



# Town of Sudbury Community Forum *Route 20 Zoning Project*

October 26, 2011

*Funded by MA District Local Technical Assistance Program*

# Tonight's Agenda

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## Project Context

A sewer on Route 20 would create business opportunities and further protect the environment

1. How can the Town guide development?
2. What kinds of redevelopment would you want?
3. What do you want the redevelopment to look like?

How much redevelopment would you want?

Environmentally-sensitive redevelopment

## Next Steps

# Study Area



# Project Background

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Proposed sewer is the result of years of planning

- 1999 Weston and Sampson Wastewater Needs Assessment

This engineering study identified the need for sewer infrastructure in the Route 20 Corridor commercial district due to poor soil conditions and high ground water.

- 2001 Master Plan Goals

Support a sewer system along Route 20 to maintain the business district and to preserve the Town's water supply.

# What Opportunities Will Be Created?

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- Expand existing businesses
- Attract new businesses
- Create mixed use development
- Upgrade commercial/industrial properties
- Improved site design/denser development
  - Low Impact Development and “Green Streets”
- Increase pedestrian connections
- Develop and revitalize public spaces
- Increase the tax-base

## Existing Town Bylaws:

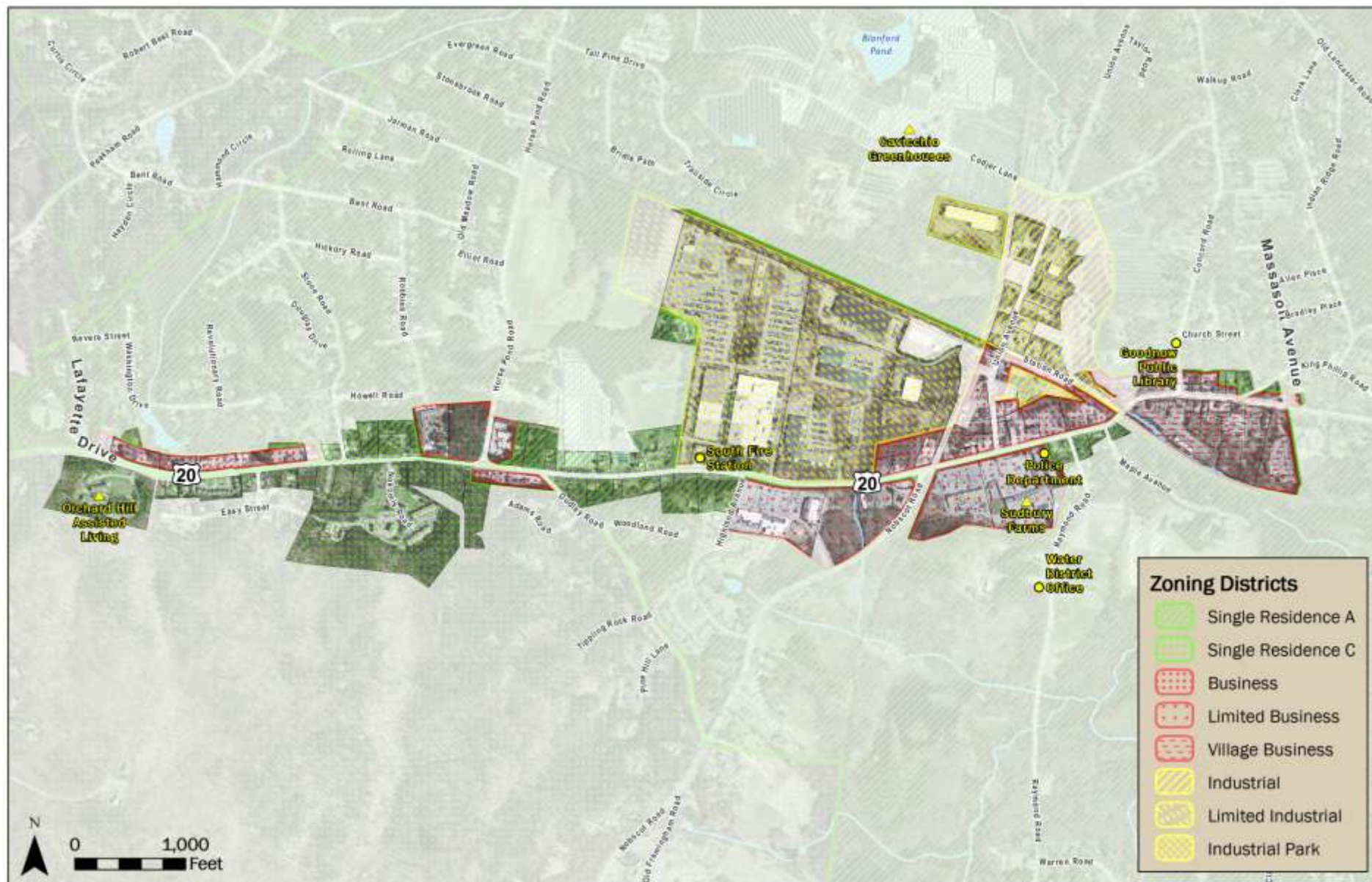
- Zoning

## Physical Attributes and Natural Resources to Protect:

- Drinking Water Resources (Wellheads)
- Wetlands
- Flood Plain
- Stormwater Management



# Existing Zoning



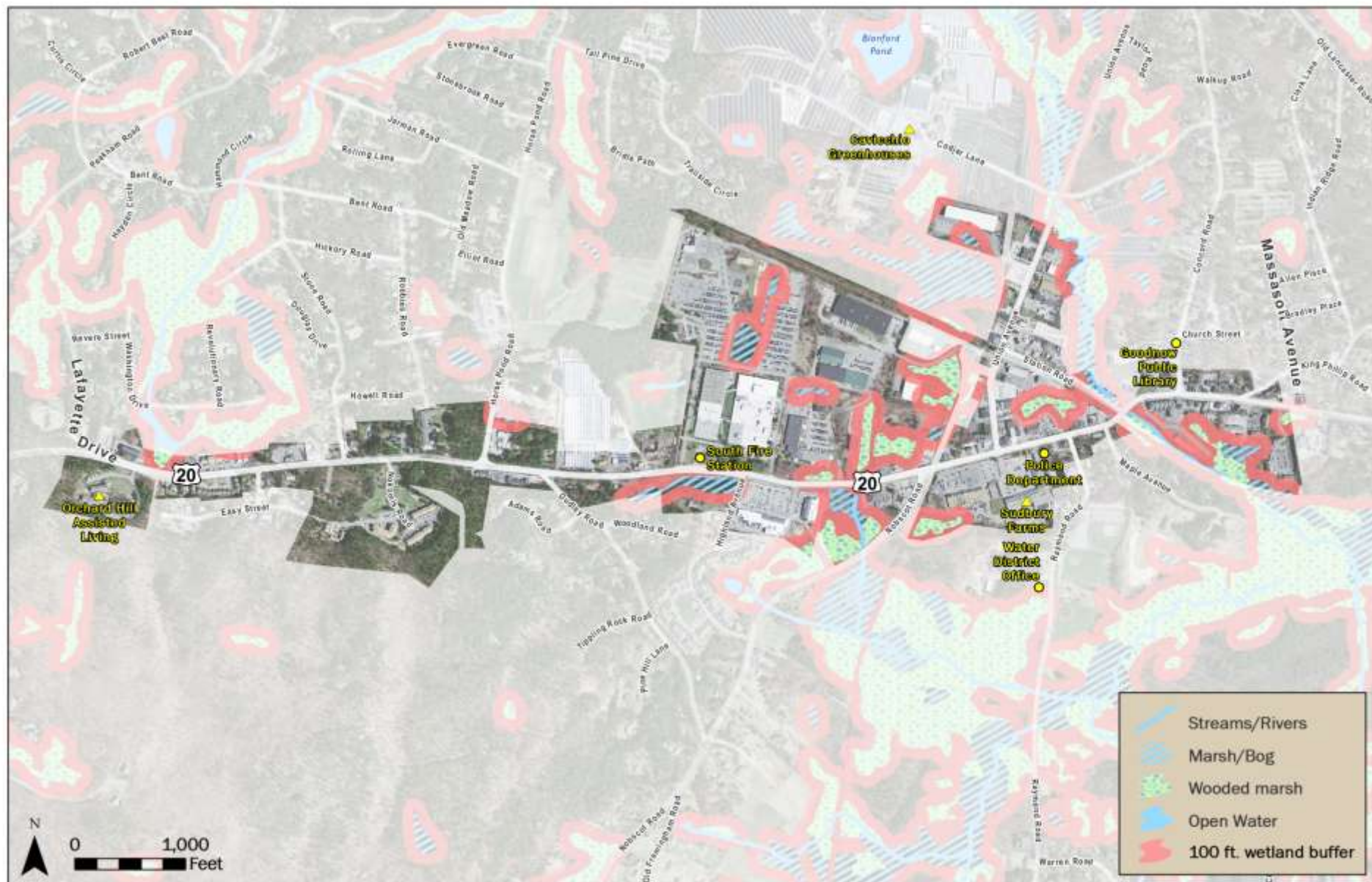


# Drinking Water





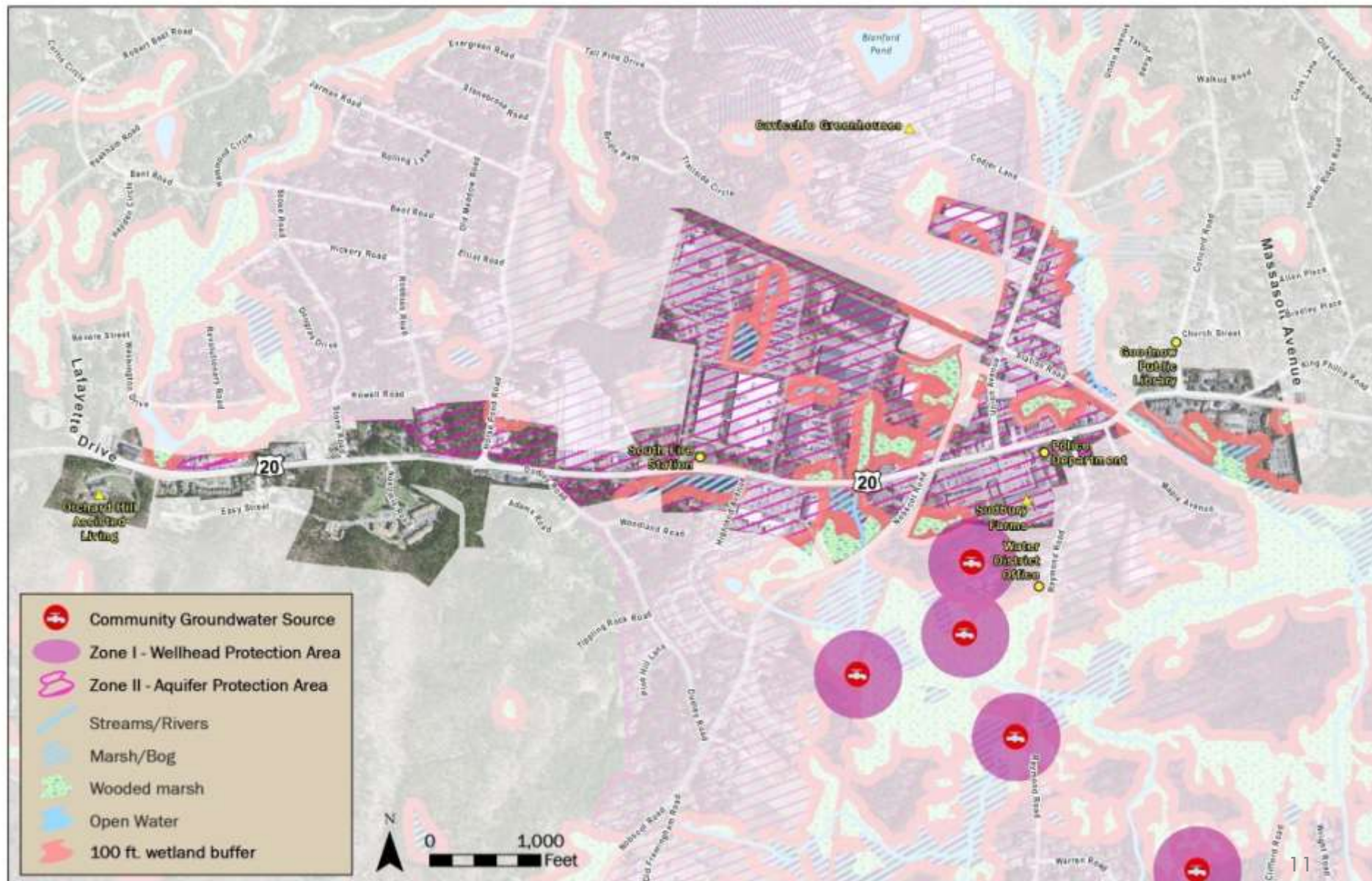
# Wetland Resources







# Environmental Issues



## What kinds of uses are appropriate for Rte. 20?

1. Commercial/Retail:
  - Office
  - General Retail (Clothing, Shoe, Gifts)
  - Restaurant
  - Bakery
  - Hair Salon
2. Lodging
  - Boutique Hotel
  - Continuing Care Facilities
3. Housing
  - Multi-Family
  - Live-Work
4. Mixed-Use
5. Agricultural
6. Industrial

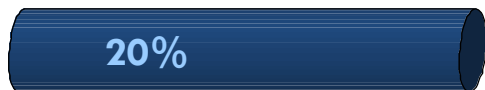


- Introduction to Keypads
  - Demographic Questions
  - Not Binding, Anonymous
- Discussion of Uses
- Design Preference



# What is your favorite Fall activity?

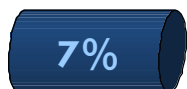
1. Apple picking



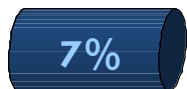
2. Attending children's sports games



3. Gardening



4. Cleaning the gutters



5. Other





# Which category below best describes you?

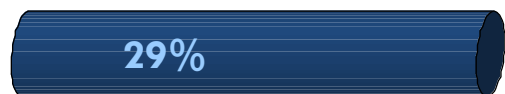
1. Resident



2. Local business owner



3. Resident and local business owner



4. Other



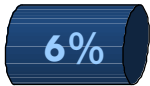


# How long have you lived or owned a business in Sudbury?

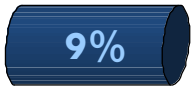
1. 0 – 1 year



2. 2 – 5 years



3. 6 – 10 years



4. 11 - 20 years



5. 20+ years



6. Not applicable







# What is your age?

1. 0 - 19

0%

2. 20 - 29

4%

3. 30 - 39

9%

4. 40 - 49

16%

5. 50 - 59

29%

6. 60 - 69

22%

7. 70 or better

20%



Did you participate in the Master Plan process between 1995 and 2001?

1. Yes



2. No





Did you participate in any of the sewer planning meetings?

1. Yes



2. No



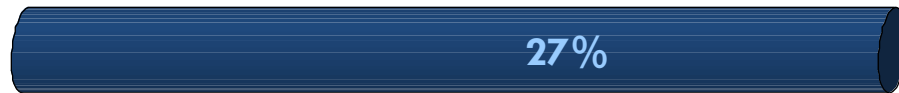


How important is it that existing businesses be able to expand?

1. Very Important



2. Important



3. Somewhat Important



4. Not Important





## What kinds of uses are appropriate for Rte. 20?

1. Commercial/Retail:
  - Office
  - General Retail (Clothing, Shoe, Gifts)
  - Restaurant
  - Bakery
  - Hair Salon
2. Lodging
  - Boutique Hotel
  - Continuing Care Facilities
3. Housing
  - Multi-Family
  - Live-Work
4. Mixed-Use
5. Agricultural
6. Industrial



Are these uses appropriate for Route 20?

## Offices

1. Yes



2. No





Are these uses appropriate for Route 20?

## Restaurant, Bakery

1. Yes



2. No





Are these uses appropriate for Route 20?

## Hair Salons, Day Spas

1. Yes



2. No



Are these uses appropriate for Route 20?

## Boutique Hotel

1. Yes



2. No





Are these uses appropriate for Route 20?

## Continuing Care Facility

1. Yes



2. No







Are these uses appropriate for Route 20?

## Multifamily, Live-Work

1. Yes



2. No





Are these uses appropriate for Route 20?

## Mixed Use (retail/office and residential)

1. Yes



2. No





Are there other uses appropriate for the Rt. 20 Corridor?

1. Yes



2. No



## Discussion

# What do you want the development to look like?

## How much development would you want?

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- Density
- Design
  - Buildings
  - Streetscape
  - Pedestrian connections and amenities

# Intensity of Uses

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The Town can allow developers to:

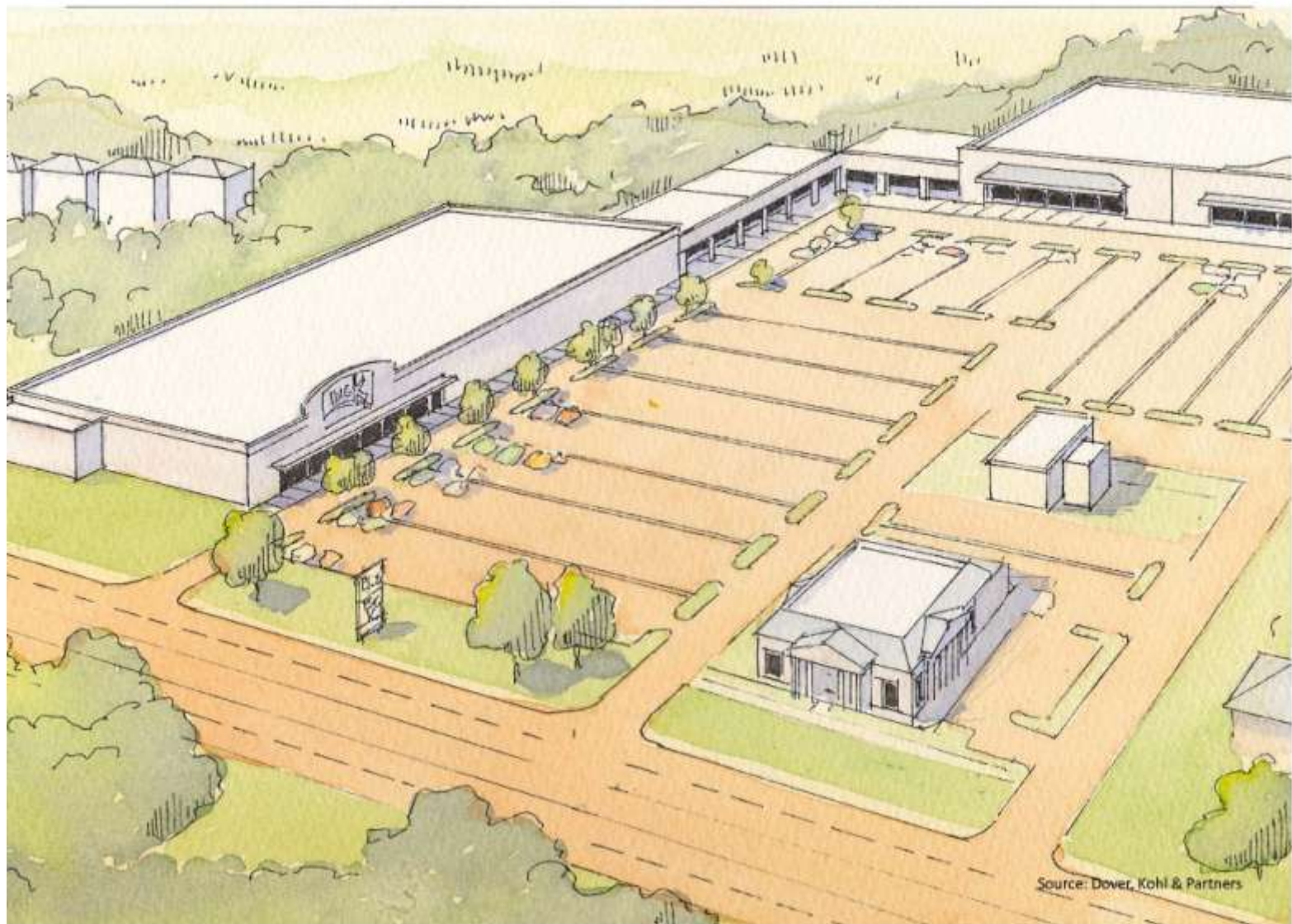
1. Reduce setbacks from the street
2. Design higher buildings
3. Provide mixed uses
4. Develop housing in/adjacent to a commercial district
5. Reduce parking



# Incentives

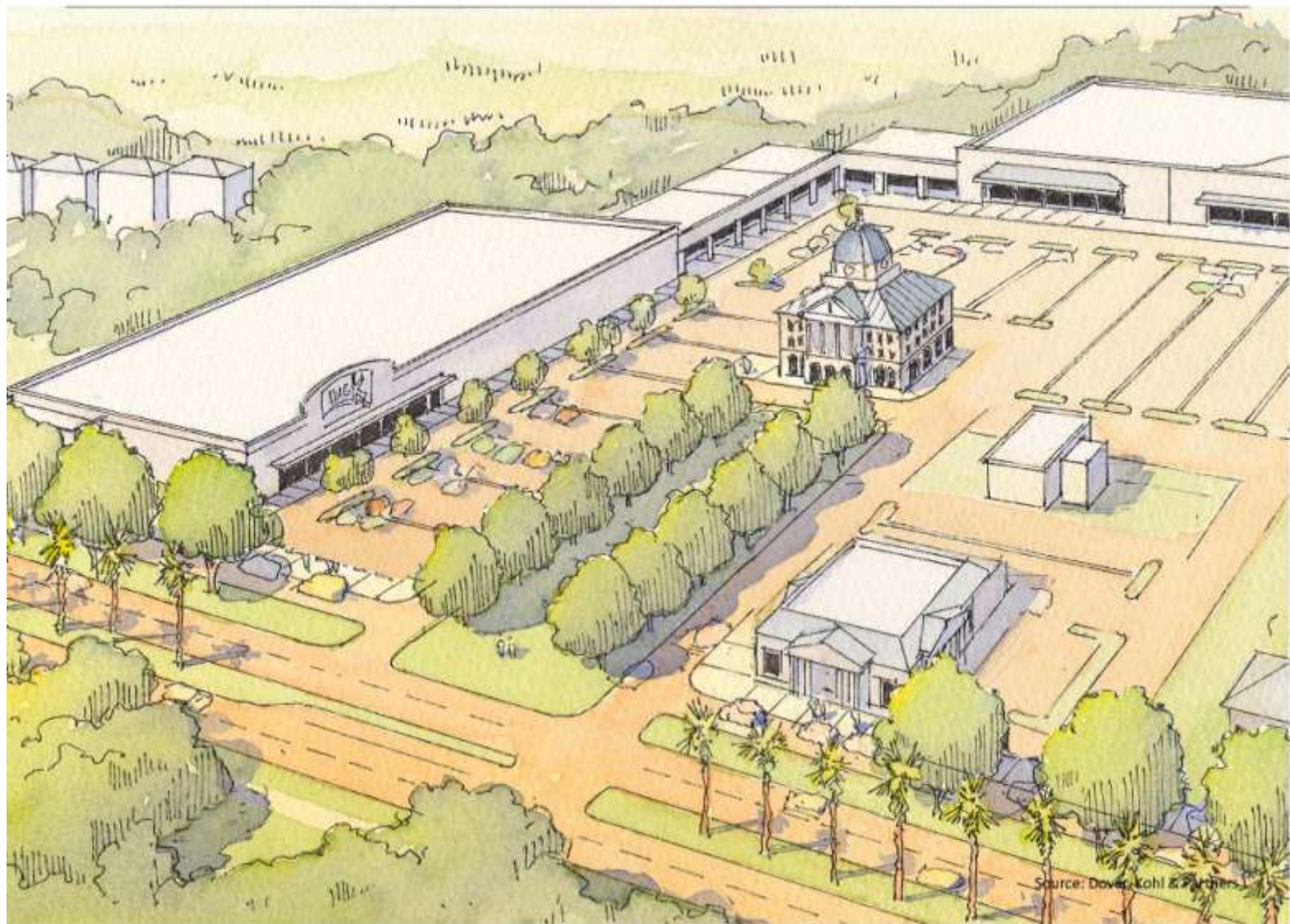
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1. Environmental Protection - Low Impact Development
2. Open Space Preservation
3. Green Building (LEED Certification)
4. Desired Architectural Design
5. Affordable Housing



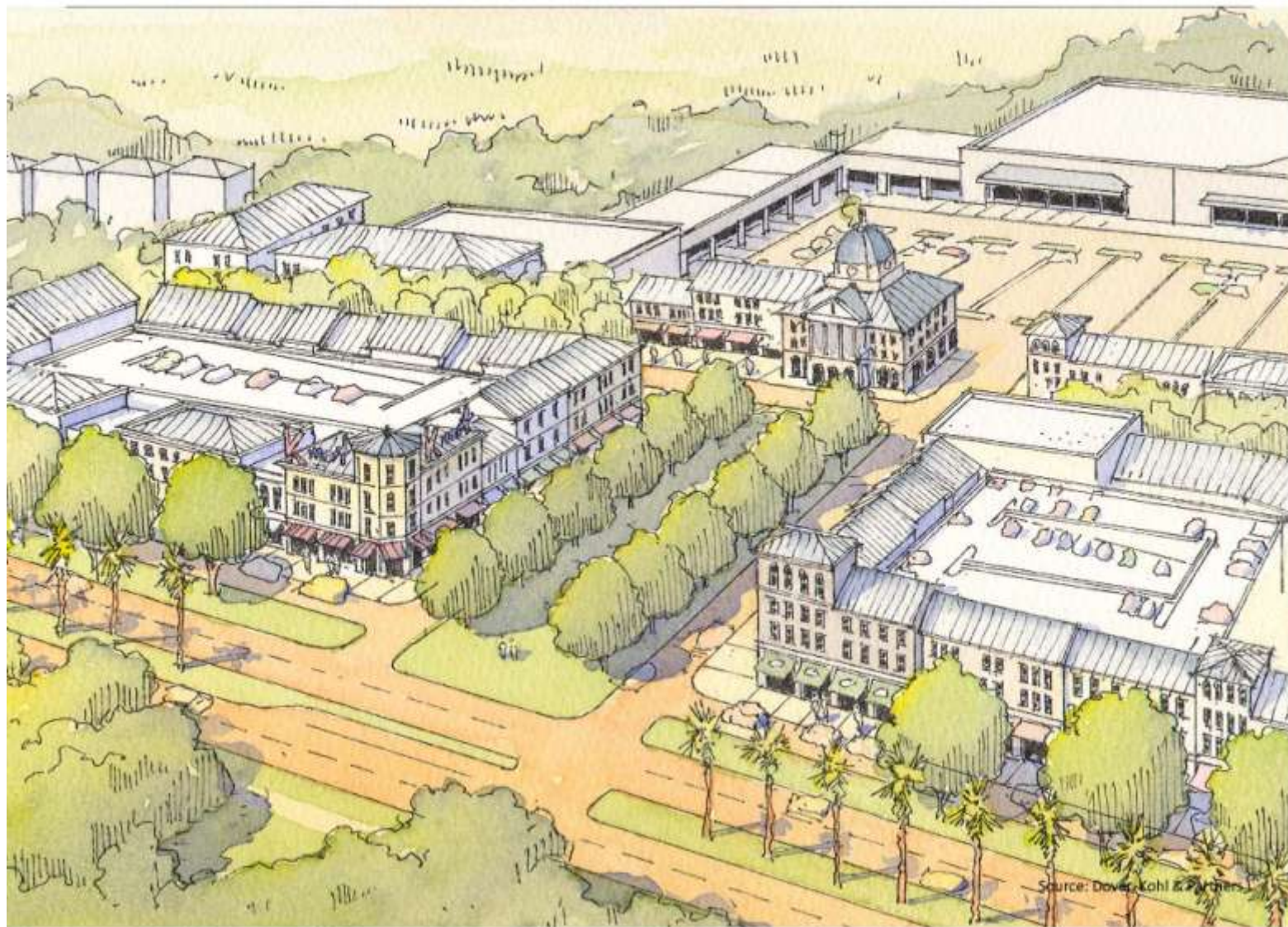
Source: Dover, Kohl & Partners





Source: Dover Kohl & Partners





Source: Dover Kohl & Partners







# Connectivity





# Public Spaces



# Public Spaces



# Design Preference Poll

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## Purpose of the Design Preference Poll:

1. Building Design – height, intensity
2. Site Design

For each photo, focus on:

- Building styles
  - Height
  - Massing
  - Materials
- Signage
- Public amenities

Please don't focus on:

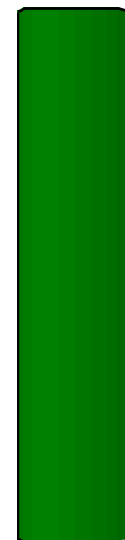
- Context of the photo
- Where the parking is located
- Proximity to other buildings or uses



# Is this appropriate for Route 20?



80  
%



20  
%



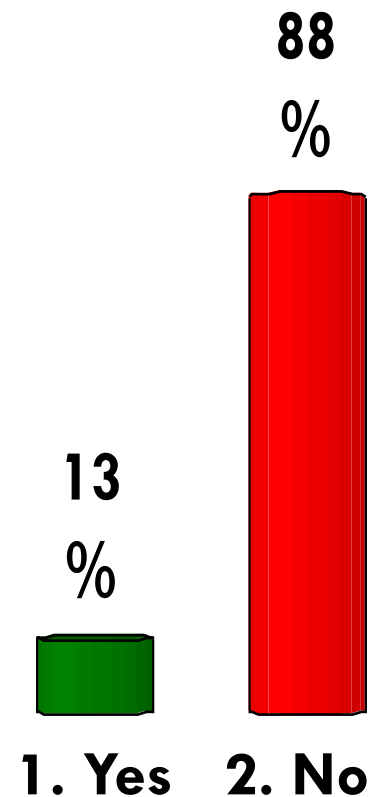
1. Yes

2. No

# Is this appropriate for Route 20?



<http://oakdev.com>

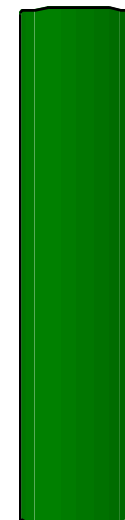




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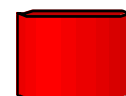


86  
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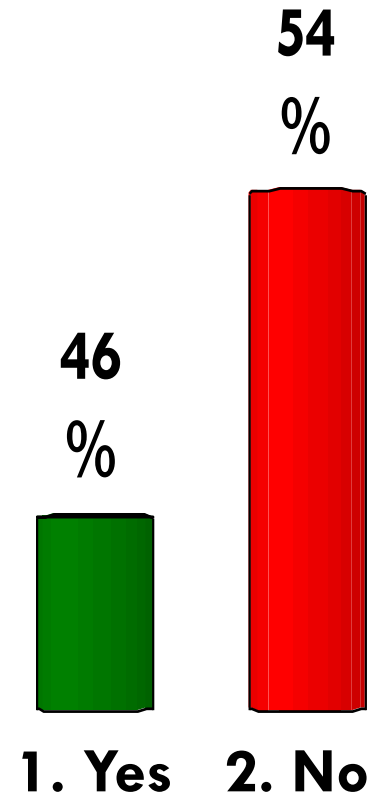
1. Yes

14  
%

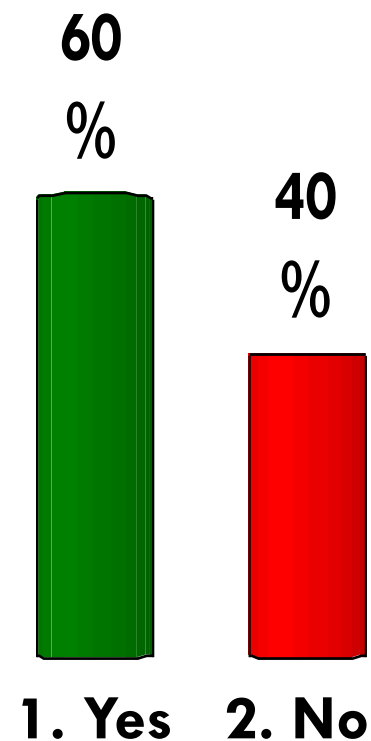


2. No

# Is this appropriate for Route 20?

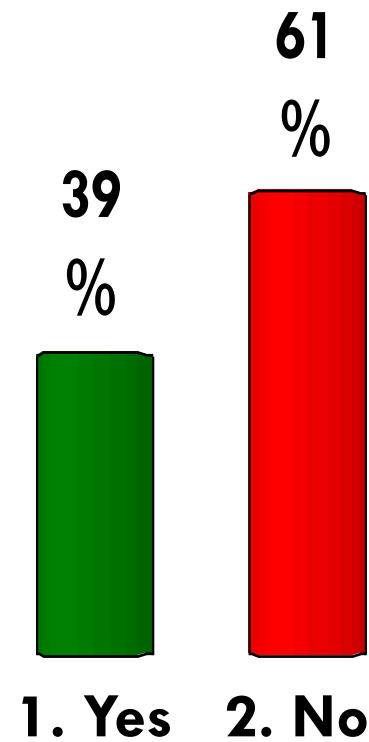


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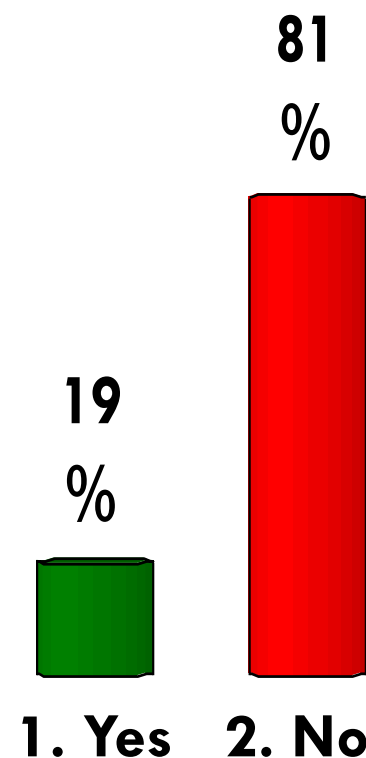


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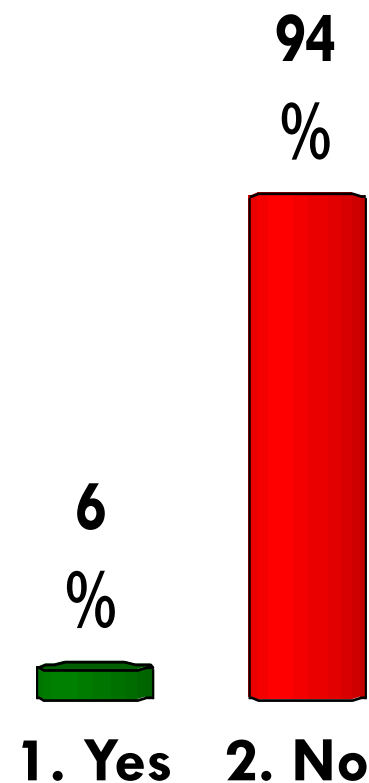
<http://oakdev.com>

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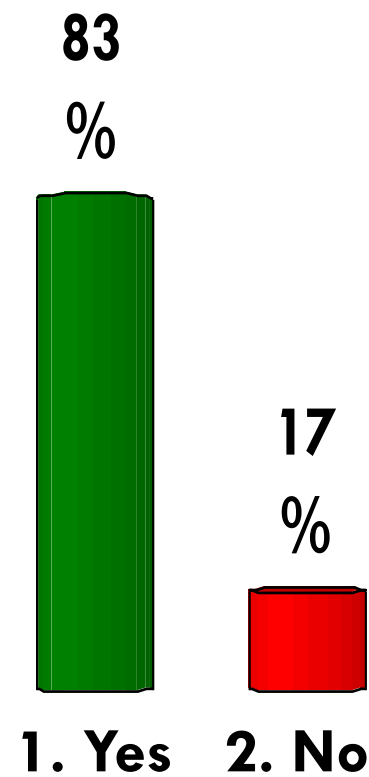




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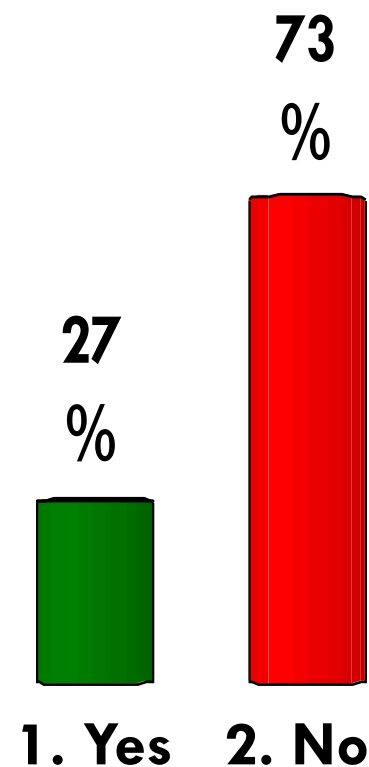


# Is this appropriate for Route 20?



Source: Duany, Plater-Zyberk, and Co.

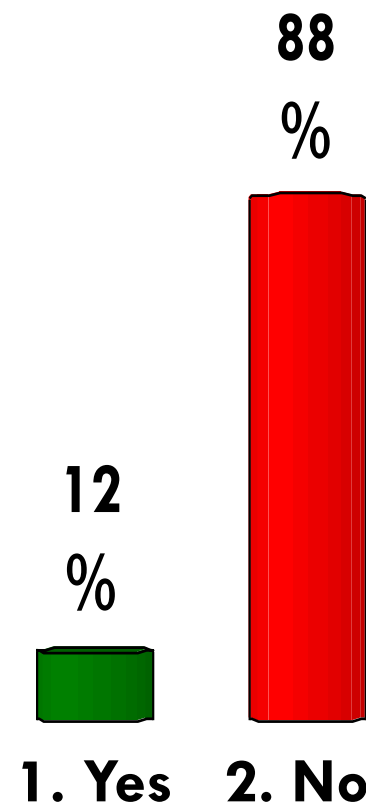
# Is this appropriate for Route 20?



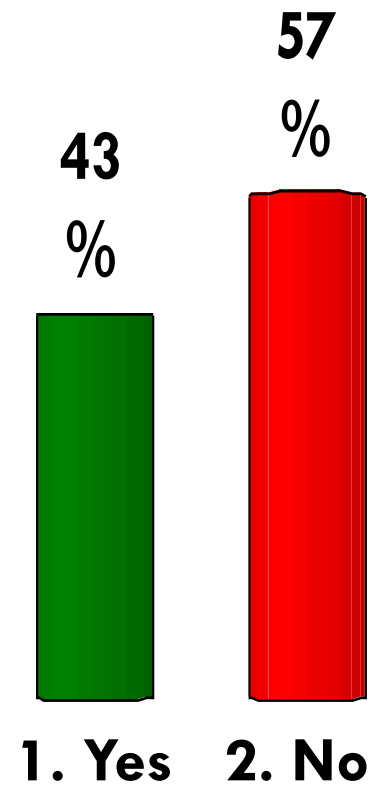
Source: Duany, Plater-Zyberk, and Co.



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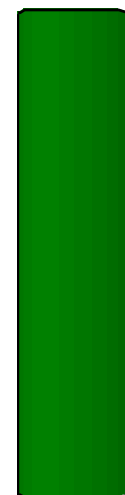
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# Is this appropriate for Route 20?



**73**  
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**1. Yes**

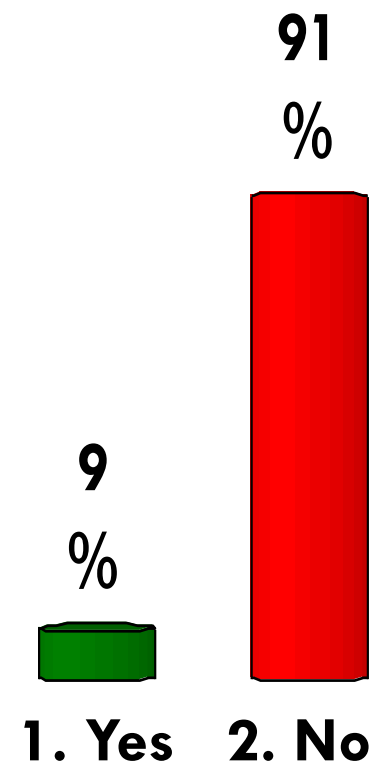
**28**  
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**2. No**

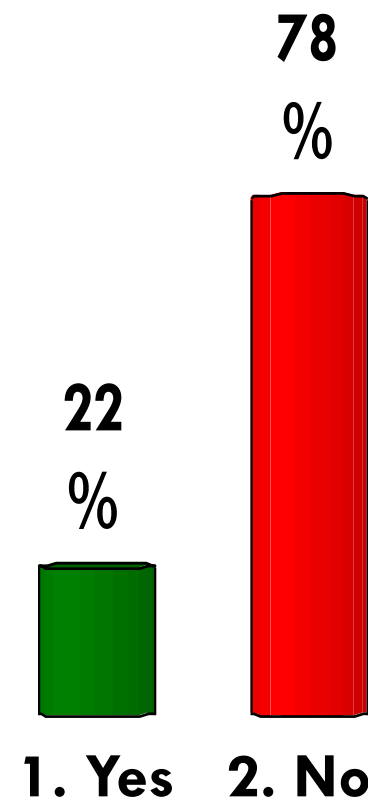


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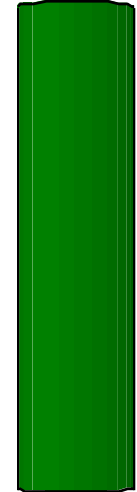
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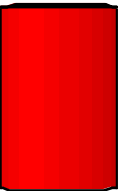


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1. Yes

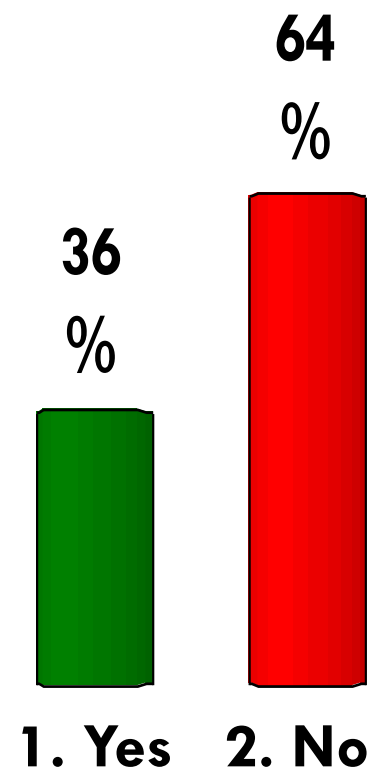
27  
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2. No



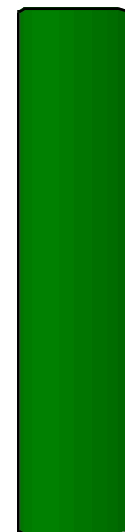
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# Is this appropriate for Route 20?



**78**  
%



**1. Yes**

**22**  
%

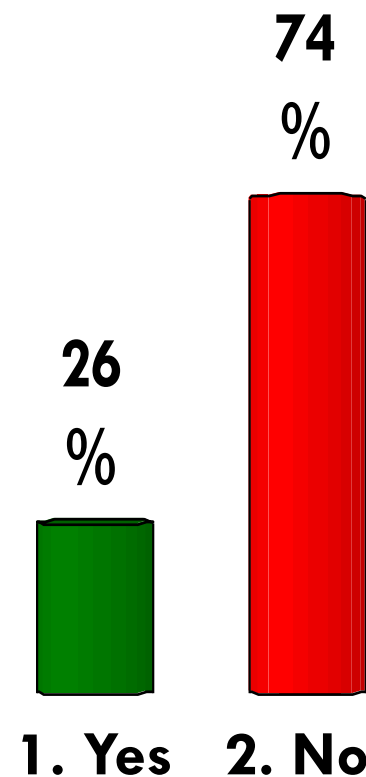


**2. No**

Source: Horsley Witten Inc.



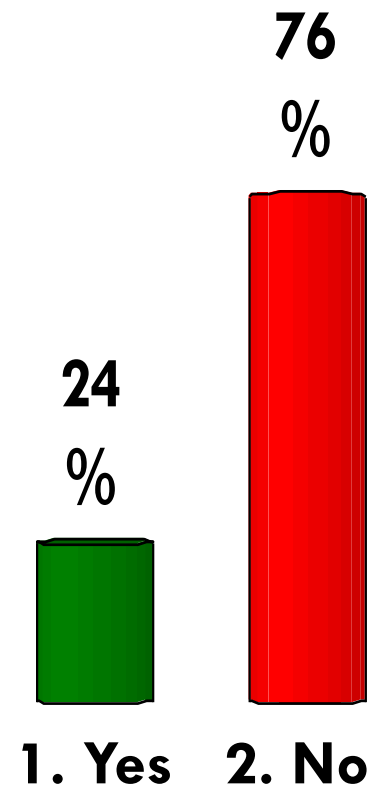
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Source: Horsley Witten Inc.



# Is this appropriate for Route 20?



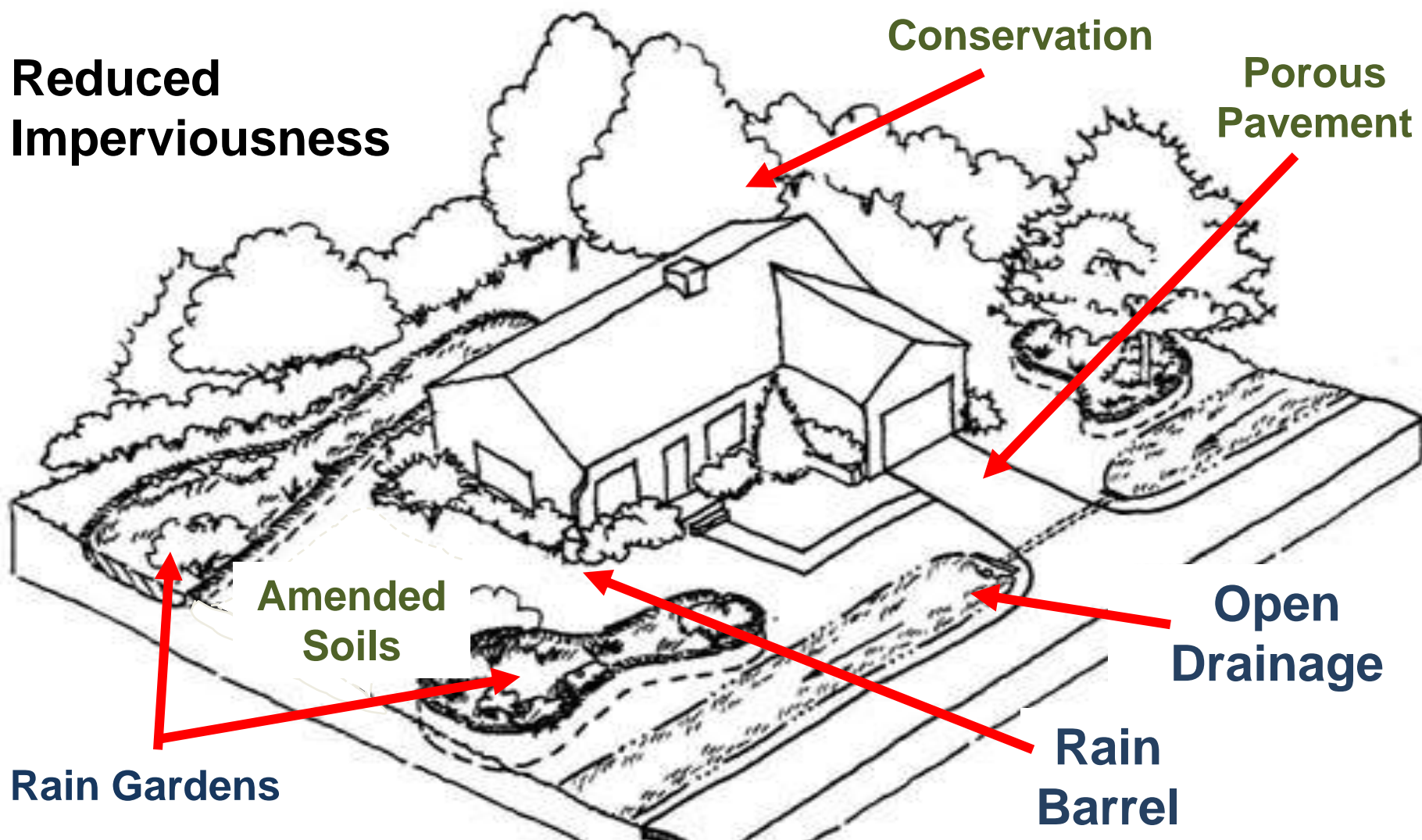
# Design Preference Review

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- What design elements do you like about the top 3 designs?
- What design elements don't you like about the bottom 3 designs?
- Other comments about design

1. Maintains Water Balance
2. Reduced Impervious Cover
3. Preserves Natural Areas
4. Treats Stormwater Locally

# Low Impact Design





# Low Impact





# Low Impact



# Next Steps

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- Review results of the Forum
- Draft revisions to the Zoning Bylaw

If you have further questions or comments  
please contact MAPC at:

[cwall@mapc.org](mailto:cwall@mapc.org)

[jconroy@mapc.org](mailto:jconroy@mapc.org)

Or, Sudbury Planning Board

[planningboard@sudbury.ma.us](mailto:planningboard@sudbury.ma.us)

- THANK YOU