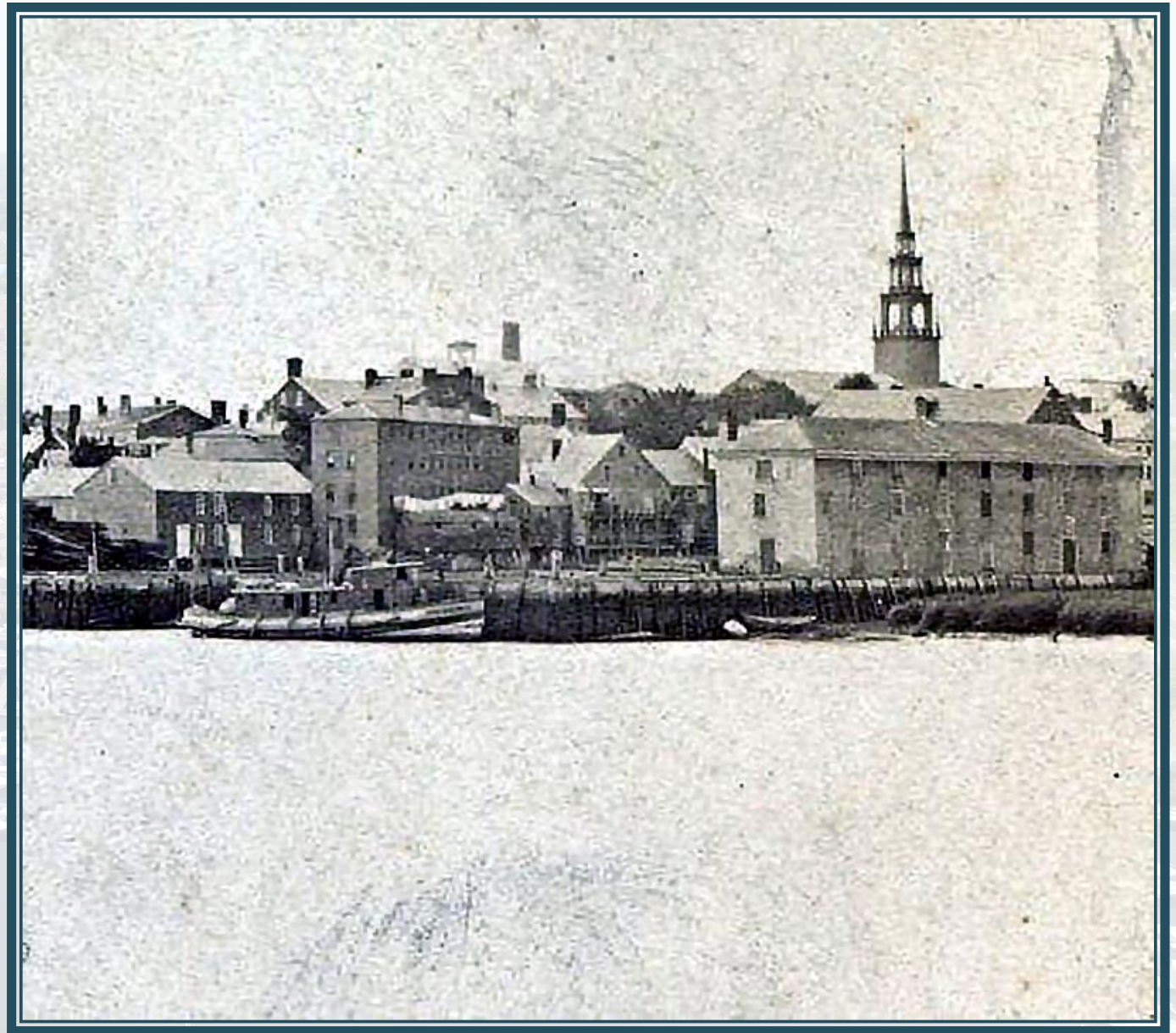# Waterfront West

May 4, 2017

Waterfront West

Agenda

- **Development Team**
- **Newburyport Waterfront**
- **2003 Waterfront Strategic Plan**
- **Regulatory Constraints**
- **Next Steps / Questions**

Waterfront West

Development Team

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Waterfront West

✓ Establish a system of public ways extending the historic street pattern of Newburyport to the water.

✓ Extend the scale and character of downtown Newburyport to the waterfront by establishing a vibrant harbor side neighborhood.

✓ Improve the pedestrian character of Merrimac Street with trees, walks, and infill redevelopment from the North End to the Downtown.

✓ Support maritime activities in the Waterfront Mixed Use (WMU) Zone while supporting a healthy mix of uses set back from the shore.

2003 WATERFRONT STRATEGIC PLAN

Waterfront West

Regulatory Constraints

Regulatory Constraints We Considered:

- Flood Plain
- Chapter 91

Market Square

Central Waterfront

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Hilton's Marina

Windward Marina

Waterfront West

Flood Zone Regulations

LEGEND

—— Present High Water Mark

█ VE Zone (El. 14)
 - Elevation of lowest structural horizontal member must be at least El.14, 5-6.5 feet above existing ground surface

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Hilton's Marina

Windward Marina

Waterfront West

Flood Zone Regulations

LEGEND

▬ **Present High Water Mark**

■ **VE Zone (El. 14)**
- Elevation of lowest structural horizontal member must be at least El.14, 5-6.5 feet above existing ground surface

■ **AE Zone (El. 13)**
- First Floor Elevation must be at least El.13, 4-5.5 feet above existing ground surface

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Hilton's Marina

Windward Marina

Waterfront West
Flood Zone Regulations

LEGEND

— **Present High Water Mark**

■ **VE Zone (El. 14)**
- Elevation of lowest structural horizontal member must be at least El.14, 5-6.5 feet above existing ground surface

■ **AE Zone (El. 13)**
- First Floor Elevation must be at least El.13, 4-5.5 feet above existing ground surface

■ **AE Zone (El. 12)**
- First Floor Elevation must be at least El.12, 3-4.5 feet above existing ground surface

*2014 FIRMs Map, Data Provided by Horsley Witten Group

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Hilton's Marina

Windward Marina

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Waterfront West

Chapter 91 Waterfront Regulations

LEGEND

Water Dependent Use Zone
- No Parking
- No New or Expanded Non Water Dependent Use Buildings

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Central Waterfront

Hilton's Marina

Windward Marina

Waterfront West

Chapter 91 Waterfront Regulations

LEGEND

■ Water Dependent Use Zone
   - No Parking
   - No New or Expanded Non Water Dependent Use Buildings

▦ 100' Mean High Water Setback
   - No Private Tenancy at Ground Level
   - Ground Level Must be Facility of Public Accommodation which includes / Allows Parking

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Central Waterfront

Hilton's Marina

Windward Marina

Waterfront West

Chapter 91 Waterfront Regulations

LEGEND

Water Dependent Use Zone
- No Parking
- No New or Expanded Non Water Dependent Use Buildings

100' Mean High Water Setback
- No Private Tenancy at Ground Level
- Ground Level Must be Facility of Public Accommodation which includes / Allows Parking

Commonwealth Tidelands
- No Surface Parking

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Central Waterfront

Hilton's Marina

Windward Marina

Waterfront West
All Constraints

LEGEND

— Present High Water Mark

VE Zone (El. 14)

AE Zone (El. 13)

AE Zone (El. 12)

Water Dependent Use Zone

100' Mean High Water Setback Line

Commonwealth Tidelands

Green St.

Titcomb St.

Market St.

Merrimac St.

Route 1

Central Waterfront

Hilton's Marina

Windward Marina

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Waterfront West

2003 Strategic Waterfront Plan Goals

STATED PLAN GOALS

- Provide continuous and general access along the water for passive enjoyment.

- Ensure that active ground floor public uses front onto major streets.

- Ensure a healthy mix of uses that serve the downtown community and support a vibrant mix of activities year round.

- Create a framework of streets, walks and squares that are clearly public and controlled by the City.

- Create a fourth public space along the waterfront – an urban square market place and/or plaza facing the water and lined with active uses.

- Maintain Marina Uses

Market Square

Central Waterfront

Merrimac St.

Titcomb St.

Market St.

Route 1

Hilton's Marina

Windward Marina

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