



DESIGN CHARGE
DUNSTAN CORNER PILOT WORKSHOP
TUESDAY, APRIL 9, 2013

Objectives

A design that enables Dunstan Corner to be revitalized as a complete neighborhood center with a strong surrounding residential base.

A design that promotes Dunstan Corner's identity as a neighborhood destination.

Primary Focus

- The area immediately surrounding the re-located Payne Road – Route 1 intersection
- The southern approach into Dunstan, at the proposed Route 1 entrance to the Dunstan Crossing neighborhood development

Growth

- *Jobs and Commerce:* Design to accommodate 200 – 275 new jobs, which represent about 7% - 10% of Scarborough's projected job growth (2010-35). Depending on the mix of retail, food service, and office space, this may translate to 125,000 – 150,000 sq. ft. of commercial space.
- *Housing:* Based on developments already approved and the amount of vacant land zoned for residential use, assume gradual growth of around 400 new dwellings in and around the pilot area, or around 10% of the housing growth projected for Scarborough over a 25-year period; and that the growth will include a mix of types of housing with prices accessible to a range of households.

Design Challenges and Opportunities

- **Zoning:** Be aware of and adhere to the **village-oriented standards** of the Town and Village Center Zoning District. **See the Fact Sheet: Comprehensive Planning and Zoning.** Note especially that buildings must have a strong orientation to the street; buildings are to be 2 or 3 stories in height; parking is to be primarily to the side and rear of buildings and, where there are local streets, on-street; and design must include greens, courtyards, or similar small gathering places.
 - Consistent with village-style standards, strive for a floor area ratio (FAR) of 0.4 for commercial properties
 - For residential uses, strive for 5 units/ac plus bonus of 1 unit/ac for affordable housing
 - Concentrate a significant share of growth in the primary focus areas (see above) so that these areas will achieve critical mass of activity

- **Identity:** Establish a strong identity for Dunstan Corner around the new Payne Road – Route 1 intersection, both as a place in its own right and as the southern gateway to Scarborough.
- **Mix of uses:** Design for a mix of uses typical of strong neighborhood centers, taking into account what already is present and what is not. Elements of a neighborhood center already present include, among other things:
 - Drug store
 - Convenience store
 - Hardware store (on Rt. 1 between the two focus areas)
 - Some personal and health care services
 - A few eating places
 - Some civic presence – fire station, church, historic society
 - One specialty food store (seafood – on Rt. 1 between the two focus area)
 - Limited housing within the focus areas, including some multi-family; large single-family housing base around them

Missing are (these are intended to be suggestive, not a complete list):

- Full service food store
 - Additional specialty food stores
 - Coffee shops, variety of eating places
 - Banking services
 - Senior housing
 - Housing as part of mixed-use design
 - Park/dedicated green space
 - Entertainment uses
 - Specialty retail appropriate for a location that is also a seasonal visitors' crossroad
 - Strong local office presence
- **Street connections:** Consider ways to connect streets to enhance the off-Rt 1 local street system. Incorporate on-street parking on these streets.
 - **Crossing Route 1:** Suggest strategies to enable safe pedestrian crossing of Route 1.
 - **Phillips Brook:** Be aware of Phillips Brook's status as an urban impaired stream, and of the related buffers/treatment requirements to protect the stream.
 - **Phasing:** Identify elements that can be implemented early without significant land assembly or addition of infrastructure, building momentum and revenues to implement later phases.