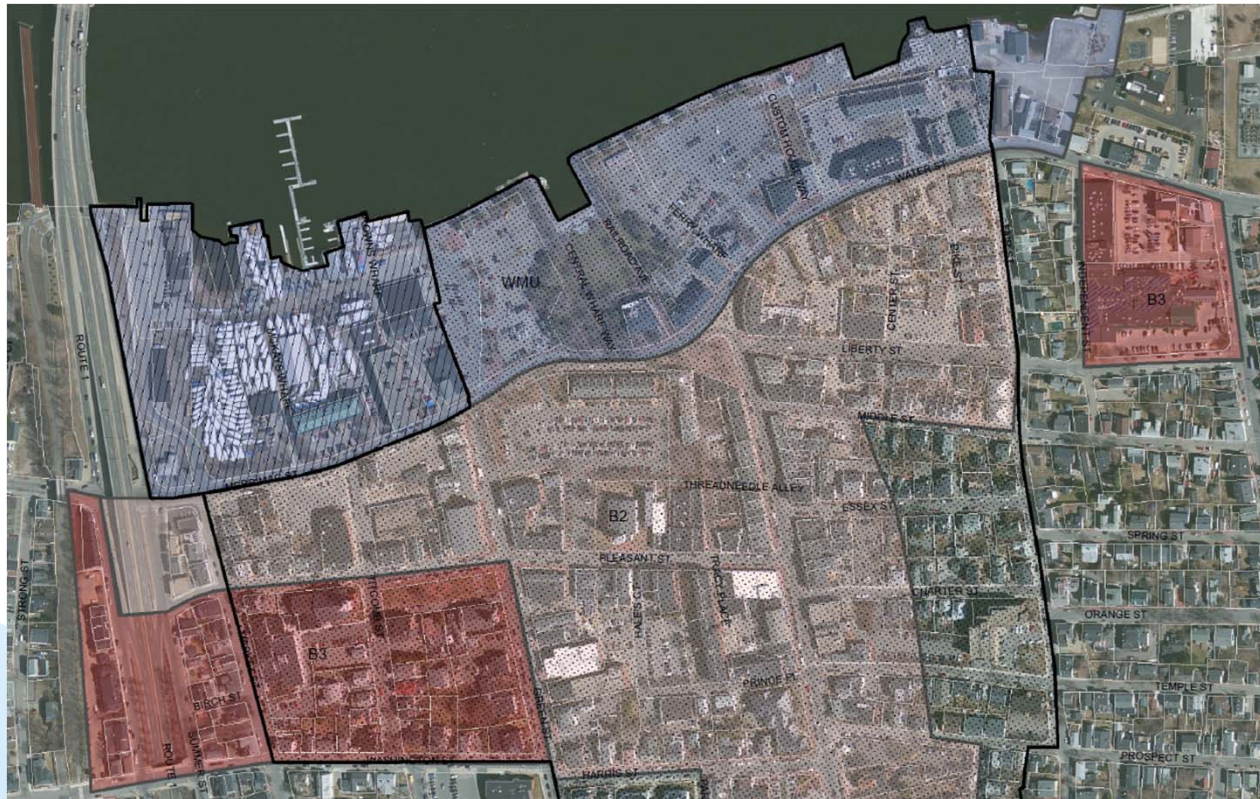


Background & Context for Waterfront West Discussions Existing Zoning & Prior Studies

May 4, 2017

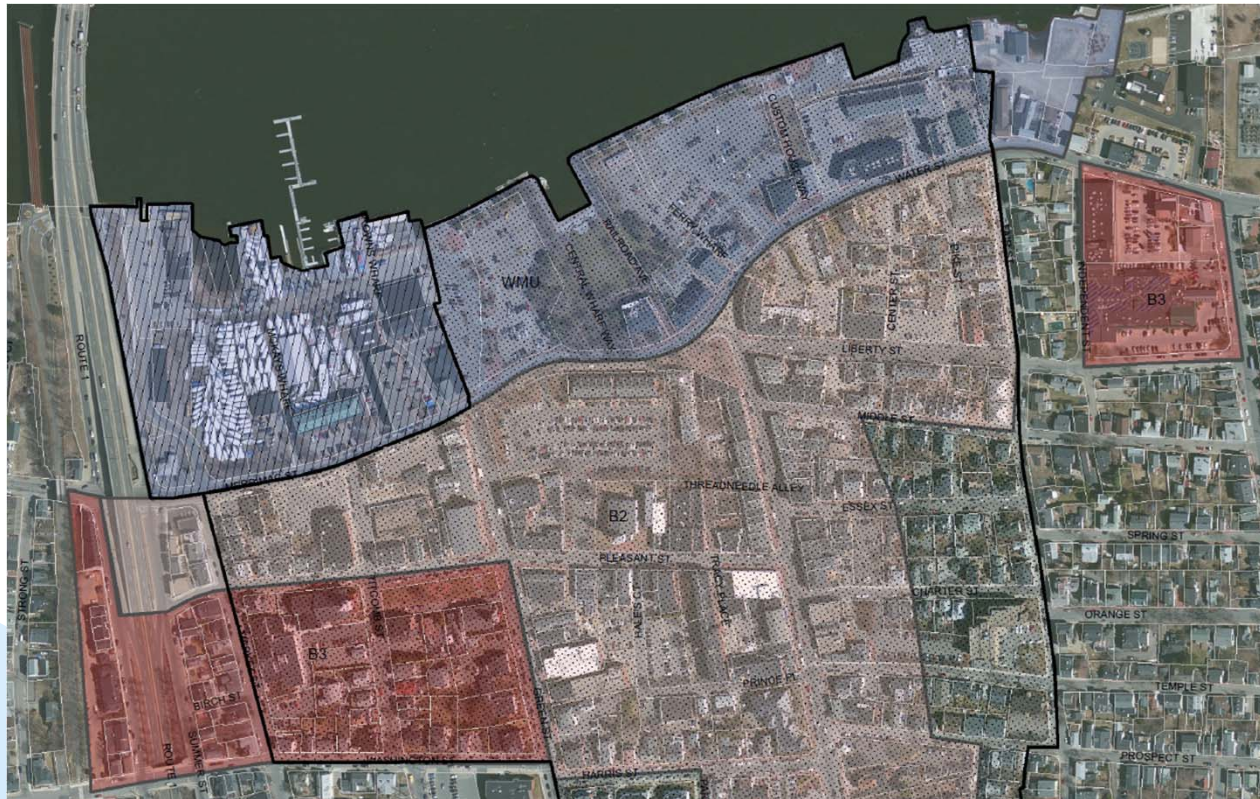
Waterfront Mixed Use (WMU) District

"The purpose of this district is to encourage the development of marine, civic, tourism, and cultural land uses activities which benefit from the location of the central waterfront and to enhance this area as the civic and cultural center of the city. Structures which are totally residential are not allowed in this district. Additional intents in this district include the protection and provision of public access and views."



Waterfront West Overlay District (WWOD)

“A Waterfront West Overlay District (WWOD) [is] established due to the unique land use, historic, cultural and architectural resources of the properties located along the central waterfront to encourage implementation of the recommendations of the 2001 Master Plan and 2003 Waterfront Strategic Plan...”



Waterfront West Overlay District (WWOD)

- A.** Architectural Scale & Character Consistent with Historic Downtown;
- B.** Reduced setback requirements," mandatory "build-to" lines, increasing building coverage;
- C.** Mixed-use buildings with active commercial uses on the ground floor and housing and/or offices above;
- D.** Lively mixed-use waterfront district with public space, intimately scaled streets, public pedestrian ways and key views to the water from Merrimac Street;
- E.** Maintain and protect marine-dependent uses;
- F.** Discouraging surface parking lots and encouraging structured parking;
- G.** Encourage "shared parking" strategies in mixed-use projects;
- H.** Pedestrian ways to the water: alleys, sidewalks, plazas and other public open spaces;
- I.** Preservation & Adaptive reuse of existing historic structures; and
- J.** Encourage affordable housing with density consistent with the downtown.

Waterfront West Overlay District (WWOD)

- A.** Overlay District (underlying WMU)
- B.** Special Permit for Large-Scale Redevelopment (minimum size: 4 acres)
- C.** Minimum Open Space: 30%, 50% publicly accessible
- D.** Maximum Building Height: 35' (40' for parking structures)
- E.** All required parking on-site
- F.** Required Affordable Housing: 10% of all units
- G.** Preservation Restrictions: All buildings listed on the National Register
- H.** Permitted Uses:
 - A.** Multi-family, over twenty (20) units
 - B.** Congregate elderly housing
 - C.** Specialty shopping center (only if part of mixed use)
 - D.** Health/recreation
 - E.** Parking structure
 - F.** Retail/service kiosk automated teller machine
 - G.** Fast food/carry out (carry-out of prepared food only)
 - H.** Corporate headquarters

Waterfront Strategic Plan (2003)



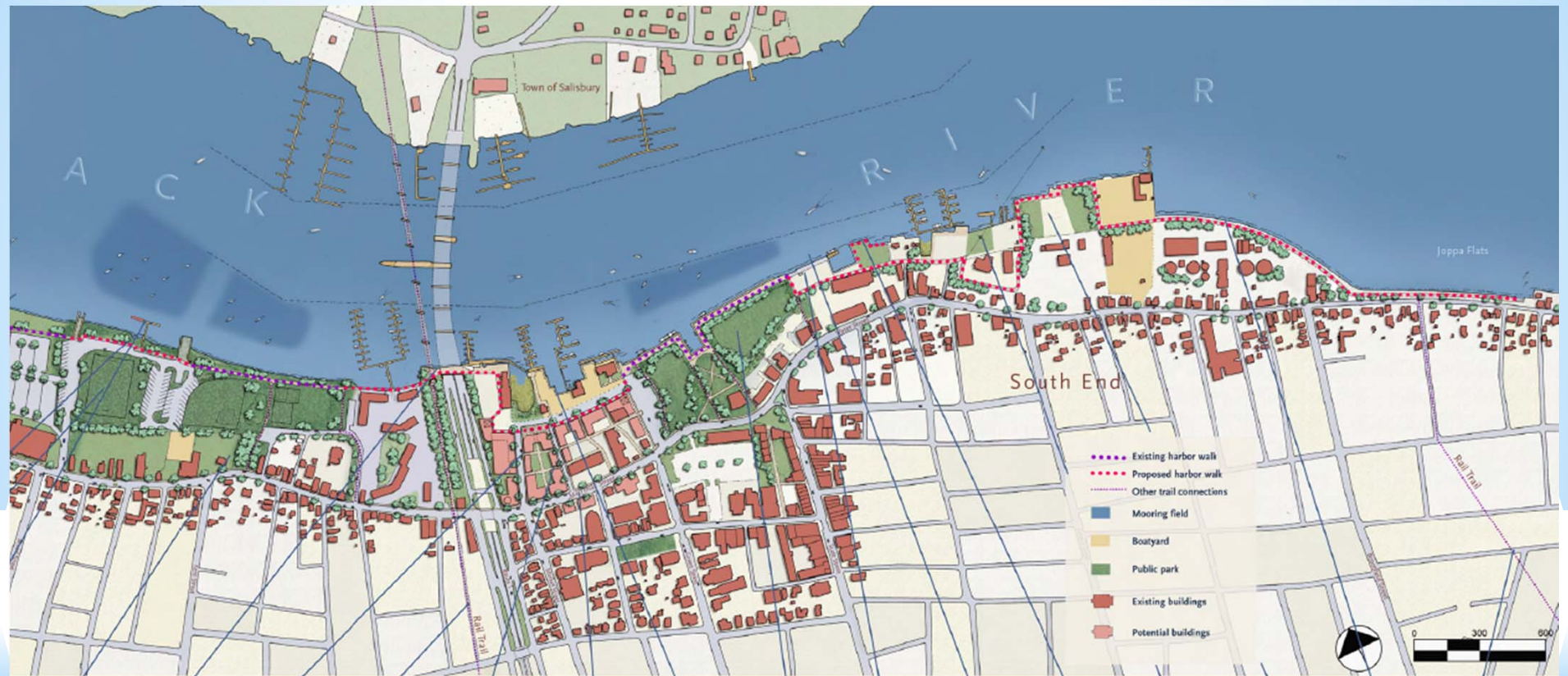
“Newburyport no longer has the same relationship of city to harbor that it had in the early 1800s when the Federal-style commercial blocks were built down to the water's edge and tall ships towered over Water Street.”

Waterfront Strategic Plan (2003)



“The Strategic Plan focuses primarily on the task of reconnecting city and harbor by means of parks, public streets, walkways, bike trails, architecture, and a vibrant mix of community uses.”

Waterfront Strategic Plan (2003)



Expand Cashman Park to Merimack Street in the vicinity of Kent Street to forge better links with the neighborhood.

Extend the Harbor Walk underneath the Route 1 bridge linking the North End to the Central Waterfront.

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

Establish a Rail Trail connection south to the MBTA railroad station and Newbury and north to Salisbury.

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

Improve the pedestrian character of Merimack Street with trees, walls, and infill redevelopment from the North End to the Downtown.

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

Expand the Central Waterfront Park and explore options for accommodating replacement public parking.

Establish a new Waterfront Visitor's Center to serve transient boaters and others.

Expand and improve the Fish Pier for the working fishing fleet.

Install a new public boardwalk in conjunction with a new integrated fish processing and sales facility. Provide interpretive materials on the Atlantic fisheries.

Improve public access to the range lights and interpret their role as aids to navigation.

Explore future reuse of underutilized deep-water frontage for maritime use.

Dramatically expand direct access to the waterfront for residents and visitors through the establishment of a continuous two-mile Harbor Walk from Joppa Flats to Cashman Park.

Complete the Rail Trail loop from the waterfront through the South End to the MBTA railroad station and Newbury.

Strategic Plan

NEWBURYPORT, MASSACHUSETTS

AUGUST, 2003

GC
&A
Goody, Clancy & Associates

Waterfront Strategic Plan (2003)

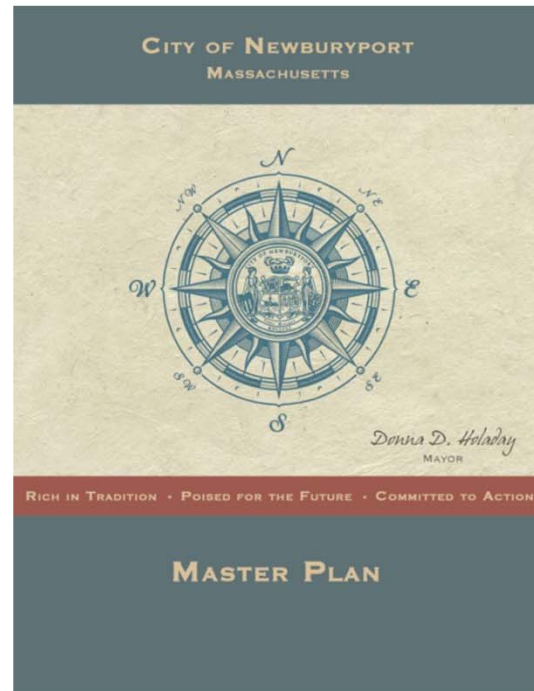
Vision & Goals

1. Support the working waterfront and enhance facilities for recreational and commercial maritime uses.
2. Reinforce and extend the historic downtown to the waterfront with a new mixed-use neighborhood.
3. Dramatically improve public access to the waterfront while linking the North End and South End to the downtown.
4. Enhance and expand public parks and civic spaces along the harbor for relaxation and recreation.

Waterfront Strategic Plan (2003)

- A policy guide and framework for action
- What the waterfront should be like in the future
- Significant increase in waterfront public access
- “Encourage mixed-use development overlooking parks to enhance security and activity day and night. Reinforce the pattern of open spaces and developed edges along the Newburyport harbor.”
- “A variety of experiences for pedestrians traversing the waterfront as water views are held back and revealed in a dramatic way.”

Newburyport Master Plan (2017)



“Encourage redevelopment of the ‘Waterfront West’ area that is compatible with surrounding downtown architecture and uses. Support permitting for new mixed-use (residential and commercial) and hotel development that would support the vibrancy of the existing downtown while adding new tax revenue, public access along the waterfront, affordable residential units, and other public benefits”