



# Standish Corner Village Implementation Standish, Maine



May 29, 2008 Meeting #4

## **Tonight's Agenda!**

- 1. Complete the Discussion of 'Big Issues'**
- 2. Discuss the 3 Scenario Concepts:**
  - #1: Existing Village Area Zoning**
  - #2: Master Plan Zoning, Option A**
  - #3: Master Plan Zoning, Option B**
- 3. Discussion of June 12<sup>th</sup> Public Workshop**



## Standish Corner Village Implementation Standish, Maine



### 'Big Issues' Discussions to Date

**Meeting #2    April 17, 2008**

**#1: Density / Scale of Development**

**#2: Zoning Boundaries**

**#3: Land Uses**

**Meeting #3    May 15, 2008**

**#4: Roads & Streetscape**

**#5: Design Guidelines / Standards**

**#6: Dimensional Standards**

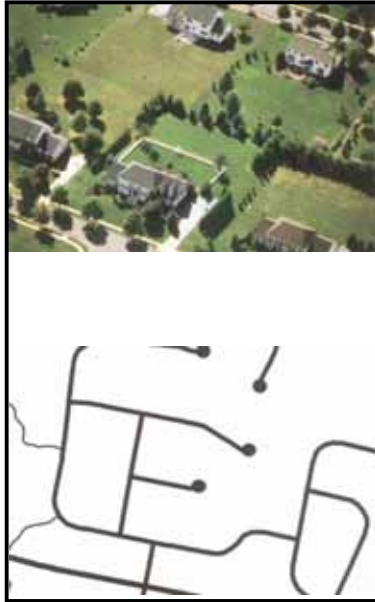
*See the Project Website for Meeting  
Materials from Previous Meetings*



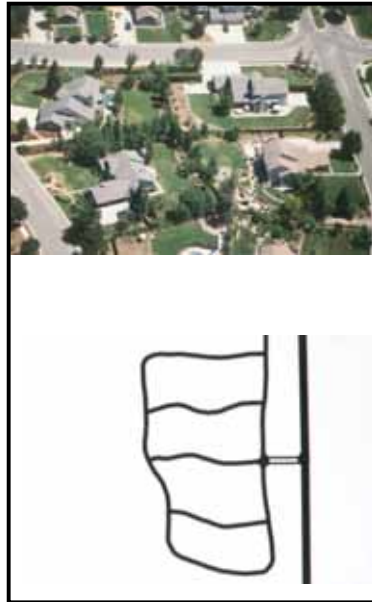
## Village Scenarios: Opportunities for Standish Corner



### Density: Seeing is Believing - Aerial Views and Street Network Plans



1 unit per acre +/- (43,560 sf)  
Town standard is 1 unit per  
60,000 sf with public water.



2 units per acre +/- . State  
min. standard for lots with  
on-site septic and water.



4 units per acre +/- . Typical  
Village-scaled lot.



10 units per acre +/- . Typical  
density required to support  
local transit, neighborhood  
businesses and extensive  
streetscaping and public  
parks.

NOTE: As density increases, street networks typically become more interconnected and the resulting neighborhoods typically have more street trees, playgrounds and streetscape elements.

Sources: Campoli and MacLean



## Village Scenarios: Opportunities for Standish Corner



### Connections: Focal Points and Networks Anchoring and Connecting Neighborhoods



Green spaces create focal points, civic space and diverse street networks.



Civic focal point anchoring dynamic neighborhood - hierarchy in land use and street types.



New residential development without a focal point, green network or variety of scale in streets and homes.



Green spaces and corridors define community. Plan to right shows relationship between streets and green spaces in aerial - connectivity and focal points.



Image showing no interconnectivity between "conservation subdivision" green areas or streets. Natural corridors and land set aside for open space should create networks. An opportunity for combining pedestrian and natural resource connectivity within the village.





## Village Scenarios: Opportunities for Standish Corner



### Integrating the Pieces: Building a Community by Creating Positive Relationships



Defined village center at crossroads.



The beginning of a poorly defined village center at crossroads.



A Village Center with a church as a civic anchor and mixed-use buildings on Main Street. Natural "fingers" reach into village center. Residential neighborhoods reinforce village core.



Village scale mixed-use area with core, focal points, open space and integrated pedestrian and vehicle networks.



Village scale mixed-use area with no core, no focal points or open space. Car is king.



Carefully consider the future implications of zoning.

Sources: Campoli and MacLean



## Village Scenarios: Opportunities for Standish Corner



### The Car: Don't let it Drive you Mad. Integrate and Plan



Integrate and absorb the car with on-street and community parking lots. Place parking to the rear of buildings. Create a pedestrian friendly place.



Cars can work in residential neighborhoods as part of a total design including trees, sidewalks and homes close to the street.

Compare and contrast the manner in which the car is integrated in a village area and along an arterial. Building placement, parking, the “depth” of development, design guidelines and the allowed land uses must be carefully coordinated to create places balancing the needs of the car and the pedestrian.

Sources: Campoli and MacLean





## Village Scenarios: Opportunities for Standish Corner



### Residential / Professional Neighborhoods: Scale, Streets, Landscape and Building Form



#### Opportunities for Neighborhood Form and Character

50' between buildings (shown) - Intimate / intricate character  
Single family, two family, in-law apartments  
Narrow lots  
Narrow Streets - defined pedestrian space  
Narrow end of homes oriented towards street  
Garages not dominant - car integrated into neighborhood  
Driveways to side - allows access to office or in-law apartments  
Small front yards - part of "public space"  
Large backyards - private space  
Mature trees  
Garages not dominant - pedestrian friendly  
Street and green space interconnectivity is critical



#### Concerns Regarding Neighborhood Form and Character

90' between buildings (shown) - Isolated / repetitive character  
Single family only  
Wide Lots  
Wide Streets  
Homes placed in the center of lots - maximizing "separation"  
Broad face of homes always address street - little diversity  
Garage dominant - emphasis on car  
Driveways dominant element in front yard - no back access to future uses  
No street trees  
No defined public / pedestrian space



Sources: Campoli and MacLean



# Village Scenarios: Opportunities for Standish Corner



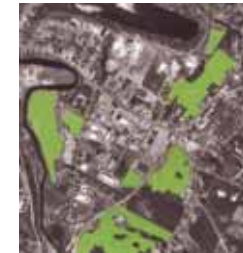
## Incremental Change: Each Step is an Opportunity to Implement the Master Plan Vision



A vision for incremental growth and infill opportunities - not unlike proposed Village Center adjacent to Route 25.

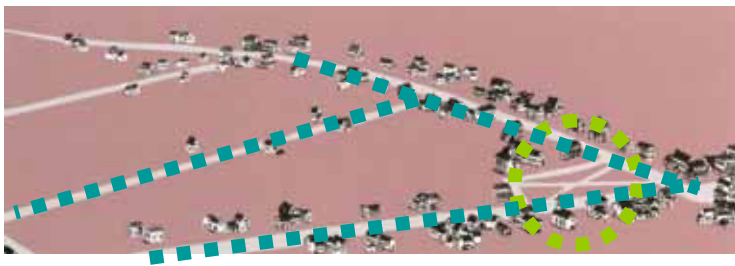


Pedestrian friendly mixed-use infill opportunity

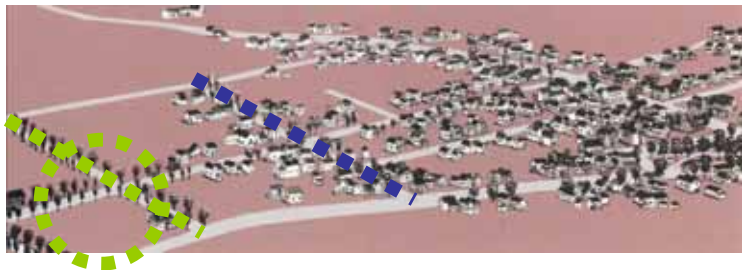


Unplanned incremental change can lead to lost opportunities for:

- Open space connectivity
- Connectivity between new and old streets
- Integration of land uses and streets
- Infrastructure - sewer, streets, easements water, stop lights and conserved land as strategies for long-term implementation
- Identifying existing civic anchors and future anchors - community center, post office, village green - as focal points for neighborhoods
- Identifying stream corridors or natural areas as networks or nature preserves



Historic crossroads with green and radiating network of streets - creating a focal point and a framework for future neighborhoods surrounding village core.



Progression of infill development and streets. To far left is a new green with street trees planted in advance of housing.





# ***You're Invited to a Public Workshop!***



**How Should We Grow  
Standish Corner?**



OR



**A Workshop Hosted by Two Citizen Committees**

**Standish Corner Village Implementation Committee  
and the  
Conservation and Open Space Plan Committee**

**How Should We Preserve  
What's Special?**



Disconnected open space like this often results from Cluster Subdivisions (like those done in Standish now in rural areas).

**June 12, 2008  
Standish Town Hall**

**Open House: 6:00PM to 7:00PM**

Browse exhibits featuring results from an elementary school survey and Town accomplishments since the 2006 Comprehensive Plan. Light Refreshments will be served.

**Meeting: 7:00PM to 9:00PM**

***We need your input to help create the future you want for Standish!***

**For More Information: [www.growsmartmaine.org/standish/](http://www.growsmartmaine.org/standish/) Or Call: Bud Benson at 642-4536.**