



# Islington Center Task Force

---



Report to Board of Selectmen  
June 20, 2016

# ISLINGTON CENTER TASK FORCE

---



## Established by Board of Selectmen in September 2015

- To continue positive momentum created by improvements to Morrison Park and new Islington Fire Station
- To identify and define Islington Center Village Character – local history, architectural style, sense of place
- To provide advice and recommendation to the Planning Board in its review of redevelopment proposals
- To coordinate with the Pedestrian & Bicycle Safety Committee, Recreation Commission, Westwood Historical Commission, Library Board of Trustees, Board of Selectmen, and MassDOT on various decisions affecting Islington Center
- To encourage sustained public participation and constructive, in-depth discussion of all issues related to Islington Center
- To provide useful information to Town Meeting for consideration of funding significant improvements to town-owned properties

# ISLINGTON CENTER TASK FORCE

---



## Task Force Members

- **Board of Selectman Representative**
- **Planning Board Representative**
- **Finance & Warrant Commission Representative**
- **Westwood Historical Commission Representative**
- **Library Board of Trustees Representative**
- **Pedestrian & Bicycle Safety Committee Representative**
- **Islington Business Representatives**
- **Islington Resident Representatives**
- **Ex-Officio Staff Representatives**

# ISLINGTON CENTER TASK FORCE

---



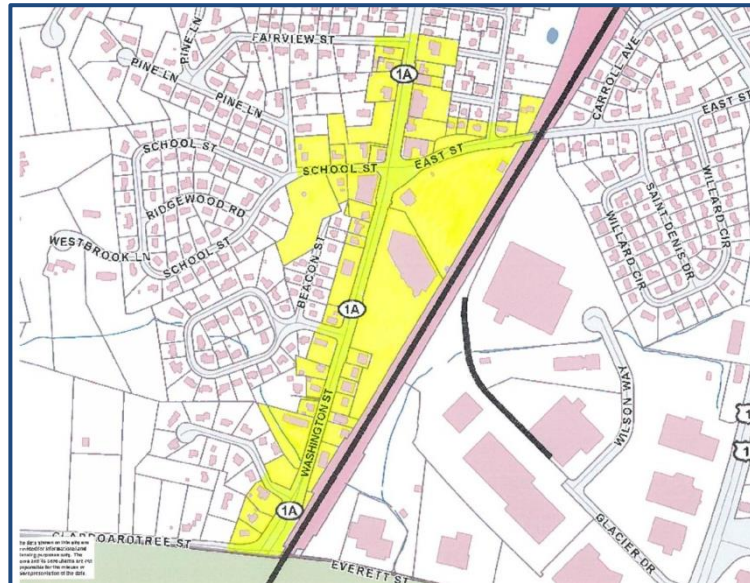
## Task Force Meetings

- **November 18, 2015**
- **December 10, 2015**
- **February 10, 2016**
- **March 9, 2016**
- **April 6, 2016**
- **May 19, 2016**

## Next Meeting – Walking Tour of Islington Center

- **Wednesday, June 22, 2016 – ICC @ 7:00 pm**

# ISLINGTON CENTER



## 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

# HEADING SOUTH ON WASHINGTON ST

---

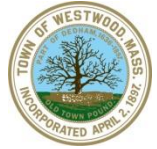


# HEADING NORTH ON WASHINGTON ST



# ISLINGTON CENTER TASK FORCE

---



## Identify Primary Issues

- **Physical Deterioration of Buildings**
- **Increase in Vehicular Traffic**
- **Bridge Safety Concerns**
- **Pedestrian and Bicycle Circulation Difficulties**
- **Community Center Capital Investment Decisions**
- **Wentworth Hall Capital Investment Decisions**
- **Library Branch Decisions**
- **Property Value and Development Pressures**



# ISLINGTON CENTER

---



## Ongoing Analysis of Existing Islington Center Properties

# ISLINGTON CENTER



## Inventory of Vacant and Underutilized Commercial Spaces

# ISLINGTON CENTER



## Open Parking Spaces in Islington Center

Date and Time	Municipal Lot (31)	Tailor Shop (6)	Café Diva/Barber Shop (10)	301-317 Washington St. (38)	323 Washington St. (5)	CVS/Crown Cleaners (23)	ICC/Library (29)	Morrison Park (31)	On-street Northbound (5)	On-street Southbound (4)	School St. playground (19)	Roche Bros. (227)	Total (408)	Percent Open
3/17 2:30 PM	17	6	5	29	4	19	15	27	2	4	0	92	220	54%
3/19 11:30 AM	25	4	7	26	4	15	23	28	3	4	0	91	230	56%
4/1 2:30 PM	12	6	6	27	4	17	20	28	1	3	7	94	225	55%
4/1 7:00 PM	29	6	10	30	5	20	25	29	4	4	18	133	313	77%
4/9 4:30 PM	30	6	9	29	5	16	24	27	2	4	16	119	287	70%
4/10 2:00 PM	31	4	10	30	5	20	27	29	2	4	0	85	247	60%
4/11 10:45 AM	12	6	3	26	4	13	19	17	5	4	17	139	265	65%
4/12 5:30 PM	24	6	8	29	5	12	23	25	2	4	16	125	278	68%
4/12 11:00 AM	9	6	2	32	2	7	3	9	1	4	18	141	234	57%
4/11 5:30 PM	18	6	6	29	3	15	14	15	2	2	19	121	250	61%

# Ongoing Parking Space Availability and Usage Study

# ISLINGTON CENTER

---



Request for Proposals for  
Islington Center Properties

# ISLINGTON CENTER TASK FORCE

---



## Request for Proposals (RFP)

- **Test Market Conditions and Project Feasibility**
- **Encourage Continuation of Community Uses**
- **Public Review of Proposals by Task Force**
- **Public Review of Proposals by Board of Selectmen**
- **Selection of Potentially Beneficial Proposals, if any**
- **Full Planning Board Review and Approval Process**
- **Require All Necessary Local and State Approvals**
- **Town Meeting Consideration of Defined Project(s)**
- **Board of Selectmen Approval for Disposition of Property**

# ISLINGTON CENTER

---



Allow for Extensive Public  
Discussion and Comment  
On Proposed New Developments

# ISLINGTON CENTER



## 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

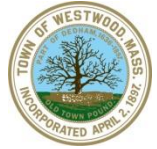
What types of businesses would you patronize in Islington? (Check all that apply)

- 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

# Online Survey – June 15<sup>th</sup> thru 30<sup>th</sup>

# ISLINGTON CENTER TASK FORCE

---



## Continuing Public Discussion

- Attributes to be maintained?
- Areas 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.