

VISION PLAN



NORTH SCITUATE VILLAGE CENTER

Scituate Economic Development Commission

JUNE 2016



SEA SCITUATE



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Connectivity *Vision* **Sustainability** *People* **Form-Based Code** **Places** **Design Guidelines** **Context** **Economic Development**

Scenario-Building
Design Charrettes
Growth Management
Master Plans
Corridor Retrofit

Open Space
Village Centers
Street Activation
Nodes
Design Guidelines
Facade & Sign Programs

Town-Gown
Sprawl Repair
Downtown Revitalization
Smart Parking
Branding/Marketing
Tactical Urbanism

Main Street
Complete Streets
Neighborhoods
Mixed Analysis

DODSON & FLINKER
Landscape Architecture and Planning

VISION PLAN

NORTH SCITUATE VILLAGE CENTER

In March 2016 the Scituate Economic Development Commission (EDC) conducted a **visioning session** on the North Scituate Village Center for the purpose of creating an **overall conceptual plan and strategic action plan** to guide future growth, conservation, and infrastructure enhancements over the next 10 years.

1.0 Context & Existing Conditions

2.0 Challenges & Opportunities

3.0 Relevant Plans, Policies & Regulations

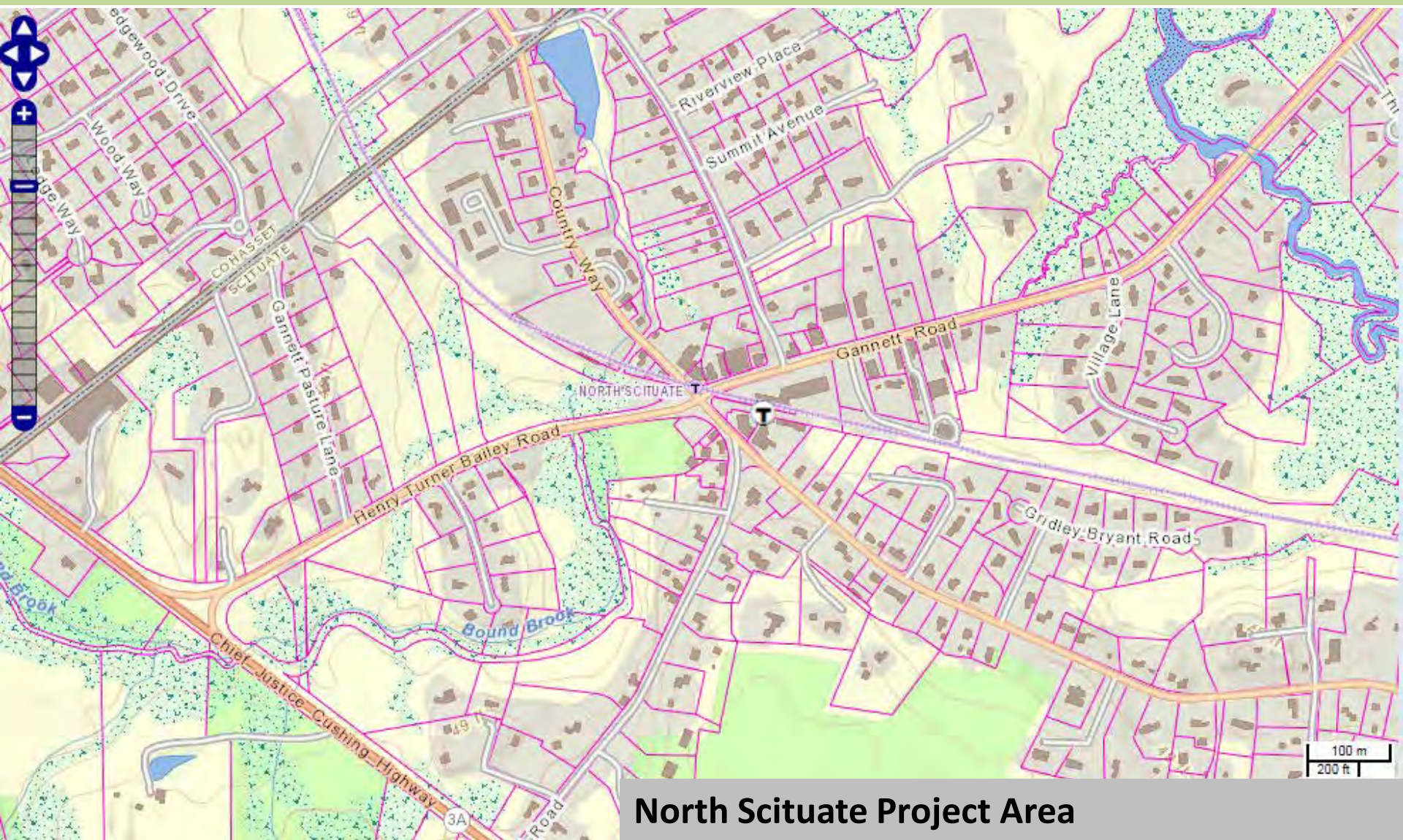
4.0 Market Analysis & Economic Development Potential

5.0 Conceptual Plans & Development Scenarios

6.0 Strategic Action Plan



CONTEXT & EXISTING CONDITIONS

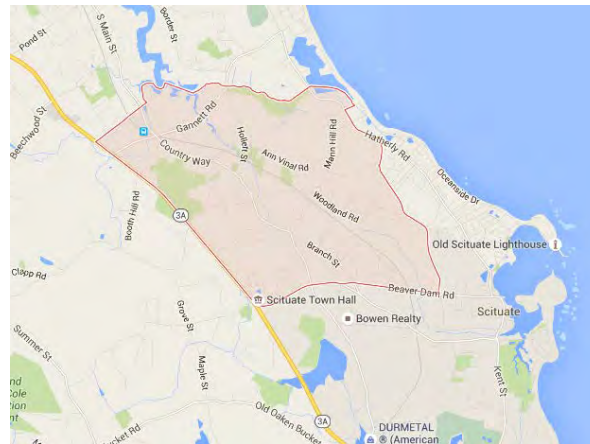


North Scituate Project Area

CONTEXT & EXISTING CONDITIONS

NORTH SCITUATE SETTING & CONTEXT

- ❑ A **traditional neighborhood center** with a small mix of shops, restaurants, and services.
- ❑ MBTA Greenbush **Commuter Rail** service with ample parking and daily service to Boston
- ❑ Primarily **single family homes** and some apartments, many within walking distance of train station.
- ❑ The historic **W.P.A Building** provides a cozy gathering place for community activities.
- ❑ **Proximity to markets** in North Scituate and South Cohasset.
- ❑ Great **opportunities** for commuting residents or small business owners that want to work and live in close proximity.



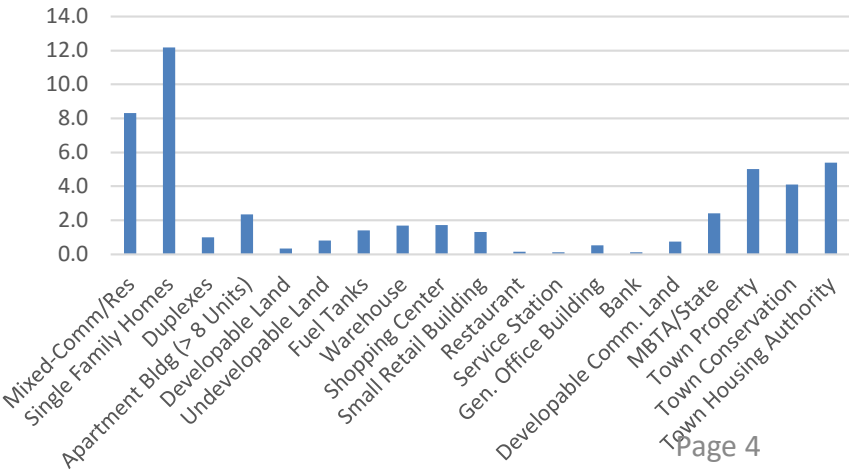
CONTEXT & EXISTING CONDITIONS

PROPERTY CHARACTERISTICS

- ❑ **59 properties** and nearly **50 acres** in the NSV Study Area
- ❑ Most properties classified as **mixed use** (commercial and residential) and SF homes.
- ❑ **76 dwelling units** in the NSV Study Area.
- ❑ 76% properties either **owner-occupied** or owned by residents of Scituate.
- ❑ **75 buildings** averaging over 100 years.
- ❑ **158,115 net square feet** with an average of 3,100 square feet per building.
- ❑ 50% of building in “average” **condition**; only 7 buildings rated as “excellent” or “very good” condition.
- ❑ Total **taxable value** of properties \$31,471,500 (an average of value of \$1.35 million per acre).



Land Use and Acreage in N. Scituate Village Area



CONTEXT & EXISTING CONDITIONS

NORTH SCITUATE | BUSINESS
DIRECTORY

MAP KEY

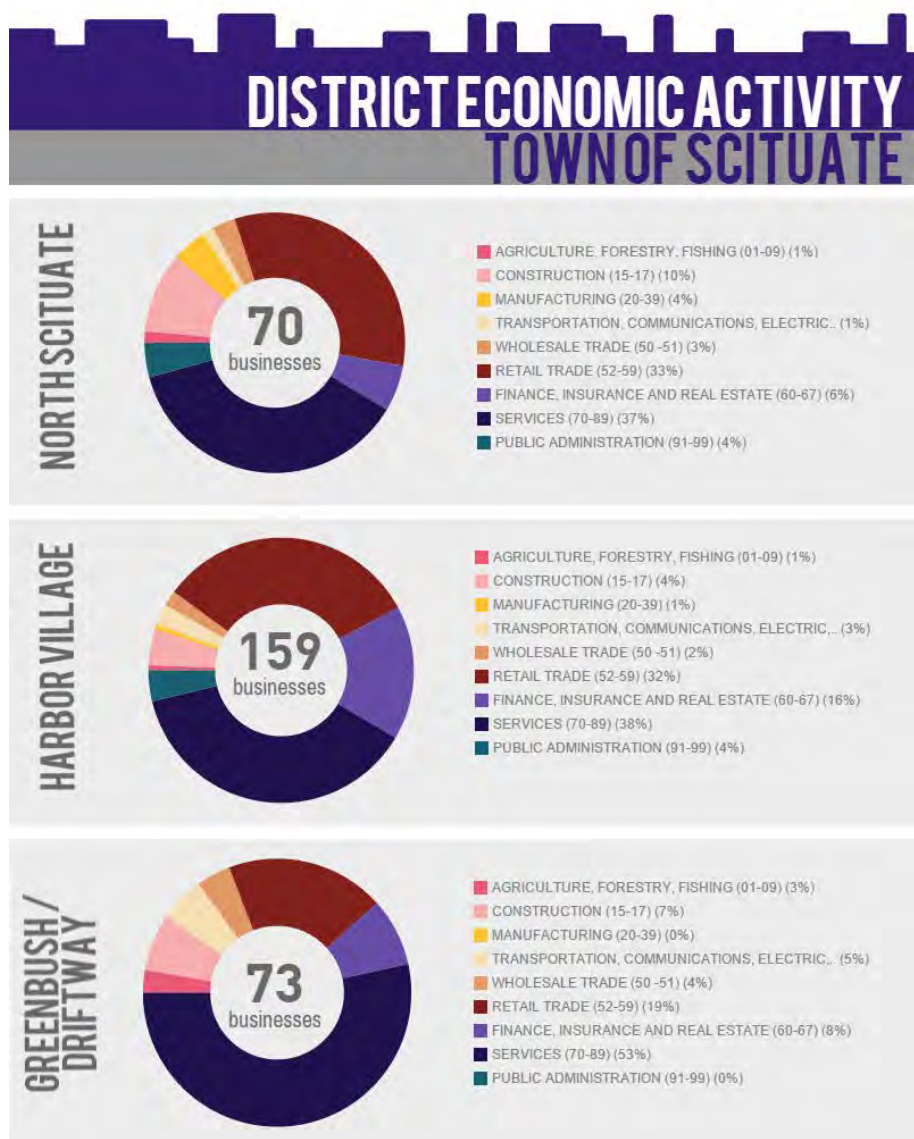
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CURRENT BUSINESS DIRECTORY

CONTEXT & EXISTING CONDITIONS

CURRENT MIX OF BUSINESSES & SERVICES

- ❑ **89 employers** in NSV Study Area
- ❑ **Primary market** is surrounding neighborhoods.
- ❑ Business generally geared to **goods and services needed on a regular basis** (i.e. convenience/small grocery, food and drink, fitness, financial services, post office and personal services).
- ❑ Some **specialty shops, several contractors** and repair services.
- ❑ About **300 people working** in the village area.
- ❑ Mostly **small businesses** (about 48% employ between 1-4 persons).
- ❑ Vast majority occupy less than 10,000 SF; **38% occupy less than 2,500 SF.**



1.0 CONTEXT & EXISTING CONDITIONS

PUBLIC INFRASTRUCTURE & UTILITIES

Public Water and Sewer

- ☐ NSV Area serviced by public water system but not the public sewer system.
- ☐ Scituate's sewer plan includes 6 phases (3 have been completed).
- ☐ North Scituate sewerage is in Phase V.
- ☐ Scituate WWTP capacity is 1.6 mgpd.
- ☐ DPW priority to address poor condition of collection system before expansion.
- ☐ Phase V could be 3-5 years out.
- ☐ Sewer main for N. Scituate in the MBTA ROW. Extensive evaluation is needed to determine its functionality.
- ☐ Without sewer and with generally poor soils North Scituate cannot continue to develop to any significant extent.
- ☐ Package Treatment Plants can only support modest development (25-30 D.U.)
- ☐ Sewer is necessary to facilitate new investment toward the renovation, expansion and redevelopment of existing buildings.

CONTEXT & EXISTING CONDITIONS

PUBLIC TRANSPORTATION

MBTA Commuter Rail Service

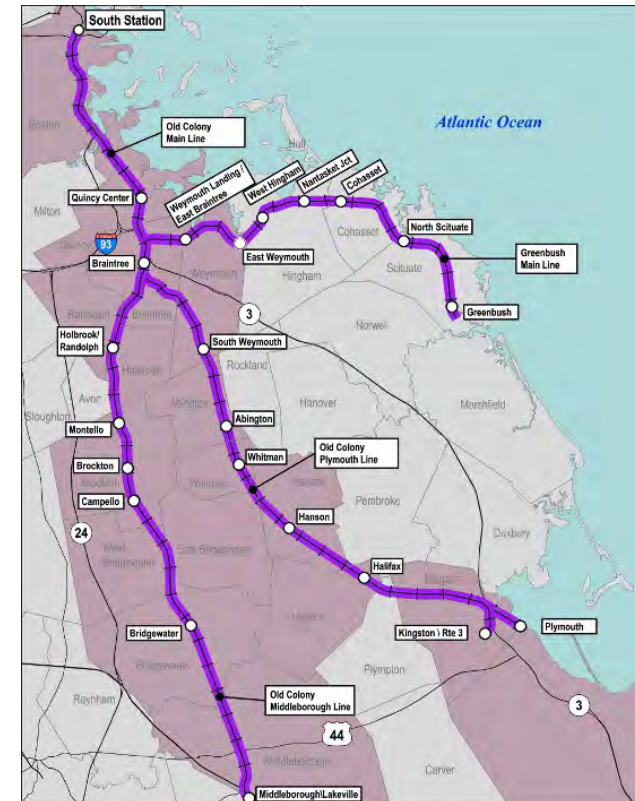


- ❑ N. Scituate MBTA Station on Greenbush Commuter Line.
- ❑ Total of **279 parking spaces** in 2 with average weekday availability rate of 54%.
- ❑ Average weekday ridership of **5,411 passengers** (2014).
- ❑ N. Scituate station has **2nd highest ridership** with 532 average weekday inbound boardings (17.6% of all weekday inbound boardings).
- ❑ Since 2007 Greenbush line has not met ridership expectations due to economic conditions

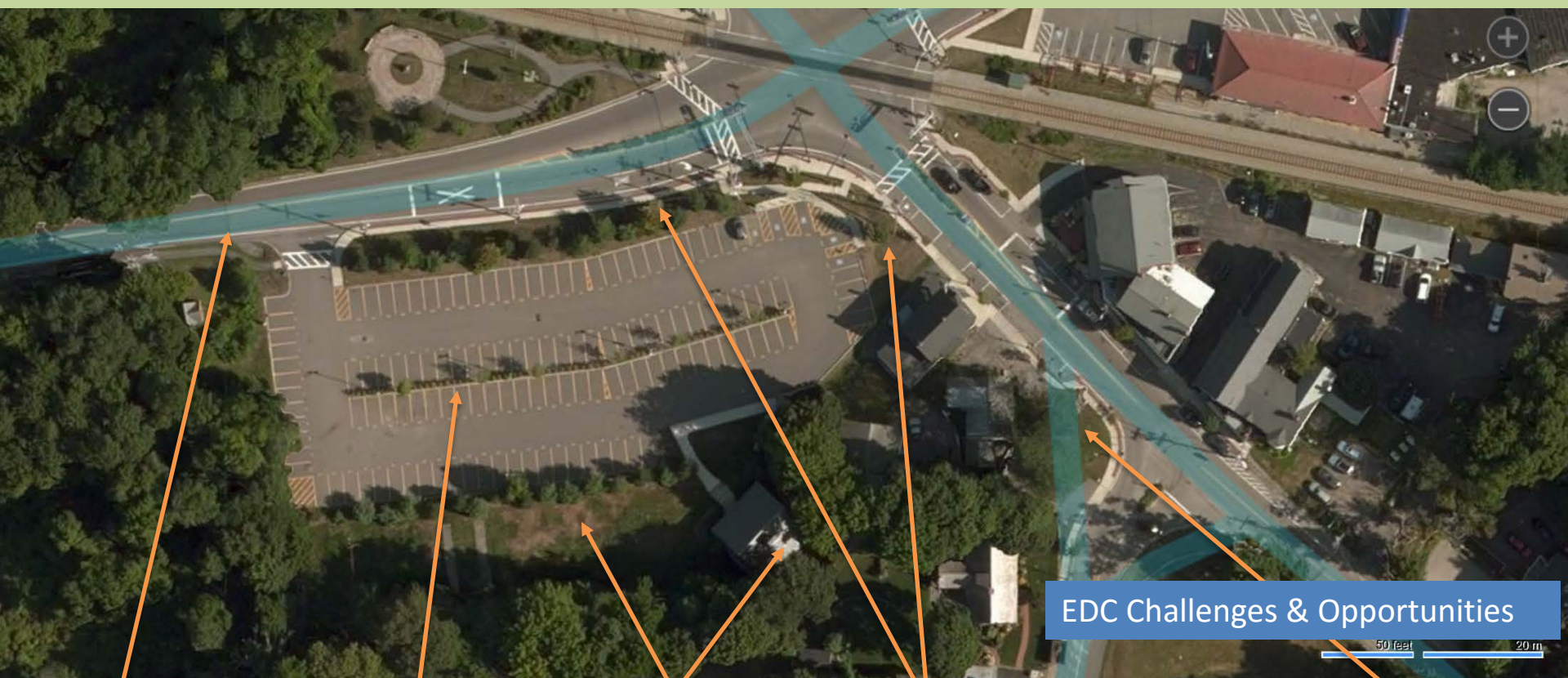


Bus Transit

- ❑ The **Scituate Sloop** (operated by GATRA) provides local shuttle bus service with regional connections.
- ❑ The Sloop operates on a fixed route for both weekday and weekend service but does not service North Scituate at this point.



N. SCITUATE VILLAGE CHALLENGES & OPPORTUNITIES



Install Gateway Treatment-
“Welcome to North Scituate Village” monument with plantings.

Underutilized MBTA Parking Lot –
Work with MBTA to provide more general public parking, open space and mixed use redevelopment.

Upgrade WPA Building & Grounds – Improve ADA access; Install playground equipment; Establish community garden; Program NS events and activities.

Mixed Use Development –
Opportunity for infill development along Henry Turner Bailey Rd and Country Way with commercial at street level, residential above, and parking and open space behind.

Install Gateway Treatment-
“Welcome to North Scituate Village” sign and landscaping with historic marker at Gannett’s Corner.

Install NS Village Kiosk – Add the business directory and community events to the sign boards on the MBTA platform.

Potential Redevelopment Site – Opportunity for mixed use or residential development.

Potential Infill Development Site – Opportunity for mixed use or residential development.

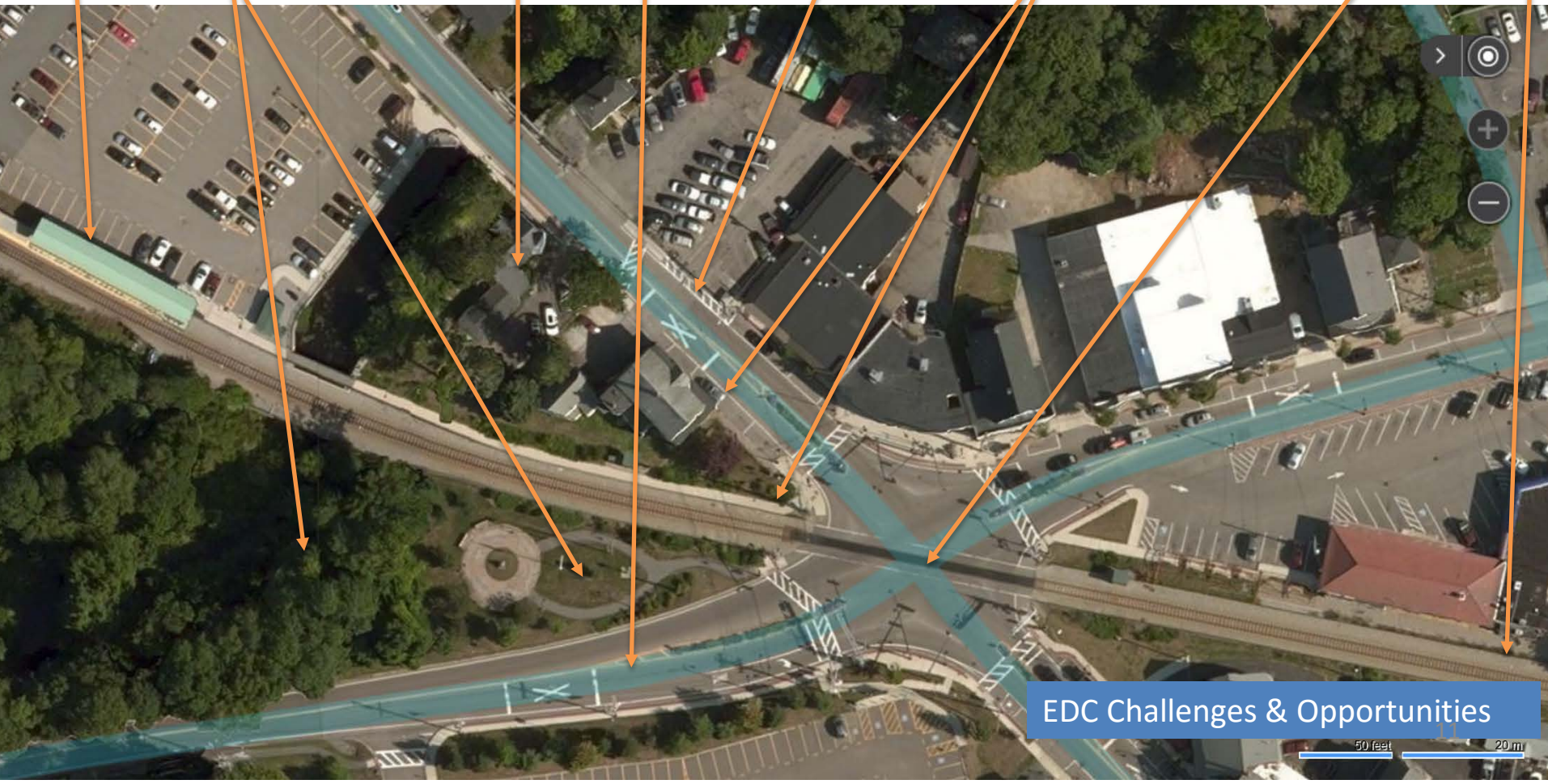
Expand Public Sewer – Evaluate condition of sewer main in RR ROW and deter best opportunity to expand into N. Scituate

Upgrade Pocket Park – Improve access to Bound Brook and across Gannett Rd; add furnishing to allow more gatherings; activate with more programming; possibly add a coffee kiosk/news stand

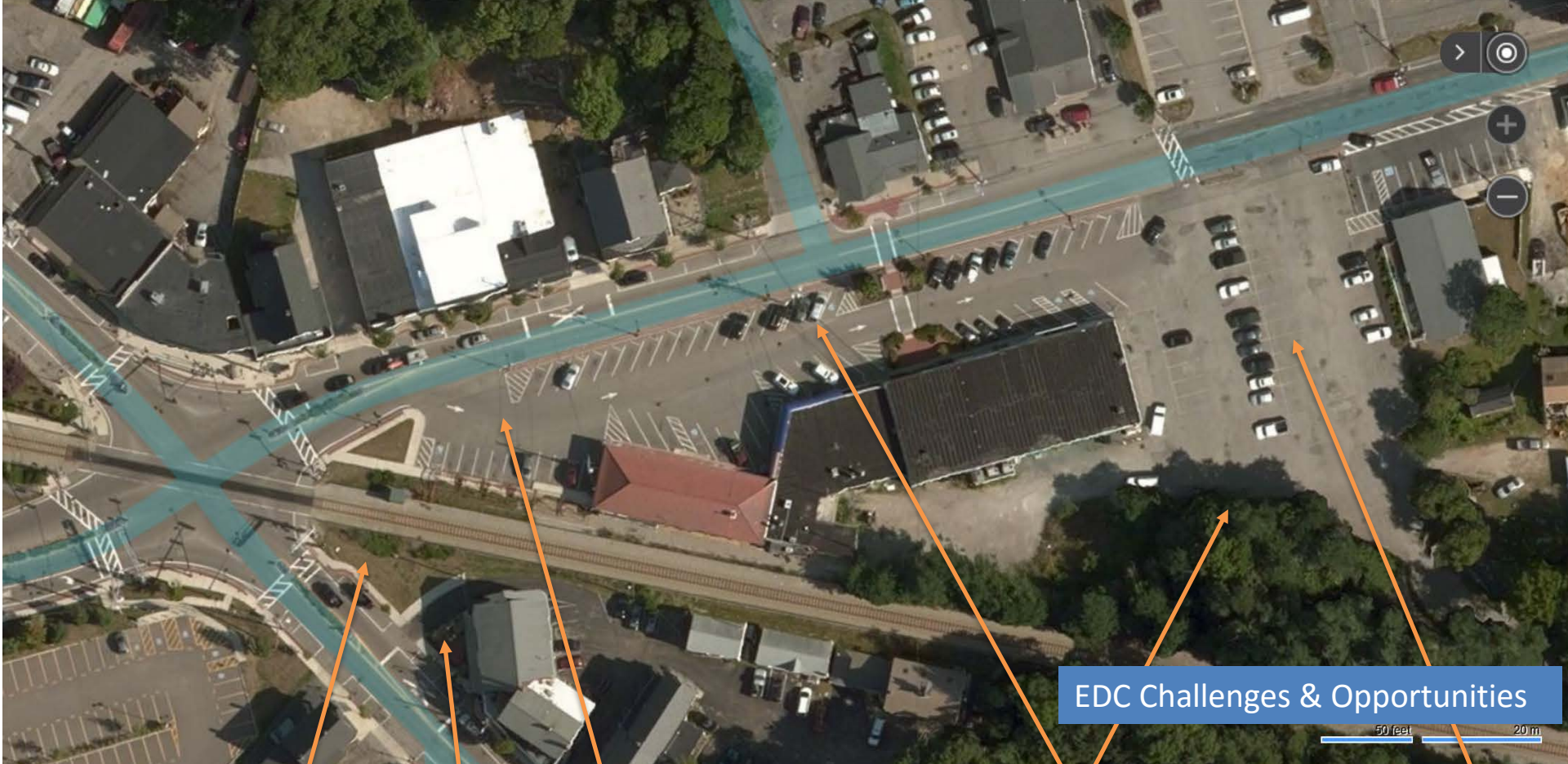
On-Street Parking – On Henry Turner Bailly Rd to improve use of park and development potential on MBTA lot

Improve Pedestrian Access – Install overhead entrance sign to MBTA walkway; and sidewalk between building and on-street parking to fill gap in connection.

Intersection Enhancements – Add street banners, trees and plantings, and wayfinding signs



EDC Challenges & Opportunities



EDC Challenges & Opportunities

Create Pocket Park – Reconfigure underutilized space with sitting terrace, landscaping, streetscape treatments, wayfinding signs, and information kiosk.

Create Display/Outdoor Terrace – Close driveway and consolidate access to south; Reconfigure driveway and underutilized front lawn as display or sitting terrace with landscaping and streetscape treatments as extension of new pocket park.

Create Display/Outdoor Terrace – Relocate driveway to east and reconfigure space in from of former train station and platform as sitting terrace with landscaping and streetscape treatments.

Redevelopment Opportunity – New mixed use development at the sidewalk and oriented to pedestrians with common parking area behind and maker/fabrication space in flex buildings along RR

Off-Street Public Parking – A portion of this lot could be used for public parking to support all businesses in the NS Village Center

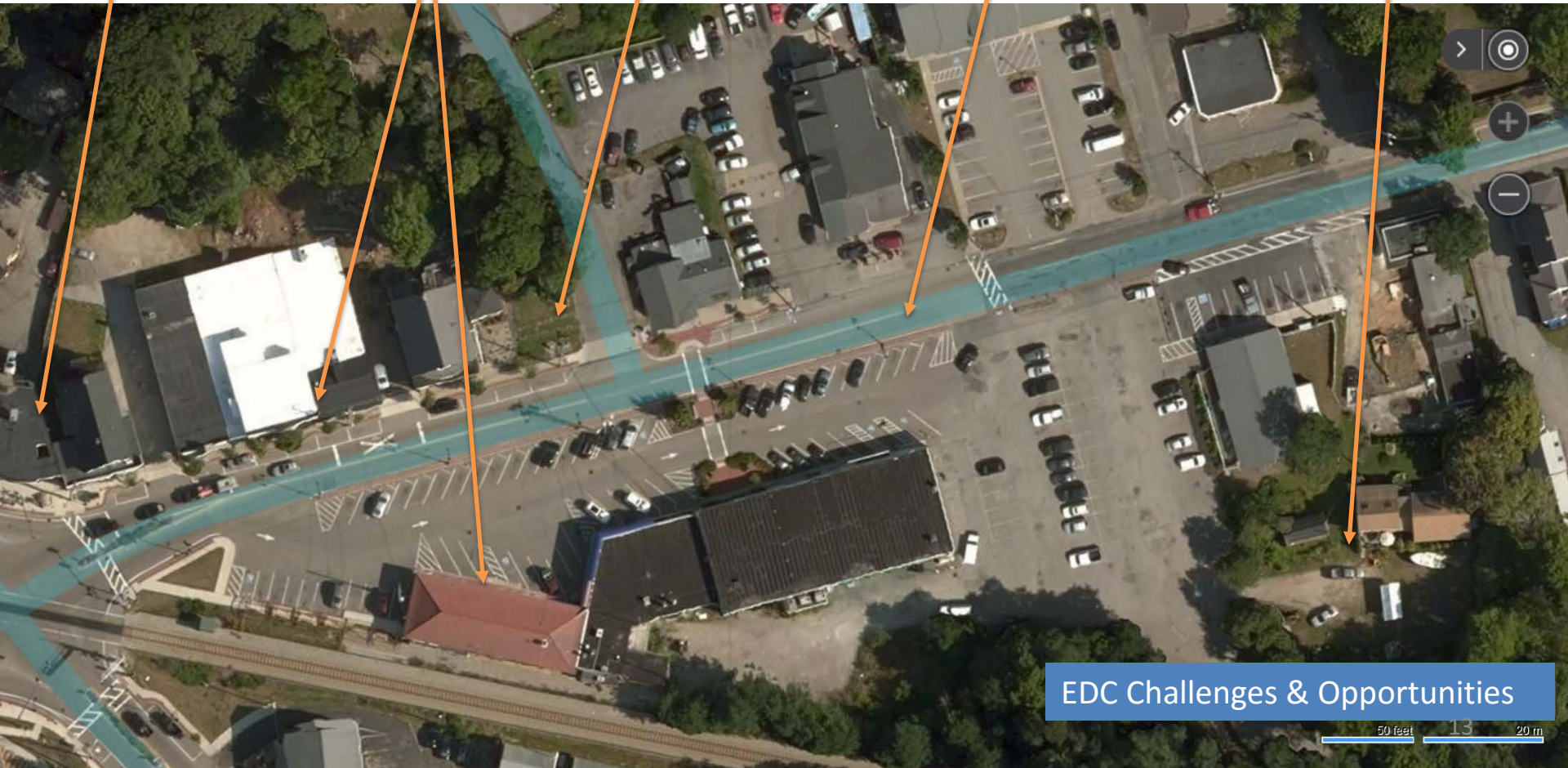
Redevelopment Opportunity – New mixed use development at the sidewalk and oriented to pedestrians with common parking area behind and sidewalk dining area in front.

Façade & Sign Improvements – Encourage and provide incentives for façade and sign enhancements on existing buildings.

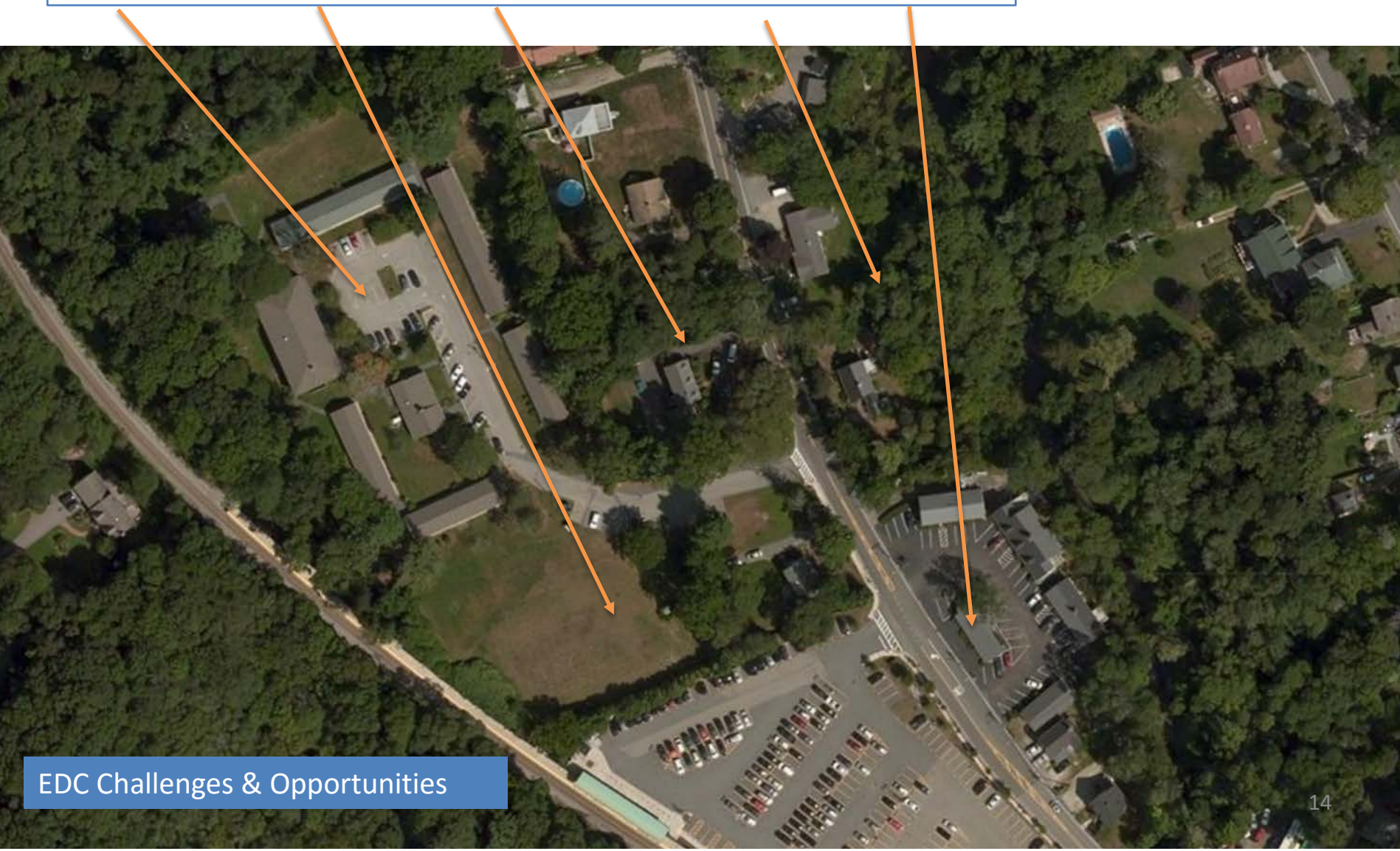
Create Pocket Park – Plant new spruce tree and reconfigure space with sitting terrace, landscaping, streetscape treatments, and information kiosk; Improve and sign trail to open space directly north.

On-Street Parking and Streetscape Improvements – Parking, sidewalks, street trees on Gannett Rd. to serve entire district which has significant on-site parking constraints

Redevelopment Opportunity – New mixed use, residential, or flex/fabrication development and parking for small start up businesses and entrepreneurs.



Redevelopment Opportunities – New Traditional Neighborhood Development (TND) and Pocket Neighborhoods providing broad range of housing options for various age groups and income levels; integration of passive and active open spaces and trails accessing the village center, MBTA station, and Bound Brook; and Complete Streets with attractive streetscapes, sidewalks and bicycle amenities

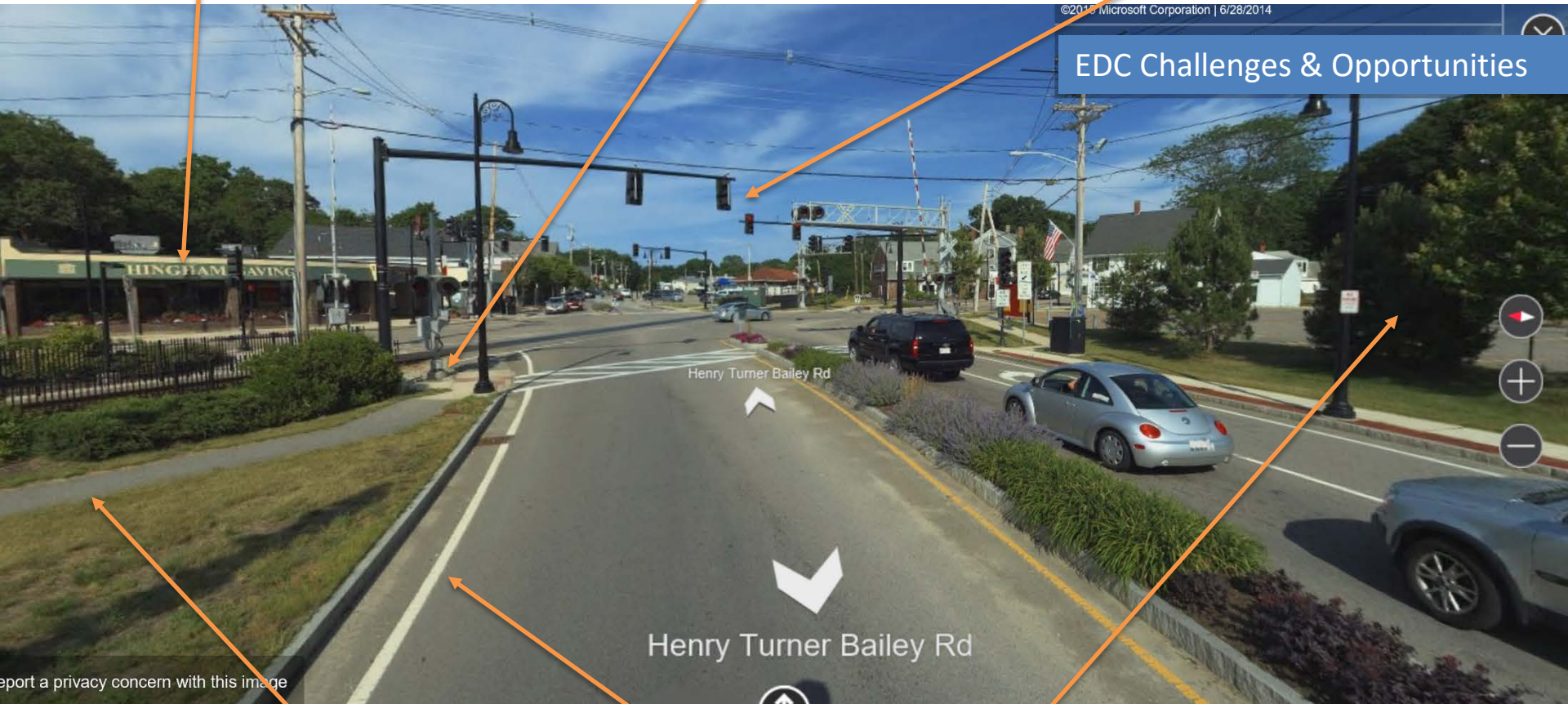


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EDC Challenges & Opportunities



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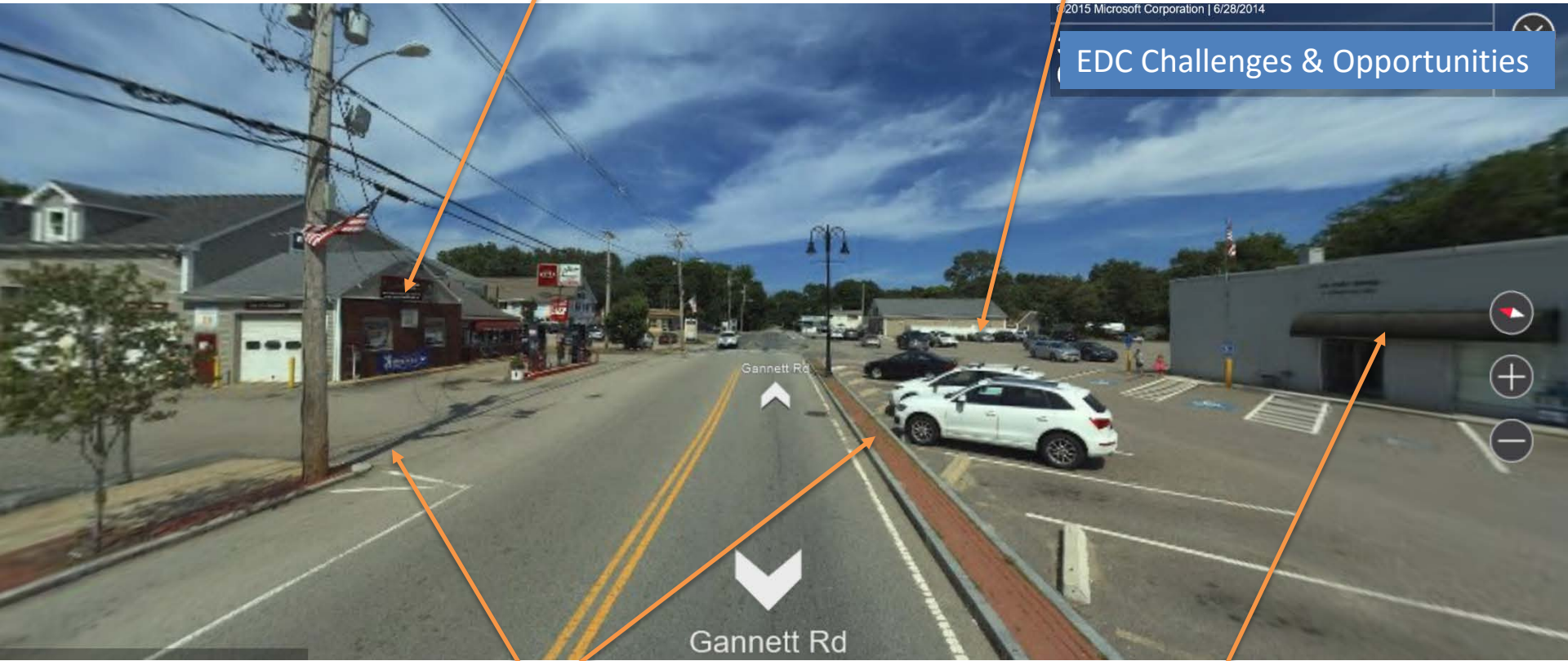
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RELEVANT PLANS AND STUDIES

NORTH SCITUATE PLANNING & STREETScape STUDY

- Streetscape improvements along Gannett Road and the Country Way (completed after the plan); Renovation and upgrading of old buildings and storefronts;
- Pocket parks and public outdoor sitting areas (pocket park completed);
- New pedestrian connections and nature trails offering passive recreation along Bound Brook.
- Village overlay district and design guidelines



N. Scituate Village Concept Plan, 2003



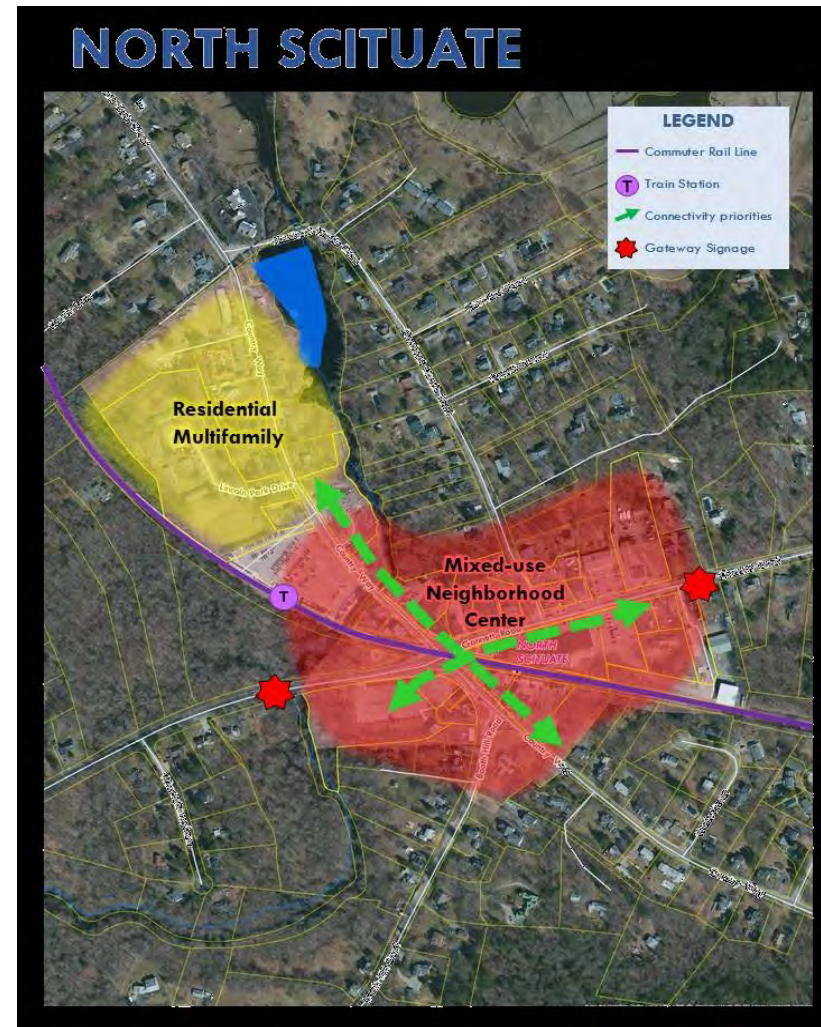
Gannett Road Streetscape Concept – Before and After

RELEVANT PLANS AND STUDIES

SCITUATE ECONOMIC DEVELOPMENT PLAN

Goal: Create an active, neighborhood village through the redevelopment of underutilized and vacant parcels, streetscape and connectivity improvements, and business outreach to attract more local retail and restaurant options that appeal to residents and commuters who use the Greenbush line.

- Prioritize Sewer Expansion
- Define Subareas
- Create Neighborhood Village Area
- Build Multi-family, Townhouse or Cottage Development
- Consider 40R Smart Growth Zoning
- Business Attraction and Marketing
- Connectivity and Public Realm Improvements
- More Programming and Open Space
- New Gateway Signage



N. Scituate Village Concept Plan, 2014

RELEVANT PLANS AND STUDIES

SCITUATE ECONOMIC DEVELOPMENT PLAN

Visual Preferences for North Scituate

Images of development types desired by Open House attendees depicted a mixed-use environment at a “smaller scale” than Greenbush with aesthetic upgrades that would “improve the overall look” of the area. Active uses like restaurants, coffee shops, and a healthy food store, were also desired.



RELEVANT PLANS AND STUDIES

SCITUATE ED PLAN/MARKET ANALYSIS

TRADE AREA ACTIVITY

The **1-Mile Primary Trade Area** for North Scituate Village Center takes in the surrounding residential neighborhoods and a portion of Route 3A extending into Cohasset within a 1-mile radius.

RETAIL GAP ANALYSIS

Comparison of Supply and Demand in the Trade Area.

Demand is estimated spending potential of area residents for various types of goods and services,

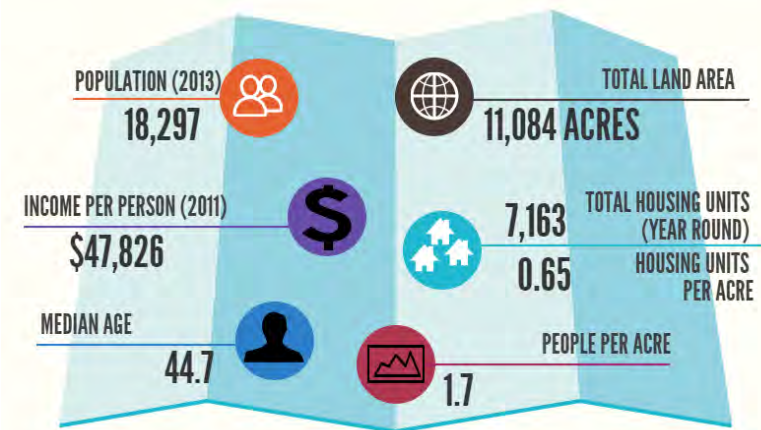
Supply is sales of those goods and services in the Trade Area.

Retail Gap is the size of the difference between the estimated demand and actual sales (represented as demand minus supply).

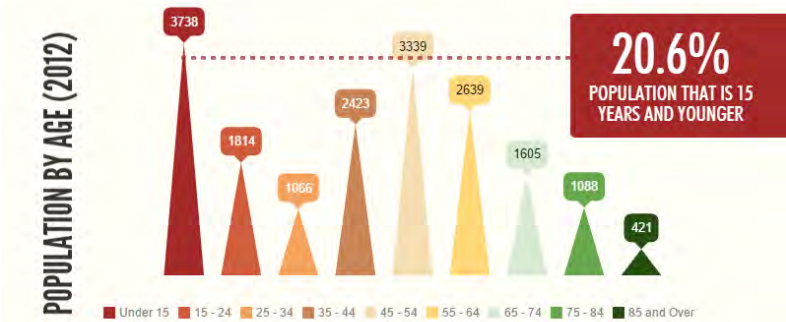
Leakage occurs when goods or services must be purchased outside a given trade area because estimated purchases by local residents exceed estimated sales within the trade area, and money goes to merchants outside the local community.

Surplus occurs where estimated sales by local businesses exceed estimated expenditures by local residents, indicating that customers come from elsewhere to make purchases in the trade area.

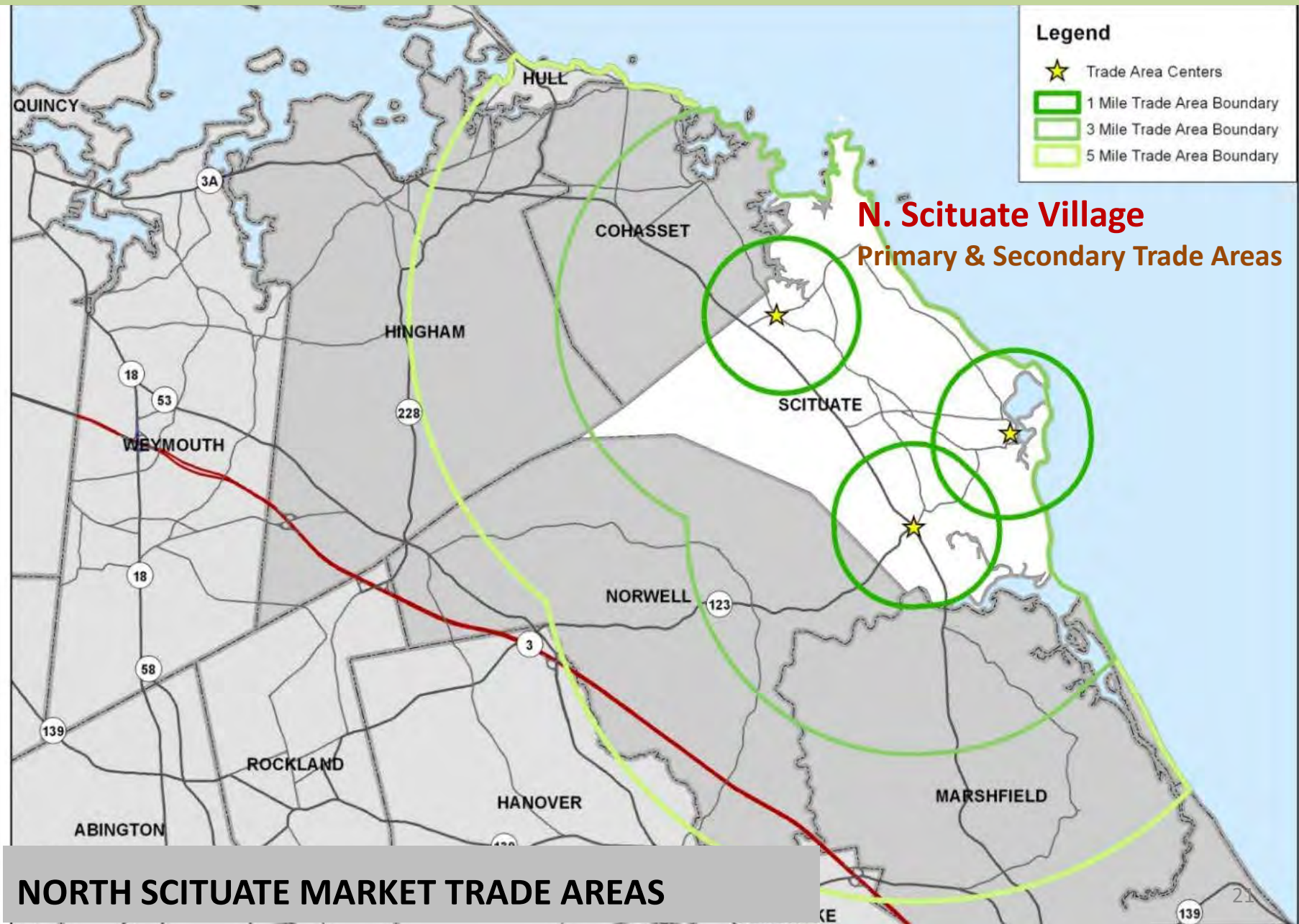
COMMUNITY INDICATORS TOWN OF SCITUATE



The population has increased by 1.5% since 2000.



RELEVANT PLANS AND STUDIES



RELEVANT PLANS AND STUDIES

SUMMARY OF GAP ANALYSIS IN NORTH SCITUATE VILLAGE			
Category	1 Mile Radius	3 mile radius	5 mile radius
Convenience Goods, Food	Surplus in beer and wine, convenience food, and pharmacy	Surplus in beer and wine, and pharmacy	Surplus in beer and wine, and pharmacy
Entertainment (Restaurants, Bars)	Surplus in limited service restaurants; Leakage in all other categories	Leakage in all categories of food service and drinking places.	Leakage in all categories of food service and drinking places.
Shopping Goods	Surplus in hardware; Leakage in all other categories	Surplus in building materials and sporting goods	Surplus in building materials; Leakage in all other categories.
Auto-Related and Non-Store Retailers	Leakage in all categories.	Leakage in all categories of auto-related and non-store retail.	Leakage in all categories of auto-related and non-store retail.
<i>Source: Scituate Economic Development Plan and Market Analysis, MAPC, 2014</i>			

POTENTIAL COMMERCIAL DEVELOPMENT IN NORTH SCITUATE BY TYPE AND SIZE (ESTIMATE)				
	Number	Avg. Square Footage/Each	Total Square Footage	Development Criteria
Full Service Restaurants	1	3,000	3,000	Full Service Restaurant Gap
Limited Service Restaurants	1	1,500	1,500	Limited Service Restaurant Gap / Village Setting / Commuters
Local Retailers	1-2	500-1,500	2,000	Based on gap in Misc. Retailers
Professional Office Space	20	250	2,500	Growth in professional office workers (lawyers, accountants, second office, etc.)
SUBTOTAL			9,000	
<i>Source: Scituate Economic Development Plan and Market Analysis, MAPC, 2014</i>				

LAND USE REGULATIONS

LEGEND

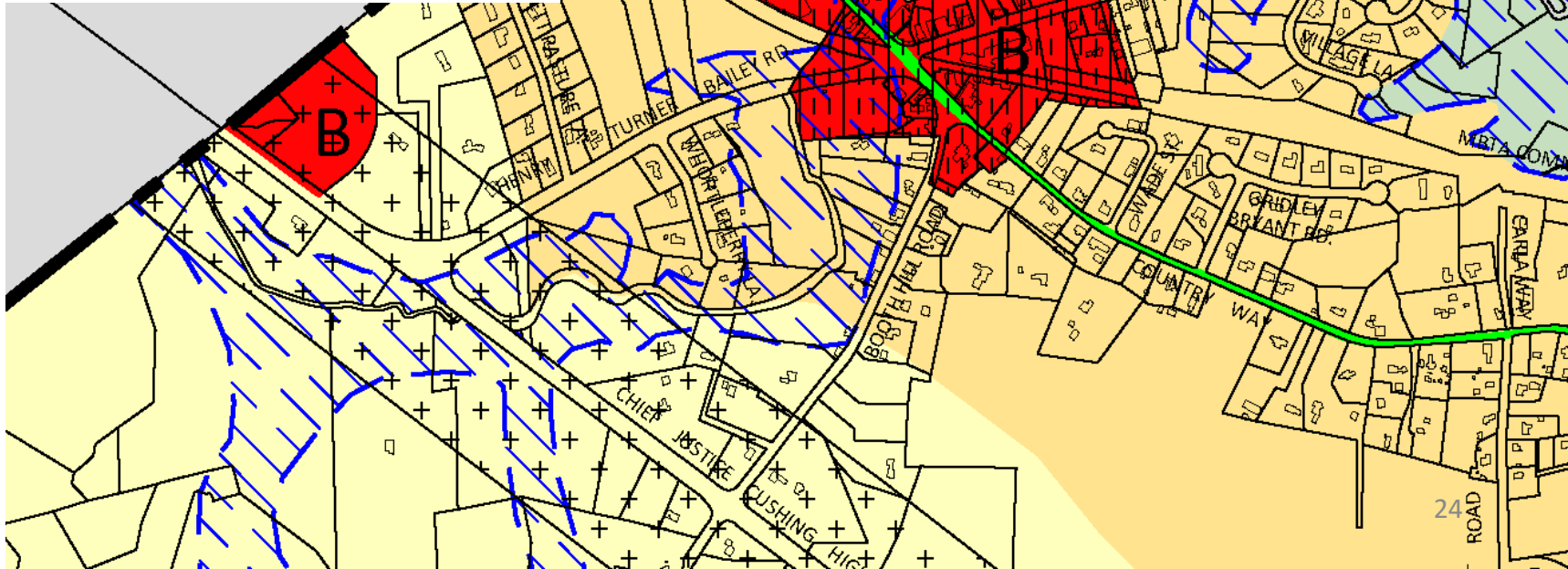
ZONING DISTRICTS

		(UPLAND (SQ. FT.))	FRONTAGE ² (FT.)	FRONT ³ (FT.)	SIDE (FT.)	REAR (FT.)	LOT WIDTH (FT.)
R-1	RESIDENCE R-1	40,000	100	30	15	30	175
R-2	RESIDENCE R-2	20,000	100	30	15	30	125
R-3	RESIDENCE R-3	10,000	100	30	8	20	100
B	BUSINESS ⁴	--	60	30	8 ⁵	8	--
C	COMMERCIAL ⁴	--	60	30	8 ⁵	8	--
D	SALTMARSH & TIDELAND CONSERVATION DISTRICT						

OVERLAY DISTRICTS

- FLOOD PLAIN & WATERSHED PROTECTION DISTRICT
- HUMAROCK VILLAGE RESIDENTIAL OVERLAY DISTRICT
- PLANNED DEVELOPMENT DISTRICT (See Zoning Bylaw for information on subdistricts)
- RESIDENTIAL CLUSTER DISTRICT
- VILLAGE BUSINESS OVERLAY DISTRICT
- WATER RESOURCE PROTECTION DISTRICT
- ZONE II
- ZONE A
- WIRELESS COMMUNICATION OVERLAY DISTRICT

SCENIC ROAD (Parts of the Driftway were designated as a Scenic Road by Article 23 of the 1985 Annual Town Meeting. All other Scenic Roads were designated by Article 53 of the 1974 Annual Town Meeting.)



ZONING DISTRICTS (SECTION 300)

Residence-2 (R-2) District

General Business (GB) District

- ❑ The general purpose is to provide locally-oriented retail, service and office development to surrounding neighborhoods and subareas within Scituate.

Village Business Overlay District (VBOD)

- ❑ To promote more pedestrian-friendly, “live-work-play” village environments, and encourage higher density mixed-use development.
- ❑ The VBOD provides residential **density bonuses** by special permit (up to 20 units per 40,000 sq. ft.)
- ❑ VBOD recently amended so only one building must contain mixed use, while other structures can contain all residential uses.

Floodplain & Watershed Protection (FWP) Overlay District

- ❑ A limited number of agricultural, parking, recreational, and other public uses are permitted in the FWP zone.

Dimensional Requirements in GB District

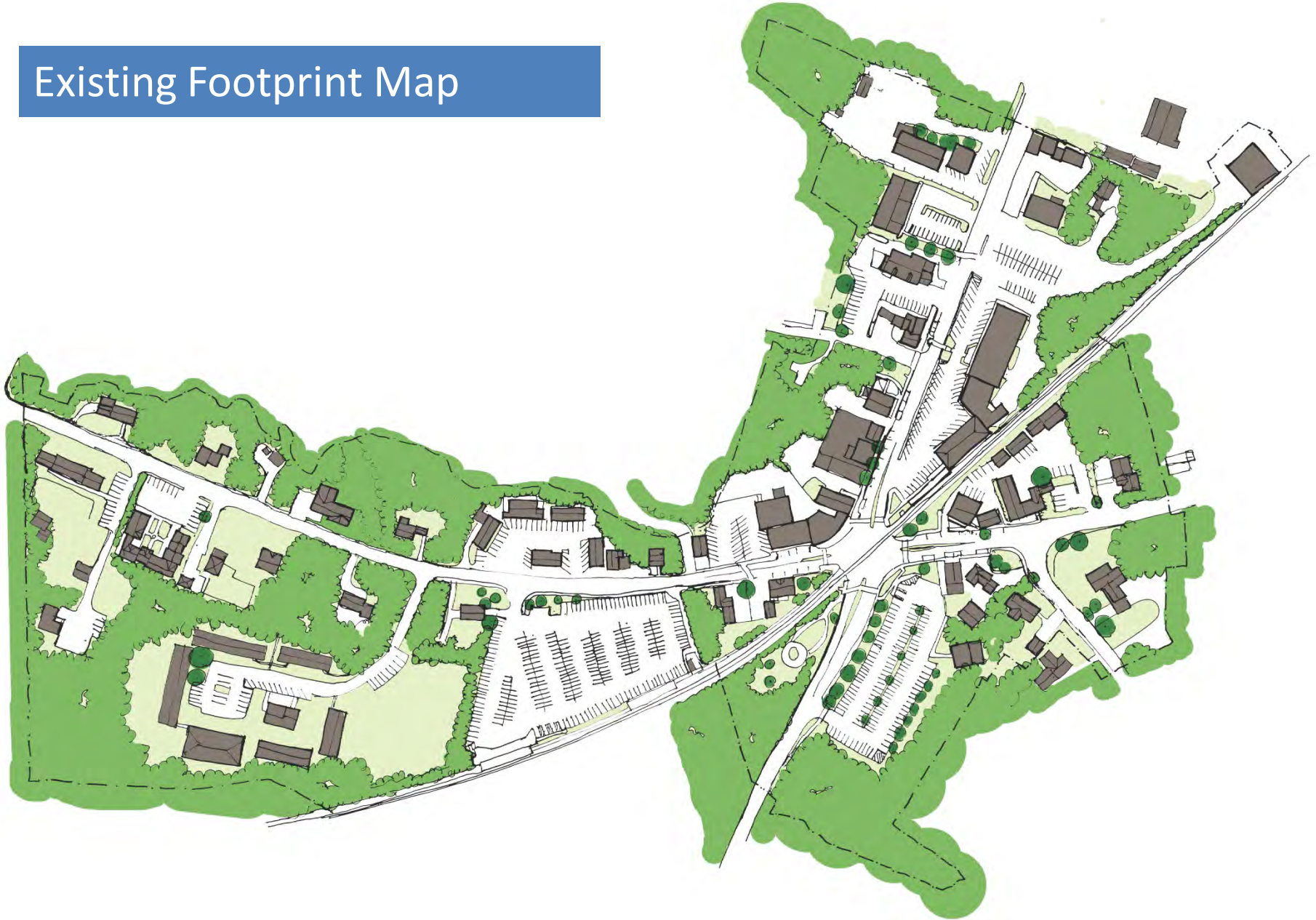
Dimension	Requirement
Minimum Lot Width	100 feet
Minimum Lot Size	Residential: 10,000 s.f. per D.U. Non-residential: N/A
Frontage	Residential: 100 feet* Non-residential: 60 feet
Setbacks	
Front	30 feet
Side	8 feet
Rear	Residential: 20 feet Non-residential: 8 feet
Maximum Height	3 stories or 40 feet
Minimum Open Space	N/A

GENERAL GOAL FOR THE NORTH SCITUATE VILLAGE CENTER:

Grow as an active, vibrant, neighborhood center through the redevelopment of underutilized and vacant properties, streetscape and civic space improvements, parking and access enhancements, and business development to serve and attract more local residents, commuters, and visitors especially those who use the Greenbush line for work and pleasure.

5.0 CONCEPTUAL PLANS & DEVELOPMENT SCENARIOS

Existing Footprint Map



5.0 CONCEPTUAL PLANS & DEVELOPMENT SCENARIOS

Concept Plan & Development Scenario A



Concept Plan & Development Scenario A

Improved Water Access –
New Trail and picnic areas
along Bound Brook

Infill and Redevelopment – A mix of
commercial with residential above in
traditional village pattern with improved
streetscapes, gathering areas, and
shared parking

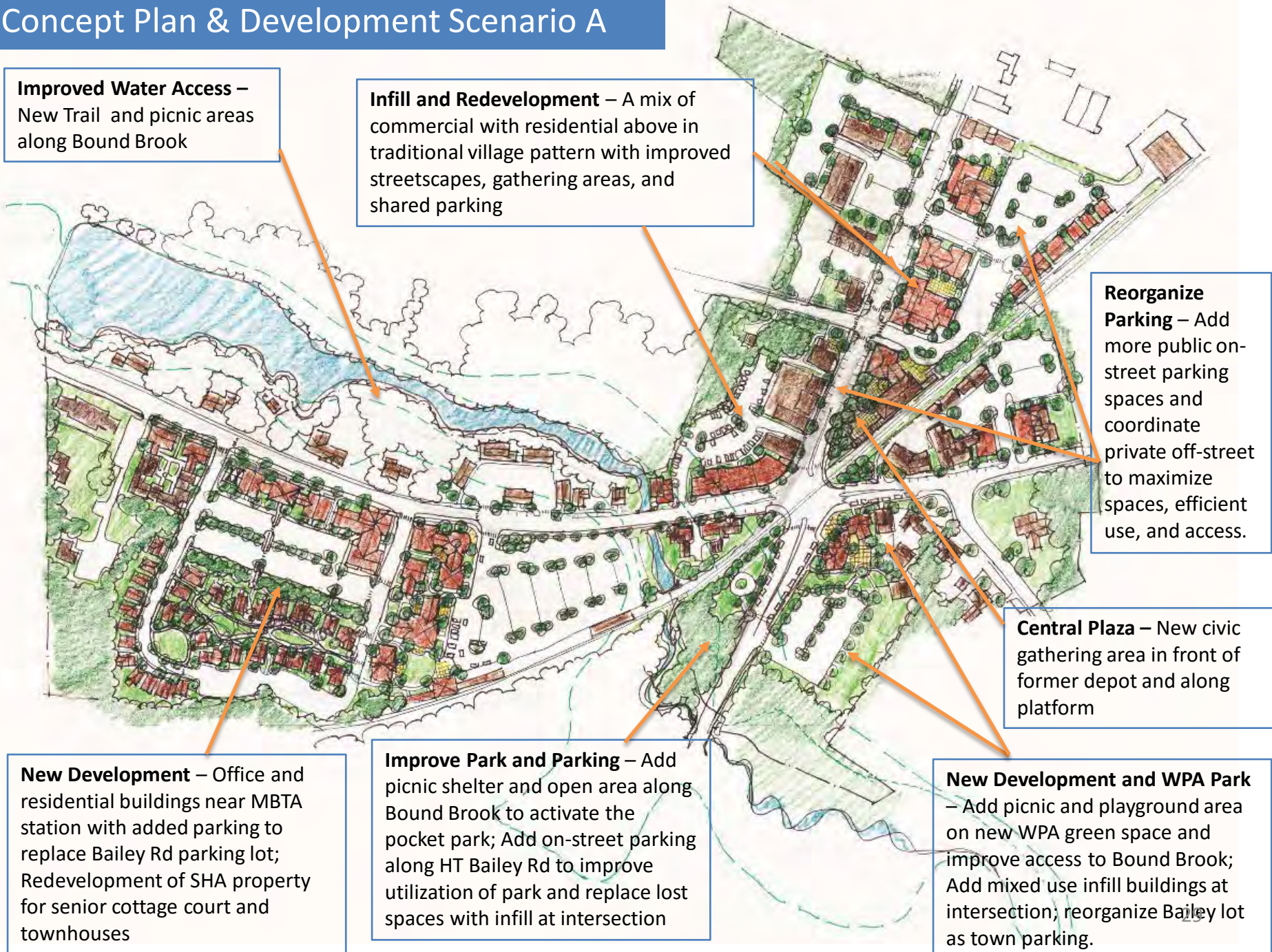
**Reorganize
Parking –** Add
more public on-
street parking
spaces and
coordinate
private off-street
to maximize
spaces, efficient
use, and access.

Central Plaza – New civic
gathering area in front of
former depot and along
platform

New Development – Office and
residential buildings near MBTA
station with added parking to
replace Bailey Rd parking lot;
Redevelopment of SHA property
for senior cottage court and
townhouses

Improve Park and Parking – Add
picnic shelter and open area along
Bound Brook to activate the
pocket park; Add on-street parking
along HT Bailey Rd to improve
utilization of park and replace lost
spaces with infill at intersection

New Development and WPA Park – Add picnic and playground area
on new WPA green space and
improve access to Bound Brook;
Add mixed use infill buildings at
intersection; reorganize Bailey lot
as town parking.



Concept Plan & Development Scenario A – Existing Conditions

Sample Floor Area and Parking Calculations - Existing Conditions

Building Area:

North: 50,206 s.f.

South: 22,820 s.f.

Total: 73,026 s.f.

Parking Spaces:

North: 115 spaces

South: 126 spaces

Total: 241 spaces

Parking Ratio:

North: 2.3/1000

South: 5.6/1000

Average: 3.3/1000



Concept Plan & Development Scenario A – Infill and Redevelopment

Sample Floor Area and Parking Calculations - Parallel Parking Scenario

Building Area:

North: 68,231 s.f.

South: 60,425 s.f.

Total: 128,656 s.f.

Parking Spaces:

North: 206

South: 140

Parallel on-street: 36

Total: 382 space

Parking Ratio: 3.0/1000



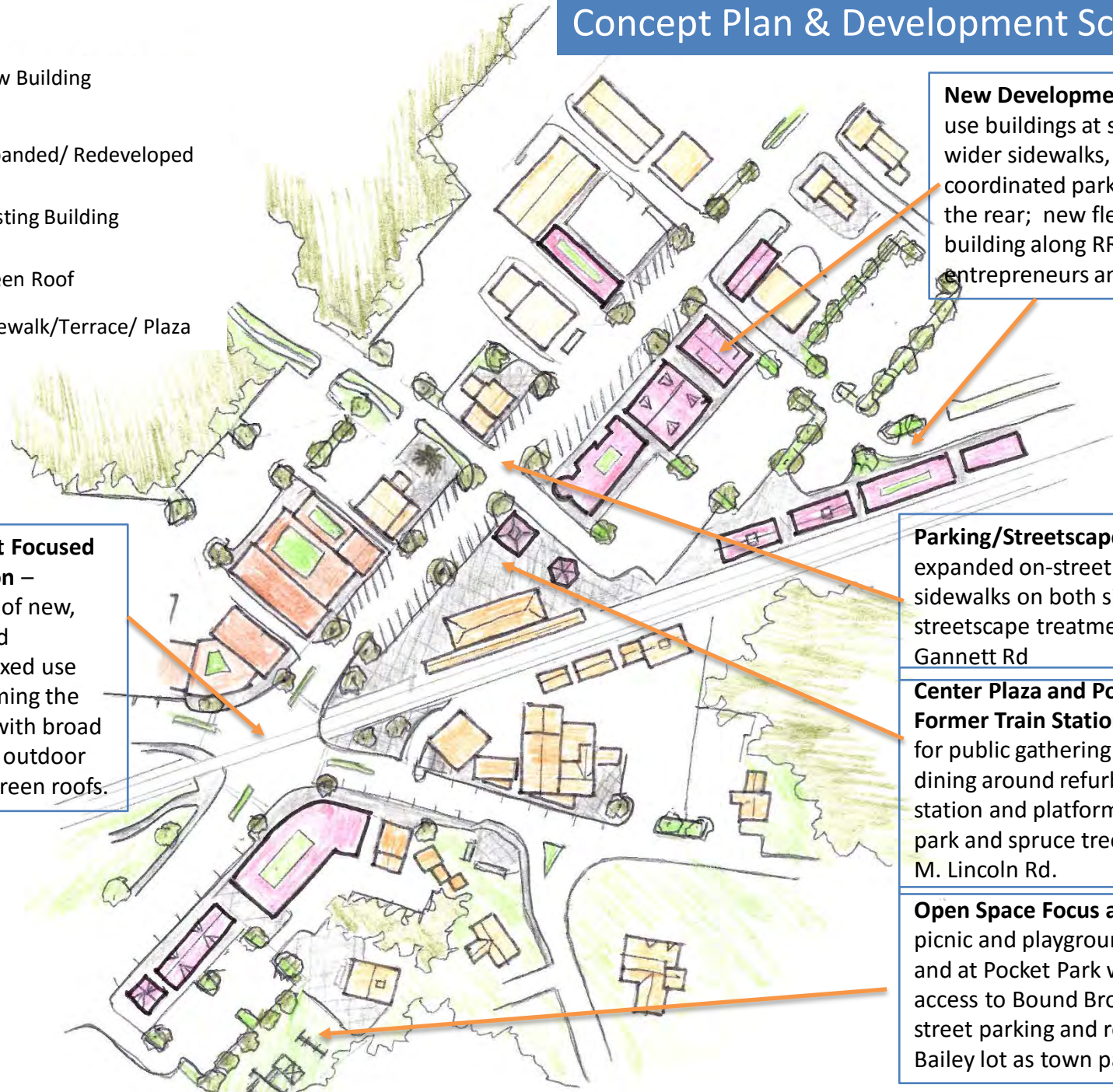
Scenario A Yield

New development, redevelopment, and reorganization of public and private parking results in:

- ✓ 55,630 s.f. of new buildings
- ✓ 141 new parking spaces
- ✓ More open space that is actively used

Concept Plan & Development Scenario B

-  New Building
-  Expanded/ Redeveloped
-  Existing Building
-  Green Roof
-  Sidewalk/Terrace/ Plaza



New Development – New mixed use buildings at street line with wider sidewalks, outdoor seating, coordinated parking, and access to the rear; new flex and fabrication building along RR corridor for entrepreneurs and maker space

Development Focused at Intersection –

Combination of new, expanded and renovated mixed use buildings framing the intersection with broad sidewalks for outdoor seating and green roofs.

Parking/Streetscape – New and expanded on-street parking, sidewalks on both sides, and streetscape treatments on Gannett Rd

Center Plaza and Pocket Park at Former Train Station – New plaza for public gathering and outdoor dining around refurbished train station and platform; new pocket park and spruce tree at corner of M. Lincoln Rd.

Open Space Focus at WPA – New picnic and playground area at WPA and at Pocket Park with improved access to Bound Brook; More on-street parking and reorganize Bailey lot as town parking.

Sample Floor Area and Parking Calculations - Diagonal Parking Scenario

Total Building Area:
92,806 s.f.

Parking Spaces:
North: 129 spaces
South: 81 spaces
Diagonal on-street: 53
Total: 263 spaces

Parking Ratio: 2.8/1000



Scenario B Yield

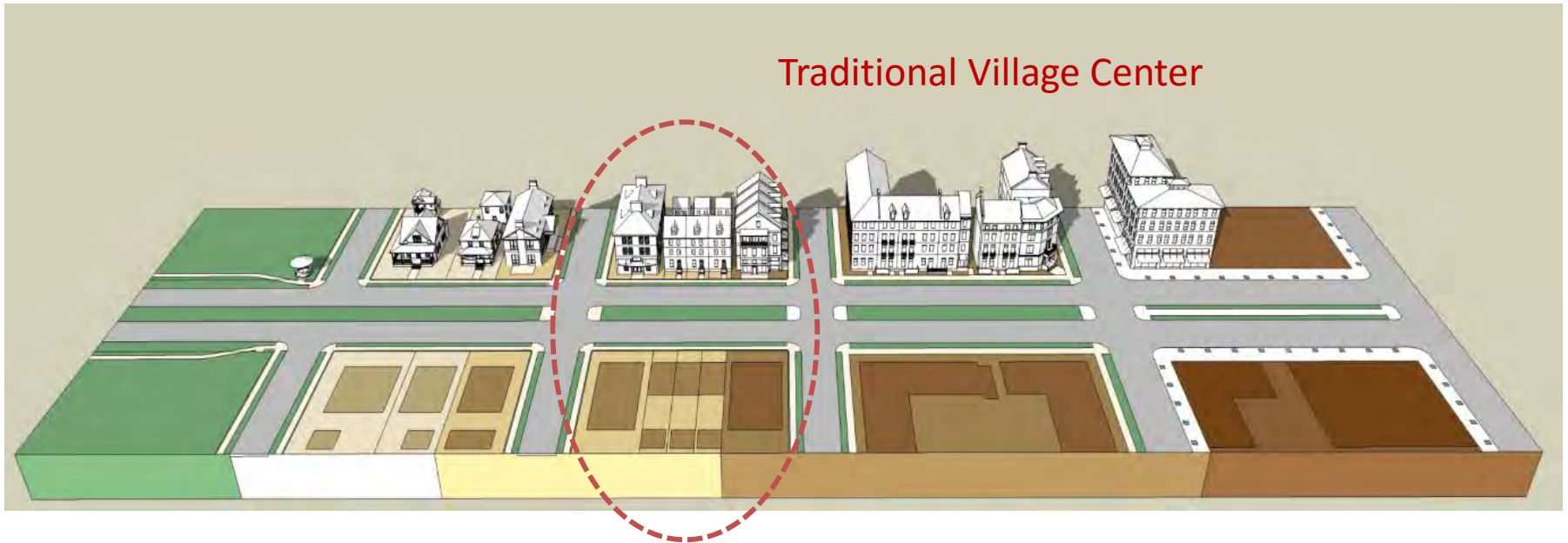
New development, redevelopment, and reorganization of public and private parking results in:

- ✓ 19,780 s.f. of new buildings
- ✓ 22 new parking spaces
- ✓ More open space that is actively used

STRATEGIC ACTION PLAN

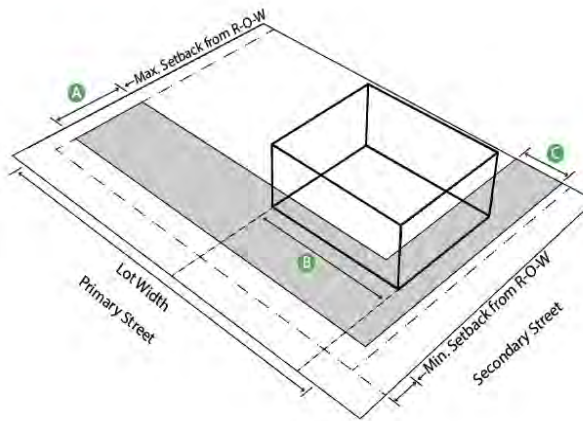
GENERAL ZONING AND DEVELOPMENT OBSERVATIONS

- ❑ **Village Center Zoning Needs to Reflect Traditional Development Patterns and Institute Context-Based and Character Building Standards**

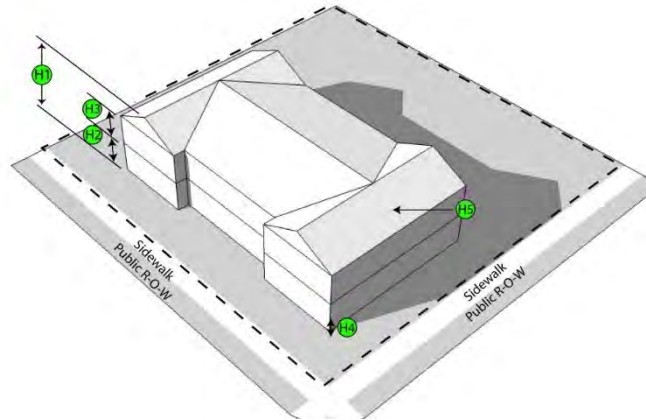


The Community Transect: An illustrative model of how land use standards are organized around the existing or desired patterns of development from open spaces, to neighborhoods, to village centers, to special districts.

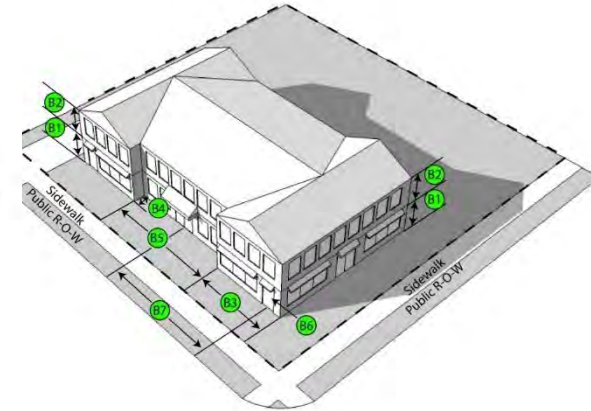
GENERAL ZONING AND DEVELOPMENT OBSERVATIONS



Building Placement & Orientation



Building/Floor Heights, Roof Types & Frontage Zones (Ground Level Use in Specific Areas)



Building Length, Articulation & Fenestration

Example Village Center Form-Based Zoning with specific standards for building placement, height, orientation, fenestration, articulation and other general design characteristics to ensure traditional development patterns and pedestrian engagement.

STRATEGIC ACTION PLAN

ACTIONS

Evaluate Design Review Standards for Business, Commercial, Mixed-Use and Multi-Family Development (Section 750).

- ❑ Provide graphic illustrations and character examples (model images) to clearly illustrate intent:
 - Scale of the Building; Height;
 - Proportion of Building's Front Façade;
 - Rhythm of Solids to Voids in Front Facades;
 - Proportions of Opening within the Facility;
 - Roof Shapes; Relationship of Façade Materials;
 - Historic or Traditional Architecture; and
 - Site Features.
- ❑ Consider integration of VBOD design standards (Section 560.8) into GB District which address:
 - Roofs;
 - Façade Treatment;
 - Front Yard Setbacks (including setback requirements);
 - Side and Rear Yard Setbacks; and
 - Building length and articulation (Greenbush only)

All of these basic design standards are important for creating a traditional walkable village center and should apply to all major site plans rather than just mixed use developments.

STRATEGIC ACTION PLAN

ACTIONS

Make Revisions to the Village Business Overlay District (VBOD).

Open Space (560.4.E): A 20% open space requirement is high in a traditional village center.

Dimensional Requirements (560.4.E): Not addressed in the VBOD so GB requirements apply requiring larger lot size and setbacks for mixed use projects with multiple buildings.

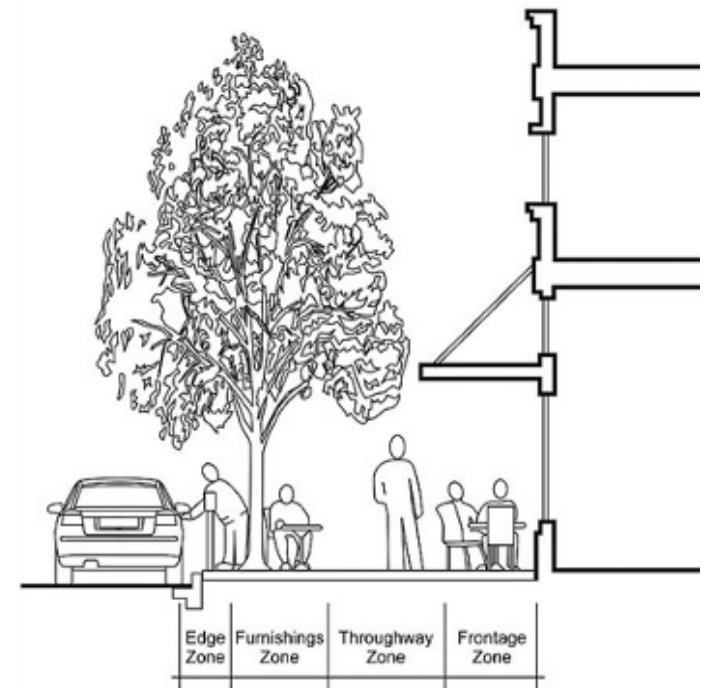
Parking Structures (560.5): Underground parking is expensive and inappropriate in flood zones. Above ground structures should be encouraged where appropriate.

Frontage Zones (560.4.): The 50% ground occupancy by retail should be specific to certain core area streets rather than general requirement.

Bonus Density Requirements (560.5): public parking should be included in the list of eligible off-site public improvements.

Design Review Standards (560.8.A): Allowed roof types shouldn't be limited to pitched roofs. Flat roofs are common in small village centers and provide open space opportunities for roof-top gardens

560.8.C - Front yard setbacks (560.8.C): Detailed standards should be provided for buildings that are setback the full 10 feet such as sidewalk extensions, display areas, outdoor dining terraces, plazas, or other hardscape treatments that are inviting to pedestrians.



Village zoning standards should strive to create a positive relationship between buildings and the “public realm”

ACTIONS

Make Revisions to the Village Business Overlay District (VBOD).

Parking Requirements (560.6): Adequate for Residential but still high for commercial. This may result in excess private parking, less reinvestment potential fulfilled, and a diminished pedestrian environment.

In small and traditional village centers where mixed use is prevalent, a ratio of 1 space per 400 to 500 is sufficient for restaurant/retail, and less for other uses. Other parking off-set approaches might include:

- ☐ Contributions to a public parking fund in lieu of on-site parking;
- ☐ On-site parking offsets for adjacent on-street or nearby off-street public parking;
- ☐ Reductions for mixed uses on site;
- ☐ Satellite parking for employees; shared parking on adjacent sites.

CURRENT PROVISIONS OF THE VBOD

- 560.1 Purpose
- 560.2 Permitted Uses
- 560.3 Uses Permissible By Special Permit
- 560.4 Requirements for Mixed Use Buildings
- 560.5 Bonus Density Requirements
- 560.6 Parking Requirements for Mixed Use Buildings
- 560.7 Affordability Standards
- 560.8 Design Review Standards
- 560.9 Special Permit Review Procedure



Example VBOD concept plan for MBTA parking lot (not approved) illustrating traditional village center mixed use development and pedestrian-oriented design characteristics

STRATEGIC ACTION PLAN

ACTIONS

Revise Parking Requirements (Section 760).

Design Requirements (760.3): Provide specific design standards for angled parking (i.e. 90, 60, 45, Parallel), aisles widths, LID stormwater, landscaped strips and internal planting islands, shade trees, or internal walkways between public sidewalk and building entrance.

Parking Lot Landscaping (760.3): 1 tree/8 parking spaces is reasonable but may difficult to achieve on smaller lots in Village Centers. Specifications should require deciduous trees to provide shade on the parking lot, cool pavement temperature, and absorb rainfall before it reaches the ground.

Required Parking Spaces (760.6): The required ratio of parking spaces to gross square footage of different uses is generally higher than current best practices, particularly for retail and office space.

Landscape Buffers (760.7A): required landscaped buffer strip adjacent to the street line may not be needed or desirable in a traditional village center where a green strip (or tree belt) is typically located within the public street r-o-w between the curb and the sidewalk.

Driveways (760.7B): The 24-foot minimum driveway should be a maximum standard. Wide curbcuts significantly diminish the pedestrian environment and reduce pedestrian safety. Narrower and common driveway (Section 720) should be encourage and incentivized in village centers.

Parking Waivers (Section 760.8): Parking can be waived for retail and office in the GB district by the Planning Board but only where on-street parking is adequate. Make provisions for private shared and satellite parking.

ACTIONS

Consider a New Base Zoning District for North Scituate Village Center.

Consider revising General Business District resulting in the new context-based and character-building base district specific to North Scituate.

- ❑ Revise Table of Use to include mixed use by right, indoor recreation/theater and small fabrication, maker and light industrial uses
- ❑ Pedestrian-oriented building placement and orientation standards
- ❑ Parking placement standards (not in front of buildings), shared use, and public parking off-set
- ❑ Streetscape and open space standards oriented to traditional village centers
- ❑ Design guidelines for signage, lighting and landscaping.

Other Zoning Adjustments for Consideration.

- ❑ Extend the GB District on Gannett Road to include Anderson Fuel and the property across the street.
- ❑ Consider amending Section 440.5, accessory uses in the GB District to allow outdoor dining areas on public sidewalks in addition to on-premise at a restaurant, hotel or microbrewery. Specific performance standards and permitting procedures can be adopted to ensure pedestrian safety and clear travel paths along sidewalks while accommodating this important outdoor activity.
- ❑ Consider Revisions to the Sign Regulations (Section 710) providing detailed sign standards for specific sign types, size, placement, illumination and materials appropriate and desirable in a traditional pedestrian-oriented village center. Adopt graphic illustrations.

STRATEGIC ACTION PLAN

ACTIONS

Advocate for the prioritization of extending sewer service to North Scituate Village Center to improve potential for new development, renovation of existing buildings, and property reinvestment.

- ☐ Identify Alternative Locations of New WWTP
- ☐ Identify Potential Financing Alternatives & Resources
- ☐ Prepare a Return on Investment Analysis

Advocate for improved transportation options in North Scituate and town-wide.

- ☐ Extend GATRA's "Scituate Sloop" bus service, bike lanes, sidewalks, trail networks, and improving connections between different modes

Consider Adopting a Smart Growth District for North Scituate (Chapter 40R and 40S).

Take advantage of MBTA stations and State financial incentives.

Form Partnerships between the Town, MBTA, Scituate Housing Authority, and Private Property Owners to Carry Out Strategic Development.

- ☐ MBTA is aggressively looking for opportunities to partner with local communities in sponsoring TOD developments on excess commuter parking lots or where structured parking can be utilized to support both new development and commuters.
- ☐ The Housing Authority should consider a long term redevelopment of the Lincoln Park project to increase the overall number of units and serve a broader range of age and income groups.
- ☐ The Town should also work with property owners on Gannett Road to organize and formalize public parking to serve the entire village center.

6.0 STRATEGIC PLAN

ACTIONS

Install Gateway Treatments and Wayfinding Signage in North Scituate.

- ❑ Install landscaping and gateway elements (such as public art combined with new signage) at Henry Turner Bailey/Route 3A;
- ❑ Welcome signs and directional signs along Henry Turner Bailey Road, Gannett Road, and/or Country Way in the Village Center; and
- ❑ Information kiosks and business directories at the MBTA station and near the main intersection at Gannett Road and Country Way.



Other General Actions:

- ❑ Program community activities and events in the pocket park on HT Bailey (possibly converting it to a dog park), new playground at WPA Building, former Train depot platform, and other civic gathering areas that may be created in the future.
- ❑ Work with the MBTA on reallocating the Henry Turner Bailey parking lot for general public use and/or to support development in the village center. Possibly make a land swap with the SHA parcel north of station to use as secondary parking coupled with a TOD project in either location.



Concept Plan for WPA Playground









VISION PLAN



NORTH SCITUATE VILLAGE CENTER

Scituate Economic Development Commission

JUNE 2016



SEA SCITUATE



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Connectivity *Vision* **Sustainability** *Open Space* **People** *Main Street*
Scenario-Building **Form-Based Code** *Complete Streets*
Design Charrettes **Places** *Neighborhoods*
Growth Management **Downtown Revitalization** *Marital Analysis*
Master Plans *Design Guidelines* *Smart Parking*
Corridor Retrofit *Facade & Sign Programs* *Branding/Marketing*
Context *Tactical Urbanism* **Economic Development**

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