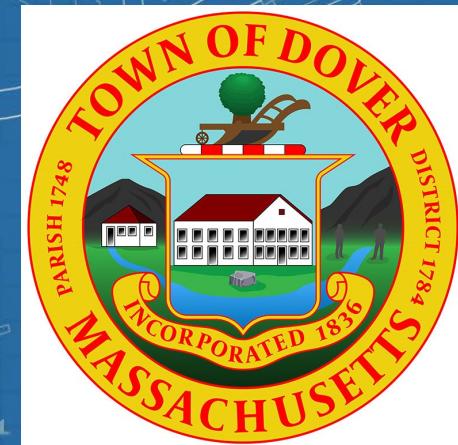


DOVER VILLAGE CENTER DESIGN WORKSHOP



Dover Planning Board Business District Rezoning Initiative

Dover Public Library – December 10, 2022



**Brovitz Community
Planning & Design**



Ted Brovitz
BROVITZ COMMUNITY PLANNING & DESIGN
28 Cricket Lane | Marshfield MA | 02050
Mobile: 508.737.4402
ted.brovitz@gmail.com
www.linkedin.com/in/ted-brovitz/
<https://www.facebook.com/BrovitzCPD/>

DODSON & FLINKER
Landscape Architecture and Planning

DOVER VILLAGE CENTER DESIGN WORKSHOP

1. Welcome and Introductions
2. Project Scope and Schedule
3. Village Center Evaluation
4. Design Workshop Exercises
5. Wrap Up and Next Steps

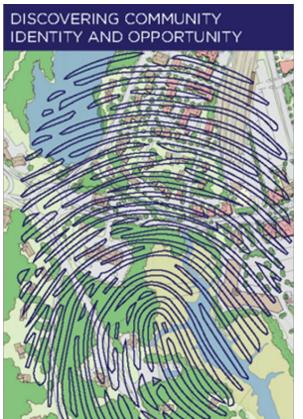


THE PROJECT TEAM

Brovitz Community Planning & Design



Ted Brovitz



Ted Brovitz
BROVITZ COMMUNITY PLANNING & DESIGN
28 Cricket Lane | Marshfield MA | 02050
Mobile: 508.737.4402
ted.brovitz@gmail.com
www.linkedin.com/in/ted-brovitz
<https://www.facebook.com/BrovitzCPD/>

DODSON & FLINKER
Landscape Architecture and Planning

Dodson & Flinker



Peter Flinker

Example Projects

- Medfield Town Center Mixed Use Overlay District and Design Guidelines
- Pepperell Town Center Mixed Use Overlay District and Design Guidelines
- Upton Center Vision Plan & Zoning Overlay District and Design Guidelines
- Groton Center Vision Plan & Zoning Overlay District and Design Guidelines
- Scituate Greenbush Village Mixed Use Zoning and Design Guidelines
- Wellesley Linden Street Traditional Neighborhood Development MUOD
- West Concord Vision Plan, Mixed Use Zoning and Design Guidelines
- Northampton Downtown and Village Center Form-Based Code

PROJECT SCOPE & SCHEDULE

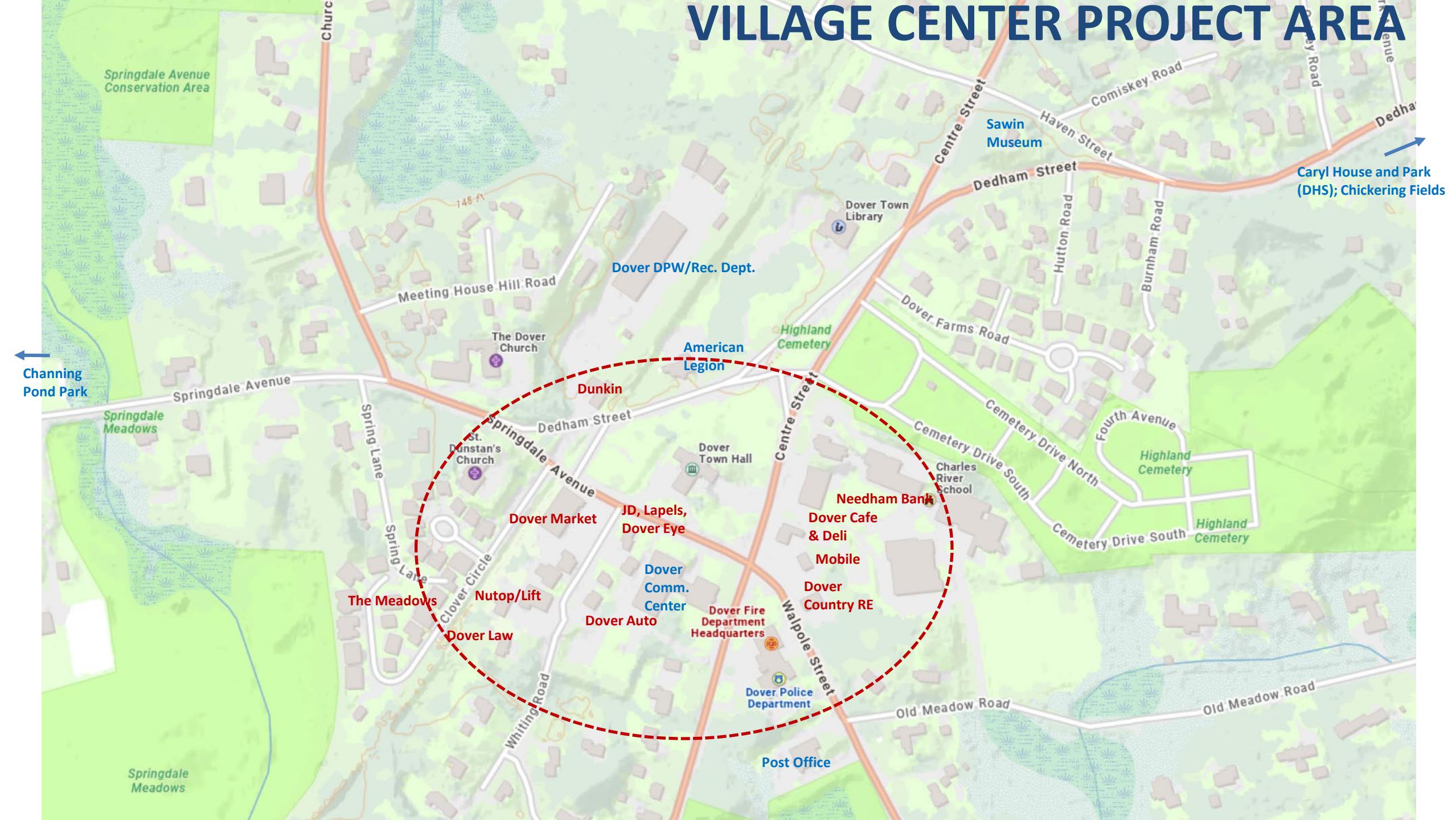
DOVER VILLAGE CENTER ZONING INITIATIVE PROJECT SCHEDULE					
WORK PLAN	DEC	JAN	FEB	MAR	APR
1. Review Town Plans and Zoning Bylaws	X				
2. Prepare Project Area Base Maps and Property Evaluation	X	X			
3. Provide Development Case Studies from Similar Communities	X				
4. Conduct Site Walk and Kick Off Meeting with Planning Board	X				
5. Conduct Village Center Design Workshop	X				
6. Prepare Draft Zoning Amendments and Design Guidelines		X	X		
7. Conduct Public Hearings and Finalize Zoning Amendments for Spring Town Meeting			X	X	X

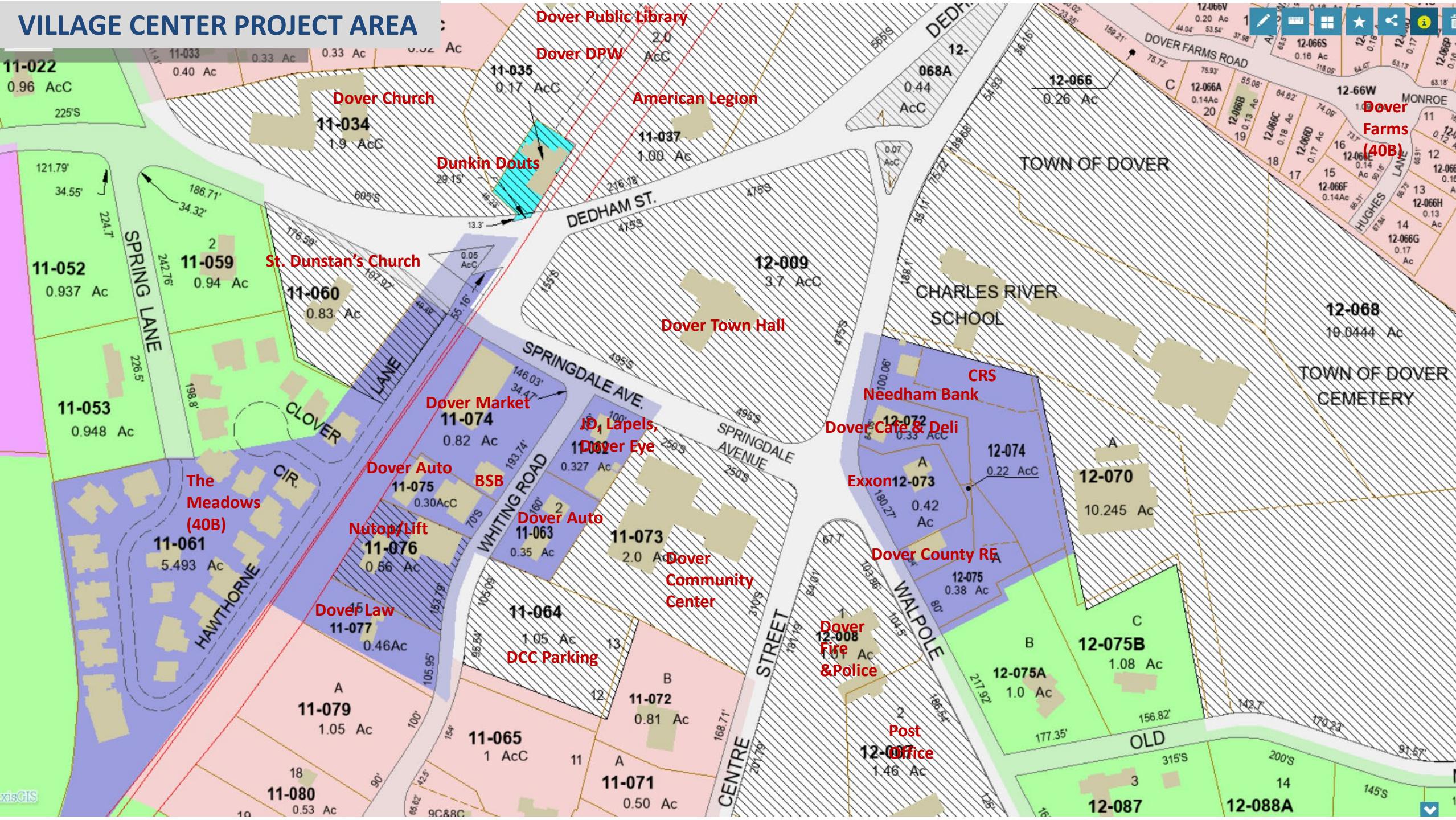


Village Center Site Walk on December 2nd

Goal: Present the Village Center Zoning Amendments to Spring Town Meeting (5/1/23) for Adoption

VILLAGE CENTER PROJECT AREA





VILLAGE CENTER PROJECT AREA

Dover Village Center Business District Property Characteristics*

Parcel	St. #	Street	Current Use	Zoning District	Lot Size (Acres)	Approx. Frontage	Approx. Front Setback	Approx. Parking Spaces	Land Use Code	Gross Floor Area	Finished SF	Res. Units	Year Built	Facade
Lot 11-035	14	Dedham Street	Dunkin Donuts, Offices	M	0.17	48	20	5	326	2,895	2,807	NO	1890	Clapboard
Lot 11-062	10	Springdale Ave	Jack Donohue Atty (Victorian House)	B	0.327	100	26	0	31	3,642	2,206	YES	1900	Wood Shingles
Lot 11-062	2	Whiting Road	Dover Eyes/Lapels Cleaners (Rear Buildings)	B	0.327	140	68	15				NO		
Lot 11-063	4	Whiting Road	Dover Auto/House	B	0.35	160	30	25	31	3,468	1,564	YES	1924	Vinyl
Lot 11-074	14/16	Springdale Ave	Dover Market/Dover Wine/Berkshire Hathaway	B	0.82	146	13	41	325	16,489	12,967	NO	1956	Stucco
Lot 11-074	3	Whiting Road	Bridgewater Saving Bank (Vacant)	B	0.82	194	14	2				NO		
Lot 11-075	5	Whiting Road	Dover Auto Storage (Old Chapel/Fire Station)	B	0.3	70	20	15	332	3,501	2,777	NO	1916	Clapboard
Lot 11-076	7	Whiting Road	Nutop/Lift Boxing Gym	B	0.56	154	14	26	43	6,044	5,841	NO	1926	Concrete B
Lot 12-72	60	Centre/4 Walpole St	Dover Café & Deli/Needham Bank	B	0.33	84	14	15	340	4,215	3,135	NO	1928	Brick/Stucco
Lot 12-73	2	Walpole Street	Mobil Gas Station	B	0.42	180	70	20	334	1,451	1,275	NO	1965	Concrete B
Lot 12-75	6	Walpole Street	Vacant Land	B	0.38	80		0	391	-	-	NO	NA	NA
Lot 11-77	9	Whiting Road	Dover Law Office/Fryer & O'Brien	B	0.46	106	95	15	340	3,130	1,913	NO	1950	Clapboard
Lot 12-74	4	Walpole Street	Dover Country Property	B	0.22	64	12	20	31	5,949	3,311	YES	1964	Brick
Lot 11-073	4	Springdale/Centre St	Caryl Community Center	R2/O	2.00	500	50	0	934	39,425	26,218	NO	1980	Brick
Lot 11-64	4	Whiting Road	Caryl Community Center (Parking Lot)	R2/O	1.05	200	0	85	933					
				Total	5.48		199			50,784	37,796			
				Average	0.42	117.4	33.0	15.3		4,617	3,436			1932

* Does not include Caryl Comm. Center

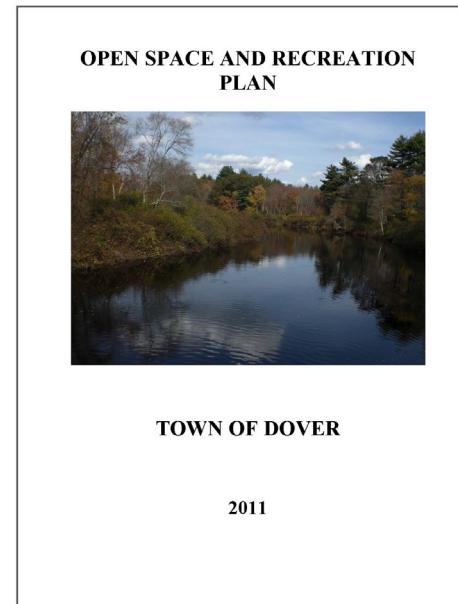
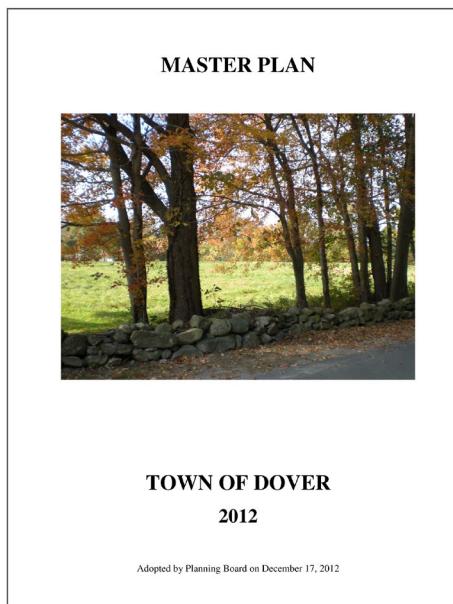
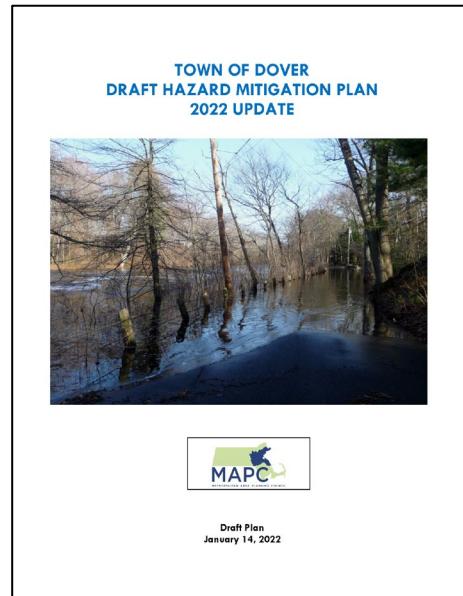
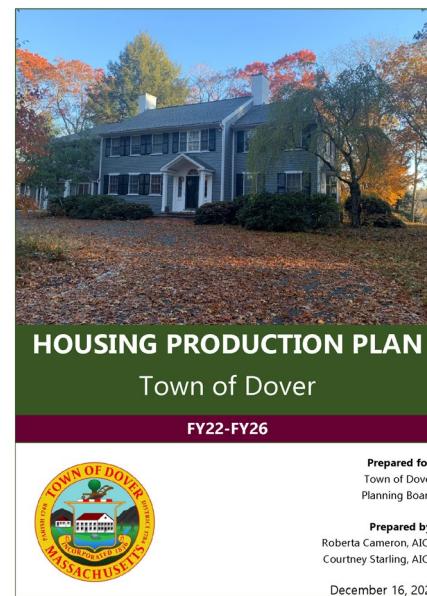
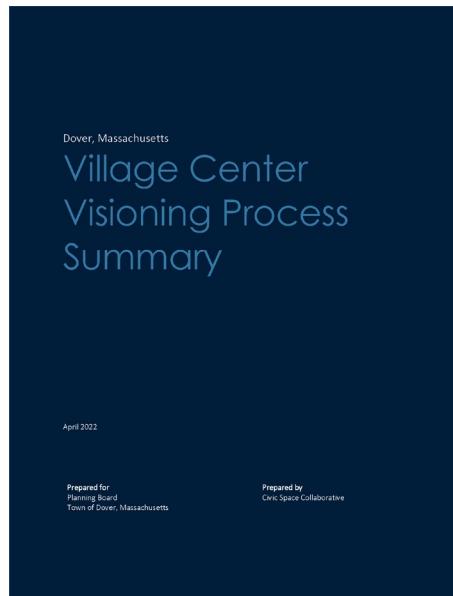
LAND USE CODES

LAND USE CODES				
31	Single Family Home	334	Gasoline Service Stations	
43	Storage	340	General Office Buildings	
332	Auto Repair Facilities	391	Potentially Developable Land	
325	Small Retail & Services Stores	933	Vacant, Education	
326	Eating & Drinking Estab.	934	Improved, Education	

PLANS REVIEW & ZONING ANALYSIS

TOWN PLANS AND REPORTS

- Dover Sidewalk Guidelines (2008)
- Dover Open Space & Recreation Plan (2011)
- Dover Master Plan (2012)
- Dover Hazard Mitigation Plan (2022)
- Dover Housing Production Plan (2022)
- Dover Village Center Visual Preference Survey (2022)



PLANS REVIEW & ZONING ANALYSIS

SUMMARY OF VISUAL PREFERENCE SURVEY RESPONDENT'S PREFERENCES FOR THE VILLAGE CENTER:

Building Features:

- Two-story buildings
- Brick façade
- Pitched roof perpendicular to the street
- One or multiple small retail establishments
- Outdoor patio seating, overhang awnings
- Close proximity to the public right-of-way

Building Use:

- Ground Floor Uses:
 - Small retail/shop space (less than 5,000 square feet)
 - Cafés, restaurants, and/or a bar/wine bar
 - Uses that promote foot traffic and patronage
- Higher Level Floors Uses - Office space and professional services.

Visual Preference Summary

This table summarizes the top building feature results for Dover Village Center.

Feature	Top Scoring Images
Building Height <ul style="list-style-type: none">• Two story buildings received two of top three results• One story building scored second highest	 Two Stories  One Story
Building Facades <ul style="list-style-type: none">• The three buildings that scored the highest were all brick	 Brick  Brick
Building Rooflines <ul style="list-style-type: none">• The top two scoring images have pitched roofs that are perpendicular to the street	 Pitched perpendicular  Pitched perpendicular
Ground Floor Uses <ul style="list-style-type: none">• Two small retail spaces under 5,000 square feet scored in the top three• One retail space under 5,000 square feet was also in the top three	 One retail space  Multiple retail spaces
Public Spaces <ul style="list-style-type: none">• Images with seating options scored highest	 Tables / picnic tables  Awning + Benches
Setbacks <ul style="list-style-type: none">• Decks and patios received first- and third- highest results• Flush with ROW and small lawns also scored highly	 Deck / patio  Flush with right-of-way

PLANS REVIEW & ZONING ANALYSIS

DOVER ZONING BYLAWS - CHAPTER 185

Article I - General Provisions

§ 185-1 - Statutory authority.

§ 185-2 - Purpose.

§ 185-3 - Continuation of prior provisions.

§ 185-4 - Severability.

§ 185-5 - Definitions.

Article II - Establishment of Districts

§ 185-6 - Classes of districts.

§ 185-7 - Incorporation of Zoning Map.

§ 185-8 - District boundaries.

Article III - Use Regulations

§ 185-9 - Basic requirements.

§ 185-10 - Schedule of Use Regulations.

§ 185-10.1 - (Reserved)

Article IV - Nonconforming Structures, Buildings or Uses

§ 185-11 - Continuation of nonconformities.

§ 185-12 - Restoration.

§ 185-13 - Change or extension.

§ 185-14 - Temporary uses or buildings; permits.

§ 185-15 - Waiver of provisions.

Article IV - Nonconforming Structures, Buildings or Uses

§ 185-11 - Continuation of nonconformities.

§ 185-12 - Restoration.

§ 185-13 - Change or extension.

§ 185-14 - Temporary uses or buildings; permits.

§ 185-15 - Waiver of provisions.

Article V - Dimensional Regulations

§ 185-16 - Conformity required.

§ 185-17 - Schedule of Dimensional Requirements.

§ 185-18 - Lot area computation.

§ 185-19 - Street frontage interpretation.

§ 185-20 - Division of lots or reduction of area.

§ 185-21 - Height exceptions.

§ 185-22 - Front yard average setbacks.

§ 185-23 - Lots abutting more than 1 street.

§ 185-24 - Watercourse yards.

§ 185-25 - Accessory buildings.

§ 185-26 - Projections.

§ 185-27 - Corner clearances.

§ 185-28 - Appurtenant open space.

§ 185-29 - River and stream protection.

§ 185-30 - Previously existing lots.

§ 185-31 - Partial invalidity of requirements.

§ 185-32 - Windmills (WECS).

§ 185-33 - Lots in 2 districts.

Article VI - Special Regulations

§ 185-34 - Off-street parking.

§ 185-35 - Signs.

§ 185-36 - Site plan review.

§ 185-38 - Material removal.

§ 185-39 - Conservancy District.

§ 185-40 - Official or Open Space District.

§ 185-41 - Residences in the B, MP, and M District.

§ 185-42 - Multifamily Residence Districts.

§ 185-43 - Accessory apartments.

§ 185-44 - Floodplain District.

§ 185-45 - Privately owned wastewater treatment facility.

§ 185-46 - Personal wireless service facilities.

§ 185-46.2 - Special requirements for medical marijuana facilities.

§ 185-46.3 - Large-scale ground-mounted solar photovoltaic facilities.

Article VII - Administration

§ 185-47 - Enforcement; violations and penalties.

§ 185-48 - Building permit requirements.

§ 185-49 - Certification of compliance.

§ 185-50 - Zoning Board of Appeals.

§ 185-51 - Variances.

§ 185-52 - Special permits.

§ 185-53 - Public hearing and notice.

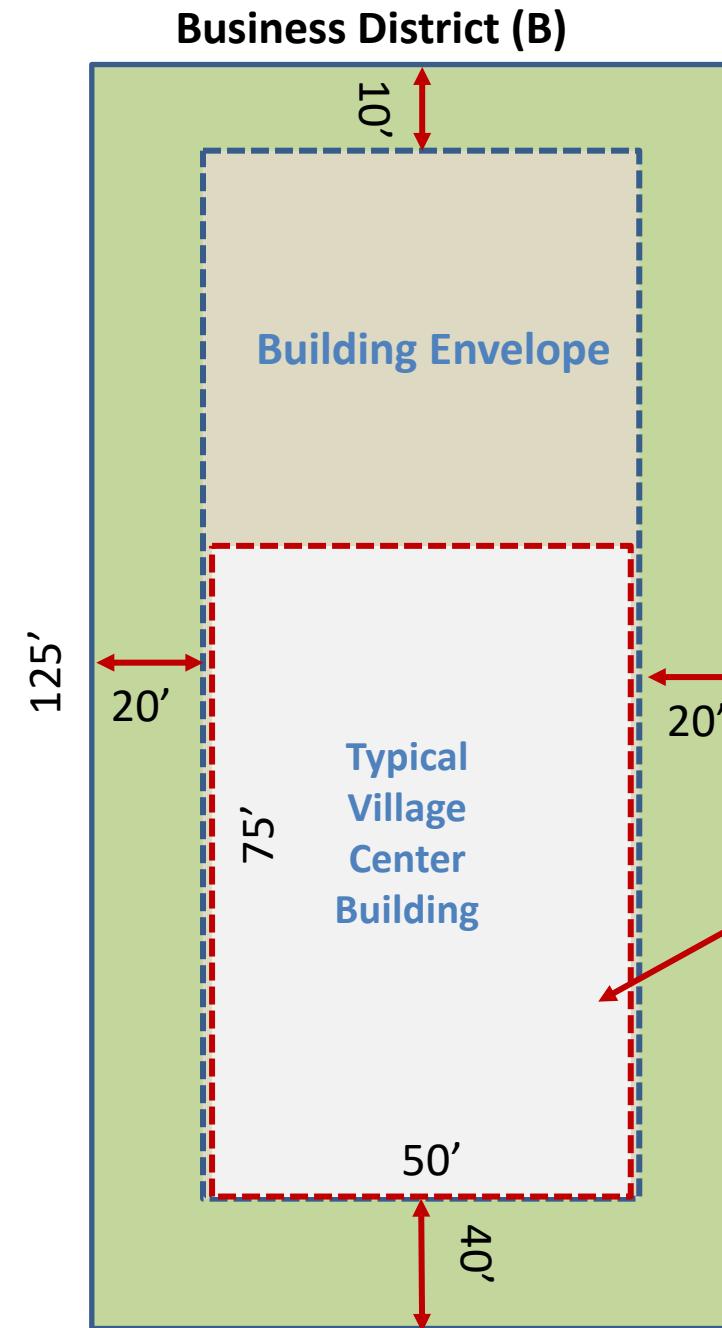
§ 185-54 - Decisions; reconsideration; withdrawal; judicial review.

§ 185-55 - Subsequent amendments.

PLANS REVIEW & ZONING ANALYSIS

DIMENSIONAL STANDARDS

Zoning District	Business District	With Typical VC Building
General Lot Standards and Notes		
Minimum Lot Area (Sq. Ft.)	NA	
Frontage (Ft.)	NA	
Front Setback (Ft.)	40	40
Side Setback (Ft.)	20	20
Rear Setback (Ft.)	10	10
Max. Structure Height (Floors)	2 1/2	
Max. Man Made Structure Height (Ft.)	35'	
Max Lot Coverge Impervious Area as %)	40%	
Parking (1 Space/300 Active GFA)*		56
Effective Lot Size (SF)		11,250
Effective Lot Coverage/Building Envelope (%)		4,500
Effective Lot Frontage (FT.)		90
Effective Lot Depth (FT.)		125
* Assumes 50% of Building GFA is in Active		



With a typical village center building with parking and driveway, lot size grows substantially

PLANS REVIEW & ZONING ANALYSIS

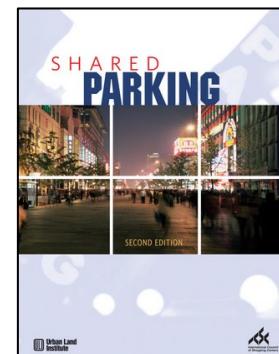
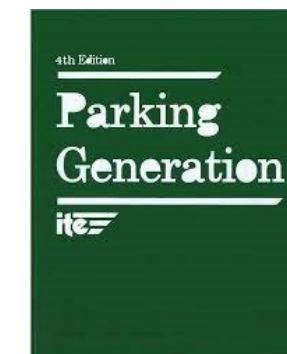
DOVER PARKING REQUIREMENTS VS ITE PEAK DEMAND RATES				
Principal Use		Dover Requirement	ITE Peak Parking Demand Rates	Dover vs. ITE
Residential	Multi-Family residential	2 Space/D.U	1.38 per Dwelling Unit	Higher
	Assisted Living		0.41 per Dwelling Unit	
	Nursing Home		0.35 per Bed	
Institutional	Elementary School	1 Space Per 100 GFA of Active Uses	0.17 per student	Higher
	Middle School		0.09 per student	
	High School		0.23 per student	
	Day Care		0.24 per student/1.38 per employee	
	Church		0.01 per seat	
Commercial/ Retail	General Office	1 Space Per 100 GFA of Active Uses	2.84 per 1,000 SF	Higher
	Restaurant		0.47 per seat	
	Shopping Center		2.55 per 1,000 SF	
	Convenience Market		5.5 per 1,000 per SF	
	Motor Vehicle Sales		1.78 per 1,000 SF	
	Hotel/Motel		0.71 per room	
Recreation	Athletic and Physical		3.55 per 1,000 SF	
	Screen Cinema / Theater		0.26 per seat	
Industrial	Manufacturing/Light		0.75 -1.02 per 1,000 SF/ 0.64 per employee	
	Warehouse / Distribution		0.78 per employee/0.5 per 1,000 SF	
Medical	Hospital		4.49 per bed	
	Animal Hospital / Kennel		1.6 per 1000 sq ft	

§ 185-34. Off-Street Parking Requirements

- Parking Space Size: At least 300 SF
- Non-Residential Parking Rate: 1 Parking Space Per 100 square feet of gross floor area of intended active uses (excluding inactive areas)
- Non-Residential Parking Rate: 2 Parking Spaces Per Single-Family Dwelling.

[Amended ATM 5-14-1979 by Art. 14]

Dover Village Public Parking Inventory	
Location	Est. Available Spaces
Springdale Ave (On-Street)	26
Centre Street (On-Street)	4
Town DPW Facility	30
Dover Public Library	25
Caryl Community Center	25
Dover Town House	30
Total	140

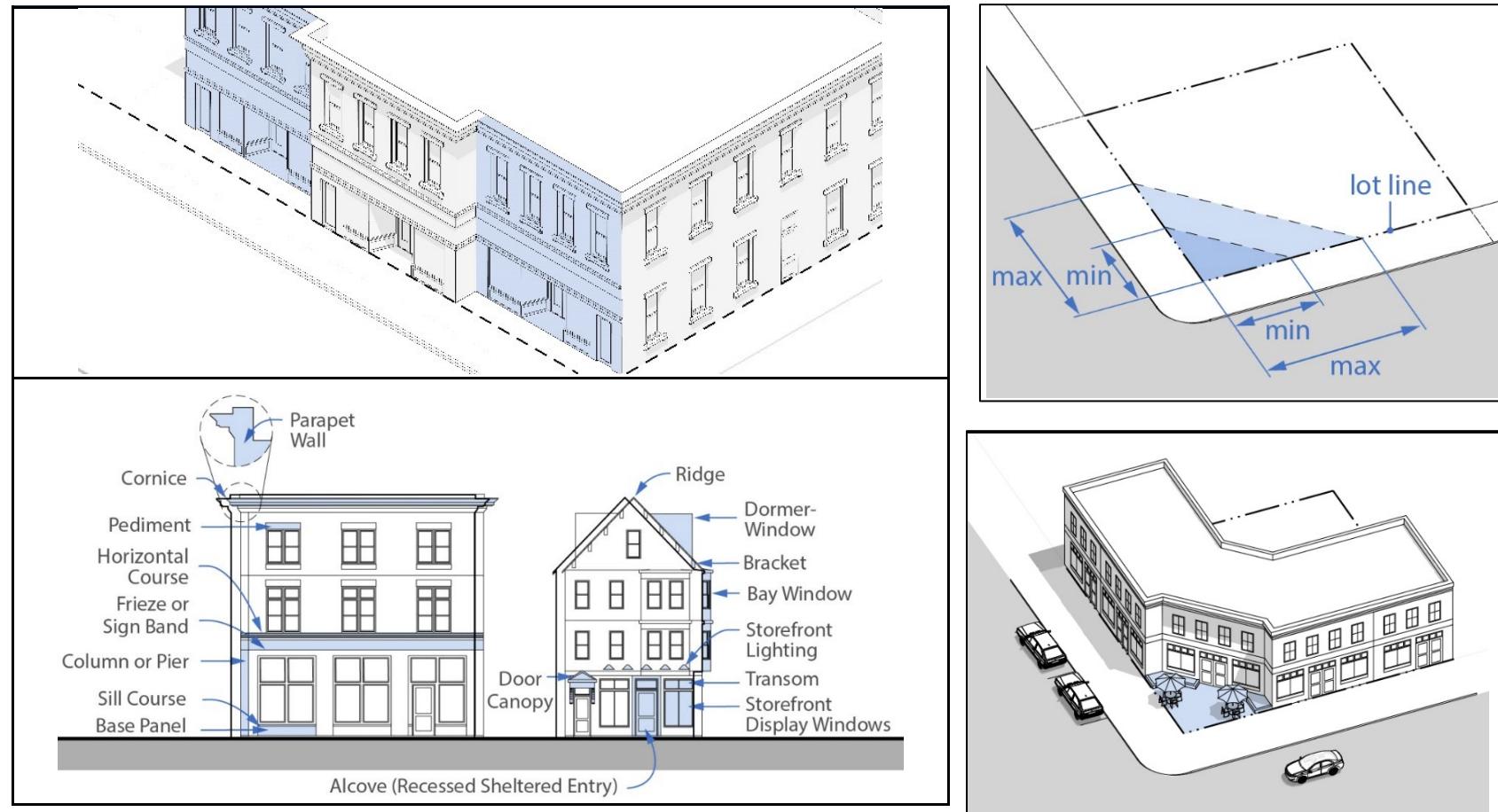


TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- Buildings
- Parking
- Open Spaces
- Public Realm Activation
- Signs



Brine's Sporting Goods, Concord Town Center: 1-story commercial building placed on sidewalk with large display windows and blade sign oriented to pedestrians.



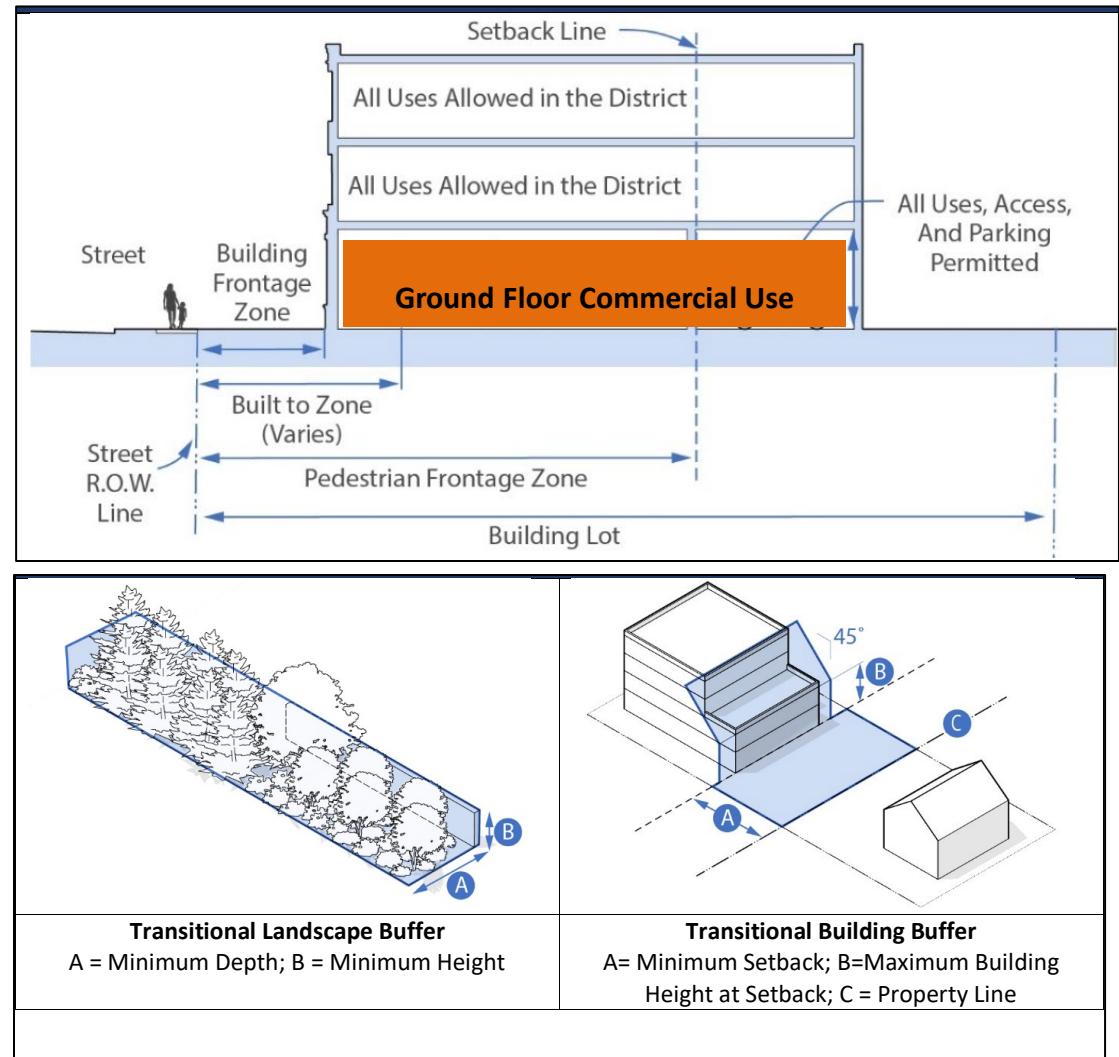
Building Placement, Orientation and Design

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- ❑ Buildings/Uses and Screening
- ❑ Parking
- ❑ Open Spaces
- ❑ Public Realm Activation
- ❑ Signs



Concord Outfitters/W. Concord Village MA: Replaced S.F. home with 2-Story mixed use building with 60 feet street frontage, 3,000 SF retail on ground floor, 2 apartments upper floor, and parking to the rear.



Ground Floor Commercial Uses, Mixed Use in Upper Floors and Landscape Buffer/Screening from Adjacent Residential Area

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

Buildings/Special Buildings



Front View



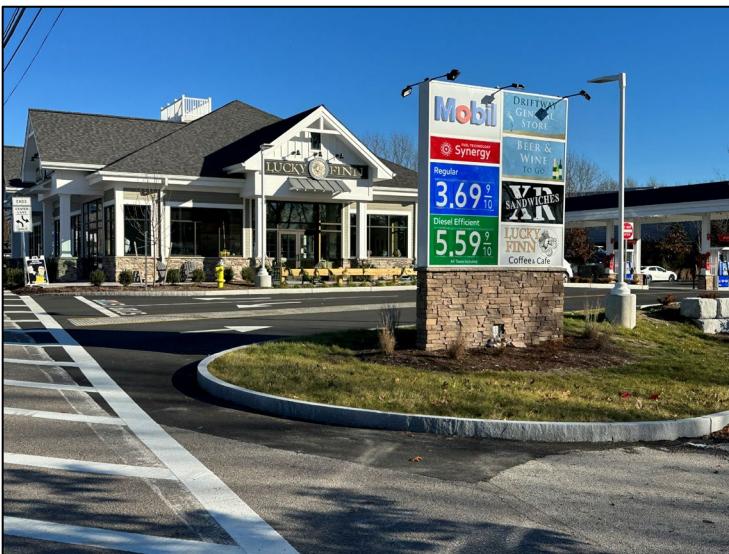
Side Terrace



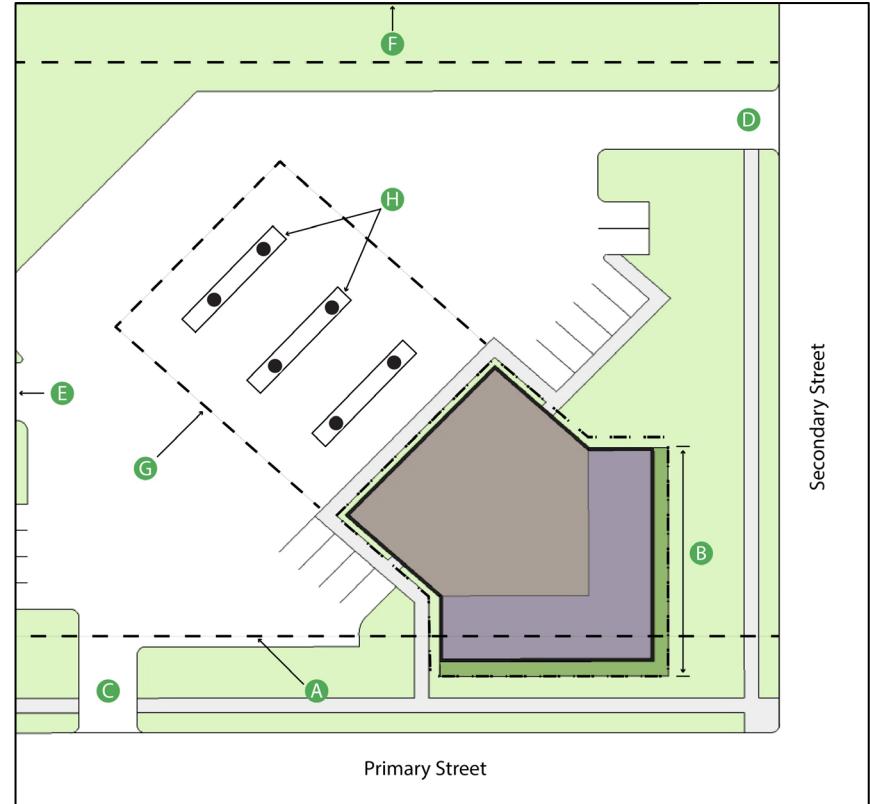
Rear Pumps



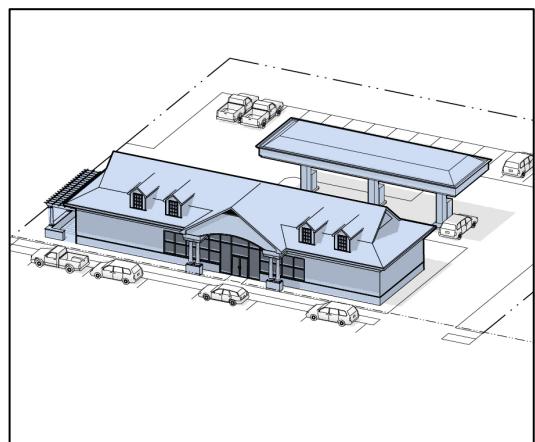
Site Plan



Side View



Zoning & Design Standards



"Gas Backwards"/Scituate MA: Convenience Store and Fueling Station with the store location along the sidewalk, parking and fuel pump/canopy to the rear, a side and front seating terrace, electric charge station, rear screening, and single access.

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

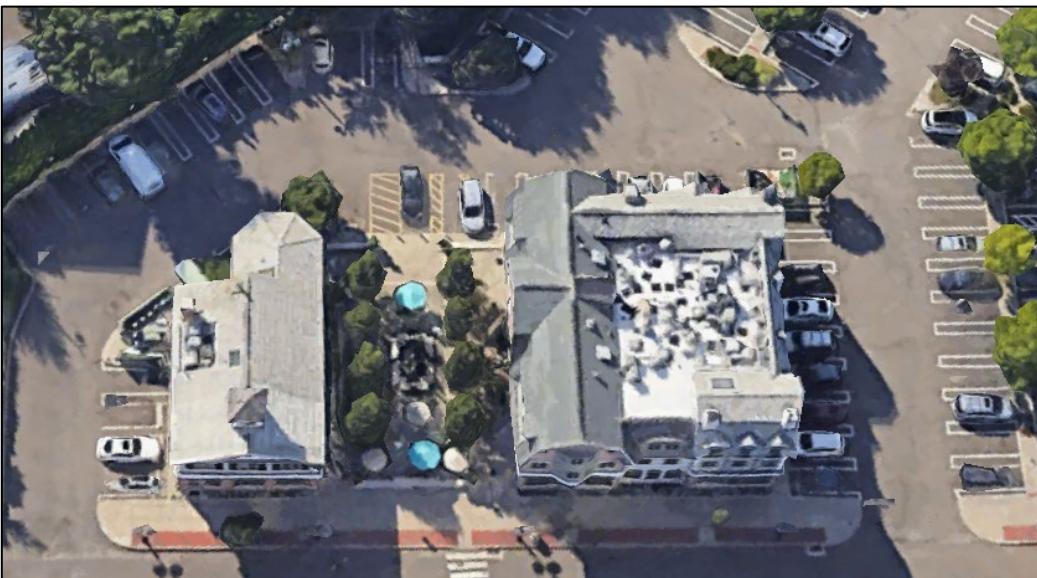
Buildings

Parking

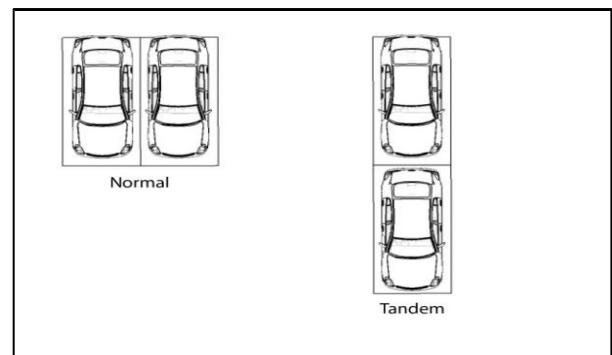
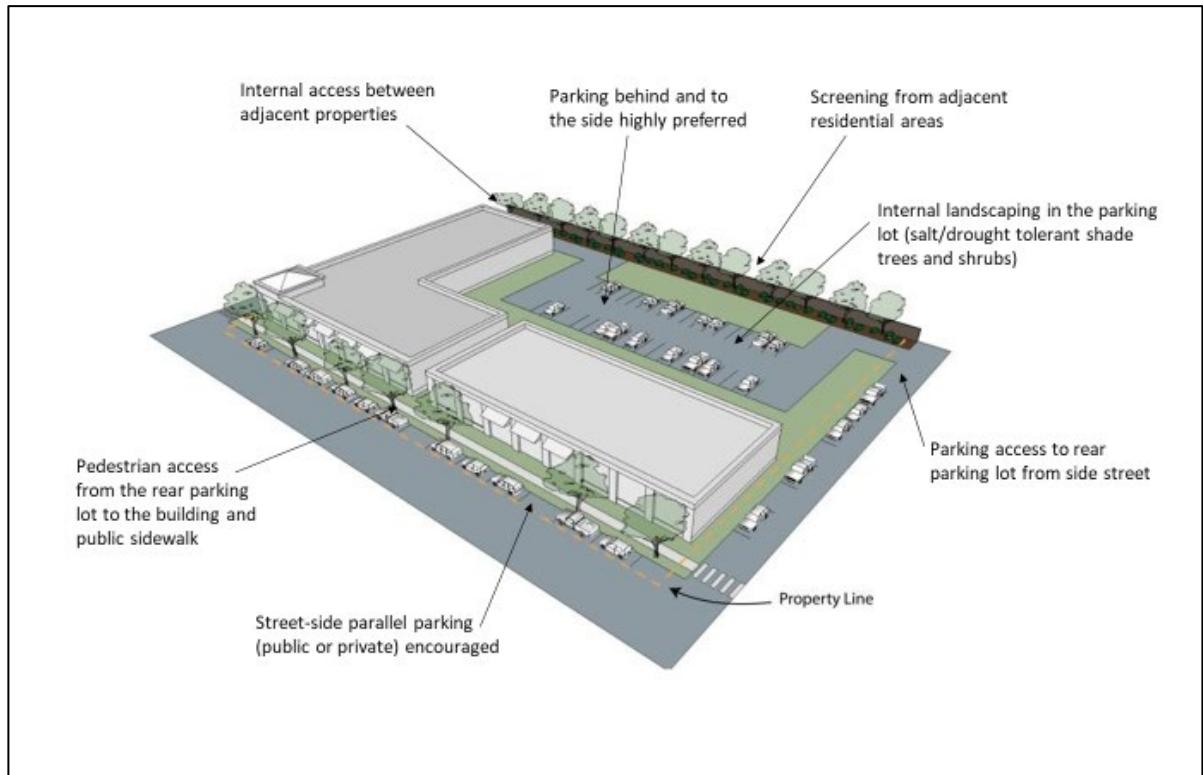
Open Spaces

Public Realm Activation

Signs



Grove Street, Darien Town Center, CT: 2-Story mixed use building with shared parking lot to the rear, courtyard, parking lot landscaping, and screening from adjacent homes.



Parking to the Side

Tandem Parking for Res. Units

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

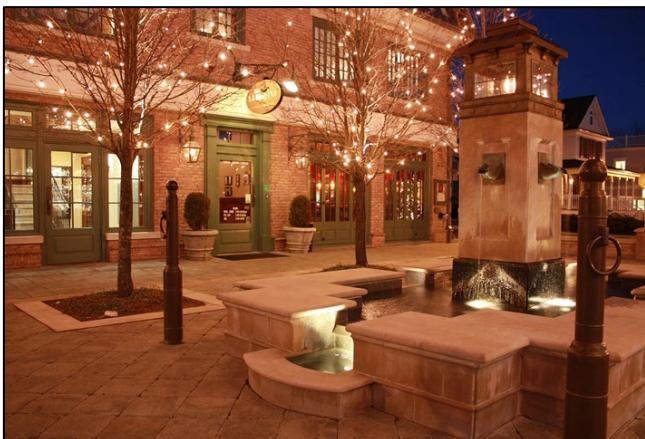
- Buildings
- Parking
- Open Spaces (Private)
- Public Realm Activation
- Signs



Courtyard/Forecourt



Porch/Gallery



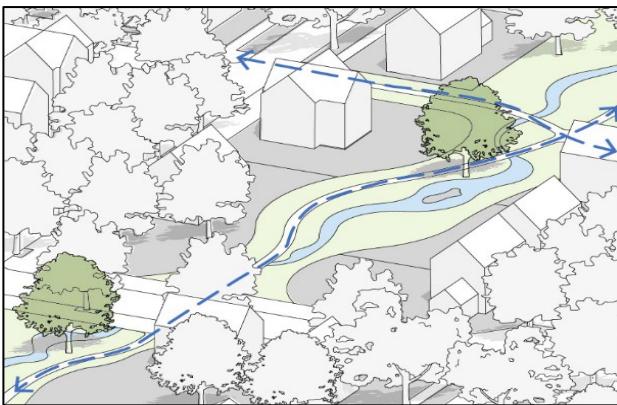
Residential and Commercial Courtyard



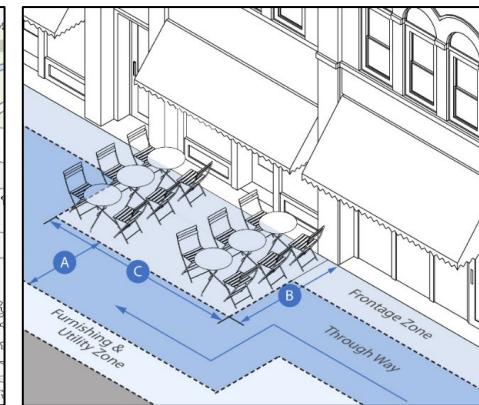
Pocket Park

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

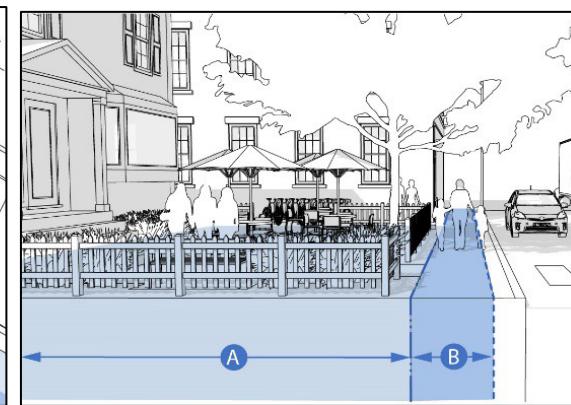
- Buildings
- Parking
- Open Spaces
- Public Realm Activation**
- Signs



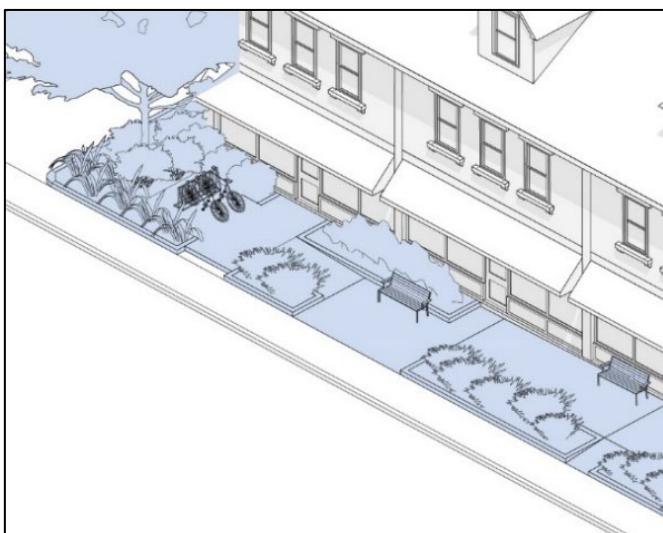
Pathway



Sidewalk Café Design Standards



Dover COA BBQ and the Community Center



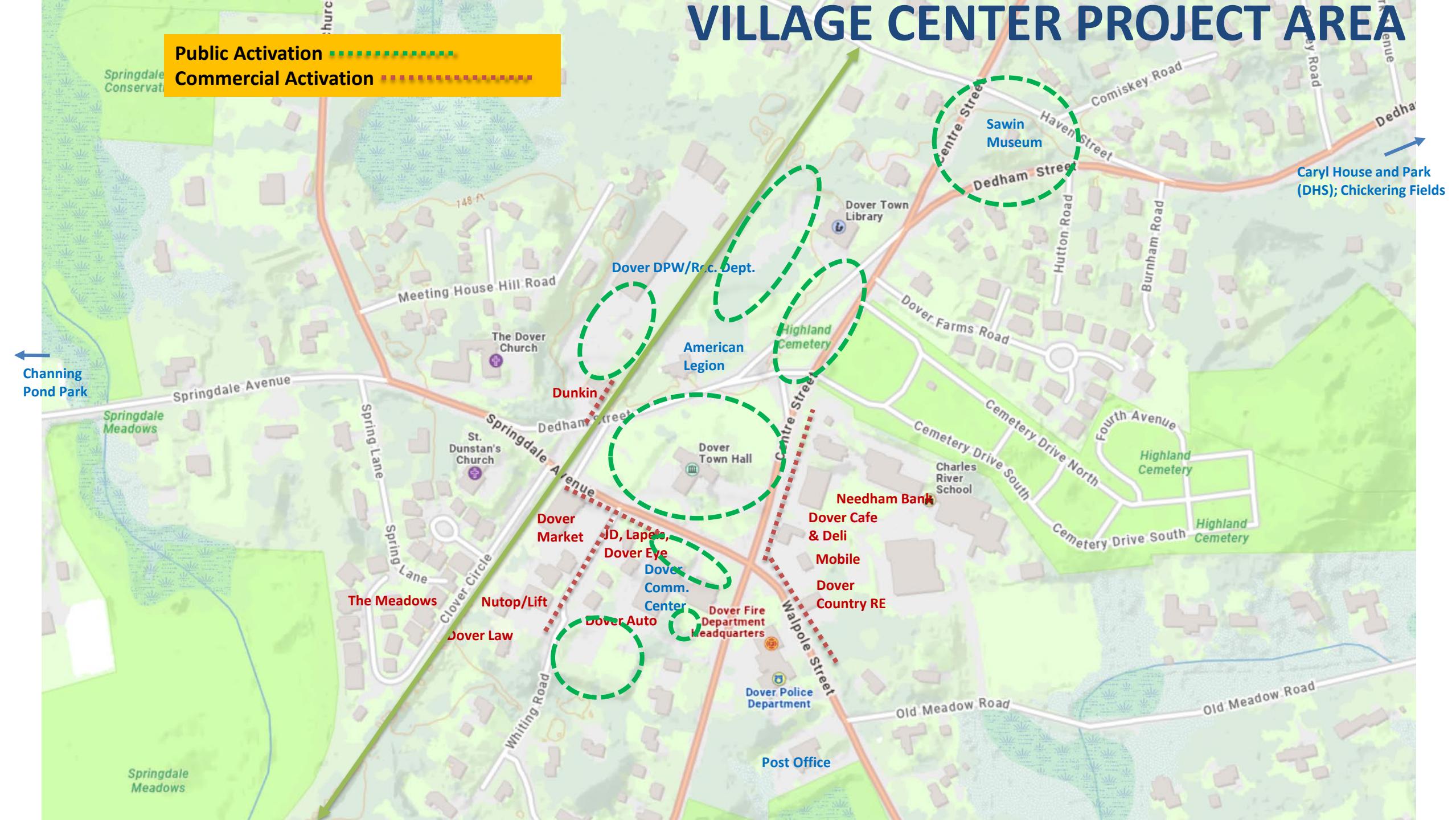
Front Plaza and Seating Terrace



VILLAGE CENTER PROJECT AREA

Public Activation

Commercial Activation



TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- Buildings
- Parking
- Open Spaces
- Public Realm Activation/Public
- Signs



Programming Music, Movies, and Recreation on the Common



Rail/Trails & Pathways

Public Art & Artistic Furnishings (Bike Rack)

Curb Extension, Seating, and Public Art

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- Buildings
- Parking
- Open Spaces
- Public Realm Activation**
Activation/Public
- Signs



Business Incubator in Action Town Center and Art Sheds in Hyannis

Utilize Public Spaces to Support Local Commerce



Farmers Market and Community Long Table Dinners

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- Buildings
- Parking
- Open Spaces
- Public Realm Activation/
Commercial
- Signs



Front Plaza, Seating Terrace, Sidewalk Cafe



Classic Cars in Scituate

Pavilion in Duxbury

Sandwich Board Sign in Gloucester

Display in Northampton

TRADITIONAL VILLAGE CENTER DESIGN CHARACTERISTICS

- ❑ Buildings
- ❑ Parking
- ❑ Open Spaces
- ❑ Public Realm Activation
- ❑ Signs



WALL SIGN



PROJECTING BLADE SIGN

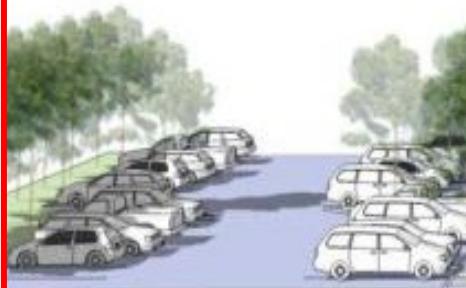


AWNING SIGN

VILLAGE CENTER ZONING INITIATIVE

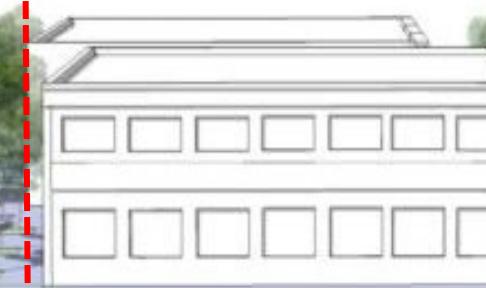
.....Bringing it all together

Compatible Edges & Transitions



Site Standards

- Parking Placement
- Ped/Vehicle Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds
- Buffer/Screening



Building Standards

- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds

PRIVATE REALM

Building Frontage Type



Private/Public Realm Interface

PUBLIC REALM

The “Outdoor Room”



Compatible Edges & Transitions

Outdoor Amenity Spaces

- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

POPS

Open Space & Rec Types

- Parks, Playgrounds, Commons

Upton, MA - Village Center Visioning

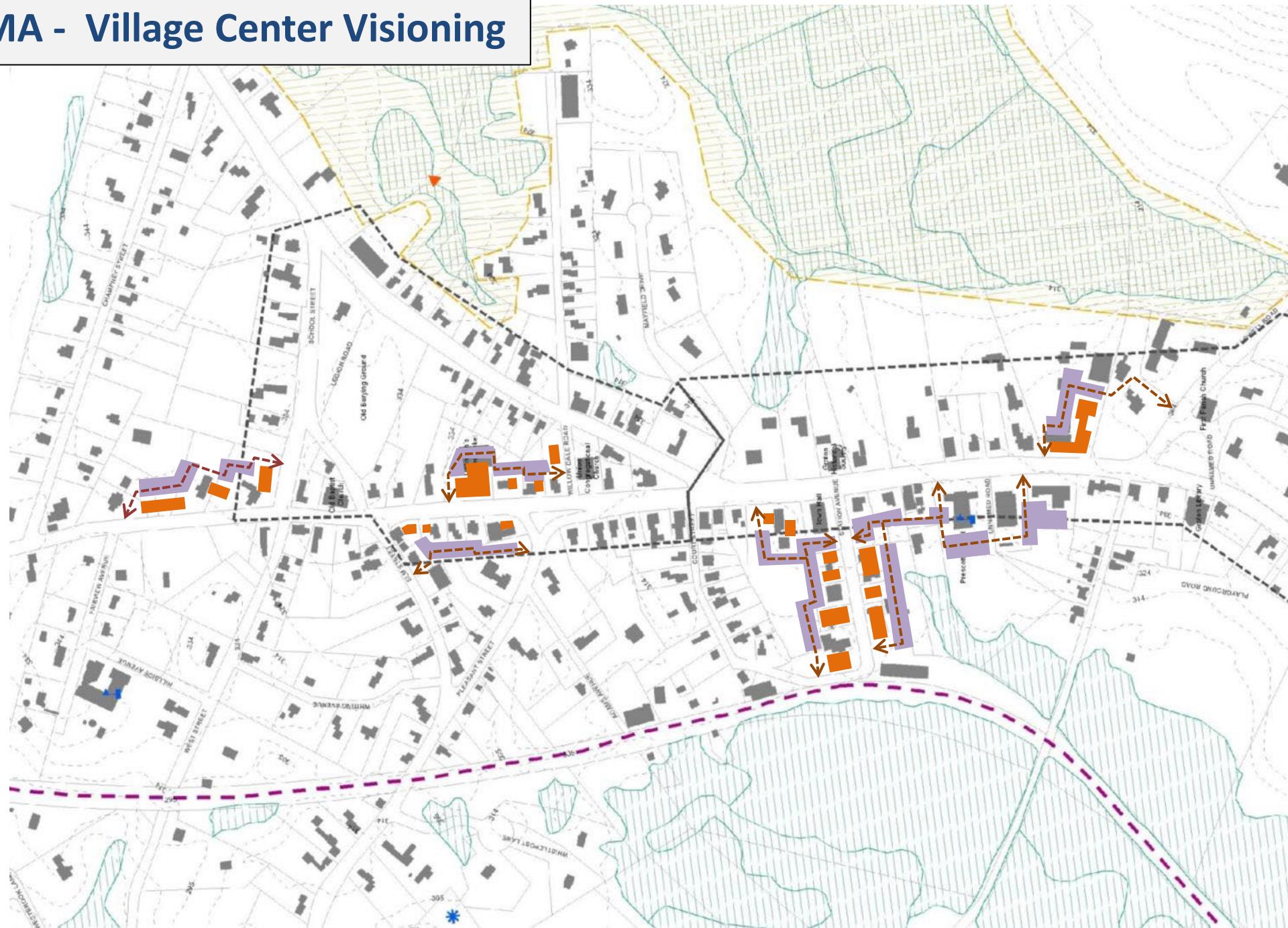


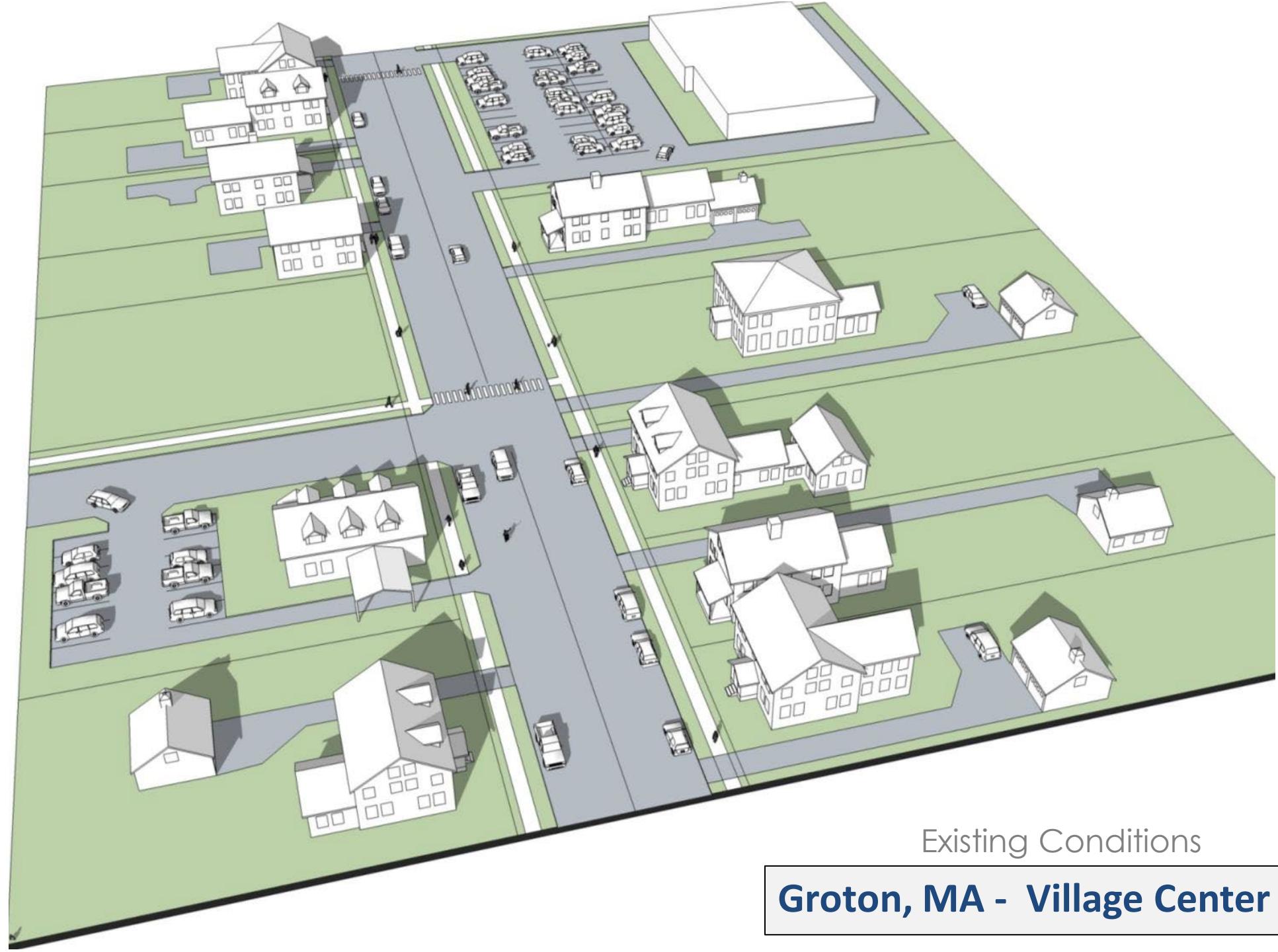
Existing Conditions



Future Vision Plan

Groton, MA - Village Center Visioning





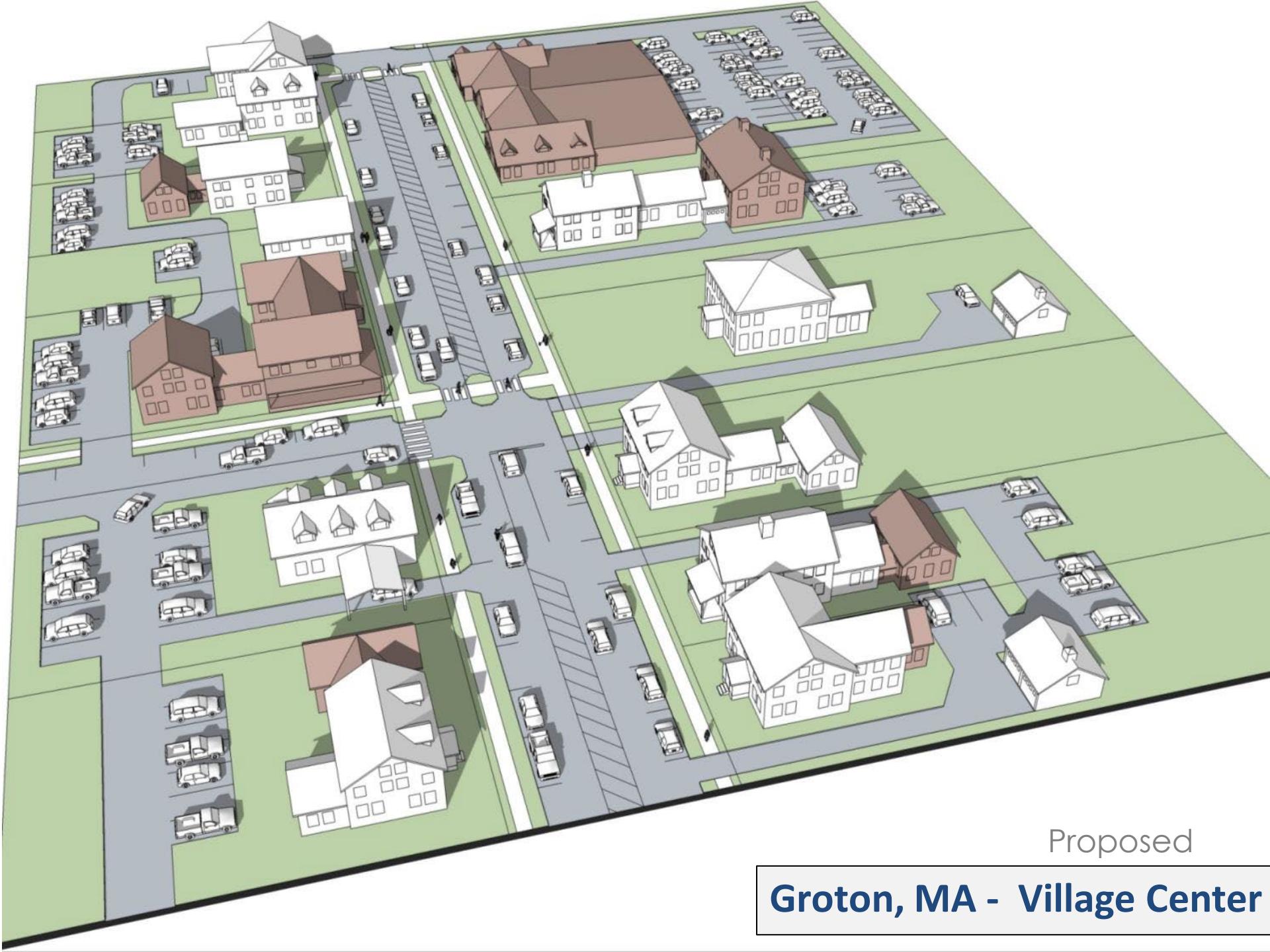
Existing Conditions

Groton, MA - Village Center Visioning



Existing Streetscape

Groton, MA - Village Center Visioning



Proposed

Groton, MA - Village Center Visioning



Proposed

Groton, MA - Village Center Visioning



Complete Street – with Bike Lane

Groton, MA - Village Center Visioning

DESIGN WORKSHOP AGENDA



Time: 9:00 AM- 12:30 PM, Saturday, December 10, 2022

9:00 AM **Welcome and Introduction to the Project.** Presentation of existing conditions in the study area, intro to visioning process and agenda.

9:20 PM **Large Group Discussion**

- Groups identify key issues and opportunities (using maps and note pad).
- Facilitated discussion to identify top issues to be addressed and opportunities to be pursued, etc.

10:15 AM **Small Group Design Exercise**

Participants divide into two groups to develop alternatives for the future of the district. One group will explore redevelopment scenarios at a broad scale, while the second will focus on key areas and design themes. The groups will switch half-way through so all participants have the same opportunities to shape the vision for the town center.

Group 1/ Town Center Development & Design Vision (45 minutes): Using a 1"=100' scale base map of the Town Center, participants will continue the discussion: what buildings, sites or other features need to be protected? Where are opportunities for adaptive reuse, infill development, new development? What improvements are needed to the streetscape, parks, and other public amenities? How should the town center connect with surrounding open space and trail networks?

Group 2/ Strategies for Streetscapes, Architecture and Public Spaces (45 minutes): Participants look more closely at key sites to explore opportunities for building redevelopment an infill, design of streetscapes, parking placement, landscape and screening, etc. This could also include more focused discussion of architectural design preferences, sustainability, housing needs and other themes.

11:45 PM **Group Reports and Discussion**

Facilitators, with assistance from local participants, present the results from each of the four stations. Participants work to define consensus on potential district boundaries, distribution of land uses, access & parking, preferred building types, streetscape treatment and design standards.

12:30 PM **Wrap up**

