

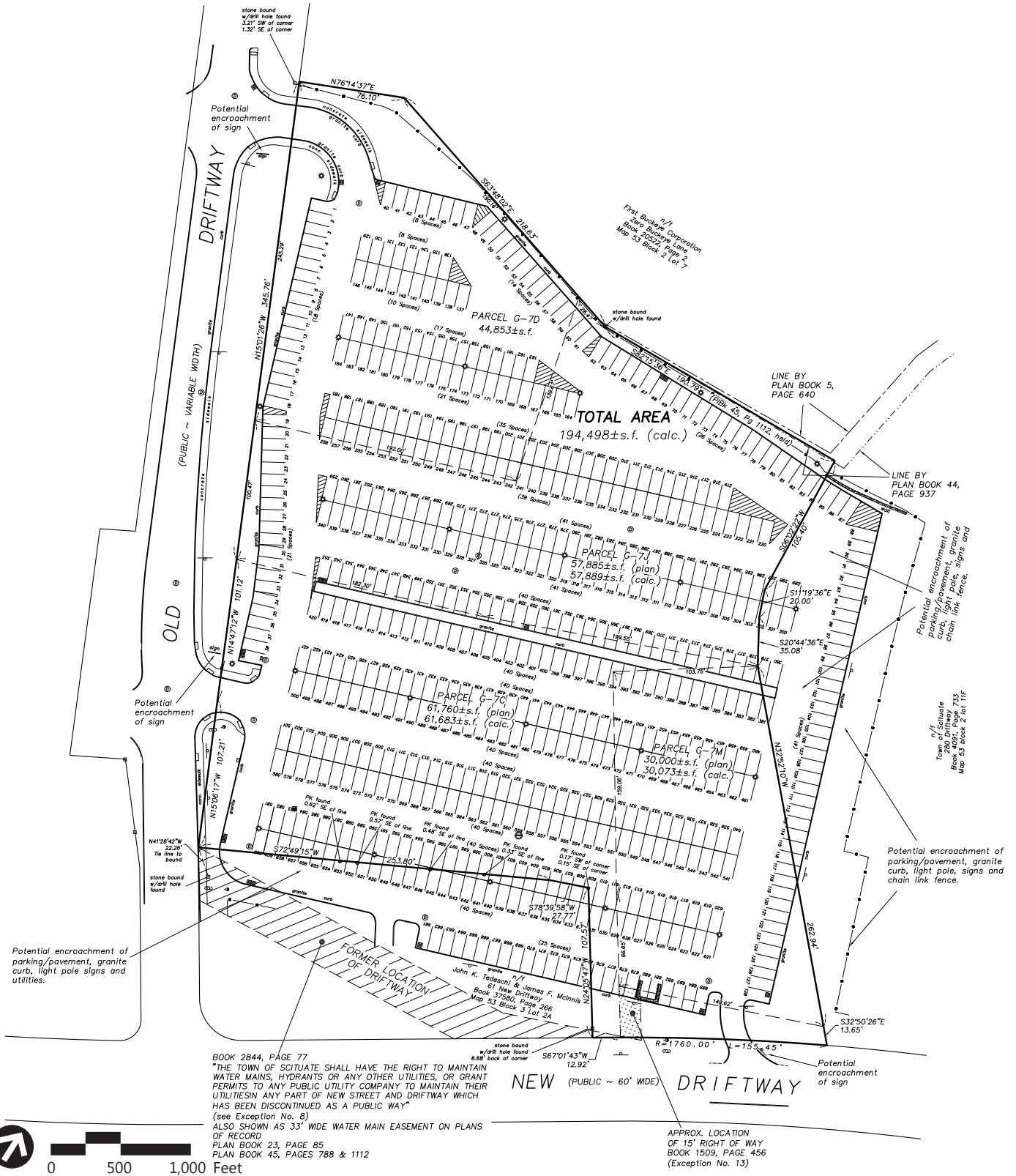


Source: MassGIS, Bing



Figure 1  
Site Location

**Mixed-Use Project  
Scituate, Massachusetts**



Source: Otte & Dwyer, Inc. Land Surveyors



Figure 2  
Existing Site Plan

Mixed-Use Project  
Scituate, Massachusetts

**RETAIL PARKING**

A. BLDG - 4,711SF, 1 SPACE/200SF = 24 REQ.  
PROVIDED = 24 (CENTRE WAY)

B. BLDG - 1,860SF, 1 SPACE/200F = 10 REQ.  
PROVIDED = 10 (CENTRE WAY).

TOTAL RETAI REQ = 34  
TOTAL RETAIL PROVIDED = 34

**COMMERCIAL PARKING**

A. BLDG - 2,012SF 1 SPACE/300SF = 7 REQ.  
PROVIDED = 7 (CENTRE WAY)

TOTAL COMMERCIAL REQ. = 7  
TOTAL COMMERCIAL PROV= 7

**COFFEE SHOP PARKING**

F. BLDG - 2,000SF, 1 SPACE/ 200SF =10 REQ.  
PROVIDED = 10 (EAST LOT)

**RESIDENTIAL - A,B, D AND E**

B. BLDG  
TYPE #UNITS SPACES REQUIRED  
1 BED 9 1/UNIT  
2 BED 12 1.5/ UNIT  
21 D.U. 27 SPACES REQUIRED

PROVIDED= 17 (COVERED)  
10 (CENTRE WAY)

C. BLDG  
TYPE #UNITS SPACES REQUIRED  
1 BED 6 1/UNIT  
2 BED 9 1.5/ UNIT  
15 D.U. 20 SPACES REQUIRED

PROVIDED= 17 (COVERED)  
3 (BLDG. C LOT)

D. BLDG  
TYPE #UNITS SPACES REQUIRED  
1 BED 6 1/UNIT  
2 BED 15 1.5/ UNIT  
21 D.U. 29 SPACES REQUIRED

PROVIDED= 23 (COVERED)  
6 (EAST LOT)

E. BLDG  
TYPE #UNITS SPACES REQUIRED  
1 BED 6 1/UNIT  
2 BED 15 1.5/ UNIT  
21 D.U. 29 SPACES REQUIRED

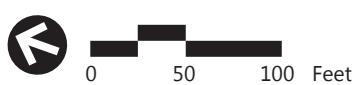
PROVIDED= 23 (COVERED)  
7 (EAST LOT)

TOTAL D.U. = 78

MBTA PARKING	(240 REQ)
MAIN LOT	
TOWN LAND	44
EAST LOT	133
NORTH RD	63
<b>240 SPACES PROVIDED</b>	



**SITE PLAN  
CONCEPT G**  
07 January, 2019



Source: Carr, Lynch and Sandell, Inc.



Figure 3a  
Proposed Site Plan

**Mixed-Use Project  
Scituate, Massachusetts**

**RETAIL PARKING**

A. BLDG - 4,711SF, 1 SPACE/200SF= 24 REQ.  
 PROVIDED = 24 (CENTRE WAY)  
 B. BLDG - 1,860SF, 1 SPACE/200F = 10 REQ.  
 PROVIDED = 10 (CENTRE WAY).

TOTAL RETAI REQ = 34  
 TOTAL RETAIL PROVIDED = 34

**COFFEE SHOP PARKING**

F. BLDG - 2,000SF, 1 SPACE/ 200SF =10 REQ.  
 PROVIDED = 10 (EAST LOT)

**COMMERCIAL PARKING (2ND LEVEL)**

A. BLDG - 2,012SF, 1 SPACE/300SF= 7 REQ.  
 PROVIDED = 7 (CENTRE WAY)

**RESIDENTIAL PARKING**

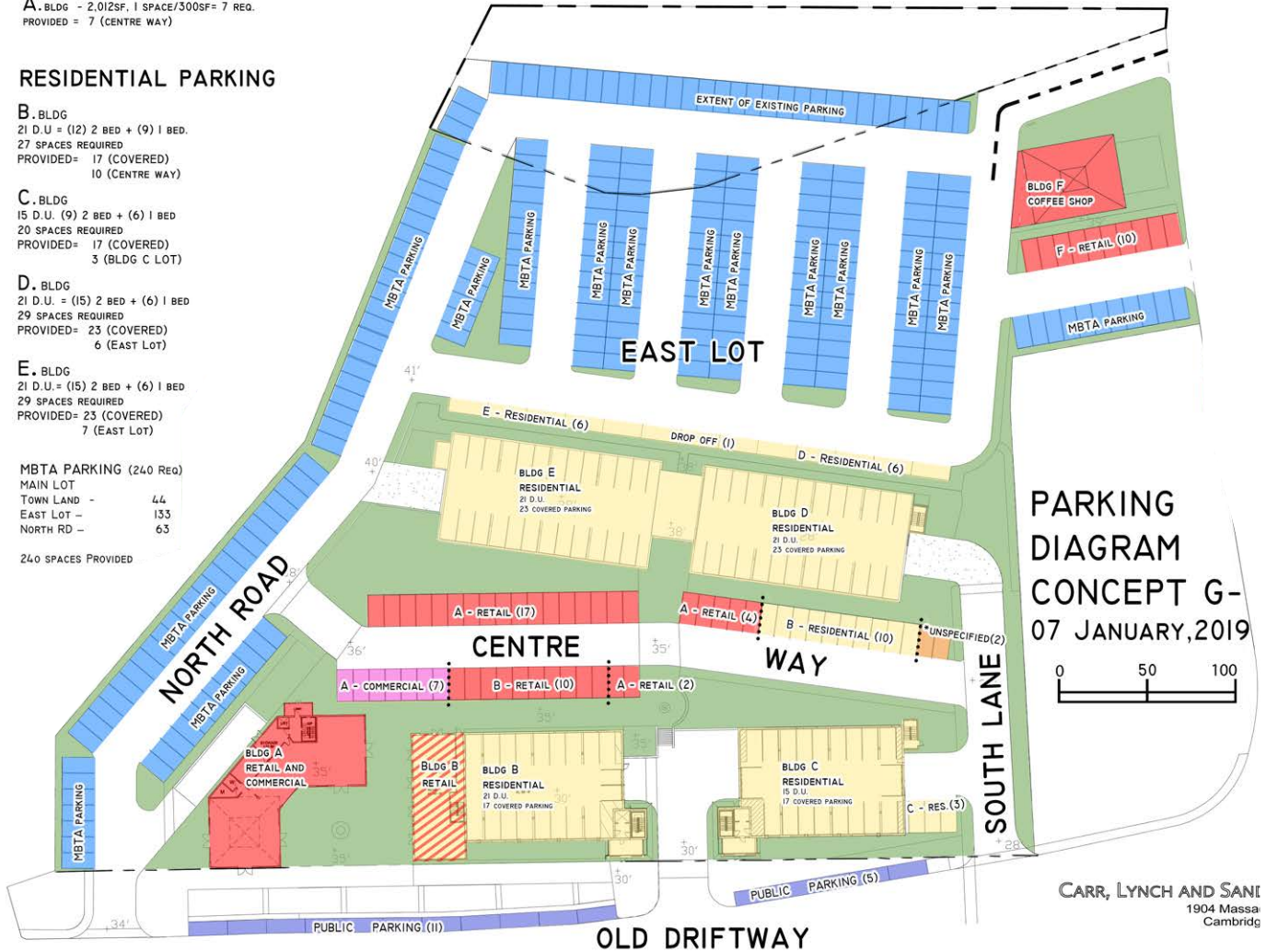
B. BLDG  
 21 D.U. = (12) 2 BED + (9) 1 BED.  
 27 SPACES REQUIRED  
 PROVIDED= 17 (COVERED)  
 10 (CENTRE WAY)

C. BLDG  
 15 D.U. (9) 2 BED + (6) 1 BED  
 20 SPACES REQUIRED  
 PROVIDED= 17 (COVERED)  
 3 (BLDG C LOT)

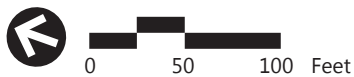
D. BLDG  
 21 D.U. = (15) 2 BED + (6) 1 BED  
 29 SPACES REQUIRED  
 PROVIDED= 23 (COVERED)  
 6 (EAST LOT)

E. BLDG  
 21 D.U. = (15) 2 BED + (6) 1 BED  
 29 SPACES REQUIRED  
 PROVIDED= 23 (COVERED)  
 7 (EAST LOT)

MBTA PARKING (240 REQ)  
 MAIN LOT - 44  
 TOWN LAND - 133  
 EAST LOT - 63  
 NORTH RD - 63  
 240 SPACES PROVIDED



CARR, LYNCH AND SANI  
 1904 Massa  
 Cambridge



Source: Carr, Lynch and Sandell, Inc.



Figure 3b  
 Proposed Parking Plan

**Mixed-Use Project  
 Scituate, Massachusetts**




Source: MassGIS, Bing

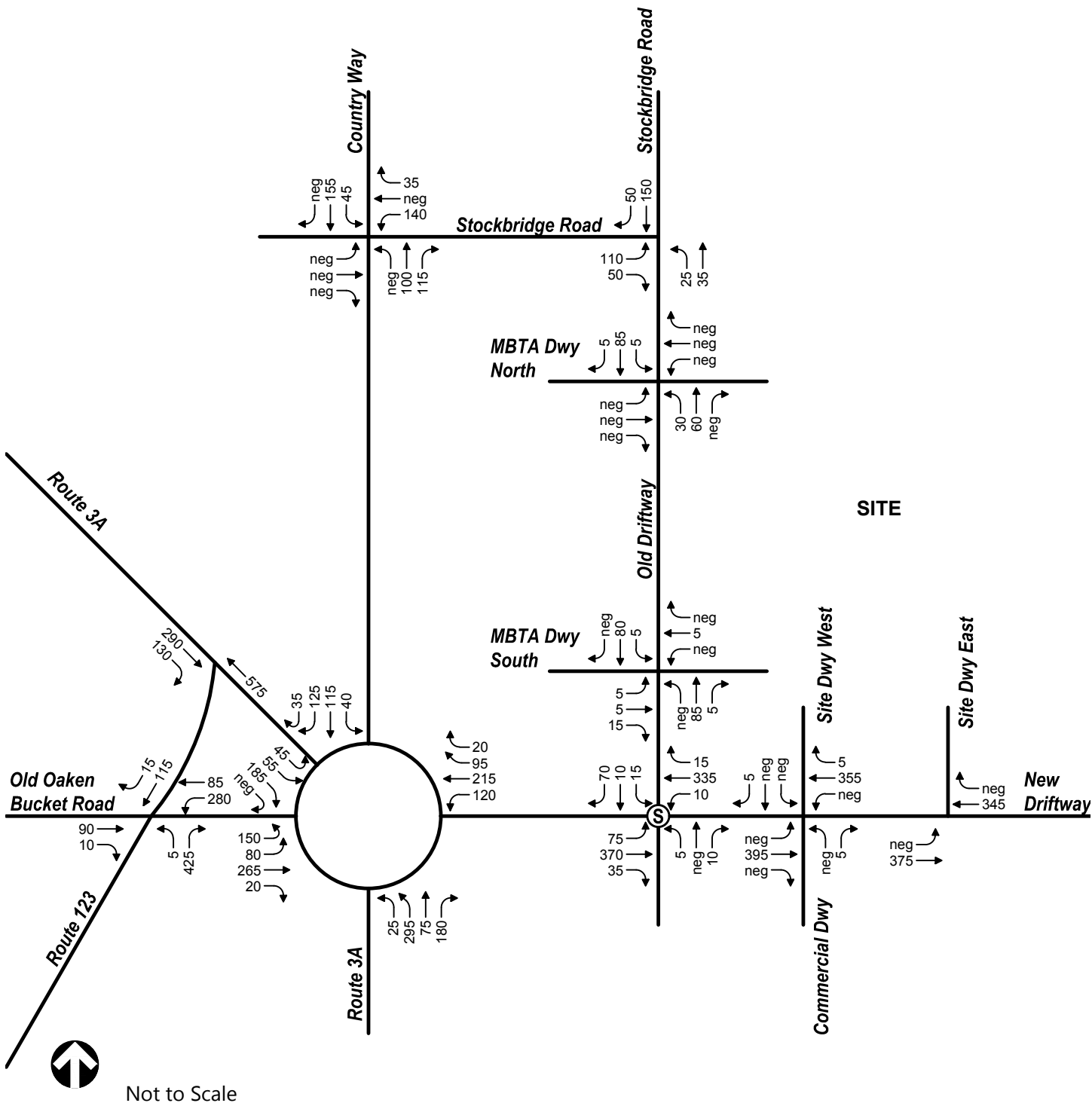
- Signalized Intersection
- Unsignalized Intersection



Figure 4  
Study Area Intersections

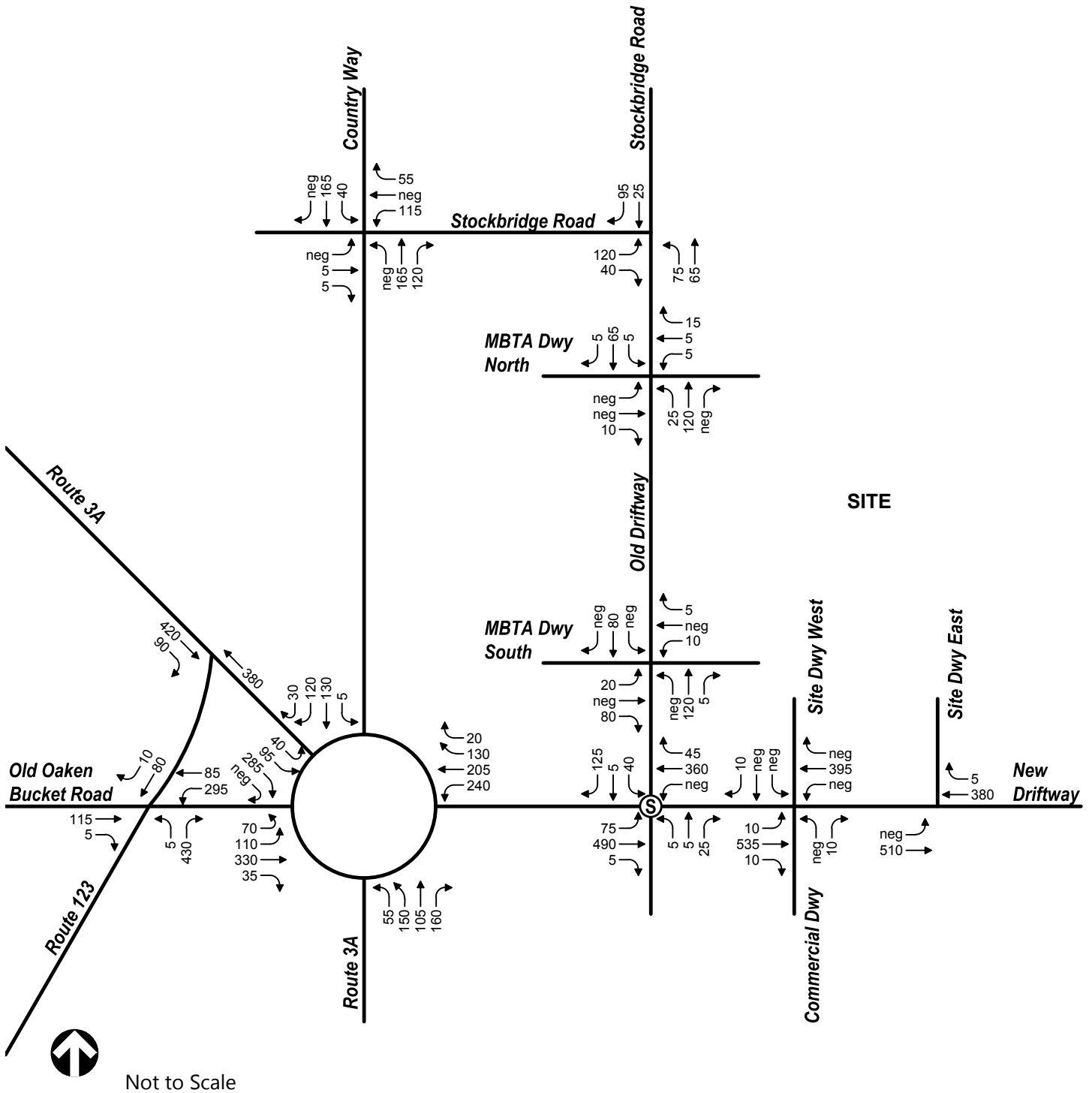
**Mixed-Use Project  
Scituate, Massachusetts**

 Signalized Intersection  
 neg = Negligible




**Figure 5a**  
 2018 Existing Conditions  
 Weekday Morning Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

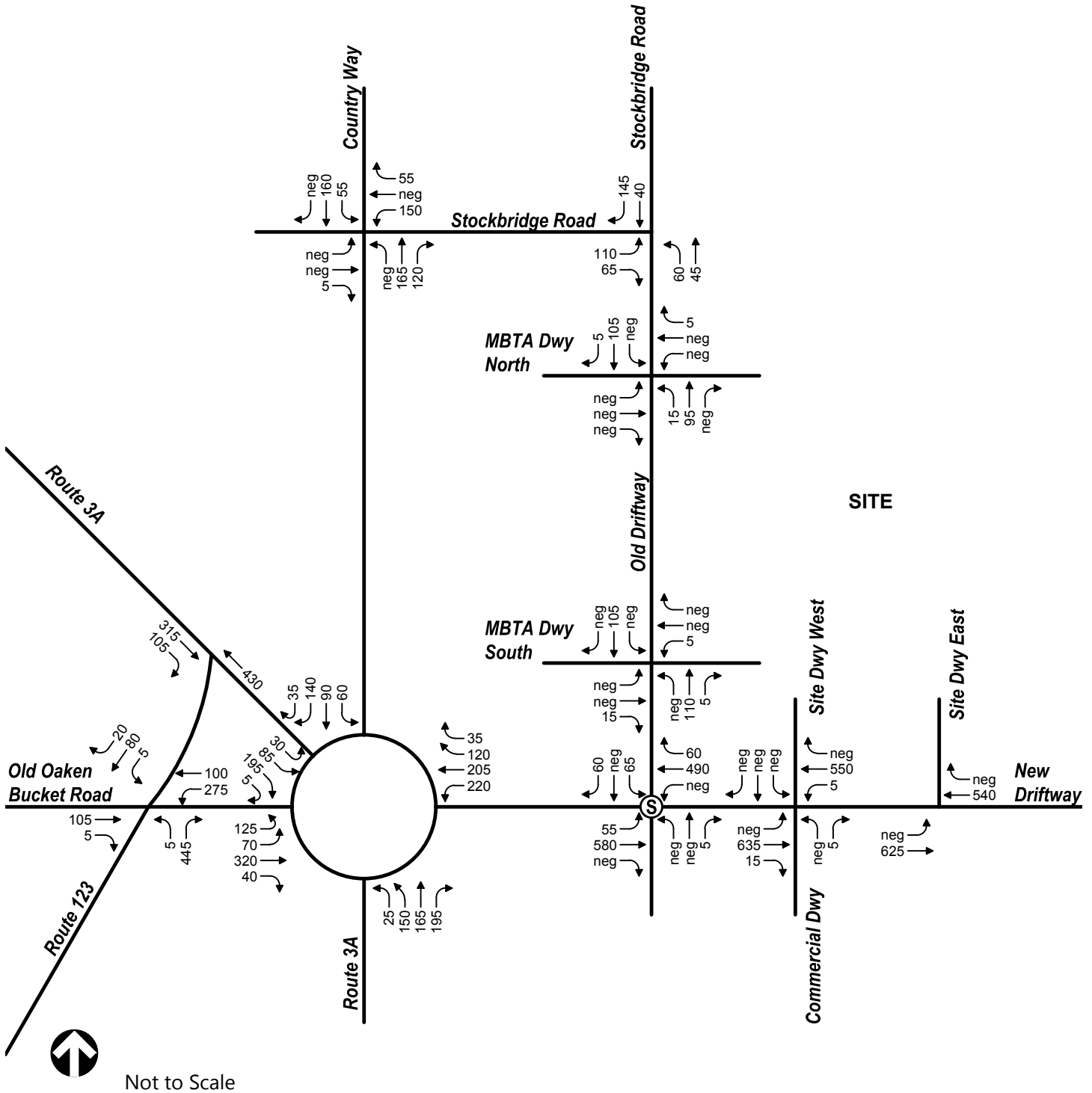
**S** Signalized Intersection  
 neg = Negligible



2018 Existing Conditions  
 Weekday Evening Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 5b**


 Signalized Intersection  
 neg = Negligible

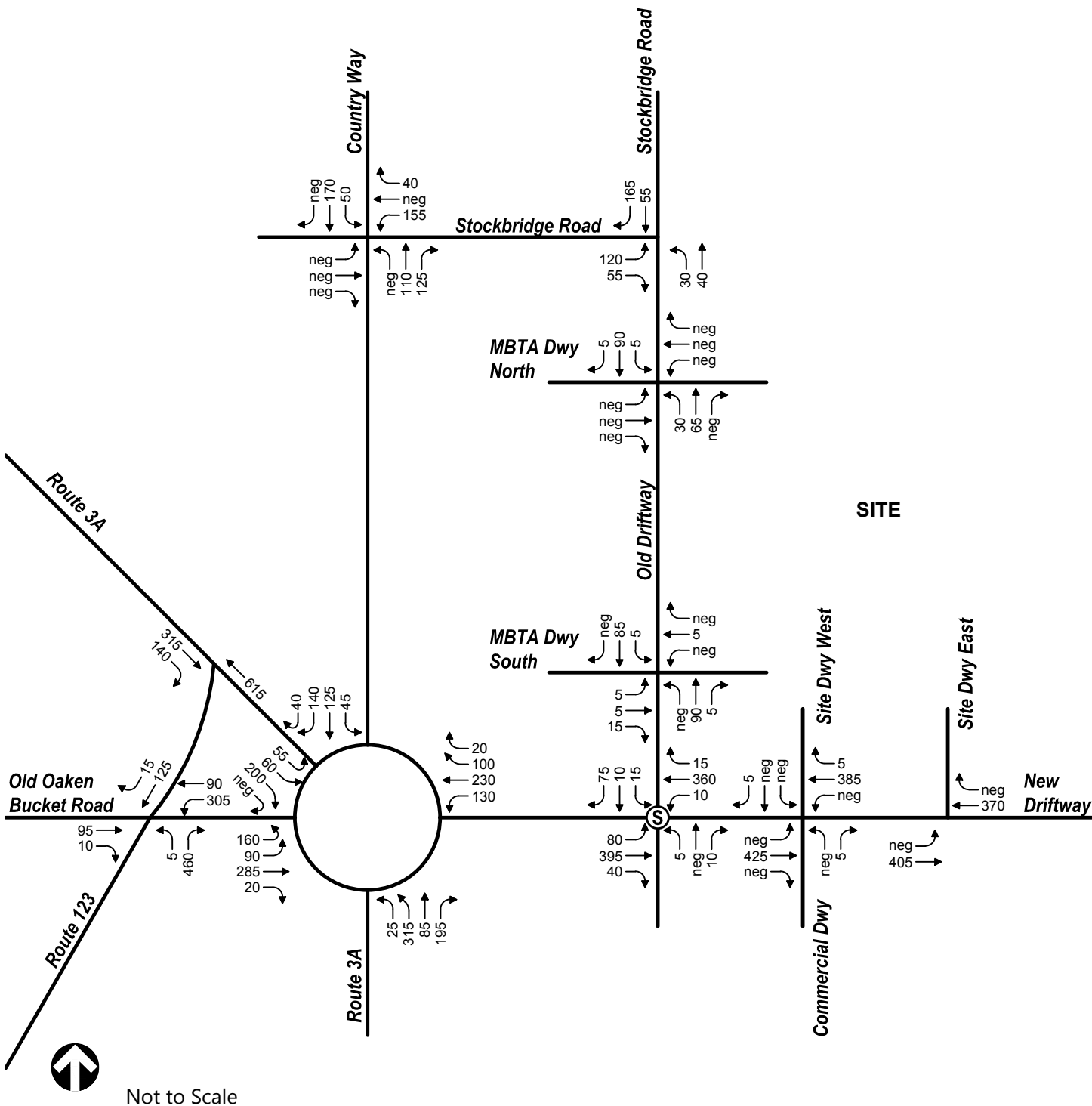


2018 Existing Conditions  
 Saturday Midday Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 5c**



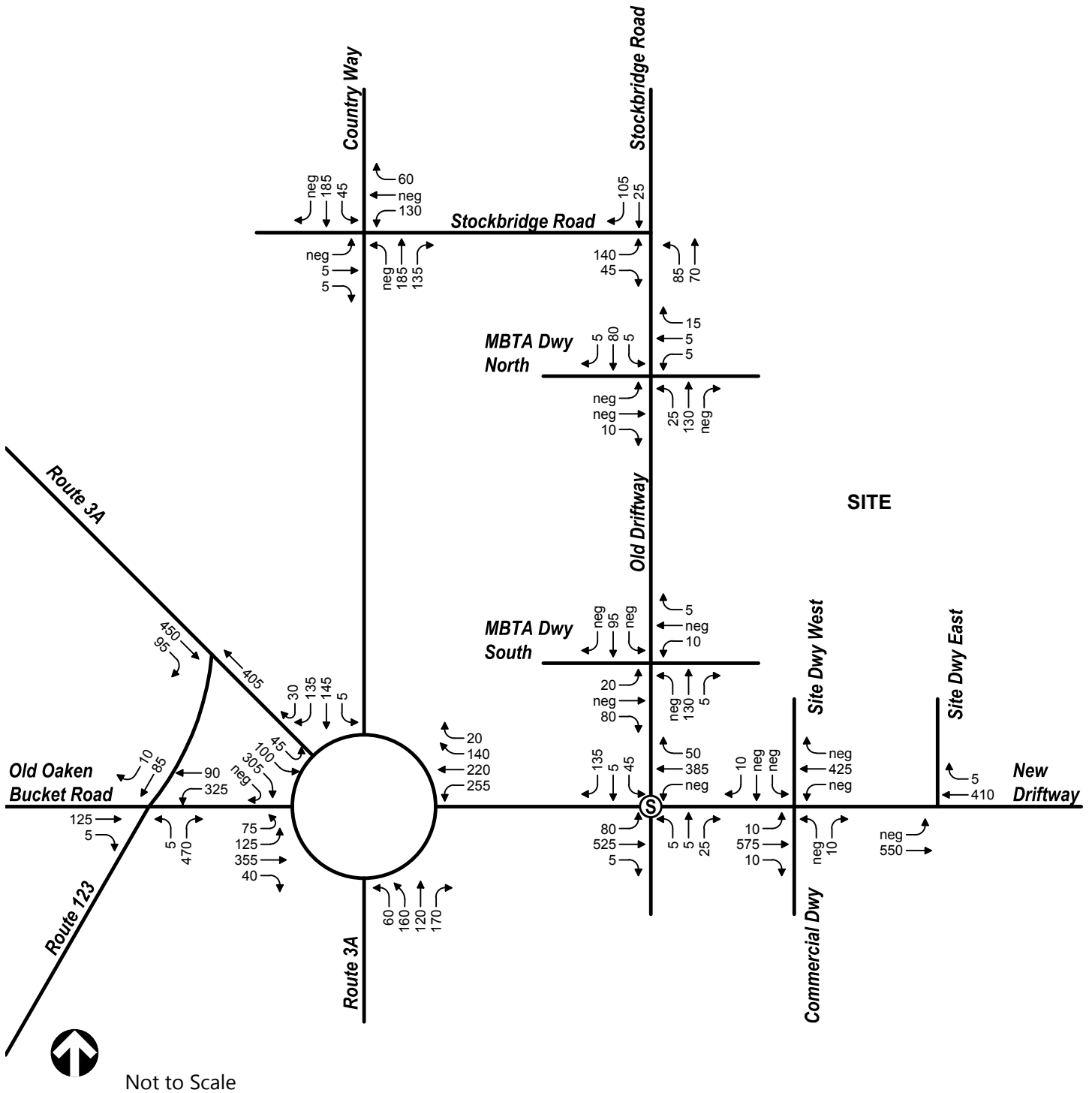
 Signalized Intersection  
 neg = Negligible



2025 No-Build Conditions  
 Weekday Morning Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts


**Figure 6a**

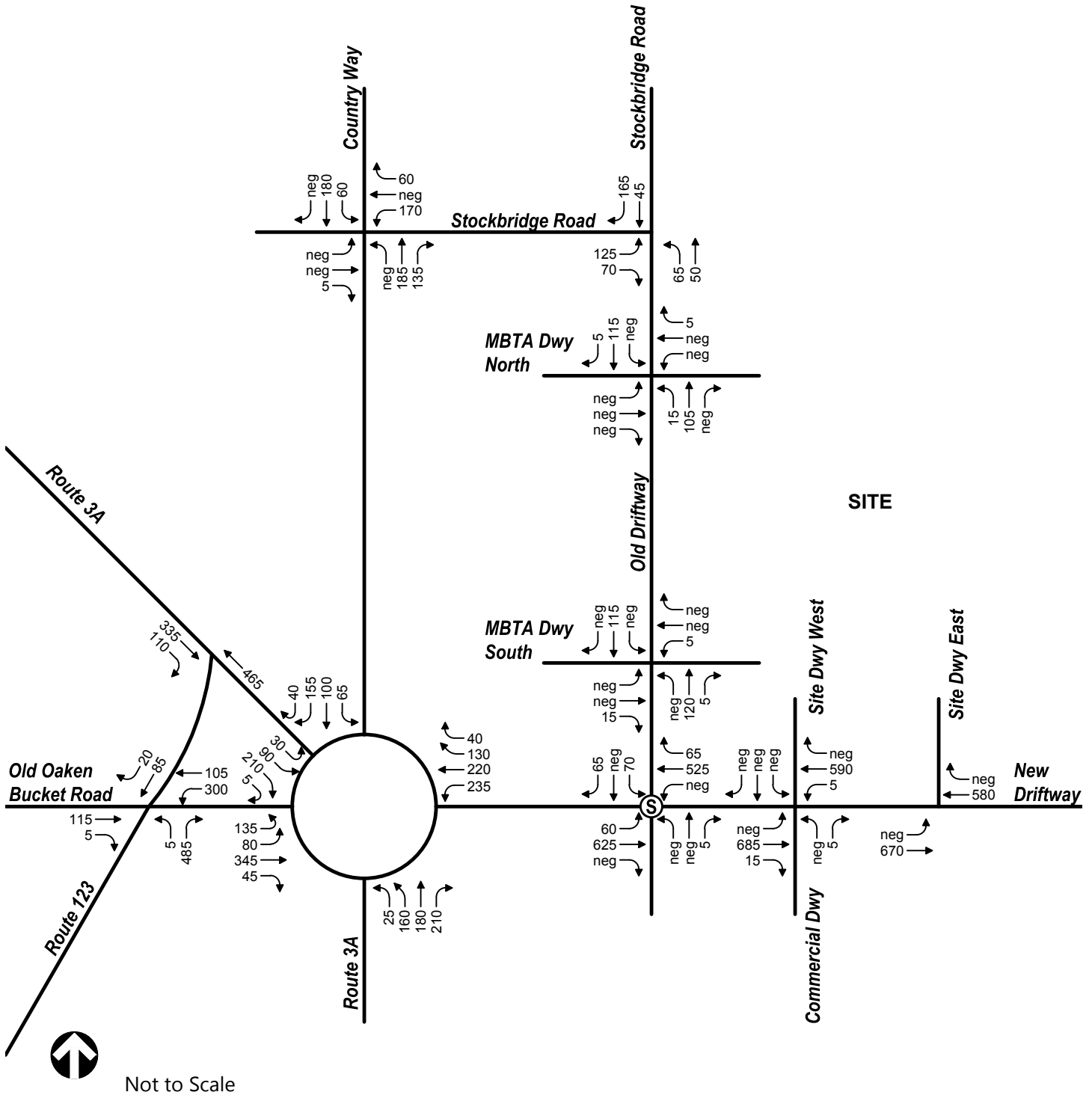
**S** Signalized Intersection  
 neg = Negligible



2025 No-Build Conditions  
 Weekday Evening Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 6b**

 Signalized Intersection  
 neg = Negligible



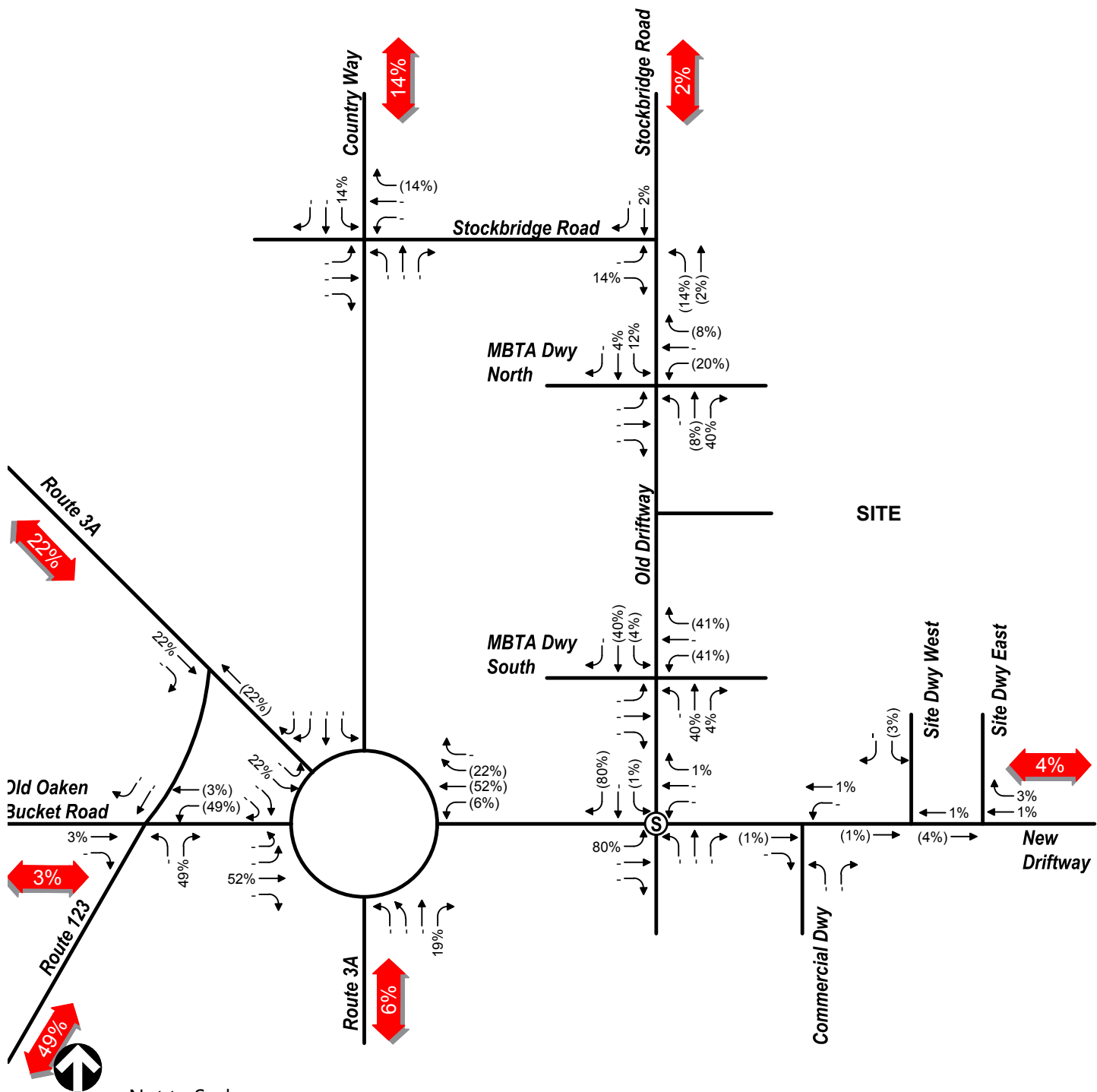
2025 No-Build Conditions  
 Saturday Midday Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 6c**

**S** Signalized Intersection

xx% = Entering Trips

(xx%) = Exiting Trips



Trip Distribution  
Residential Land Use  
Mixed-Use Development  
Scituate, Massachusetts

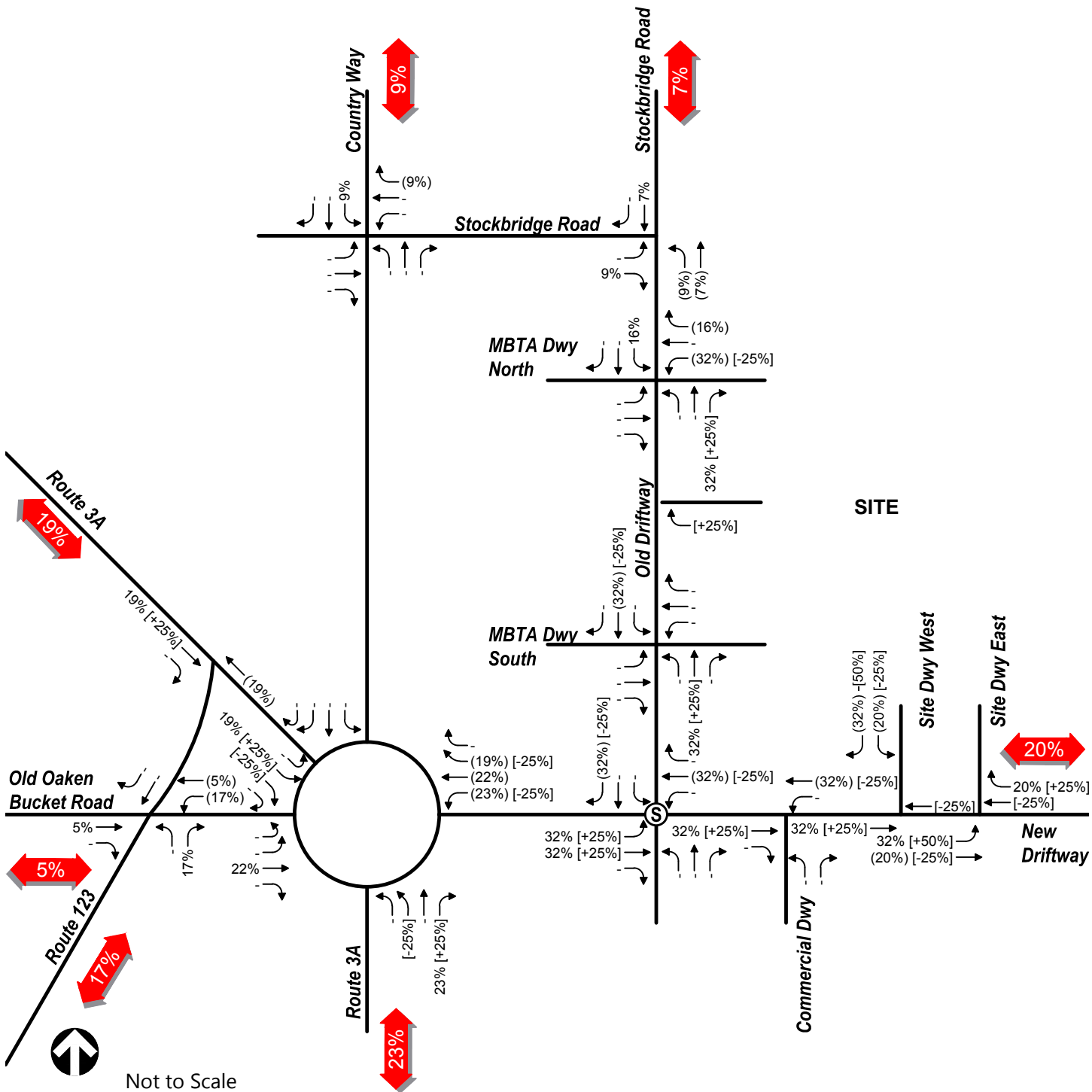
**Figure 7a**

**(S)** Signalized Intersection

xx% = Entering Trips

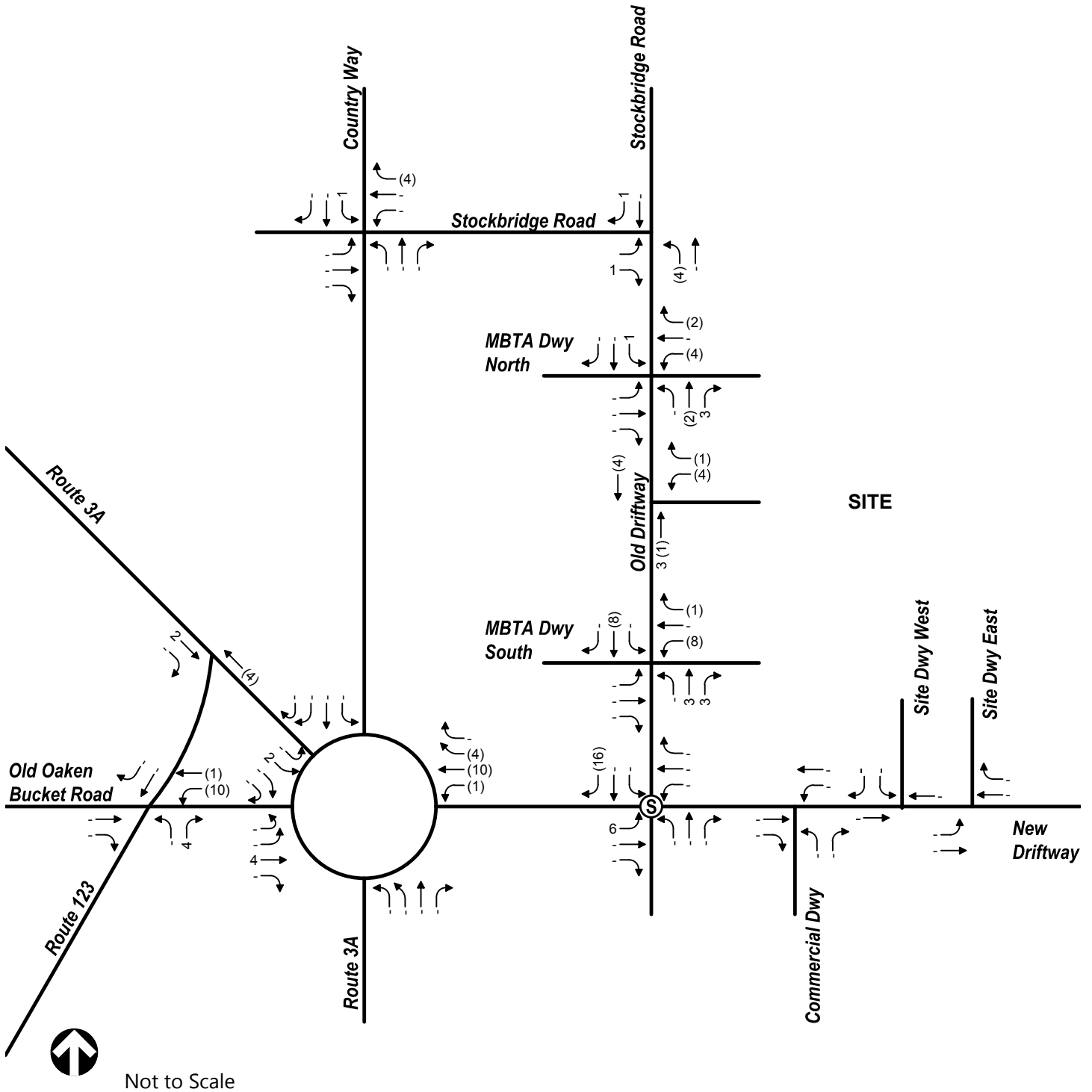
(xx%) = Exiting Trips

[xx%] = Pass-by Trips



**(S)** Signalized Intersection

xx = Entering Trips  
 (xx) = Exiting Trips



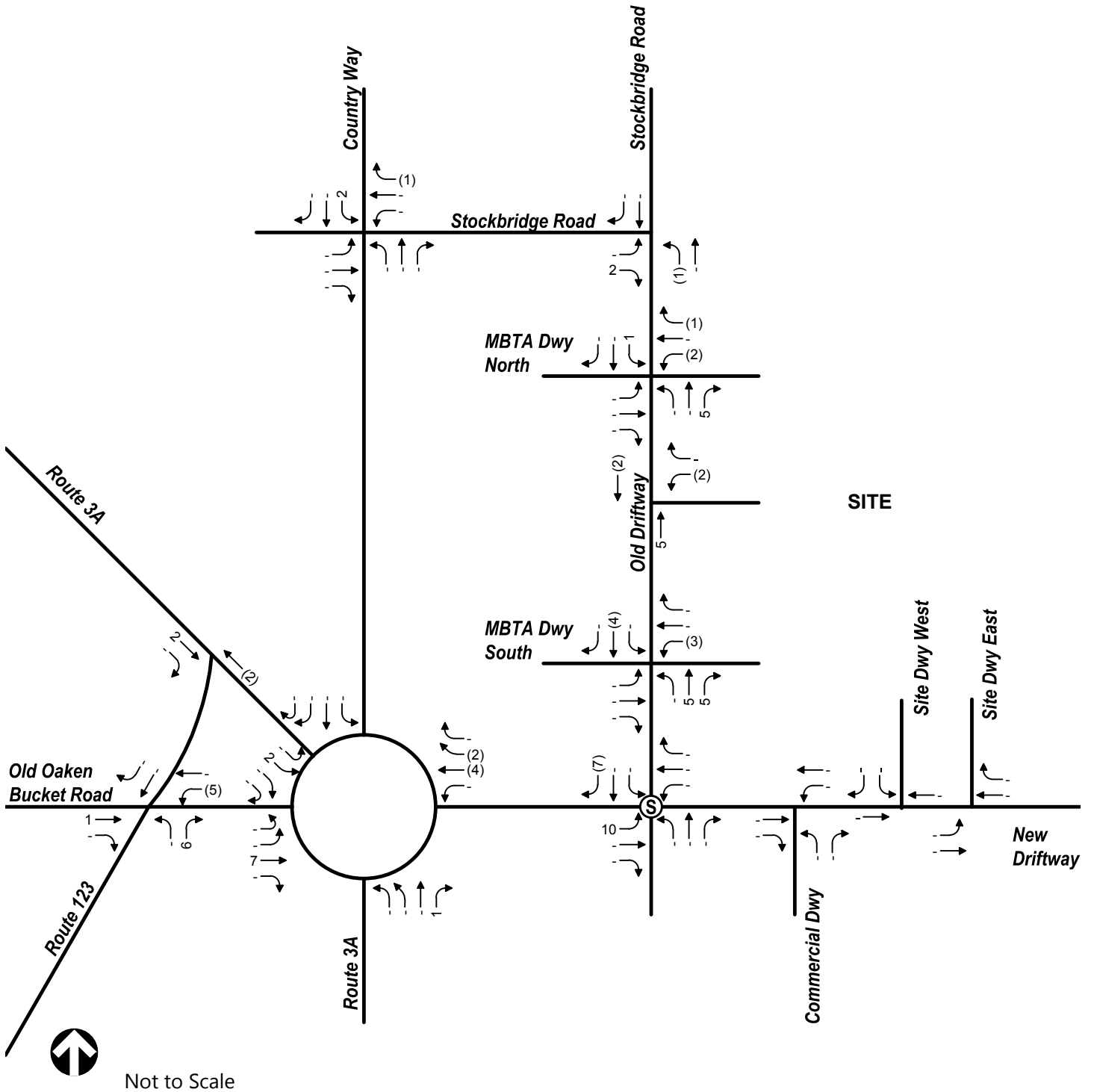
Site-Generated Trips - Residential  
 Weekday Morning Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 8a**

**(S)** Signalized Intersection

xx = Entering Trips

(xx) = Exiting Trips

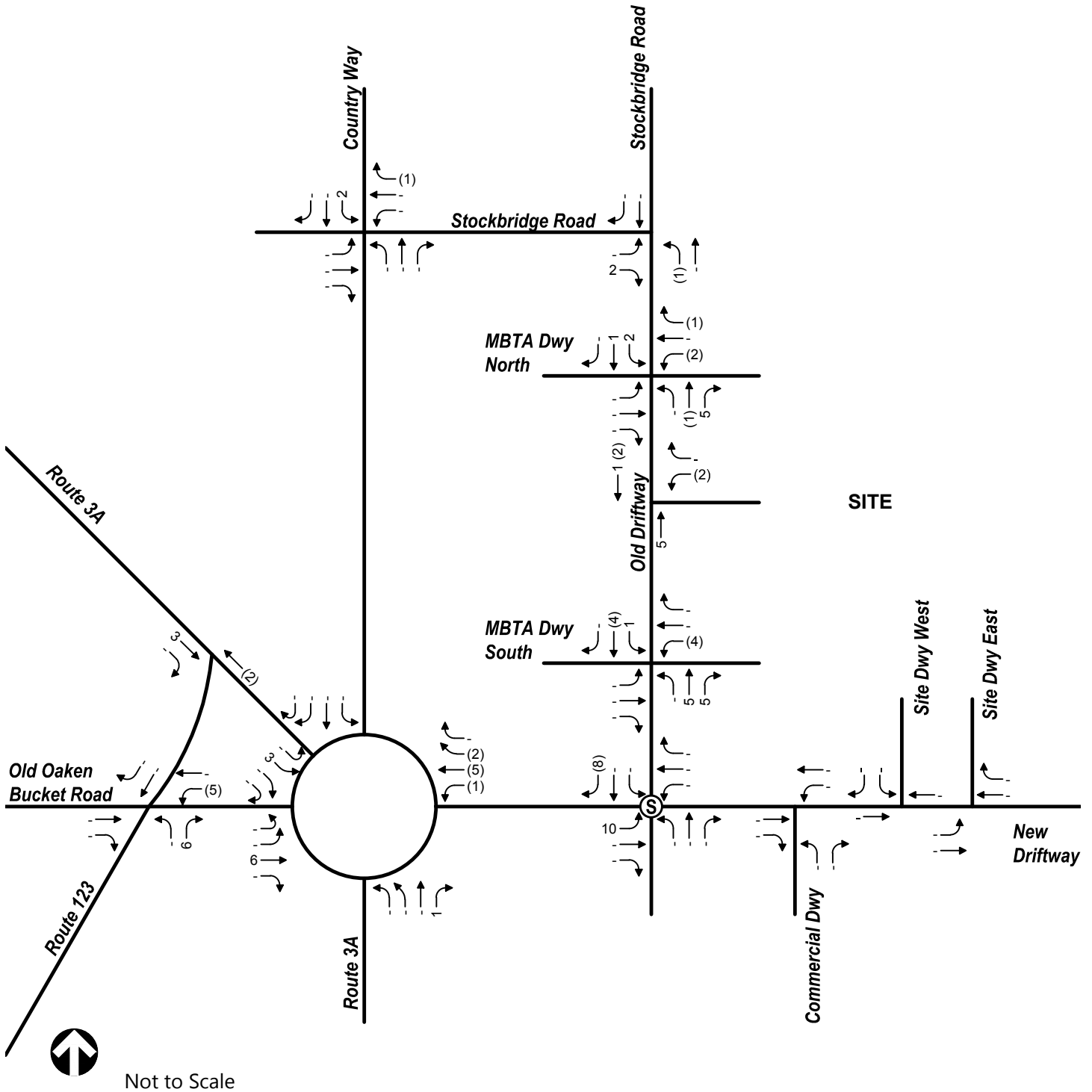


Site-Generated Trips - Residential  
 Weekday Evening Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 8b**

**(S)** Signalized Intersection

xx = Entering Trips  
 (xx) = Exiting Trips



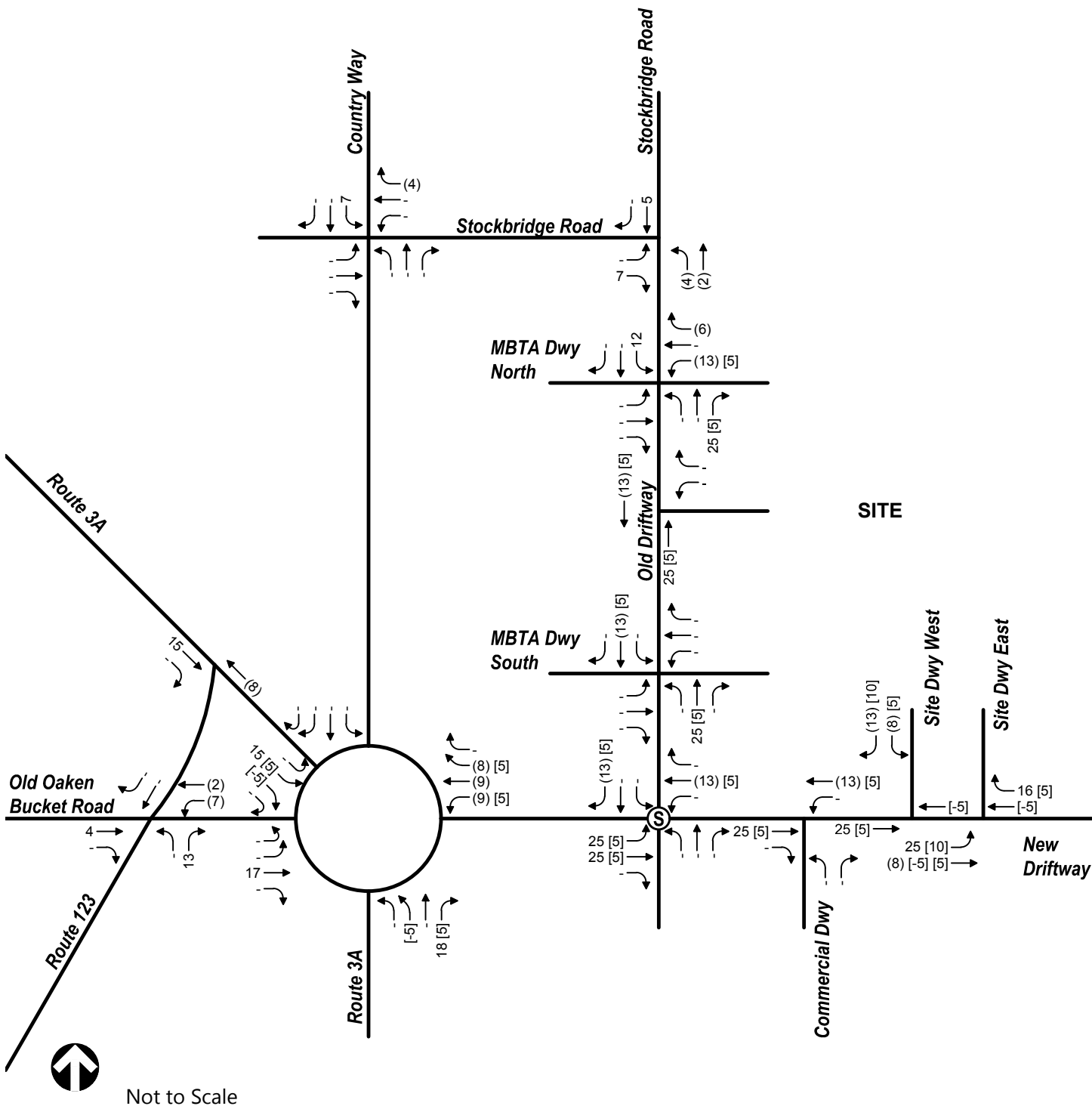
Site-Generated Trips - Residential  
 Saturday Midday Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 8c**



**(S)** Signalized Intersection

xx = Entering Trips  
 (xx) = Exiting Trips  
 [xx] = Pass-by Trips

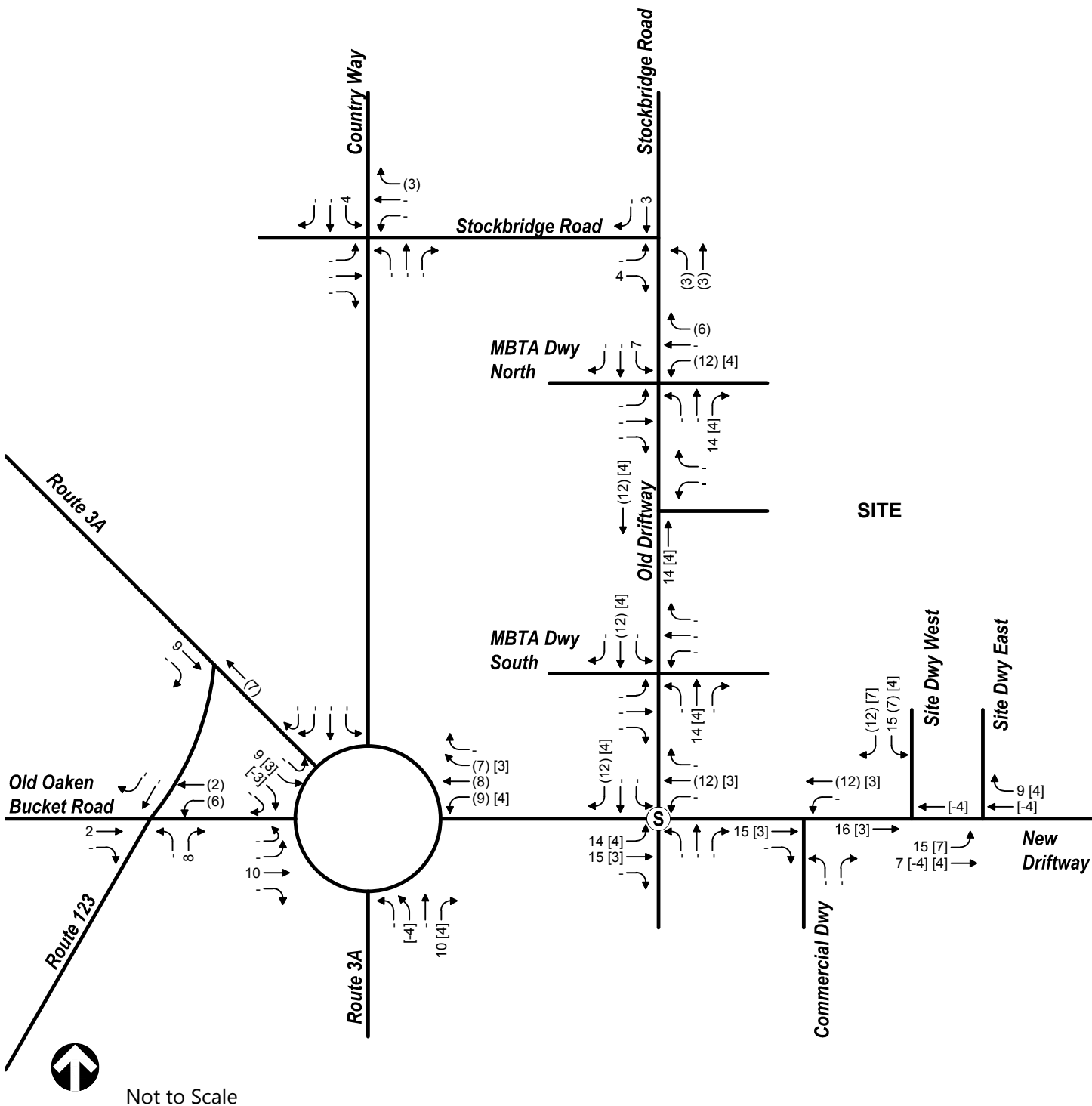


**Figure 9a**  
 Site-Generated Trips - Retail  
 Weekday Morning Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts



**(S)** Signalized Intersection

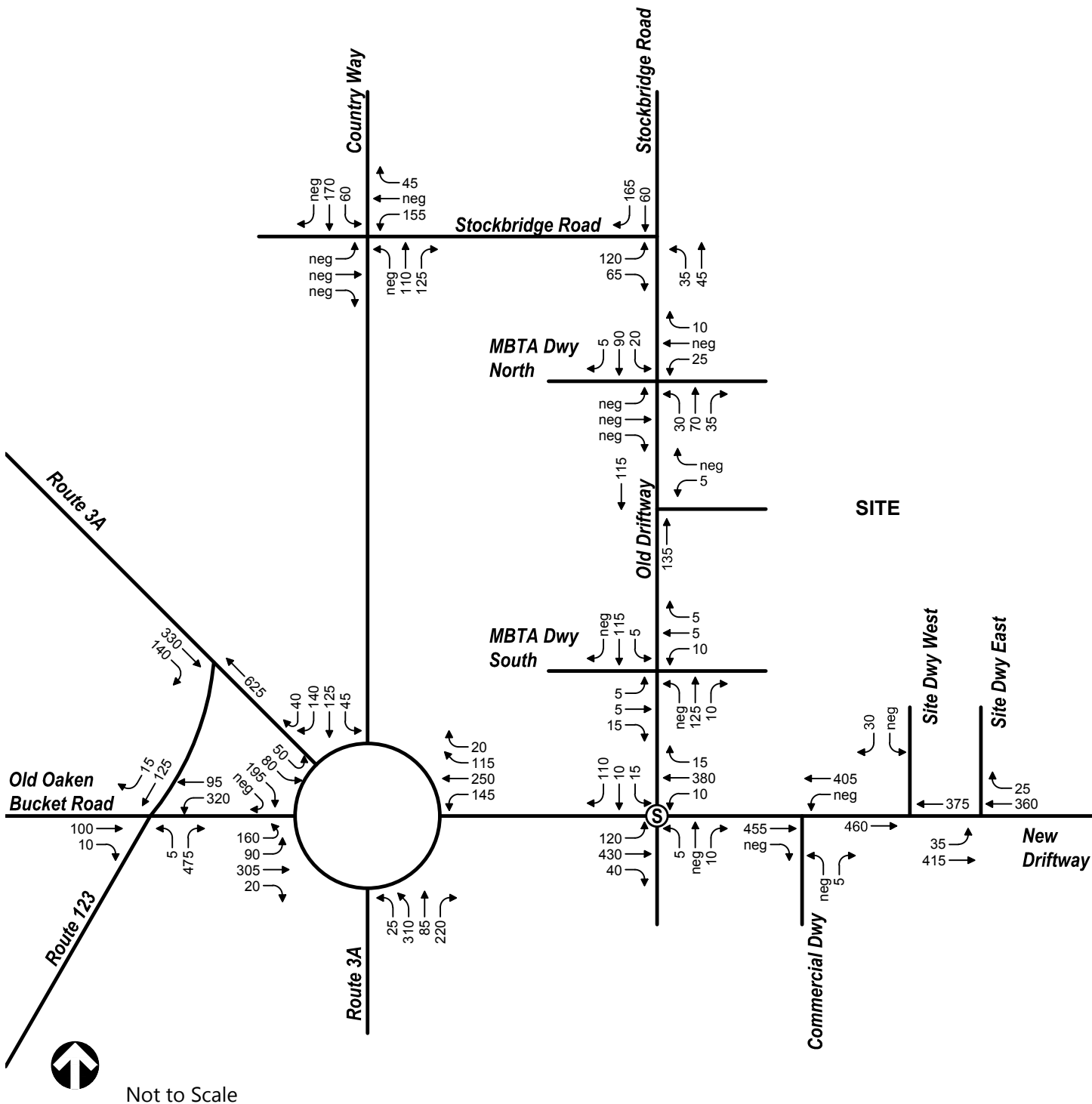
xx = Entering Trips  
 (xx) = Exiting Trips  
 [xx] = Pass-by Trips



Site-Generated Trips - Retail  
 Saturday Midday Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts


**Figure 9c**

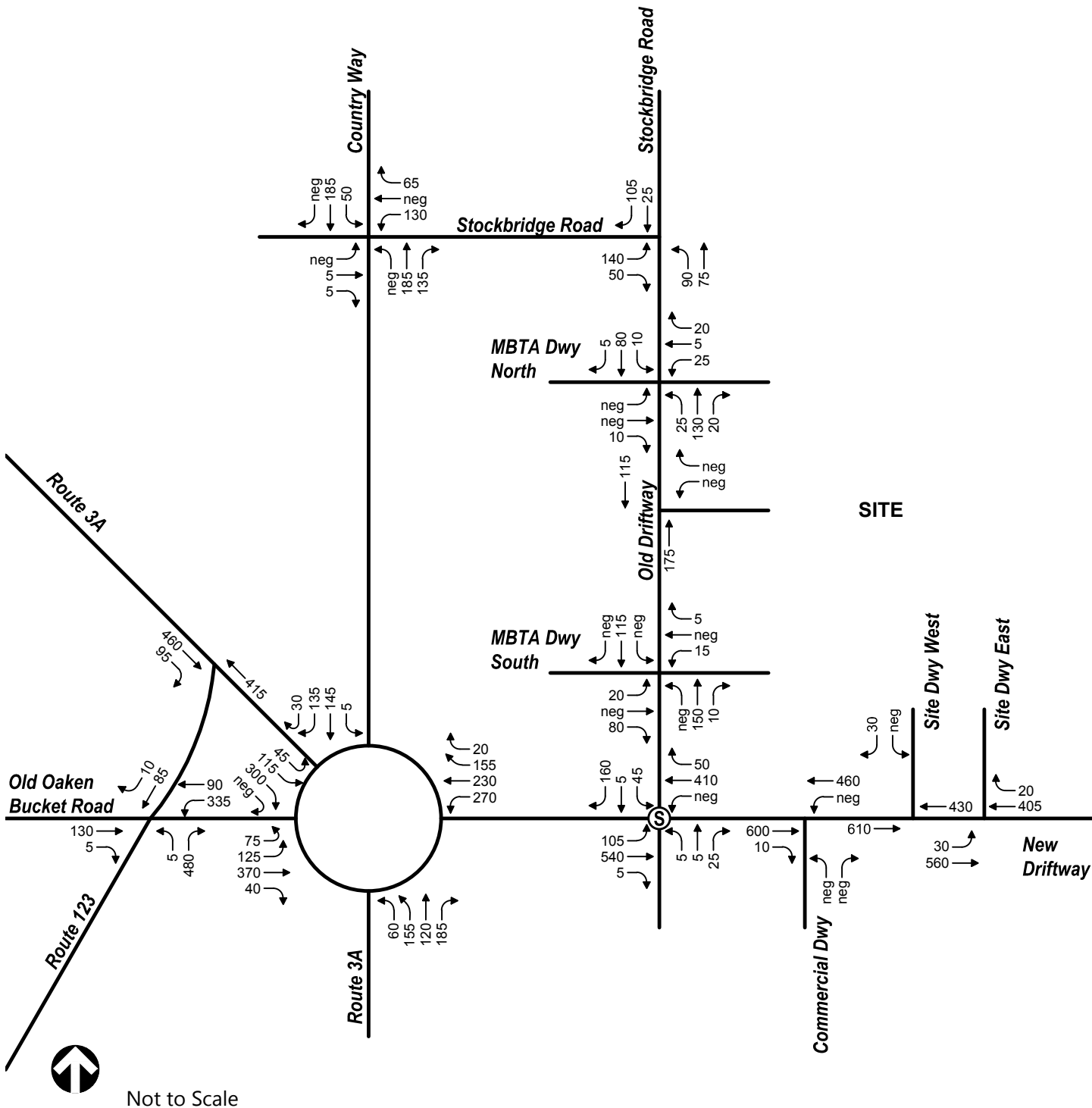
**S** Signalized Intersection  
 neg = Negligible



2025 Build Conditions  
 Weekday Morning Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 10a**

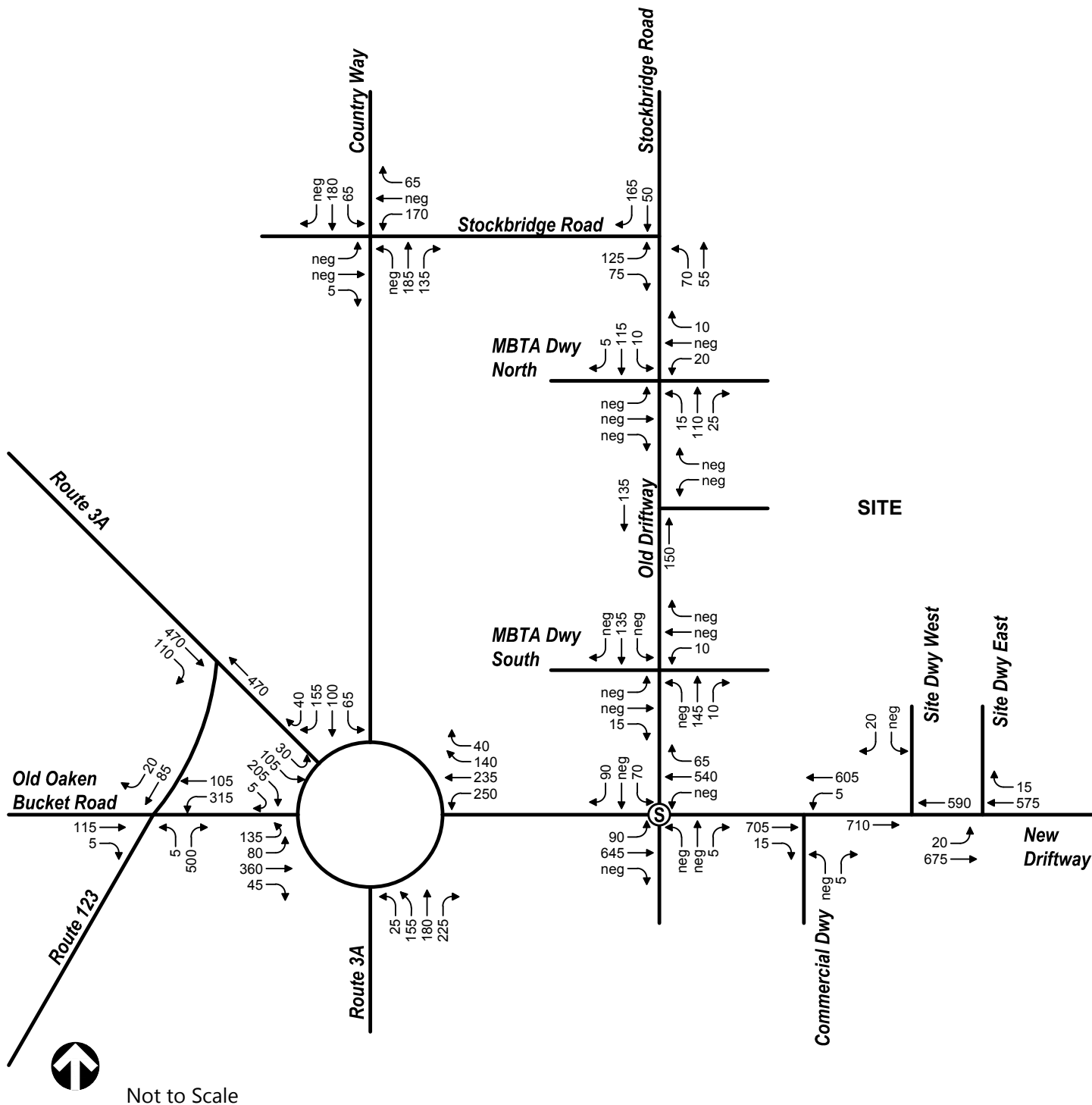
 Signalized Intersection  
 neg = Negligible



2025 Build Conditions  
 Weekday Evening Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 10b**

**(S)** Signalized Intersection  
 neg = Negligible



2025 Build Conditions  
 Saturday Midday Peak Hour Traffic Volumes  
 Mixed-Use Development  
 Scituate, Massachusetts

**Figure 10c**