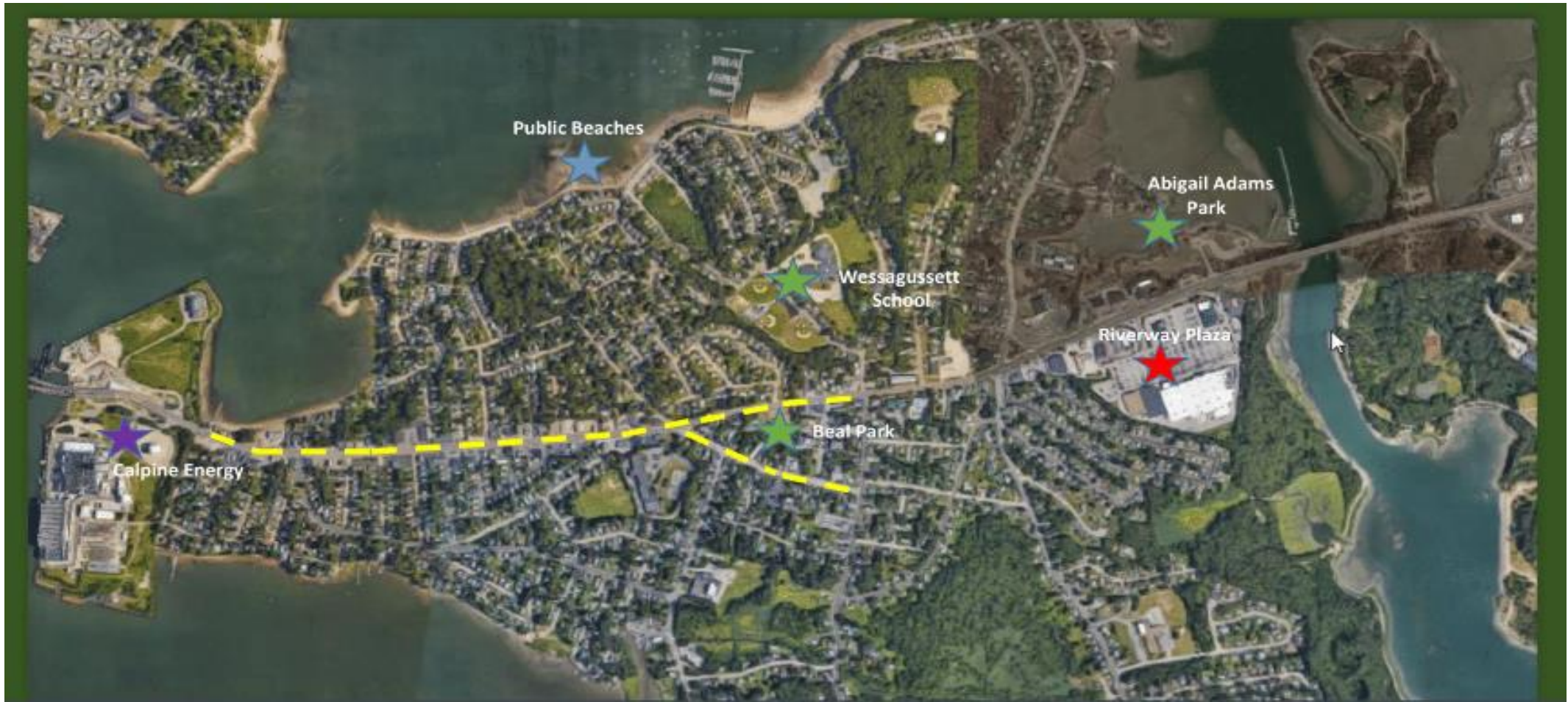




Urban Land Institute Boston/New England

Weymouth TAP

November 14, 2019



About ULI – the Urban Land Institute

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. ULI is a research and education institution with nearly 36,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI at the local level

Boston/New England District Council covers nearly all of New England with over 1,400 Members—developers, architects, planners, public officials, financiers, students, etc.



Technical Assistance Panels (TAPs)

Weymouth, MA

ULI Boston/New England is committed to supporting communities in making sound land use decisions and creating better places. A TAP brings together a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- This panel looked at a range of options from an unbiased perspective.
- Panelists include public and private sector experts in the fields of architecture, planning, and design
- Panelists have donated their time
- Final Deliverable – Written report (12 weeks) will be available at <http://boston.uli.org>

PANEL SPONSORS:



The Panel

Co-Chairs

- Emily Keys Innes, Harriman
- Nyal McDonough

Panelists

- Steven Burke, Consigli
- Patrick Campbell, Commonwealth Development Consulting
- Deb Myers, DMLA
- Luke Mitchell, VHB

ULI Staff

- Sara Marsh, Manager
- Manikka Bowman, Director of Policy
- John Wilson, Associate

TAP Writer

- Michael Hoban





Panel Assignment: Address These Questions



Study Area – Bridge Street Corridor



1. What zoning and design guideline changes could be made to encourage redevelopment projects along the corridor while protecting established nearby residential developments?
2. What public investments could be made by the Town to stimulate interest in the corridor? Park improvements, landscaping projects, public art installations?
3. What marketing and/or branding programs should be implemented to encourage new business within the corridor?



What did we hear?

Assets and Opportunities

- Motivated community
- Active chamber of commerce participation
 - South Shore and Weymouth
- Thriving businesses
- Committed investment partners
 - Zero loan interest program
- Generational neighborhood connections
- Open space & commitment to improving it
- Waterfronts
- Abundant through traffic
- Public transit access, serving as connection to major hubs
- National history



Challenges

- Rte 3A is a barrier detrimental to quality of neighborhood life
- Vacant and underutilized buildings in prominent locations
- Through traffic limits neighborhood uses
 - Lack of parking
 - Pedestrian/bicycle/vehicular access and safety
 - Heavy congestion during commuter hours and summer weekends
- Lack of visual cohesiveness
- Land use limitations
 - Short blocks, shallow depth, abutting single family residential lots
- Substandard pedestrian experience
- Lack of wayfinding and signage



Challenges

- Lack of clarity around ownership intentions
- Underutilized and hard to access community amenities
- Redundant retail uses & competition from stronger retail locations
- Market disconnect on rent and property values
- Tax disincentive



250 Bridge St, vacant building on Rte 3A



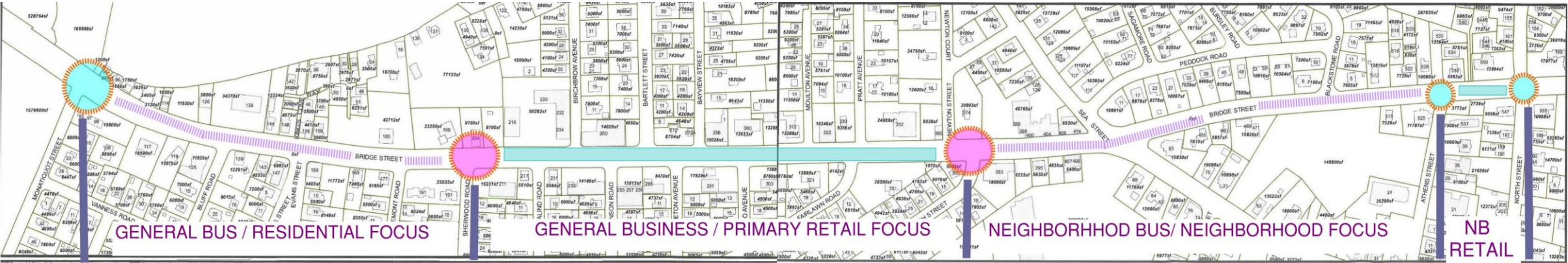
Recommendations

Connections



- Yellow = original study area
- Pink= pedestrian improvements
- Orange= community amenities
- Blue = gateways into North Weymouth
- Purple = gateways into Bicknell Square

Sub-Zones



Recommendations - Traffic

- Implement recommendations from 2016 Road Safety Audit
- Perform traffic study to optimize use of traffic between obligations of being a state road and the neighborhood. Assess the viability of the following:
 - One lane of traffic each way
 - Reversible flex-lane traffic during rush hour
 - Ex: Washington Blvd, Arlington, VA
 - North Street and Sea Street intersections pedestrian priority
 - Mid-block crossings
 - Dedicated turning lanes



Recommendations – Road Design

- Wayfinding
 - Neighborhood connectivity, access to parking and alternate routes through the area, gateway signaling
- Public transit
 - Bus shelters & signs
- Reduce and narrow number of curb cuts on Bridge Street
- Pedestrian scale improvements
 - Lighting, plants, street banners, bus stops, benches, public art, etc.
- Bicycle improvements
 - Dedicated bike lane, protection from traffic
- Traffic calming features
 - Reduce lane widths, speed reminders, speed limit signs, curb bump outs



Recommendations - Parking

■ Parking

- Consider shared parking lots (municipal?)
- Strategically located near existing viable businesses
 - Allow reduced curb cuts, more efficient development, better traffic circulation, pedestrian safety
- Increase parking options for Sea Street

Recommendations - Landscape

- Beals Park
 - Central point of connection to other open and recreational spaces in the area
 - Add benches and landscaping
 - Rethink pathway structure
 - Considering a community garden space
 - Activate park spaces for seasonal and annual events
 - Ex: fourth of July post parade event
 - Food trucks, farmers market, art fair



Recommendations - Built Environment

- Design Guidelines
 - Storefront, business signage, site, and building
- Zoning
 - Consider removing incompatible uses
 - Lots with frontage on Bridge Street and has corner lot access, allow six-family housing by right
 - Remove drive-throughs
 - Congregate retail around Newton St. to Sherwood St.
- Mitigate heat island effect
 - Street trees, porous pavers, light colored pavement surfaces, benches
- Crosswalk differentiation





Funding & Resources

- Federal grants
 - CDBG (Community Development Block Grants)
- State grants
 - MassDevelopment – Commonwealth Places
 - MassWorks
 - Department of Housing & Community Development (DHCD) – MA Downtown Initiative (MDI)
 - MassDOT
 - Chapter 90 Program
 - DOT Project Number (DOT funding currently available)
- Wildlands Trust grant writers
- CPA (Community Preservation Act)
- Linkage to new development projects
- Federal/State Historic Tax Credits
- Metropolitan Area Planning Commission (MAPC) – District Local Technical Assistance (DLTA)
- Banks (Low interest / no interest loans)
 - FHL Bank Boston, Coastal Heritage, South Shore Bank

A grayscale background image showing the back of a person's head and their hand raised in the air, suggesting they are participating in a Q&A session or a public meeting. The person is in the foreground, and other audience members are visible in the blurred background.

Q&A

Weymouth TAP
November 14, 2019



Urban Land Institute Boston/New England