

# Village Style: Community, Connection, Culture

## Fostering Economic Growth & the Cultural History of Boxborough

**A Village Style Approach:** This scenario proposes Village Style development in the existing Town Center District (“Town Center”) and at Adams Place (“Village Green”) that aligns with community interests, provides residential services, and supports the overall economic development of Boxborough. **This scenario recommends a two-point approach to balance the economic health, cultural connectivity, and historic character of Boxborough.**

### Challenges

- Development restricted by utility capacity and available land
- Balancing regional and local connectivity
- Maintaining cultural history

### Approach

- Pursue Village Style development in two locations in town
  - encourage civic and cultural uses in Town Center, and commercial/food service uses at Adams Place
- Utility demand uses-
  - allow low in Town Center and high at Adams Place
- Explore feasibility of utility partnerships
- Consider zoning and land use amendments that reflect historic culture *and* allow for commercial amenities desired by the town

### Outcomes

- Preservation of historic assets while increasing civic and cultural amenities
- Commercial amenities that serve both residents and office park workers, with minimal vehicle trips added to Mass Ave.
- Commercial development which eases the residential tax burden
- Reduction in resource leakage and opportunity to capture a customer base from neighboring towns.



2019 Survey Heat Map Results showing desirable locations for village-style development

## Regulatory Changes to Existing Districts

### Town Center District

Location: Town Center



Community Culture Center  
Berlin, MA

### Town Center

#### Challenges

- Limited available land
- Low capacity for utilities
- High cost for utility expansion

#### Approach

- Restrict high-utility demand uses (I.E. food service)
- Encourage low utility demand uses (I.E. Luther Blanchard Museum, Community Culture Center)
- Prioritize historic preservation and reuse of buildings in Town Center
- Implement form-based code

#### Outcomes

- Protection of historic community assets
- Minimal alteration of existing aesthetics and density
- Development of civic and cultural amenities that serve the local residents.

### Village Green

#### Opportunities

- Some existing utility capacity for new development
- Adequate space for measured development with minimal physical constraints
- Located east of 495 for community connection, but still in close proximity to highway, reducing town-wide traffic impacts
- Future land use for Adams Place characterized as “Village Center with small-scale retail and dining” in the Vision 2030 Master Plan
- Second most popular location for Village Style development in 2019 Survey

#### Approach

- Implement overlay along Route 111 for Village Style Development
- Investigate potential utility expansion through a partnership with Adams Place Office Park and/or Littleton
- Allow development of small-scale commercial and dining amenities (I.E. cafe, restaurant, retail establishments)
- Construct a new Public Safety Building to house the Police & Fire Departments

#### Outcomes

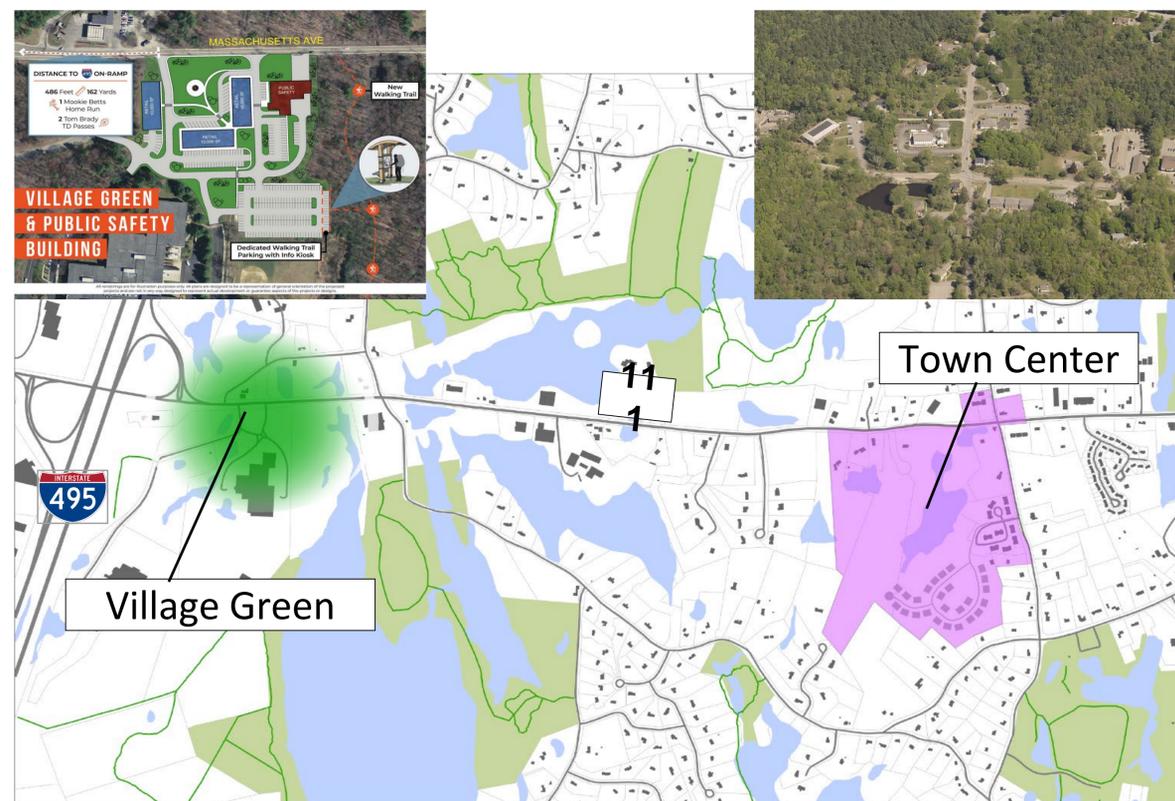
- New businesses can attract a balanced customer base of local residents, office park employees, and regional commuters
- Fulfillment of Town desire for small scale dining amenities

### Village Style Dev. Overlay District

Location: Adams Place



Village Green Rendering  
Development Proposal  
Lincoln Property Company



## Implementation Process

### Short Term

- Inventory vacant and/or historic buildings in Town Center
- Investigate utility expansion from Littleton and/or existing capacity at Adam’s Place

### Medium Term

- Implement form-based code in Town Center, restrict high-utility demanding uses
- Implement Village-Style overlay district along Route 111, allowing development of small-scale commercial
- Utility connections with Littleton or Adam’s Place

### Long Term

- Move public safety complex to Village Green development
- Develop a Community Cultural Building in Town Center