

**Scituate's
Pier 44 Building Options & Feasibility Study Committee
Public Forum**



April 2011

Welcome



Purpose and Charge

- Volunteer advisory board to Board of Selectmen
- Assessment, research, analysis, options, uses
- Phase 1: Strategic Plan – Use options
- Phase 2: Schematic plans and cost estimates



Forum Goals

- Summarize committee's work to date
- Present preliminary findings
- Receive citizen comment and input



Project History for Scituate's Ownership

- **Town Meeting Approval**
- **Property purchased in its entirety with MBTA mitigation funds**
- **Purchase price was \$1.87 Million**
- **MBTA wrote Use Restrictions for property as a condition for funding**
- **Purchase was contingent on Use Restrictions being part of the sale**



Use Restrictions

- **Imposed by MBTA**
- **Use of property must serve a public purpose**
 - **Civic activity conducted or sponsored by town government**
- **Purposes that promote access, recreational, & educational use**
- **Permit public access and view of the harbor**
- **Prevent uses that impair or interfere with described allowed uses**



Use Restrictions – Examples of Prohibited Primary Uses

- **Offices**
- **Retail Shops**
- **Restaurants**
- **Commercial Business Uses**
- **Town Business Offices**
- **Storage of Equipment**



The Committee's Work to Date

- Kick-off meeting November 2010
- Established committee webpage
- Reviewed many boxes of existing documents provided by town
- Several site visits and building tours
- Provided to town a list of immediate repair recommendations
- Reviewed MA Building Code, Zoning Regs, flood zones, other regs
- Reviewed MBTA's Use Restrictions
- Consulted with town officials
- Conducted on-line public opinion survey
- Conducted opinion survey of town departments
- Planned and prepared for today's public forum



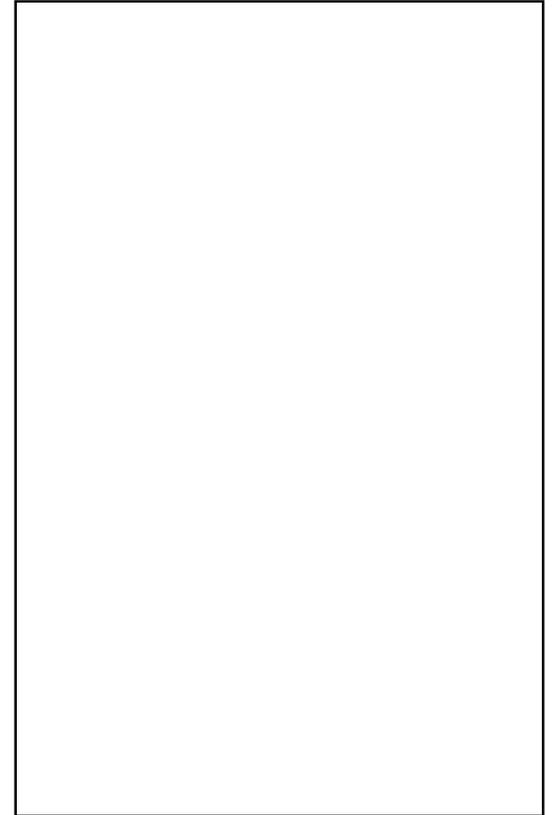
Regulatory Requirements

- **Environmental**
- **Zoning**
- **Massachusetts State Building Code**
- **Accessibility Regulations**



Scituate Zoning Bylaw

- Site is in Residential A-3
- Permitted Uses, as a matter of right
 - Town Recreation
 - Education
 - Museum, Art Gallery, Civic Center
- Change of use must consider parking



Substantial Improvements:

- **Substantial improvement means any reconstruction, rehabilitation, addition, repair or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement.**
- **Building assessed value as of January 1, 2010 is \$1,731,700**
- **50% is \$865,850.00**

Requirement if that 50% Threshold is exceeded in the V Flood zone:

- **Elevate building to above flood elevation**



Accessibility:

- **Massachusetts Architectural Access Board**
- **Americans with Disabilities Act**
 - **Title II**
 - **Title III**



Existing Building Conditions – Overall Evaluation

- Exterior: Fair to Poor
- Interior: Good to Fair
- Structure: Good
- Building Systems: Good to Fair

So let's take a tour starting with the exterior.....





Pier 44 Building Options and Feasibility Study Committee



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Pier 44 Building Options and Feasibility Study Committee



Pier 44 Building Options and Feasibility Study Committee

And now to the inside.....





Pier 44 Building Options and Feasibility Study Committee



Pier 44 Building Options and Feasibility Study Committee



Pier 44 Building Options and Feasibility Study Committee



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Life Safety Systems



Mechanical Systems





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**Main Room, 30' by 50',
1,500 SF**





Center Room, 30' by 26', 800 SF





Far Room, 34' by 39', 1350 SF





Kitchen, 20' by 40', 800 SF



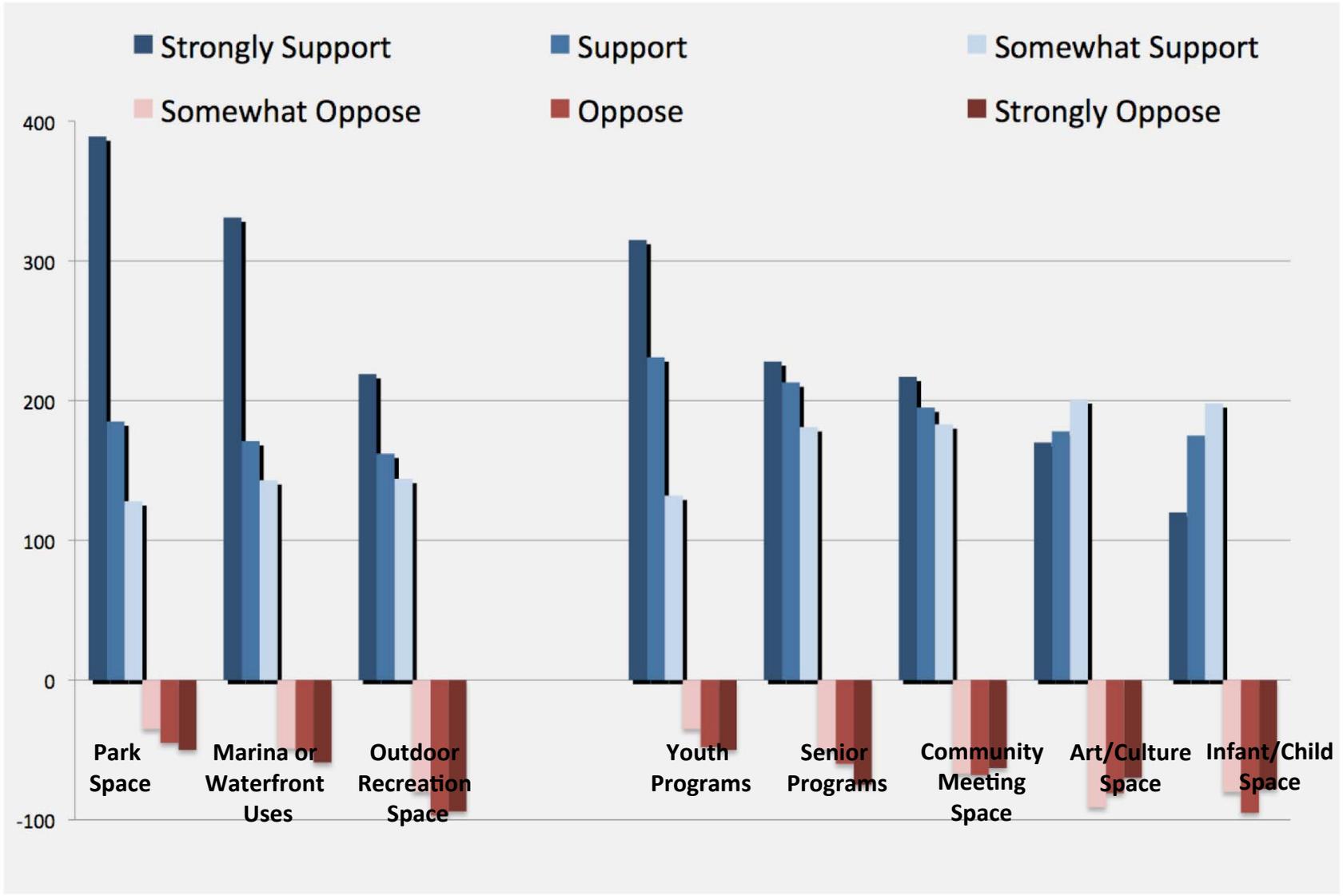


Upstairs Room, 15' by 50', 750 SF

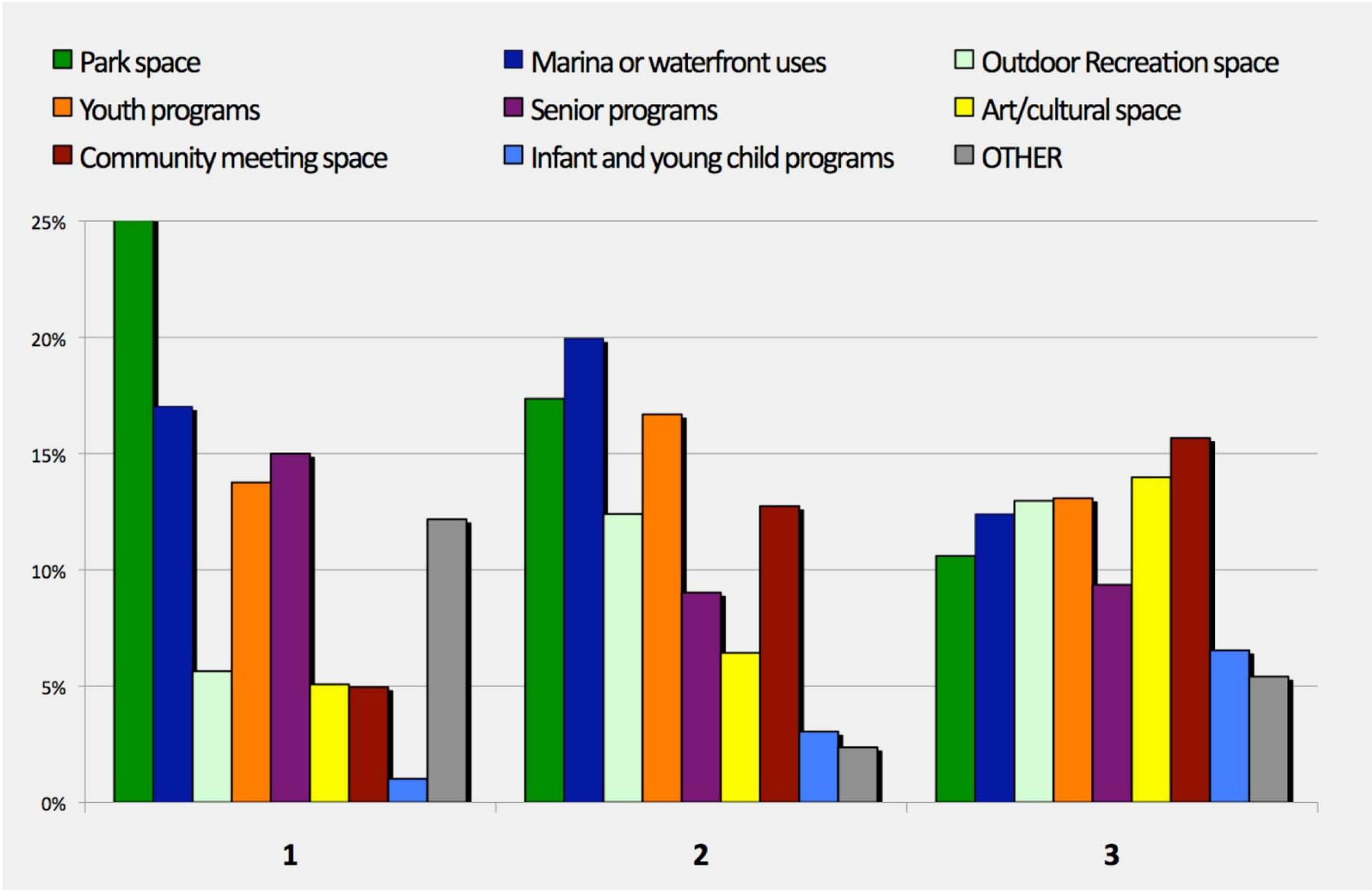


The On-Line Survey Results Are In





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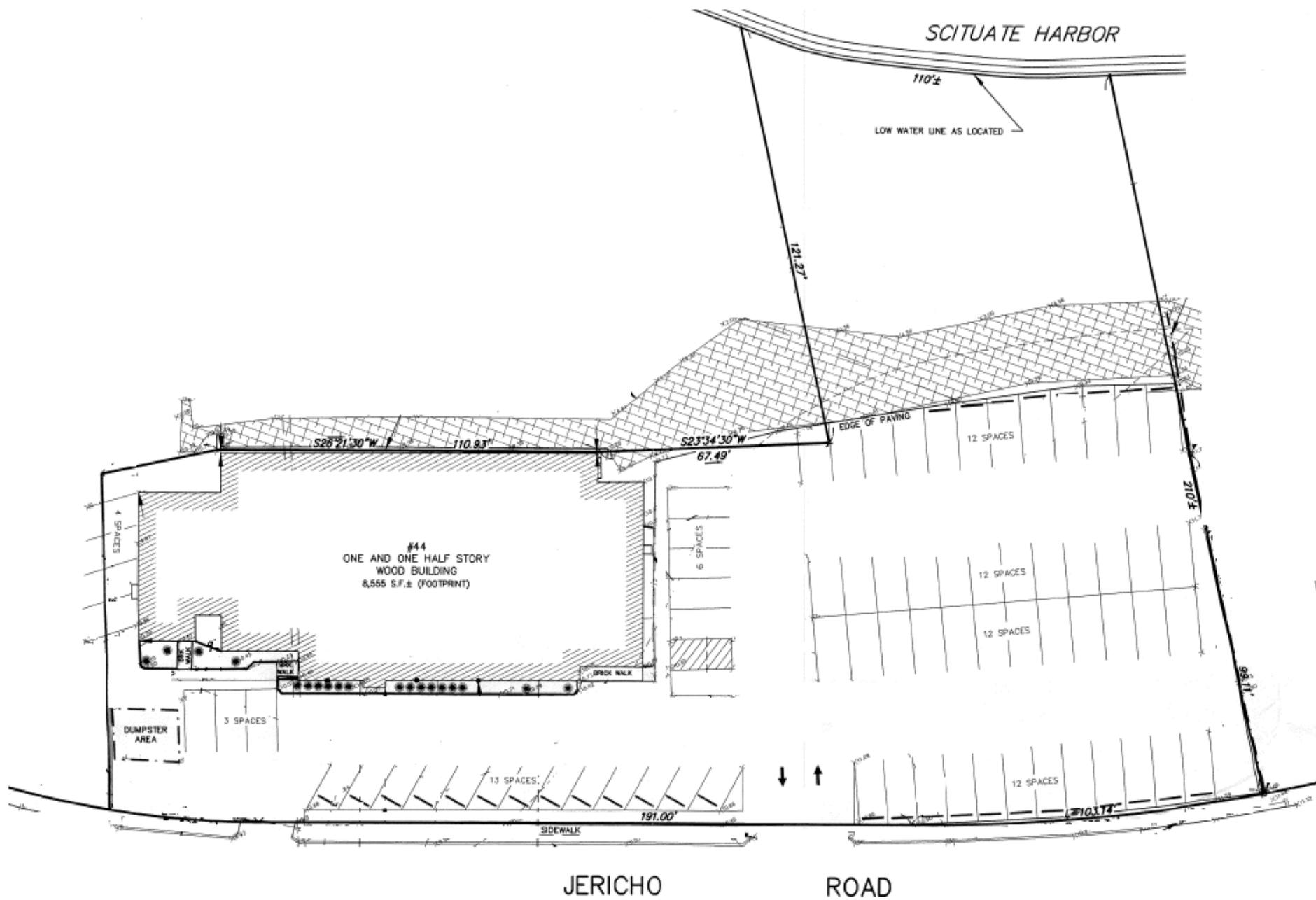


A View

From

Above

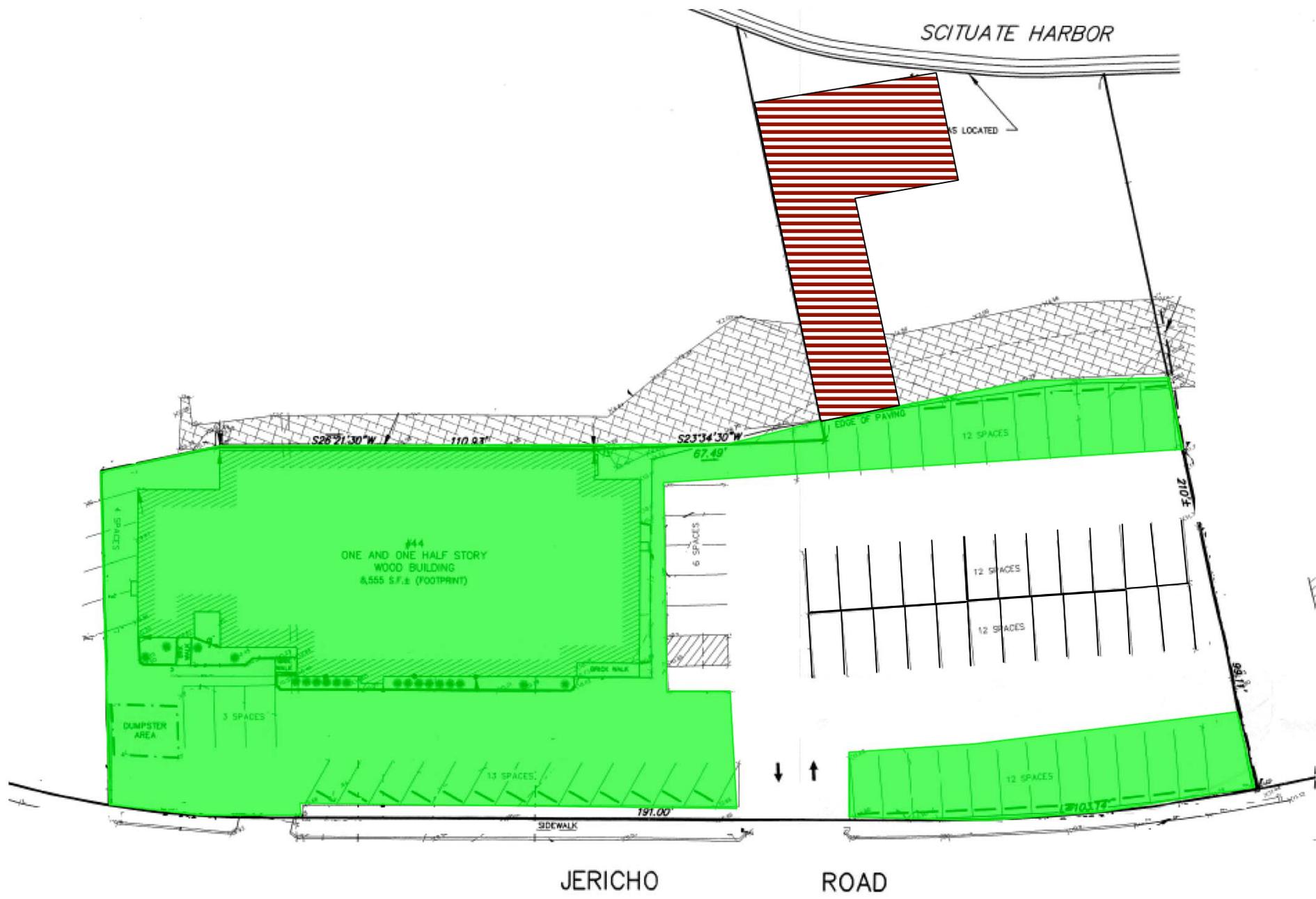




#44
ONE AND ONE HALF STORY
WOOD BUILDING
8,555 S.F.± (FOOTPRINT)

JERICHO

ROAD



SCITUATE HARBOR

AS LOCATED

#44
ONE AND ONE HALF STORY
WOOD BUILDING
8,555 S.F. (FOOTPRINT)

DUMPSTER
AREA

JERICHO

ROAD

4 SPACES

6 SPACES

12 SPACES

12 SPACES

12 SPACES

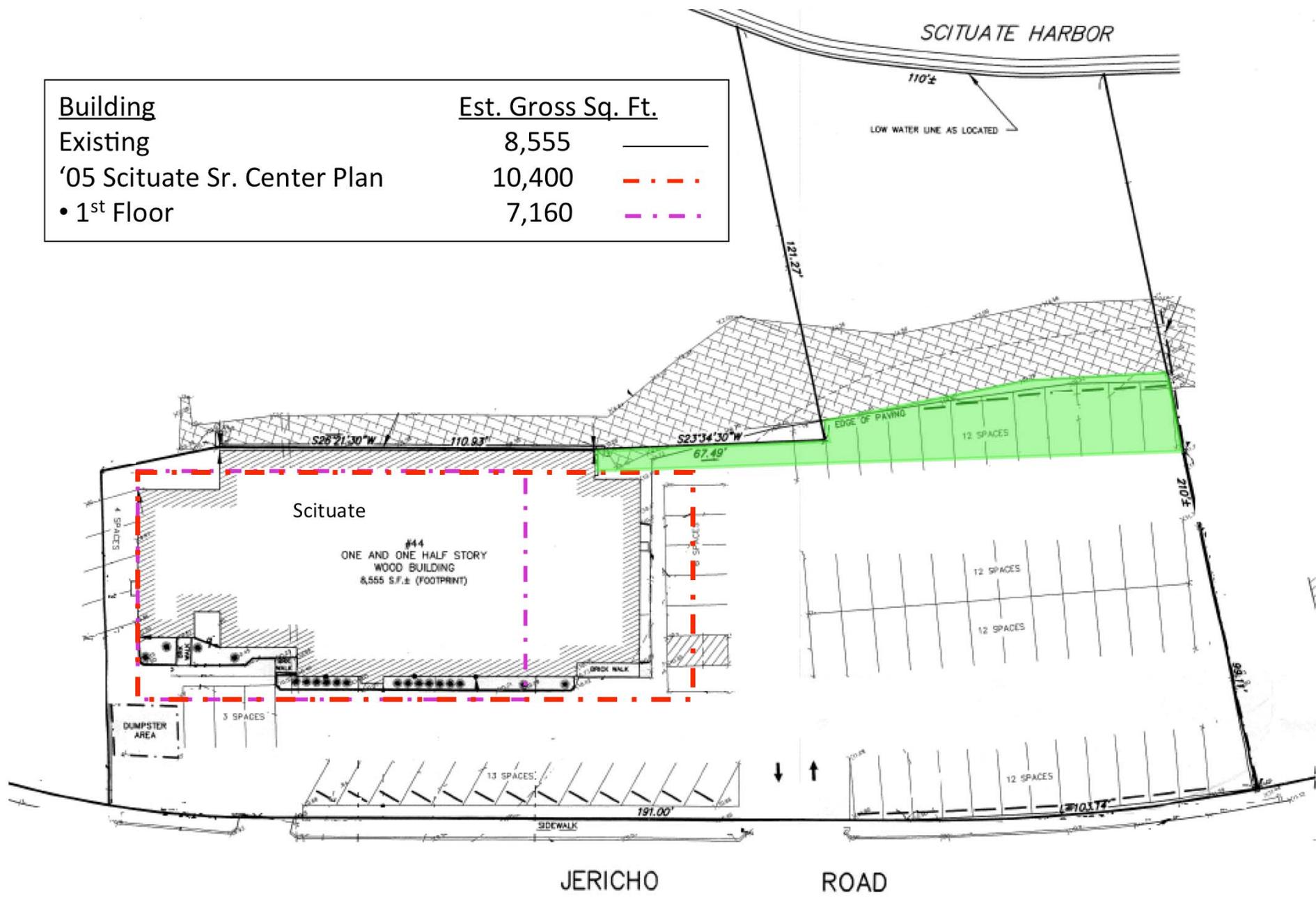
13 SPACES

12 SPACES

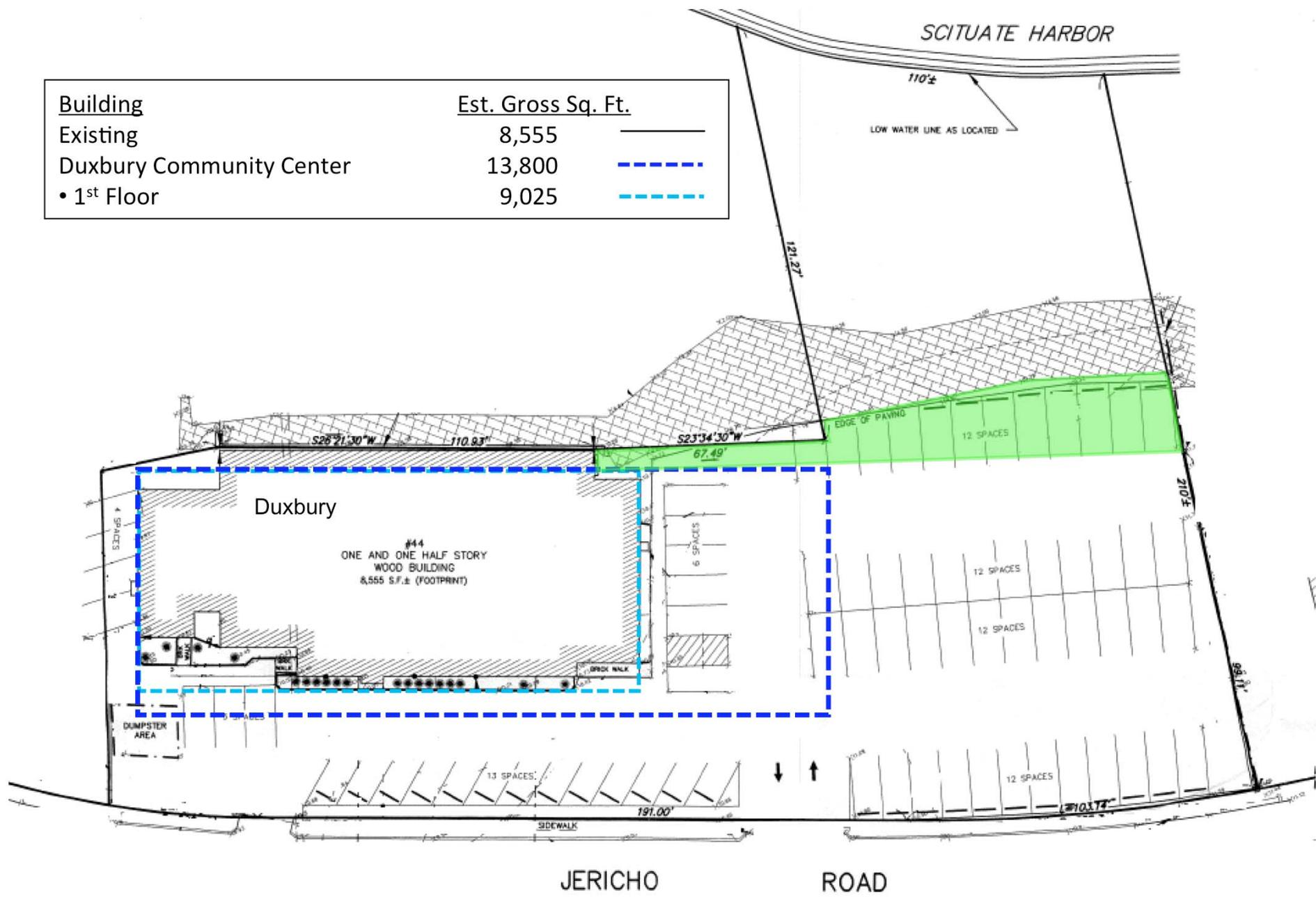
SIDEWALK

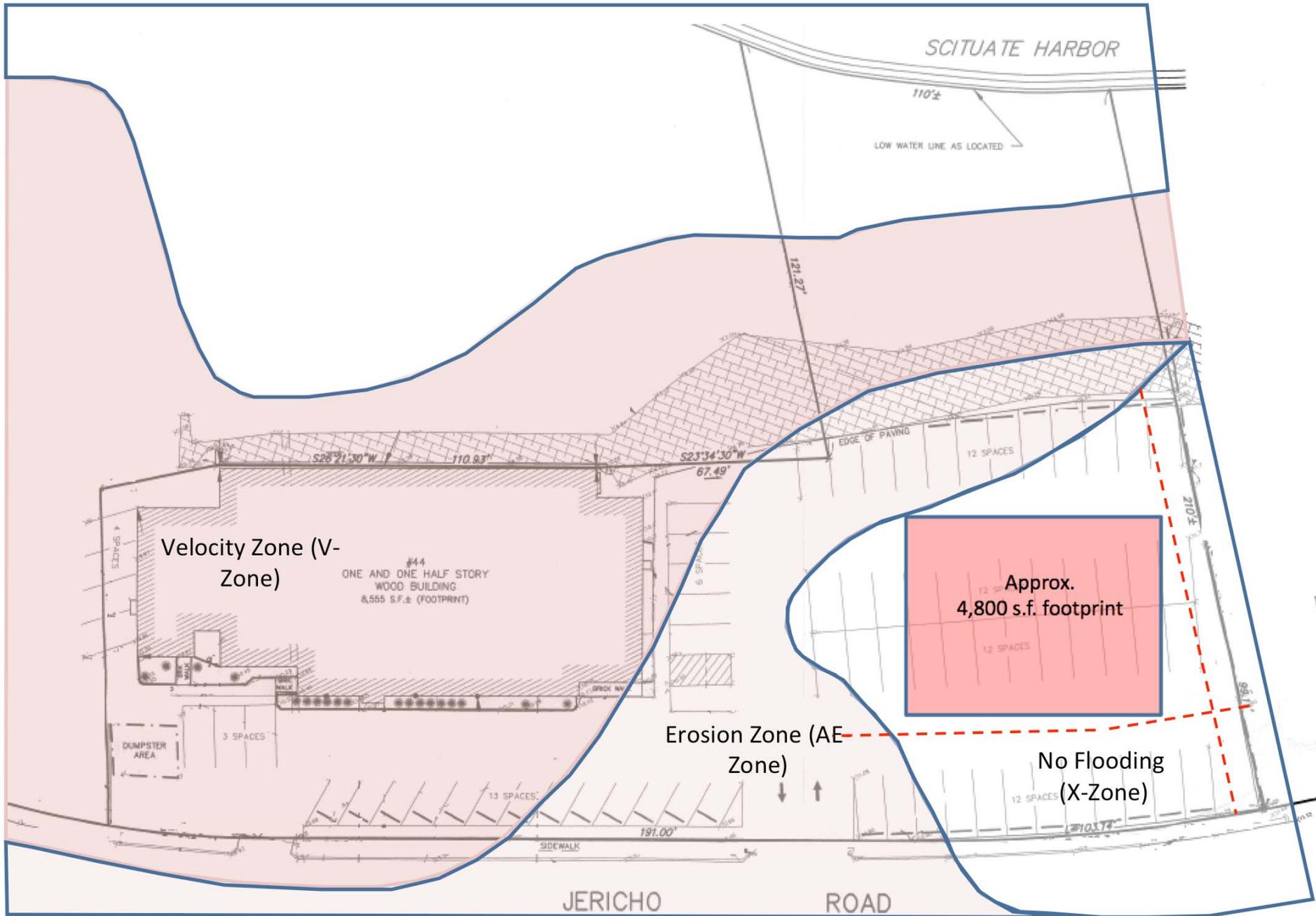
EDGE OF PAVING

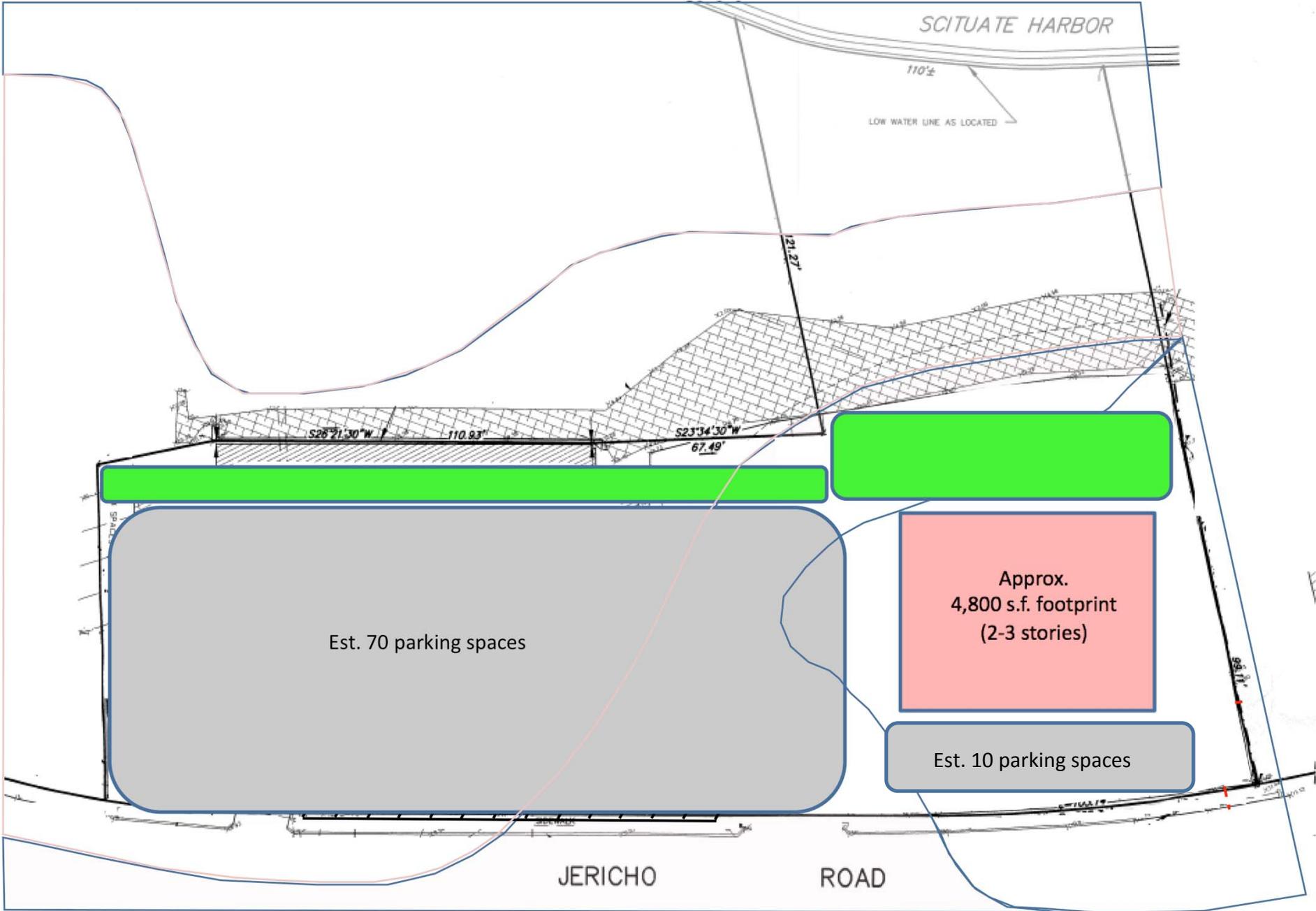
Building	Est. Gross Sq. Ft.
Existing	8,555
'05 Scituate Sr. Center Plan	10,400
• 1 st Floor	7,160



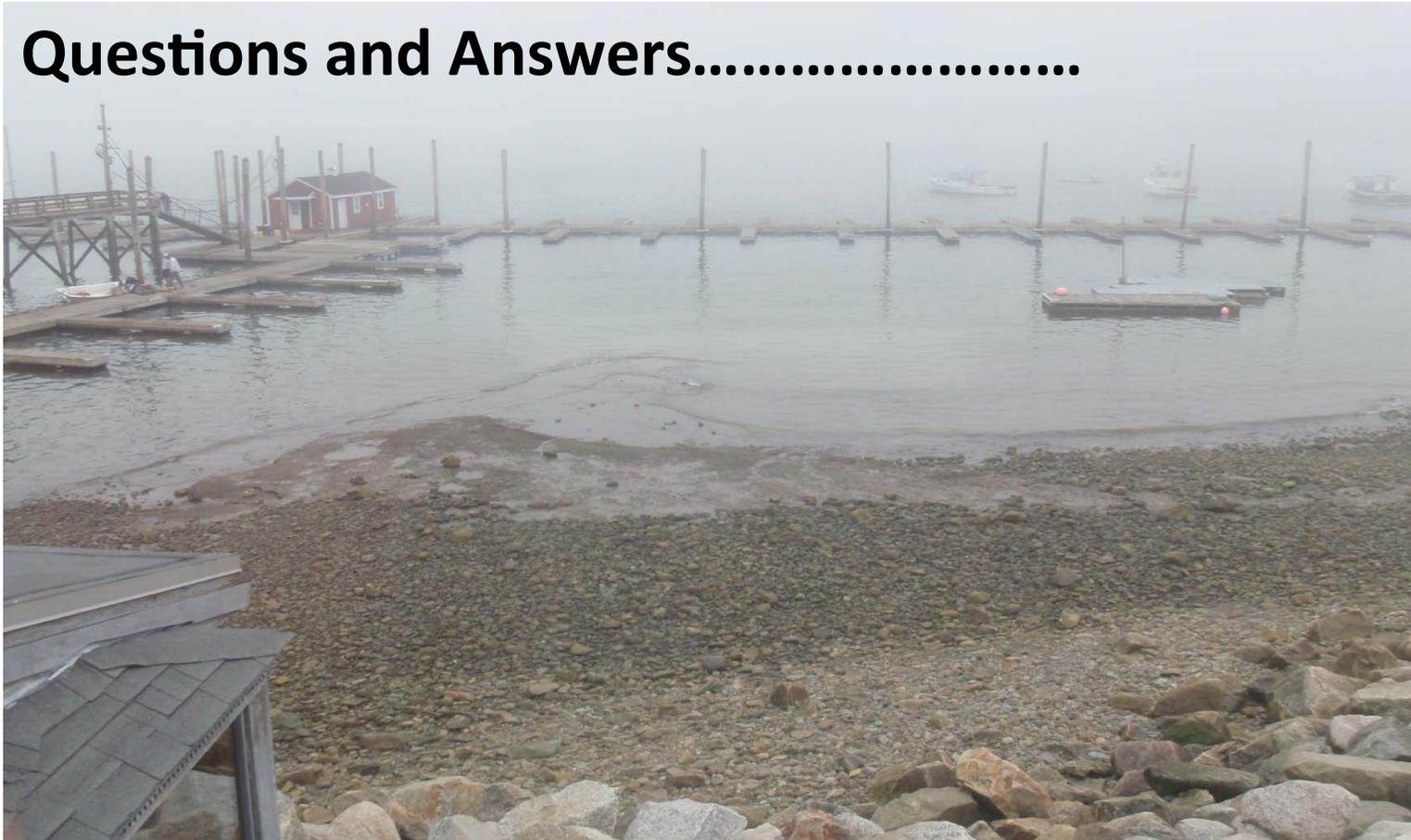
Building	Est. Gross Sq. Ft.	
Existing	8,555	_____
Duxbury Community Center	13,800	-----
• 1st Floor	9,025	-----







Questions and Answers.....



Committee's Next Steps.....



Thank You



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