

Gerry School Reuse Study

Re-Use Committee Meeting

March 12, 2019

Prepared for
The Town of Marblehead

Prepared by
Harriman



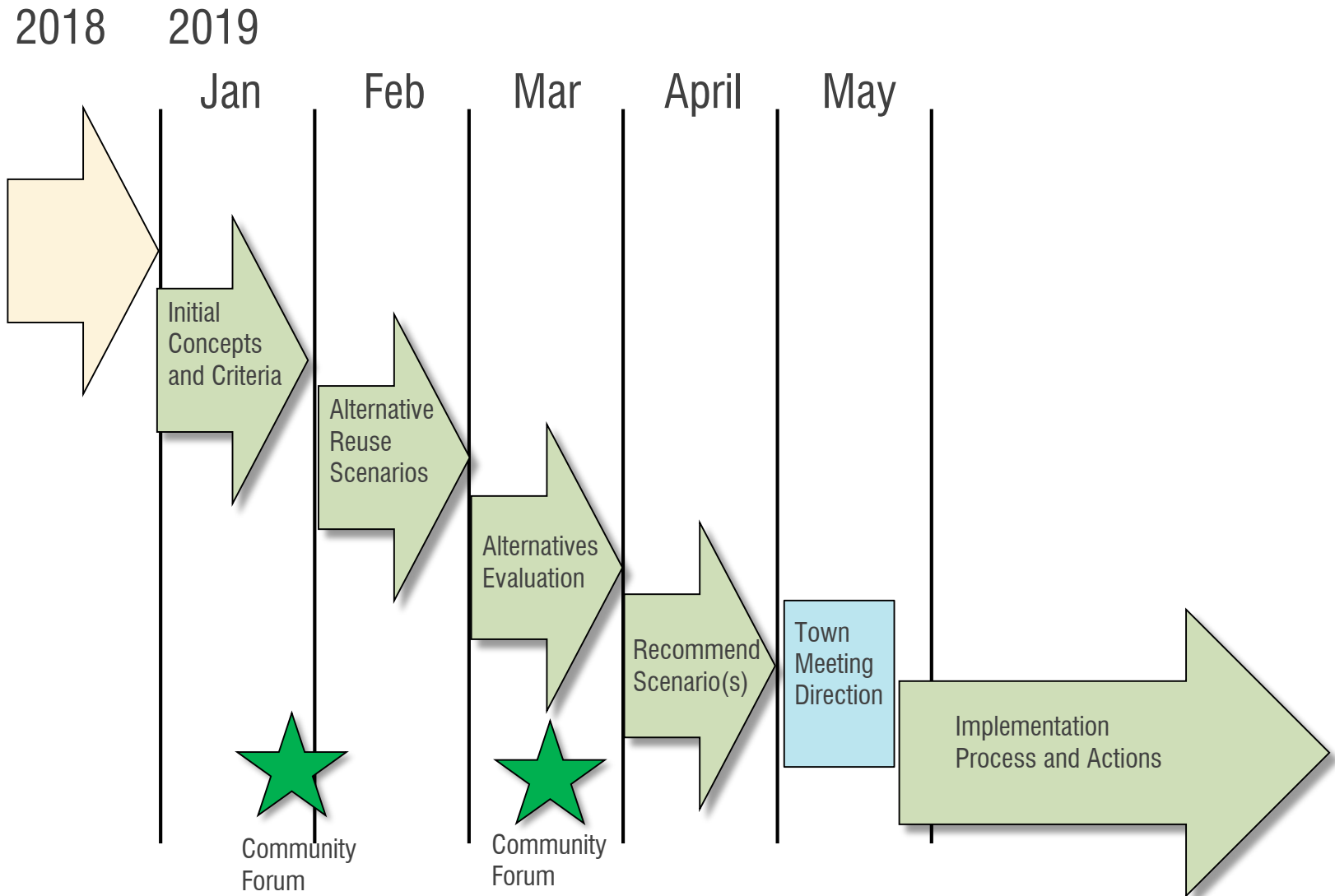
Agenda

1. Overall Progress Status Review
2. Reuse Criteria: Discussion and Refinement of Criteria and Weighting
3. Review of Alternatives and Initial Evaluation
 - Scenarios
 - Cost and Benefit Evaluation
 - Discussion
4. Next Steps
 - Refined Scenarios and Evaluations
 - Public Forum/Workshop
 - Procedural Steps and Schedule



Overview: How to Plan the Reuse of a School

Process and Time Line



Reuse Criteria

Building Reuse Criteria

- Architectural Design and Historic Preservation
- Parking and Circulation
- Site Design
- Community Benefits
- Financial Factors
- Compatibility Factors
- Form of Disposition
- Municipal Use

Site Reuse Criteria

- Design
- Parking and Circulation



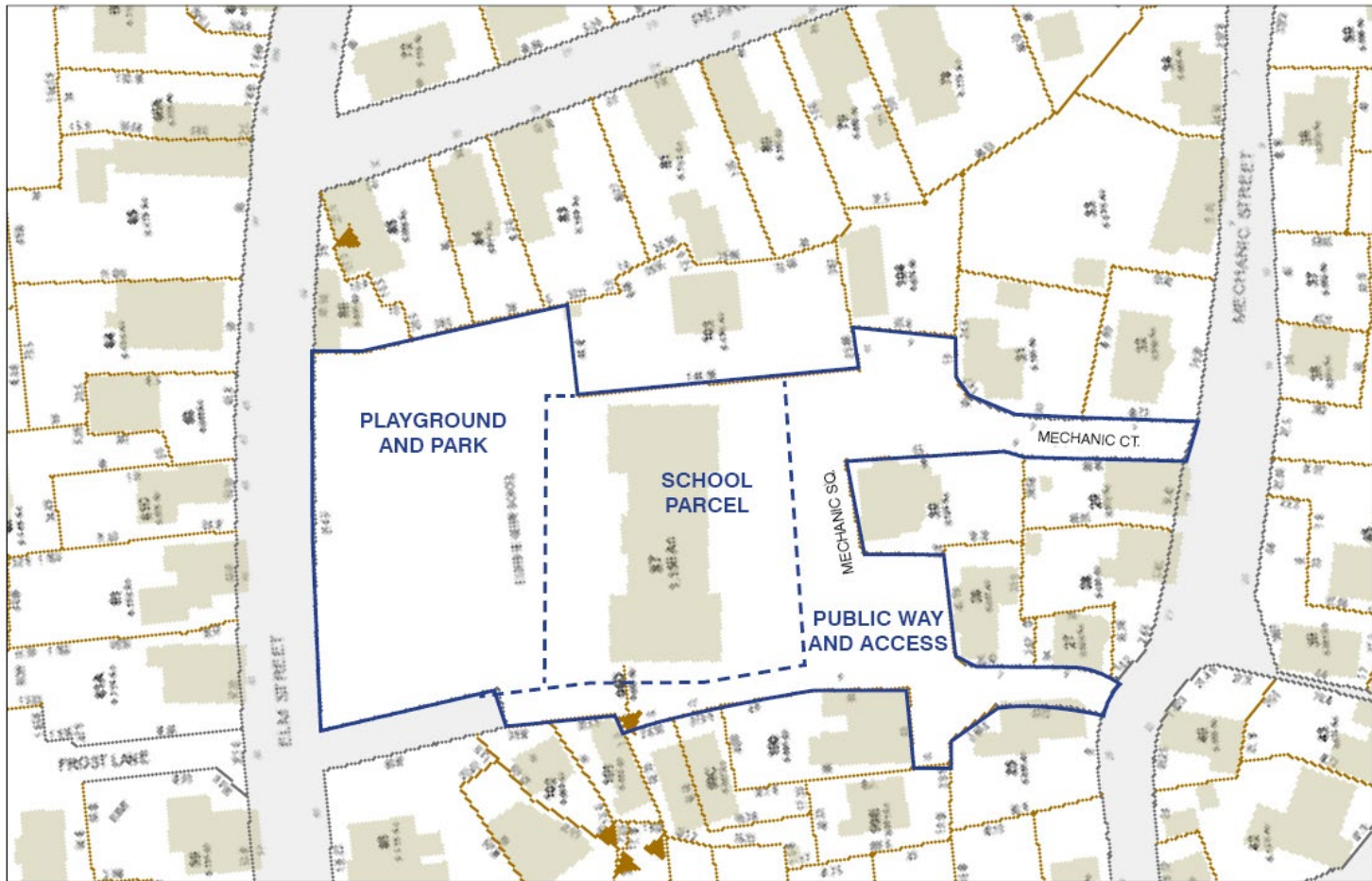
Site

Gerry School Site



Site

Illustrative Subdivision Concept



Note: All lines are approximate
Source: Marblehead Town Maps (Axis GIS)

Site

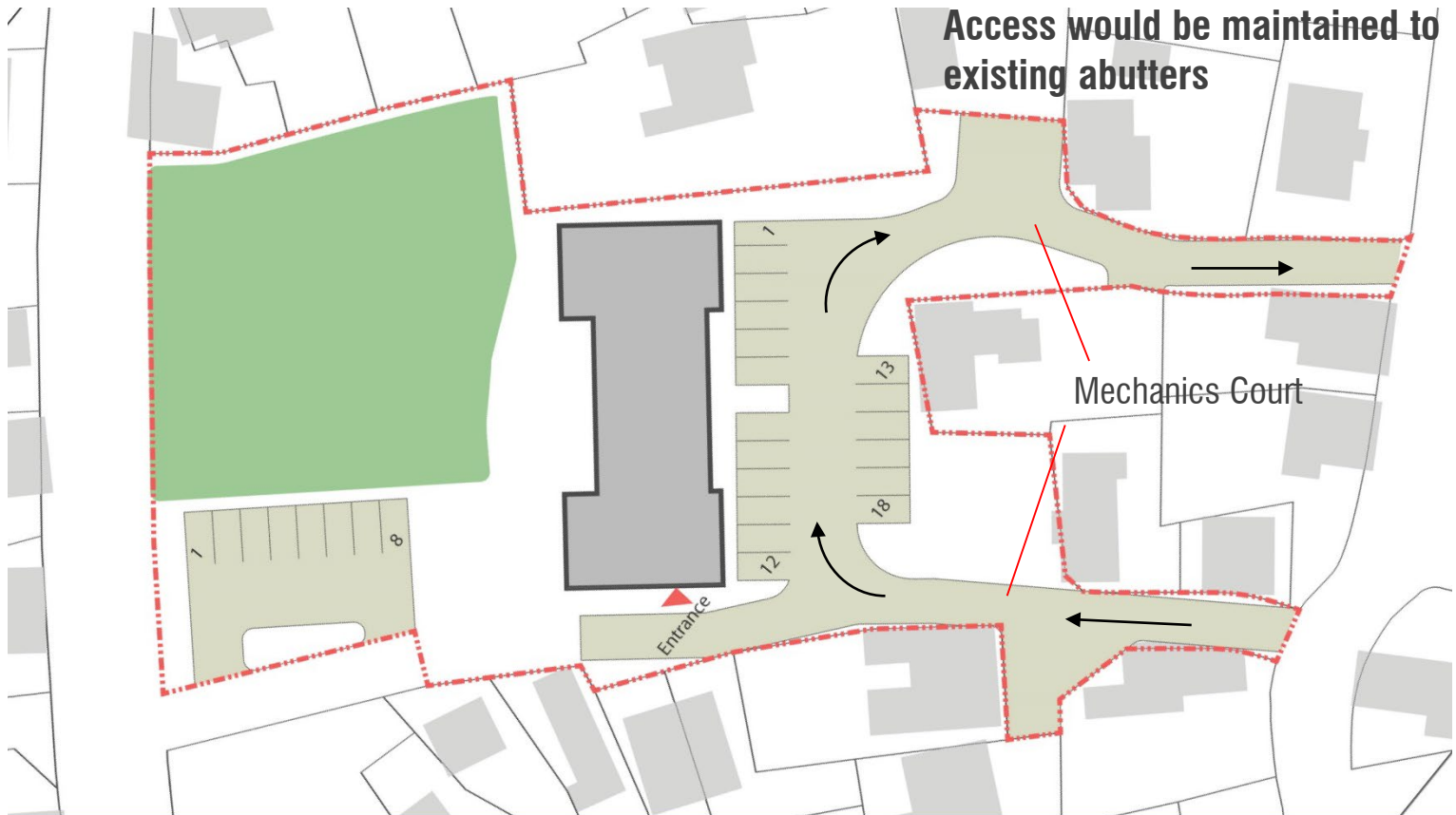
Gerry School Site



Site

Parking Capacity, Access and Circulation

There is enough room for approximately 18 spaces on the upper terrace, and about 8 spaces in a parking area on the lower terrace.*



*Note: Parking in the Park/Playground can be arranged to provide more short term parking on paved areas that are not formally marked.

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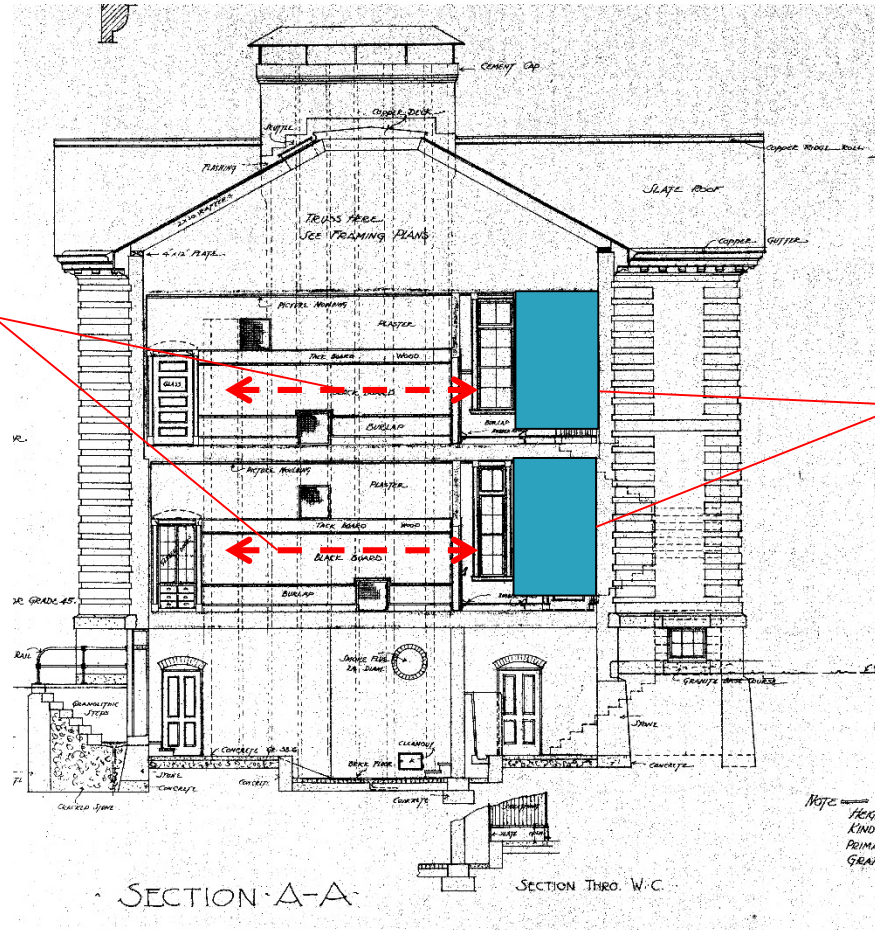
Adequate clearance is available to support expansion of useable space into the attic, particularly if additional dormers are added.

Gerry School Reuse Study of Marblehead ReUse Committee Meeting March 12, 2019

Observations on the School and its Site

Attic Space and Potential Use

Expanded,
connected
useable
space

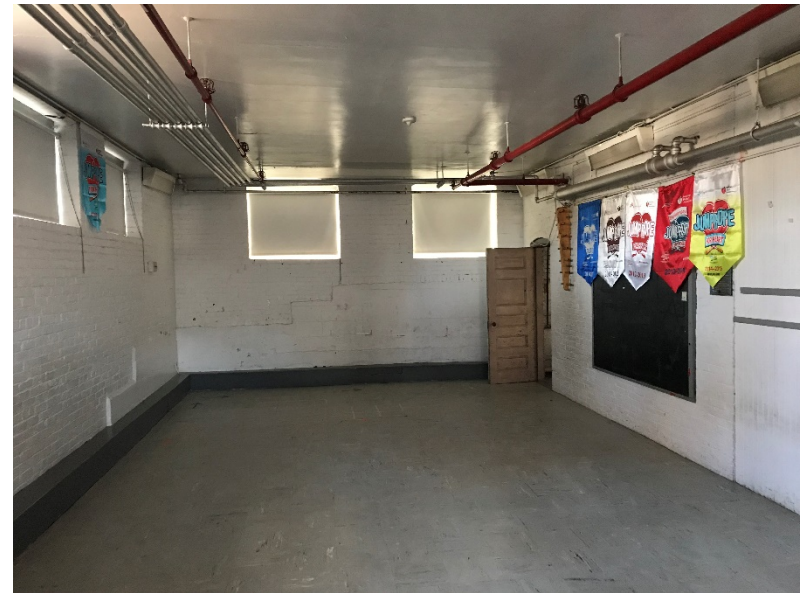


The hallways are very
wide, and would need to
be narrowed for more
efficient use of the
building so that the
useable space could be
enlarged, by reconfiguring
bearing walls

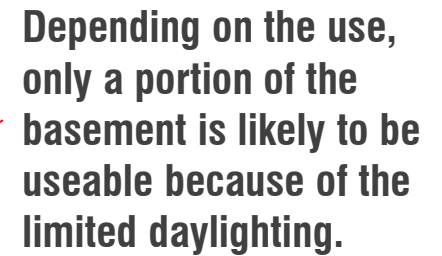
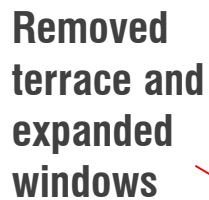
Building Section

Observations on the School and its Site

Site: The Building, Playground, and Access



Limited basement window openings due to the existing grade



Use of the basement could include modifications to provide daylight on the side facing Elm Street.

Building Section

Municipal Use Scenarios

Update on Facilities Needs and Relationship to Gerry School

- Library
- School Department
- Other Municipal Uses



Commercial, Medical, or Institutional Office Scenarios

- About 8,000 net square feet would be available if the basement were renovated, and no expansion were made into the attic.
- Efficiency ratio would be very low
- At typical parking ratios of 3/spaces per 1,000 net square feet, 24 parking spaces would be needed.
- Commercial redevelopment might be able to take advantage of historic tax credits, but non-profit uses typically cannot take advantage of historic tax credits
- Recovering construction costs would require high rents, significantly above the prevailing market, equivalent to about \$65/SF per year or more based on initial calculations.
- This assumes little or no purchase price for the property.

Educational including Day Care and Pre-Kindergarten Scenarios

- About 8,000 net square feet would be available if the basement were renovated, and no expansion were made into the attic.
- Efficiency ratio would be very low.
- A complete code-compliant and expensive renovation would be required.
- Parking needs and pick-up and drop-off would depend upon the type and level of activity.
- Redevelopment for non-profit uses typically cannot take advantage of historic tax credits.
- Paying for high construction costs would result in a significantly higher cost of the space than reasonably available alternatives, equivalent to about \$65/SF per year or more.

Civic Use Scenarios

- About 8,000 net square feet would be available if the basement were renovated, and no expansion were made into the attic.
- Efficiency ratio would be very low.
- A complete code-compliant and expensive renovation would be required.
- Parking needs and pick-up and drop-off would depend upon the type and level of activity, however even limited assembly or event use would require more parking than is reasonably available.
- Redevelopment for non-profit uses typically cannot take advantage of historic tax credits.
- Paying for high construction costs would result in a significantly higher cost of the space than reasonably available alternatives, equivalent to about \$65/SF per year or more based on initial calculations.

Residential Use Scenarios

- Use of the attic and basement for townhouse type units would expand the efficient utilization without requiring corridors and shared egress stairs on those levels.
- Efficiency ratio would be low relative to typical residential uses.
- About 8 units averaging about 1,200 to 1,300 square feet might be reasonably accommodated.
- Typical parking ratios of 2 space per units could be accommodated on the upper terrace (Mechanics Court) level.
- Condominium units would need to sell for \$500 to \$800/square foot, at the very high range of Marblehead's market.
- Rental units would also be relatively expensive, but might take advantage of historic tax credits under the right circumstances.

Residential Use Scenarios

- Use of the attic and basement for townhouse type units would expand the efficient utilization without requiring corridors and shared egress stairs on those levels.
- Efficiency ratio would still be low relative to typical residential buildings.
- About 8 units averaging about 1,200 to 1,300 square feet might be reasonably accommodated.
- Typical parking ratios of 2 space per units could be accommodated on the upper terrace (Mechanics Court) level.
- Condominium units may need to sell at the very high range of Marblehead's market, in the range of \$600 to \$800/SF based on initial evaluations.
- Rental units would also be relatively expensive, but might take advantage of historic tax credits under the right circumstances.

Residential Use Scenarios

Basement and Floor 1 Plan Concept



Residential Use Scenarios

Floor 2 and Attic Plan Concept



Municipal Use Scenarios

Overall Building Layout



Next Steps

- Refined Scenarios and Evaluations
- Public Forum/Workshop
- Procedural Steps and Schedule

