

Waterfront West

Informal Discussion - January 18, 2016

Waterfront West

Overview

➤ Goal: PROCESS

- Existing Conditions Plan
- Existing WWOD Zoning
- Proposed Waterfront West Zoning
- Representative Building Program and Site Layout
 - Existing WWOD Zoning
 - Proposed Waterfront West Zoning
- Proposed Zoning and Approval Process

➤ Goal: TIMELINE

- Anticipated Review and Filing Timeline
- Action Items/Next Steps

Waterfront West

Existing Conditions

Market Square

Central Waterfront

Black Cow

Hilton's Marina

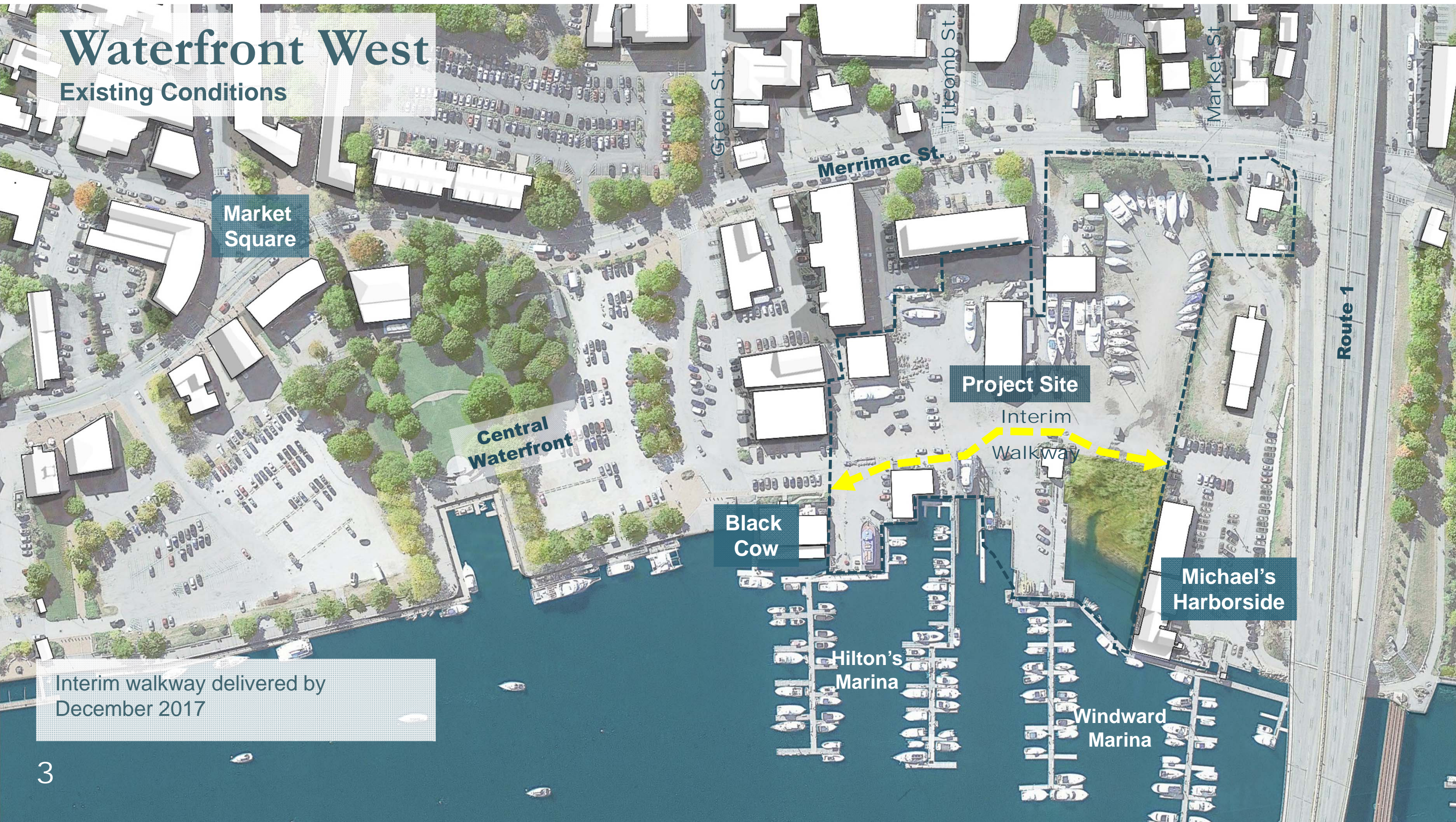
Project Site

Interim Walkway

Michael's Harborside

Windward Marina

Interim walkway delivered by December 2017



Waterfront West

Zoning Comparison

	Existing WWOD	Proposed WWOD
Uses	Multifamily and Hotel allowed only if part of mixed-use building. Permit-granting authority uncertain (Planning Board and/or Zoning Board).	Encourages mixed-use program (Multifamily, Hotel, Retail, Restaurant, Marina, etc.). Allows standalone Hotel/Multifamily buildings.
Minimum Lot Area	4-acre minimum. Encourages one large-scale project.	No minimum lot area. Encourages development at a scale comparable to the rest of Newburyport.
Lot Frontage	60 feet. Results in larger lots and large scale buildings.	15 feet. Encourages smaller lots and smaller scale (townhomes). Enables financing.
Height	35-40 feet. Does not account for grade changes or proper waterfront, floodplain, and climate change planning.	55 feet. Consistent with Chapter 91. Accounts for 15-foot grade change toward the waterfront and climate change resiliency.
Dimensional Requirements (Generally)	Dimensional requirements differ by use. For mixed-use, setbacks are established by the ground-floor use. Inconsistent and uncertain. Complicates planning, phasing, and financing; does not allow for change of use.	Dimensional requirements are applied consistently to all buildings and are calculated across the overall development area, rather than on a lot-by-lot basis.
Setbacks	0 feet minimum; 6-foot maximum setback. Reduces potential open space locations, requires 50 foot setback from high water mark.	0 feet. No maximum setback requirement. Streetscape will be enlivened through active ground-floor uses.

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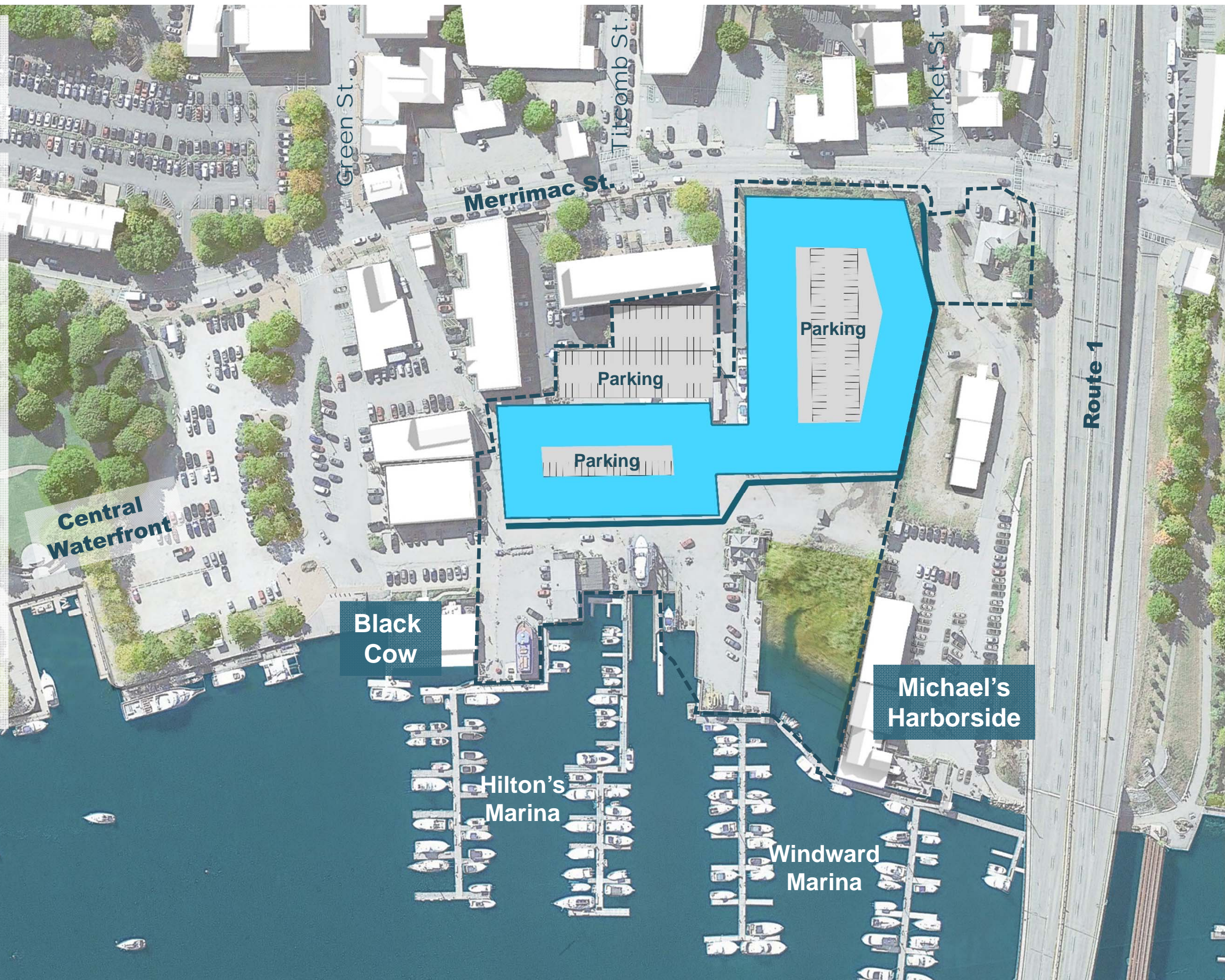
Zoning Comparison

	Existing WWOD	Proposed WWOD
Open Space	33% of special permit area. Discourages utilization of Chapter 91 open space.	25% of project area, consistent with Chapter 91. Roadways further increase this percentage and provide greater overall access.
Multiple Buildings	Allows only 1 residential building per lot	Allows multiple residential buildings. Disregards internal lot lines in favor of comprehensive “overall” master plan. Better planning.
Affordable Housing	10% restricted as affordable for 40 years.	12% of all dwelling units (after first 20 units) must be affordable (either on-site, off-site, or contribution). Affordable restriction applies for so long as the applicable portion of the project includes residential use.
Master Plan	None.	Requires Master Plan. Allows phasing, infrastructure development, financing, and upfront Planning Board and City Council input. Allows Planning Board at time of zoning approval to perform comprehensive review.
Access	Single large scale phasing and resulting large scale buildings will not have public pathways or roadways. Public access from Merrimac Street greatly reduced	Block and passage pattern provides greater accessibility for all users from Merrimac Street.

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Existing WWOD

- 4-acre minimum lot area encourages one large-scale project
- 60 foot lot frontage requires larger lots and encourages greater scale
- Dimensional requirements differ by use
- Setbacks - 0 feet minimum; 6-foot maximum; 50 feet from high water mark
- Allows only 1 residential building per lot
- No master plan



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Proposed WWOD

- Minimum lot area and frontage encourages smaller lots and smaller scale (townhomes)
- Dimensional requirements are applied consistently to all buildings and are calculated across the overall development area, rather than on a lot-by-lot (or use) basis
- Setbacks – No minimum or maximum requirement. Streetscape will be enlivened through active ground-floor uses.
- Allows multiple residential buildings; disregards internal lot lines in favor of comprehensive “overall” master plan.
- Requires Master Plan approval



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Waterfront West Zoning

Waterfront West Zoning Approach

- Create a Zoning Overlay District (Amended and Restated WWOD)
- Create Zoning Text
- Create a Master Development Plan, which becomes part of the new zoning text

Why a Master Development Plan Approach?

- Tailor the Plan and the Zoning to the Site
- Provide Certainty to:
 - City
 - Public
 - Lenders
 - Regulatory Community

Why Certainty Matters

- Allows for the infrastructure to be built/financed, even though Project is phased
- Allows for community input, early and often, before zoning and plan are finalized
- Establishes the uses, dimensions, etc.
- Provides site-planning flexibility and planning our site
- Allows Planning Board to confirm compliance with the Master Plan, on a phased basis

SUMMARY: THE DEVELOPMENT YOU COMMENTED ON, REVIEWED AND APPROVED AND VOTED FOR IS WHAT YOU GET!

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Zoning Approval Path

Applicant **submits Zoning Amendment and Master Development Plan** to the City of Newburyport

Comprehensive **public review** process and coordination with City boards, agencies and departments and **community meetings**:

- Traffic
- Design
- Utilities
- Stormwater
- Floodplain Planning

Work with Planning Board and City Council to **finalize Zoning Amendment and Master Development Plan**:

- Ensures long-term project viability
- Certainty for financing to pay for project infrastructure
- Project certainty, including uses, dimensions, parking, etc.
- Site-planning flexibility and Planning Board oversight

- City Council **adopts Zoning Amendment and Master Development Plan**
 - Planning Board **Conformance Review and Recommendation**

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Anticipated Review and Filing Timeline

January	Informal process presentation / discussion with Planning Board
February	Informal process and project review with City Council
	File, informally, with Planning Board: <ul style="list-style-type: none">• Zoning Text and Map Amendment• Master Development Plan• Site Plan• Traffic Report• Design/Layout/Perspectives/Drawings• Utilities Report• Stormwater Report• Fiscal Report• Marina Operations• Parking
March	Review Design/Layout/Perspectives
	Review Zoning Text/Master Development Plan
	Joint meeting with City Council Subcommittee and Planning Board
*** Special meetings/group sessions are anticipated, as needed, to address particular subjects	

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Anticipated Review and Filing Timeline (Continued)

April	Review Traffic, Utilities, Stormwater, Parking, Marina Operations
	Review Fiscal and Development Agreement, Follow-up Comments and Responses
	Formal Filing with City Council
	Coordinated meetings with City Council and Planning Board; referral by City Council to Planning Board
May	Formal Planning Board zoning amendment recommendation; Formal Planning Board Conformance Review and Recommendation
June	Formal City Council vote to approve Zoning Amendment and Master Development Plan
*** Special meetings/group sessions are anticipated, as needed, to address particular subjects	

An aerial photograph of a harbor filled with numerous sailboats docked in neat rows. In the background, a city with various buildings and a prominent church spire is visible across the water. The image has a light, textured overlay.

NEXT STEPS / QUESTIONS