

Saugus Economic Development Committee

Fox Hill Yacht Club

February 26, 2014

PRESENTATION

DRAFT WATERFRONT MIXED USE OVERLAY DISTRICT



Courtesy Photo -Jim Harrington

Historical Events – Last 10 Years

- **June 2004 – Community Development Plan prepared by MAPC suggests increasing public access and zoning changes *NO ACTION TAKEN***
- **May 20, 2013 – Saugus Town Meeting unanimously refers single parcel zoning request on Ballard Street to Economic Development Committee**
- **August 2013 - EDC hosts community forum on waterfront and 107 – 125 attend**
- **December 2013 – EDC adopts Vision Statement for area, based on community input at August meeting, after 30 day public comment period**
- **January 2014 – MAPC assists Saugus in developing map of area**
- **February 2014- DRAFT Zoning Overlay District developed and presented to public**

Advantages of Waterfront Strengths/Opportunities

From August 2013

POLICY & REGIONAL INITIATIVES

- Make the Saugus Waterfront aesthetically pleasing.
- Improve the Saugus Waterfront and create new public open space and make open space connection to new DCR park.
- Promote accessibility within the district by improving existing roadways & improving and creating new pedestrian walkways and bicycle paths.
- Improve utilities and infrastructure.
- Encourage appropriate connections to proposed 33 acre Ballard St. Marsh restoration by DCR.
- Encourage a balance of wildlife, open space and development.
- Create a Resource Management Plan.

ZONING

- Facilitate the development of a mix of uses including residential, office, retail, restaurants, light industrial, hotel-create waterfront overlay district or change zoning.
- Replace vacant land, underutilized structures & undesirable uses with moderate intensity mixed-use development.
- Increase real estate investment and maximize development.

ZONING & POLICY INITIATIVES

- Increase/improve access to the Saugus Waterfront for pedestrians and commercial/recreational boaters by creating additional open space and increase public moorings and improve public launch area.

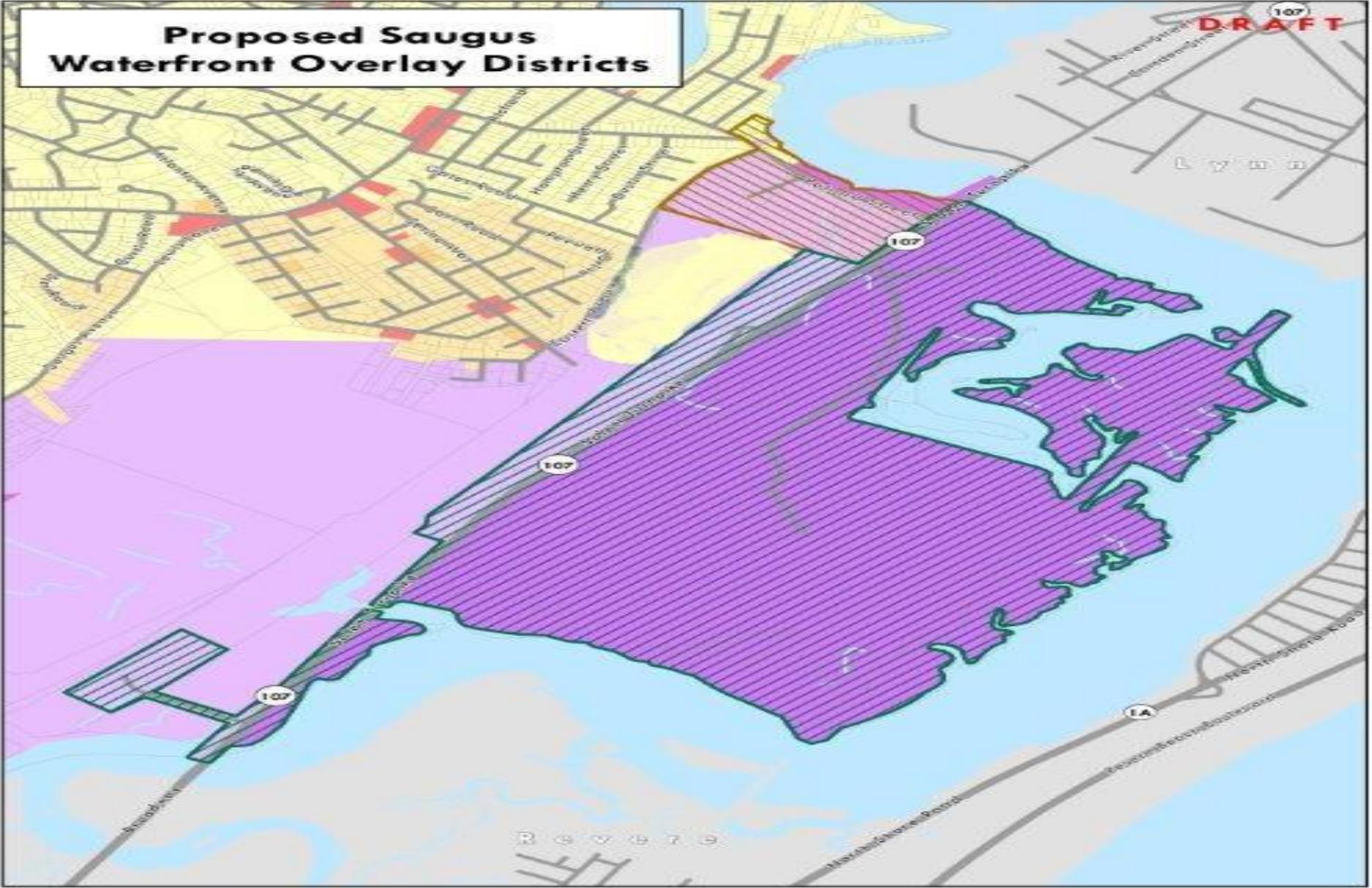
POLICY INITIATIVES & ZONING

- Clean environmentally contaminated sites to a level suitable for a mix of uses including residential. Any mixed use development should include retail on the first floor.

- Zoning
- Policy Initiatives
- Regional Initiatives

Proposed Saugus Waterfront Overlay Districts

107
DRAFT

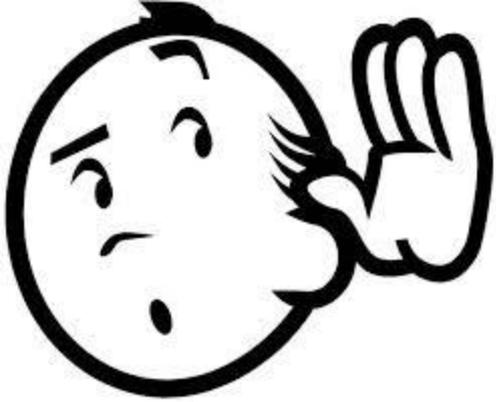


- Base Zoning Districts**
- I-1
 - I-2
 - B-1
 - R-1
 - R-3
 - R-4

- Proposed Overlay Districts**
- District #1 (Name TBD)
 - District #2 (Name TBD)



Data Sources:
Town of Saugus
Metropolitan Area Planning Council (MAPC)
Massachusetts Office of Geographic Information (MassGIS)
December, 2015



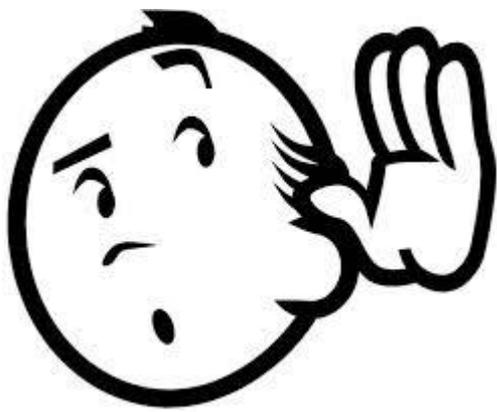
What We Heard

“Facilitate the development of a mix of uses including residential, office, restaurants, retail, light industrial, hotel...”



What We Did

- Section 18.1 – Purpose and Intent
- Section 18.11 – Inclusionary Housing
- Section 18.13 – Uses (only what is listed)



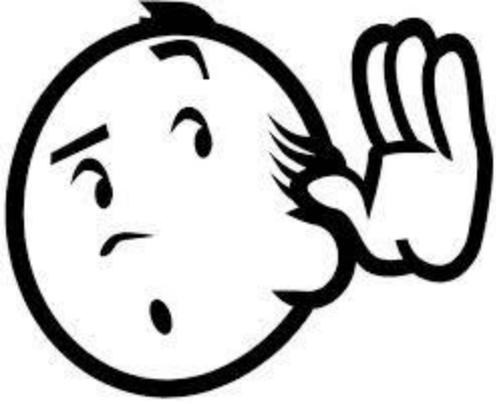
What We Heard

Promote accessibility within the district by improving existing roadways & improving new pedestrian walkways and bicycle paths.



What We Did

- Establish Waterfront Access and Improvement Trust Fund – Section 18.6, 18.7, 18.8
- Limited Uses of Trust Funds for WMUOD only
- Parking Regulations -18.15



What We Heard

“Improve waterfront and create new public open space and make space connection to the new DCR Park.”



What We Did

- **Special Requirements for Walkway or Open Space– Section 18.5**
- **Establish Waterfront Access and Improvement Trust Fund – Section 18.6, 18.7, 18.8**
- **Limited Uses of Trust Funds for WMUOD only – 18.8**



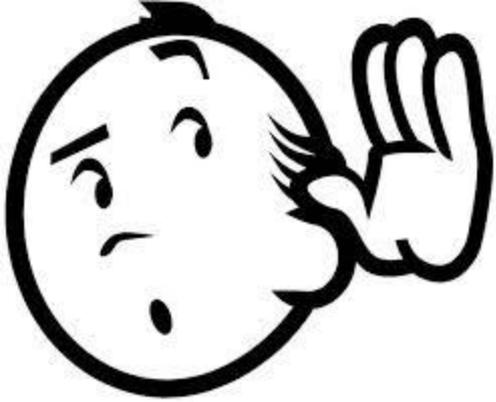
What We Heard

“Make the Saugus Waterfront Aesthetically Pleasing.”



What We Did

- Establish Clear Vision, Purpose and Intent
- Section 18.16 - Design Criteria
- Section 18.7 – Sign Guidelines



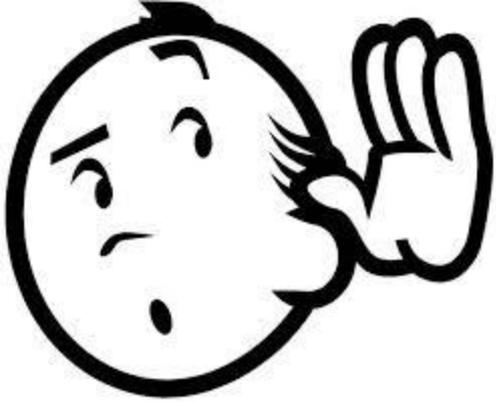
What We Heard

“Improve Utilities and Infrastructure.”



What We Did

- Section 18.4 – Relationship to Existing Regulations
- Section 18.5 – Special Requirements
- Section 18.8 – Uses of Waterfront Access Trust Fund
- Sections 18.9, 18.10 – Special Permits & Site Plan Review



What We Heard

“Replace vacant land, underutilized structures, & undesirable uses with moderate intensity mixed use development.”



What We Did

- Section 18.2 – District Boundaries
- Section 18.14 – Dimensional and Density Regulations



What We Heard

“Clean contaminated sites to a level suitable for a mix of uses including residential.”



What We Did

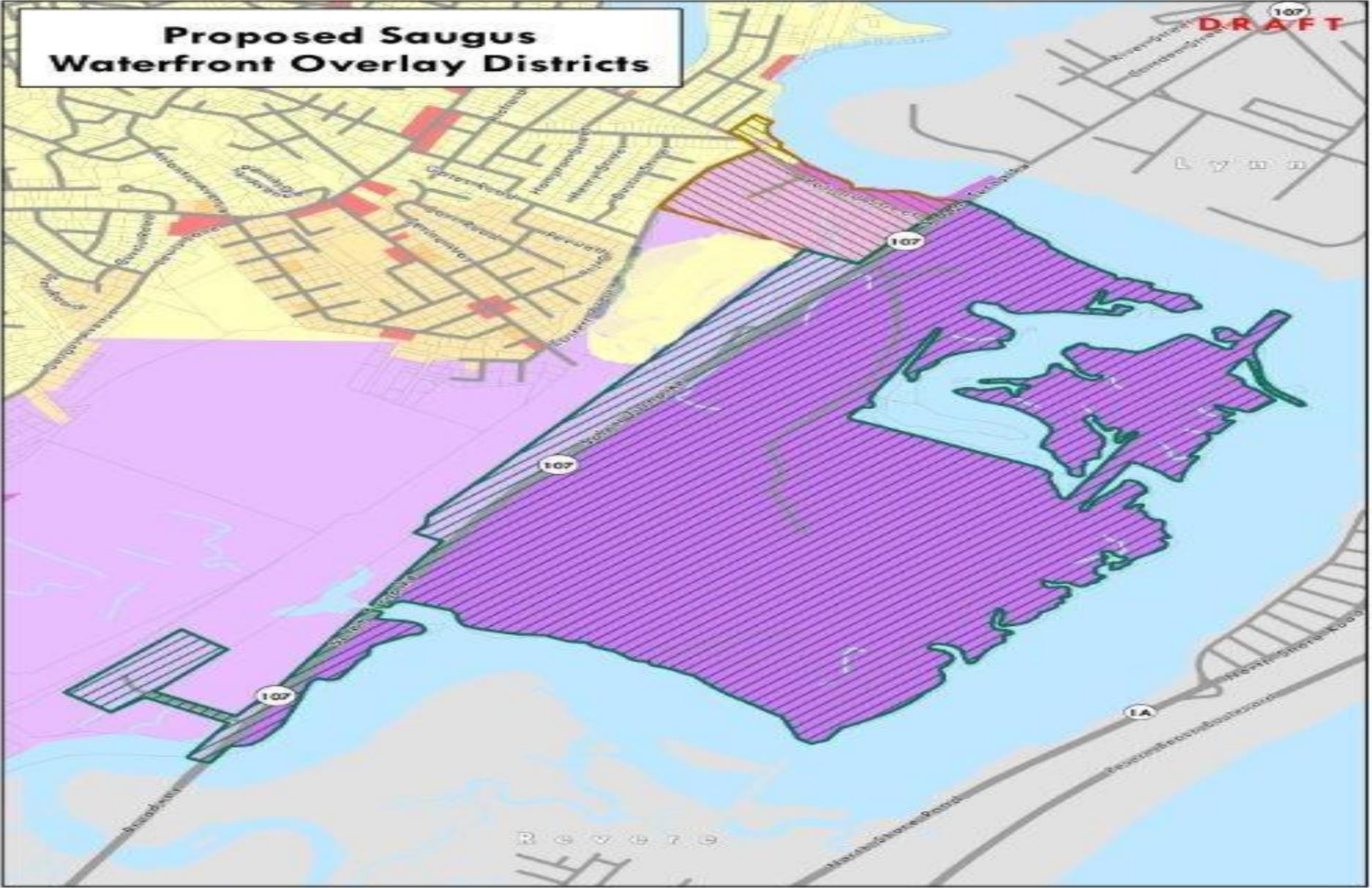
- **Section 18.1 – Purpose and Intent**
- **Section 18.4 – relationship to Existing Zoning and regulations**

Ballard St, Saugus, MA 01906, USA



Proposed Saugus Waterfront Overlay Districts

107 **DRAFT**



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An aerial photograph of a residential street. The street runs diagonally from the top right to the bottom left. On the left side of the street, there are several houses with dark roofs and green lawns. A large tree is visible in the center of the image. On the right side, there is a road with a few cars parked. The overall scene is a typical suburban neighborhood.

Ballard St, Saugus, MA 01906, USA



Conceptual Drawing based on Design Guidelines, Requirements and Incentives

by Steve Rich



Close Up of Pedestrian Walkway and Connection to Public Landing



Close Up of First Floor Businesses, Public Walkway and Design Features





Next Steps

Public

1. **Provide comments by March 14th**
2. **Attend EDC meetings**
3. **Request smaller meeting with EDC members**
4. **Read proposal in Annual Town Meeting Warrant**
5. **Attend Planning Board Hearing**
6. **Attend Town Meeting**

Economic Development Committee

1. **Integrate comments/suggestions where appropriate into final document.**
2. **Present to Planning Board, Conservation, Board of Appeals and Selectmen (March)**
3. **Upload final document to webpage**
4. **Insert Article into Annual Town Meeting**