

Waterfront West

June 5, 2017

Waterfront West

Agenda

- Development Team
- Zoning: Idea and Process
- Site Context & Framework
- Paths to the Waterfront
- Waterfront
- Buildings: Height | Density and Massing
- Schedule | Next Steps



Waterfront West

Development Team

NEW ENGLAND DEVELOPMENT

John Twohig
Scott Kelley



Jeffrey Dirk



Tim Sullivan



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DUMONTJANKS

urban design architecture landscape
architecture

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Waterfront West



Route 1

An aerial photograph of a harbor filled with numerous sailboats docked at long piers. In the background, a city skyline is visible across the water, featuring several prominent church spires and buildings. The image is slightly faded, serving as a background for the title text.

ZONING: IDEA and PROCESS

Waterfront West

Waterfront West Zoning

Standard Zoning Approach

- Draft new zoning text;
- Bring forward a project; review by the Planning Board
- Project not always what the City/Public expected when the zoning text was approved

Waterfront West Zoning Approach

- Create a Zoning Overlay District
- Create Zoning Text
- Create a Master Development Plan, which becomes part of the new zoning text
- City Council and the Planning Board review and comment on supporting information and proposed site plan prior to adoption of zoning
- Planning Board reviews each phase to determine each proposed phase is consistent with approved Master Plan

Why a Master Development Plan Approach?

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

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

Waterfront West

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:

- Traffic
- Design
- Utilities
- Stormwater



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

An aerial photograph of a harbor, likely in San Francisco, showing numerous sailboats docked at piers. In the background, a city skyline is visible, including the Transamerica Pyramid. The image is overlaid with a semi-transparent dark blue rectangle containing the title text.

SITE CONTEXT & FRAMEWORK

Waterfront West








Regional Context



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



Waterfront West

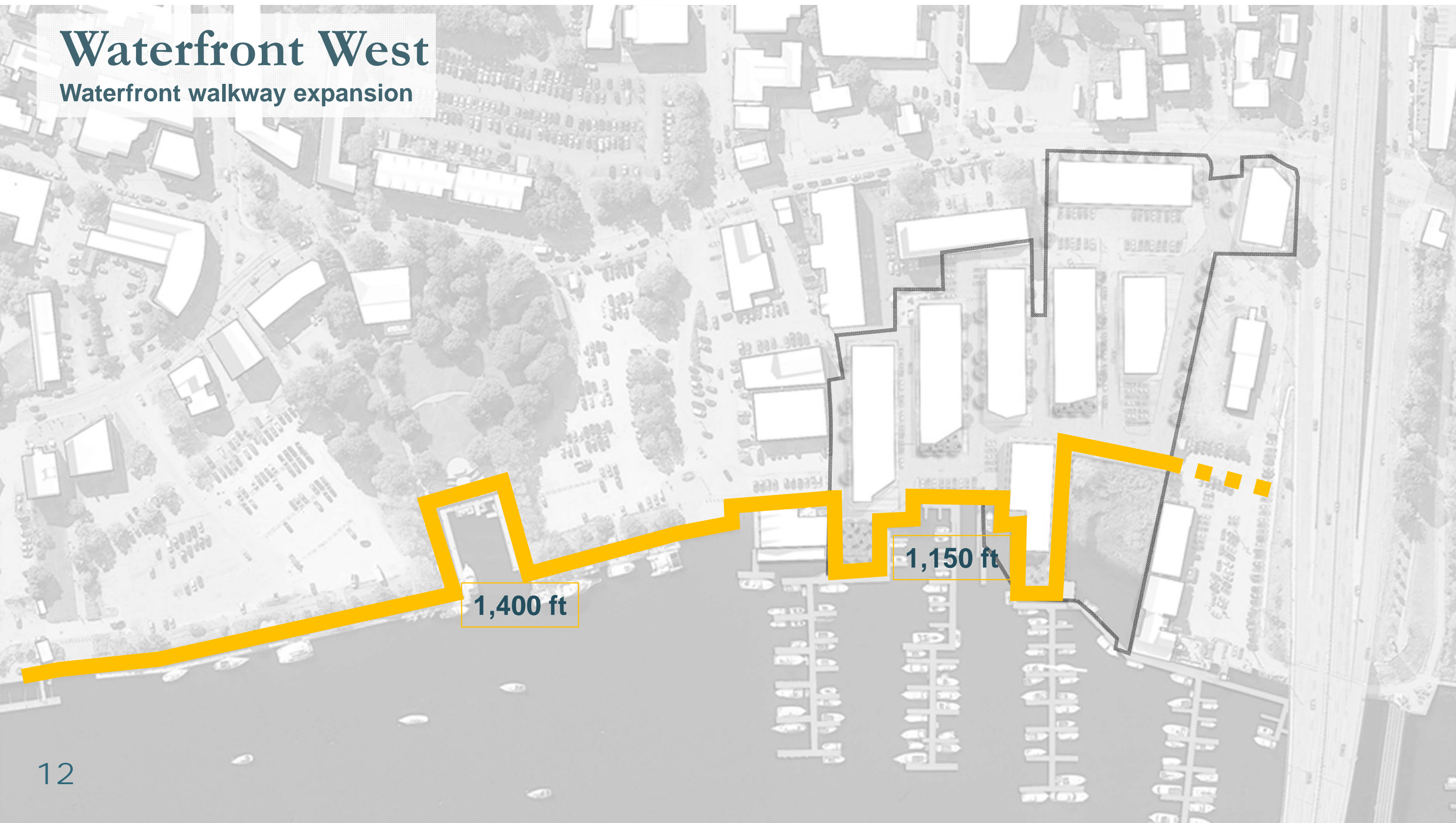
2003 Strategic Waterfront Plan Goals

- 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



Waterfront West

Waterfront walkway expansion



1,400 ft

1,150 ft

Waterfront West

Comparison of civic spaces

Inn Street
0.79 Acres

Brown's Square
0.43 Acres

Market Square
0.31 Acres

Central Green
0.57 Acres

Waterfront West
1.23 Acres

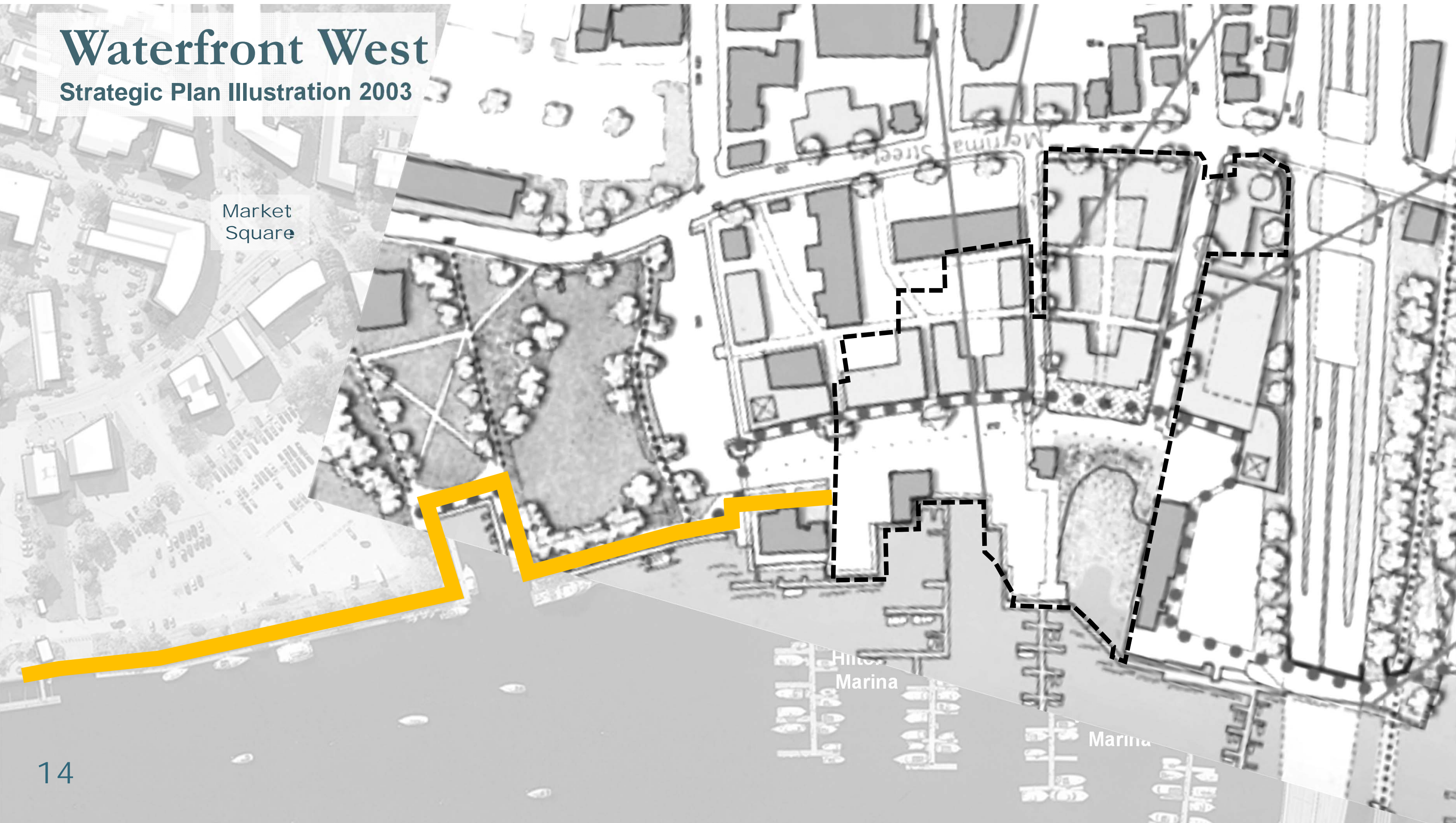
Waterfront West

Strategic Plan Illustration 2003

Market
Square

Historic
Marina

Marina



Waterfront West

Strategic Plan Illustration 2003

Market Square

Green St.

Titcomb St.

Market St.

Merrimac St.

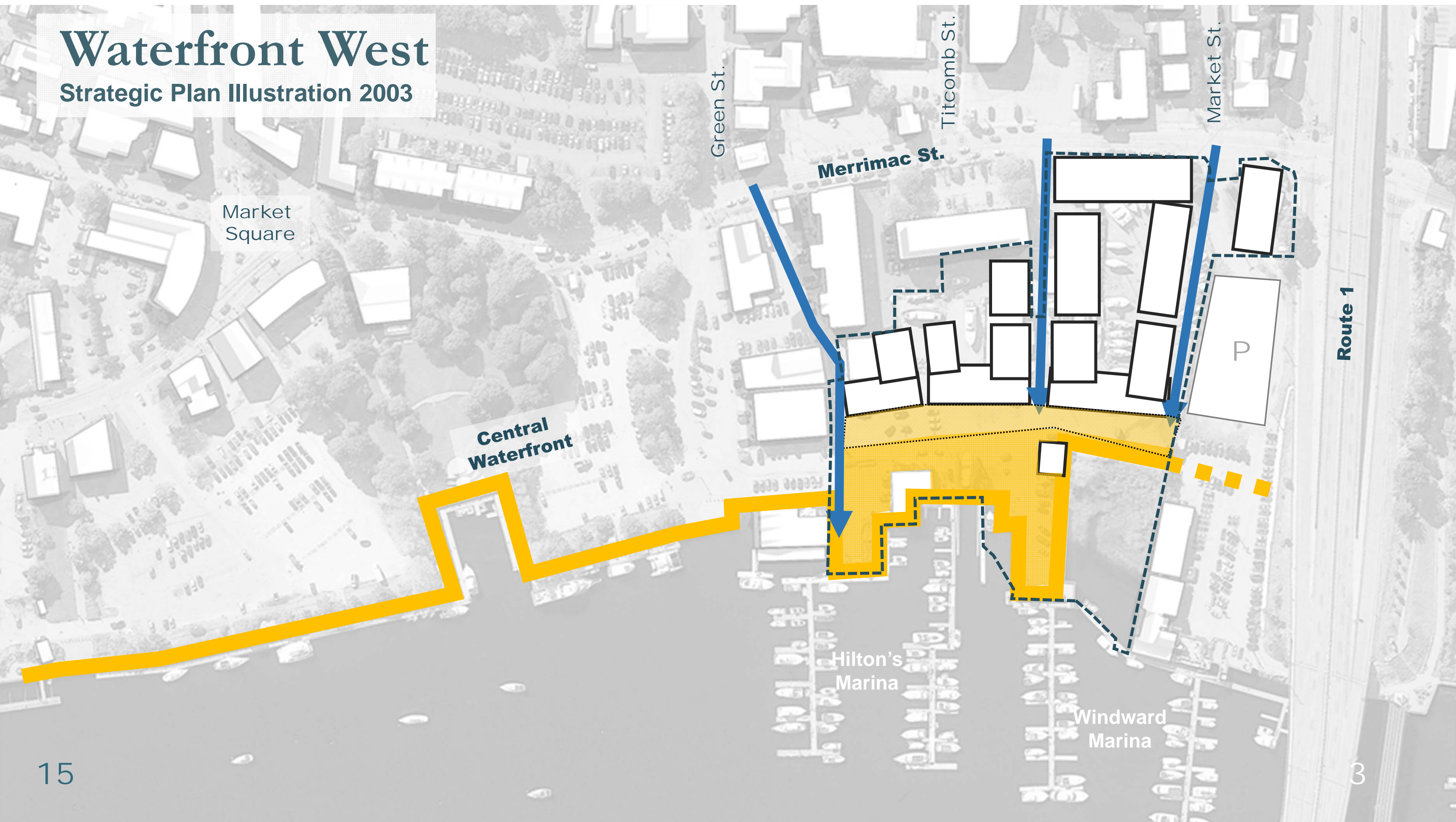
Central Waterfront

Route 1

Hilton's Marina

Windward Marina

P



Waterfront West

Development Idea

Market Square

Central Waterfront

Green St.

Merrimac St.

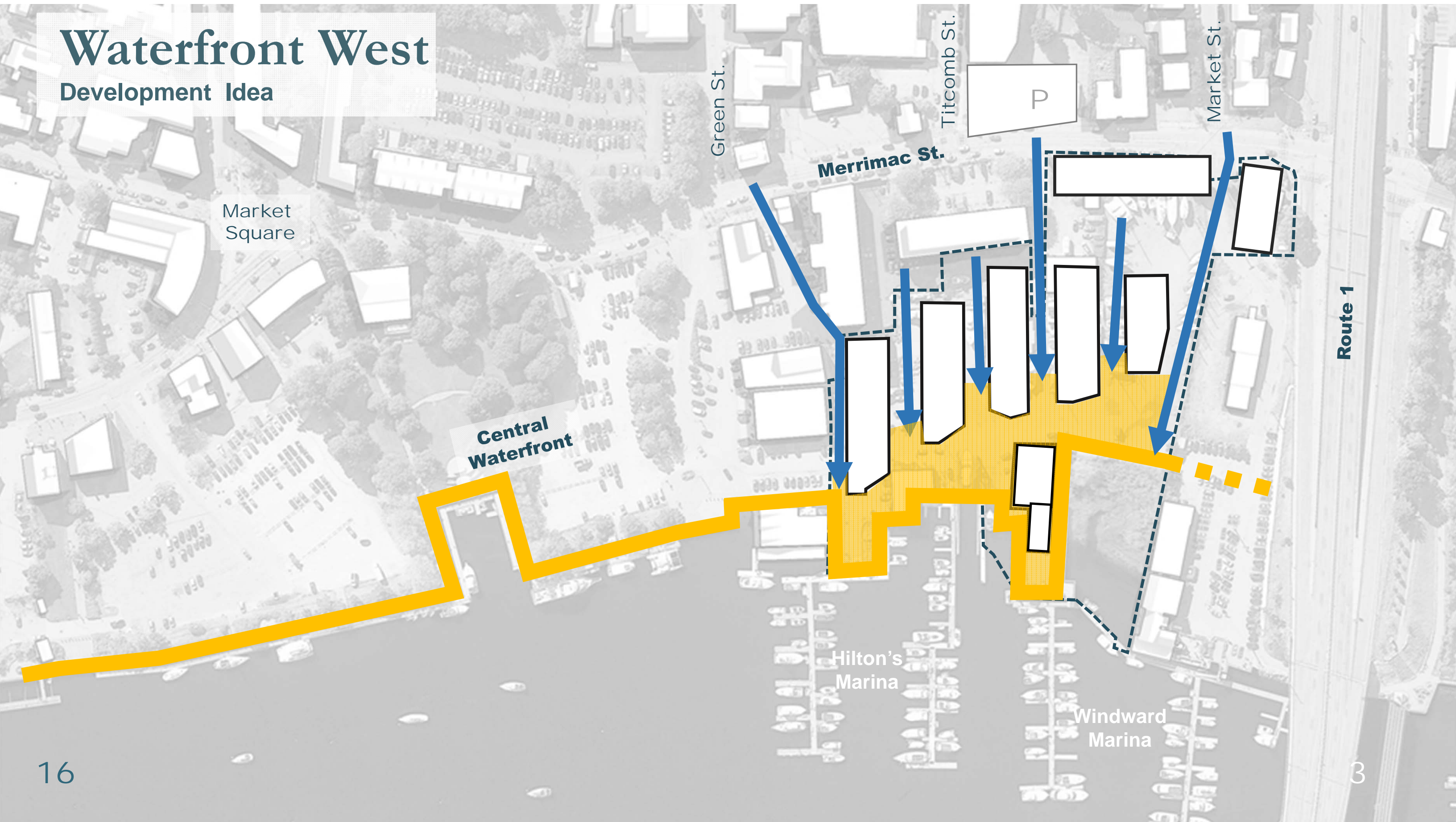
Titcomb St.

Market St.

Route 1

Hilton's Marina

Windward Marina



Waterfront West

current pedestrian flow to waterfront “street”



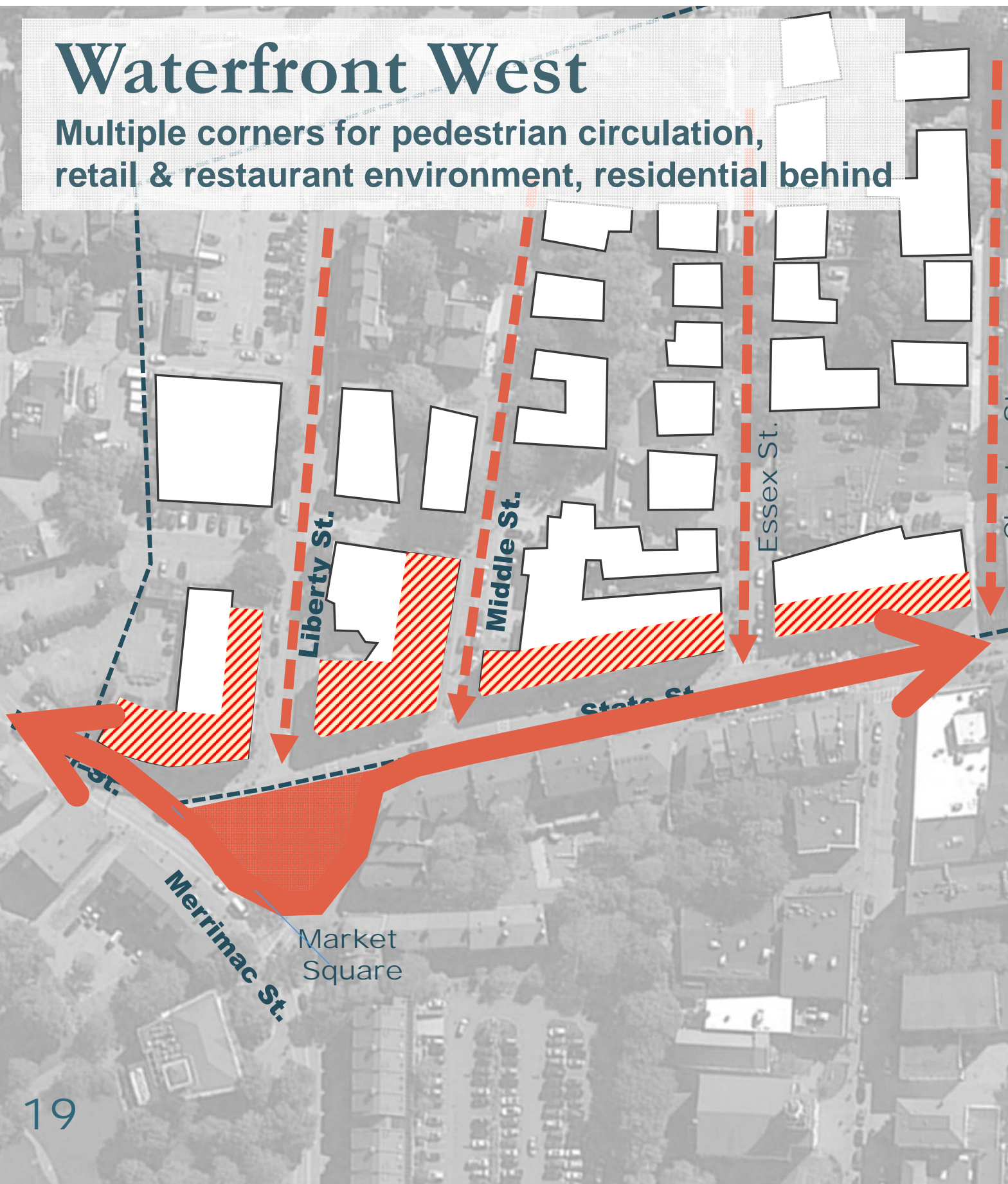
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State Street comparison:
land use distribution



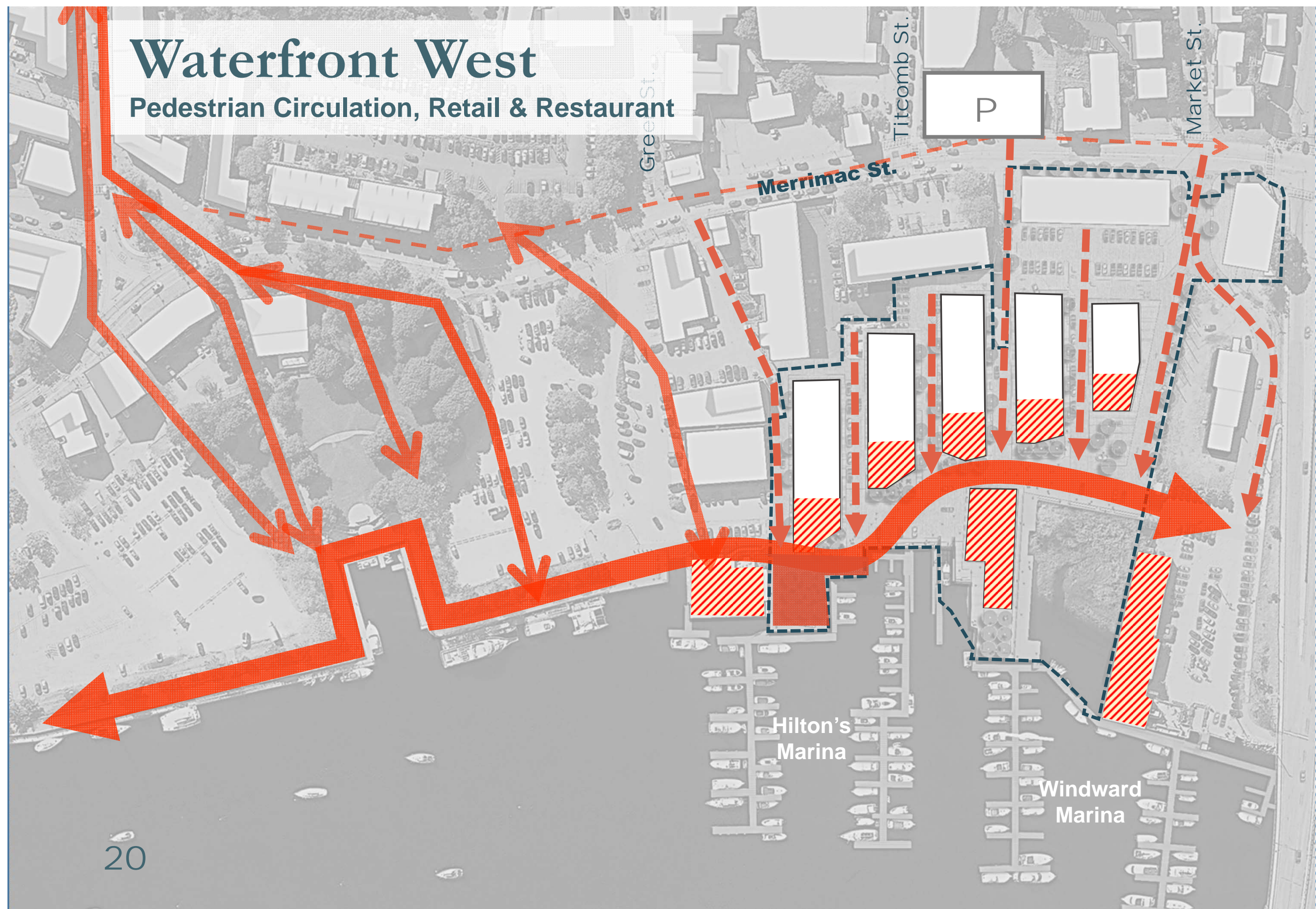
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Multiple corners for pedestrian circulation, retail & restaurant environment, residential behind



Waterfront West

Pedestrian Circulation, Retail & Restaurant



Waterfront West

2003 Strategic Waterfront Plan Goals

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- Maintain Marina Uses



Waterfront West

Site Plan

REPRESENTATIVE PROGRAM

- Homes: 145
- Hotel Rooms: 120
- Meeting Space
- Marina: 138 Slips
- Retail / Café

PLANNING CONSIDERATIONS

- City Master Planning Goals
- Sustainability
- Flood Plain Considerations
- Stormwater Management
- Utility / Infrastructure Improvements
- Phased Delivery





PATHS TO THE WATERFRONT

Waterfront West

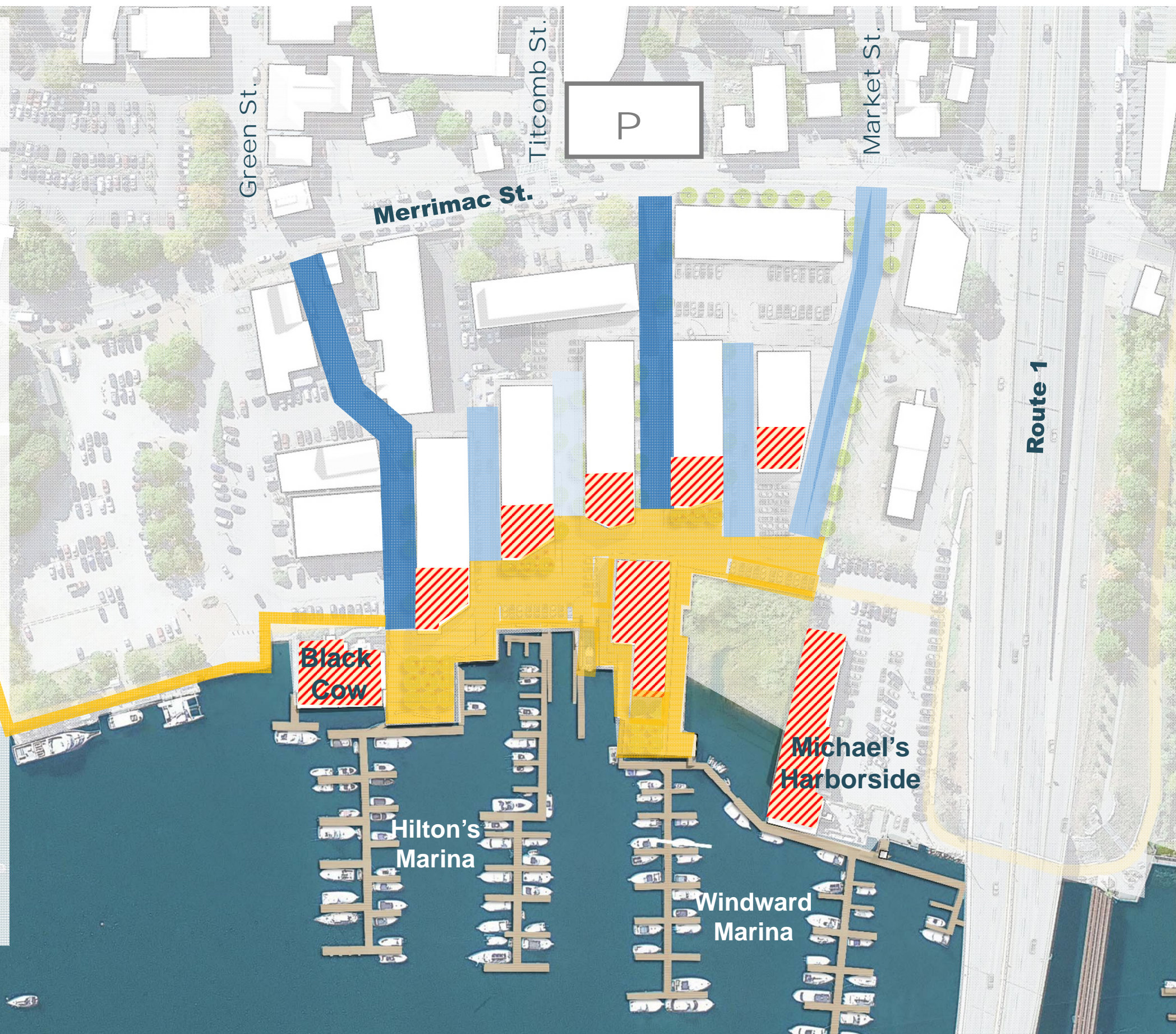
Access to the waterfront:
a shared space

LEGEND

- Street
- Driveway
- Alley
- Publicly Accessible Space

Marina Operation

- Existing marina slips, operations, gatehouses and access are to be maintained
- Boat storage in the off season will not be impacted until later phases, at which time the storage will be moved to other property either owned or purchased by us
- Circulation, drop-off and parking for marina guests has been considered and accommodated



Waterfront West

Shared street: two way vehicular movement



Waterfront West

Shared drives: one way vehicular movement



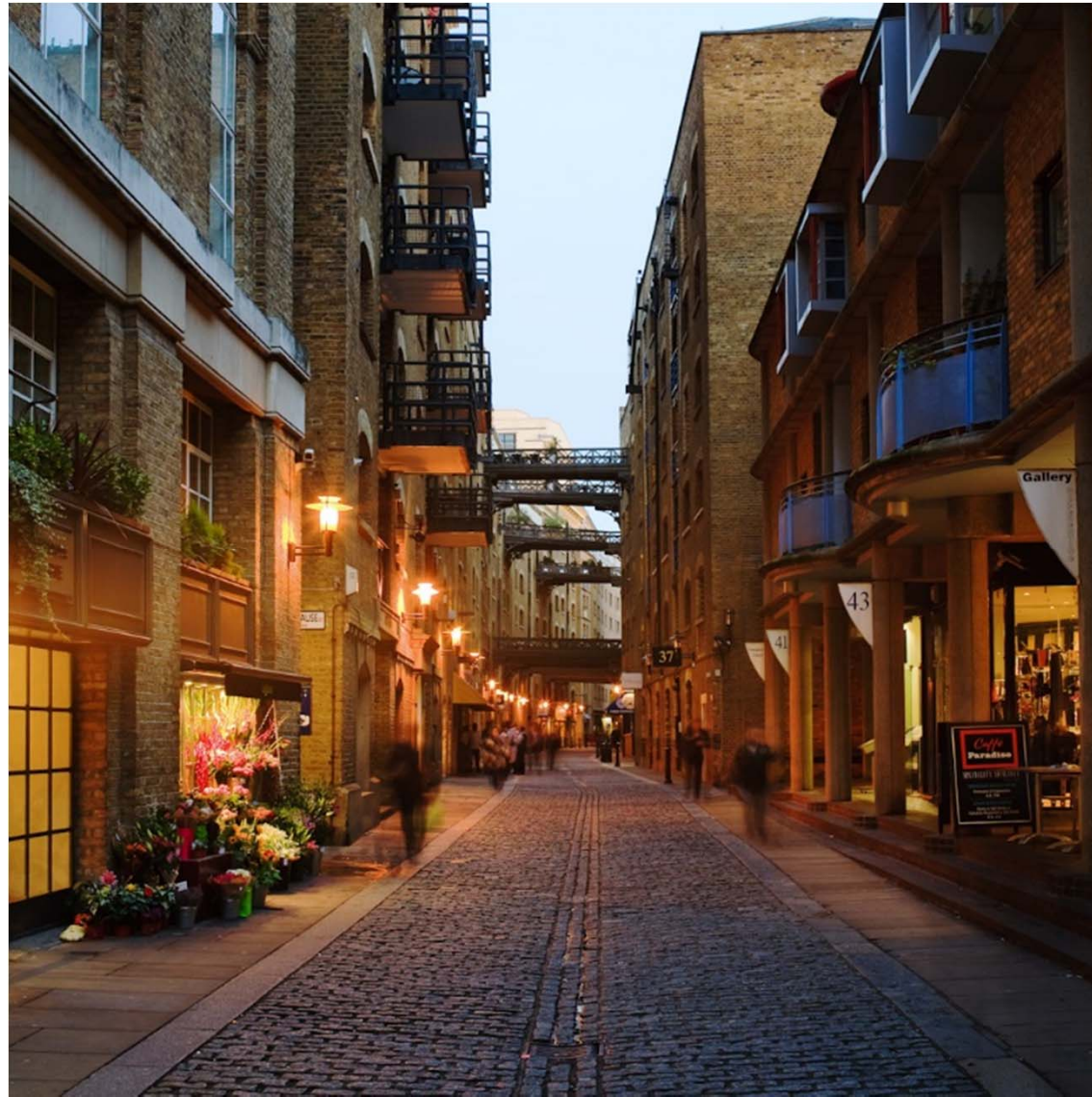
Average height to
cornice/eave
approx. 37' Typ.



35'- 40'

Waterfront West

Shared alley: pedestrian movement dominant



Average height to
cornice/eave
approx. 37' Typ.



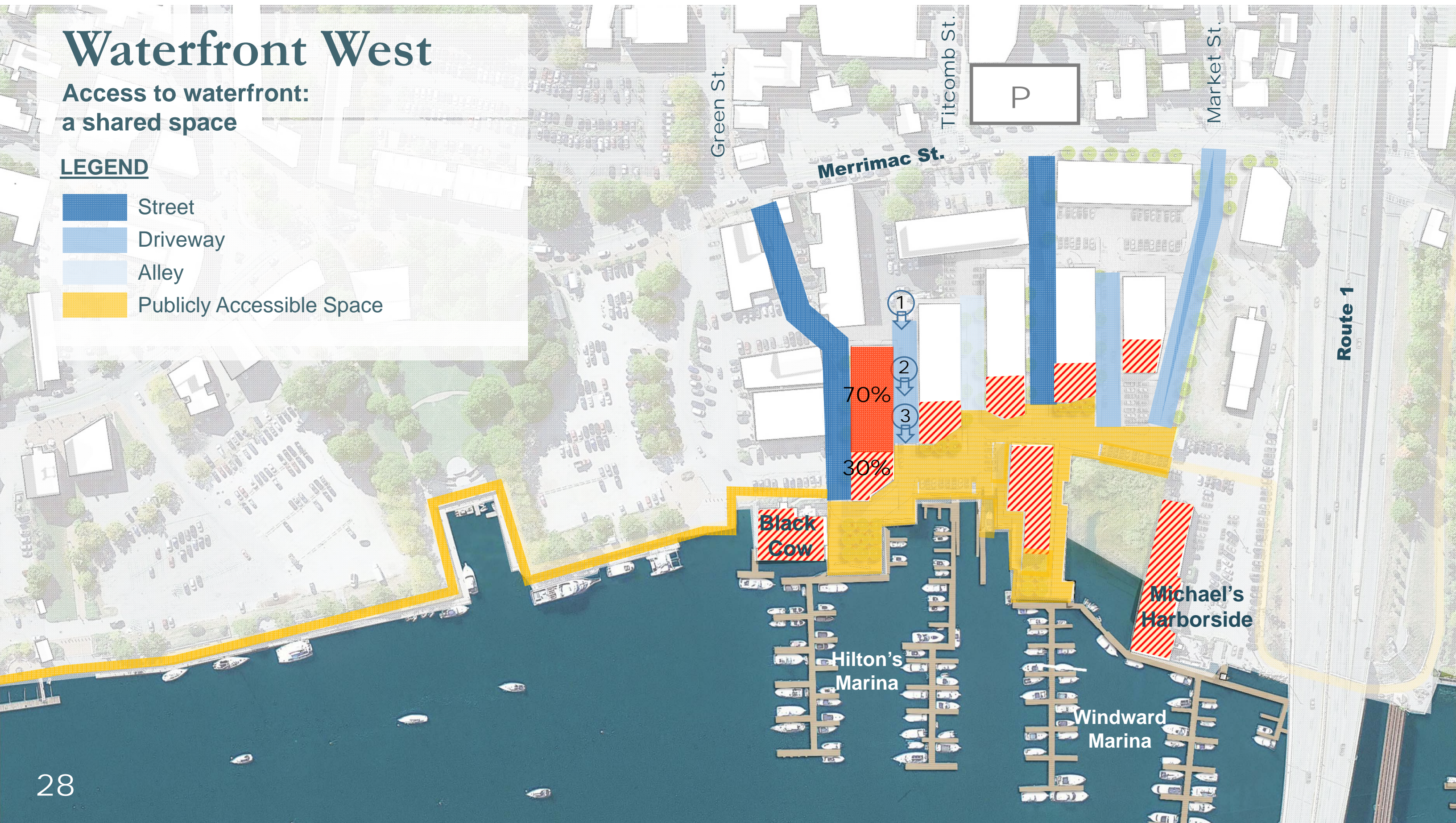
+/- 35'

Waterfront West

Access to waterfront:
a shared space

LEGEND

- Street
- Driveway
- Alley
- Publicly Accessible Space



End of typical waterfront access alley

buildings approx. 140-200' long

setback dormer or lofts
pavilions above

average height to cornice/eave
approx. 37' Typ.

street environment palette:

entries, canopies, balconies,
hedges, vines, street tree,
lighting, identity signs if
commercial, differentiated
pedestrian and vehicular paver
surfaces



Midpoint of typical waterfront access alley
buildings approx. 200' long

setback dormer or lofts
pavilions above

average height to cornice/eave
approx. 37' Typ.

street environment palette:
entries, canopies, balconies,
hedges, vines, street tree,
lighting, identity signs if
commercial, differentiated
pedestrian and vehicular
paver surfaces



Waterfront end of typical access alley, drive, or street
buildings approx. 200' long



Palette imagery

wood shutters interior or exterior
for solar control and privacy

honeylocust groves per existing
waterfront

hedges and vines for
screening and texture

pavers differentiated for
pedestrian and vehicular
surfaces





WATERFRONT



Waterfront West

Shared Open Space

LEGEND

1. Head House
2. Marina Docks
3. Tree Grove with Seating
4. Water Overlook with Benches
5. Shaded Café Seating Space
6. Marina / Public Parking
7. Small 25 Ton Boat Lift
8. Boardwalk
9. Public Plaza Space
10. Existing Salt Marsh
11. Connection to CC Rail Trail
12. Connection to Central Waterfront

⊗ Light Pole

● Trash / Recycling

🚲 Bicycle Rack

🚶 Public Restroom



Hilton's
Marina

Windward
Marina

M
Ha

Waterfront end of typical access alley, drive, or street
buildings approx. 200' long



Waterfront looking west across main civic space

street environment palette:
commercial entry canopies
wrapped around building
ends, tree bosques, civic
space lighting, identity signs,
differentiated pedestrian and
vehicular paver surfaces,
fixed and moveable street
furniture



Waterfront looking east across main waterfront space





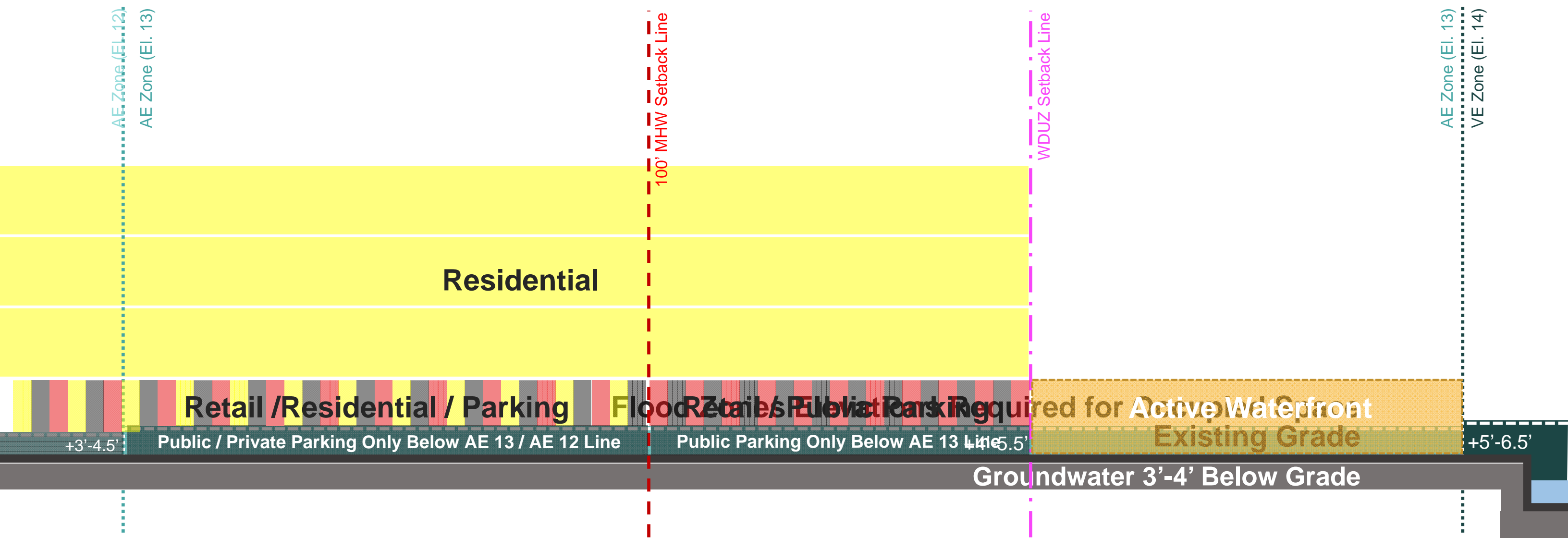
An aerial photograph of a coastal town, likely San Francisco, showing a dense urban area with red-tiled roofs and green hills in the background. In the foreground, a large marina is filled with numerous sailboats and yachts. The text "BUILDING HEIGHT | DENSITY | MASSING" is overlaid in a dark blue, serif font across the middle of the image.

BUILDING HEIGHT | DENSITY | MASSING



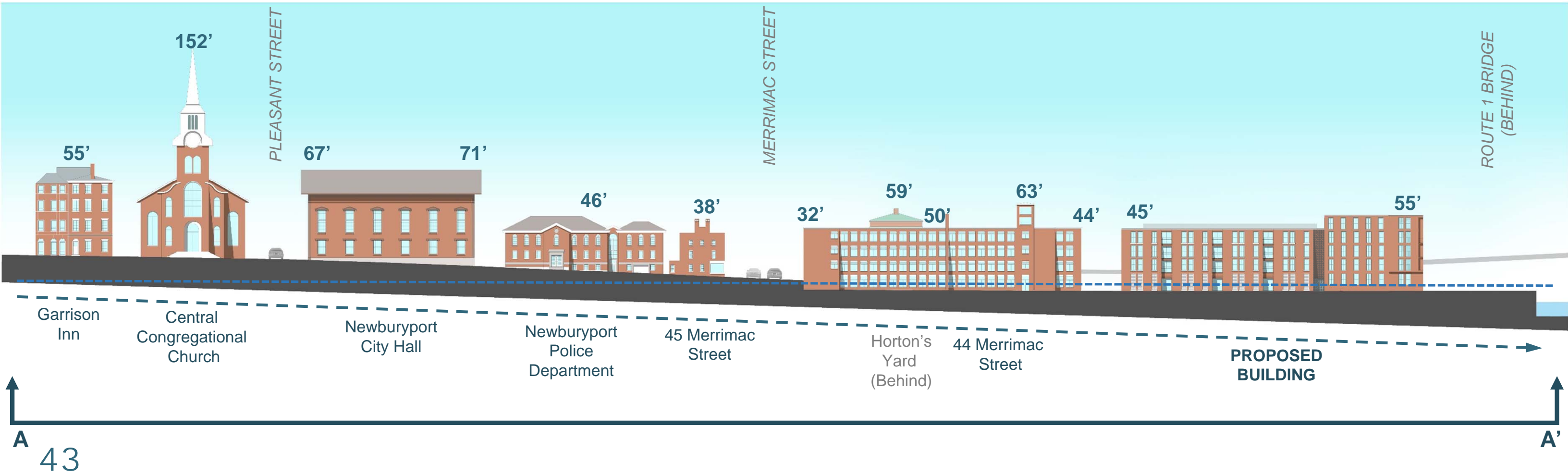
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Flood Zone Regulations



Waterfront West

Height in Context





44 Civic precedents idea: "pier" building prototype

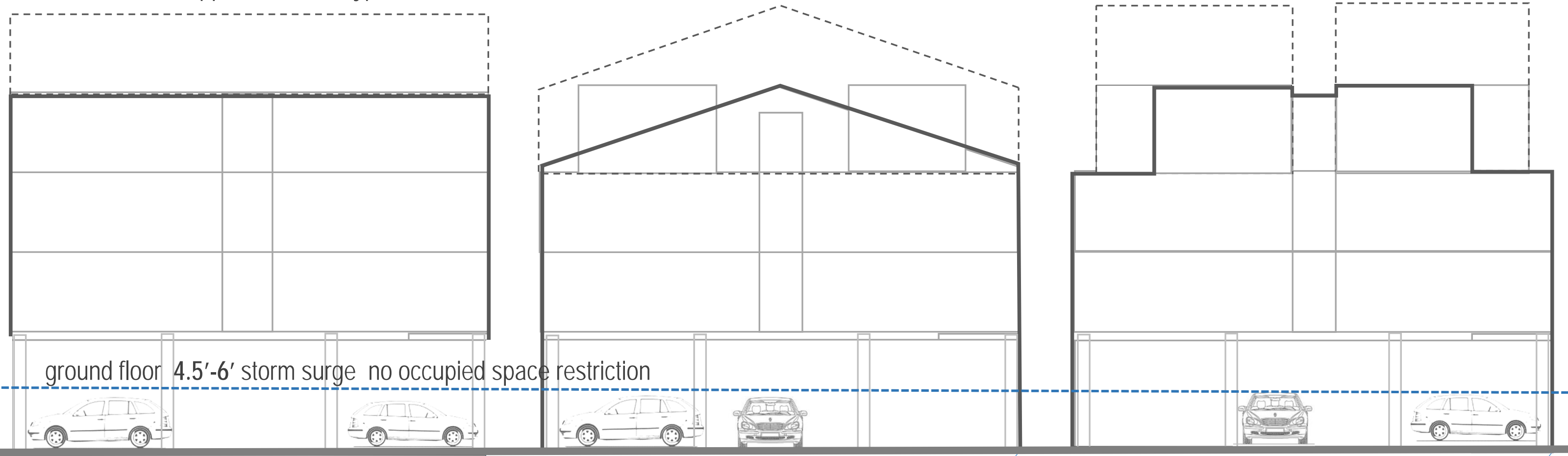
civic idea: reduce apparent building height

open or enclose ground floor

average height to cornice/eave
approx. 45' - 55' typ.

setback dormer or lofts
pavilions above

average height to cornice/eave
approx. 37' - 45' typ.



45 ground fl.+ flat roof

pitch roof

lanterns

Waterfront West

Architectural massing: pedestal



average height to cornice/eave
approx. 45' - 55' typ.



Waterfront West

Architectural massing: flat roof



average height to cornice/eave
approx. 45' - 55' typ.



Waterfront West

Architectural Massing: pitched roof and dormers, lanterns



setback dormer or lofts pavilions above

average height to cornice/eave
approx. 37' - 45' typ.



Waterfront West

Site Plan



An aerial photograph of a harbor filled with numerous sailboats docked at long piers. In the background, a city skyline is visible across the water, featuring several prominent church spires and buildings. The image has a slightly faded, artistic quality.

SCHEDULE | NEXT STEPS

Waterfront West

Anticipated Meeting Dates and Topics for Review

June 22	Joint meeting with City Council Subcommittee and Planning Board:
	<ul style="list-style-type: none">• Access and Transportation
July 06	Joint meeting with City Council Subcommittee and Planning Board:
	<ul style="list-style-type: none">• Zoning / Process• Fiscal
July 20	Joint meeting with City Council Subcommittee and Planning Board:
	<ul style="list-style-type: none">• Utilities / Stormwater• Sustainability / Floodplain
**Dates tentative pending schedule coordination	