SCITUATE HARBOR PARK

SHARC MEETING 3 26 JANUARY 2023



CopleyWolff



BIA.studio Architecture | Planning | Experience Design



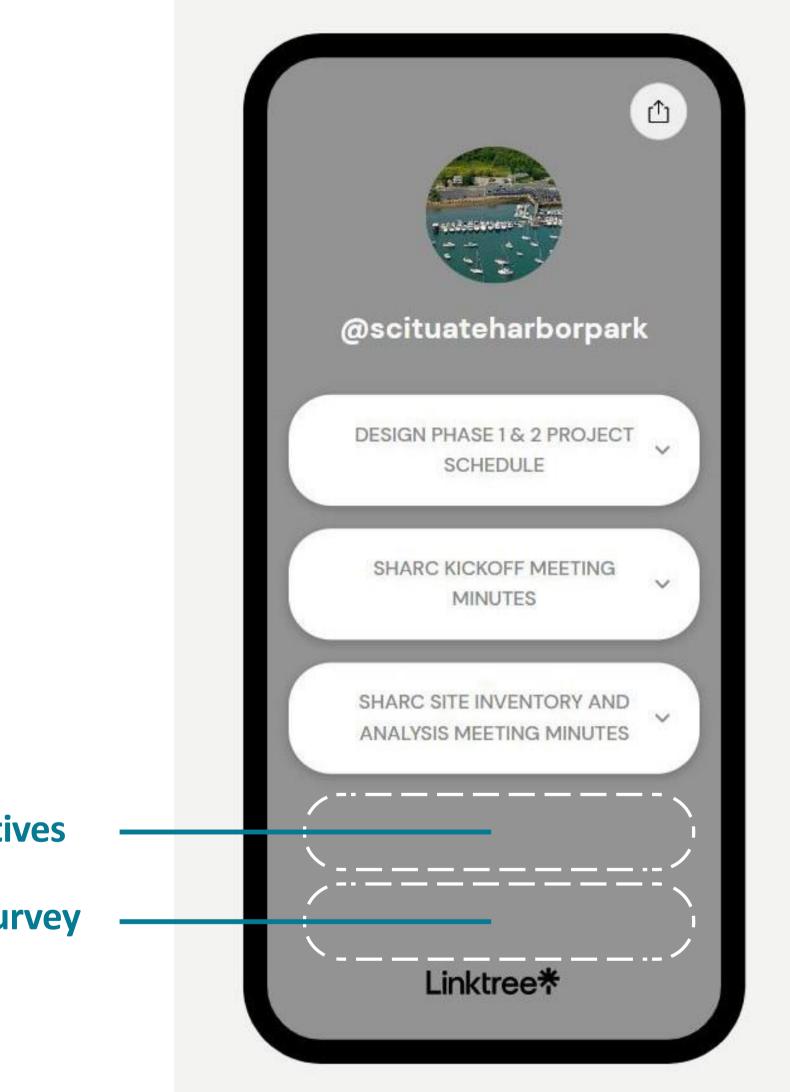
PROJECT SCHEDULE + WEBSITE



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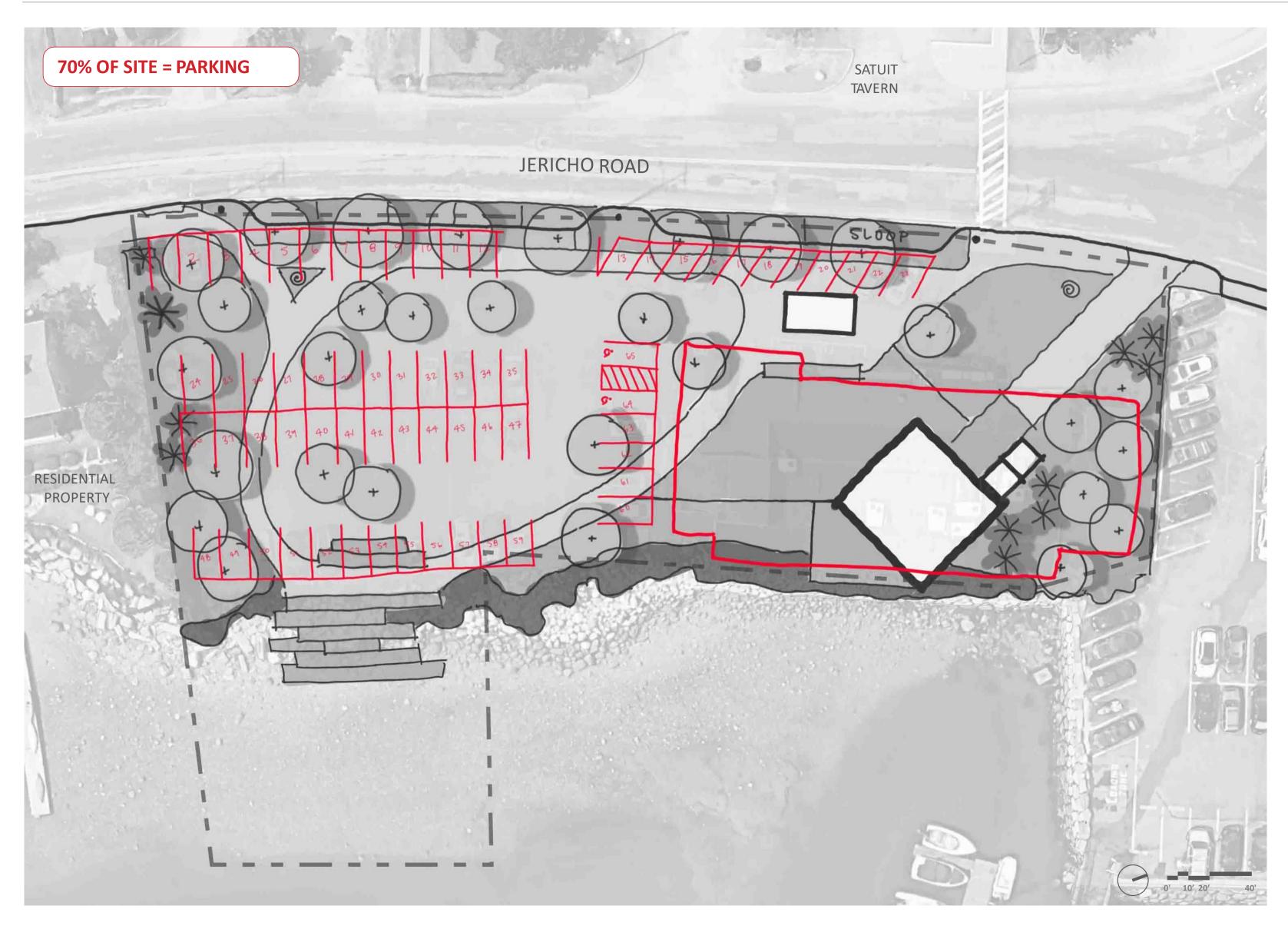
Concept Alternatives

Community Survey



UPDATED SITE DESIGN CONCEPTS PRELIMINARY PAVILION IDEAS PROJECT SCHEDULE ENGAGEMENT PLAN

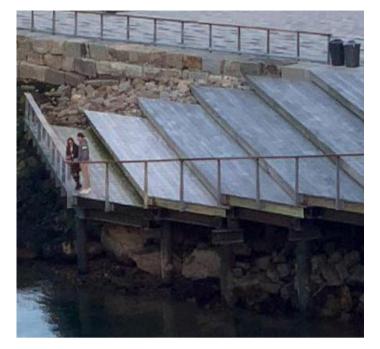
EXISTING PARKING AND BUILDING OVERLAY



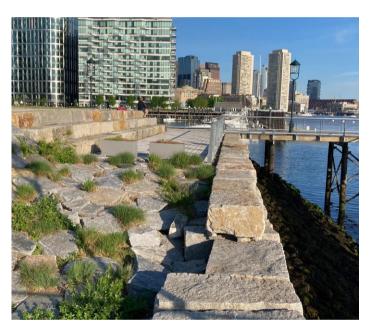
SITE CONCEPT#1



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BOARDWALK BLEACHER SEATING



PLANTED EDGE AT SEAWALL



BOARDWALK WITH FUN SEATING

SITE CONCEPT #2



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SWINGS ON BOARDWALK OVERLOOK



BOARDWALK NODES



RELAXED RIP RAP SHORELINE

SITE CONCEPT #3





BRINGING WATER INTO SITE WITH INTERPRETIVE SIGNAGE



EVENT PLAZA SPACE NEAR BUILDING



DENSELY PLANTED AND RELAXED NATIVE EDGE

SITE CONCEPTSUMMARY





CONCEPT #1

- FRAMES VIEW FROM HATHERLY ROAD
- ACCESSIBLE BLEACHERSEATING
- MINIMAL PERMITTING

11% OF SITE = PARKING

CONCEPT #2

- PIER OVER WATER
- OVERLOOK BOARDWALK NODES
- MOSTCOMPLICATED PERMITTING AND MOSTCOSTLY

14% OF SITE = PARKING

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CONCEPT #3

- TREE-LINED STREET PROMENADE
- PLAZA SPILLOUT SPACE
- OVERLOOK SPACE UNDER PAVILION
- MOST SIGNIFICANT LIVING SHORELINE

9% OF SITE = PARKING

8

S ING

PAVILION CONCEPT #1 - WAVE





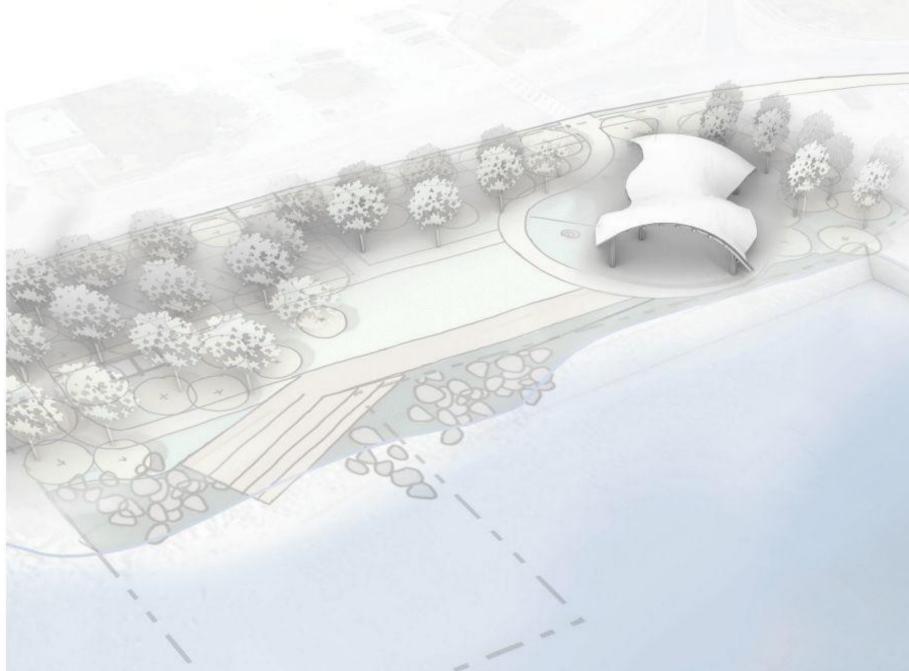


Cedar

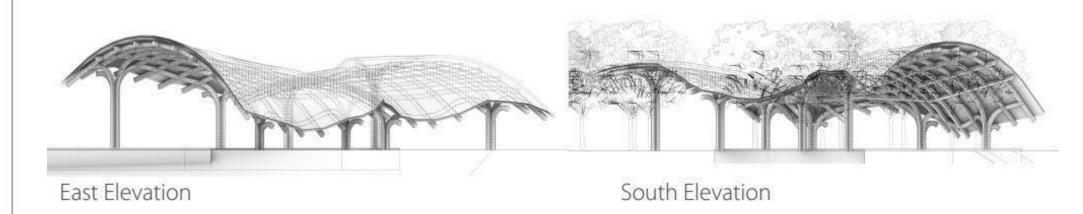


Granite

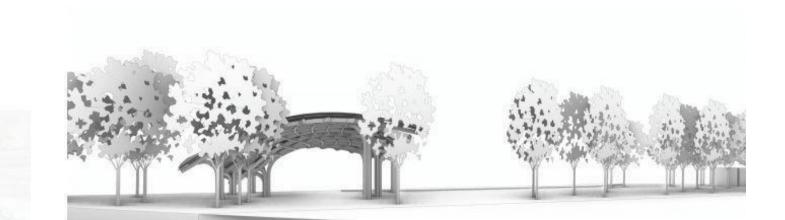




Site Aerial



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Park Perspective



Waterfront Perspective



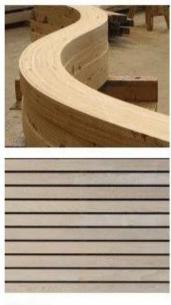
Interior

9

PAVILION CONCEPT #2 - REFLECTED PIER



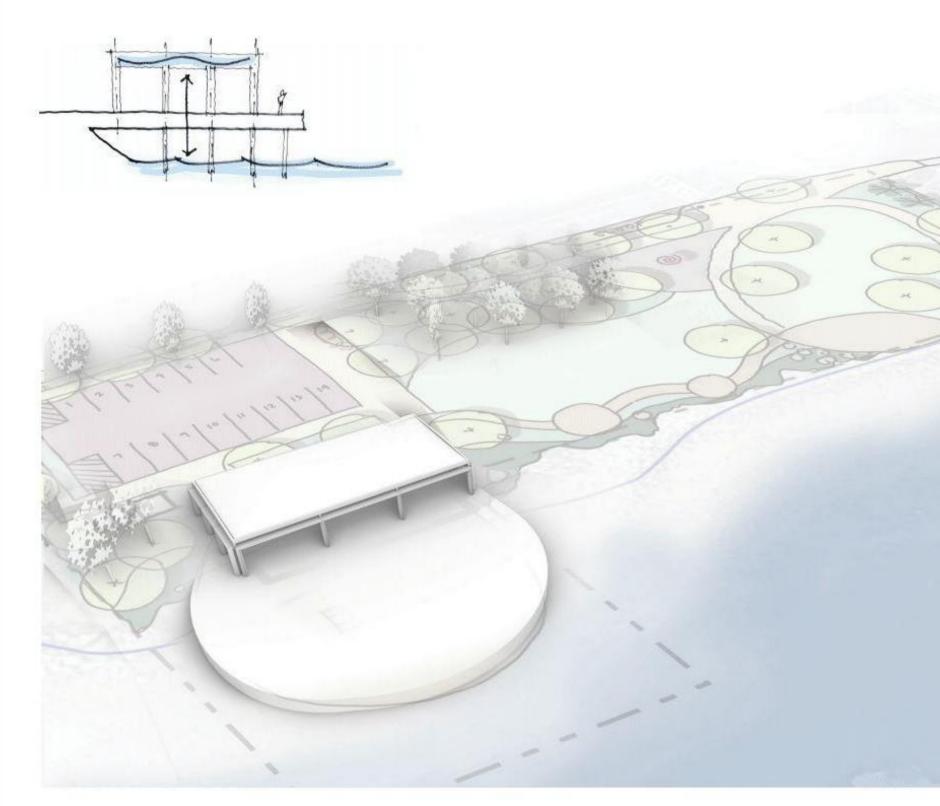
Transluscent Fiberglass



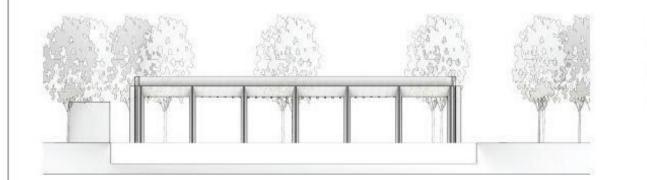
Cedar

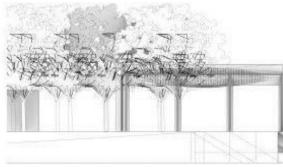


Granite



Site Aerial

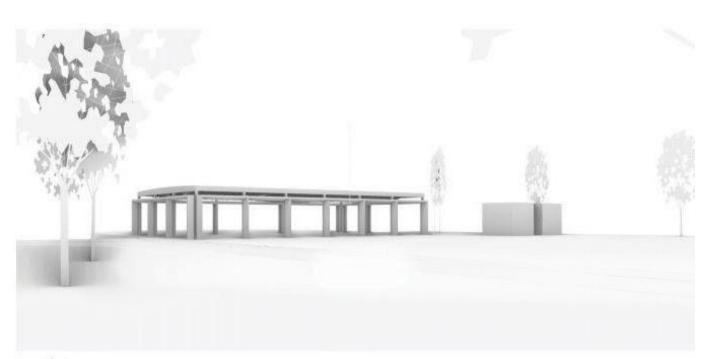




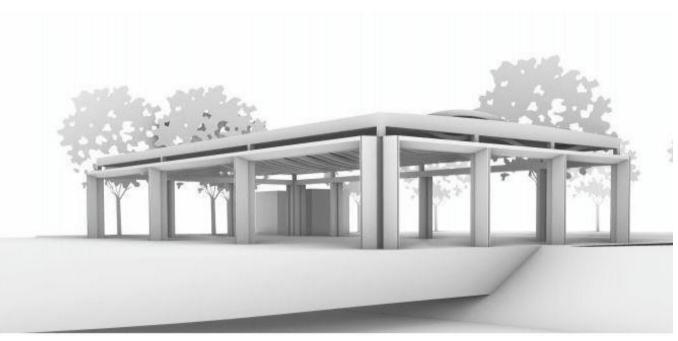
East Elevation

South Elevation

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Park Perspective



Waterfront Perspective



Interior

PAVILION CONCEPT #3 - HARBORSIDE GABLE



Zinc



Copper

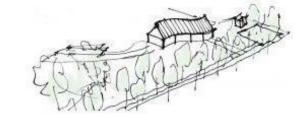




Cedar

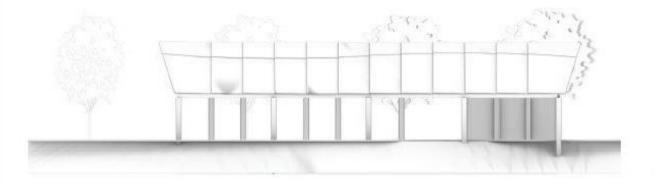


Granite





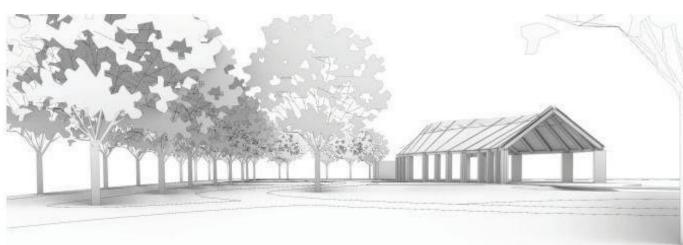
Site Aerial





East Elevation

South Elevation





Interior

PAVILION - MOVABLE ENCLOSURES

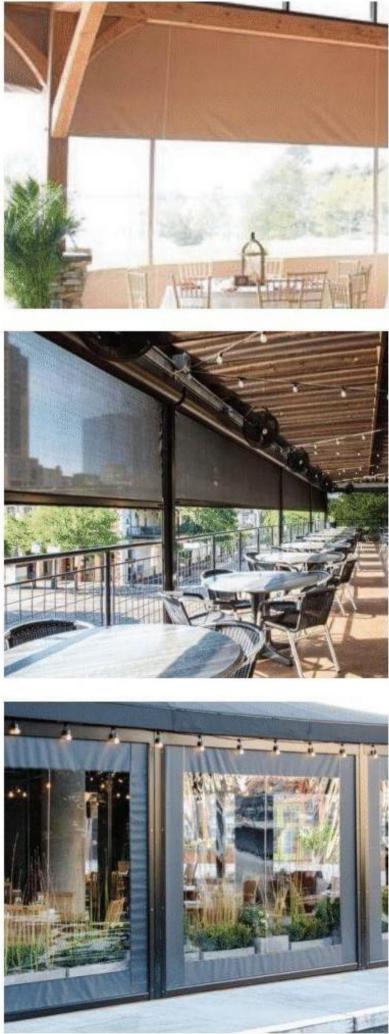
Design Considerations

Ease of use Maintenance Weather protection Sense of Enclosure Egress

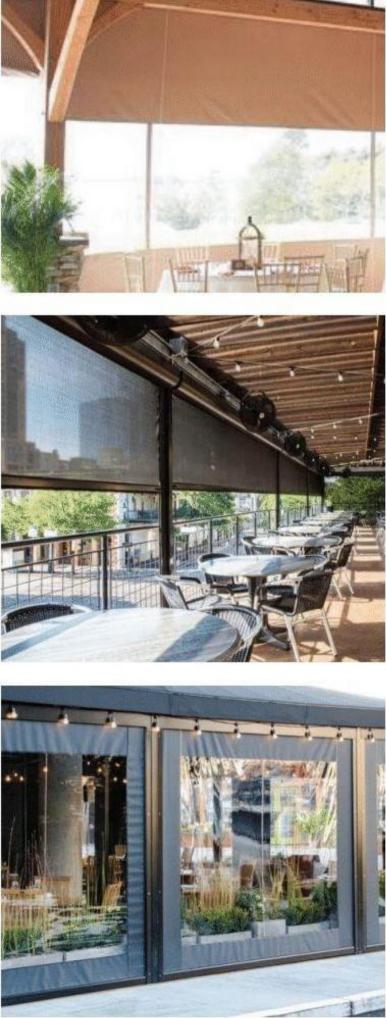
Cost Durability

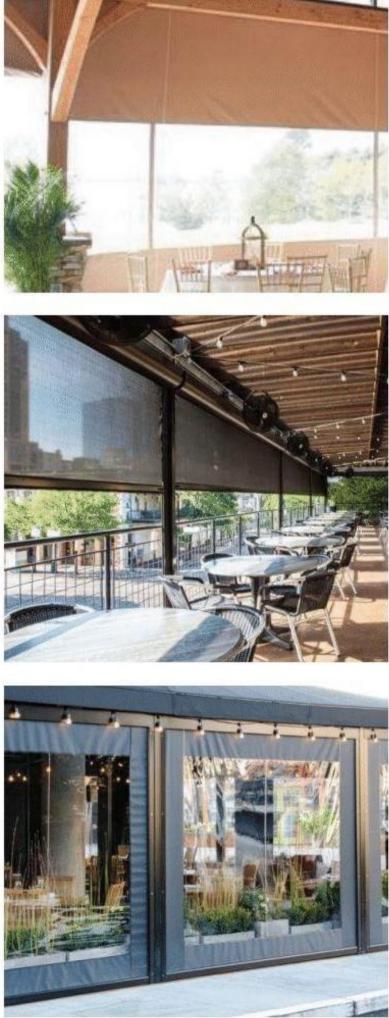
Glass Door

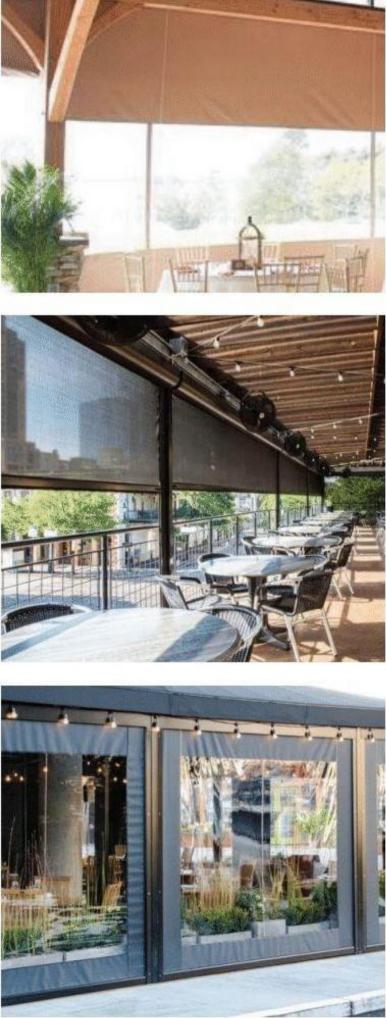


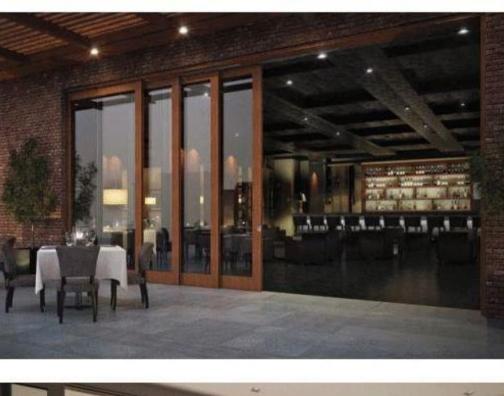














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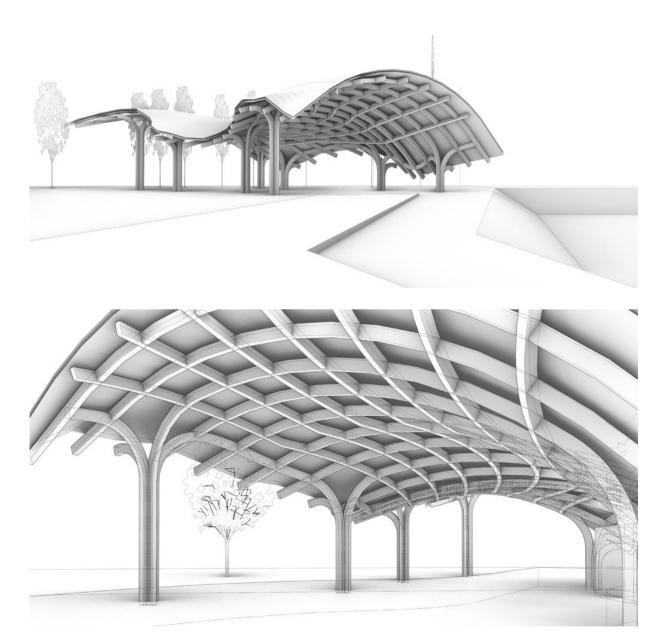
Fabric Panel

Wood Screen



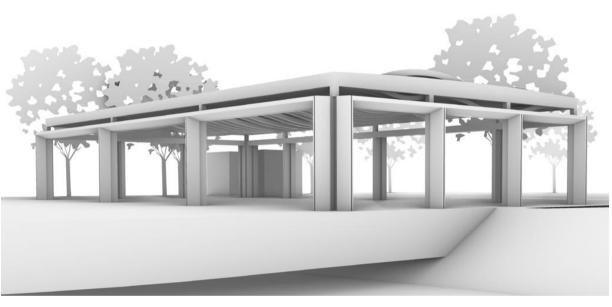
PAVILION CONCEPTSUMMARY

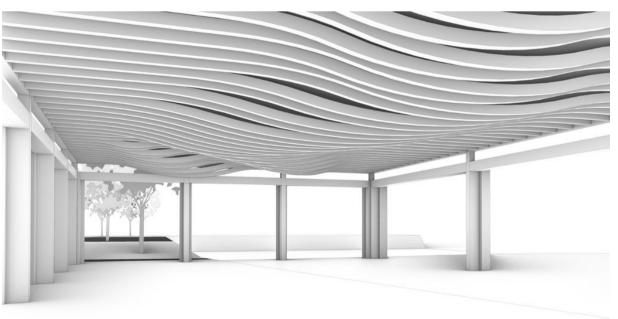




Wave







Reflected Pier

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Harborside Gable

PROJECT SCHEDULE

	2023							2024																					
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Online Questionnaire		t				T					T							Π							Π	t	Π		
Public Meeting		T			Π	T				Π	T														Π	T			
Define Preferred Design		Τ									Т														Π	Т			
Pre-Application Meetings with DEP and USACE		T									T															T			
Annual Town Meeting		T								Π	Т									П						Т			
Design Revisions based on Regulatory Commision Feedback		T			Π						T															T	Π		
MEPA Environmental Notification (ENF) / Env. Impact Report (EIR), Preparation and Filing		T				T					T														Π	T			Can be prepared and filed after concept is selected and finalize. ENF MEPA Review: 60 days; EIR MEPA Review: 45 Days
Geotechnical Investigation																													Select boring locations after design concept is defined; assumes water-based borings are not needed
Building Demolition and Environmental Property Assessment		T									Τ																		Can start anytime
Engineering and Design Concept Development		T									Τ										Π					I			Requires completion of Geotechnical Report and supplemental survey to fill any data gaps
Order of Conditions - Scituate Conservation Commission											Ι																		Requires MEPA approval and 30% Engineering Design
Local Permitting																													Requires Concept, 30%, 60%, 90% Designs
DEP CH91, CZM and USACE 404/10 Permits											Ι																		Requires 90% Design Completion and MEPA Approval
Section 401 Water Quality Certificate - DEP																				Π									Required for PCN
Coastal Consistency Review - CZM											Γ																		Needed for Section 404 Permit
Start Construction Grant Applications																													Timeline depends on grant type
Final Design and Specifications		T									Τ									\prod						Т			Requires all permits

Start Date / Duration

Completion Date

Public Meeting

Preferred Design Concept



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* THIS SCHEDULE ACCOUNTS FOR MOST EXTENSIVE PERMITTING.

FEBRUARY

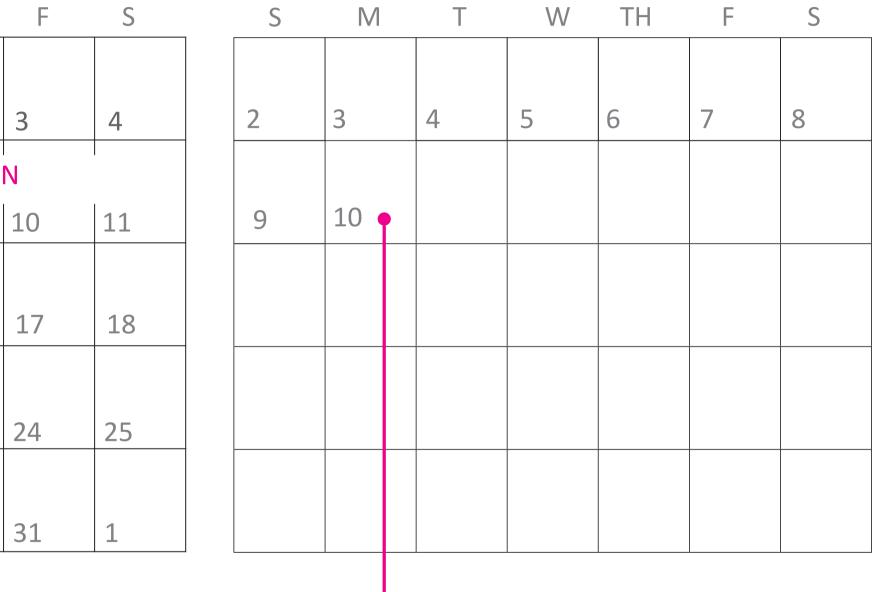
MARCH

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APRIL



APRIL TOWN MEETING

THANKYOU! Questions? Comments?





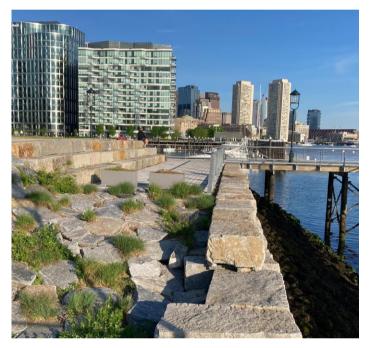
CONCEPT #1



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BOARDWALK BLEACHER SEATING



PLANTED EDGE AT SEAWALL

TERRACED LANDCAPE PLANTINGS

17

CONCEPT #2





DENSELY PLANTED AND RELAXED NATIVE EDGE



SWINGS ON BOARDWALK



LINEAR PLAZA FOR POP-UP EVENTS

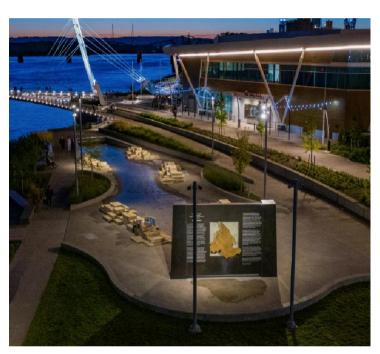
CONCEPT #3



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BOARDWALK ALONG NATIVE PLANTINGS



BRINGING WATER INTO SITE WITH INTERPRETIVE SIGNAGE



EVENT PLAZA SPACE NEAR BUILDING