

Scope of Services: Saugus DLT A Route 1 Project

The Town of Saugus has been awarded a \$13,000 District Local Technical Assistance (DLTA) grant to work with the Metropolitan Area Planning Council (MAPC) on a study of existing and potential land uses along Route 1. The purpose of the study is to determine if these alternative land use patterns could yield additional tax revenue or if other municipal goals could be met by adjusting zoning regulations along this corridor.

Scope

The Town of Saugus Economic Development Committee hosted a public meeting on June 16, 2014 to solicit suggestions and concerns about Route 1. Based on this meeting, and the input from the general public over the course of several weeks the following scope is the outline of work to be performed under the study.

Task 1 Determine Study Area/Data Gathering/Mapping

MAPC will work with the Town to determine preliminary study area boundaries and to provide maps of the study area, including environmental and land use maps that include zoning information and parcel size. MAPC will assist in assembling data such as the size of parcels in the Route 1 study area, ownership, current land uses as well as general demographic and housing information.

Task 2 Evaluate Zoning and Land Use

MAPC will work with the Town's Economic Development Director to evaluate the existing zoning and determine an approach to examine modifications to the zoning to respond to the suggestions made at public meetings. These suggestions include examining the potential for mixed use development, including office, residential, retail, hotels, light industrial, research & development, more than one use on a lot, buffer zones, Route 1 traffic and safety issues, public transportation accessibility, and environmental issues.

Working with the Town, MAPC will produce a technical memorandum that evaluates different revenue streams based on the above factors. The goal is to identify future uses to ensure the health of the commercial tax base and to foster sustainable development without adversely impacting adjacent residential neighborhoods.

The Town will take the lead in reviewing the existing signage and work with MAPC on identifying "best practices" sign bylaws appropriate for the impacted areas of the corridor.

III. Draft Zoning Changes

Working with the Town, MAPC will propose preliminary zoning language, including sign regulations to accomplish the changes recommended by the Evaluation (Task II, above) the public, property owners and the Town for the Study Area.

IV. Community Participation

MAPC will work with all stakeholders, including property and business owners, abutters, elected officials, town meeting members, etc. to develop the draft zoning.