

Growing a Downtown? It Makes a Village!

Sharon Wason, AICP

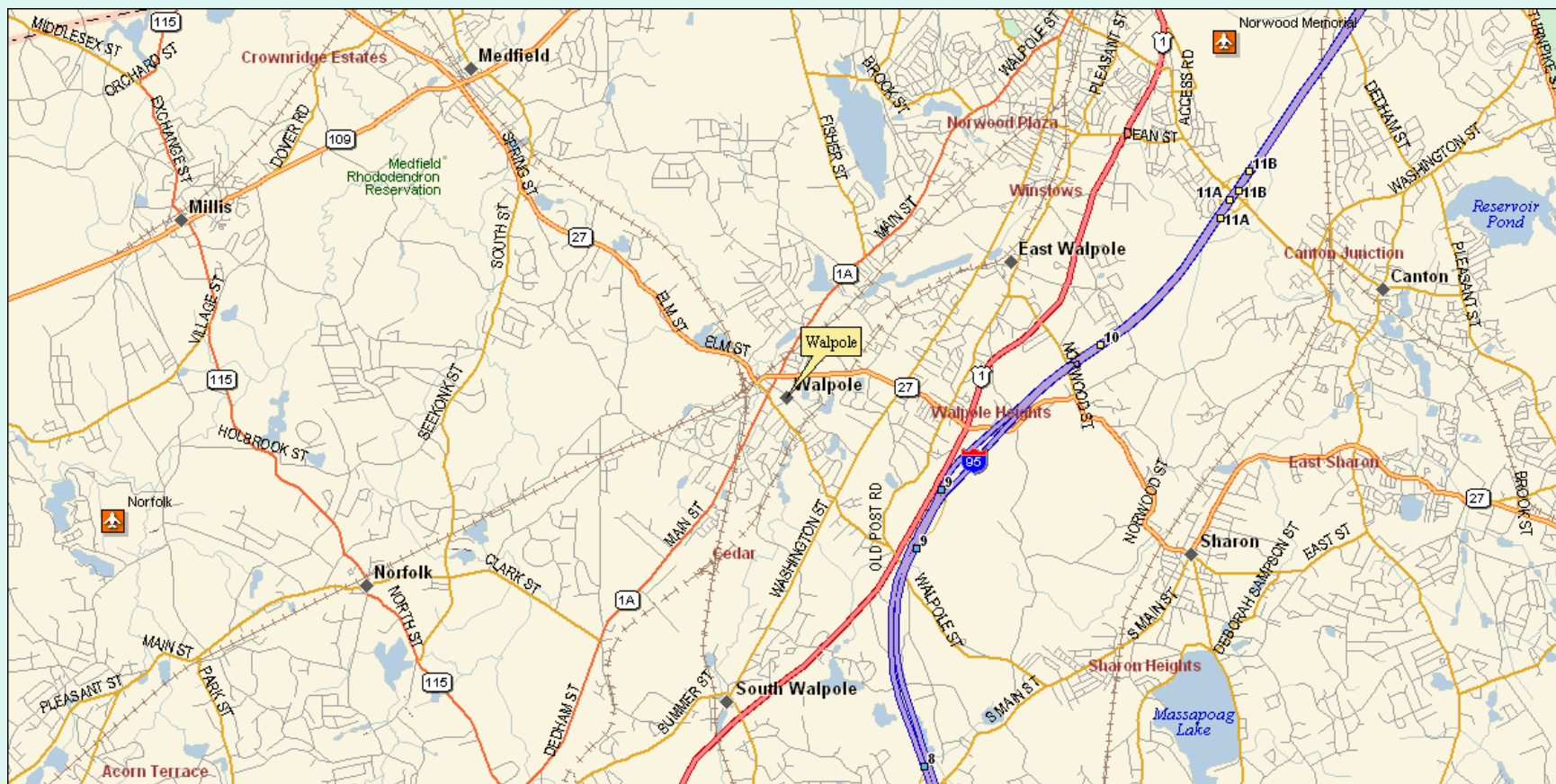
Central New Hampshire
Regional Planning Commission

Key concepts

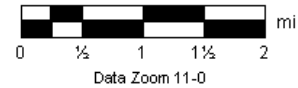
- Location
- Uses and activities
- Placemaking
- Community

Location

- Center – not just a name
- Intersecting roads
- Mixed use
- Community life
- Pedestrian



Data use subject to license.
© 2005 DeLorme. Street Atlas USA® 2006.
www.delorme.com







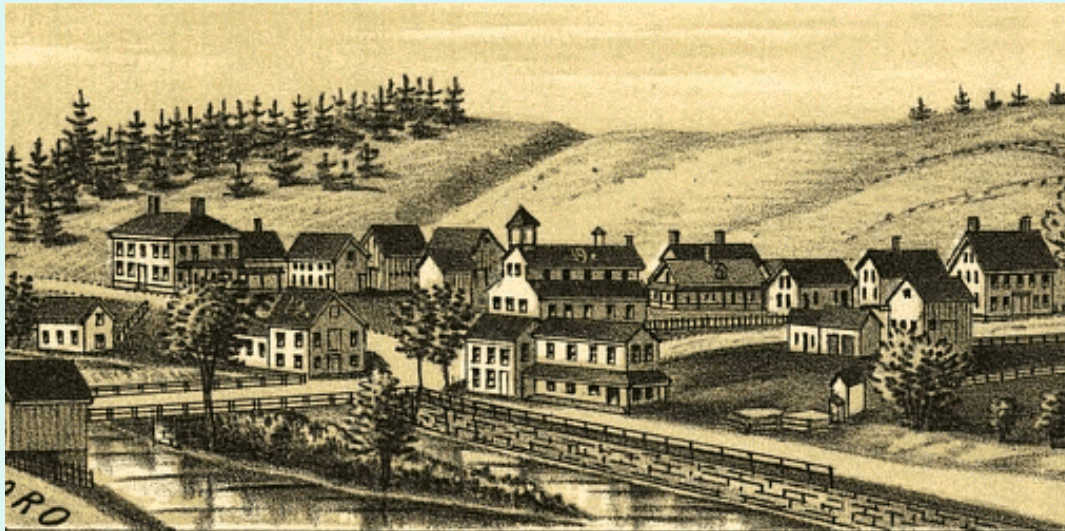
Historic role of town centers

Birds eye views:

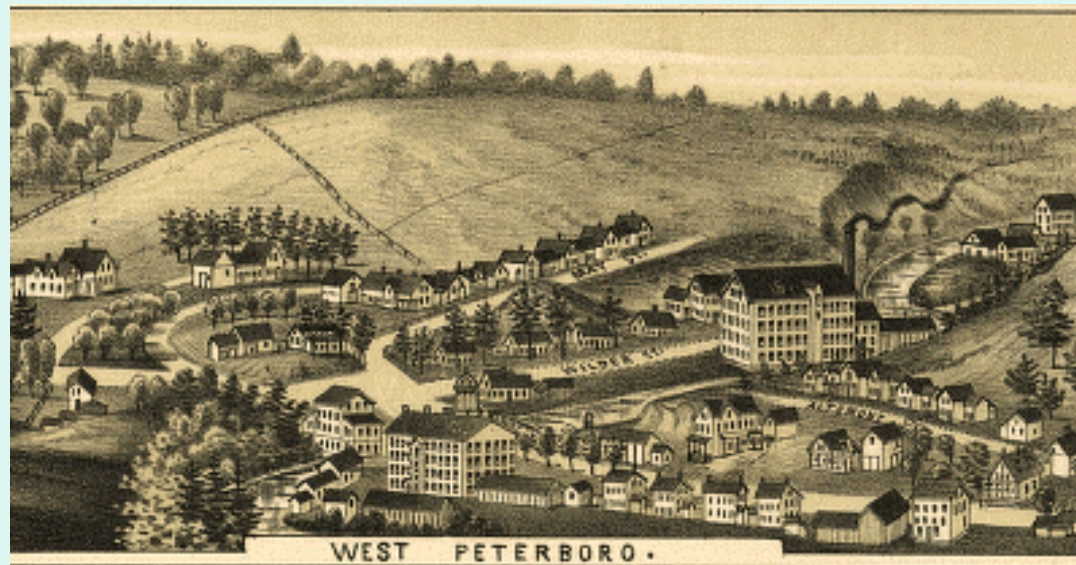
Henniker, 1889







Details,
Peterborough 1886





Copyright © 2009 John Wiley & Sons, Ltd.

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 391–397

GONFSTOWN, N. H.
 1887.

1. Journal: *Journal of the American Medical Association* (JAMA)
2. Journal: *Journal of the American Medical Association* (JAMA)
3. Journal: *Journal of the American Medical Association* (JAMA)
4. Journal: *Journal of the American Medical Association* (JAMA)
5. Journal: *Journal of the American Medical Association* (JAMA)
6. Journal: *Journal of the American Medical Association* (JAMA)
7. Journal: *Journal of the American Medical Association* (JAMA)
8. Journal: *Journal of the American Medical Association* (JAMA)
9. Journal: *Journal of the American Medical Association* (JAMA)
10. Journal: *Journal of the American Medical Association* (JAMA)

21. J. Smith, *Journal of the Royal Society*, 1998, 98, 123.
22. J. A. Smith, *Journal of the Royal Society*, 1999, 99, 456.
23. J. A. Smith, *Journal of the Royal Society*, 2000, 100, 789.
24. J. A. Smith, *Journal of the Royal Society*, 2001, 101, 1012.
25. J. A. Smith, *Journal of the Royal Society*, 2002, 102, 1345.
26. J. A. Smith, *Journal of the Royal Society*, 2003, 103, 1678.
27. J. A. Smith, *Journal of the Royal Society*, 2004, 104, 2001.
28. J. A. Smith, *Journal of the Royal Society*, 2005, 105, 2334.
29. J. A. Smith, *Journal of the Royal Society*, 2006, 106, 2667.
30. J. A. Smith, *Journal of the Royal Society*, 2007, 107, 3000.

[illegible][illegible]

1 - JUL 1957



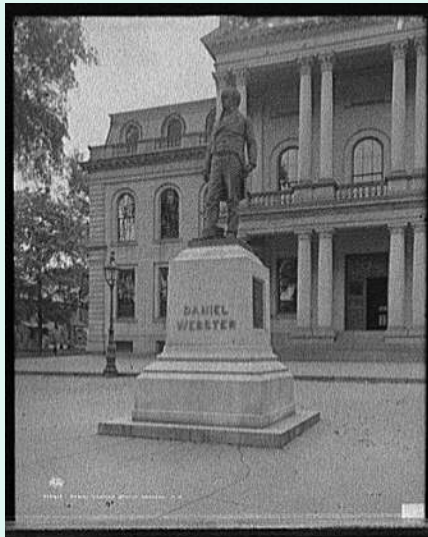
East Boston

N. 18450

CONCORD, N.H. 1899

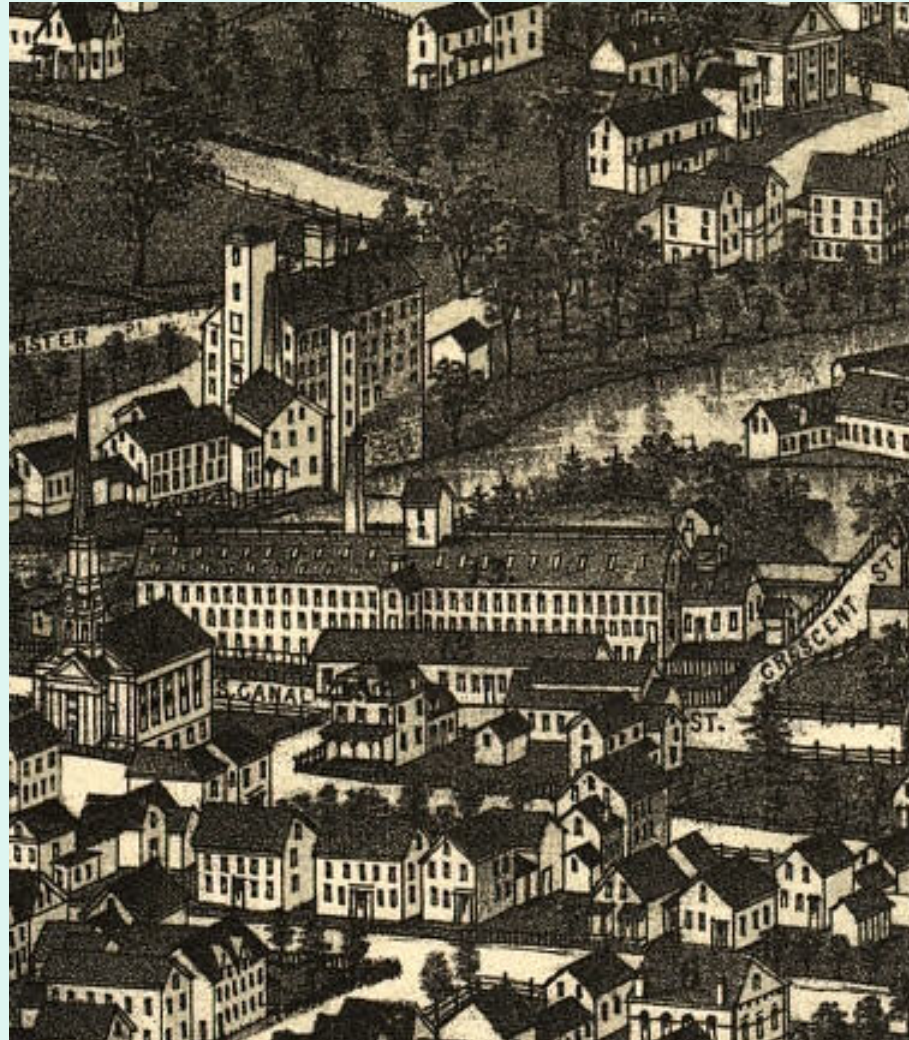
1899-
315 37

Given
by
The
Library
of
Congress



Place-making....

Detail
Penacook, 1887



Penacook,
2006

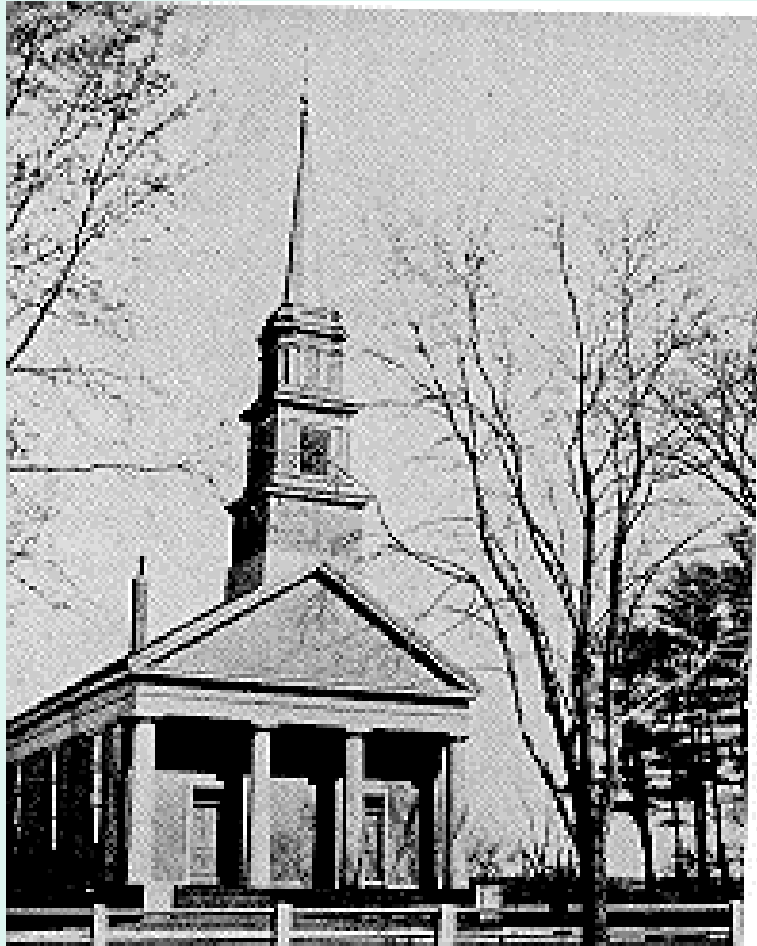




Historic photos









Uses:

- Institutional
- Retail (small-scale, locally owned)
- Civic
- Educational (school, library)
- POST OFFICE

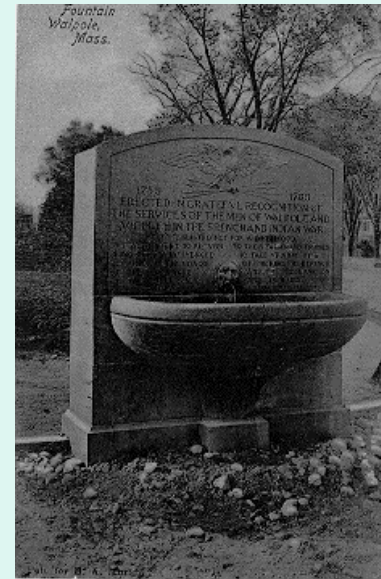






Pedestrian place...

- Walkable
- Attractive
- Street amenities







Residential

- Support downtown retail
- Housing alternatives





Civic life

- Celebrations
- Community

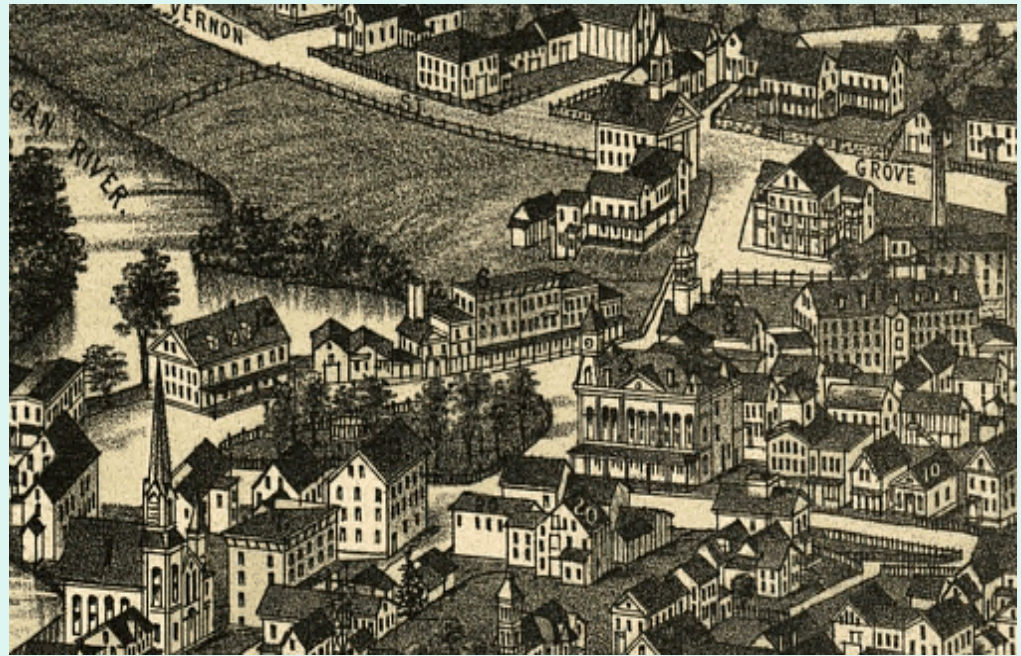






Parking...

- On-street parking
- “Satellite” lots



Milford, 1887

“Retrofitting”

- On-street parking
- Municipal lots
- Garages





Town of Dedham Community Development Plan Action Plan

Potential Development Areas

1. Dedham Springs
2. Route 1 North Side: Shell Station, Lippert's Auto Supply
3. Route 1 Gateway
4. Route 1 (Rt. 1) Corporate Dr./Bulfinch Road (Truck)
5. Route 1 (Rt. 1) Albee Drive
6. Seaside Yard
7. Sprague St.
8. Shop & Shop
9. Milton St. (High St.)
10. Valence Park
11. East St.
12. East St. (East)

- Mixed Use Development Area
- Housing Development Area
- Economic Development Area
- Economic Development/Open Space Area

Current Land Use

- High Density Development
- Low/Moderate Density Development
- Open Space, Permanently Protected
- Wetlands/Woodlands (Regulatory Protection)
- Surface Water

- Commuter Rail
- Commuter Rail Station
- Freight Rail

Prepared by Larry Koff & Associates



What can the town do?

- Provide for growth and change
- Enable businesses etc. to respond to market conditions and opportunities quickly
- “Expedited”/”minor” site plan review
- Design standards and guidelines
- Development manual
- Main Street approach

Room for growth and change

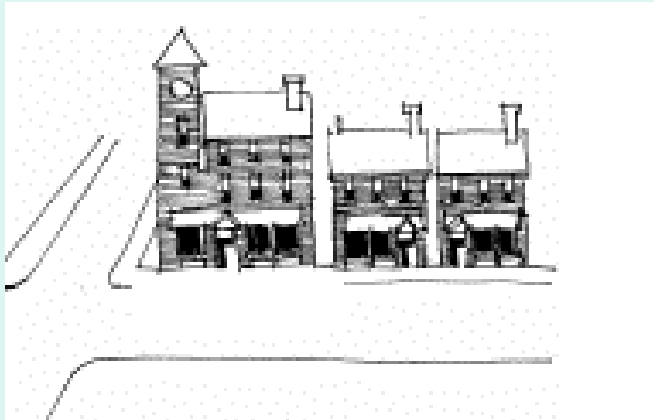


HIGH PRIORITY:

Downtown Overlay District

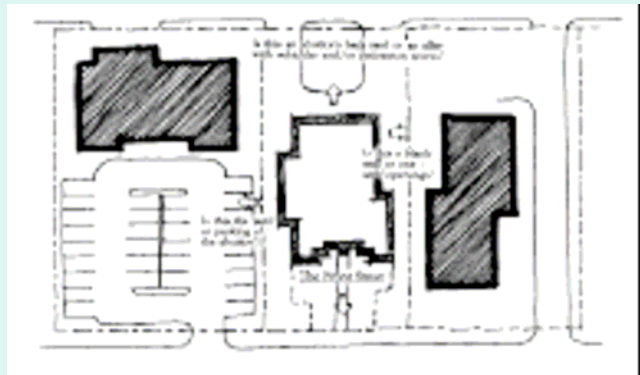
- District Improvement Financing
- Mixed-Use Development
- Design Standards
- Create a Downtown Revitalization Plan with Businesses and Residents

Design standards



GATEWAY BUILDINGS

Buildings at corners and/or entryways to the area should be emphasized with additional bulk, height, proximity to street edge, and unique features such as towers and cupolas.



SITE DESIGN & ITS RELATION TO THE NEIGHBORHOOD

RELATIONSHIP TO ADJACENT STRUCTURES

Buildings should be located in relationship to edge conditions of adjacent parcels to ensure that drives, parking areas, walks, service areas and septic uses have a functional, safe, and harmonious interrelationship. Buildings should be situated to co-exist with existing site features, landscaping, and adjacent buildings, and should include the establishment or effective use of common public areas for circulation and seating.

PARCEL & BUILDING ORGANIZATION

New buildings should relate to the size and proportion of neighborhood parcels.

Larger floor plate buildings should seek to break up their mass and proportion to give a pedestrian scale.

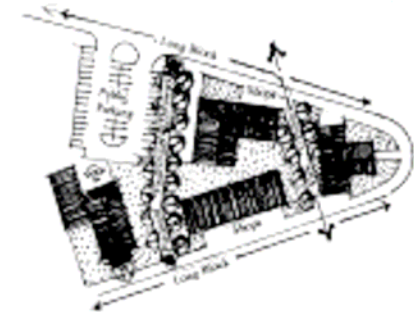
SETBACK LINE

Buildings should be located to establish a uniform streetscape line which in general includes a landscaped front yard, a building side and/or rear service area.



PEDESTRIAN CIRCULATION

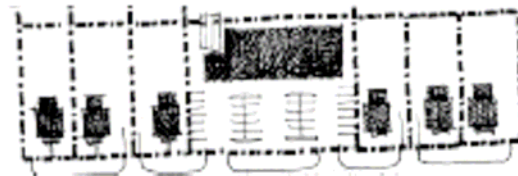
Buildings should accommodate public pedestrian design lines through the site and connect to the existing public sidewalks at the street edge.



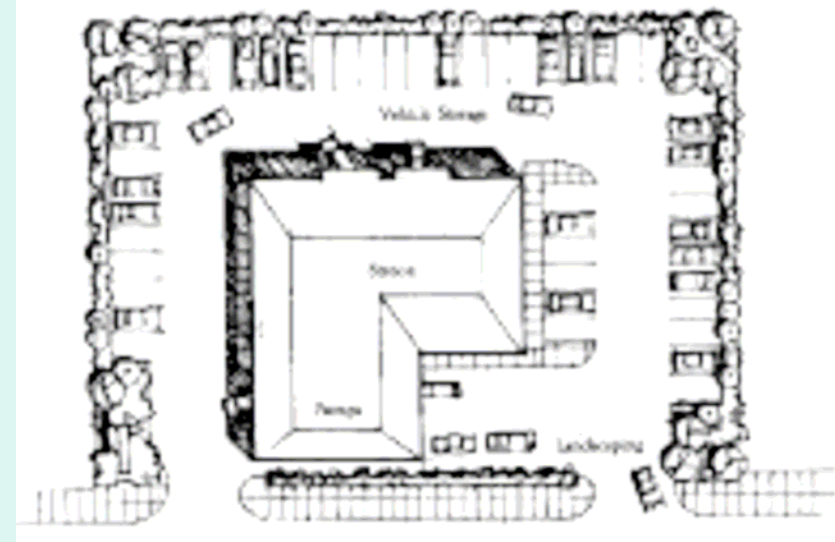
LOCATION OF BUILDINGS & PARKING AREAS

Building mass should be organized where necessary, to facilitate side and rear yard rather than front yard parking.

Unacceptable Design



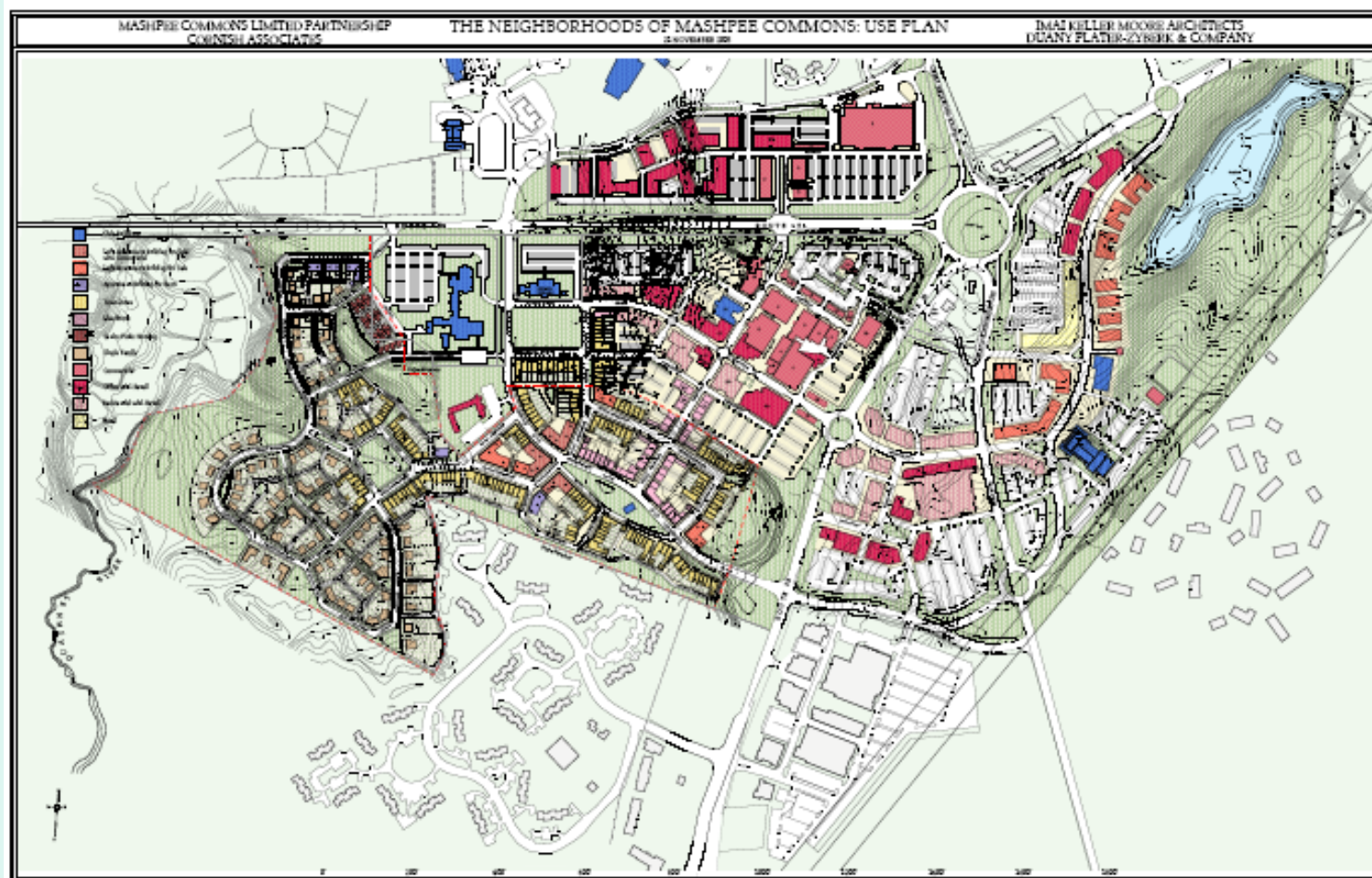
Acceptable Design



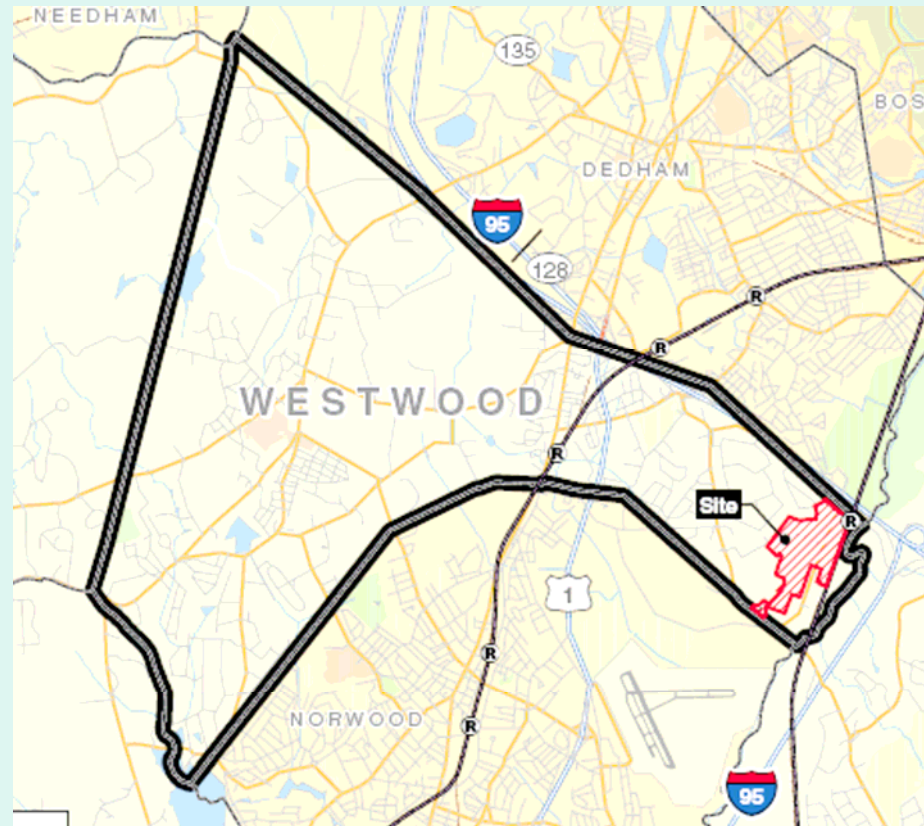
Sharon, MA "Post Office Square Design Guidelines"

Mashpee Commons, MA





Westwood, MA



Westwood, MA new village center



Westwood, MA TOD

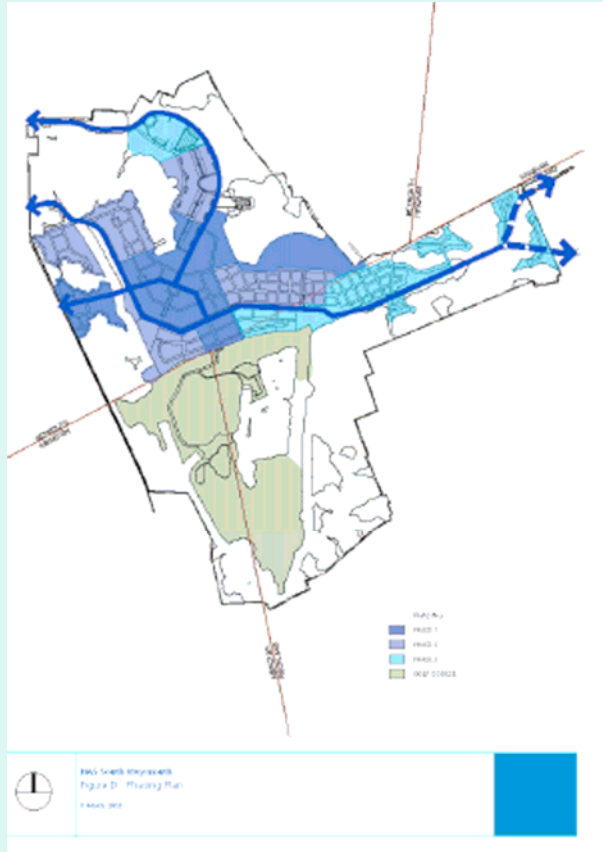


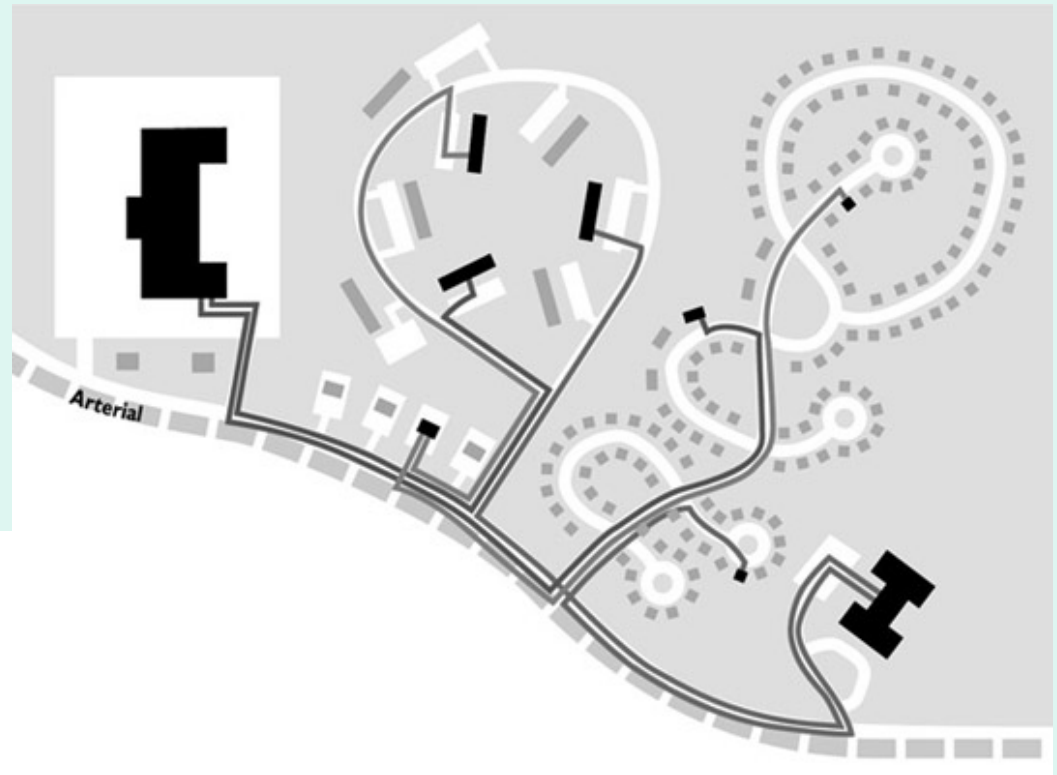
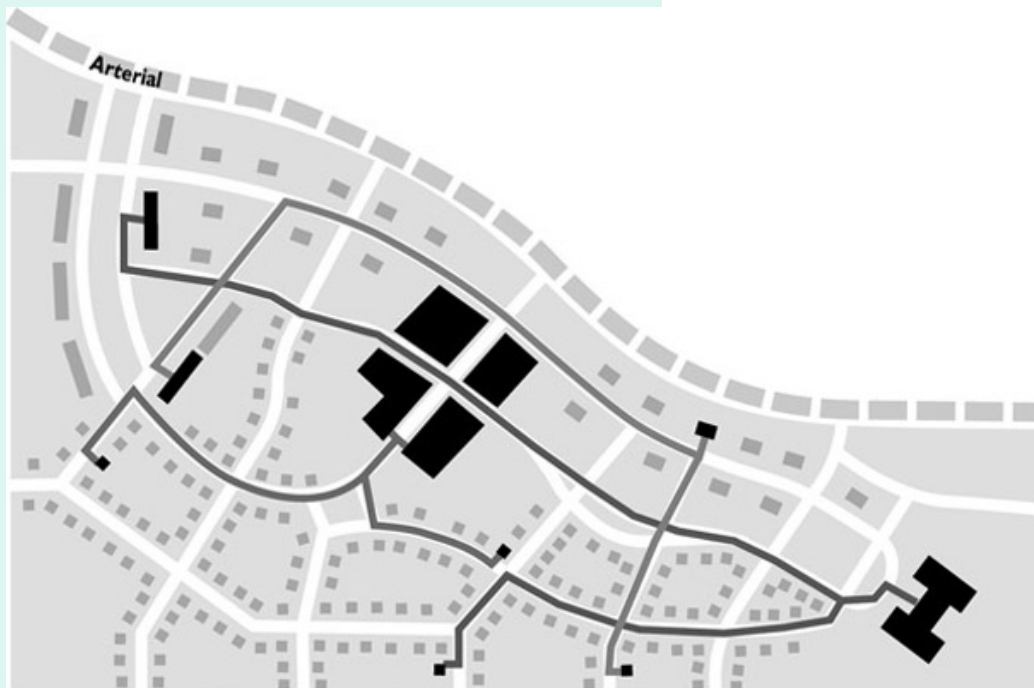


TOWN OF WESTWOOD DEVELOPMENT GUIDE

..... A GUIDE
..... TO WESTWOOD'S
..... DEVELOPMENT PROJECT REVIEW AND APPROVAL PROCESS
..... OCTOBER 1, 1995

Weymouth NAS – New Urbanism in New England





Congress for the New
Urbanism image bank

Lincoln, MA “Mall at Lincoln Center” revitalization



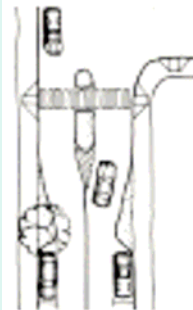
Traffic Management



- - - - - >??



Crossing Islands



- make it safer to cross the street
- slow the speed of vehicles by breaking up straightaways
- allow pedestrians to cross one direction of traffic at a time.



SUMMARY

- Balance interests
- Use placemaking techniques
- Keep it “weird” – think locally
- Learn from the past
- Plan for change and adaptation
- Be proactive