Next Steps for

WEYMOUTH LANDING

MAPC Recommendations and Progress Underway

March 23, 2010

Town of Weymouth

Mayor Susan Kay

Town of Braintree

Mayor Joseph Sullivan

Weymouth Planning & Community Development Department

Braintree Planning & Community Development Department

Metropolitan Area Planning Council

Funded by the
District Local Technical Assistance Program
Welcome

Mayor Joseph Sullivan

Town of Braintree
From Plan to Action
Weymouth Landing

About the Project

MAPC: regional planning agency for 101 cities and towns in Metro Boston

District Local Technical Assistance Program to support local planning and shared services

Goal of the Weymouth Landing project:

• Overall plan for The Landing
• Zoning recommendations
• Parking strategies
• Design and Economic development suggestions
Challenges

1. Current mix of businesses not “magnetic”
2. Perceived lack of parking
3. Barriers to walking and biking
4. Obstacles to significant new construction
5. Waterfront blocked by industrial uses
6. Aesthetically dominated by auto traffic
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Strategies

1. Strengthen and diversify the **business mix**
2. Make efficient use of **existing parking**
3. Improve the **walking/biking experience**
4. Support **new development** with zoning and incentives
5. Leverage **waterfront connections**
6. Enhance **sense of place** and aesthetics
Strengthen and diversify the business mix

Establish façade improvement program

- Matching funds and design assistance
- Front and rear facades eligible

Workshops and technical assistance programs for businesses

Joint Economic Development Committee

- Property owner coordination
- Market analysis
- Marketing and branding strategy
- Joint marketing

Extend Economic Target Area designation
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Make the most of existing parking capacity

Municipal parking lot: cleanup, basic landscaping, striping, signage

“Storefront” improvements to rear of buildings

Encourage off-site (leased) parking

Longer Term Actions

Comprehensive parking study

Parking Management District

Pricing strategies to optimize utilization

Weekend use of MBTA lots
Strengthen waterfront connections

Complete construction of canoe launch
Continue to seek funding for Smelt Run daylighting
Evaluate removal of chain-link fence on Quincy Avenue bridge

Longer Term Actions
Establish new residential district on waterfront; require publicly-accessible waterfront walkway
Integrate waterfront themes and images in district branding and signage
Enhance sense of place

Adopt design guidelines and design review process

Establish Joint Design Process
  • Two town planners and two design professionals
  • Advisory role during administrative Site Plan Review
  • Established by MOU between mayors

Eliminate parking requirements for outdoor restaurant seating

Landing-specific dimensional requirements

**Longer Term Actions**

Organize events that highlight waterfront connections
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Improve the walking/biking experience

Focus PWED investments
- Monatiquot River to Sacred Heart
- State-of-the-art pedestrian amenities: curb extensions, crosswalks, signals
- Reclaim turning lanes for small plazas
- Use cost-effective designs
- Establish a plan for future improvements

Consider reducing Commercial St to two lanes
- Eliminate “choke point” at Sacred Heart
- More room for sidewalks, bike lanes, trees

No new curb cuts on Commercial Street
- Access via side streets, municipal lot
Improve the walking/biking experience

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Discourage new curb cuts on Commercial Street

- Access via side streets, municipal lot
Support new development with zoning and incentives

Establish new Weymouth Landing District

Two Subdistricts:

- Landing Center
- Monatiquot

“Mandatory overlay” applies to all new development

Administrative Site Plan Review (by town planning staff and Joint Design Committee)
Landing Center Subdistrict

Dimensions

- 2 ½ stories “as of right”
- Max 10’ front setback
- 75% building frontage
- No minimum lot size or max coverage limit
- 8 – 15’ setback from Smelt Run
- Pedestrian access to rear, every 200’

Uses

- Allowed: Retail, office, restaurant, residential, studios
- Not allowed: Fast food, food-service drive thrus

Special Permit required:

- New curb cuts
- Drive-through (no foodservice, no Commercial Street access/egress)
- 20+ housing units
- Heights up to 4 stories
Landing Center Subdistrict
Monatiquot Subdistrict

Dimensions

- 2 stories “as of right”
- Max 20’ front setback
- 50% impervious coverage

Uses

- Allowed: residential, office, restaurant, hotel, daycare
- Not allowed: Fast food, drive throughs, manufacturing

Special Permit:

- Waterfront walkway required
- Up to 50% public open space
- Historic preservation encouraged
- Heights up to 5 stories
Parking and Design Review

Parking requirements
- Retail: 1 space per 900 square feet (first floor)
- Office: 1 per 400 square feet
- 2 BR unit: 1 space per unit
- 3 BR unit: 2 spaces per unit
- Outdoor dining: 0 spaces
- All parking: site plan review
- No special permit required

Site Plan Review
- Signage, storefronts, exterior alterations, parking
- Administrative review conducted by Town Planner with Joint Design Committee
Report on Progress Underway

Christine Stickney
Director, Braintree Department of Planning and Community Development

Jim Clarke
Director, Weymouth Department of Planning and Community Development
Discussion
For more information, maps, and reports, visit

www.mapc.org/weymouthlanding

THANK YOU!