

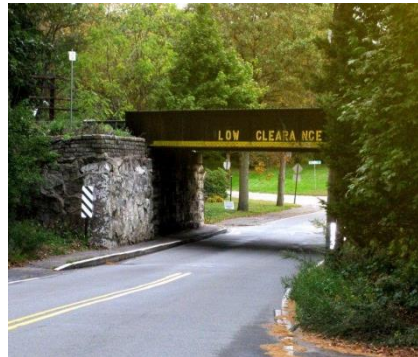


Islington Center



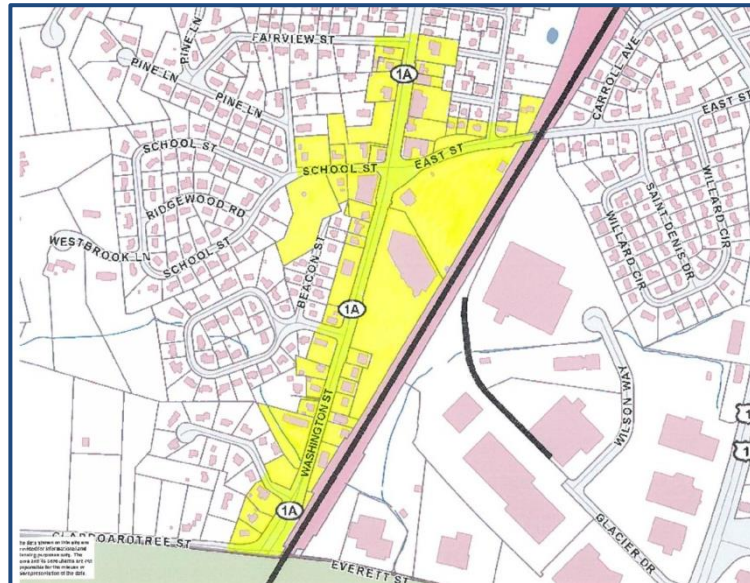
Visioning Session
July 26, 2016

ISLINGTON CENTER



The Islington Center Task Force was established by the Board of Selectmen in September 2015 to allow for extensive public discussion and comment on proposed new developments

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Defined Village Boundaries

- **Washington Street** – Clapboardtree St. to Fairview St.
- **East Street** – Washington St. to the East Street Bridge
- **School Street** – Washington St. to LBB Boundary

WASHINGTON & CLAPBOARTREE



CORNER OF WASHINGTON & FAIRVIEW



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Identified existing properties, uses and building conditions

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Provided an open forum for more in depth discussion of issues surrounding recent Planning Board application

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Islington Center Survey

The Islington Center Task Force was created by the Westwood Board of Selectmen in 2015 to study Islington Center and to encourage the appropriate redevelopment of this vital section of our Town. The Task Force is comprised of representatives from various Town boards and committees, Islington residents, business owners, and Town staff.

The Islington Center Task Force would like to hear your thoughts about Islington Center - its present, past, and future. Please take 15 minutes out of your day to share your ideas and help us better understand your thoughts and desires for this prominent village center.



Please check the box that best answers each question. Check one box per question unless directed otherwise.

Islington Center Survey

How often do you visit Islington Center for each of the following activities?

Shopping (groceries, pharmacies, etc.)

- Daily
- At least once a week
- Less than once a week
- Less than once a month
- Seldom or never

Services (post office, banking, etc.)

- Daily
- At least once a week
- Less than once a week
- Less than once a month
- Seldom or never

Islington Center Survey

Where do you currently do most of the following activities (Check all that apply)

- Islington Center
- High Street
- University Station
- Legacy Place
- Other Community
- Online
- Other:

What are the primary reasons for your choice(s) (Check all that apply)

- Convenience
- Selection
- Price
- Other:

Islington Center Survey

What types of businesses would you patronize in Islington? (Check all that apply)

- Antique Store
- Apparel Store
- Appliance Store
- Art Gallery
- Bakery
- Bank
- Bed & Bath Store
- Book Store
- Caterer
- Coffee Shop
- Childcare Facility
- Chiropractic Office
- Convenience Store
- Craft Store
- Dance Studio
- Dental Office
- Deli
- Dry Cleaning

Conducted an online survey – results to be posted to the town’s website on July 30th

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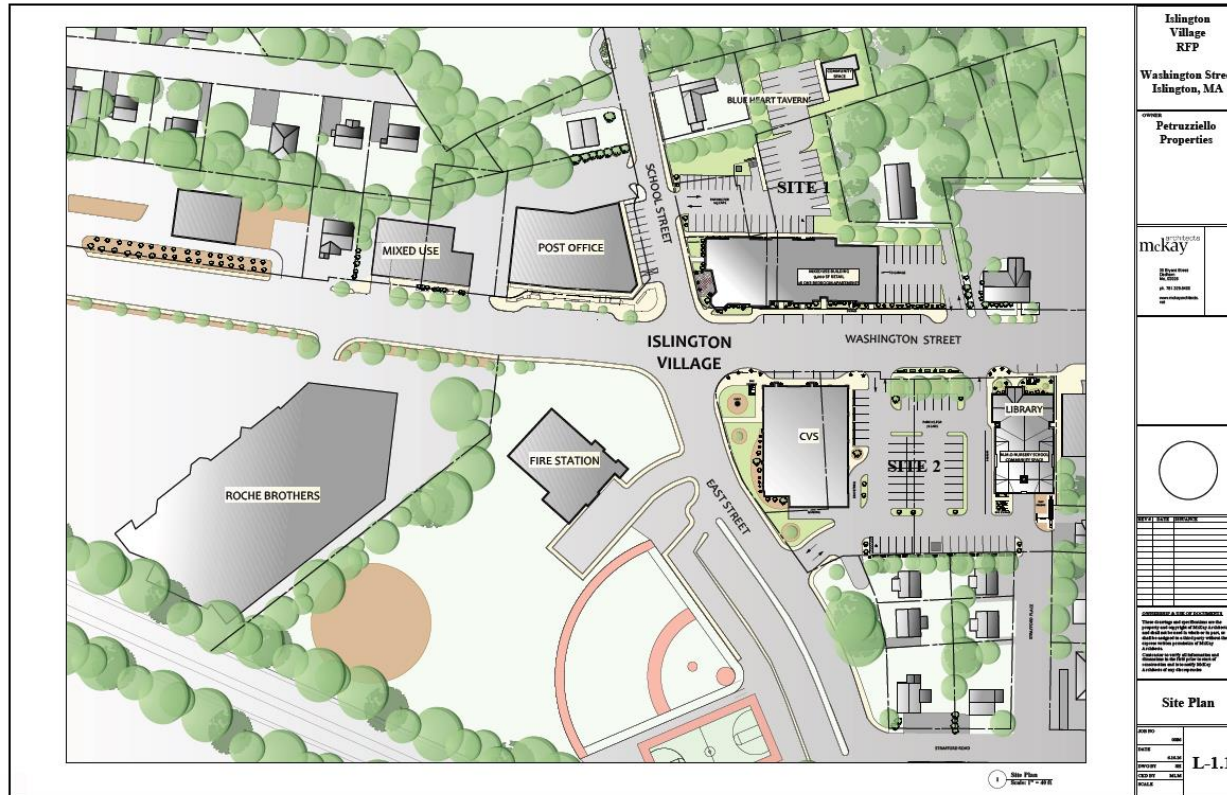
Developed an inventory of vacant and underutilized commercial spaces

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Issued a Request for Proposals (RFP) for Islington Center Properties

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Received one proposal from Petruzzello Properties – to be discussed at ICTF meeting on September 8th

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Proposed Mixed Use Building at Corner of School Street and Washington Street

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Proposed Mixed Use Building

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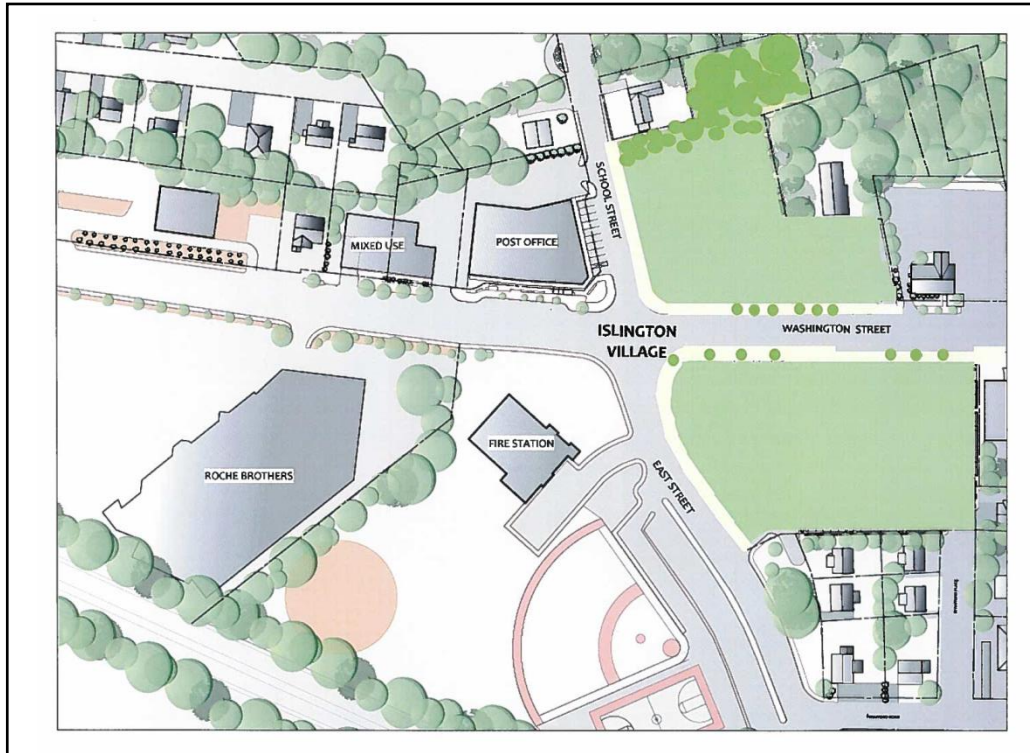
Library / Community Center

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Proposed CVS Building at corner of Washington Street and East Street

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Visioning Session to solicit “proposals” from residents. What would you do if you had complete control of the town parcels and the developer’s parcels?

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Break into small groups.

Use plans and materials on tables to design your ideal Islington Center.

Follow steps for development design:

- **Step 1** – Identify opportunities and constraints
- **Step 2** – Share ideas and imagine possibilities
- **Step 3** – Balance economic factors

Share your Islington Center plan with all attendees.

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Step 1 – Identify opportunities and constraints

- Physical limitations of properties and buffer zones?
- Public and private rights-of way and easements?
- Grading?
- Existing structures?
- Utilities?
- Parking?
- Traffic concerns?
- Pedestrian and bicycle concerns?
- Willing property owners?

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Step 2 – Share ideas and imagine possibilities

- What attributes should be maintained?
- What areas are in need of change?
- Desired Commercial Uses – Retail, Restaurant, Office?
- Desired Residential Uses – Single-family, Multi-family?
- Community Facilities – Public and Non-profit?
- Scale of Buildings – Height, Area, Design, Materials?
- Parking Facilities – Location and Number of Spaces?
- Open Space – Playgrounds, Fields, Sitting Areas?
- Sidewalks & Bicycle Lanes?
- Street Trees, Landscape Improvements, Furnishings, etc.?

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Step 3 – Balance economic factors

- Cost of land?
- Cost of construction?
- Rental income?
- Maintenance costs?
- Public service costs?
- Tax revenue?
- Effects on value of nearby properties?
- Financing?

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Islington Center Task Force meetings

- September 8th – initial review of proposal
- September 15th – formal presentation of proposal

Board of Selectmen meetings

- Date TBD – review of proposal and decision of whether or not to pursue property transfer

Planning Board meetings

- Date TBD – review of development plans (if BoS decides to pursue property transfer)

Conservation Commission meetings

- Date TBD – review of stormwater management plans (if BoS decides to pursue property transfer)

Town Meeting

- Date TBD – consideration of authorization for property transfer (if all necessary development approvals have been granted)

Board of Selectmen meetings

- Date TBD – consideration of property transfer (if Town Meeting authorizes by 2/3 vote)

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Stay informed and involved–

Join the Town's Listserv to receive weekly email notification of meetings and links to agendas.