

SCITUATE HARBOR – THE PARK AT PIER 44

ADVISORY COMMITTEE MEETING
DECEMBER 15, 2022



Copley Wolff Design Group
Landscape Architects & Planners



BIA.studio
Architecture | Planning | Experience Design



PIER 44 TIMELINE

2010 – Town Meeting approved using MBTA funds to purchase Pier 44 property (\$1.75M)

2011 – survey of Town departments and commissions: best use would be recreation

2011 – online survey of 1011 people: open space/recreation

2012– Phase 1 report: demolish building and develop waterfront park

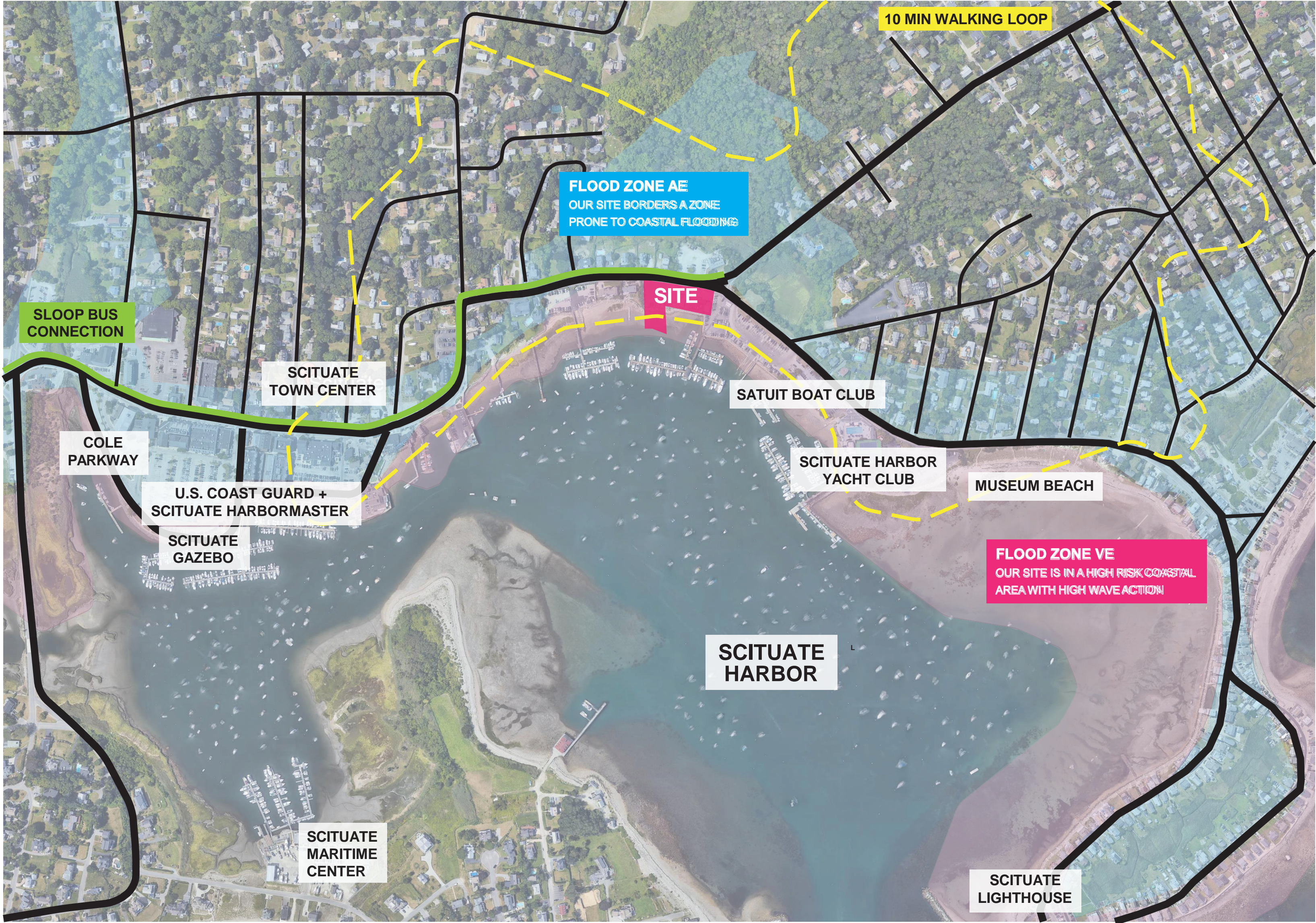
2021 – online survey of 1013 people: demolish building and develop park

2021-2022 – 7 SHARC Zoom meetings

September 2022 – Copley Wolff design Team selected for site investigation and concept plan



SCITUATE HARBOR PARK CONTEXT MAP

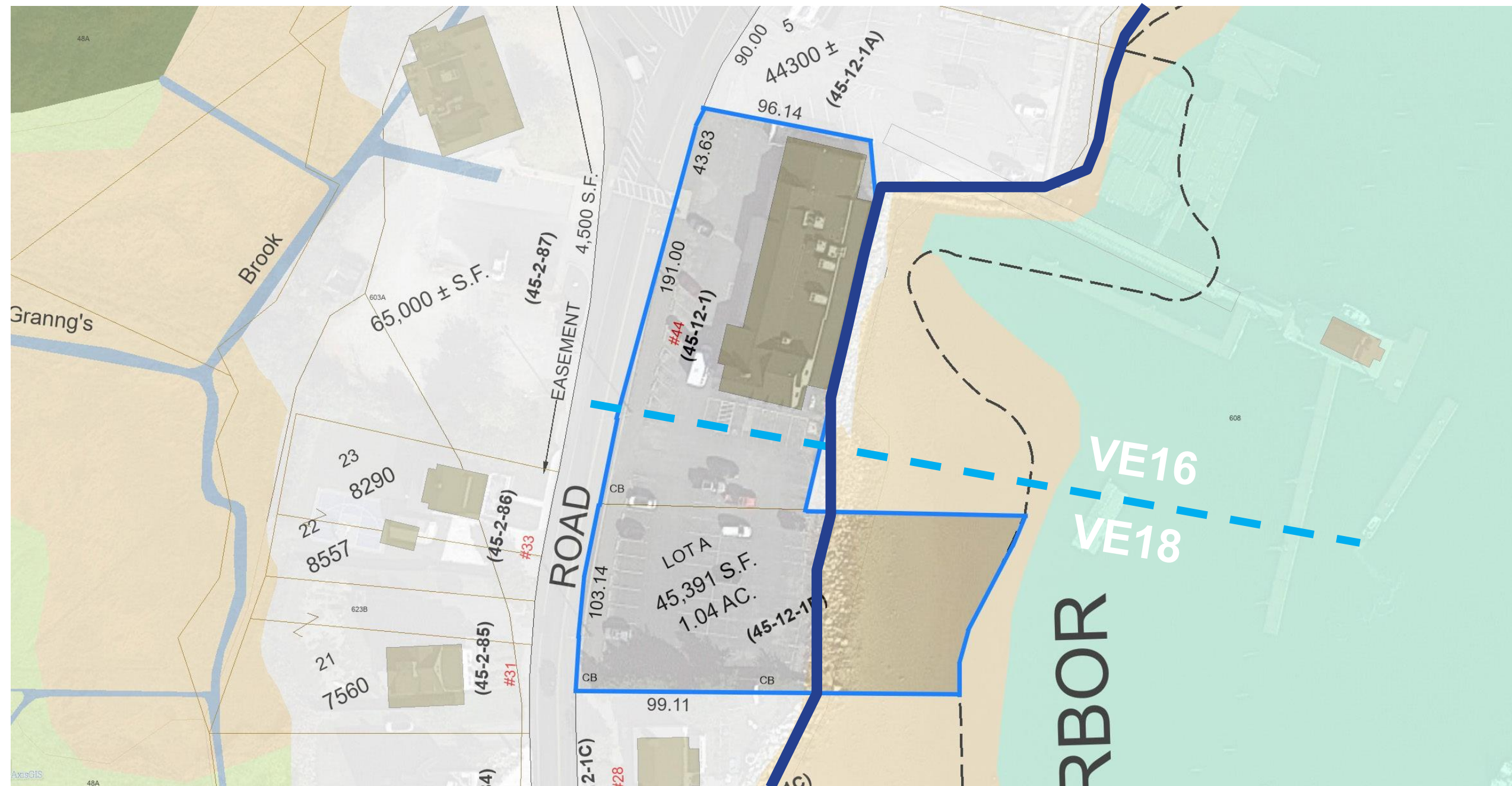


SITE INVENTORY + ANALYSIS




BUILDING IN “VE ZONE” - COASTAL HIGH HAZARD AREA

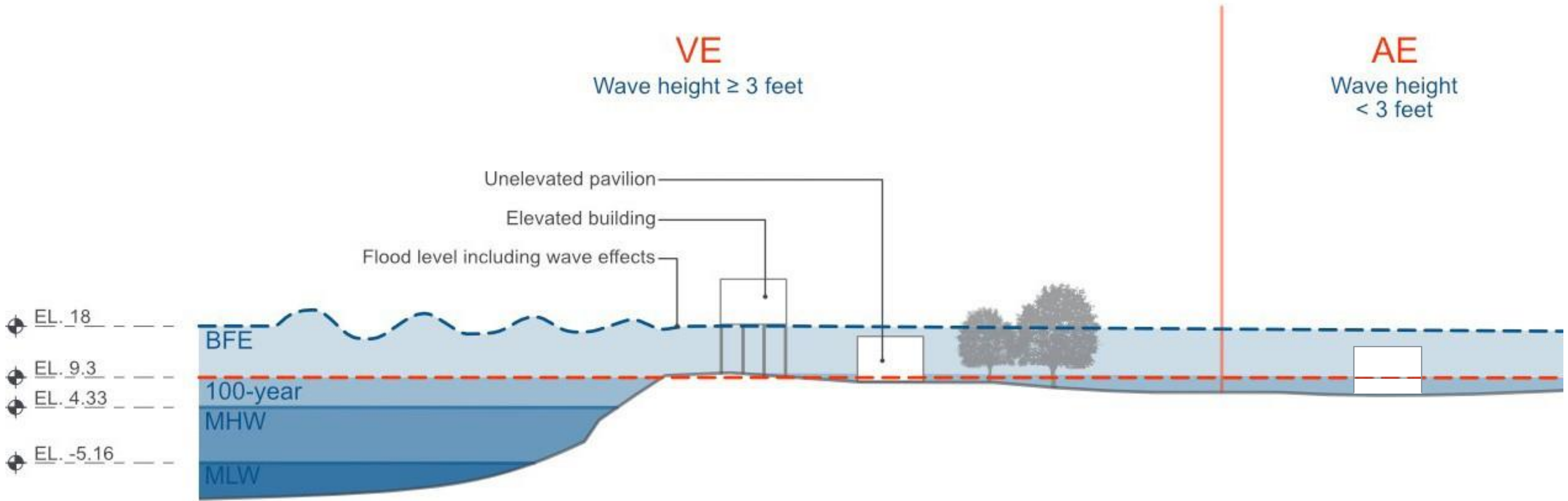
- Coastal zone where wave action and fast moving water can cause extensive damage during a base flood event
- The most restricted flood hazard zone
 - FEMA Base Flood Elevation (BFE) +1' = Bottom of lowest horizontal structural member (Flood design class 2 structure)
 - Only vertical circulation and storage permitted below Base Flood Elevation (BFE)
 - All enclosed spaces below BFE must utilize breakaway walls
 - Dry-floodproofing / wet-floodproofing strategies not permitted



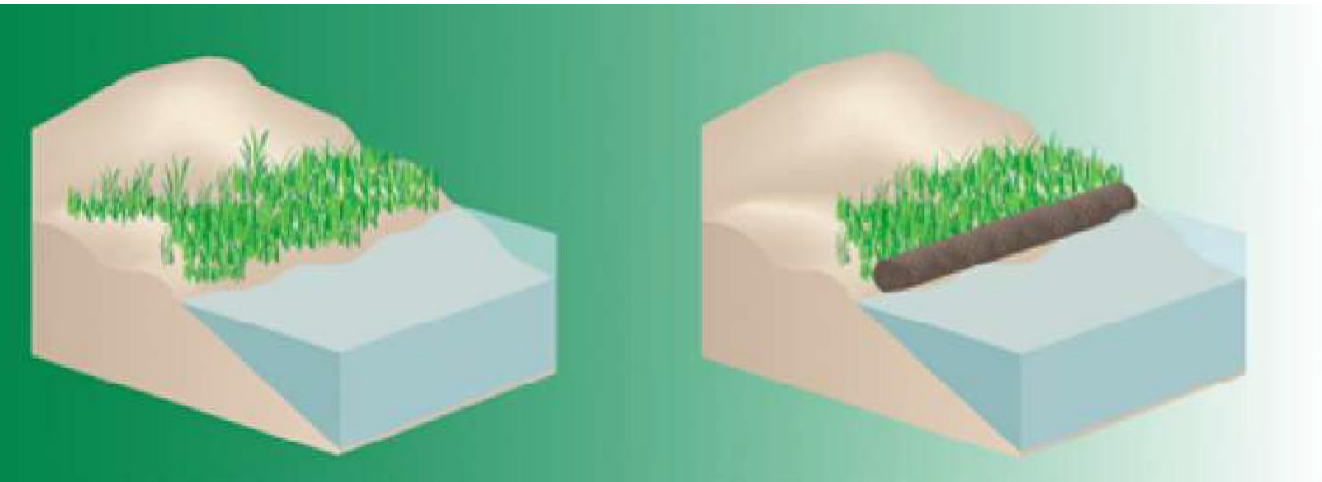
KEY ELEVATIONS

Current Site	9'-10'
BFE (Northern)	16'
BFE (Southern)	18'
Mean High Water Line	

BUILDING IN “VE ZONE” - COASTAL HIGH HAZARD AREA

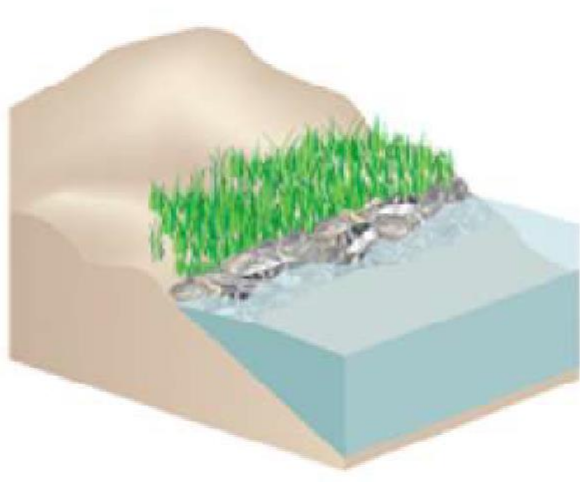


GREEN - SOFTER TECHNIQUES

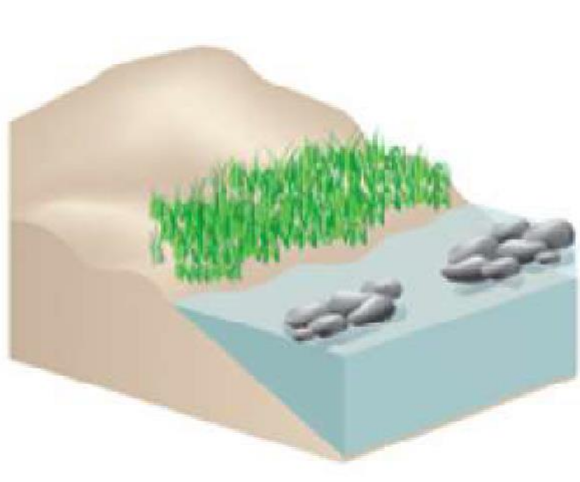


vegetation

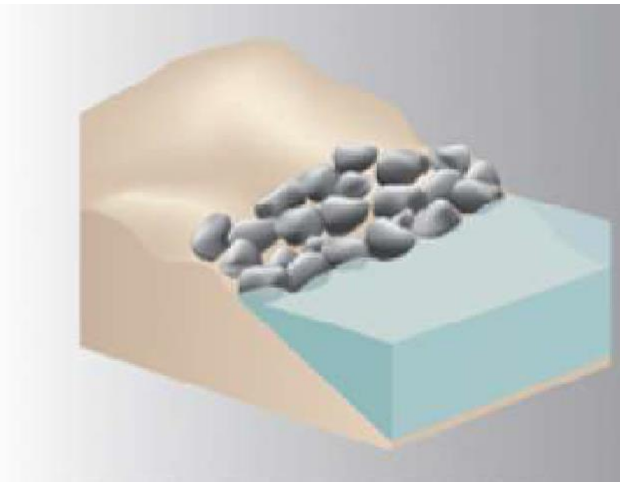
edging



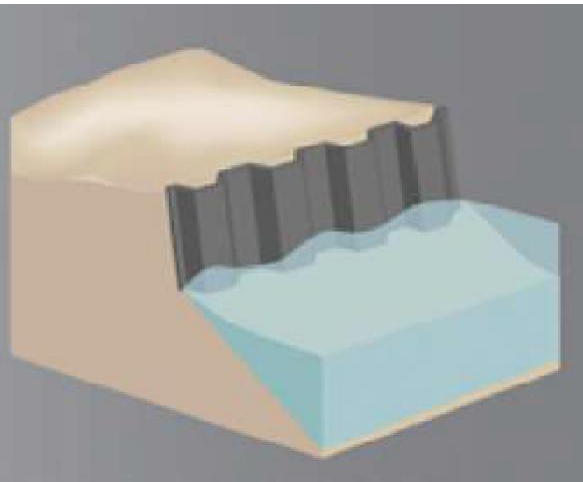
sills



breakwater



revetment

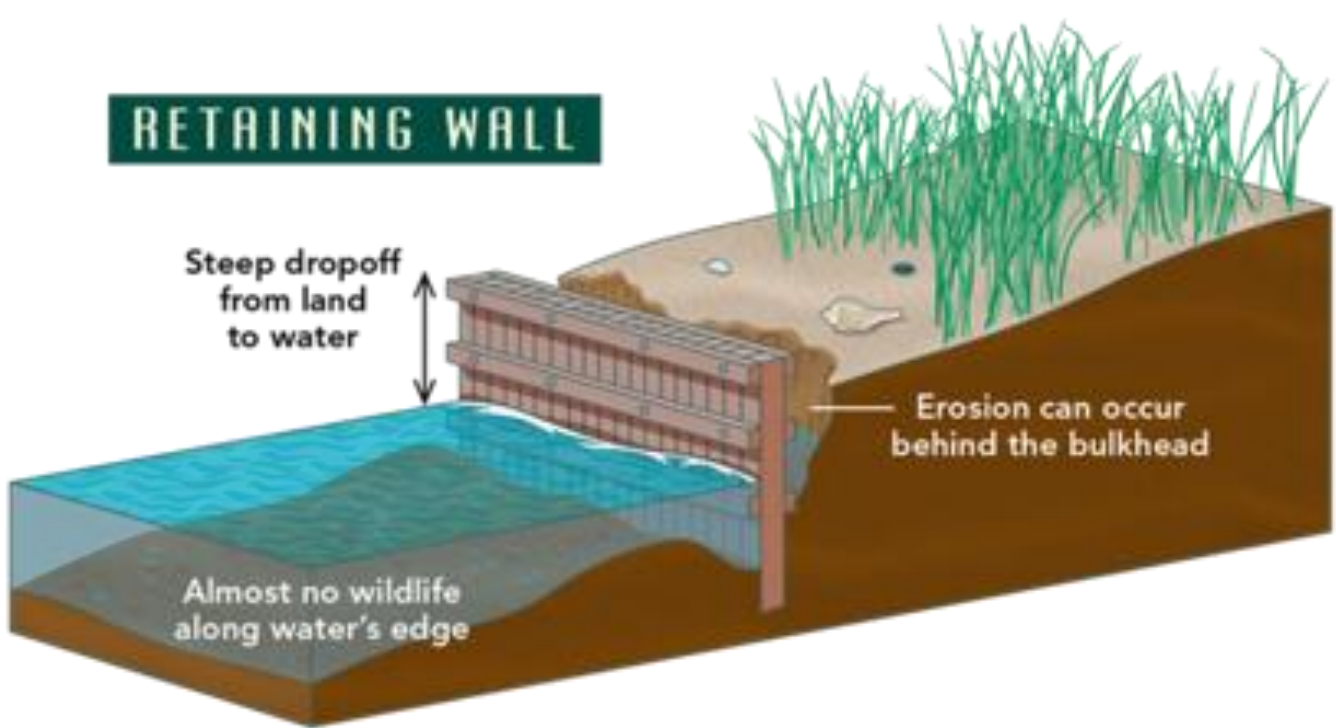


bulkhead

GRAY - HARDER TECHNIQUES



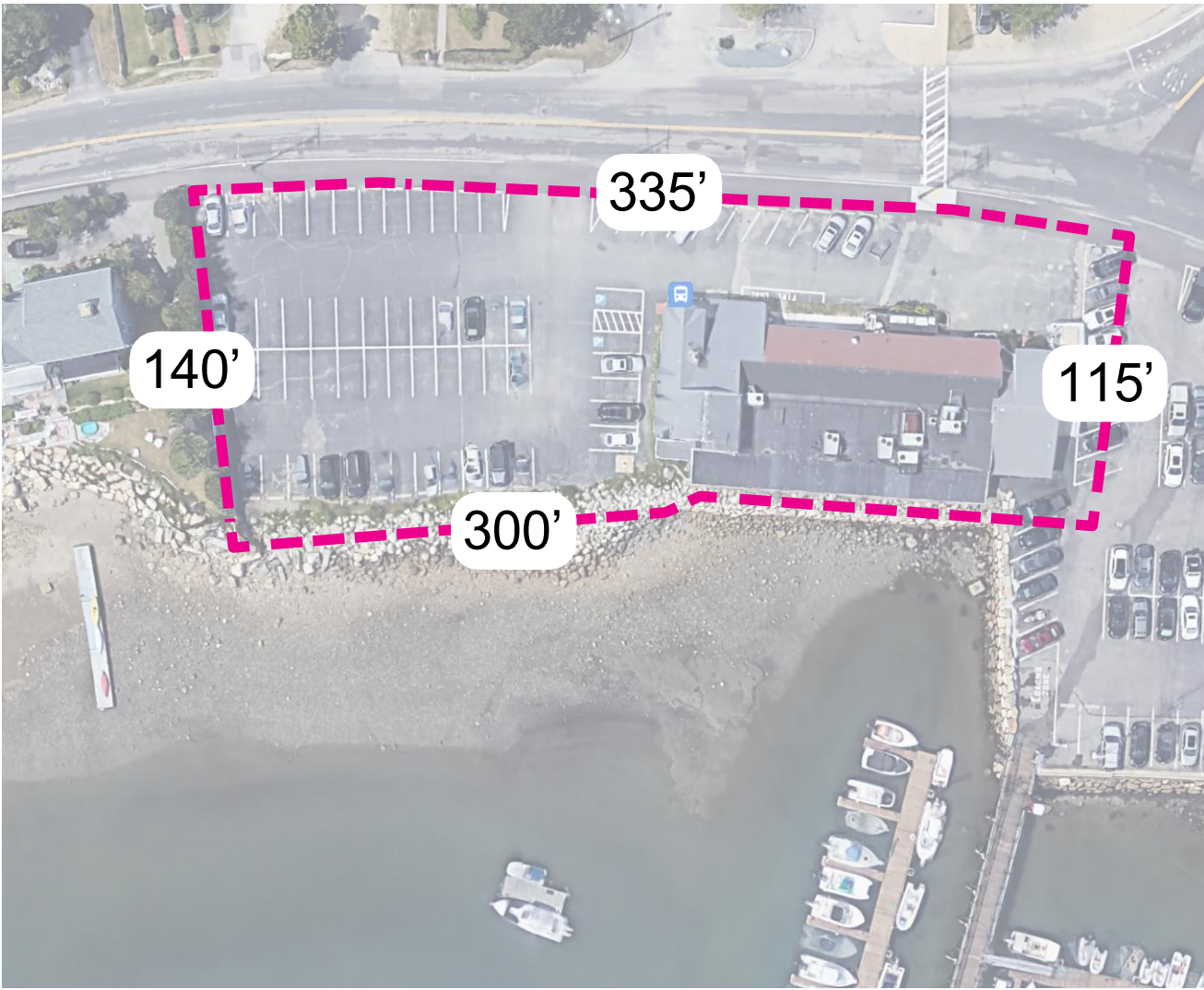
Not only do Living Shorelines defend land against destructive waves, but they also provide crucial habitat for fish and wildlife.



'Hard' infrastructure like retaining walls abruptly severs the ecological connection between the coast and water.

SCALE COMPARISON DIAGRAMS

SCITUATE HARBOR PARK



38,500 SF

HENRY C. CHAMBERS WATERFRONT PARK, BEAUFORT, SC



50,000 SF



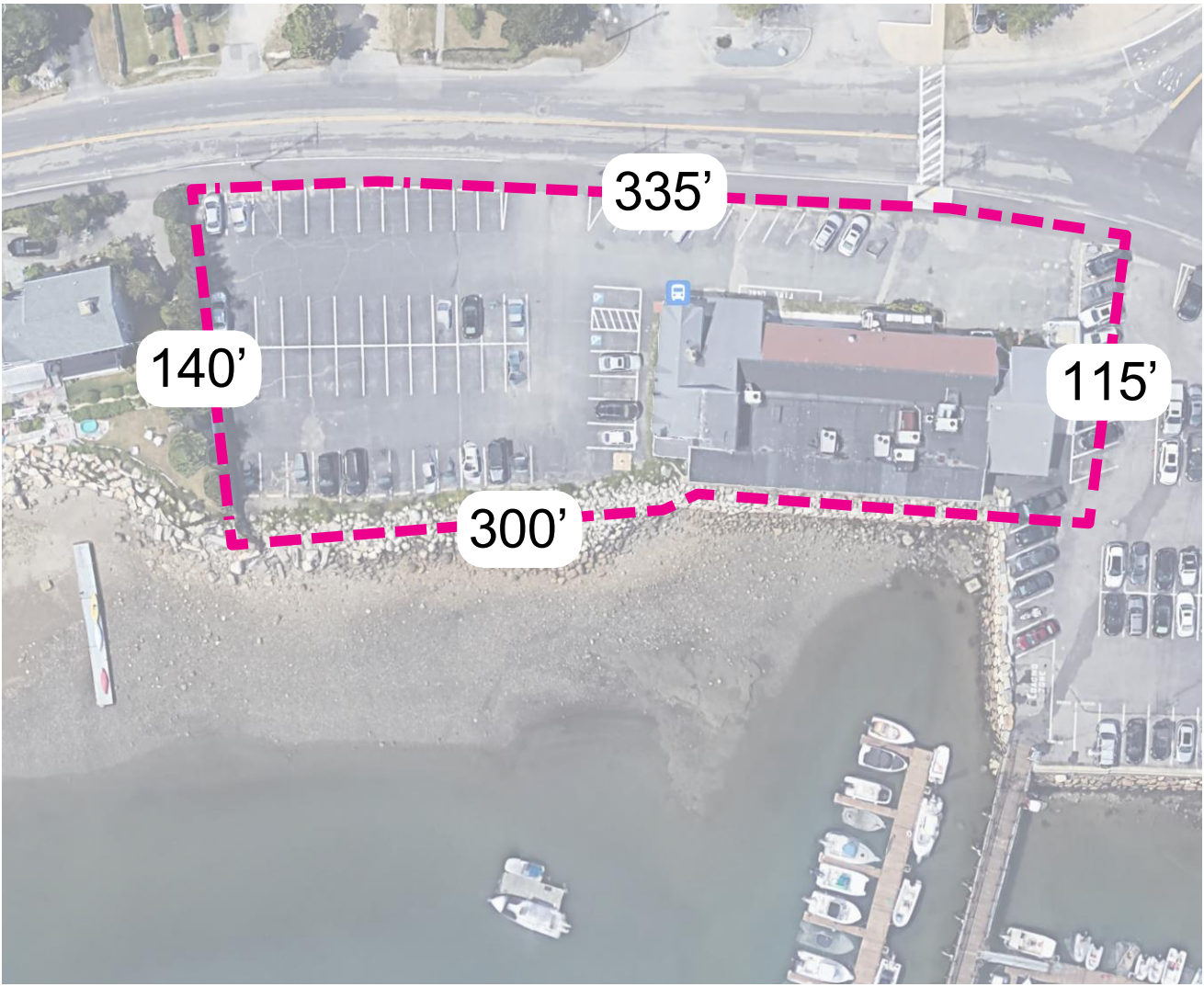
PARK SPACE IN USE BY COMMUNITY



OPEN LAWN SPACE AND VIEW OF PAVILION

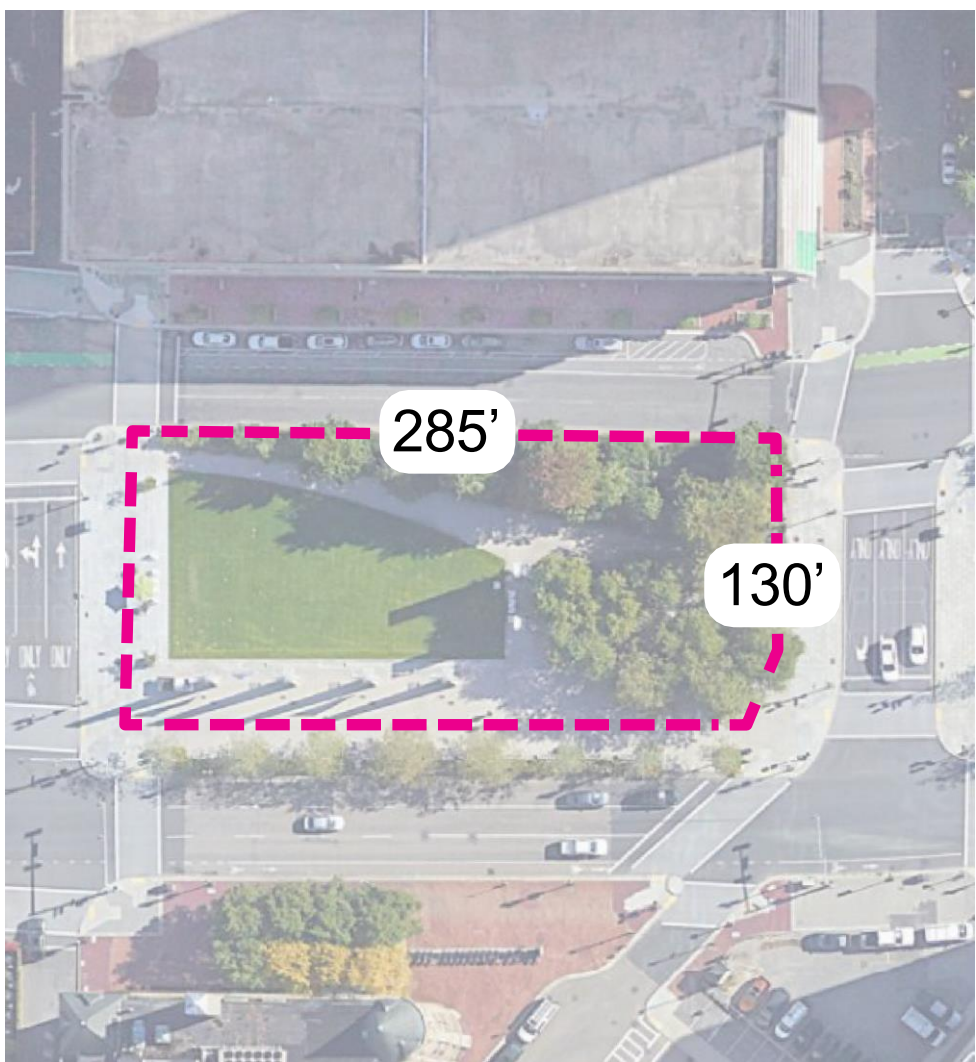
SCALE COMPARISON DIAGRAMS

SCITUATE HARBOR PARK

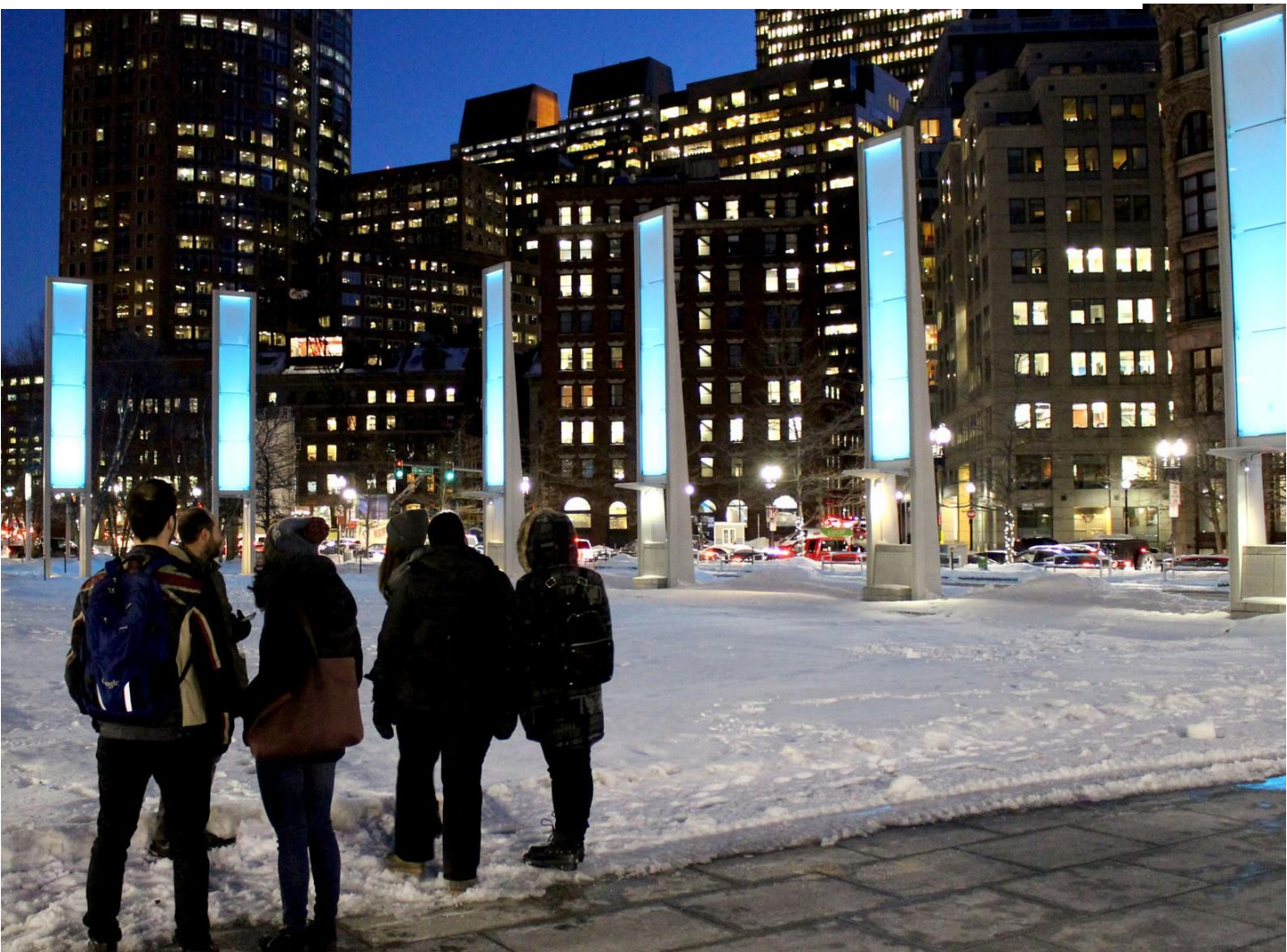


38,500 SF

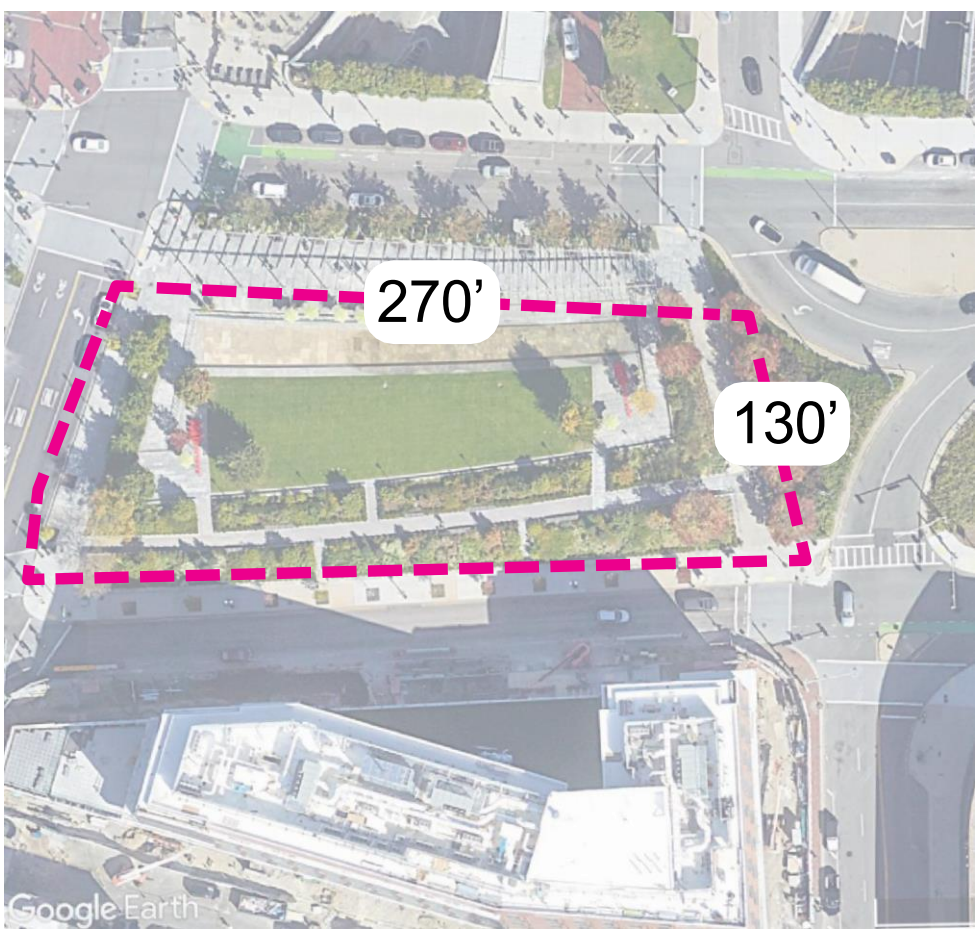
WHARF DISTRICT PARKS, ROSE KENNEDY GREENWAY, BOSTON, MA



36,000 SF



NORTH END PARKS, ROSE KENNEDY GREENWAY, BOSTON, MA

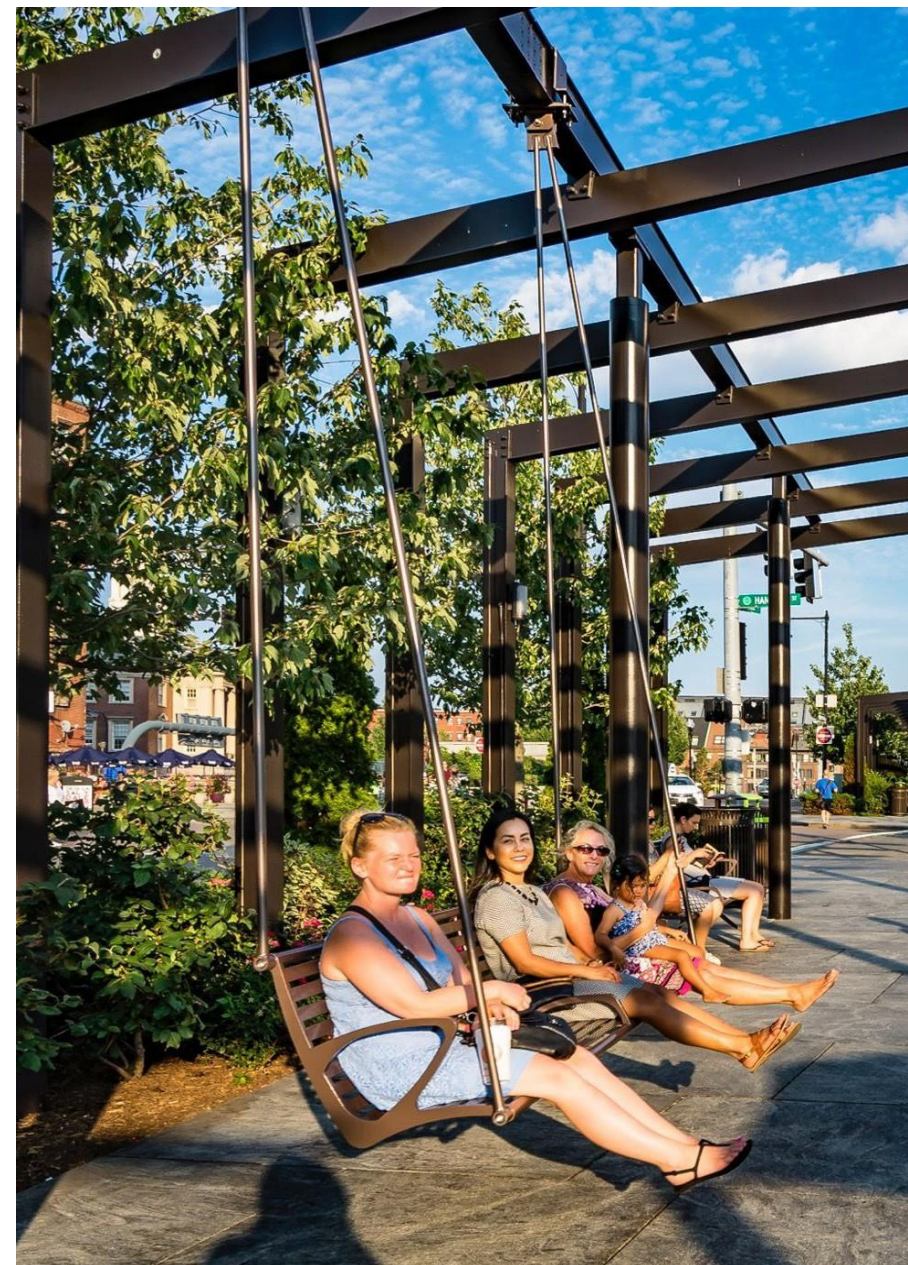


40,000 SF



OPEN SPACE FOR PASSIVE RECREATION

Coastal Resilient Boardwalk
Open Lawn
Park Benches
Picnic Tables
Covered Pavilion (for 100 people)
Observation Deck (on piers in harbor)
Cultural/Historic/Artistic Features
Resilient Comfortable Restrooms
Parking (TBD)
SLOOP Bus Stop



Find alternative space for each existing user of the community building

December-January:

Meetings with Town design review team on concept plan

February-March:

Outreach to adjacent property owners and businesses, community organizations, Town Departments and commissions

Public meetings on concept plan

April Town Meeting:

Seek approval of refined concept plan and CPC funding for pre-construction work

After Town Meeting:

Final design, environmental review, engineering, obtain permits, cost estimate, secure funding, prepare construction bid documents



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