

Norwell Hosts

A Community Forum on the Future of Queen
Anne's Plaza and Accord Park

Metropolitan Area Planning Council

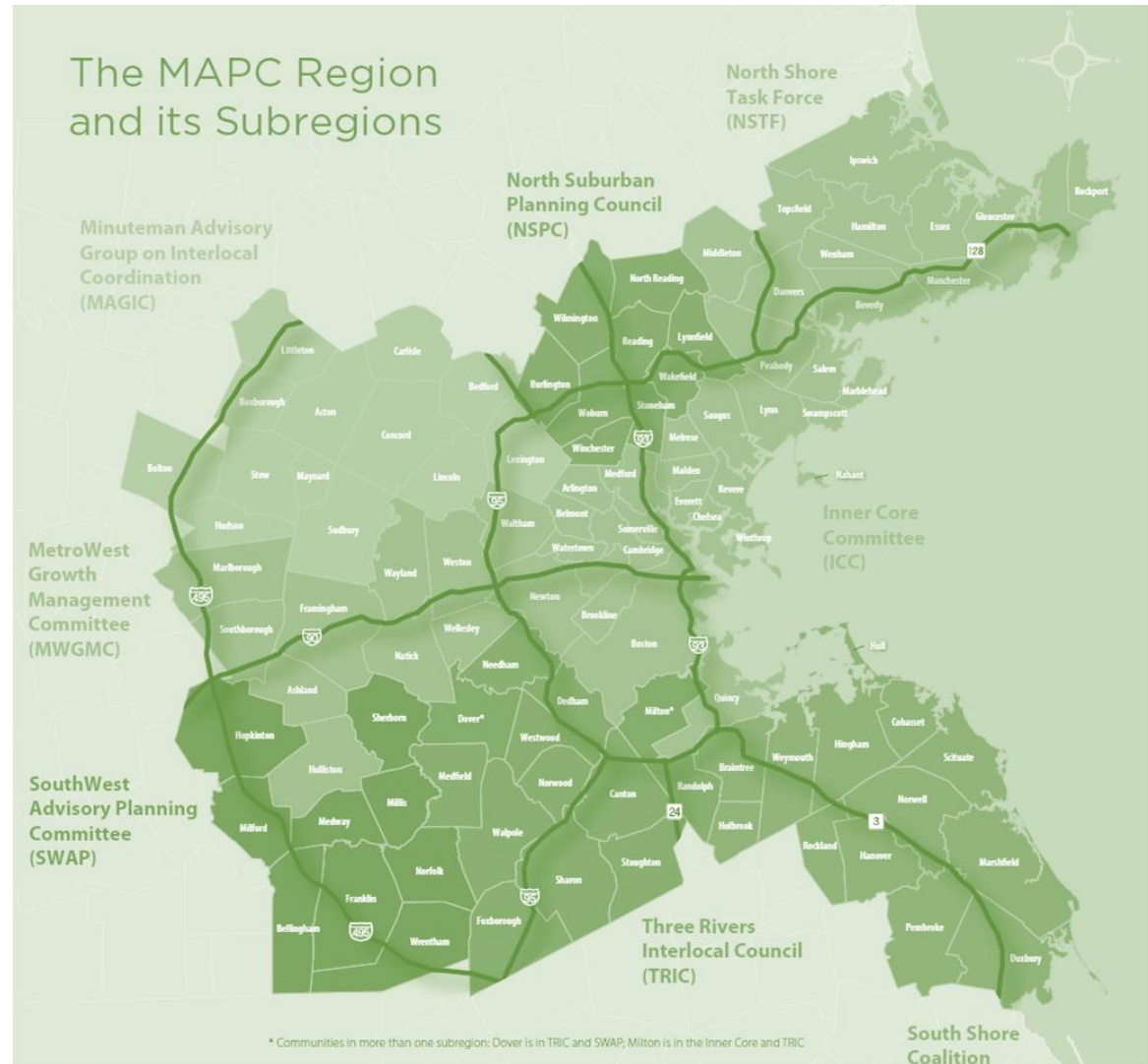
9/24/2019

Cushing Memorial Hall, Norwell MA



Metropolitan Area Planning Council

- 101 cities & towns
- 8 subregions
- 3.3 million residents
- 2 million jobs



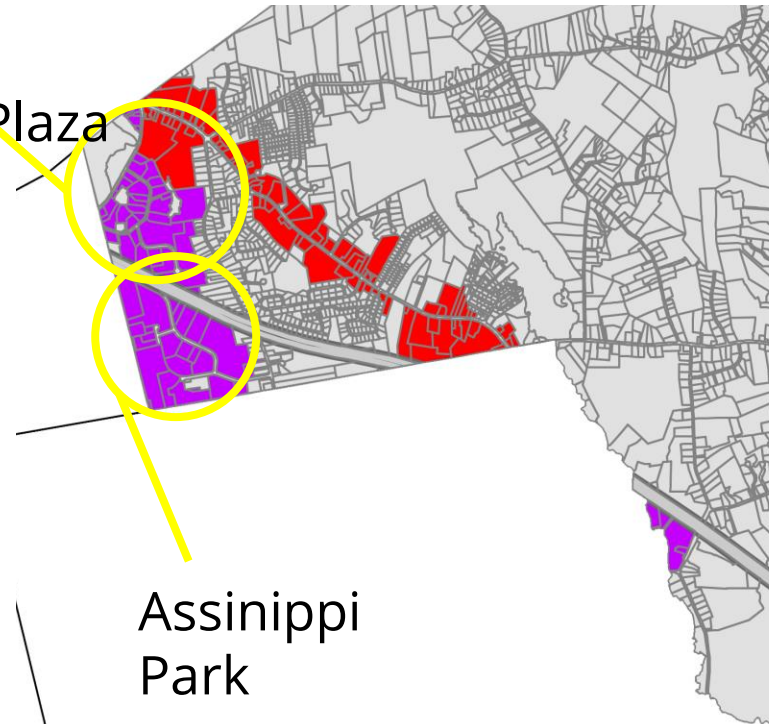
2018 Norwell Economic Growth Plan

2018

Norwell Economic Growth Plan

Prepared for the Town of Norwell by
the Metropolitan Area Planning Council

Accord Park
/
Queen
Anne's Plaza

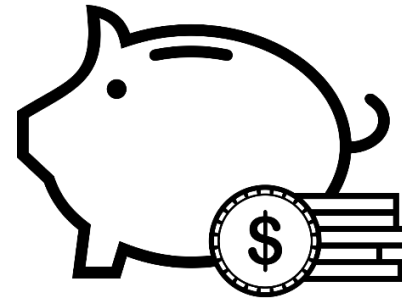


Assinippi
Park

2018 Economic Growth Plan Guiding Goals



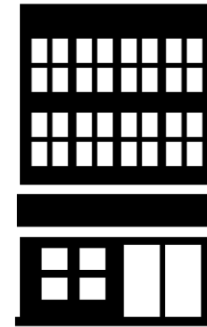
Maximize Efficient Use of
Space in the Industrial Parks



Maintain a Fiscally Strong
Town Government



Address Issues of Waste Water
Infrastructure Capacity



Create Mixed Use Commercial
and Residential Development

2018 Economic Growth Plan

Key Findings

Accord Park presents a strong opportunity to pursue industrial / commercial growth options

- Significant Office Vacancy
- Strategic Development Sites
- Easy Highway Access
- Proximity to Complimentary Uses

Queen Anne's Plaza is well positioned to support mixed use and compact multifamily development

1. Existing Wastewater Infrastructure
2. Consolidated Site Ownership
3. Existing Commercial Spaces
4. Eligibility for State's 40R Program



2018 Economic Growth Plan

Key Recommendations

Adjust zoning in Accord Park to incentivize private development, specifically the underperforming office buildings, and strategic development sites.



Allow residential development at Queen Anne's Plaza to leverage the sites opportunity for compact housing that meets community needs in Norwell.



Zoning Implementation Process

2018

Norwell Economic Growth Plan

Prepared for the Town of Norwell by the Metropolitan Area Planning Council



Norwell Hosts

A Community Forum on the Future of Queen Anne's Plaza and Accord Park

Tuesday, September 24

7 p.m. to 9 p.m.
Cushing Memorial Hall
673 Main Street

Refreshments Provided!
(Including Ice Cream from Hornstra Farms)

Learn more:
www.mapc.org/norwellzoning



How can we help? Let us know.



The Town of Norwell is creating a vision for the Accord Industrial Park and Queen Anne's Plaza. Join us for the first of **three public meetings** to help set the vision, priorities, and goals that will inform zoning changes.

Norwell has a huge opportunity to grow its commercial tax base, diversify its housing supply, and leverage the development occurring in neighboring communities to benefit the town—but we need your participation!

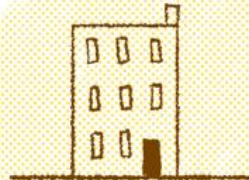
You don't have to know a lot—or anything—about zoning. You bring your ideas and we'll bring the ice cream!

Questions?

Contact Josh Eichen at jeichen@mapc.org.

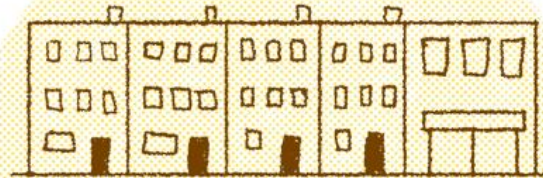
What is Zoning?

Zoning works at different scales—the building scale, the neighborhood scale, and the city scale.



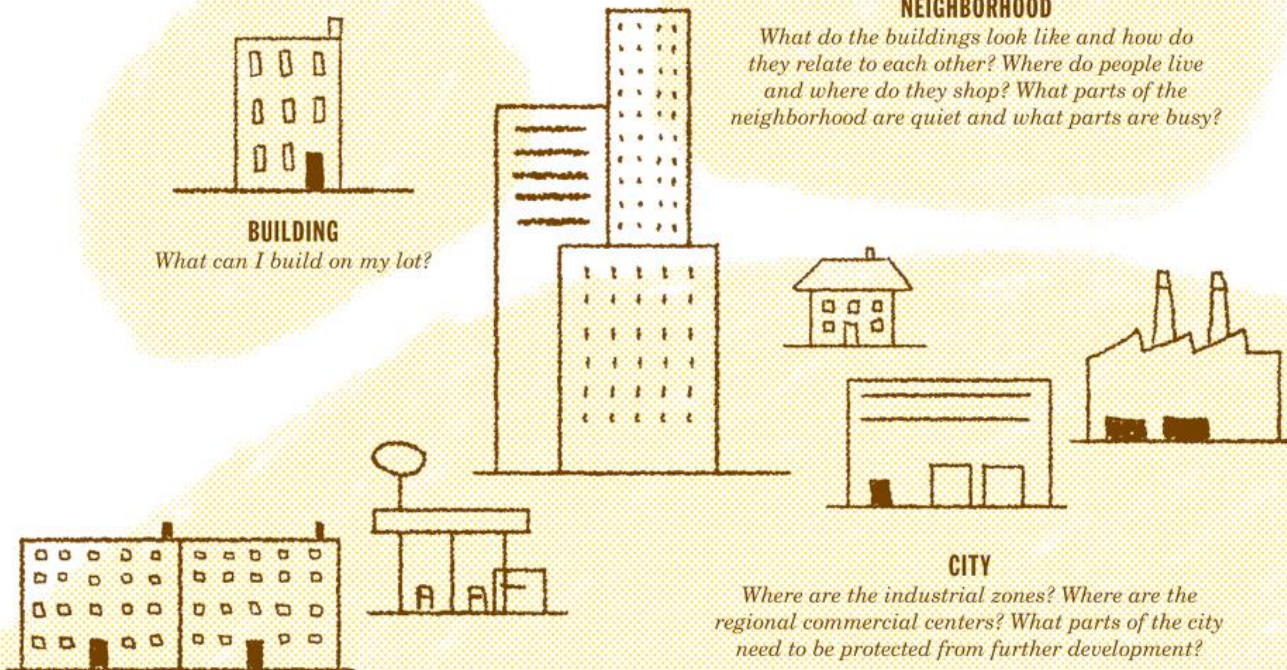
BUILDING

What can I build on my lot?



NEIGHBORHOOD

What do the buildings look like and how do they relate to each other? Where do people live and where do they shop? What parts of the neighborhood are quiet and what parts are busy?



CITY

Where are the industrial zones? Where are the regional commercial centers? What parts of the city need to be protected from further development?

Norwell Hosts Series



Online Engagement

<https://www.mapc.org/resource-library/norwell-zoning/>



UPDATES

UPCOMING EVENTS

Norwell Hosts: Community Workshop

Tuesday, September 24
7 p.m. to 9 p.m.

Cushing Memorial Hall

673 Main St, Norwell, MA 02061

Learn about how zoning changes could effect the development of Queen Anne's Plaza and Accord Park. Give feedback on what the vision, priorities, and goals of the project should be.

[Download the Flyer](#)

Questions? Contact:

Josh Eichen
jeichen@mapc.org
617-933-0722

[Click here to sign up for the Norwell Zoning email list](#)

Zoning Implementation Process Timeline

Zoning Implementation Timeline

SEPTEMBER

Community Workshop 1

SEPTEMBER 2019

Learn about how zoning changes could effect the development of Queen Anne's Plaza and Accord Park. Give feedback on what the vision, priorities, and goals of the project should be.

OCTOBER

Zoning Scenario Development & Impact Assessment

OCTOBER 2019 – NOVEMBER 2019

Based on input from the first Community Workshop, MAPC will craft potential zoning scenarios and analyze associated impacts on town finances, traffic, and environmental quality.

NOVEMBER

Community Workshop 2

EARLY NOVEMBER 2019

Hear about the zoning scenarios and impact analyses crafted by MAPC. Give input on what scenario you feel will best meet Norwell's needs.

DECEMBER

Zoning Scenario Refinement

NOVEMBER 2019 – DECEMBER 2019

Based on the second Community Workshop, refine zoning into a final concept and impact analysis.

Community Workshop 3

MID-DECEMBER 2019

Learn about the final zoning scenario and impact analysis and give feedback on possible improvements and changes.

Zoning Implementation Timeline

JANUARY

Zoning Writing

JANUARY 2020

MAPC will write zoning language reflective of the three Community Workshops and deliver it to the Norwell Board of Selectmen.

FEBRUARY

Planning Board Hearings

JANUARY 2020 – MARCH 2020

The Norwell Planning Board will hold public hearings to review the zoning language, and will issue a report and recommendations to the Board of Selectmen.

MARCH

Town Warrant

MARCH 2020

Zoning proposals will be added to the Town Meeting Warrant, which will serve as the agenda for the 2020 Town Meeting in May.

APRIL

MAY

Town Meeting

MAY 2020

The proposed zoning will require a two-thirds majority vote of present Town Meeting participants to pass. Make sure you're there!

Tonight's Activities!

Josh Eichen

jeichen@mapc.org