

Route 6 Corridor Study

Prepared for the Westport Planning Board
by SRPEDD

February – June 2005

Funding Provided by EOEA

Work Plan

- Visual Inspection
- Review Master Plan Objectives
- Data Review
 - Traffic Safety
 - Historical Importance
 - Environmental Resources
 - Parcels and Zoning
 - Land Use by Assessor Codes
- Present Information & Draft Directions
- Return with Refined Recommendations

STUDY OBJECTIVE

Modify the Route 6 Corridor after careful consideration of the needs of existing residents, viable current businesses, and the overall corridor image. Consider regulatory and other means to improve the Route 6 Corridor in a manner that:

- Preserves the Town's rural character
- Protects environmentally sensitive areas,
- Supports existing local businesses,
- Develops additional commercial uses,
- Coordinates circulation with land use,
- Gives structure and form, and
- Concentrates multi-family development in appropriate areas.

(Assembled from the Westport Master Plan, 2004.)

Nine Recommendations

Two Town wide:

1. Site Plan Review
2. Regulations for Outdoor Storage and Outdoor Display

Your community can influence the site design and appearance of future developments



SITE PLAN REVIEW

Concentrates on the site layout not the proposed use

Uses are governed by the Table of Use-either as of right or by special permit from ZBA or Planning Board

Where a use requires a Special Permit, the Site Plan Review and the Special Permit can be combined



SITE PLAN REVIEW

Certain size projects would be required to go through a Site Plan Review

Gives the Planning Board the ability to hire consultants to review large or complex projects

Sets standards for common design issues

Common Design Issues

- Lighting
- Signs
- Buffers
- Setbacks
- Curb cuts
- Topography
- Scale
- Historic Features
- Vegetative
- Grading
- Erosion Control
- Landscaping
- Architecture
- Color and materials
- Parking
- Pedestrian flows

Parking and Landscaping



Landscaped islands help break up large parking areas

A raised berm helps screen parking from roadways and abutters



Lighting



The height of lighting fixtures in relation to the height of the building is important

Excessive brightness leads to light pollution and intrusions into abutting properties



Buffers

Buffers between residential and commercial zoned lands are often overlooked.



Curb Cuts



Unrestricted curb cuts are dangerous.

Traffic



A Site Plan Review can require a Traffic Impact Study to address access management issues

Signs



The height, lighting, location and size of signs are factors which a community can influence

Architectural Character



Commercial properties do not have to be typical “L” plazas – incorporate New England style architecture

2 Approaches



- The stronger the Zoning By-law and Site Plan Review process the better the result

Commercial Outdoor Storage and Outdoor Display

Outdoor Storage

- Not in Parking Areas
- Not in Yard Setbacks
- Screened from Public View.
- Limit of Site Area to 30%.

Outdoor Display

- Not in Parking Areas
- Not in Required Landscaped Area
- Screened from Residential Use



Four Zoning Changes for Route 6 Corridor

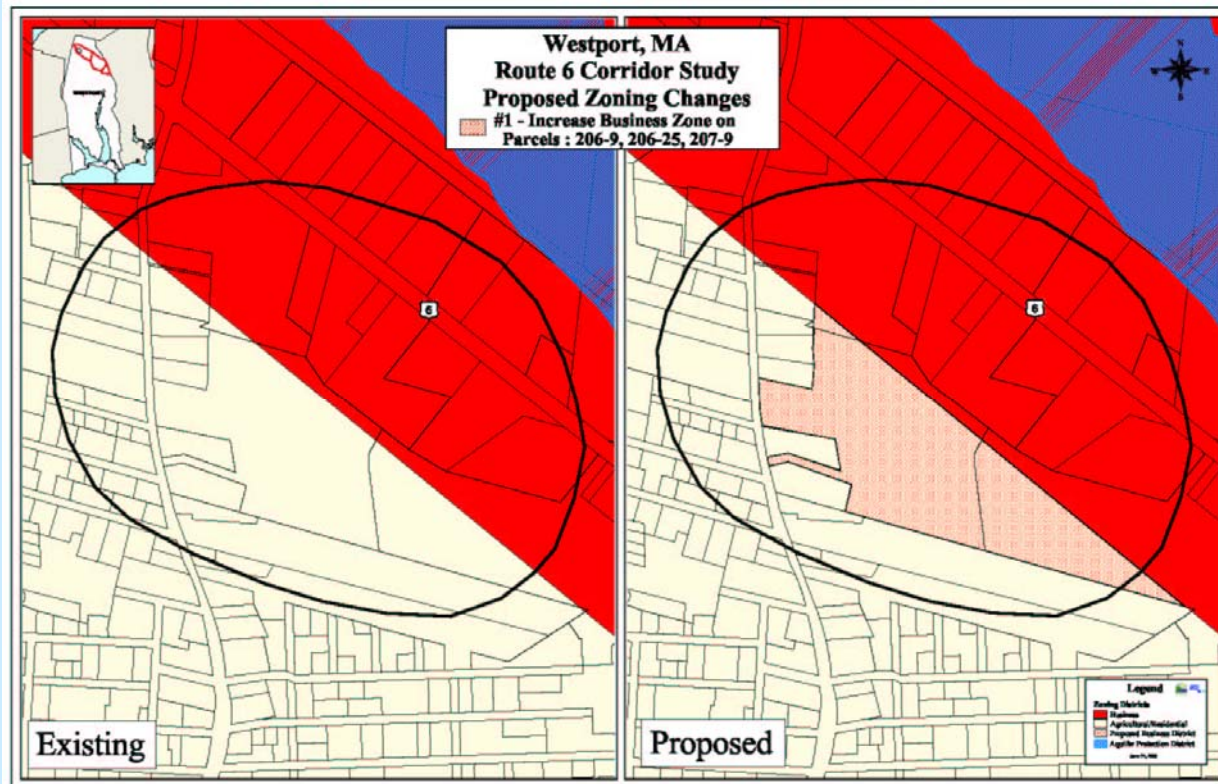
- Modify Table of Use for Business District
- Increase Business District in Vicinity of Sanford Road
- Decrease Unrestricted District
- Adopt Mixed Use Overlay District

Table of Use Changes

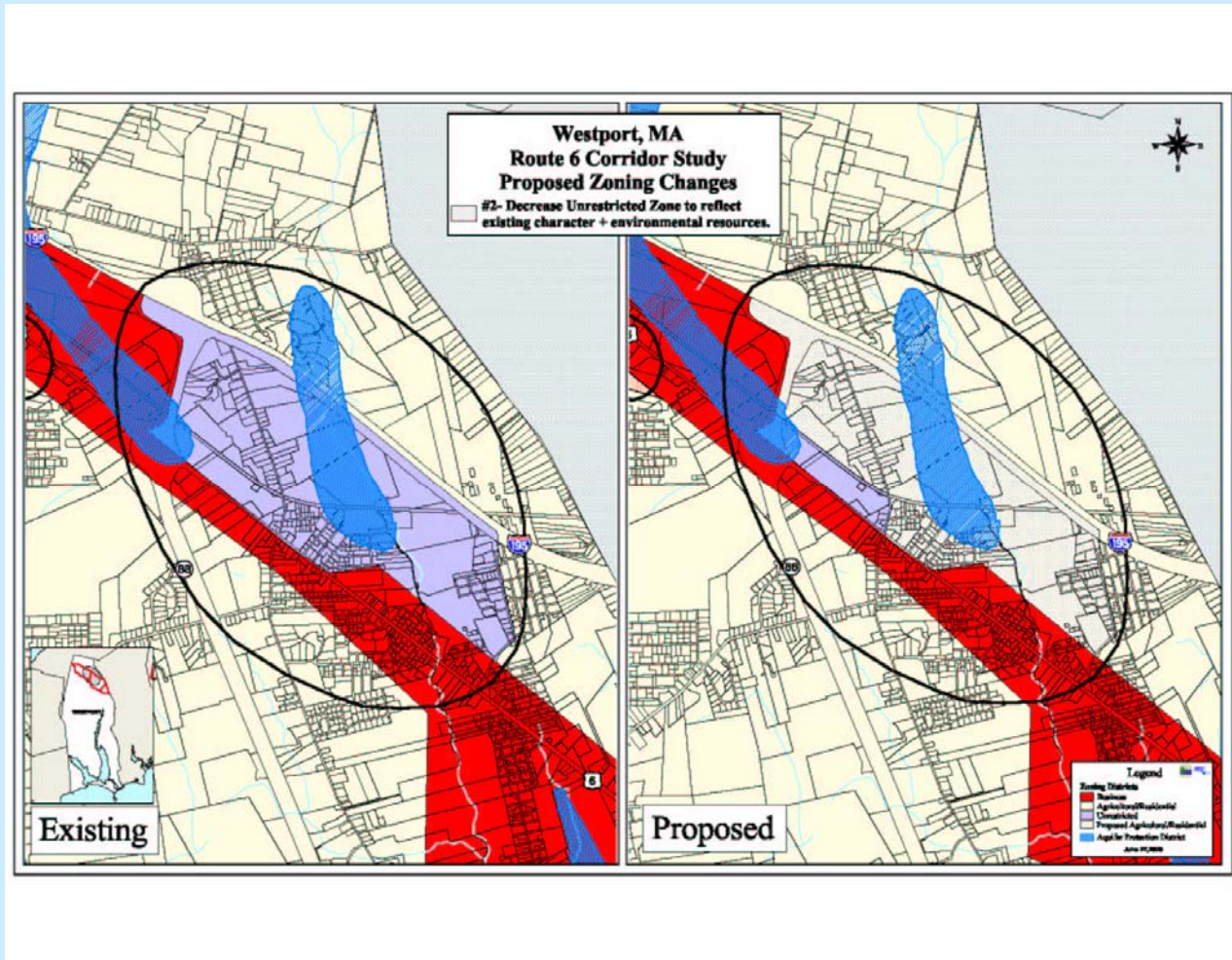
- No residential subdivisions
- New Office Park as Special Permit with with standards
- Change Flea Market to Special Permit

Decide: All Business Districts or not.

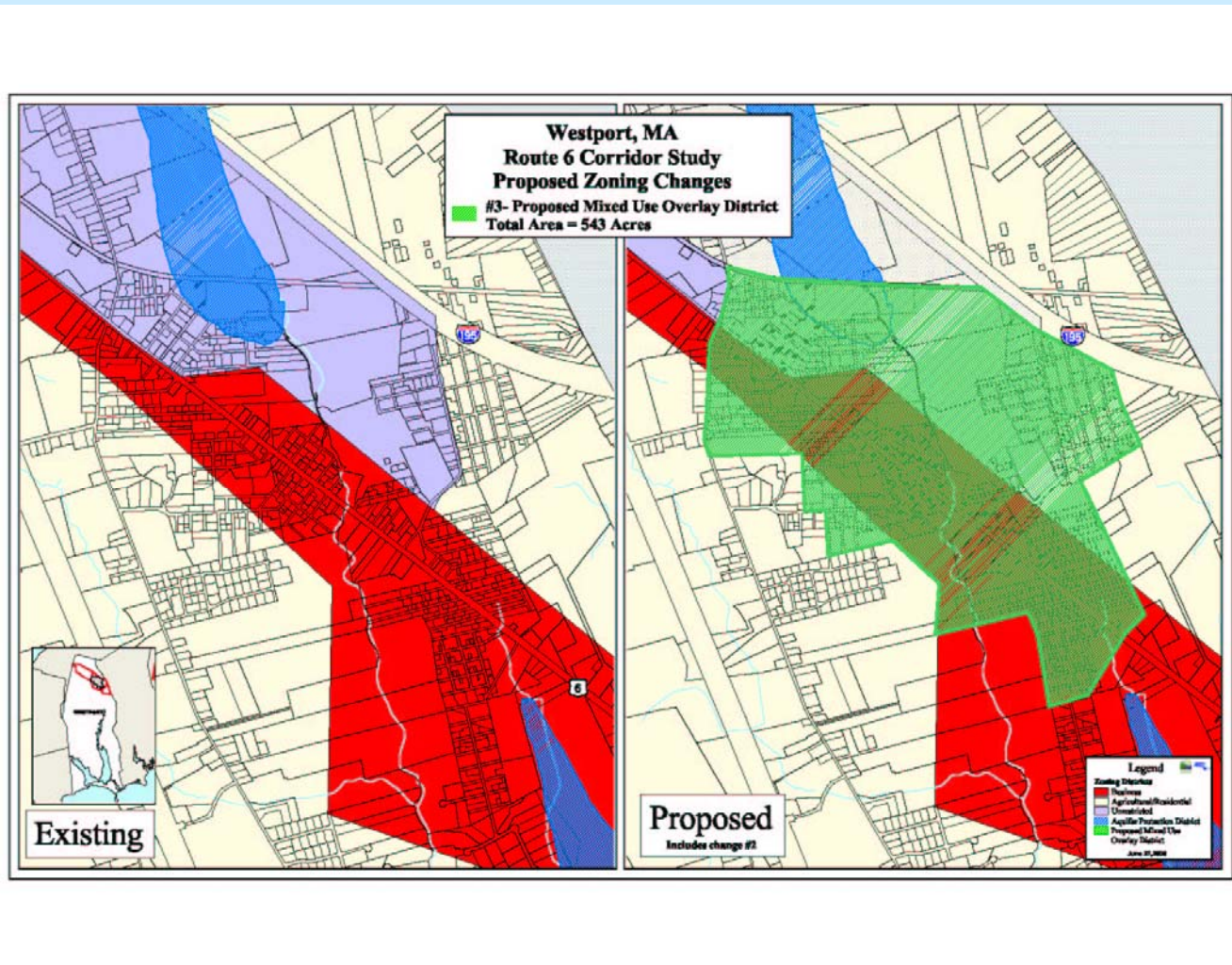
Increase Business District



Decrease Unrestricted District



Adopt Mixed Use District



New Mixed-Use Overlay District

- Intent: Establish a Sense of Place by paying attention to:
 - Building placement
 - Building design elements
 - Parking placement and quantity
 - Mix of uses
 - Streetscape and the public realm



Mixed Use District

- Prohibits some uses, permits multi-family
- Buildings must relate to the street
- Permits mixed use structures
- Support with public investment



Route 6

Context Sensitive Design

Ideas include:

- Traffic calming with roundabouts or road compression
- Improve sidewalks
- Add bike lanes
- Landscape median with low plantings that are also maintenance free
- Announce area with low signs and colored pavement
- Create bus pull out
- Increase visibility of cross walk areas with colored pavement/rumble strips
- Add street trees – create boulevard effect
- Provide adequate lighting for security.



Increase pedestrian safety in area.



*Beautify median,
provide wide
sidewalks, bus
pullout, and bike
lane.*



*Before and After Views
of a Similar Project in
Raleigh, North Carolina*



Future Actions

- Consider Reestablishing historic Westport Factory Village
- Consider TDR for density along Route 6