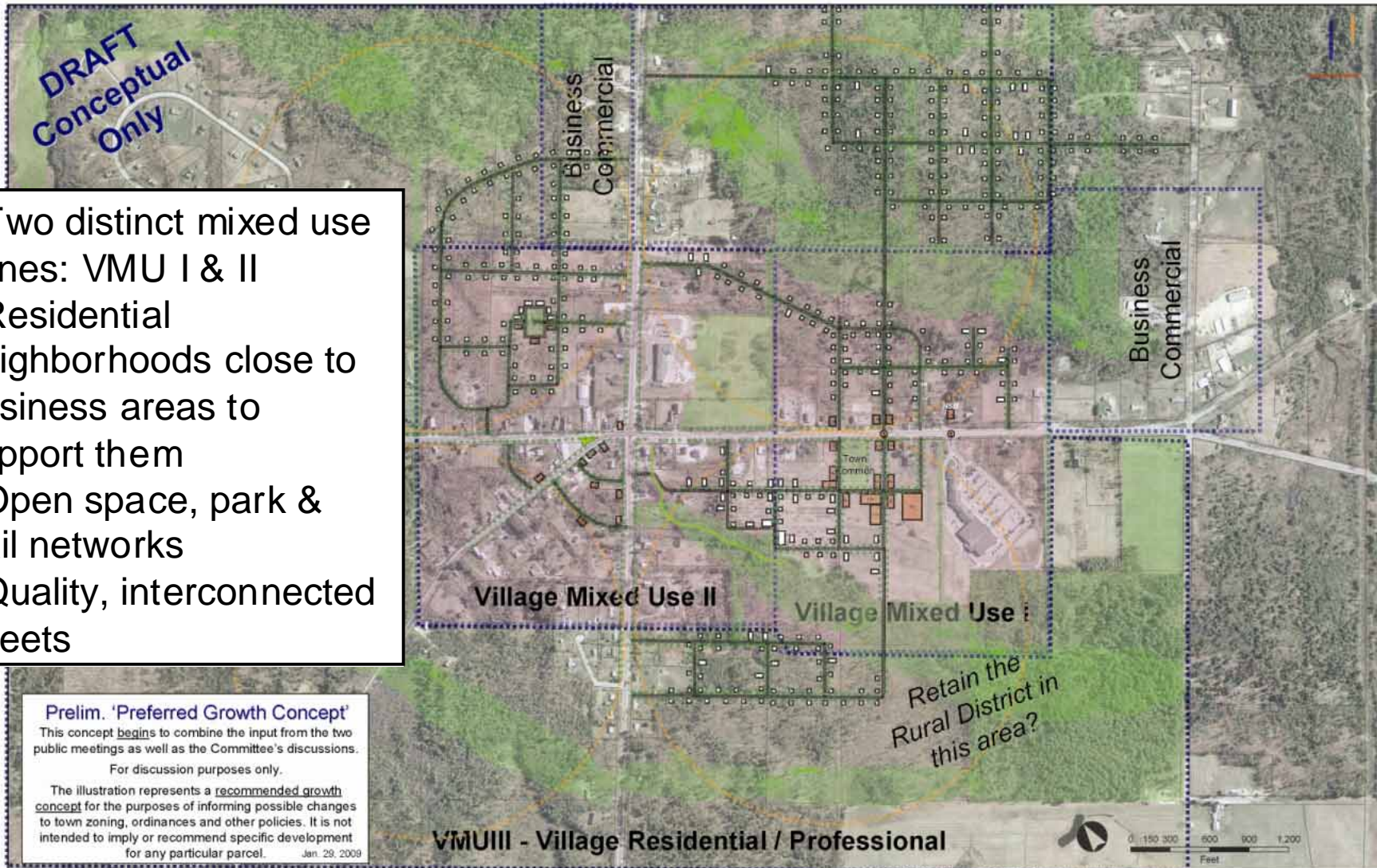


***** Strong endorsement at November 2008 Workshop *****



Recommended Growth Concept: Two Mixed Use Zones / Surrounding Neighborhoods

- Two distinct mixed use zones: VMU I & II
- Residential neighborhoods close to business areas to support them
- Open space, park & trail networks
- Quality, interconnected streets



Prelim. 'Preferred Growth Concept'
This concept begins to combine the input from the two public meetings as well as the Committee's discussions.
For discussion purposes only.
The illustration represents a recommended growth concept for the purposes of informing possible changes to town zoning, ordinances and other policies. It is not intended to imply or recommend specific development for any particular parcel. Jan. 29, 2009



Recommended Growth Concept: Village Center / VMU II District

- New buildings oriented to street (max. 10' setback)
- Buildings fit historic context (up to 3500 sq. feet footprint)
- High quality streetscape – sidewalks, street trees
- Diverse / multi-story architecture
- New neighborhoods with mix of housing types to support new businesses.



***** Strong endorsement at November 2008 Workshop *****



Recommended Growth Concept: Village Center / VMU II District Streetscape



Standish Corner today



- High quality streetscape
- Street trees & street lamps
- Sidewalk separated from roadway
- Buildings fronting/oriented to street

***** Strong endorsement at November 2008 Workshop *****



Recommended Growth Concept: Village Center / VMU II District Streetscape



Standish Corner today



- High quality streetscape
- Street trees & street lamps
- Sidewalk separated from roadway



Recommended Growth Concept: Lower Village / Village Mixed Use I District

- New buildings oriented to street – 2 to 3 stories ideally
 - ** Along Rt 25/35 – maintain historic setbacks – 3500 sq ft max footprint
 - ** Backlots/new streets – max 10' setback – up to 30,000 sq ft footprints
- High quality streetscape – sidewalks, street trees
- Diverse architecture
- New neighborhoods with mix of housing types to support new businesses.





Recommended Growth Concept: Village Gateway / Village Mixed Use I District



Village Gateway today

- High quality streetscape
- Street trees & street lamps
- Sidewalk separated from roadway



Recommended Growth Concept: Street & Streetscape Standards, New Streets

Show the different
street types we're
recommending

Major Commercial Street



Major Residential Street

Minor Commercial Street

Minor Residential Street





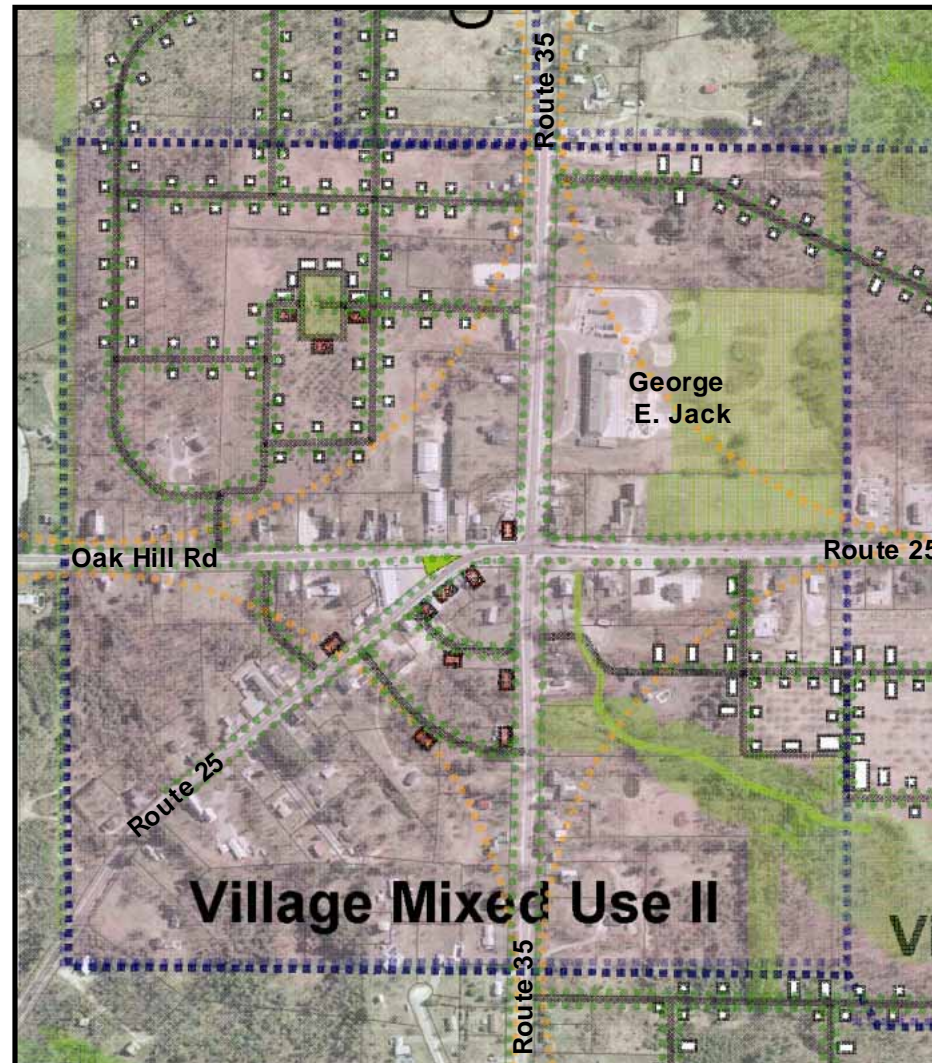
Other Photo-simulation Options





Recommended Growth Concept: Standish Corner / VMU II District

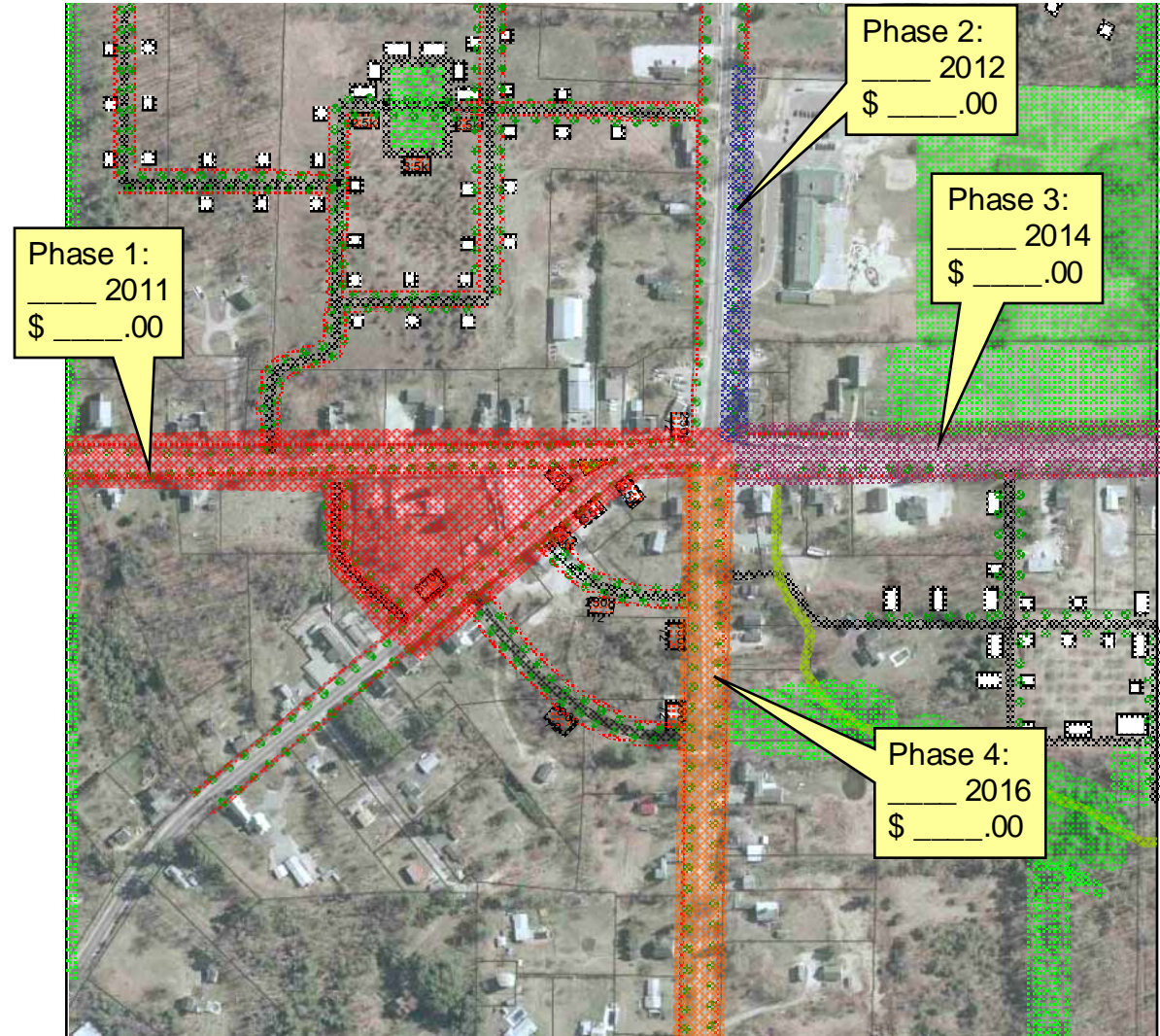
- New mixed use buildings reinforce existing historic uses
- Residential neighborhoods (1/3 to 3/4 acre per unit) about commercial areas





Implementing the Growth Concept

A Phased Public Realm Investment Plan at Standish Corner





Key Next Steps!



- **Discuss Preliminary ‘Preferred Growth Concept’ – *Tonight!***
- **Discuss ‘Where do we need to go?’ – *Tonight!***
- **Next Public Workshop -- ???**
 - **Get input on:**
 - **Preferred Growth Concept**
 - **Initial Supporting Zoning Recommendations**

Project Website:

www.growsmartmaine.org/standish/village.asp