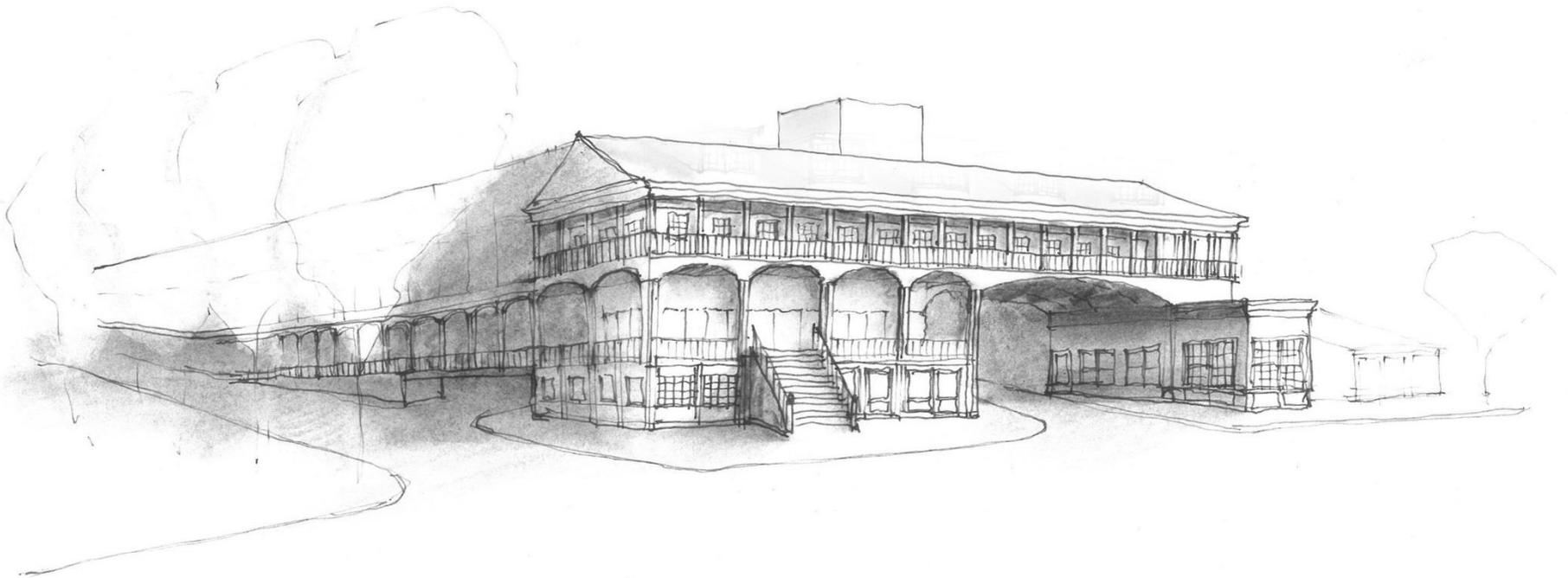


# Plymouth Transportation & Visitor's Services Center

May 6, 2014

Town of Plymouth Board of Selectmen  
Project Update - Schematic Design



# Overview

## PRIMARY PROJECT OBJECTIVES:

- Help address the downtown/waterfront **parking shortage**
- Promote **alternative transit modes** to, from, and within Plymouth
- Positive addition to **visual character and identity** of the area
- Promote **visitor interest & access** to both waterfront and downtown
- Promote expanded use of **Memorial Hall** and similar venues



# Exterior design process

## Outreach:

- Steering committee (GATRA, PGDC, Town)
- Selectman and Building Dept. representatives
- Chamber, Destination Plymouth, Economic Development, Plymouth 400
- Fire Dept., Town DPW
- Antiquarian Society, adjacent development proposals
- Memorial Hall
- Economic viability (Mass Dept. Finance Agency)
- Federal Transit Administration
- State legislators (house and senate)

Approach includes functional, analytical, experiential, commercial, and historical considerations



# Agenda

In October 2013 we discussed....

- Overview of 2012 McMahon site selection study
- Verification process, changes to McMahon study
- Program, functional layout, site organization

Tonight we discuss....

- Refinements to functional layout and program since last Fall
- Outreach process with local authorities and officials
- Exterior schematic design
- Project funding
- Next steps



# Preliminary Design process

## A. Project Verification

Jun-Aug 2013

*What are the project objectives?  
What limitations / opportunities exist?*

## B. Concept Design

Sep-Oct 2013

*What options exist to achieve the objectives?  
Which option is best?  
What resources are needed to be successful?*

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## C. Preliminary Design

Nov-Mar 2014

*What is the most appropriate exterior appearance?  
Where are the needed resources coming from?  
What permits will be required to proceed?*

Final Design & Construction  
June 2017

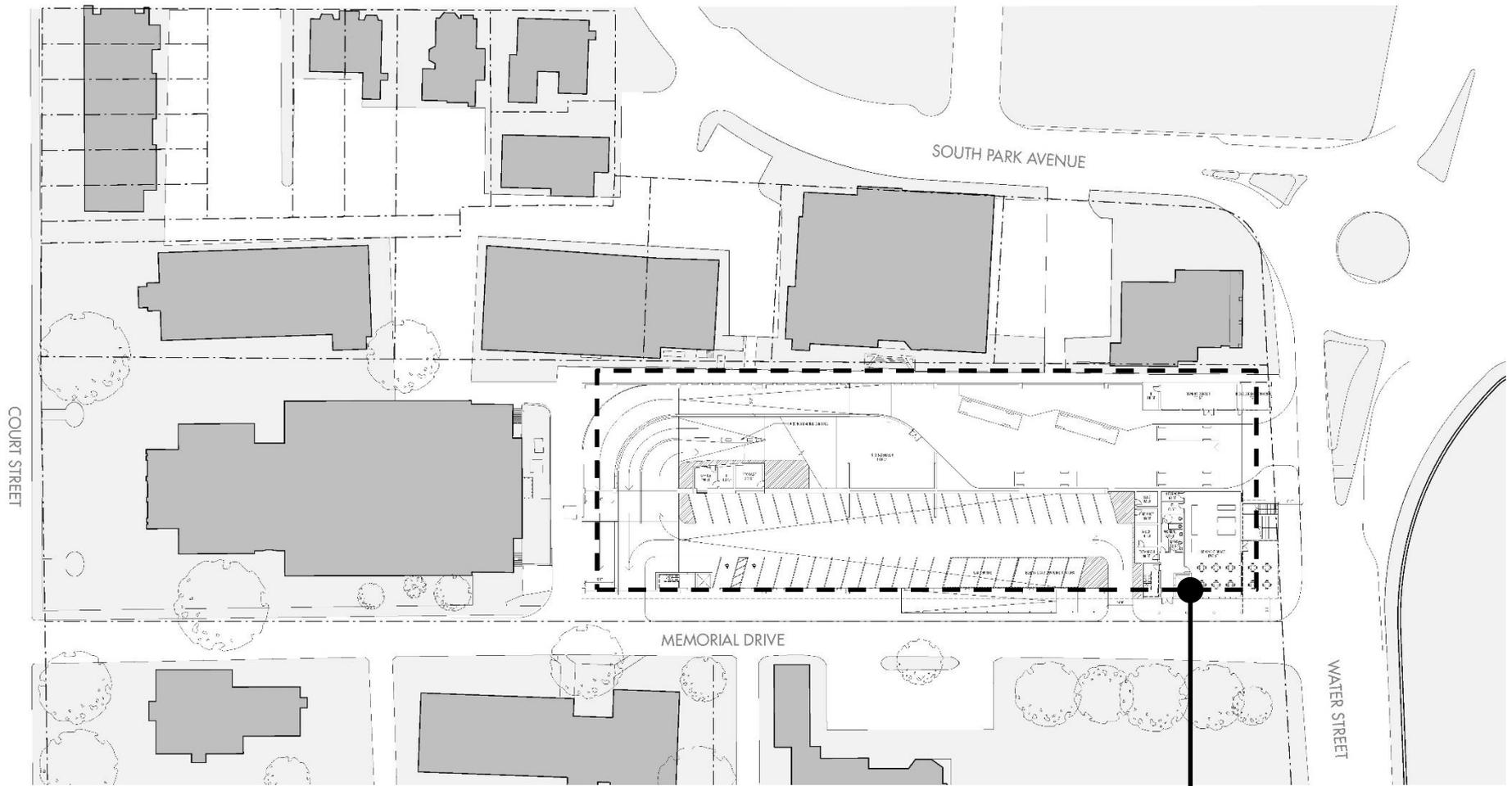
Apr 2014-



# CURRENT DESIGN AND ORGANIZATION



Plymouth Transportation & Visitors Services Center

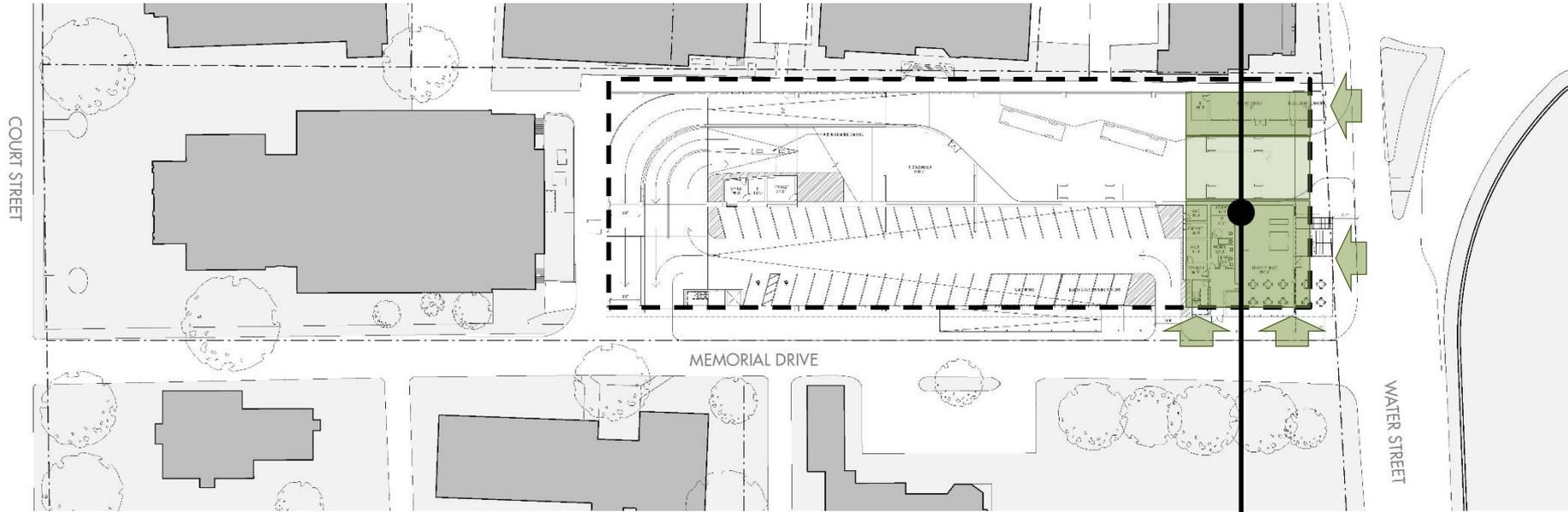
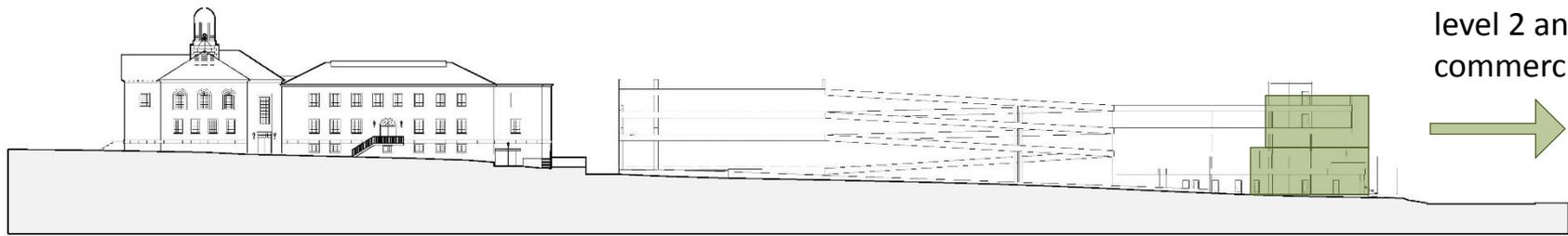


**Building footprint**

- Includes Visitors Center



Harbor views from  
level 2 and 3  
commercial space



- “People” zone
- Visitors Center
  - Transit Center
  - Commercial space (3 levels)



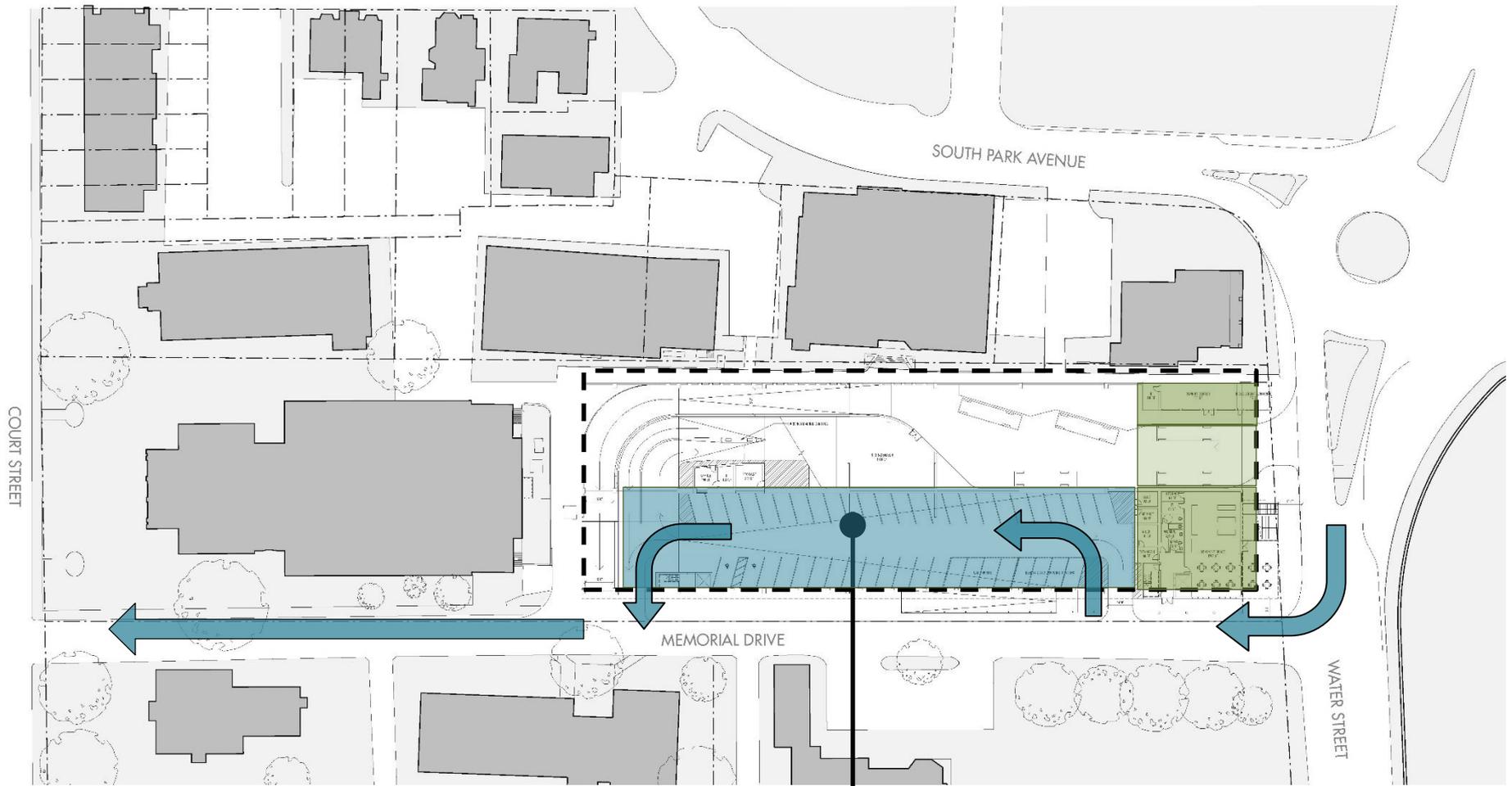


Pedestrian friendly walkway

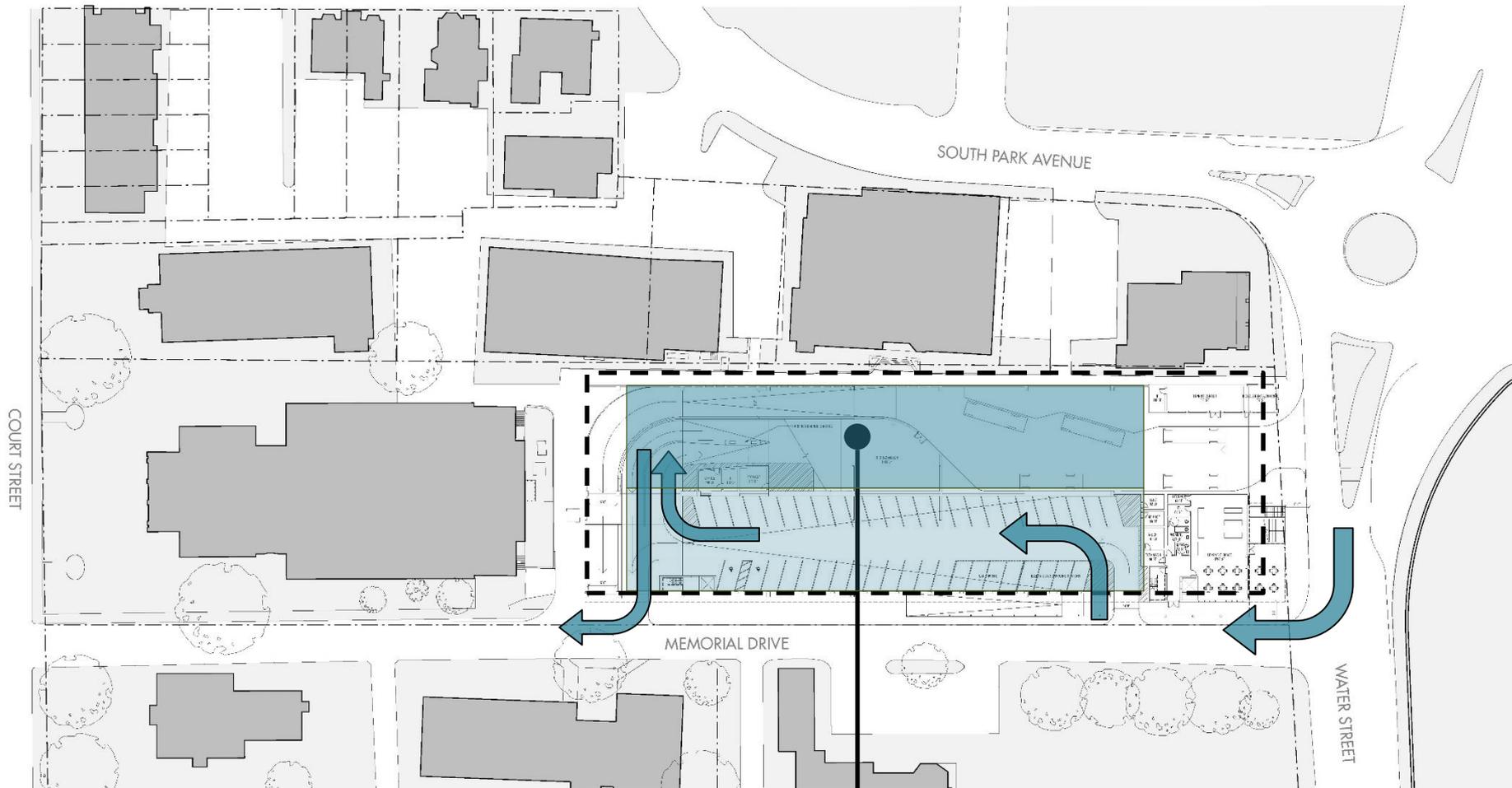
Pedestrian friendly walkway

- "People" zone
  - Visitors Center
  - Transit Center
  - Commercial space

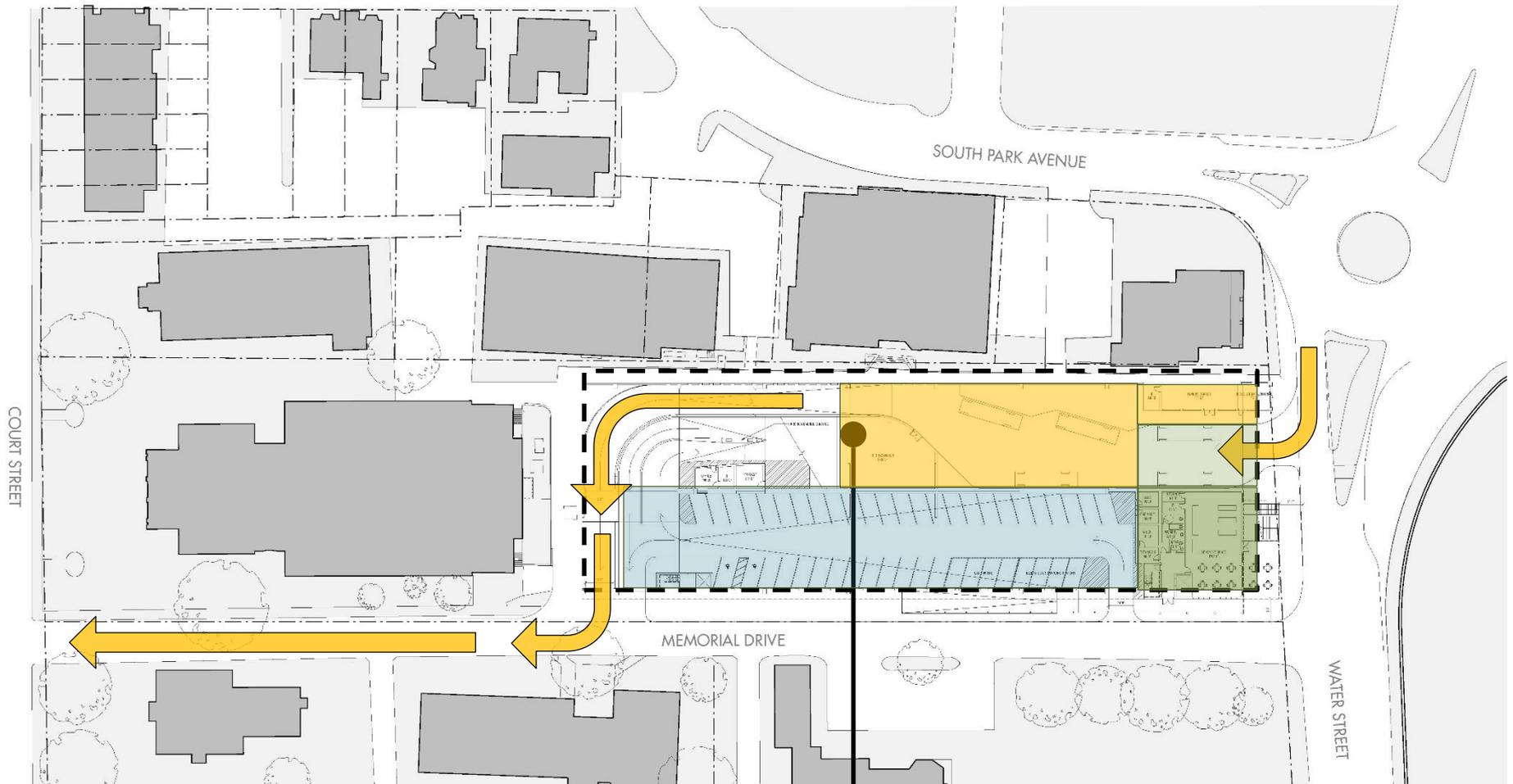




- “Auto” zone
  - Meter parking – ground level



- “Auto” zone**
  - Ticket parking – upper 3 levels



■ "Transit" zone

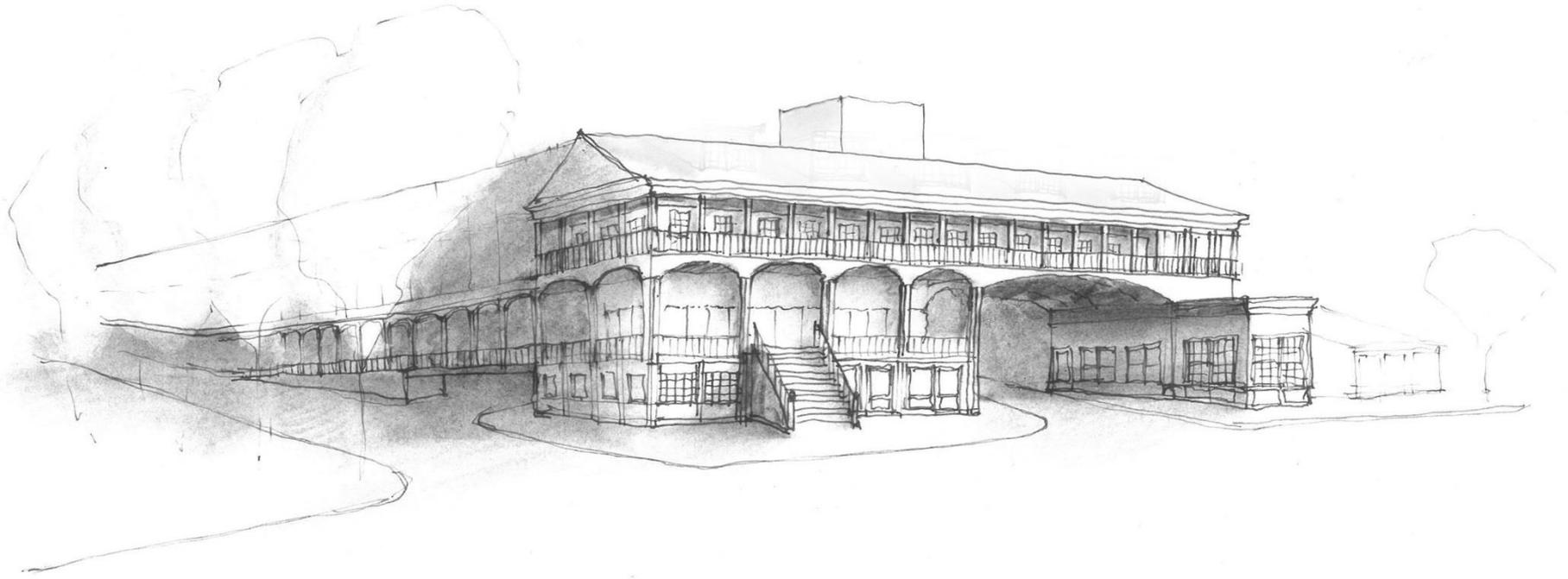
- 7 bus berths within parking structure
- Transfers to trolley, pedicab, bike share
- Adjacent to transit center lobby on water street



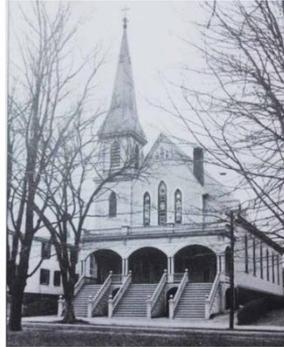
# EXTERIOR DESIGN EXPRESSION



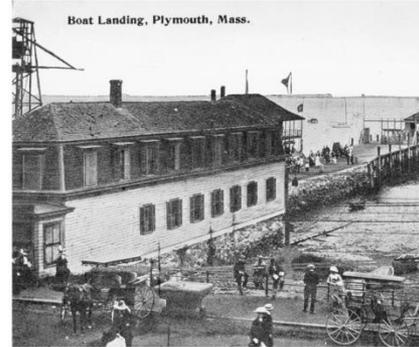
Plymouth Transportation & Visitors Services Center



THE HOTEL PILGRIM, 1930



ST. PETER'S CATHOLIC CHURCH, 1900



PLYMOUTH SAIL LOFT, 1890



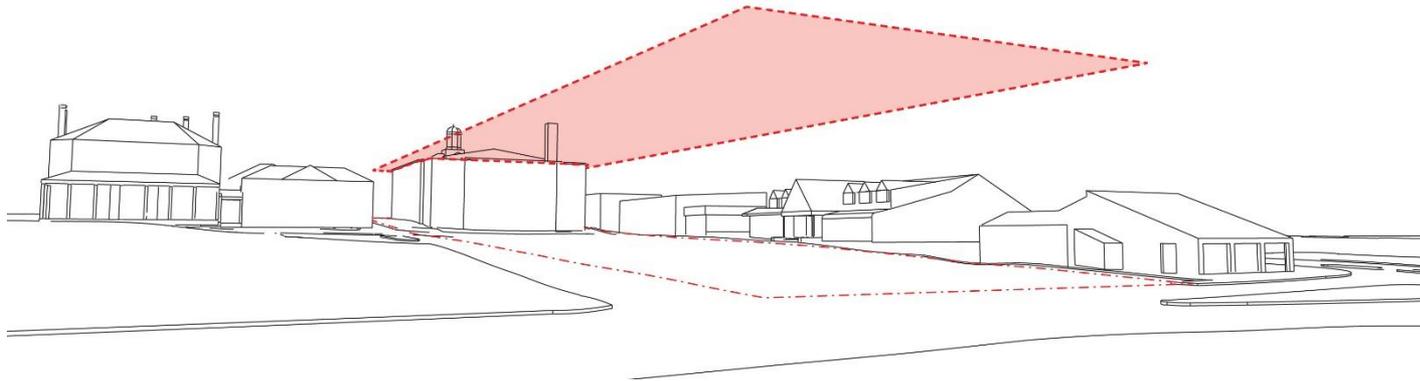
SAMOSET HOUSE, 1846



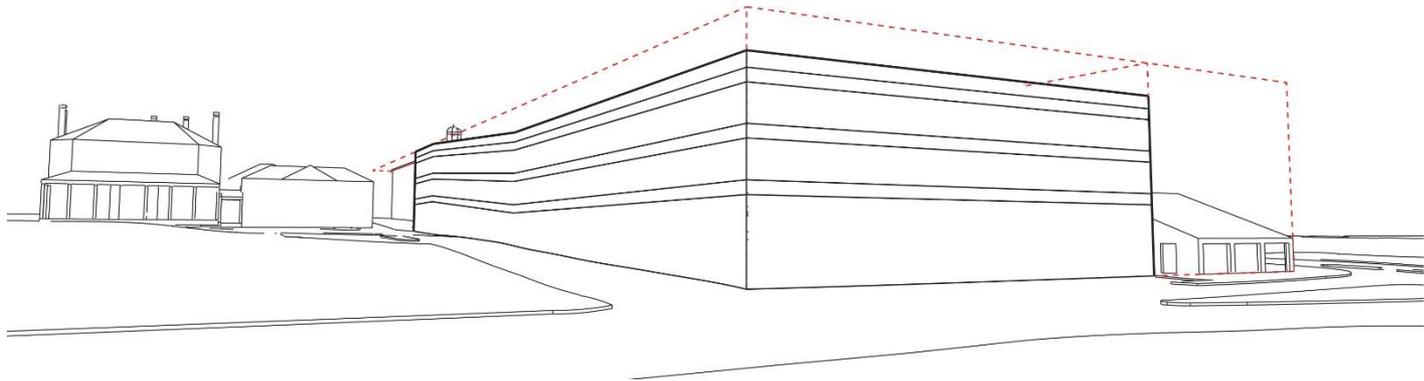
Plymouth Transportation & Visitors Services Center

# Building Massing

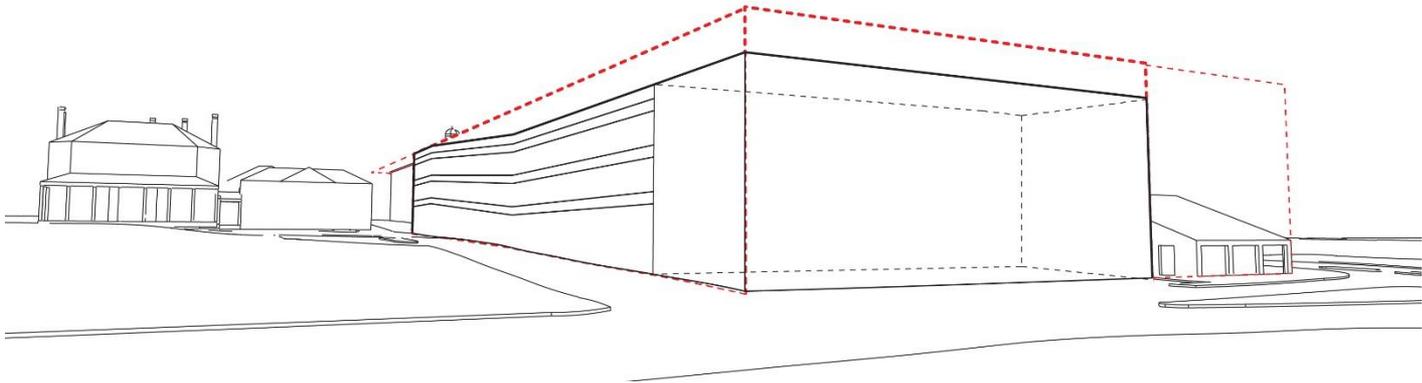
## Memorial Hall cornice line height limitation



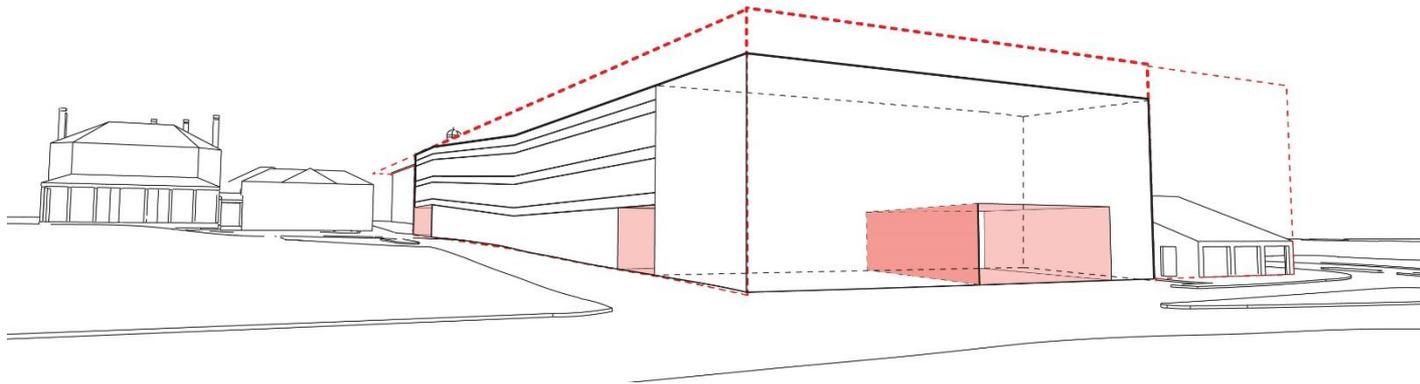
## Parking level adjustment to minimize Water Street height



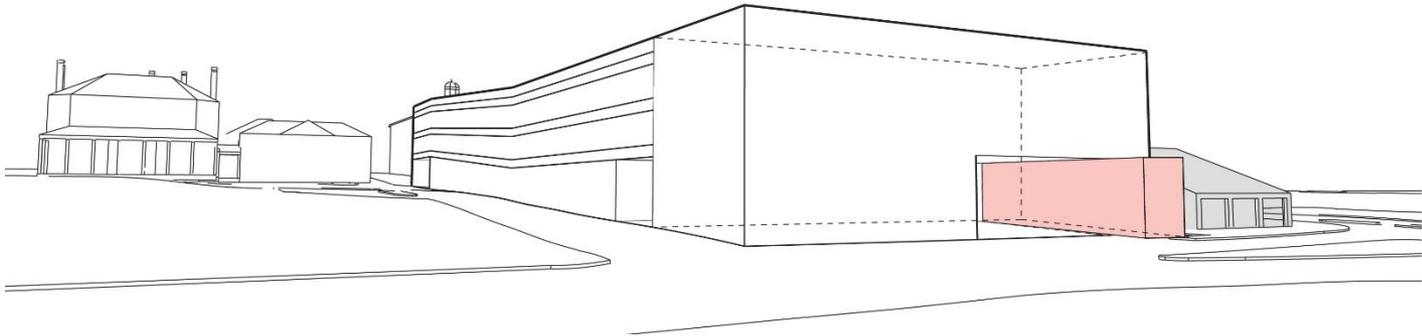
## Water Street commercial zone



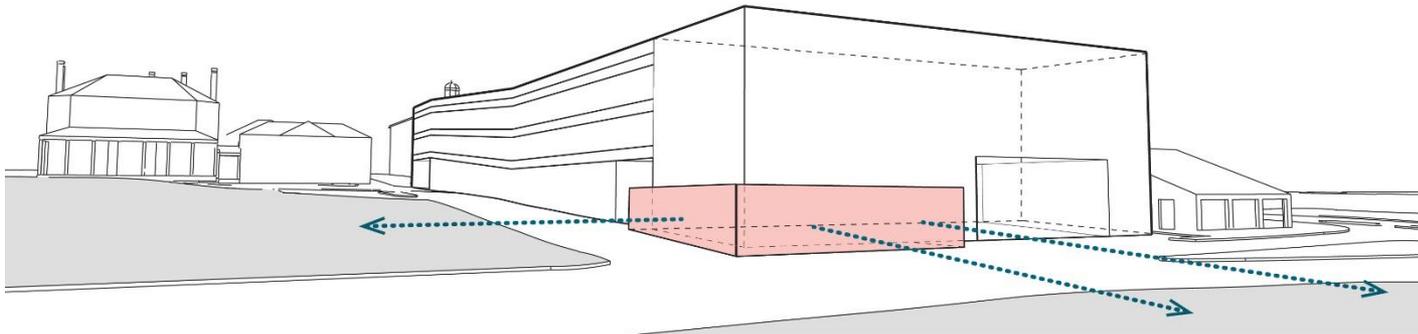
## Bus and auto entry/exit conditions



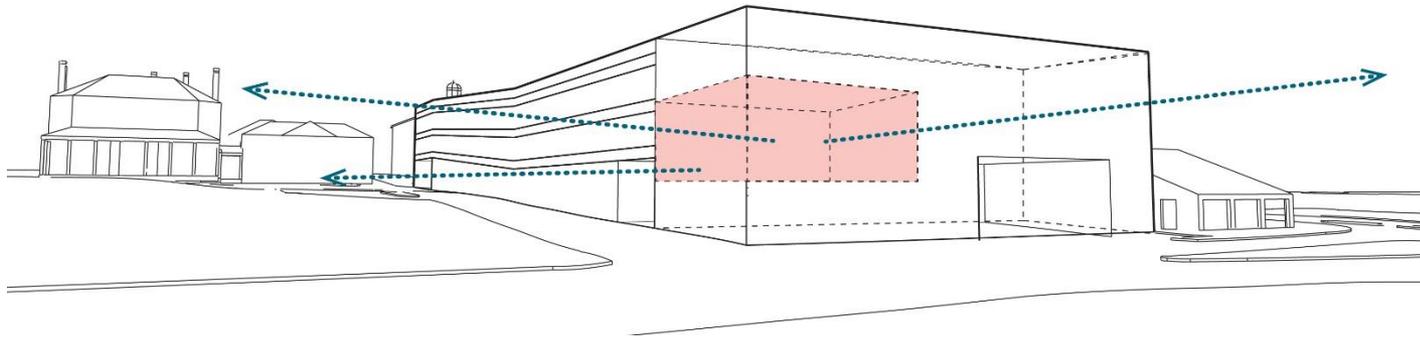
## Transit center adjacent to busway, visible from Water Street



## Visitor's center corner location, first floor, views and orientation



Prime corner second floor water view – ‘civic porch’ plus commercial opportunity.





Plymouth Transportation & Visitors Services Center

## Leasable Space

- Coffee Shop/Bar
- Outdoor Cafe

## Leasable Space

- Restaurant or Other Use

## Pedestrian Walkway

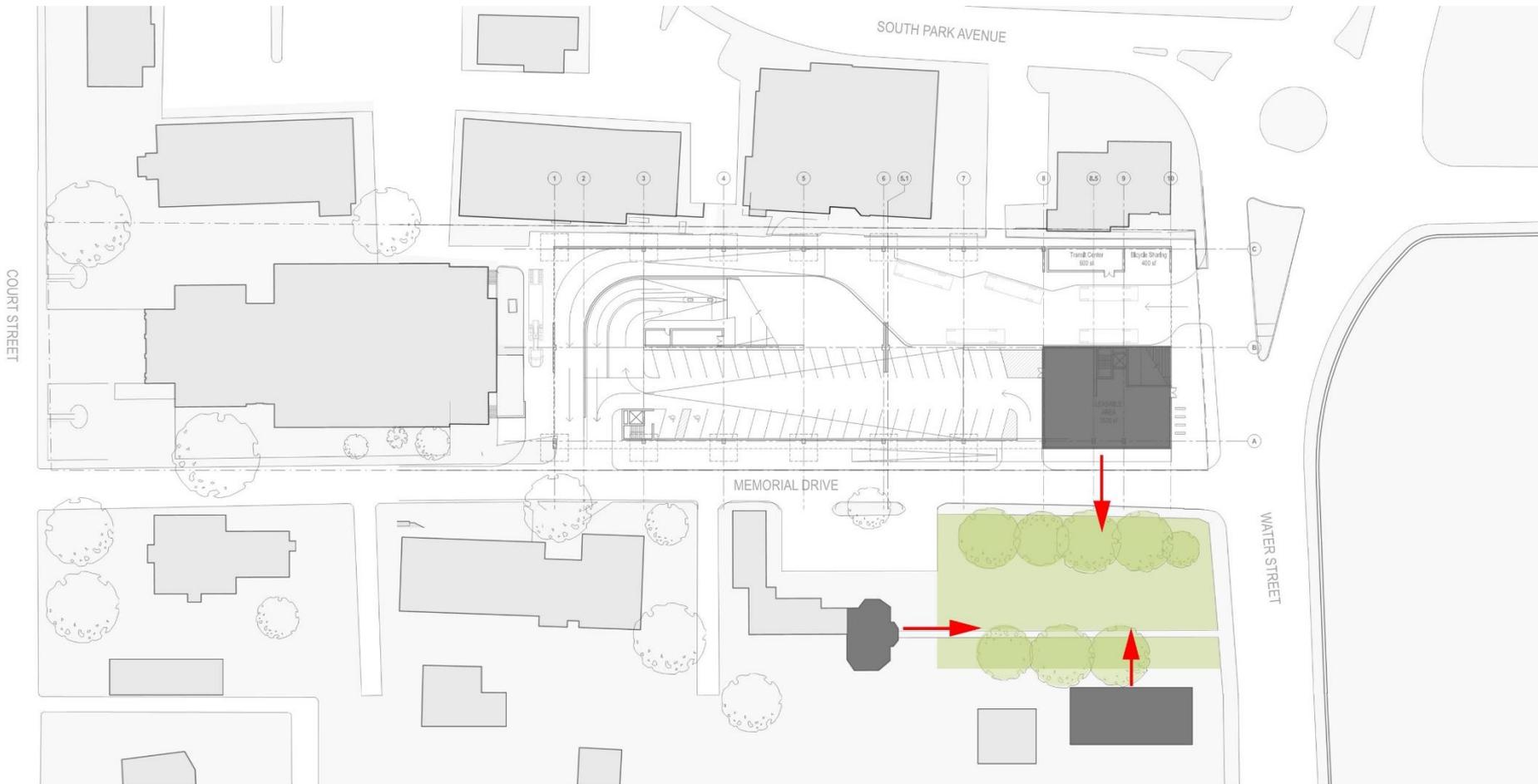
## Visitor Center & Cafe

## Transit Center

- GATRA Bus Station
- Bicycle Rental/Share



# Waterfront-downtown connector



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# Waterfront-downtown connector



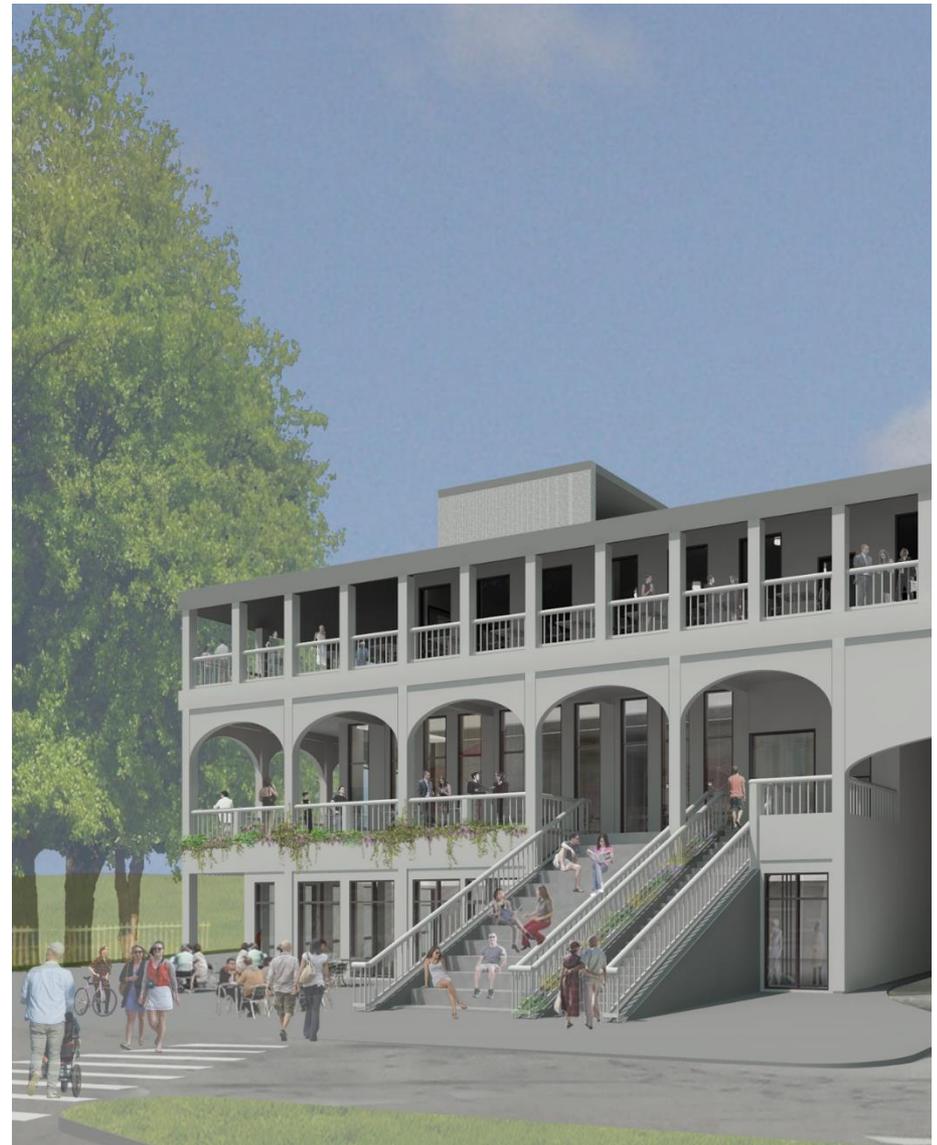
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# Memorial Drive



Plymouth Transportation & Visitors Services Center

# Town Wharf View



Plymouth Transportation & Visitors Services Center

# Mezzanine Level



# Water Street



Plymouth Transportation & Visitors Services Center

# Funding

## COSTS

Acquisition and site prep	\$0
Hard	\$18,977,959
Soft	\$3,439,193
Financing	\$240,500
<hr/>	
<b>TDC</b>	<b>\$22,657,651</b>

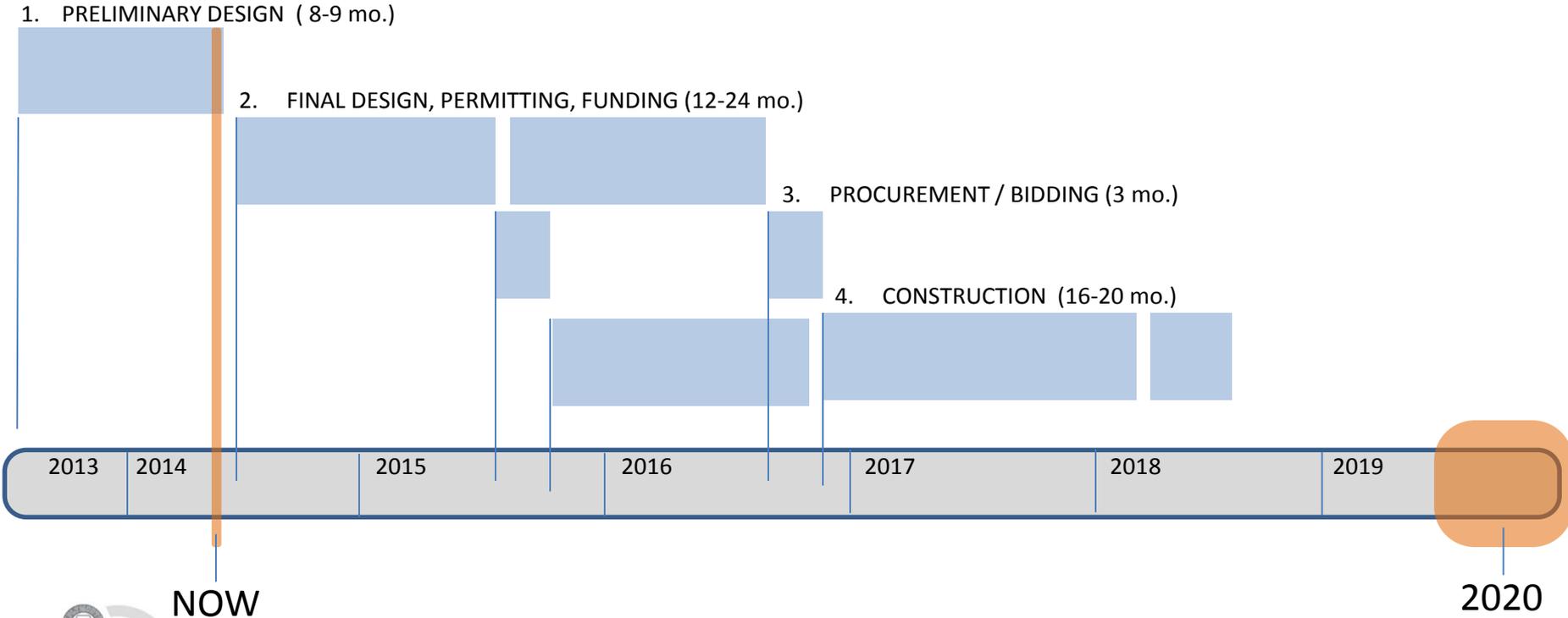
## SOURCES

GATRA (TIGER)	\$10,000,000
MassDOT (T-Bond Bill)	\$8,000,000
PGDC--Equity	\$472,528
PGDC--Bond	\$3,025,224
Commercial Area master lease	\$1,159,900
<hr/>	
<b>Total</b>	<b>\$22,657,652</b>



# Next Steps: Schedule

- Develop updated funding scenario
- Develop schematic design to build support and confirm budgeting



# Next Steps: Process

- Endorsement from PGDC, GATRA, and Board of Selectmen to proceed with final design and permitting
- Update the existing MOU for final design and permitting
- Initiate local project review process
- Detailed design and permitting approvals
- Secure full funding authorization and financing

