



NYS @ 59 Low Street: Review of the site

PRESENTATION TO BUDGET & FINANCE

FEBRUARY 2, 2023



Presentation Overview



HOW WE GOT HERE



CLARIFICATIONS
ABOUT THE SITE



NEXT STEPS AND
QUESTIONS

How did we choose 59 Low St for NYS?

- Selection Committee (November, 2021) sites considered:
 - Brown School
 - Colby Farm Ln
 - Fulton Pit
 - Cushing Park
 - Pioneer Fields
 - Fuller Field
 - Bresnahan/Sr Community Ctr
 - Nock/Molin
 - Mersen (Merrimac)
 - Enpro
 - Cooper Field (155 & 159 Low)
 - 59 Low St

How did we choose 59 Low St for NYS?

- Selection Committee (November, 2021) criteria considered:
 - Adequate space
 - Outdoor play area
 - Parking
 - Potential for growth
 - Proximity to schools
 - Proximity to parks/fields
 - Impact on neighborhood
 - Centralized location in City
 - Walkable/bikeable/public transportation
 - Environmental impact
 - Remediation required
 - Net zero potential

How did we choose 59 Low St for NYS?

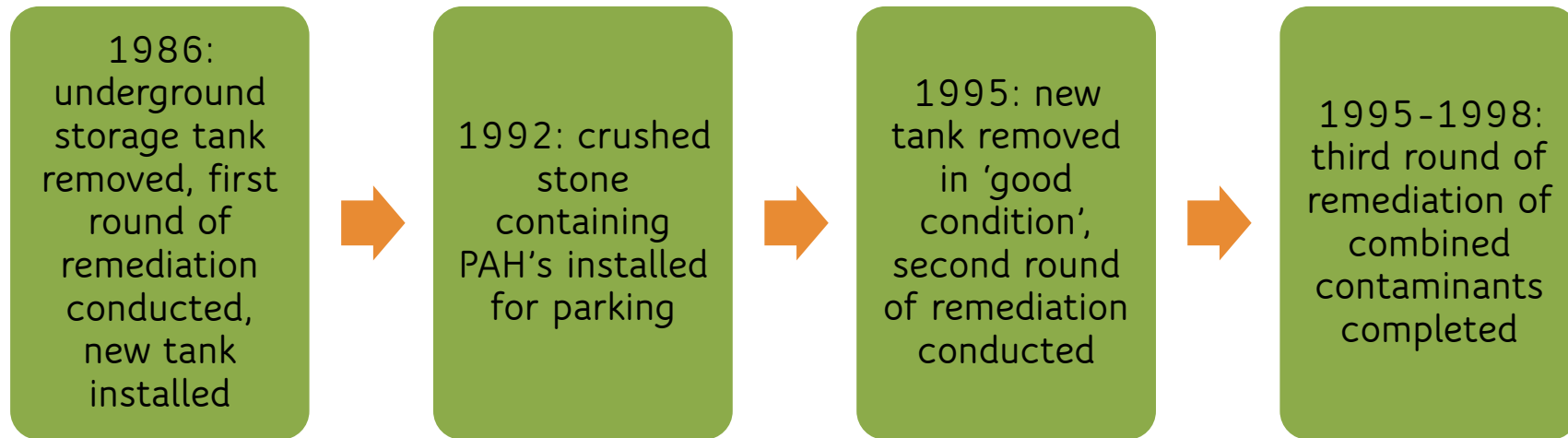
- Selection Committee (November, 2021) criteria considered:
 - Available utilities
 - Flexibility of design
 - Land acquisition/cost or lease
 - Zoning & regulation concerns

How did we choose 59 Low St for NYS?

- Four highest-scoring sites:
 - Cushing Park (new construction, environment unknown, neighborhood impact)
 - Former Enpro site (new construction, environment unknown, privately owned)
 - Fulton Pit (new construction, environment unknown, used by DPS)
 - 59 Low St (renovation and addition, environment known, used by Parks)

What about the contaminants?

- What we know:
 - Currently: site has an A1 rating from DEP (to background levels)



What about the wetlands?

- Wetlands re-flagged (2022):
 - Prior wetland flags were 3 years old, require new flagging
 - New flagging occurred in summer 2022, based on soil samples and presence of vegetation (scientific method)
 - RDA filed and approved by the Conservation Commission after a site walk and public hearing
 - New wetland line set for 3 years
 - State vs local resource areas differentiated where appropriate

Historical aerial photos



1965



1978

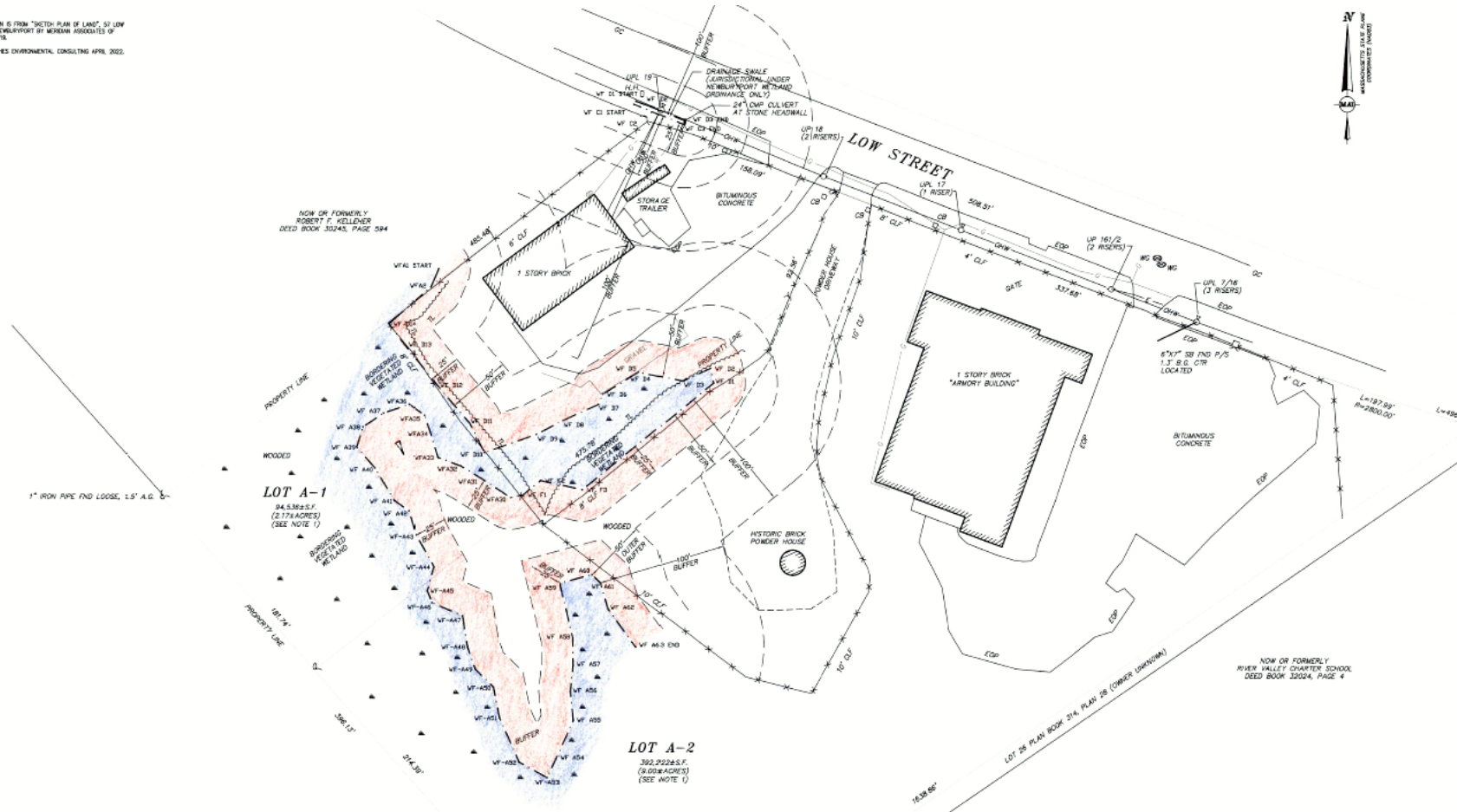
Historical aerial photos



2005

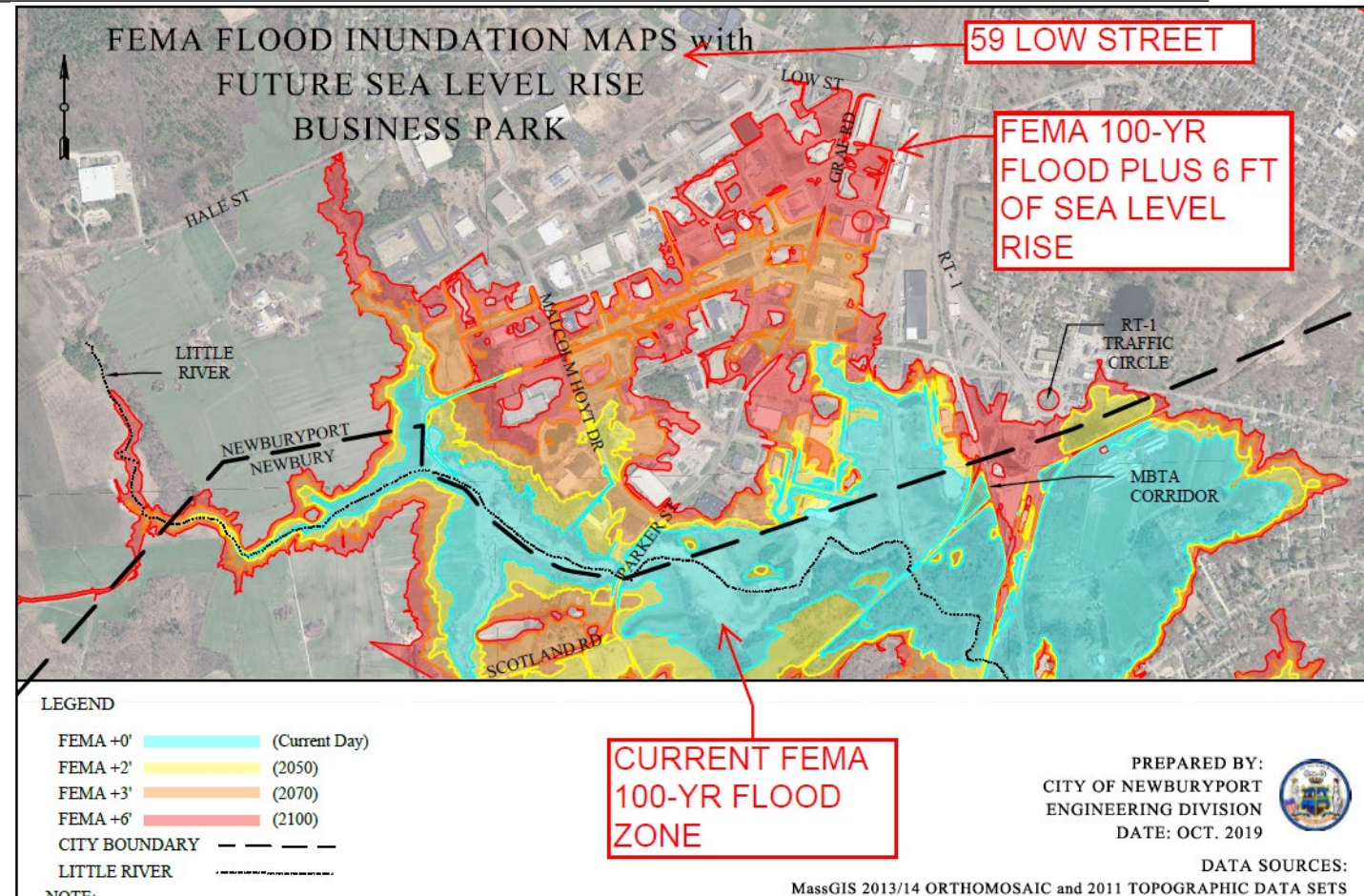
Site plan

1. THE INFORMATION SHOWN HEREIN IS FROM "SKETCH PLAN OF LAND", 57 LOW STREET PREPARED FOR CITY OF NEWBURYPORT BY MORRAN ASSOCIATES OF NEWBURY, MA DATED JUNE 30, 2018.
2. WETLANDS DELINEATED BY "HUGHES ENVIRONMENTAL", CONSULTING APRIL 2022.



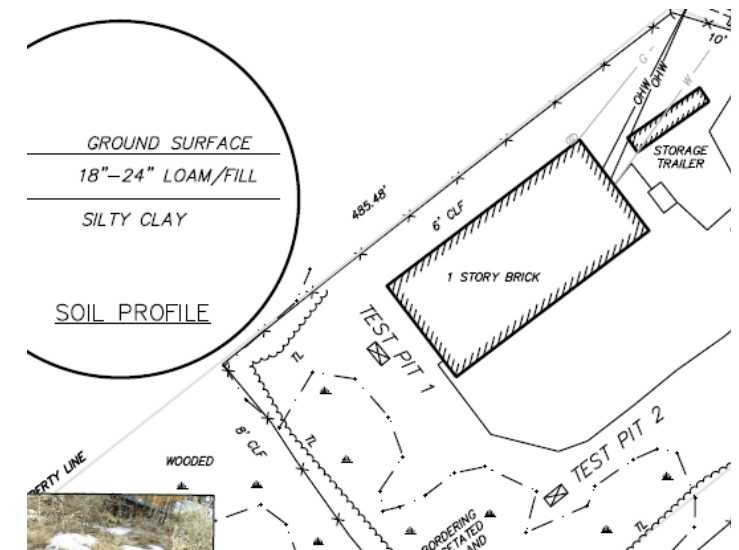
What about flooding?

- FEMA: 100-year flood zone plus 6' SLR not near property



What about the drainage?

- Control the rate of increased runoff from new impervious areas per DEP Stormwater Standards and local Con Com regulations:
 - Detention basin and shallow water quality swales to treat runoff before discharging into wetlands
 - Underground infiltration not preferred because of clay/silt soils identified during test pits



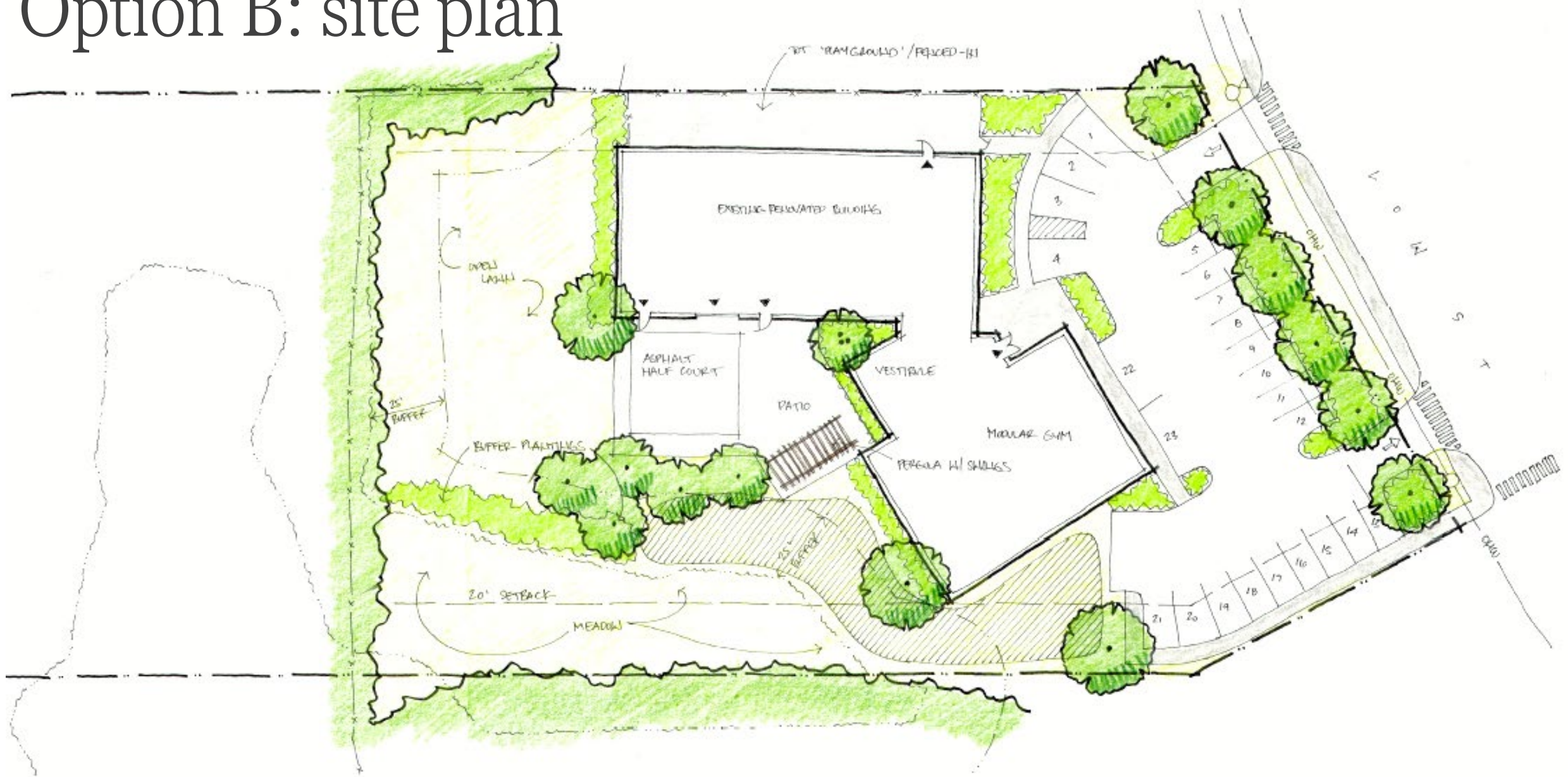
Drainage patterns in the Industrial Park



What about parking and traffic?

- Managing traffic flow and parking throughout the day:
 - Morning programs: limited to 12 families, ample parking on-site to accommodate
 - After school/drop-in programs: primarily walking/biking, parent pickup is accommodated via the driveway loop and is staggered
 - After hours events: shared parking with Nock-Molin school across the street
 - Crossing signal will be installed

Option B: site plan



Next steps

- Programming (1/12)

We are
here →

- Site (2/2)

- Finance (2/16)

- Design (?)

