



Building Needs Committee Wellfleet Marina Study

November 17, 2014





GENERAL FINDINGS

- Buildings Range in Fair to Poor Condition
- Each is in a Flood Plain – Non Compliant
- 50% Rule for Renovations is Restrictive
- Functions Have Simply Adapted to Existing Conditions

Existing Conditions |



SHELLFISH BUILDING

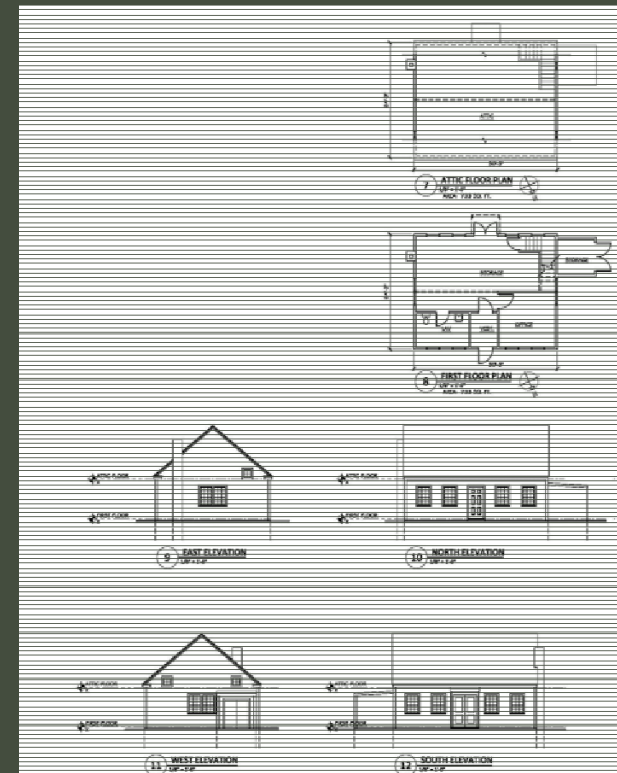
- Not Flood Protected, VE 15 Zone (average grade is approximately elevation 9')
- Very Poor Condition
- 50% Building Value: \$40,700
- Condemned for Mold
- Not Fully Accessible
- Does Not Meet Needs Fully

Existing:

730 SF
(ground floor)

Proposed:

1,000 SF



Existing Conditions |



BEACH STICKER BUILDING

- Not Flood Protected, AE 13 Zone (average grade is approximately elevation 9')
- Poor Condition
- 50% Building Value: \$36,450
- Temporarily shared with Shellfish
- Not Fully Accessible
- Meets Basic Needs

Existing:

1,200 SF
(Shared with SF)

Proposed:

925 SF

Alternate:

500 SF



Existing Conditions |

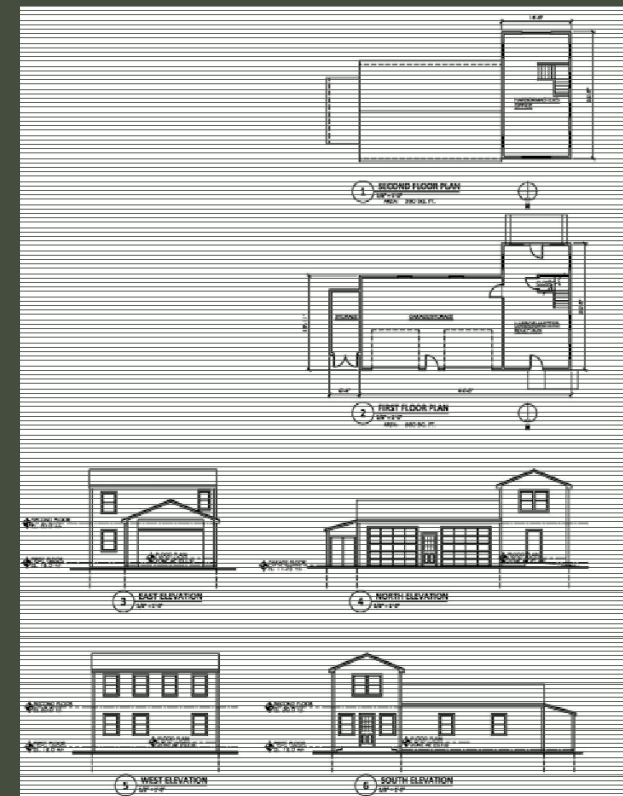


HARBOR MASTER BUILDING

- Not Flood Protected, AE 13 Zone (average grade is approximately elevation 10')
- Fair Condition
- 50% Building Value: \$9,350
- Not Fully Accessible
- Meets Basic Needs

Existing:
1,270 SF

Proposed:
1,400 SF



Existing Conditions |

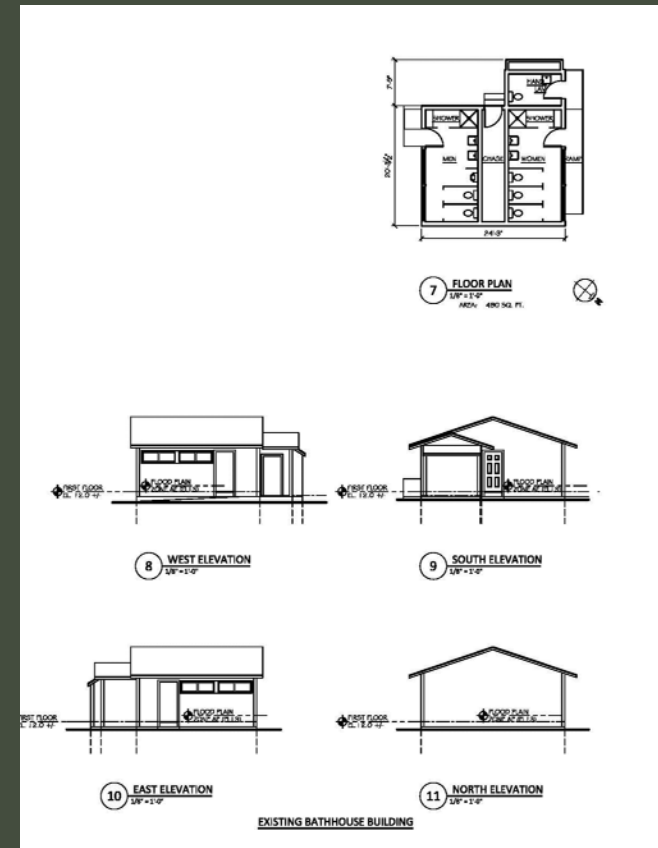


PUBLIC RESTROOMS

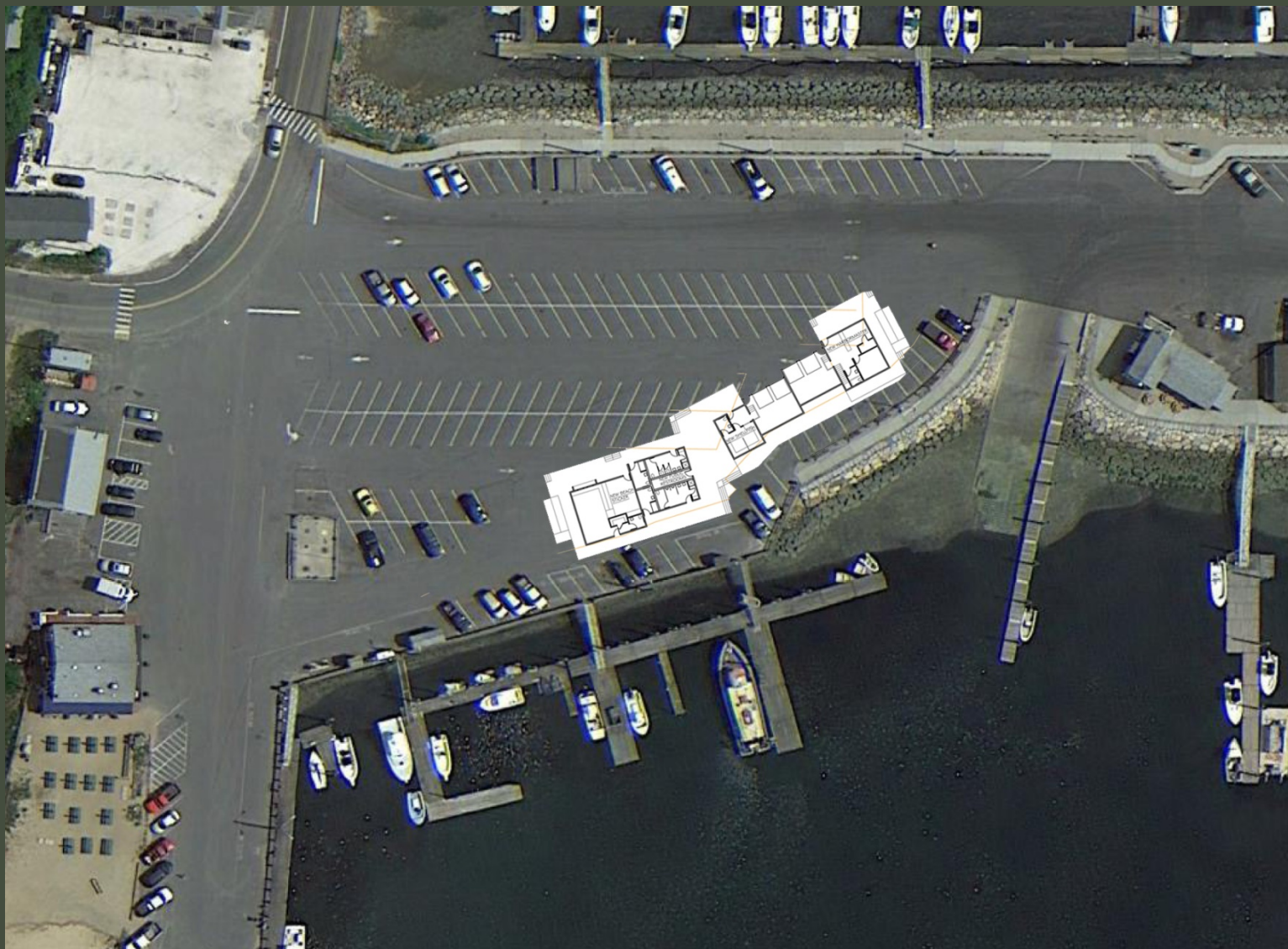
- Not Flood Protected, AE 13 Zone (average grade is approximately elevation 10')
- Fair Condition
- 50% Building Value: \$4,450
- Not Fully Accessible
- Meets Basic Need

Existing:
490 SF

Proposed:
905 SF



Proposed Options | Option 1A Site



Proposed Options | Option 1A Building

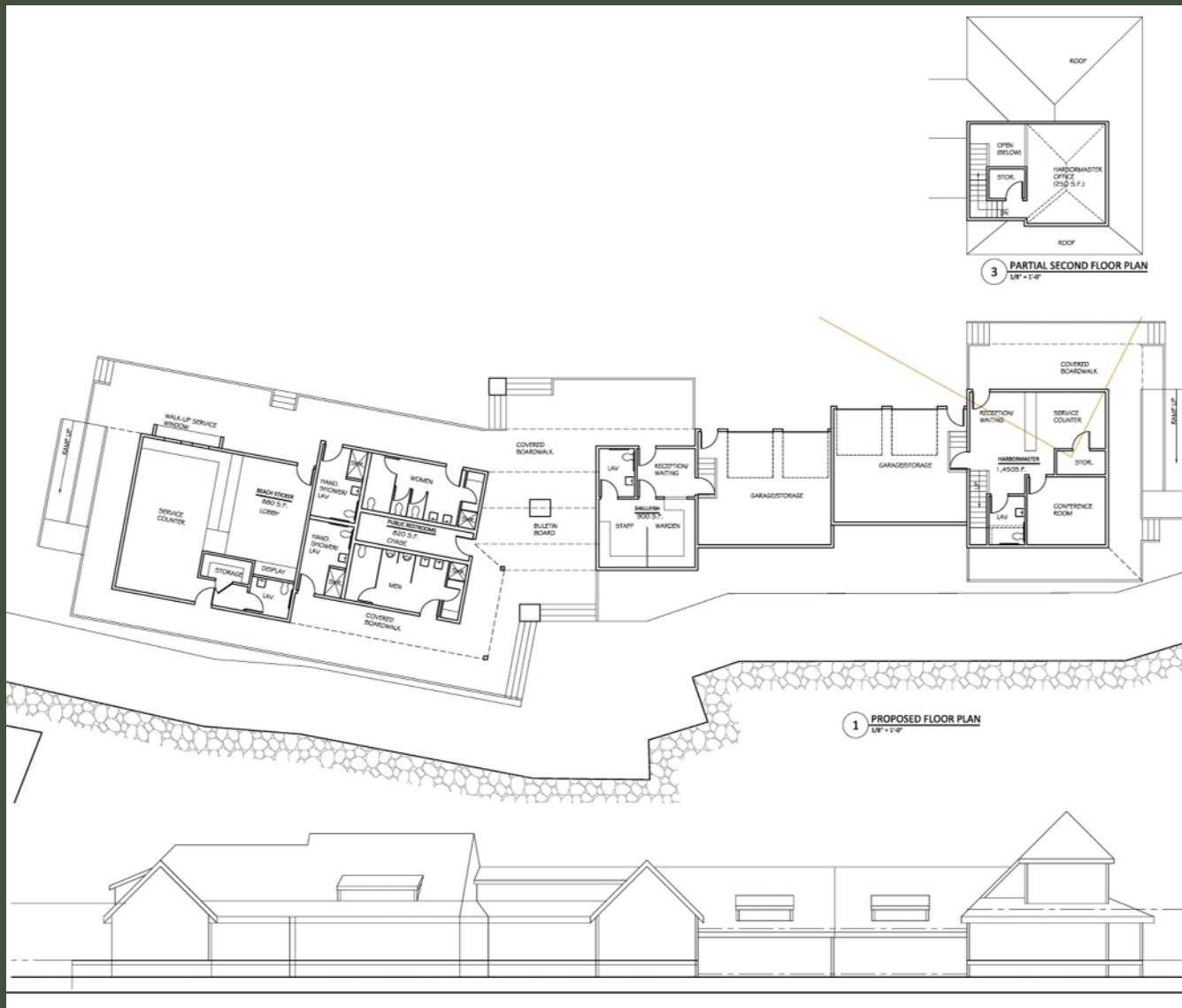


Proposed Goal:

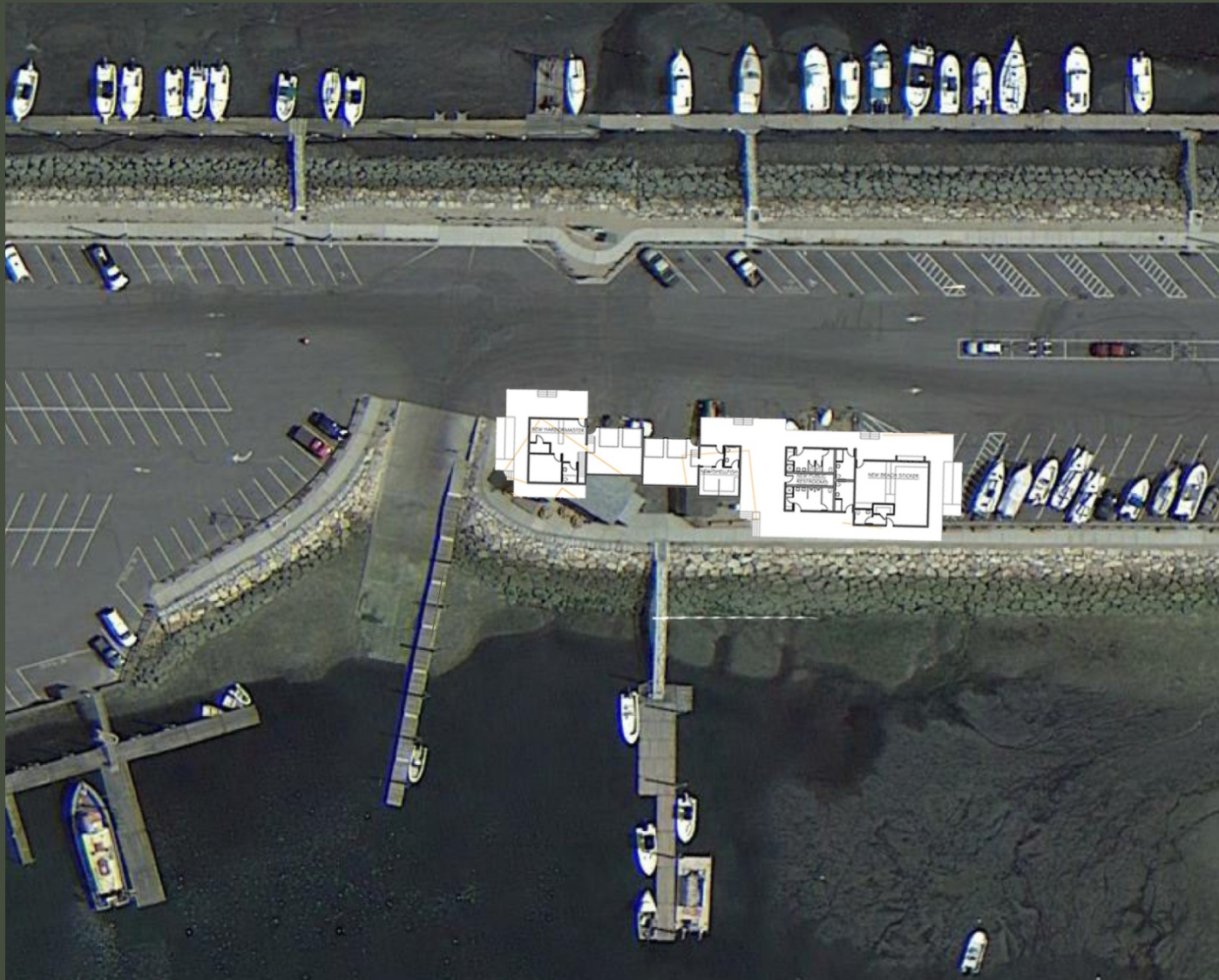
3,800 SF

Actual:

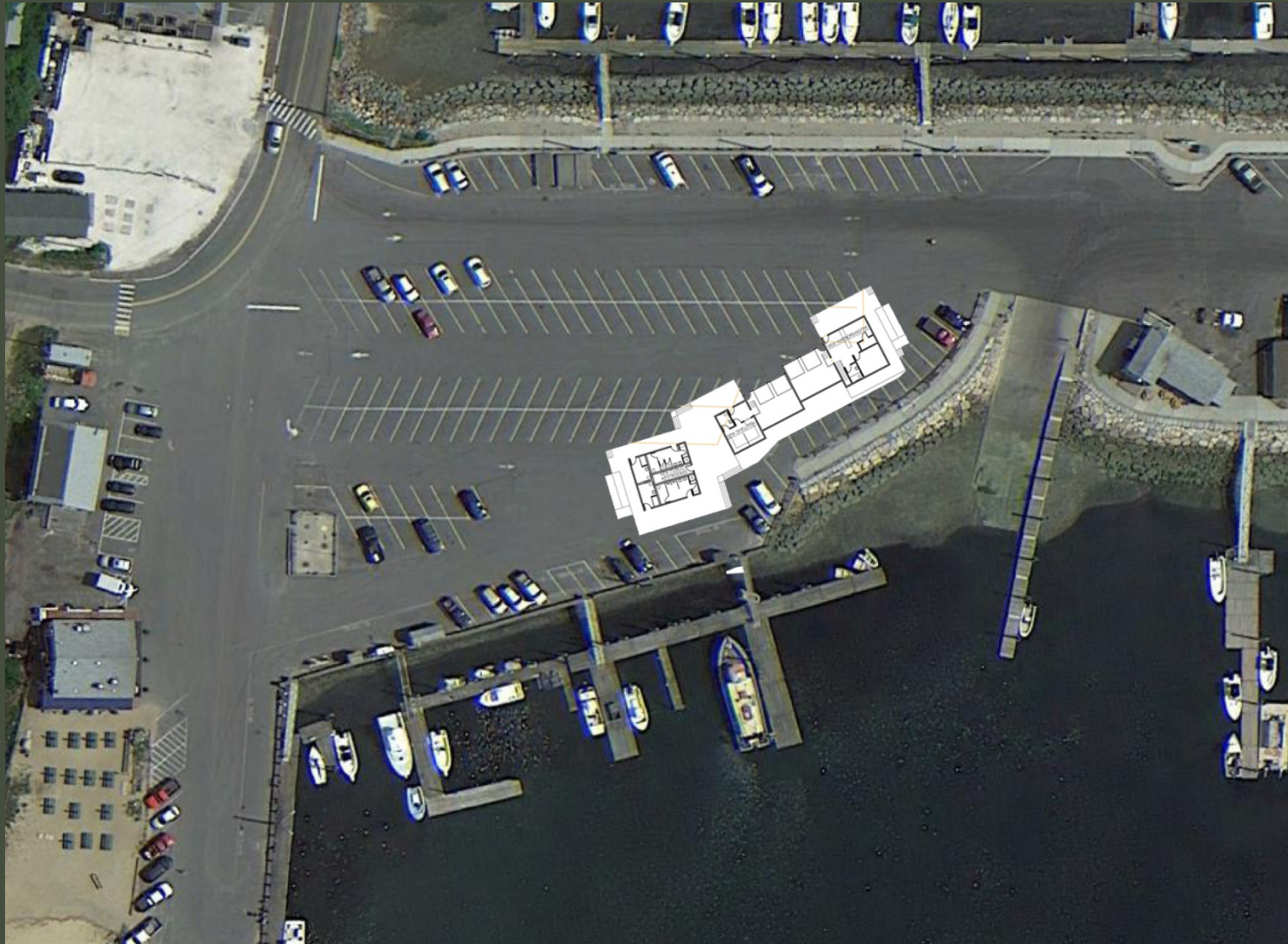
4,300 SF plus decks



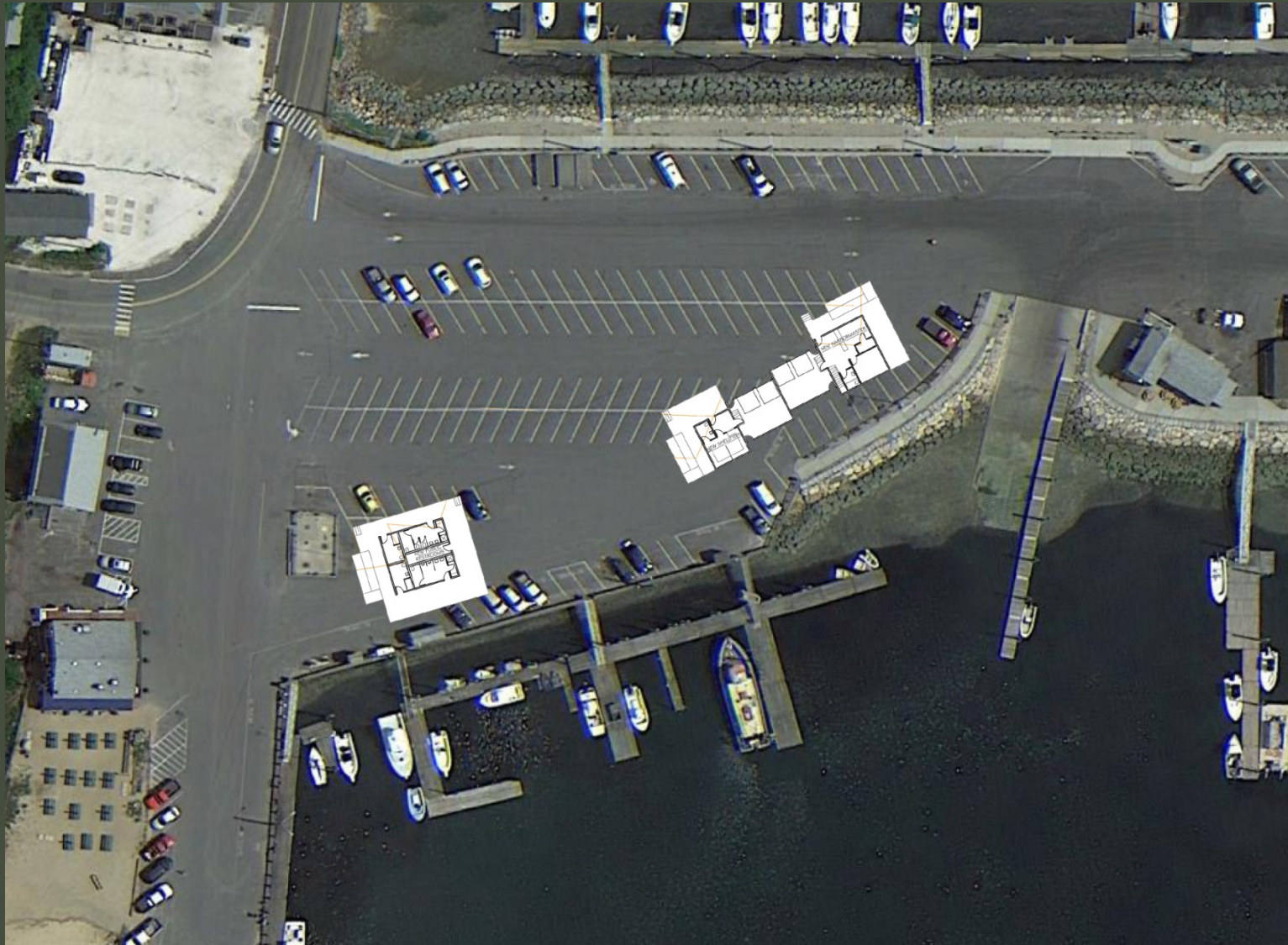
Proposed Options | Option 1B Site



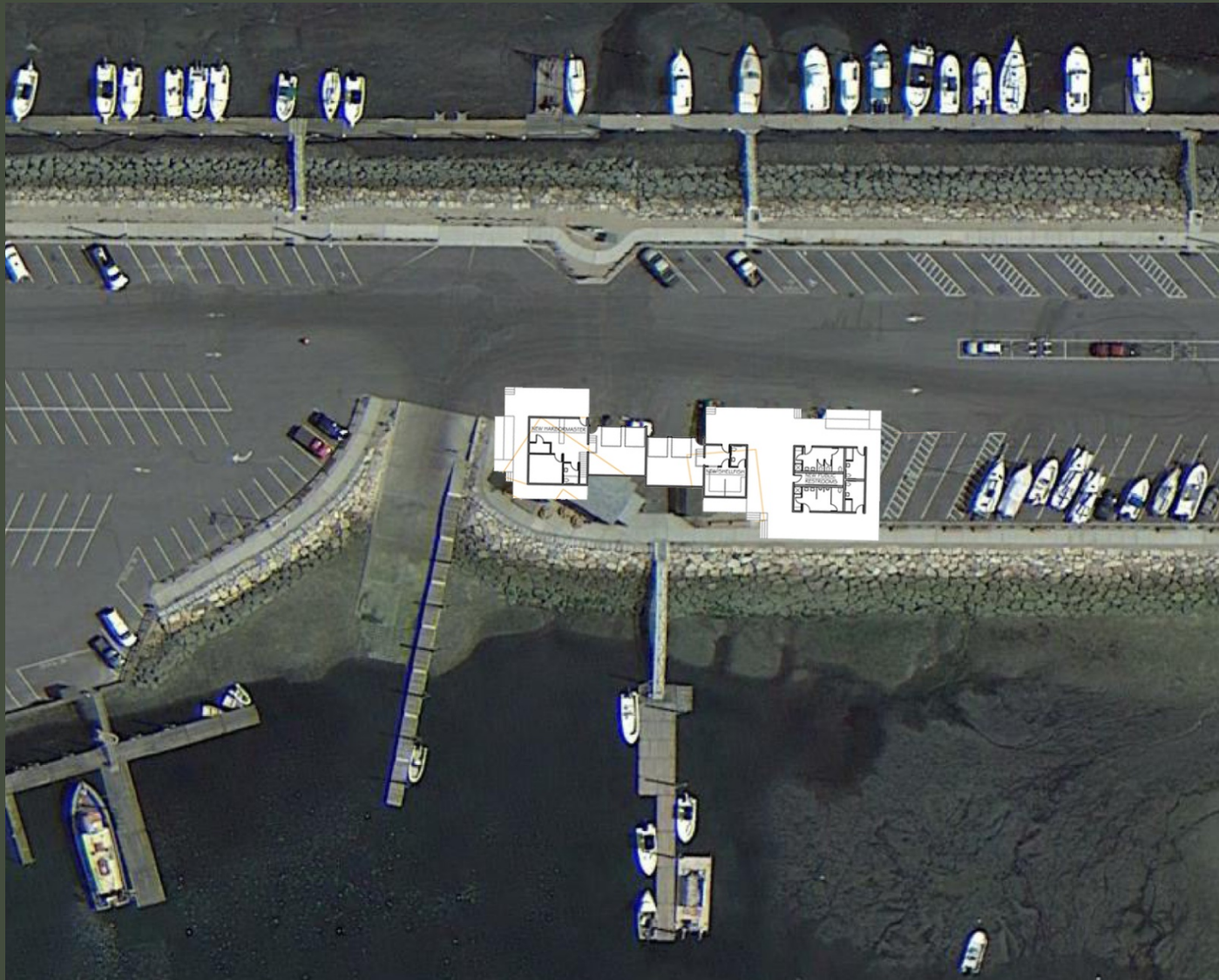
Proposed Options | Option 2A Site



Proposed Options | Option 2B Site



Proposed Options | Option 2C Site



Proposed Options | Option 3 Site



Proposed Goal:

1,000 SF

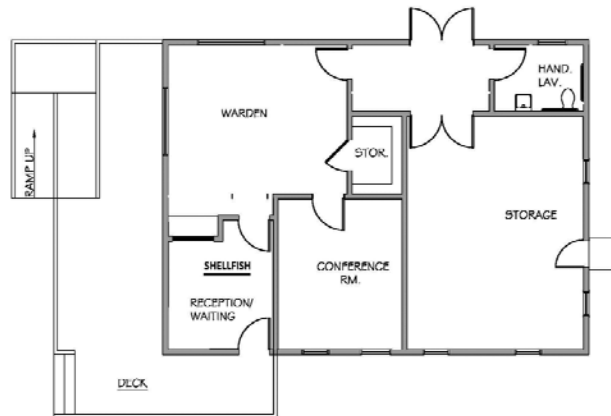
Actual:

1,000 SF

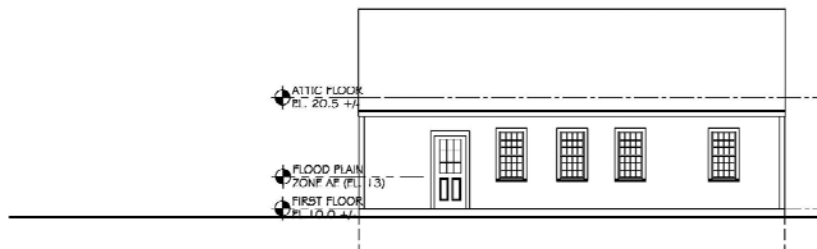
Proposed Options | Option 4A Site



Proposed Options | Option 4A Building



1 FIRST FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Proposed Goal:

1,000 SF

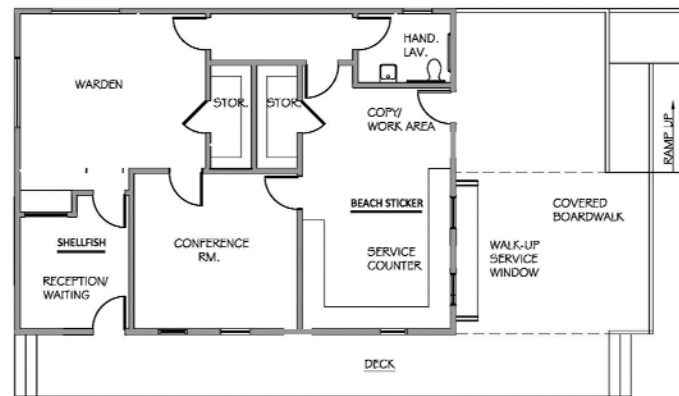
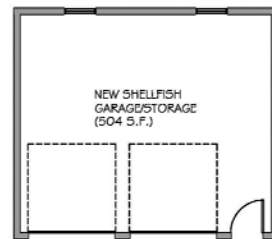
Actual:

1,200 SF

Proposed Options | Option 4B Site



Proposed Options | Option 4B Building



1 **FIRST FLOOR PLAN**
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Proposed Goal:

1,500 SF

Actual:

1,700 SF

Proposed Options | Option 5 Site



Proposed Options | Option 5 Building

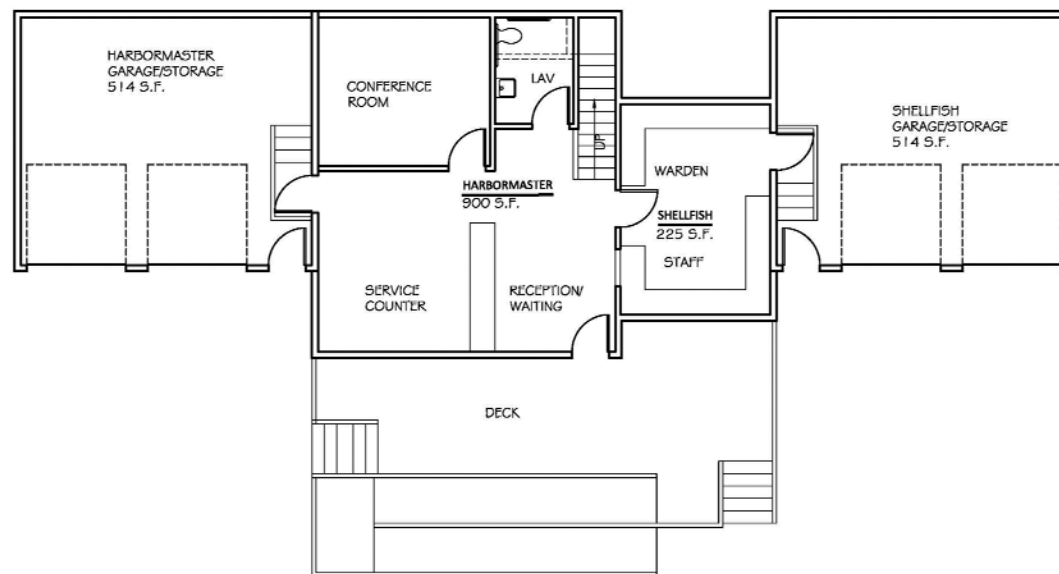


Proposed Goal:

2,000 SF

Actual:

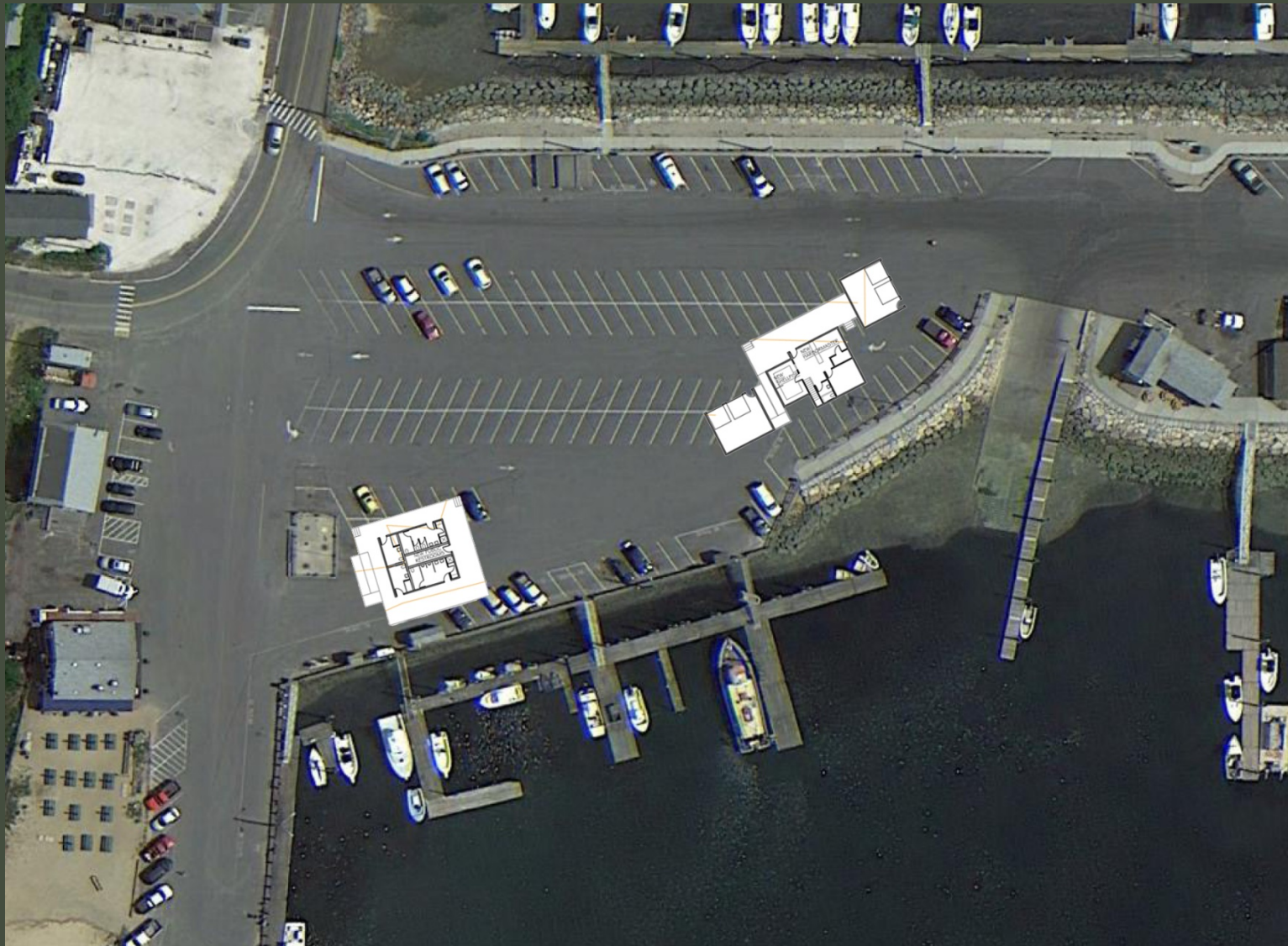
2,154 SF



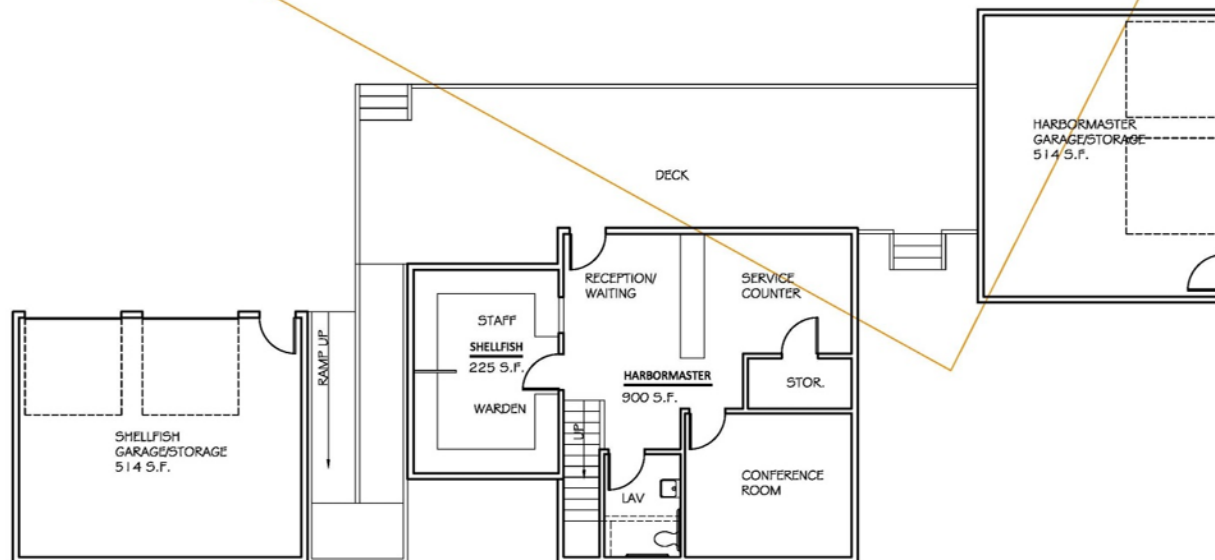
1 **PROPOSED FLOOR PLAN- OPTION 5**
1/8" = 1'-0"



Proposed Options | Option 6A Site



Proposed Options | Option 6A Building



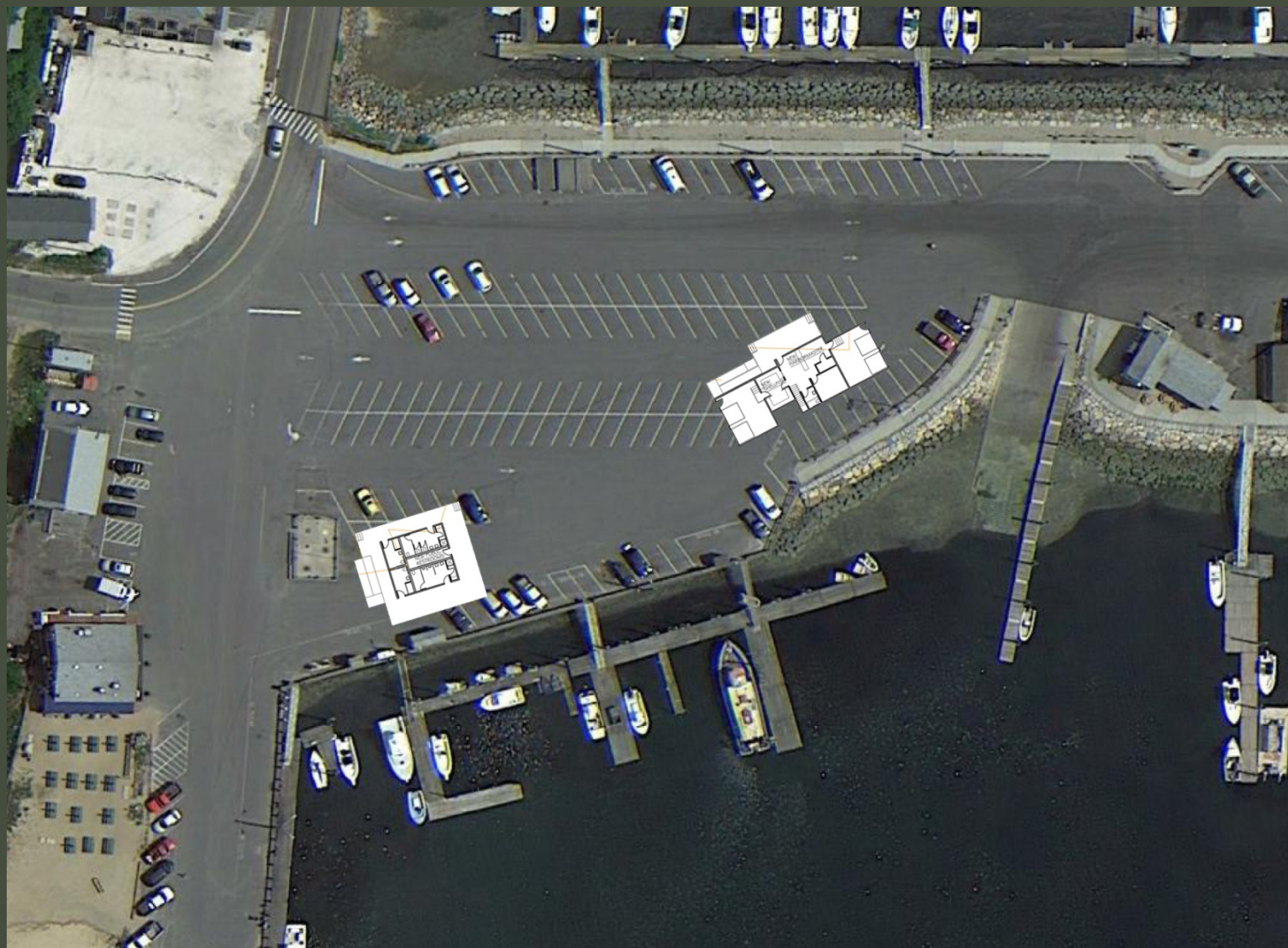
Proposed Goal:

2,400 SF

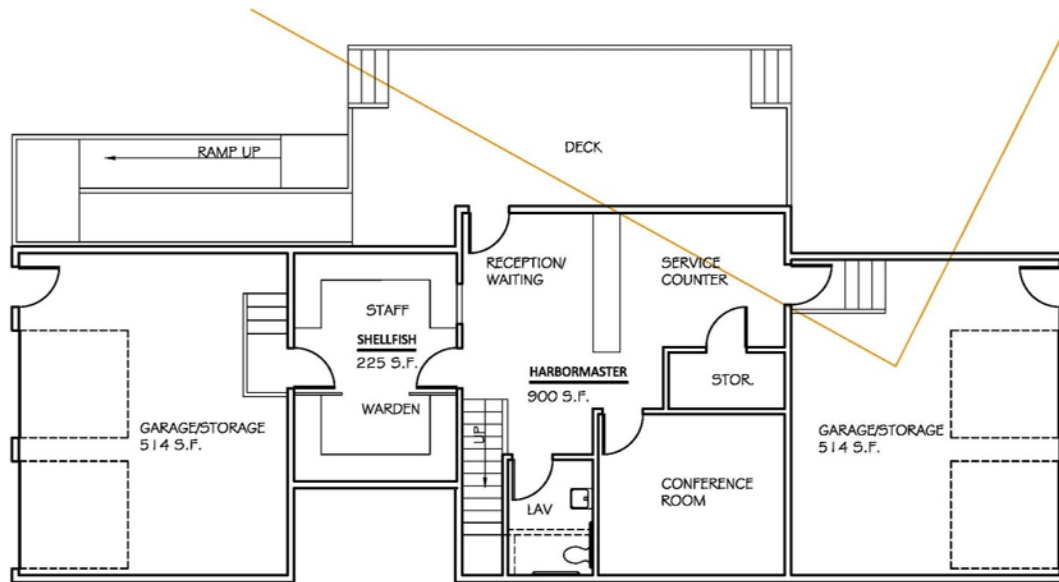
Actual:

2,154 SF

Proposed Options | Option 6B Site



Proposed Options | Option 6B Building



Proposed Goal:

2,400 SF

Actual:

2,154 SF



NEXT STEPS:

- Identify Preferred Option
- Develop Option Design
- Develop Costs





THANK YOU

