

## TOWN HALL COMPLEX

### Strengths:

- Visible location on the corner of 3A & First Parish
- Frontage and curb cuts on both streets
- Traffic light to facilitate access to southbound 3A
- Recognized location for town hall and accompanying services
- Recognized location for off hour meetings, i.e. selectmen, planning board, etc.
- With playing fields, school, town hall, police and fire a recognized hub of the community

### Weaknesses:

- Cell tower in prime location within the site
- Apparent wetlands
- Adjacency to schools & playing fields
- Relatively small site
- Relatively small inefficient buildings
- Potential environmental problems: i.e. abandoned firing range
- Church on adjacent corner
- Proximity to residential
- Required relocation of school busses and other municipal vehicles
- Restrictive zoning limiting density

### Opportunities:

- Renovate and rationalize (and expand ?) to better accommodate town uses
- Capitalize on location to serve the needs of the residents in the most efficient manner possible, capitalizing on strong visibility and accessibility

### Threats:

- Rapid growth of Scituate and service requirements of its residents has outstripped the capacity of the site and buildings
- Public sentiment of pragmatic and efficient versus quaint New England town.
- Significant capital costs
- Potential environmental remediation expenses

## GATES SCHOOL COMPLEX

### Strengths:

- Site with some critical mass: 17 +/- acres
- Located proximate to solid residential neighborhoods with an array of price points
- Located close to town green and other landmarks, water tower, etc.
- Residential zoning, albeit with limited density
- Good access for residential uses
- Adequate utilities

Limited functional value of existing school buildings  
Redevelopment could result in increased density within a self-contained community altering its identity

**Opportunities:**

Develop a cluster residential community attached and detached targeting a minimum of 20 units with generous open space and an appropriate affordability factor, incorporating a sustainability component (e.g., LEED certification)

**Threats:**

Residents' emotional attachment to Gates  
NIMBY relative to density and cluster  
Significant costs of demolition diminishes land value and profit to the town  
Potential environmental remediation expenses

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