

Next Steps for  
**WEYMOUTH LANDING**  
MAPC Recommendations and Progress Underway  
March 23, 2010



Town of Weymouth



Mayor Susan Kay

Weymouth Planning & Community  
Development Department



**Metropolitan Area Planning Council**

*Funded by the  
District Local Technical Assistance Program*

Town of Braintree



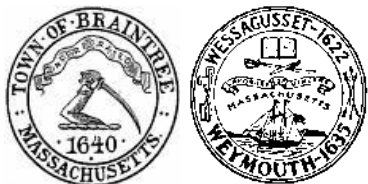
Mayor Joseph Sullivan

Braintree Planning & Community  
Development Department

## Mayor Joseph Sullivan



## Town of Braintree



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



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



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

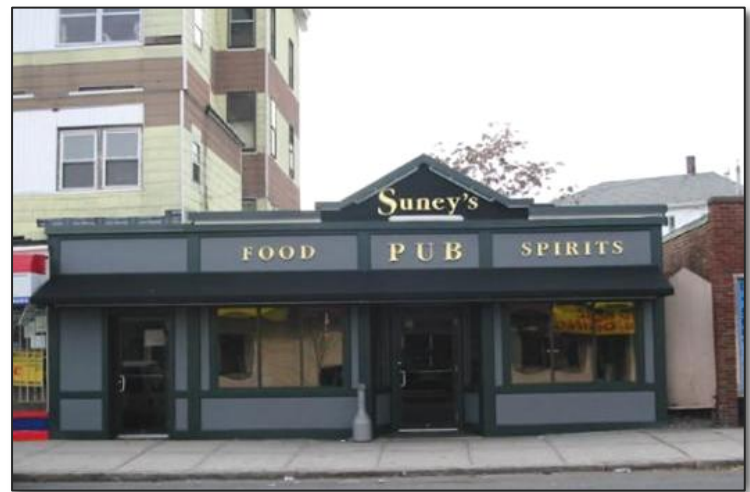
- Matching funds and design assistance
- Front and rear facades eligible

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





# 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

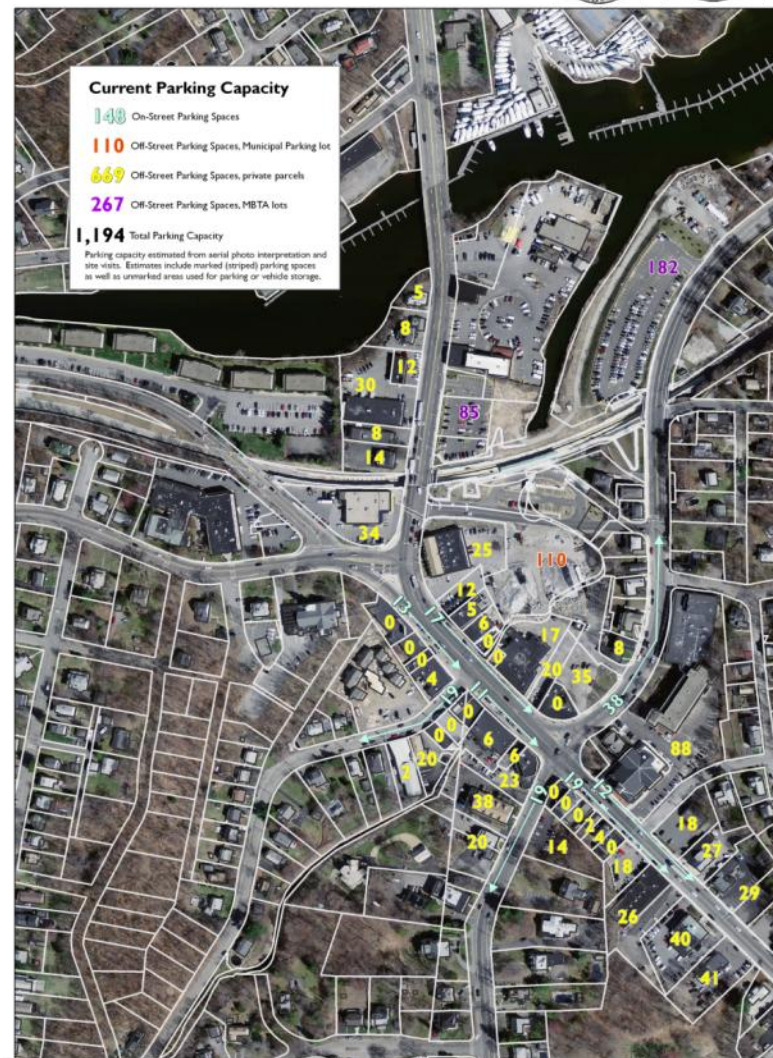
Comprehensive parking study

Parking Management District

Pricing strategies to optimize utilization

Weekend use of MBTA lots

BRAINTREE-WEYMOUTH LANDING  
Inventory of Current Parking Capacity, by Parcel



Draft for Community Review  
March 1, 2010

[www.mapc.org/weymouthlanding](http://www.mapc.org/weymouthlanding)



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# 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



# 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

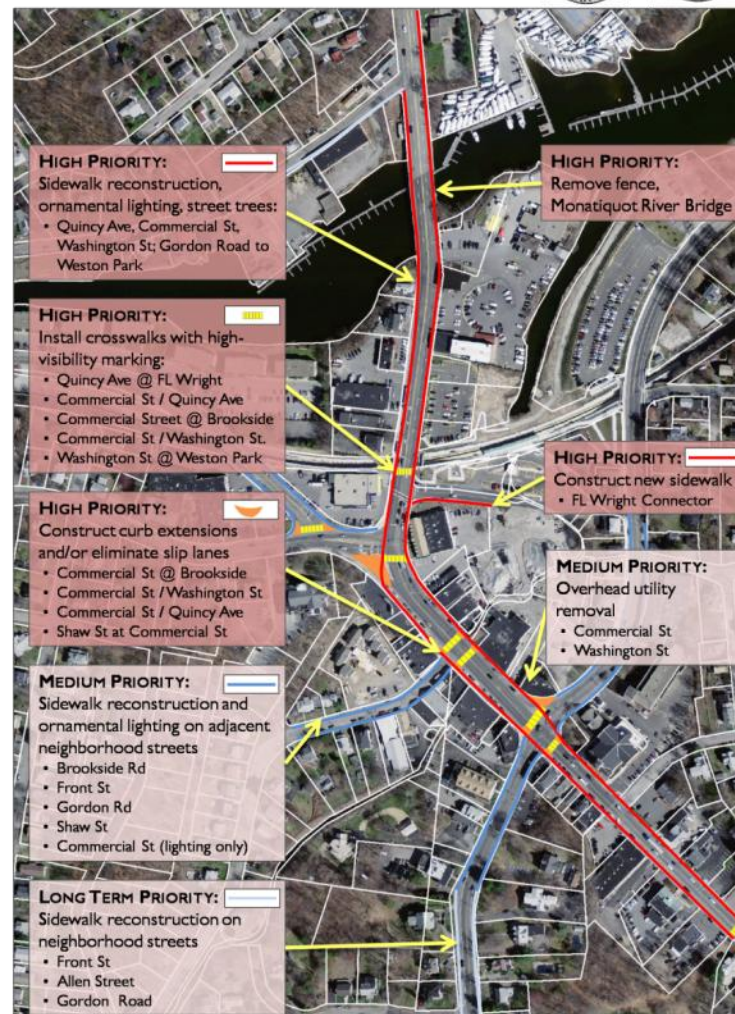
## Consider reducing Commercial St to two lanes

- 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

BRAINTREE-WEYMOUTH LANDING  
MAPC-Recommended Pedestrian / Design Priorities



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# Weymouth Landing



# 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
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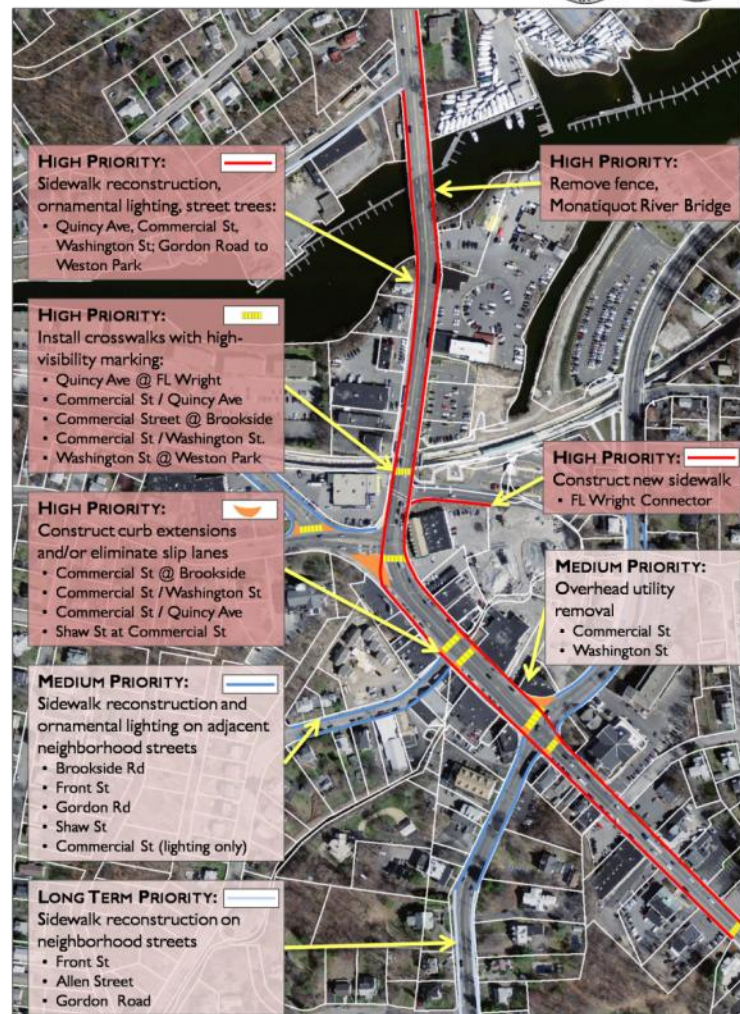
## Consider reducing Commercial St to two lanes

- Eliminate “choke point” at Sacred Heart
- More room for sidewalks, bike lanes, trees

## Discourage new curb cuts on Commercial Street

- Access via side streets, municipal lot

BRAINTREE-WEYMOUTH LANDING  
MAPC-Recommended Pedestrian / Design Priorities



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# Support new development with zoning and incentives

Establish new Weymouth Landing District

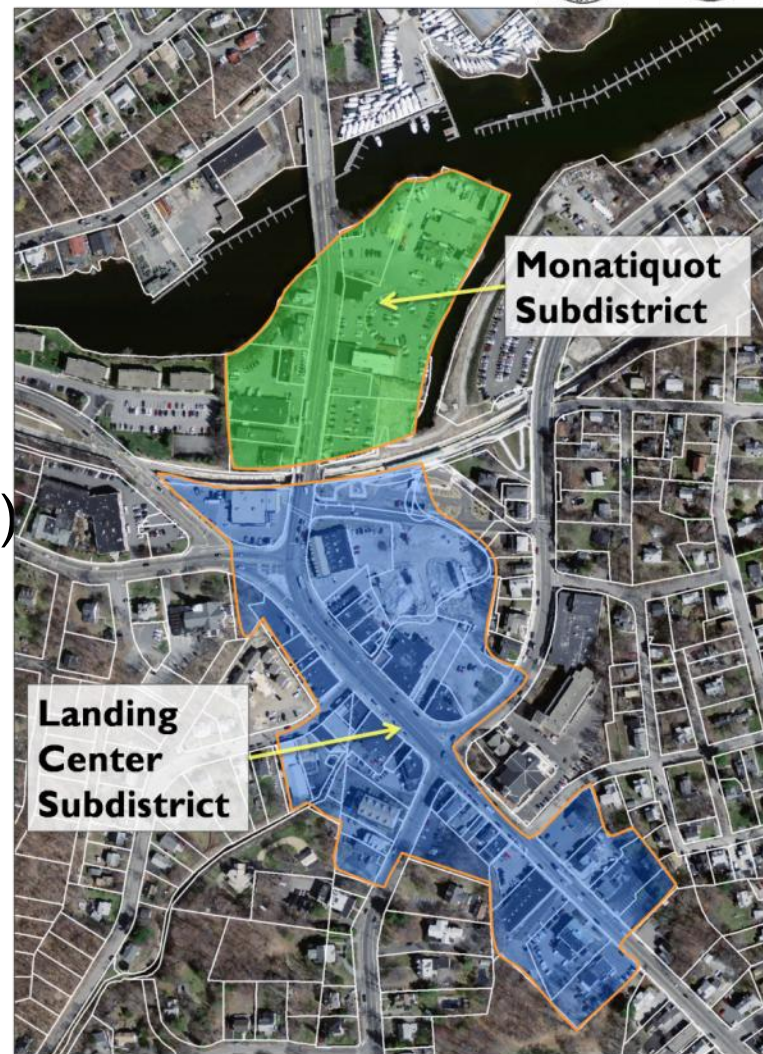
Two Subdistricts:

- Landing Center
- Monatiquot

“Mandatory overlay” applies to all new development

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

BRAINTREE-WEYMOUTH LANDING  
Recommended Zoning Districts



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March 23, 2010

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# 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



## 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



# Monatiquot Subdistrict



# 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
- 3BR 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



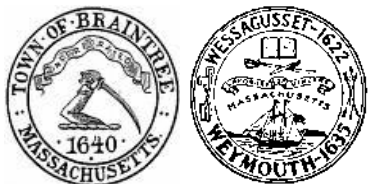
# Report on Progress Underway

**Christine Stickney**

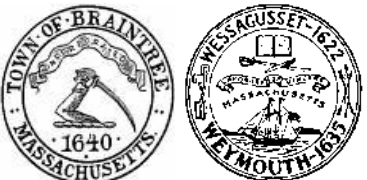
Director, Braintree Department of  
Planning and Community Development

**Jim Clarke**

Director, Weymouth Department of  
Planning and Community Development



# Discussion





For more information, maps, and reports, visit  
[www.mapc.org/weymouthlanding](http://www.mapc.org/weymouthlanding)

**THANK YOU!**

