



Standish Corner Village Implementation Standish, Maine



July 17, 2008 Meeting #5

Tonight's Agenda!

- 1. Review Results of June 12th Public Meeting**
- 2. Discuss the 3 Village Design Concepts to Model**
 - #1: Existing Village Area Zoning**
 - #2: Modified Master Plan Zoning, Option A**
 - #3: Master Plan Variation, Option B**



Standish Corner Village Implementation Standish, Maine



Results of June 12th Public Meeting

Overview of Village and Conservation Plan Efforts

Input on Conservation and Open Space Map

Input on Village Pattern and Form

Residential

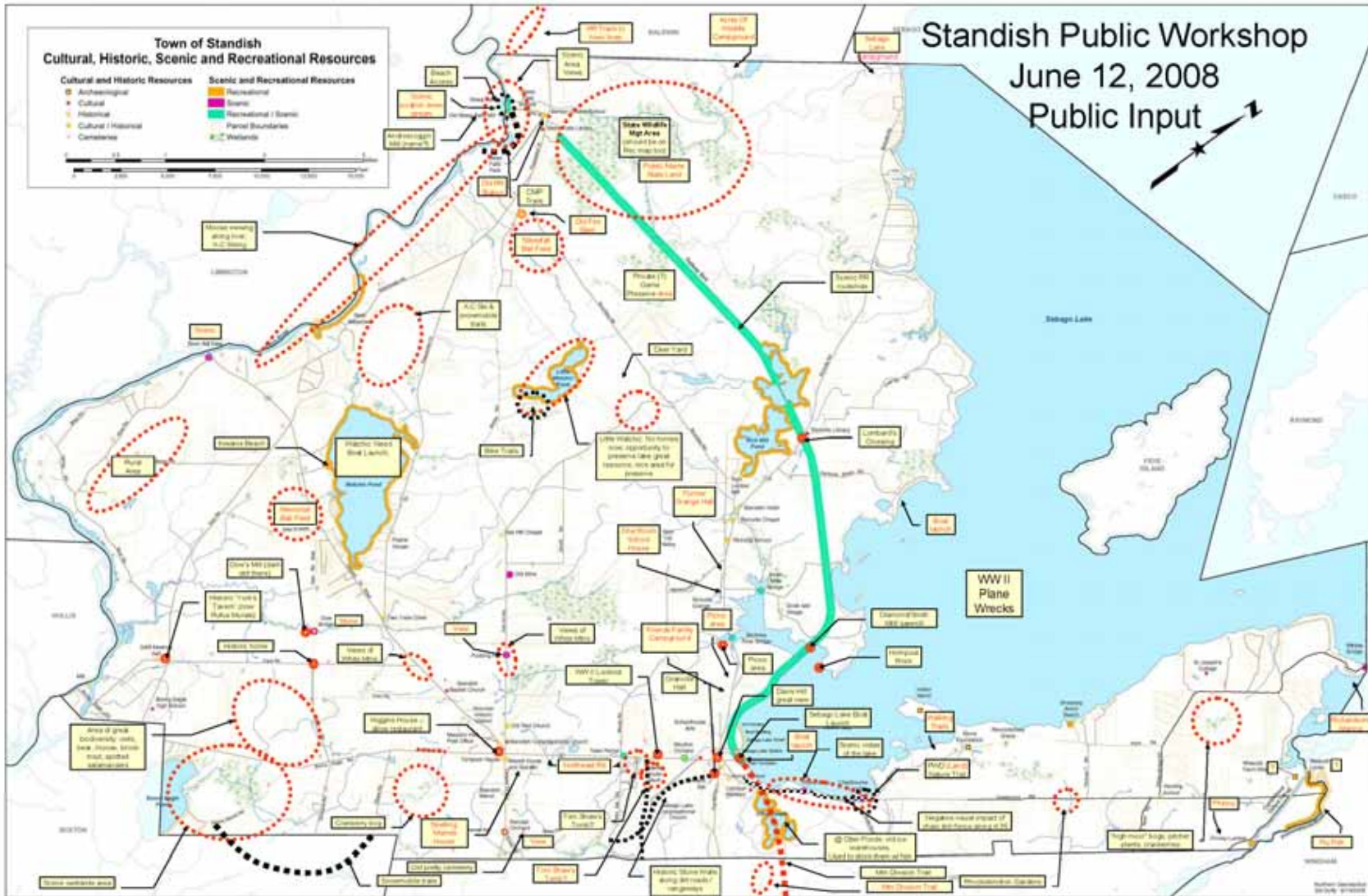
Business

Civic/Public

See the Project Website for Meeting
Materials from Previous Meetings



Conservation Map Input








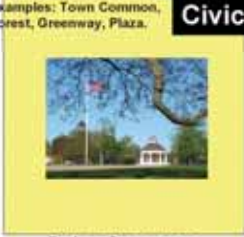


Let's Build a Village Center!!



A Village Center is primarily made up of a mix of three 'building blocks' (homes, businesses, and civic uses & public spaces) and the things that connect these together (streets, sidewalks, trails). You will 'build a village center' as part of a group to include all of these pieces.

Homes		
Assume 50 lots is ~100 acres.	Assume 50 lots is ~40 acres.	
		
Typically Larger Lot Subdivisions	Typically Mid-size Lot Subdivisions	Typically Standalone Developments
Single Family (SF) Homes 1 Unit per Lot	Single/Multi Family (MF) Homes 1 - 3 Units per Lot	Multi-Family Homes 10 - 50 Units per Development
Each Symbol = 50 SF Homes [5 green symbols maximum]	Each Symbol = 50 Mixed-Type Homes [10 blue symbols maximum]	Each Symbol = 50 MF Homes [10 pink symbols maximum]
Target: 250 to 500 Homes (SF + MF units)		
		You may also include Apartments over shops (below).

Businesses		
Colonial Marketplace is ~75,000 sf total.	The Rite Aid in Gorham is ~10,000 sf.	Norway Savings Bank is ~2600 sf.
		
Shopping Center or 1 Big Box 75,000 sf each	Mid-size Shops/Offices 7,500 - 15,000 sf each	Smaller Shops/Offices 1,500 - 5,000 sf each
Each Symbol = 75,000 sf (1 sh. cent. or box) [2 orange symbols maximum]	Each Symbol = 30,000 sf (3 businesses) [5 pink symbols maximum]	Each Symbol = 15,000 sf (5 businesses) [10 yellow symbols maximum]
Target: 150,000 sf of office & retail space		

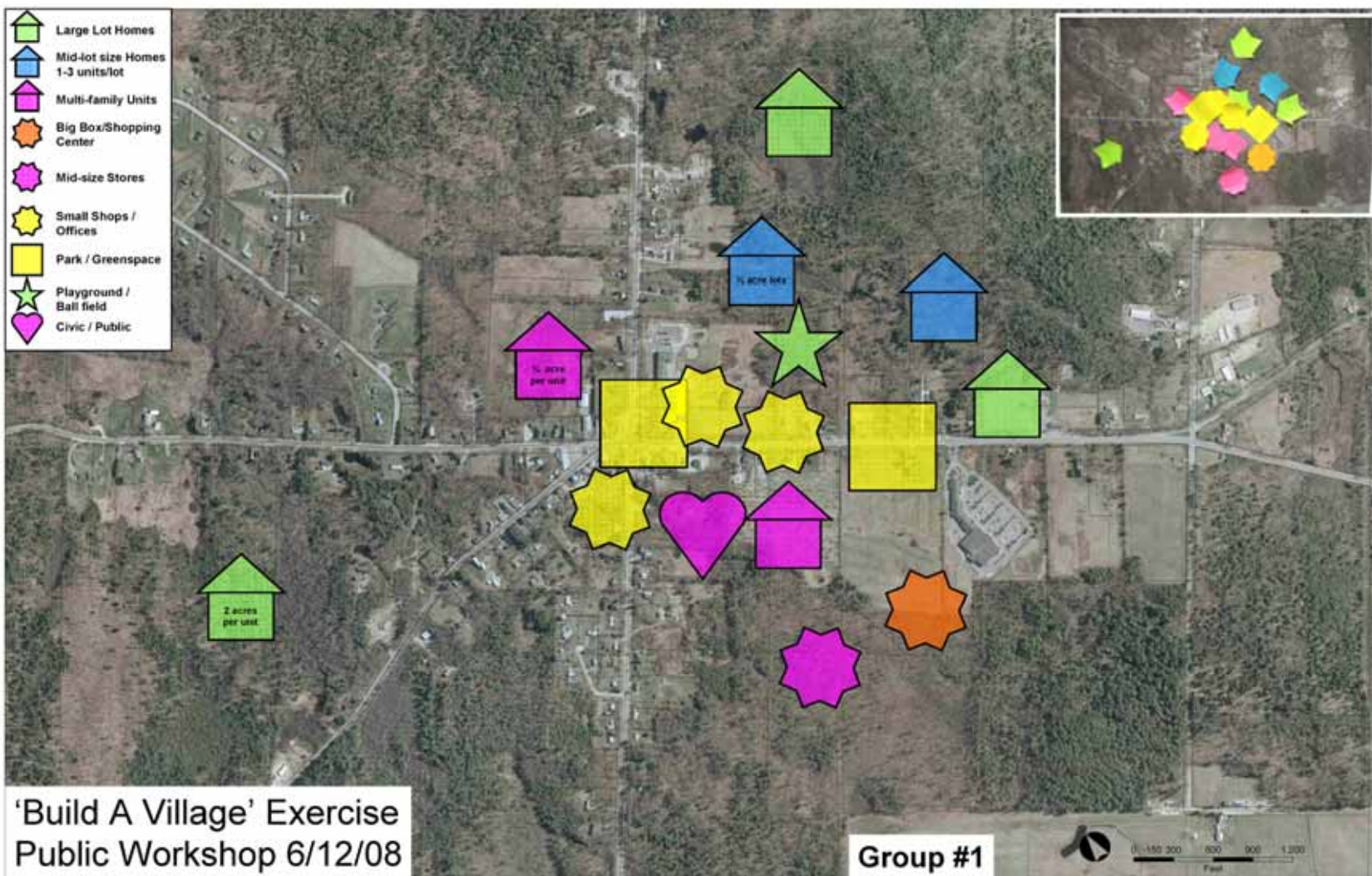
Civic / Public		
Examples: Town Common, Forest, Greenway, Plaza.		Examples: Churches, Post Office, Rec. Center.
		
Park or Greenspace 1/2 acre to 20 acres each	Playground / Ball field 1 to 5 Sites	Civic / Public Buildings 1 to 5 Uses
Each Symbol = 2 acres [4 yellow symbols]	Each Symbol = 1 Site [5 green symbols]	Each Symbol = 1 Site [3 pink symbols]
Target: Parks, 80 acres / Playground, 5 Sites / Civic Uses, 3 Sites		

This is a hypothetical planning exercise!

'Build A Village' Planning Exercise

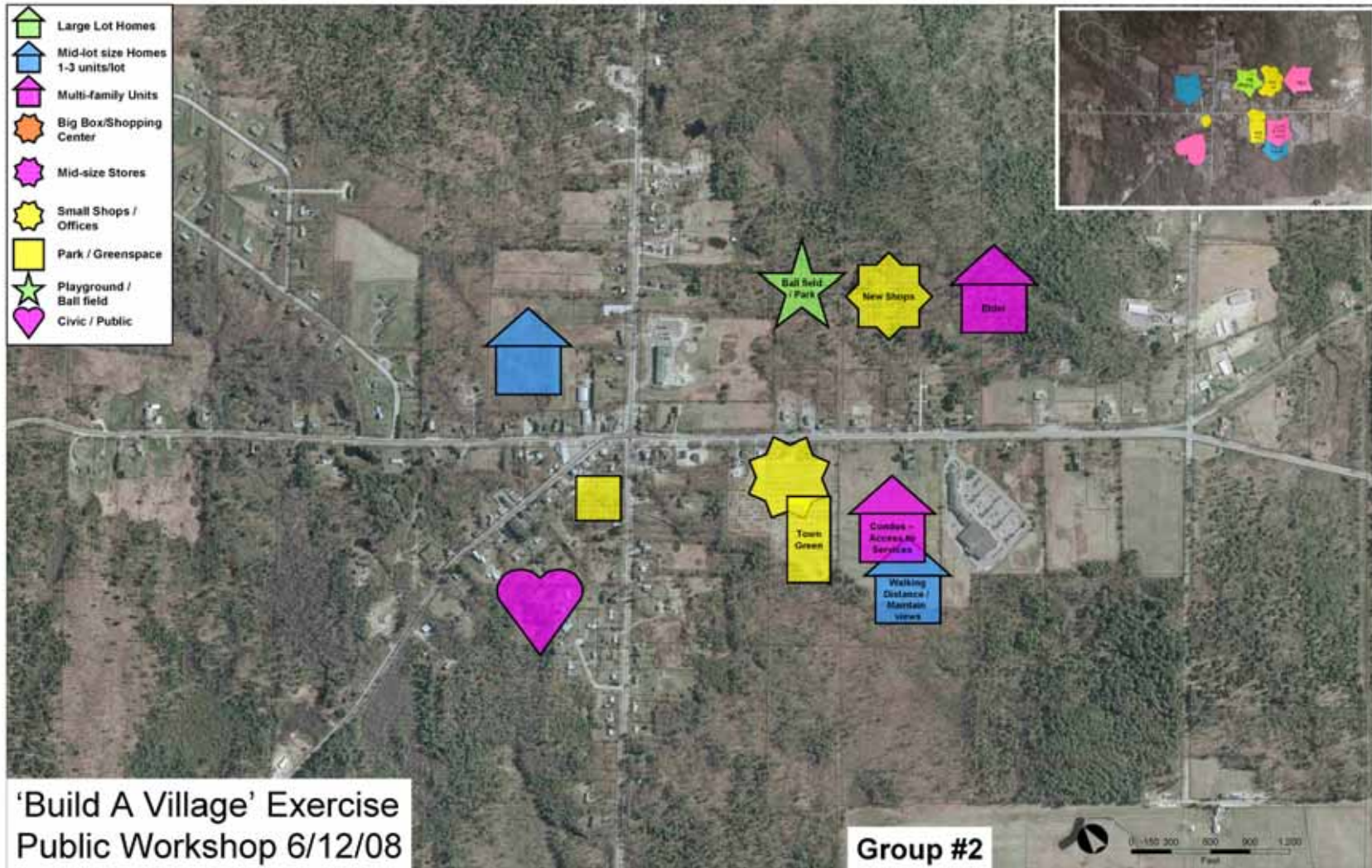


Village Pattern & Form Input



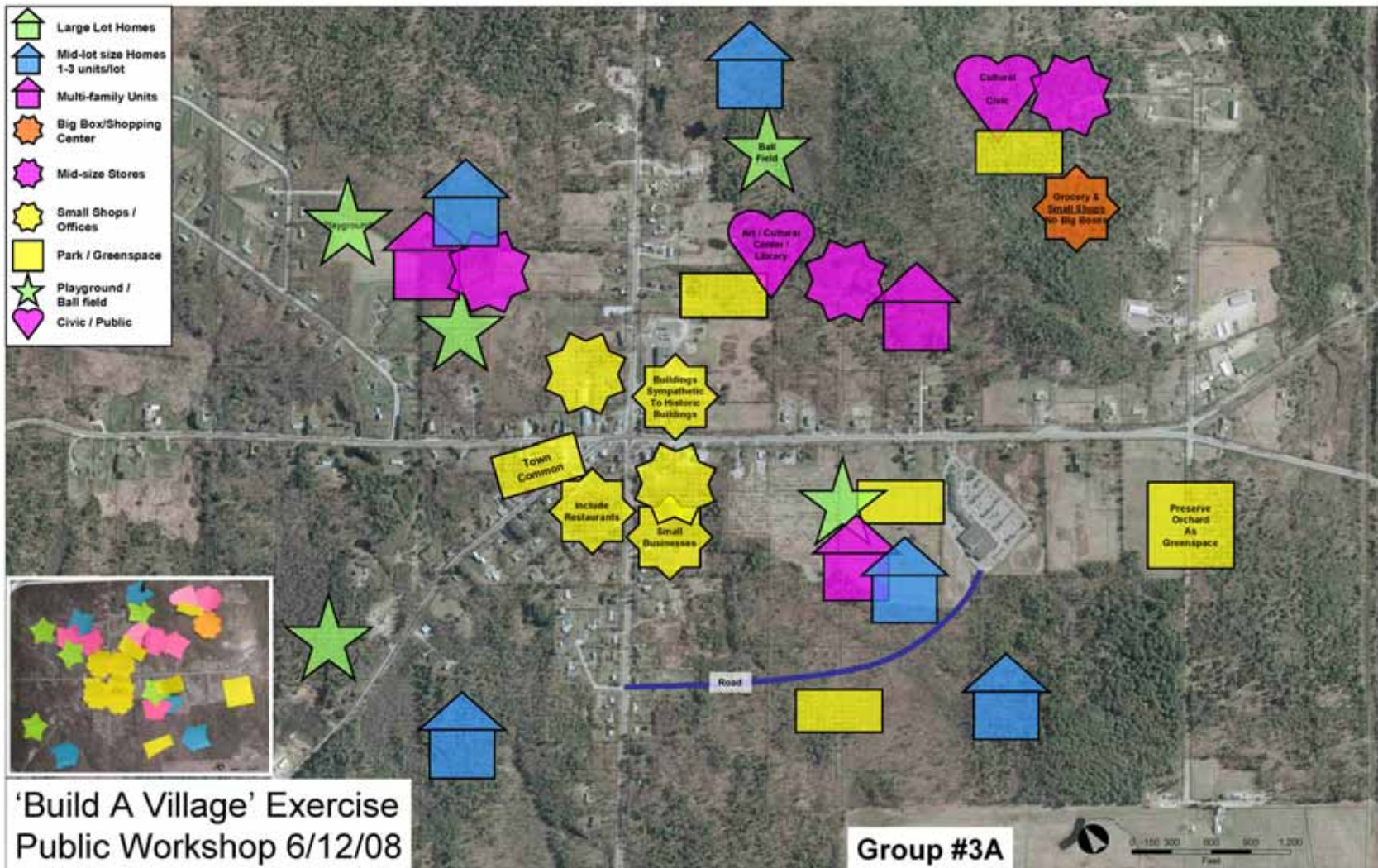


Village Pattern & Form Input



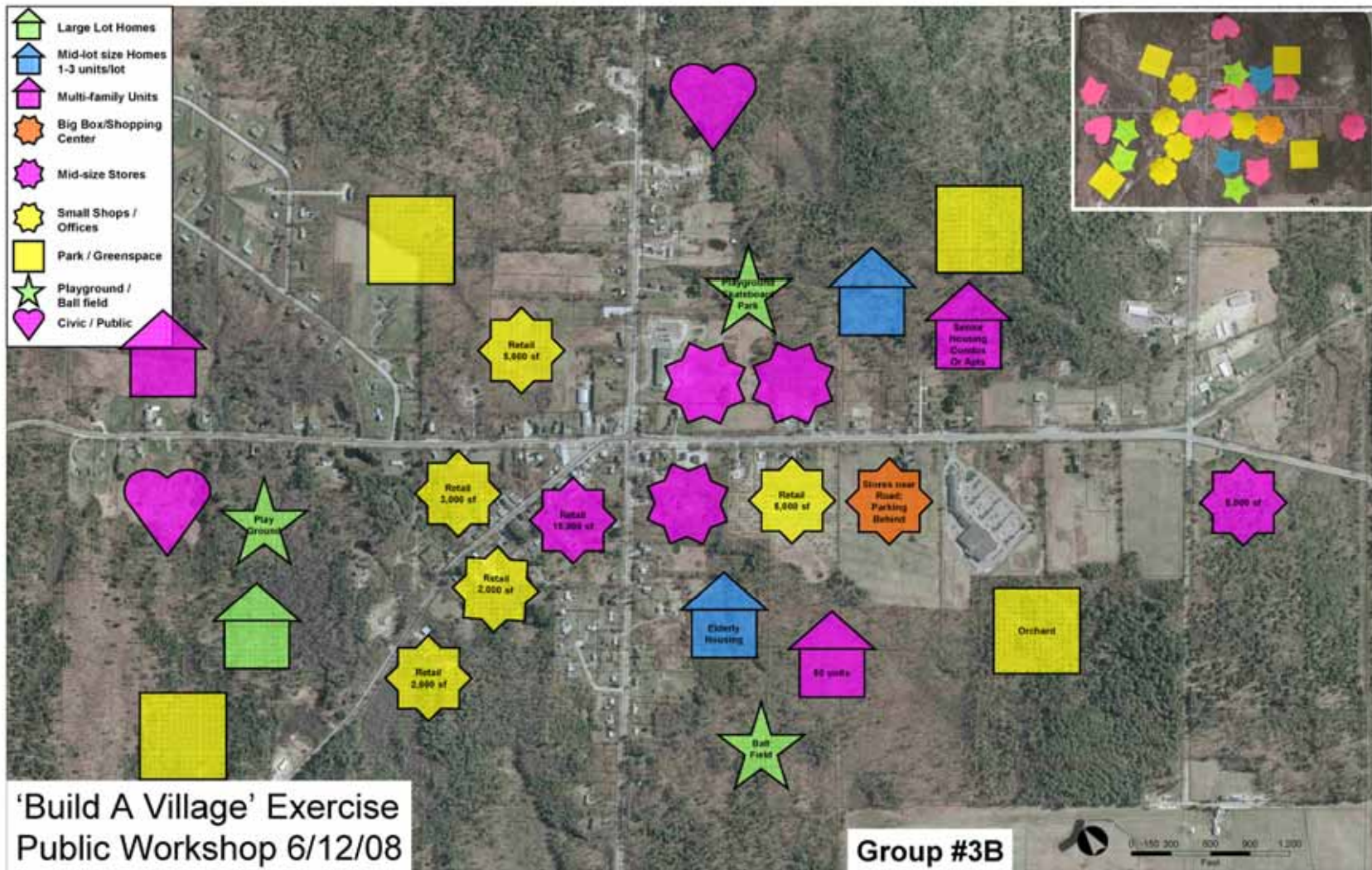


Village Pattern & Form Input



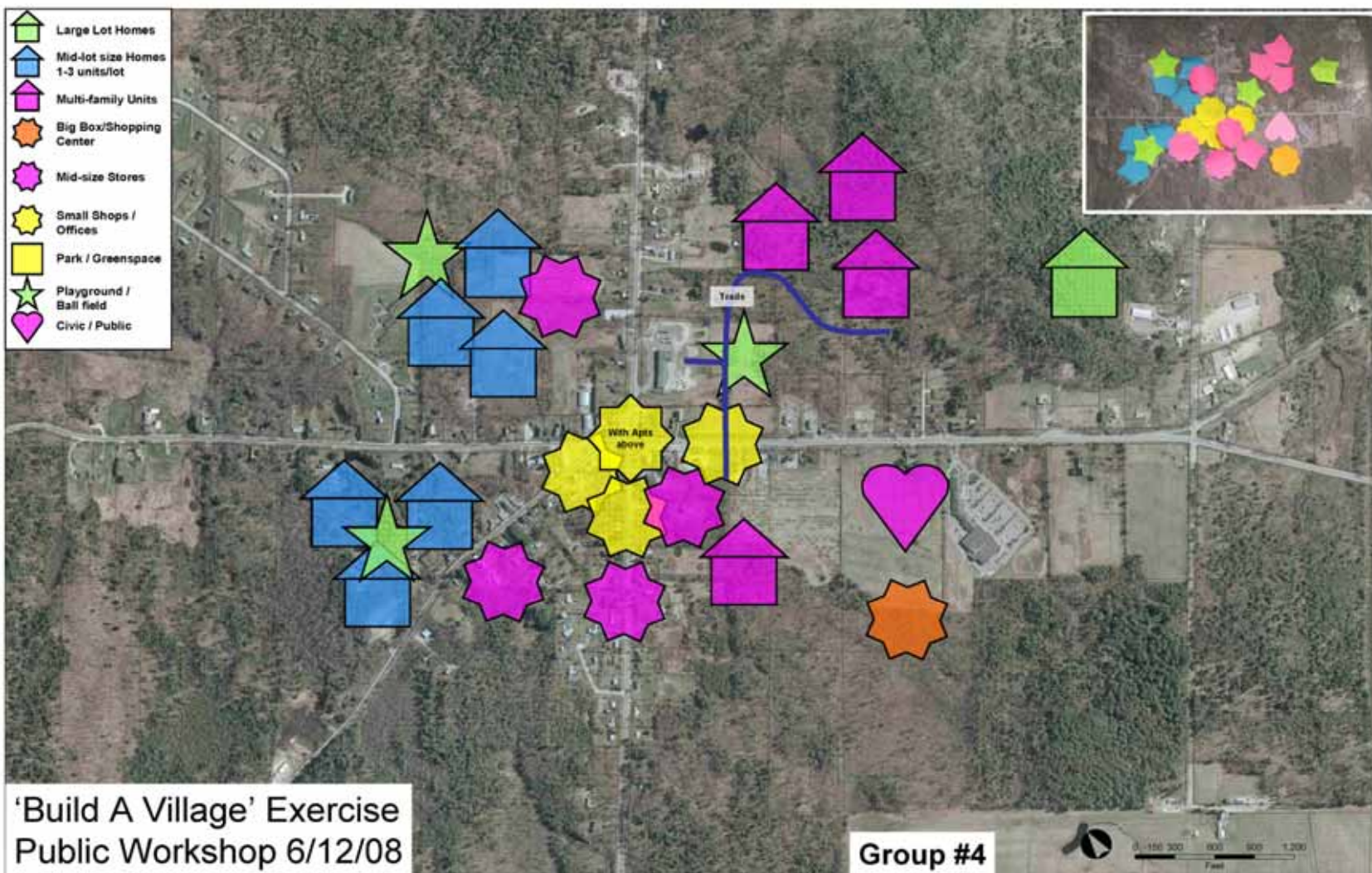


Village Pattern & Form Input



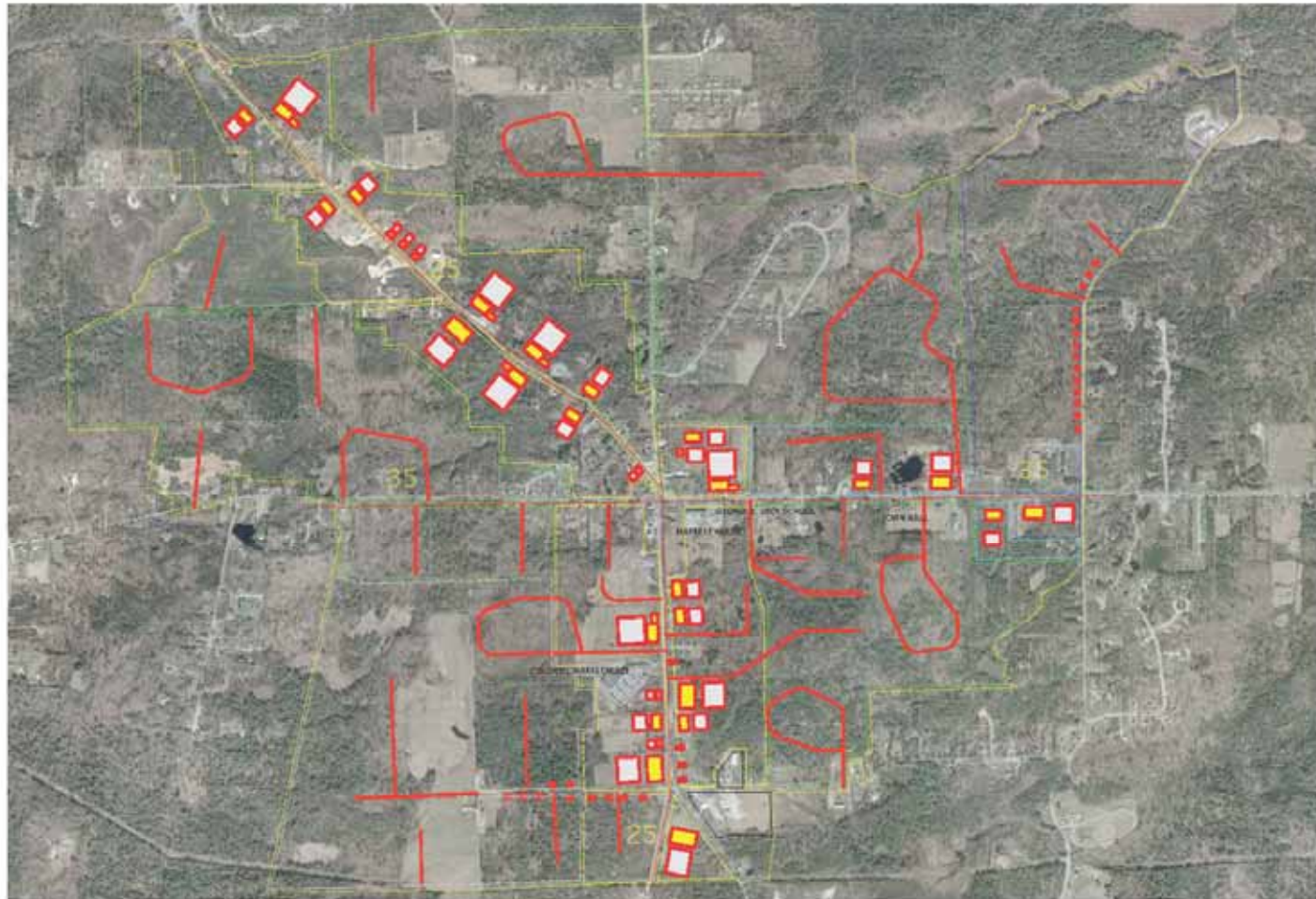


Village Pattern & Form Input





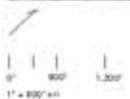
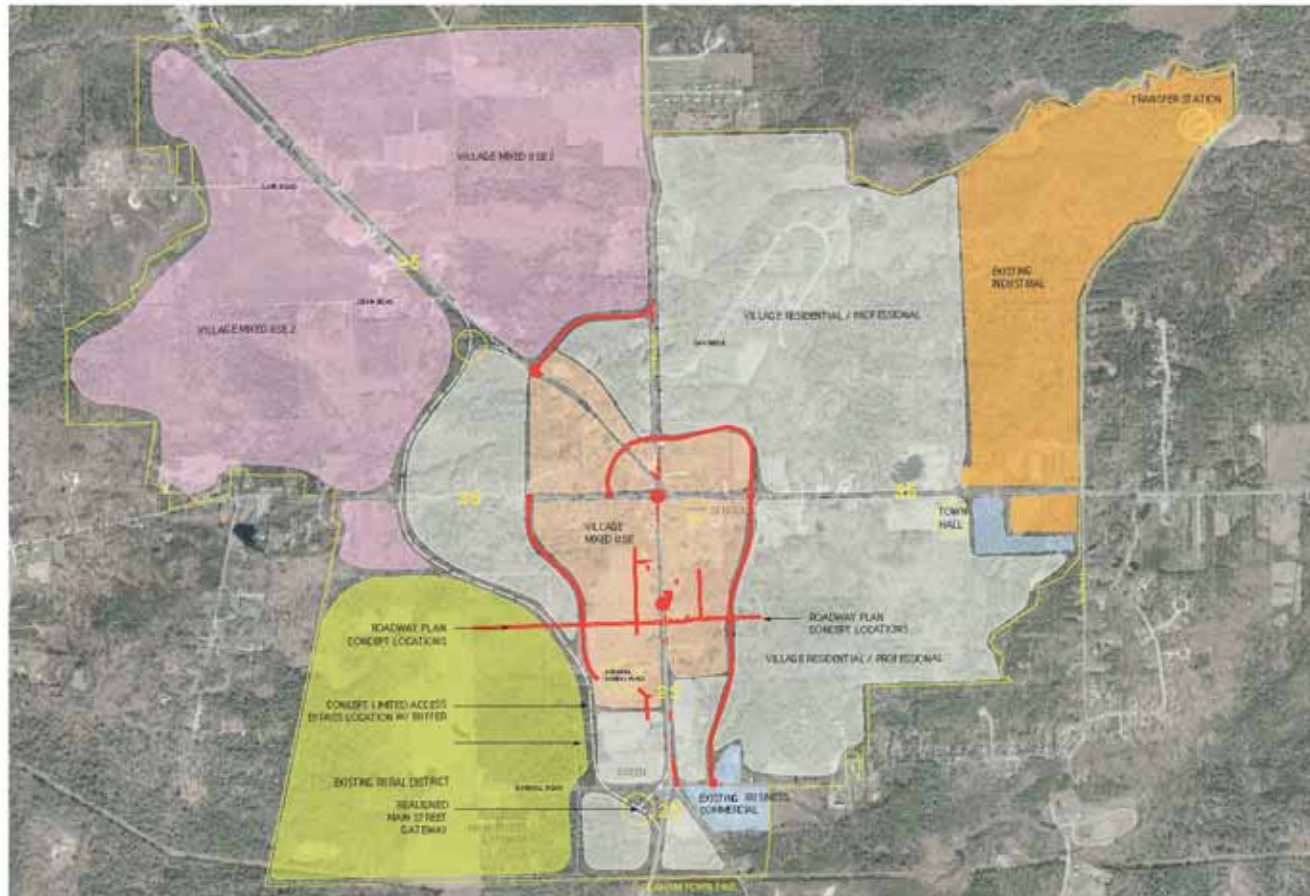
3 Alternative Village Concepts



NEED Landmark/Environment | History
0' 800' 1,200'
0' 800' 1,200'
0' 800' 1,200'

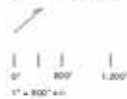
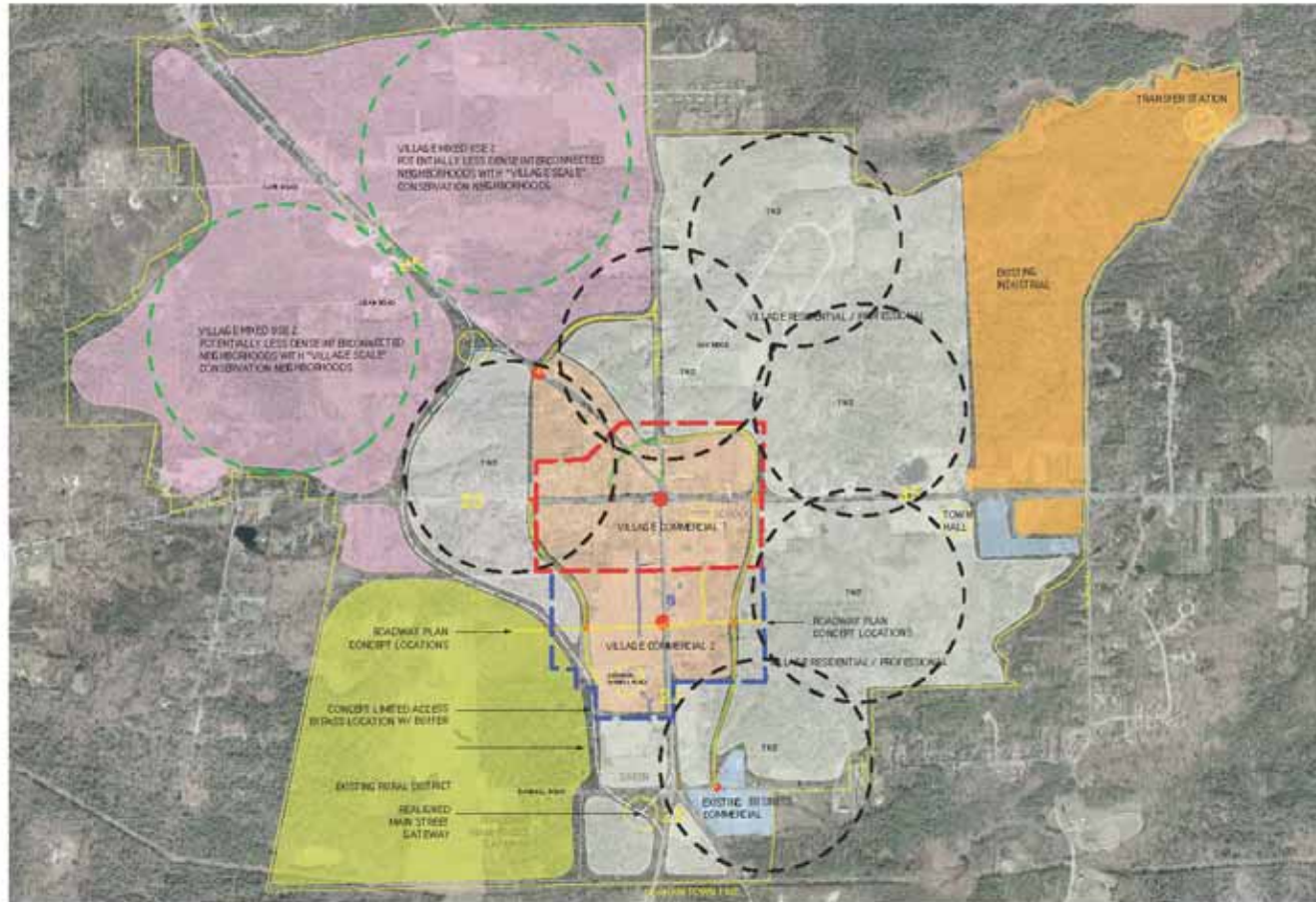
- KEY:
- STREET AND RESIDENTIAL ROADS
 - COMMERCIAL USES WITH PARKING
 - HOUSES ON EXISTING FRONTAGE

STANDISH CORNER: EXISTING ZONING CONCEPT BUILD OUT



MSD (Landscape Architecture) Support
27 Main Street
Standish, ME 04084
1-202-244-4444
4-202-244-4444

STANDISH CORNER ADOPTED MASTER PLAN (REFINED BY COMMITTEE)



WSP | Landscape Architecture | Planning
 100 Main Street
 Standish, ME 04084
 2025.06.10

- ▭ SMALLER SCALE, MIXED-USE BUILDINGS WITH APARTMENTS ON THE SECOND FLOOR CAPTURED ON THE HISTORIC VILLAGE CHARACTER OF THE AREA, SO NOT W/ ROOF USES THAT ARE "DISTRACTION" ONLY AND AUTO-ORIENTED. THIS AREA IS THE "BEST" MATCH" CREATES SHARED PARKING OR DEVELOP A COMMUNITY PARKING LOT TO ALLOW BUSINESSES TO DEVELOP ON SMALLER LOTS AND ENCOURAGE PEDESTRIAN ACTIVITY. ZON COMMERCIAL AND ZON RESIDENTIAL.
- ▭ LARGER SCALE USES INTEGRATED WITH NEW STREETS, GREEN SPACES AND PARKING. APARTMENTS ENCOURAGED ON THE SECOND FLOOR BUILDINGS IN THE C2 ZONE MAY HAVE A LARGER FOOTPRINT THAN IN THE C1 ZONE. WALL JARCE, CORNER ALONG ROUTE 25 & "STAR HALL" SHALL BE AVOIDED WITH SMALLER SCALE BUILDINGS. STREET SCAPES AND ARTICULATED ARCHITECTURE. THERE IS ALSO THE OPPORTUNITY TO CREATE A TOWN SQUARE IN THE LOCATION AND POSSIBLE A COMMUNITY FACILITY AS A CIVIC ANCHOR. ZON COMMERCIAL AND ZON RESIDENTIAL.
- TRADITIONAL, NEIGHBORHOOD DESIGN WITH INTERCONNECTED STREETS AND GREEN SPACES OR CIVIC BUILDINGS AS FOCAL POINTS. GREENWAYS/ NATURAL SPACES PROVIDE WALK AND PEDESTRIAN CONNECTIVITY. THE RESIDENTIAL DENSITY OF THESE NEIGHBORHOODS SUPPORT THE MIXED USE IDEAS OF THE VILLAGE CENTER. ZON RESIDENTIAL AND ZON PROFESSIONAL (MORE COMMERCIAL) FRONTING ROUTE 25 AND 251.

STANDISH CORNER MASTER PLAN VARIATION



Next Steps!



- **Confirm Village Concepts to Model – *Tonight!***
- **Develop 2 Dimensional & 3 Dimensional Models of the Concepts**
- **Assess Pros & Cons of Each vs. Comp Plan & Master Plan Visions**
- **Present to Public at October Public Meeting**