

CITY OF NEWBURYPORT

Youth Services Facility

Site Selection Committee Report

Andrea Egmont

11/24/2021

		Score
City Owned Land/ Parks	Brown School (Existing Building)	154
	Recycling/DPS Barn (Colby Farm Rd.)	0
	Composting Site (Colby Farm Rd.)	0
	Fulton Pit	171
	Cushing Park	225
	Pioneer Fields	0
	Fuller Field (expand existing building)	0
	Fuller Field (back area behind track)	0
City Owned/ Schools	Bresnahan / Senior Community Center	126
	Nock-Molin School (Skatepark)	0
	Nock-Molin School (Summit Place lot)	0
	St./Toppans Lane)	0
		0
Privately Owned Locations	Mersen (parking lot) (Merrimac Street)	21
	Enpro Site (rail trail path)?	176
	Cooper Field (155 & 159 Low Street)	0
	Business Park (lease anywhere)	0
	57 Low Street	191
	57 Low Street w/ Conservation Restriction	149

The NYS Facility Selection Committee consisted of the following individuals:

Andrea Egmont, Director of NYS; Andrew Port, City Planner ; Jennifer Galoski, Parent (background in environmental issues); Chris Lee, Resident (public infrastructure finance expertise); Patricia Temple, Resident (background in real estate development for educational institutions and non-profits); Michael Olson, Parent.

The committee worked with support from City employees Greg Earls, Building Commissioner; Jennifer Blanchet, Zoning Coordinator; Julia Godtfredsen, Conservation Administrator.



The following chart details the criteria used to evaluate the adequacy, availability and affordability of each of the sites

Criteria	Weight	Description
Adequate Space (10-15K sq.ft.)	5	NYS Currently uses over 16,000 sq ft of the Brown School. The last two feasibility studies determined a need for 10,500 sq ft (6500 programming) for admin and programming. A gymnasium of (a minimum) 4500 sq ft is needed to continue existing programming
Allows for outdoor play spaces	5	NYS has identified the need for outdoor play space including both play structures and field space. Outdoor space needs to be varied to serve different age groups. Space for a large soccer field, hard top for basketball and games and structures.
Parking (off street)	4	NYS requires a suitable number of parking spots for both staff and for visitors/participants. Parking may also be necessary for events.
Potential for Growth	3	Any large investment by the city should consider the ability to grow, evolve or expand facilities to continue to meet the need of the community. This could include a phased approach to building or a future expansion if needed.
Parking (on street)	3	Any NYS facility could benefit from available on street parking that could possibly reduce the number of off street parking needed.
Proximity to Schools	3	Is the site within a 1.5 mile radius from the Nock/ Molin or NHS? Yes=3, No=0
Proximity to Parks & Fields	2	Is the site within a .75 mile radius to City parks or fields? Yes=2, No=0
Impact surrounding area Negative	3	Would the presence of NYS have any negative impact on the surrounding area or neighborhood? Impacts could include traffic, parking, sound/ noise, et. al.

Impact surrounding area Positive	3	Would the presence of NYS have any positive impact on the surrounding area or neighborhood? Impacts could include increased resources, improvements to existing facilities or infrastructure (traffic, etc), aesthetic improvements, et. al.
Centralized Location within City	4	Does the site create a centralized location- allowing similar distance from all ends of the City? Yes=4, No=0
Walkable/ Bikable Location / Sidewalks	5	Is the site walkable and/or bike-able by community members? Are there crosswalks, sidewalks or traffic lights? Proximity to existing bike paths?
Use of Public Transportation	2	Is the site within two blocks of the MVRT bus route through the City? Or accessible by other public transportation?
Environmental Impact	3	Are there possible, likely or existing environmental concerns with use of the site? These concerns include wetlands, conservation land and brownfields (both ground and building).
Environment/ Remediation Required	5	Is there a likely cost to remediation for either an existing structure or environmental impact? How expensive is the remediation likely to be? 0- Very expensive ->4 no expense (or minimal)
Green City Requirement Potential	3	Does the site allow for solar possibility to become carbon net zero?
Available Utilities	3	Are there utilities available or close enough to connect to?
Flexibility of Design	5	Does the space allow for unique design to best meet the needs of the department?
Land Acquisition/ Cost or Lease	4	Does the City own the land? Would there be a cost to purchase?
Zoning & Regulation Concerns	2	Are there existing zoning or regulations in place that could be a concern?

The 4 Highest Scoring Sites



Cushing Park

Located on Washington Street

City owned, designated as a Park

Currently used as a parking lot, play area and adjacent to the playground

The former Enpro Site

Located on Rt 1 and accessible by Cary Avenue

Privately owned by Clipper Roundhouse LLC

Currently empty- availability unknown



Fulton Pit

Located at the bottom of Fulton Way and the end of East Boylston Street

City owned property, currently used as storage for Department of Public Services

57 Low Street

Located across from the Nock/ Molin School

State owned property available for purchase.



Committee Feedback and Scores

The following sites were not scored because they did not meet minimum space requirement for Youth Services programming (about 15,000 sq. ft.). This number is based on the two feasibility studies that looked at the Brown School Reuse and determined how much square footage the current NYS programming requires. Currently, NYS uses about 16,000 sq. ft. including 6,000 sq. ft. programming area, about 4,000 sq. ft. administrative space and a 14,500 sq. ft. gym

Colby Farm Lane- (both recycling and compost areas) with existing uses, after consulting with the City's Conservation Administrator, there is not enough upland for development of a building this size. It was discussed that the existing use would not be easy to relocate and thus was not feasible.

- **Pioneer Field-** after reviewing the space and the Parks Commission's drafted plans for the park, it was determined that there was not enough space available.
- **Fuller Field** (both expanding the existing building and the back area). With the existing layout, there is not enough space to meet NYS needs.
- **Nock/Molin Schools Low Street** (skate park area, summit place lot, corner of Low St. and Toppan's Lane)- none of these sites allowed for the square footage to meet NYS program needs.
- **Cooper Field** (155 & 159 Low Street)After consulting with the City's Conservation Administrator, it was determined that there was not enough upland for the development of this project. In addition, much of the land is under conservation restrictions.
- **The Mersen Building** was scored based on the little information the committee had about the space, concerns about location, accessibility and outdoor space. Due to the lack of information, the site is not under consideration.
- **K-Mart** the Mayor spoke with the owners of the former K-Mart location in Port Plaza. The deed has restrictions and our use would not be allowed.

*Please note- the committee found through this exercise that each potential site had both negative and positive impacts on the respective neighborhoods. However, some had higher impact (both positive and negative) than others which was also considered during the evaluation.



Each site was scored on agreed on criteria and not on perception of public support or other concerns.

Bresnahan School/ Senior Center (area between the two) Score: 126

- It is estimated that there is approximately .7 acres of land
- While there may be space to build an NYS facility, the site scored low for potential for growth, impact on surrounding neighbors (particularly of concern is increased traffic) and conflict with elementary school programs.
- While proximate to the elementary school, it is the middle and high school age youth who need increased independent access to NYS
- The development of the space between the two City buildings is currently being used as the gyms outdoor fields and play space. It is also used after school by the YWCA School's Out program
- While some outdoor space may still be available, it would create conflicts and congestion.
- Parking would prove challenging as dedicated parking for NYS would be limited
- The site scored low on positive and negative impacts on the neighborhood but traffic congestion and impact on other city buildings would be higher

Brown School (existing building and current site of NYS) Score: 154

- 2.5 acre site could allow for building, outdoor play space and limited on and off street parking
- City owned property currently 1/3 used by NYS
- Does not allow for potential growth
- Note of concern was the lack of flexibility of design within the existing foot print
- It scored lowed in proximity to schools but is within 1.5 miles (via low St) from the Middle School and RVCS and is not generally considered centralized
- In its current state it scored high as a bike-able location/ sidewalks for young people but lower for those living outside of the downtown area
- The site scored higher than some with positive and negative impact on the neighborhood/ access to NYS being positive and congestion being negative
- Unknown (and contributing to a lower score) is the environmental remediation and associated costs required or environmental impact of the management of the renovation
- As renovated building design, the site has some potential to meet the City's Green City Requirements
- This site scored very high in all criteria or acquisition, design, utilities and zoning
- Offers outdoor play space but is limited (no grass area)
- Not considered centralized or close to schools or parks/ fields
- Very high cost (e.g. renovation, asbestos [or environmental mitigation?]) despite low acquisition costs from being city owned

Fulton Pit 15 Hill St (located behind the Fire Station at the bottom of Fulton St) **Score: 171**

- 2.5 acre site could allow for building, outdoor play space and parking
- City owned property currently being used as storage for DPS materials (i.e. rubble, sand, dirt)
- Allows for potential growth and a new building would allow for flexibility of design
- It scored low in proximity to schools but is within .8 miles (via low St) from the Middle School and RVCS and is considered relatively centralized
- In its current state it scored low as a bike-able location/ sidewalks
- The site scored low with minimal positive and negative impact on the neighborhood (most abutters are not direct
- Unknown (and contributing to a lower score) is if environmental remediation is required or environmental impact of development. As a new building design, the site has high potential to meet the Green City Requirements
- This site scored very high in all criteria or acquisition, design, utilities and zoning
- This location is unknown to most in the City- included several members of the committee
- This location was considered despite current use as the committee believes the current use could be relocated.

The ENPRO Site Carey Ave (runs along Rt. 1) **Score: 176**

- 2.2 acre site could allow for building, outdoor play space and parking
- Privately owned, cost of acquisition scored low
- Allows for potential growth and a new building would allow for flexibility of design
- As a new building design, the site has high potential to meet the Green City Requirements
- Current design of traffic flow was discussed and would need to be part of design
- It scored high in proximity to schools- is within .5 miles (via low St and Rail Trail) from the Middle School and RVCS and is considered a centralized location
- It is along the bike path scoring it high as a walkable/ bike-able location
- Unknown (and contributing to a lower score) is the potential cost of environmental remediation required or environmental impact of development
- This site scored very high in all criteria of design, utilities and zoning
- The site scored low with minimal positive and negative impact on the neighborhood

57 Low Street (State property available for purchase by the City) **Score: 191 w/CR 149**

***In order to score this site, the committee opted to make note of the large difference in some criteria dependent on whether or not a Conservation restriction is placed on the property (as proposed by some). Scenario 1 is without additional restrictions. The majority of the lot (everything within 100ft of the identified wetlands is already under Conservation Commission jurisdiction. Scenario two is with an additional Conservation Restriction.**

- 2.17 acre site would allow for about 35,000 sq feet of development (either expanding existing footprint or building new design)
- Cost to municipality \$220,000 considered minimal cost
- Allows for initial expansion for gym and parking but would not allow for growth in the future
- Scenario 1 would allow the City to work with the Conservation Committee to look at possible variants for both building design and also outdoor play space.
- Outdoor use is also unable to be scored in Scenario 2, as the language of a Conservation Restriction would dictate the permissions allowed.
- Environmental Impact would be low in either scenario. The CR would prevent any change to majority of the land. Scenario 1 would require permits or approval by Conservation Commission which would not allow any negative impact. Also noted is that it is the lot already disturbed wetlands area and as such a much lower environmental impact than other projects in the community.
- The site scored low- medium on walkability/ bike-ability and would require some road crossing infrastructure and possible biking elements.
- However, it scored as very high in proximity to schools and as a centralized location for much of the City.
- The site is located on existing MVRTA route.
- The site scored in the middle for flexibility of design. The existing building is a set foot print and the walls inside limit the flexibility of design.

Cushing Park (41 Kent St) Score: 176

- 1.8 acre site could allow for building, including existing outdoor play space and parking
- City owned, cost of acquisition would be low
- Allows for potential growth and a new building would allow for flexibility of design
- As a new building design, the site has high potential to meet the Green City Requirements
- Site has already been considered for City buildings in the past (feasibility study 2006)
- It scored high in proximity to schools- is within .6 miles (via low St and Rail Trail) from the Middle School and RVCS and is considered a centralized location
- It is blocks close to the bike path scoring it high as a walkable/ bike-able location
- Unknown (and contributing to a lower score) is the environmental remediation required or environmental impact of development exposure to mycotoxin producing mold has been recognized as a significant health risk
- This site scored very high in all criteria of design, utilities and zoning
- The site scored low with minimal positive and negative impact on the neighborhood