

# *PROJECT REVIEW:* *WATERFRONT WEST*

NEWBURYPORT, MA

JUNE 5, 2017

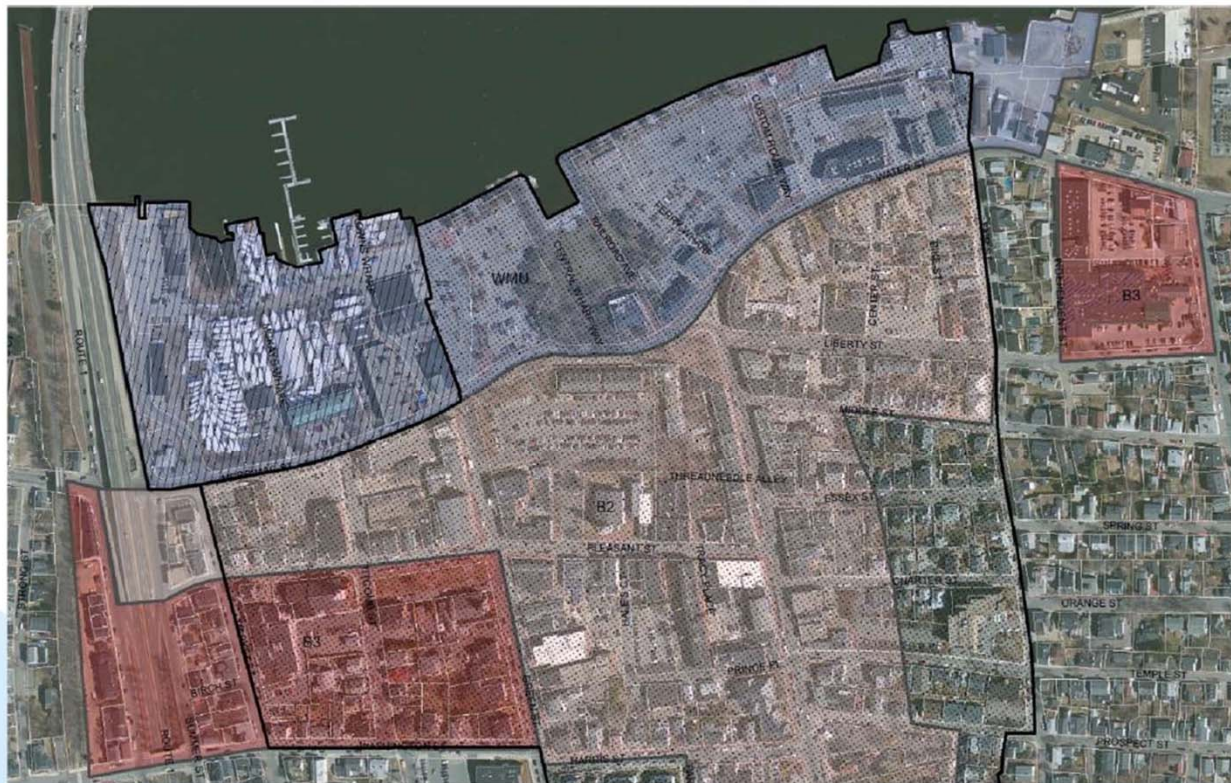
**JEFF SPECK** AICP CNU-A LEED-ND Hon. ASLA





# Waterfront Mixed Use (WMU) District

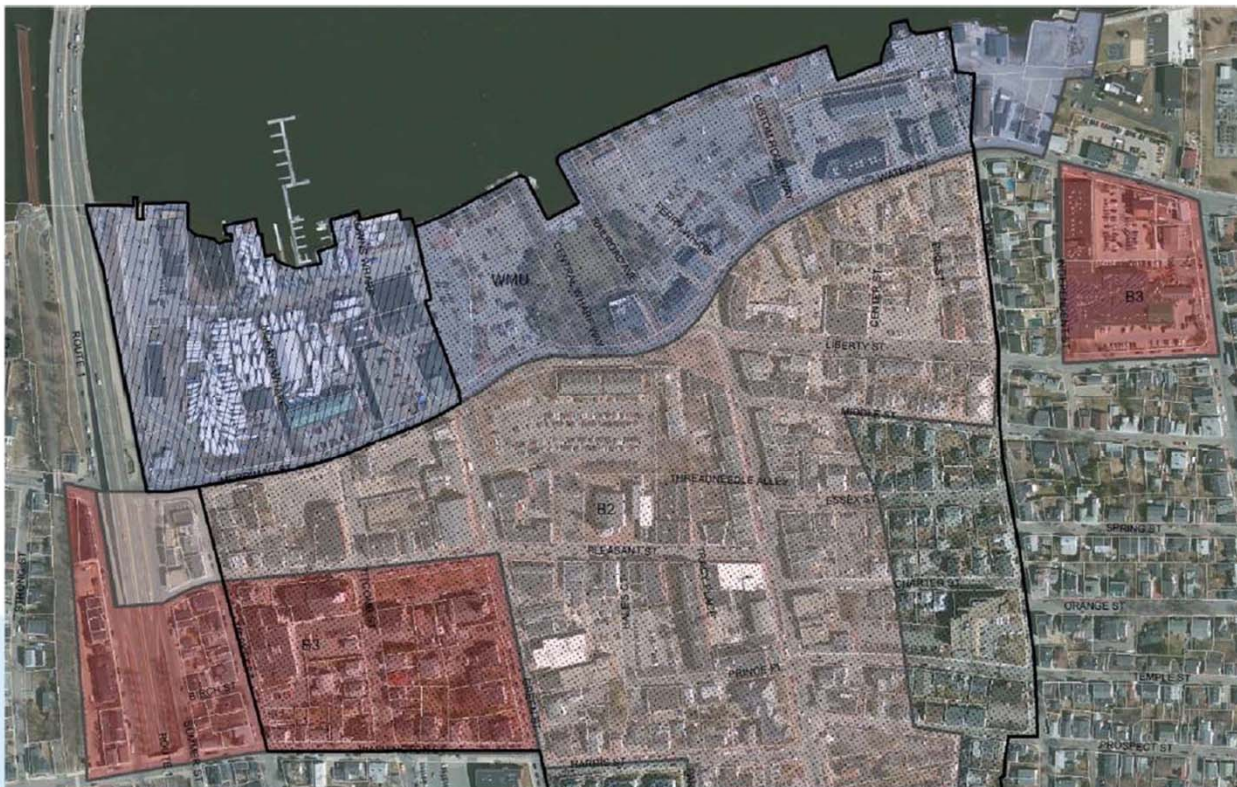
“The purpose of this district is to encourage the development of marine, civic, tourism, and cultural land uses activities which benefit from the location of the central waterfront and to enhance this area as the civic and cultural center of the city. Structures which are totally residential are not 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...”



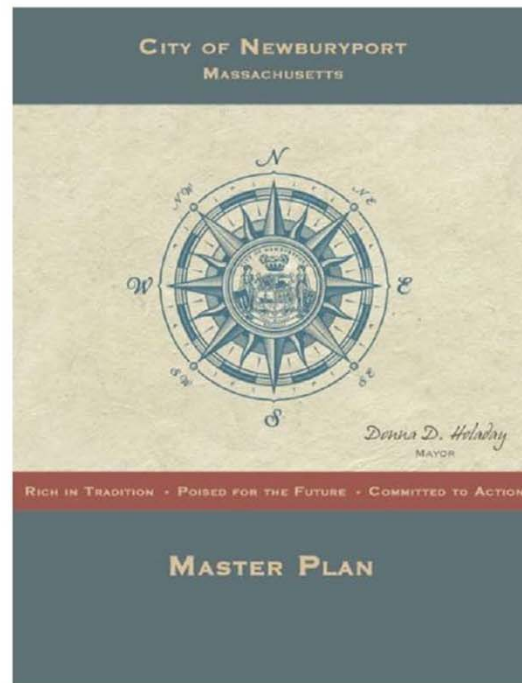


# Waterfront Strategic Plan (2003)

## 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.

# Newburyport Master Plan (2017)

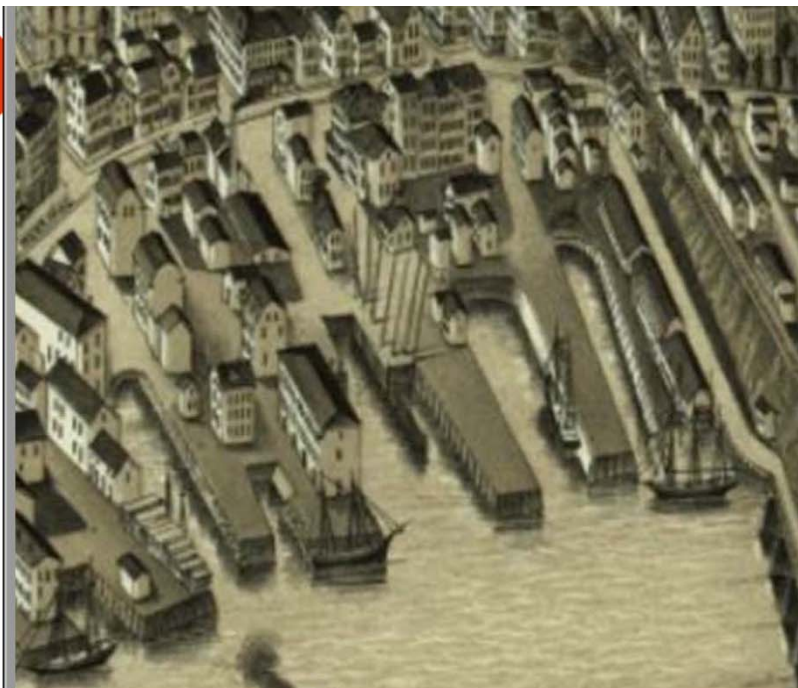
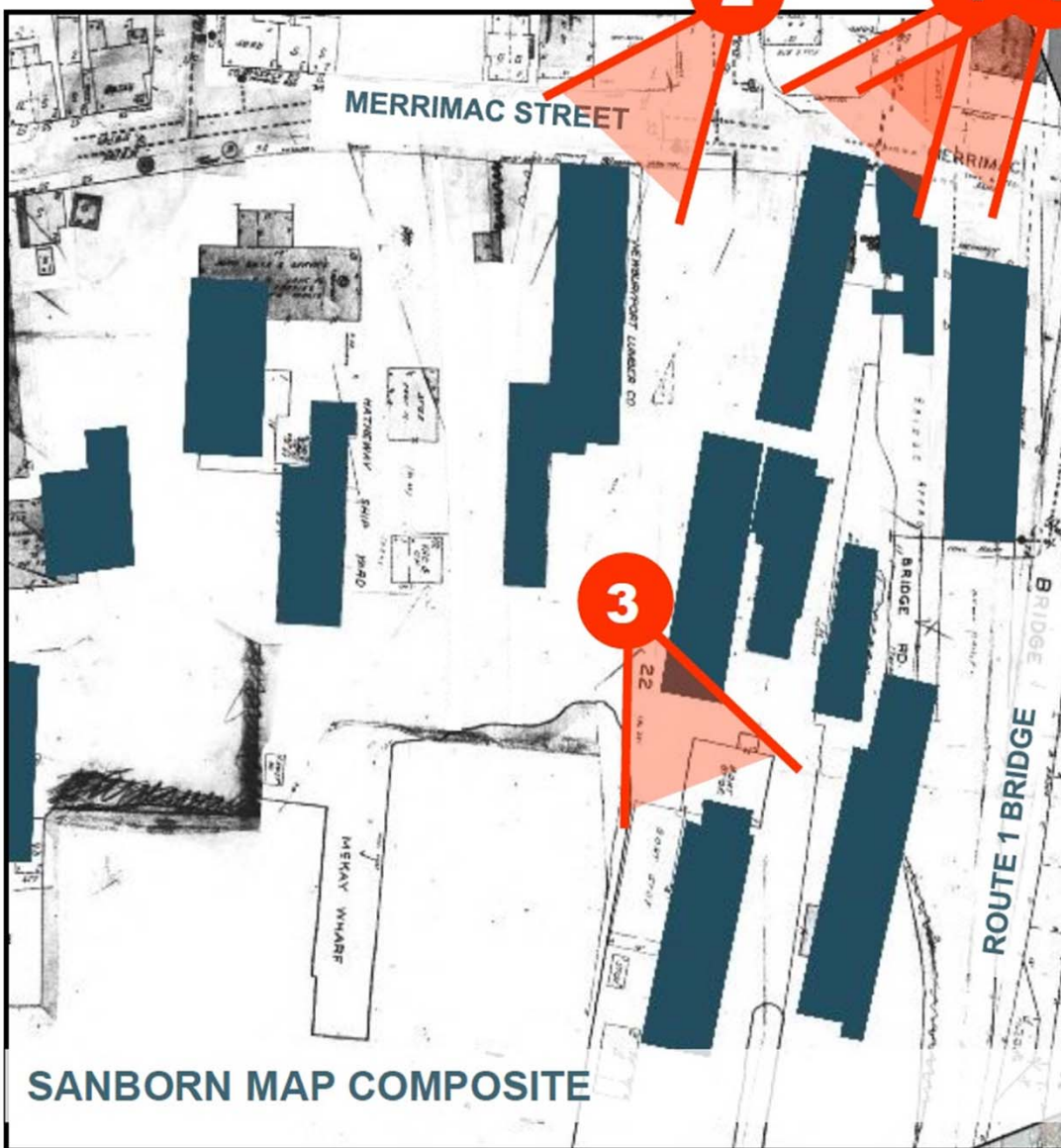


“Encourage redevelopment of the ‘Waterfront West’ area that is compatible with surrounding downtown architecture and uses. Support permitting for new mixed-use (residential and commercial) and hotel development that would support the vibrancy of the existing downtown while adding new tax revenue, public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





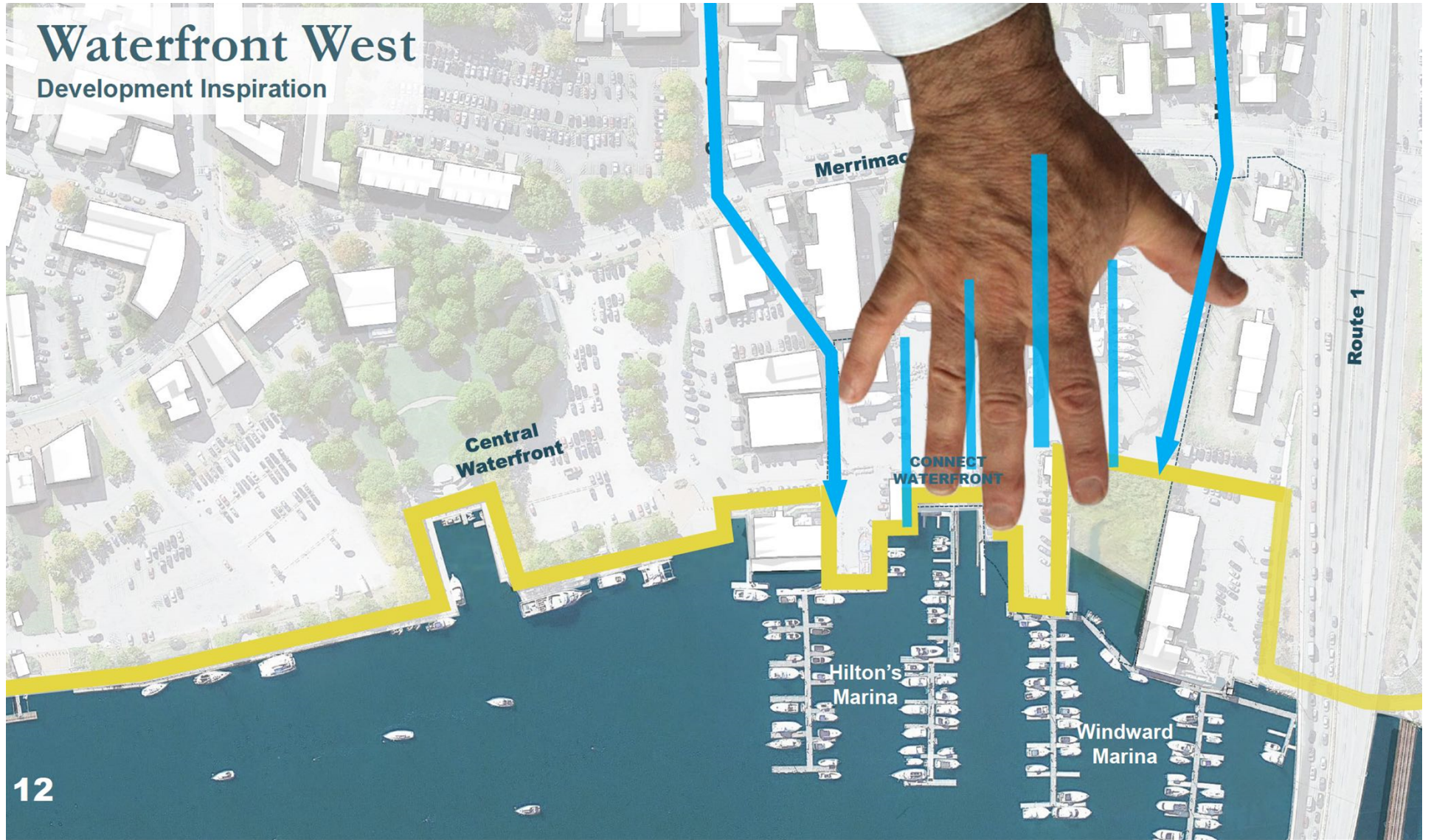




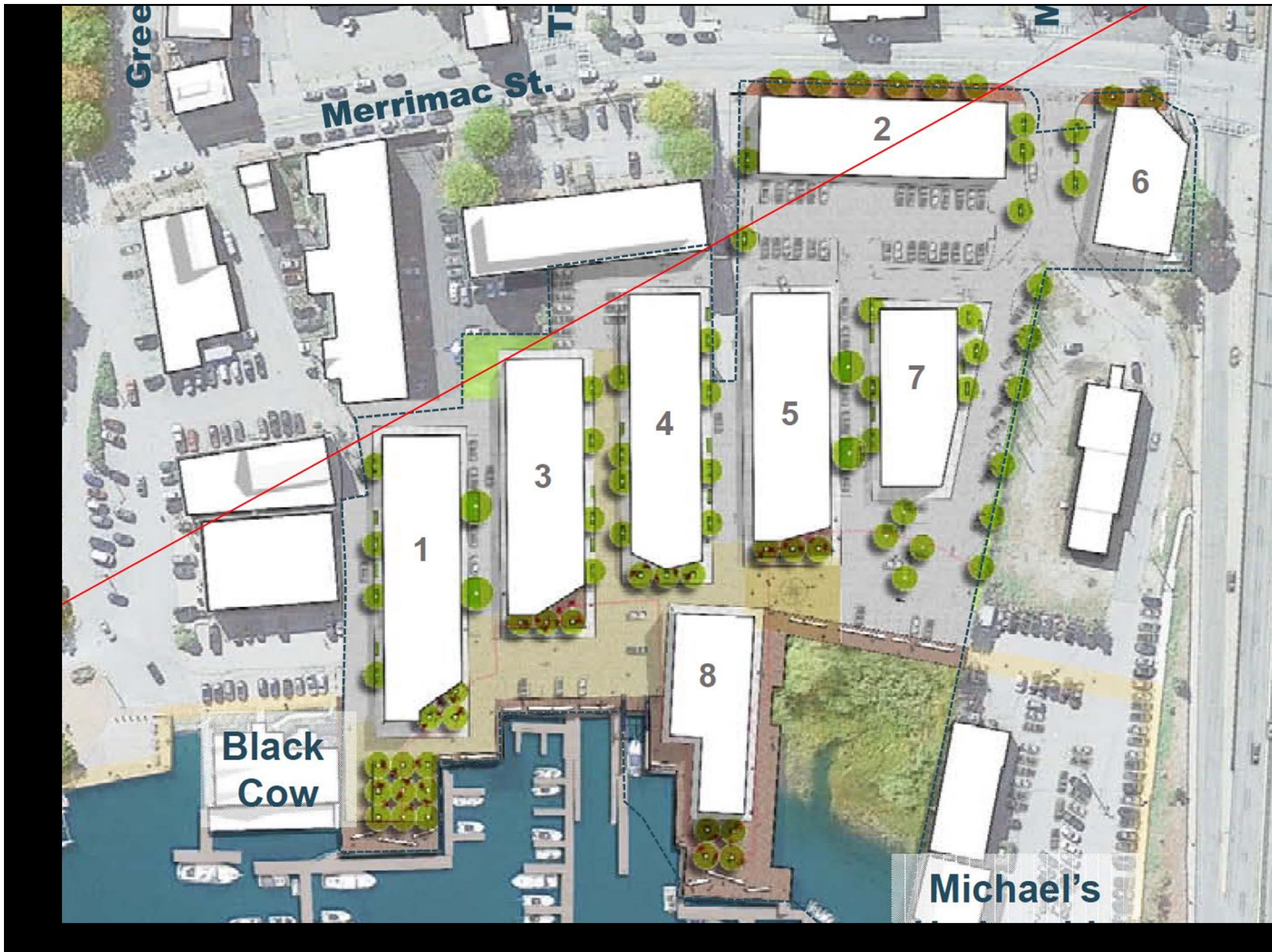


# Waterfront West

Development Inspiration









# Waterfront West

## Waterfront Amenities

### PROGRAM

- Pedestrian access
- Bicycle access
- Hardscaped path
- Harborwalk connection
- Site Furnishings
- Active Marina and Boat Slips
- Landscaping
- Shaded seating
- Public bathrooms
- Lighting
- Bicycle racks
- Trash receptacles

Black  
Cow

Hilton's  
Marina

Windward  
Marina

Michael's  
Harborside



# Waterfront West

## Public 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

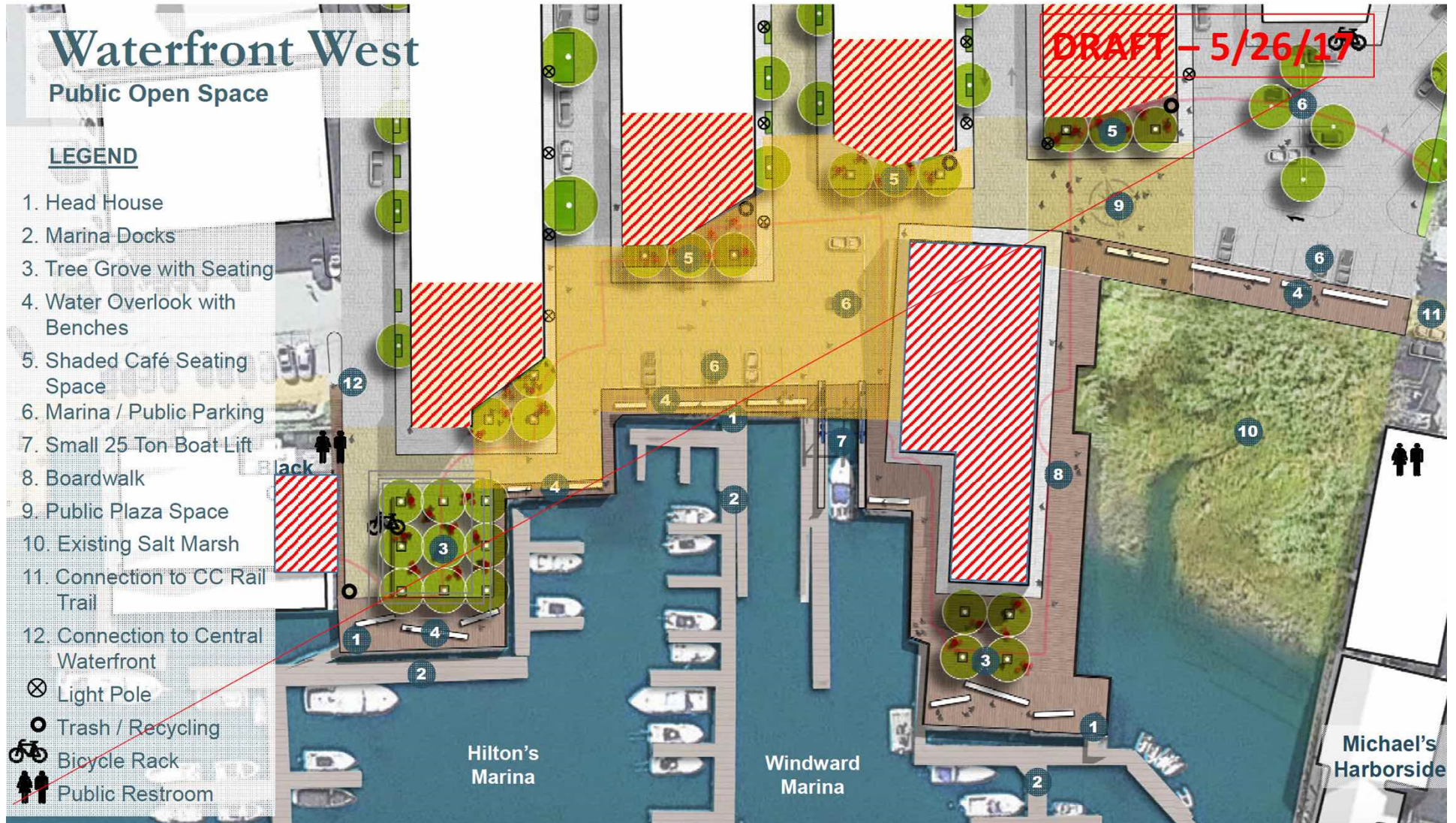
🧑 Public Restroom

DRAFT - 5/26/17

Hilton's  
Marina

Windward  
Marina

Michael's  
Harborside





# KEY URBAN DESIGN CRITERIA

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## - CONNECTEDNESS



# KEY URBAN DESIGN CRITERIA

- CONNECTEDNESS
- SCALE



# KEY URBAN DESIGN CRITERIA

- CONNECTEDNESS
- SCALE
- SPATIAL DEFINITION

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- CONNECTEDNESS
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- SPATIAL DEFINITION
- ACTIVE EDGES



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# Waterfront West

Pedestrian Circulation, Retail & Restaurant

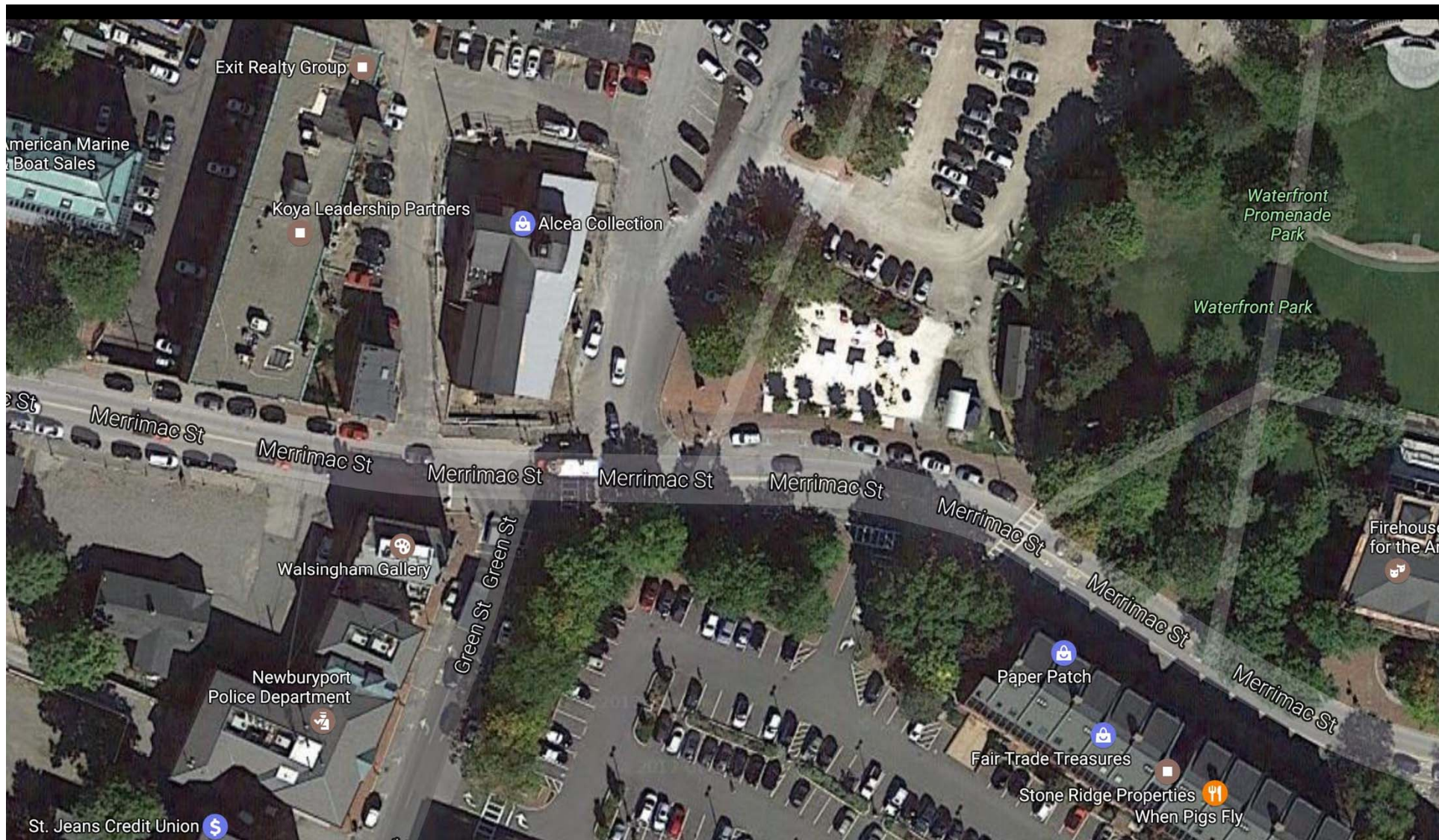
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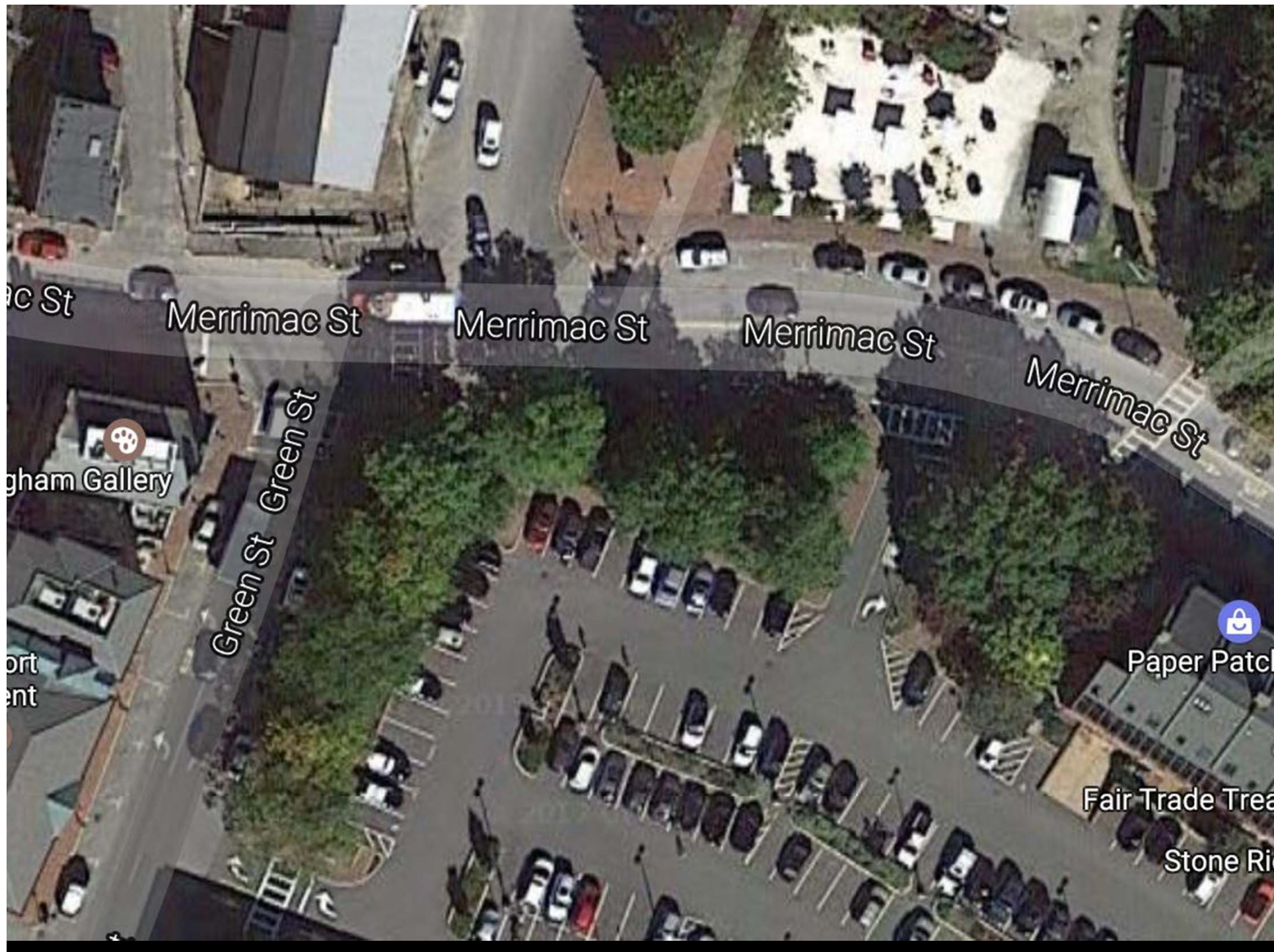












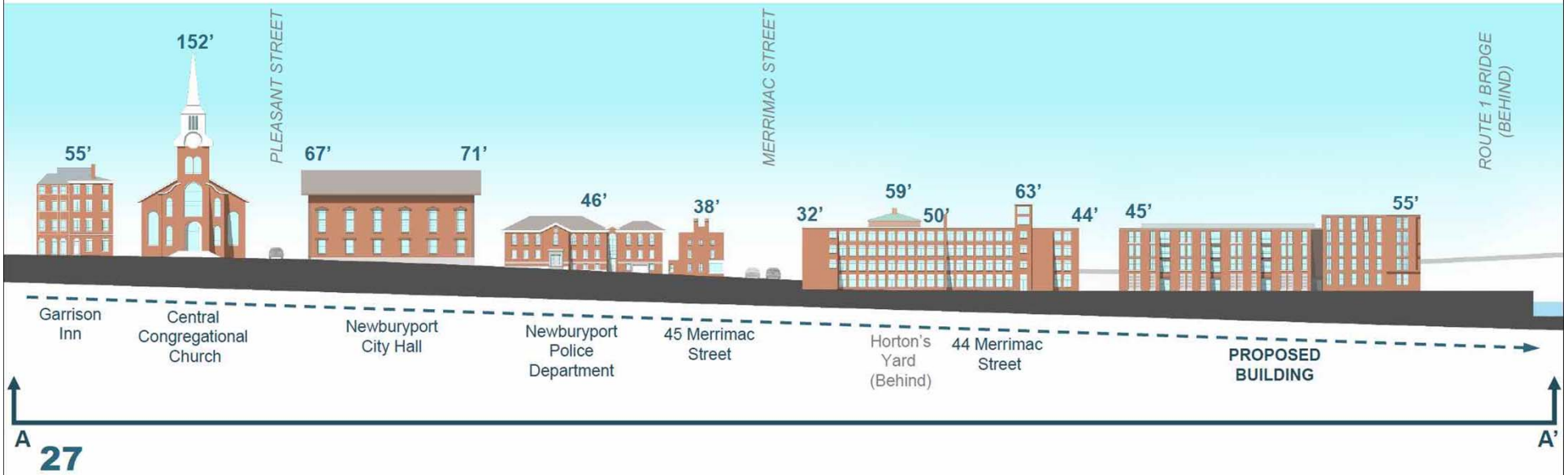


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# Waterfront West

## Height in Context











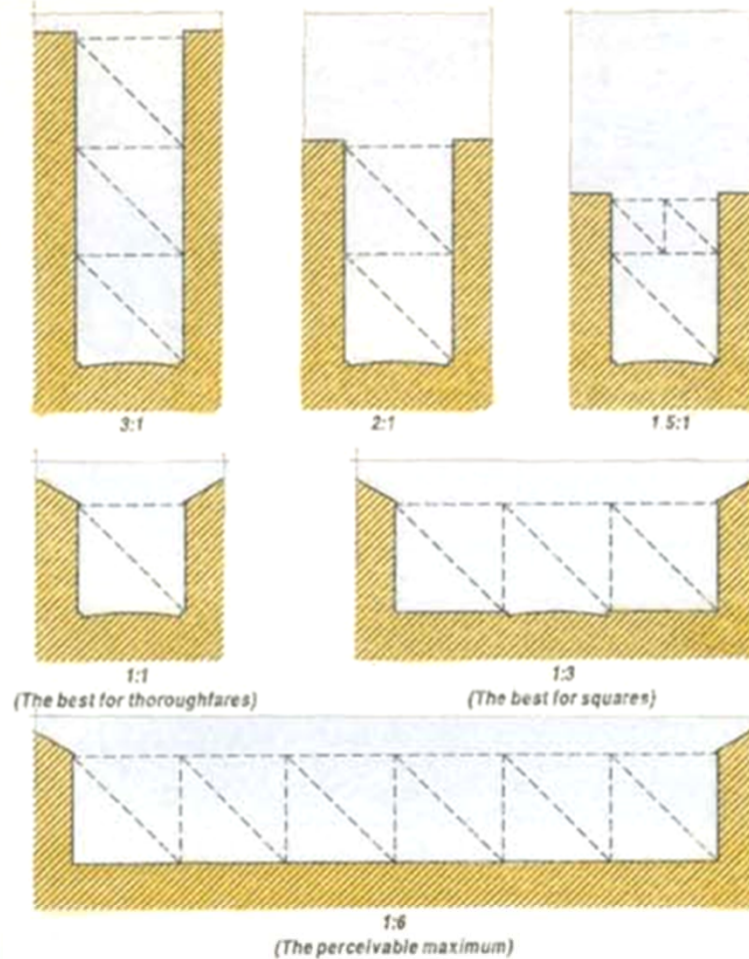
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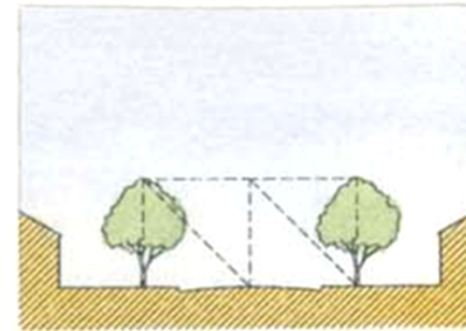


## SPATIAL DEFINITION BY HEIGHT-TO-WIDTH RATIO

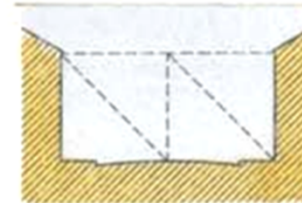


- **Spatial Definition:** the fabric achieved when enfronting facades are aligned in a coherent manner, and the defined space does not exceed a certain height-to-width ratio.
- **Height-to-Width Ratio:** the proportion of spatial enclosure related to the physiology of the human eye. If the width of space is such that the cone of vision encompasses less street wall than open sky, the degree of spatial enclosure is slight. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. See: **Sense of Place**

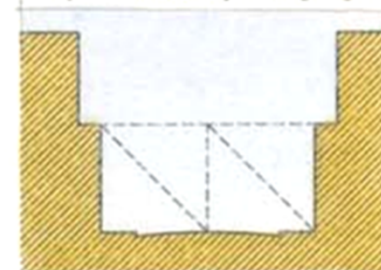
## SPATIAL DEFINITION IN SECTION



*Spatial enclosure by tree canopy*



*Spatial enclosure by building height*



*Spatial enclosure by recess line*

- **Spatial Enclosure:** the defining elements of a public space provided by facades with disciplined tree planting as an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that exceed the maximum height-to-width ratios.
- **Enclosure:** a physical attribute of thoroughfares and open spaces, contributing to a sense of place. Enclosure of the public realm involves the definition of the public space by frontages as a room is defined by its walls. Controlling the degree of enclosure is one of the principal variables in the creation of an urban-to-rural transect. Enclosure is adjusted through the selection of frontage types or by a build-to line specifying the minimum building frontage and the minimum building height.













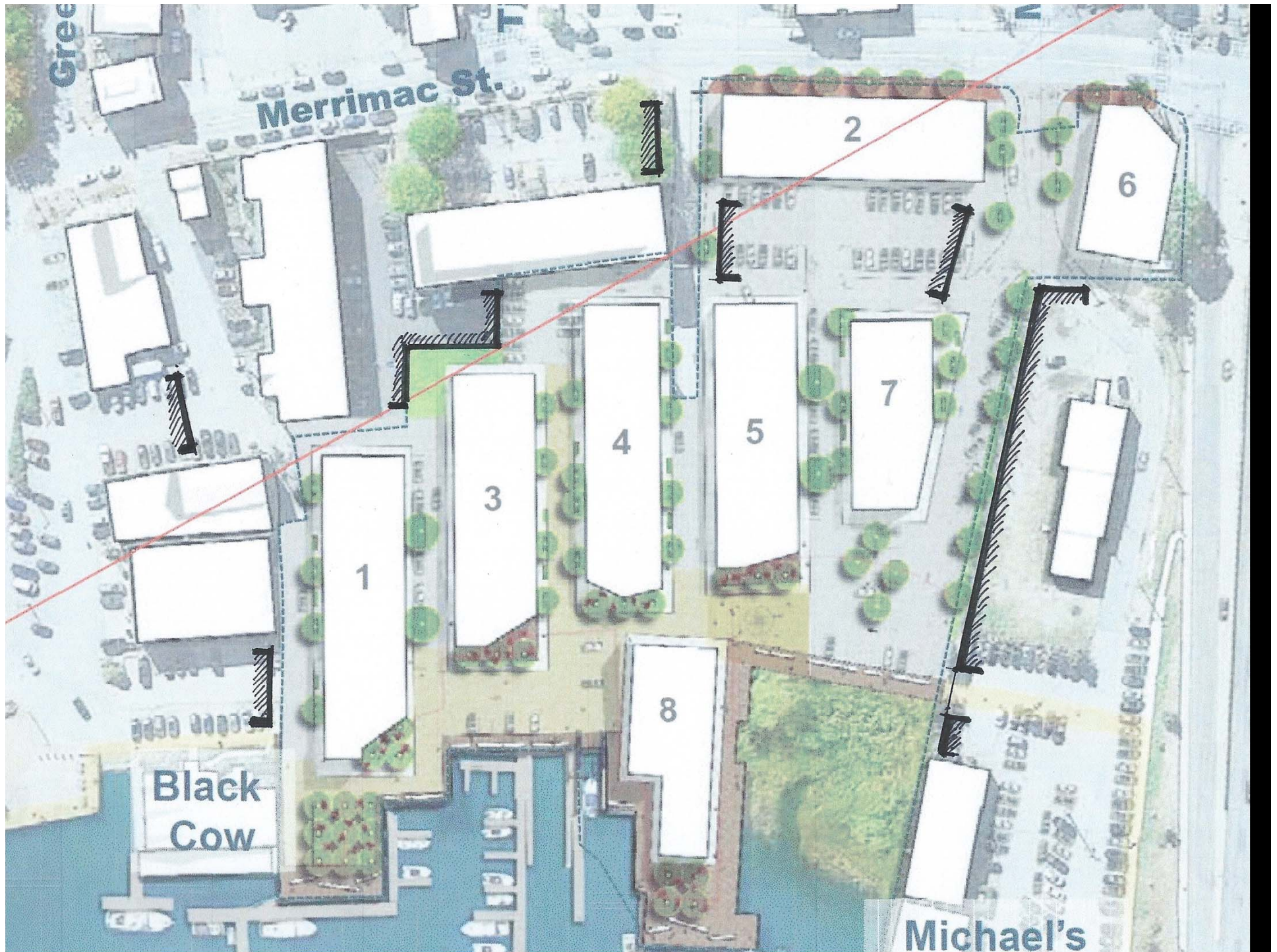










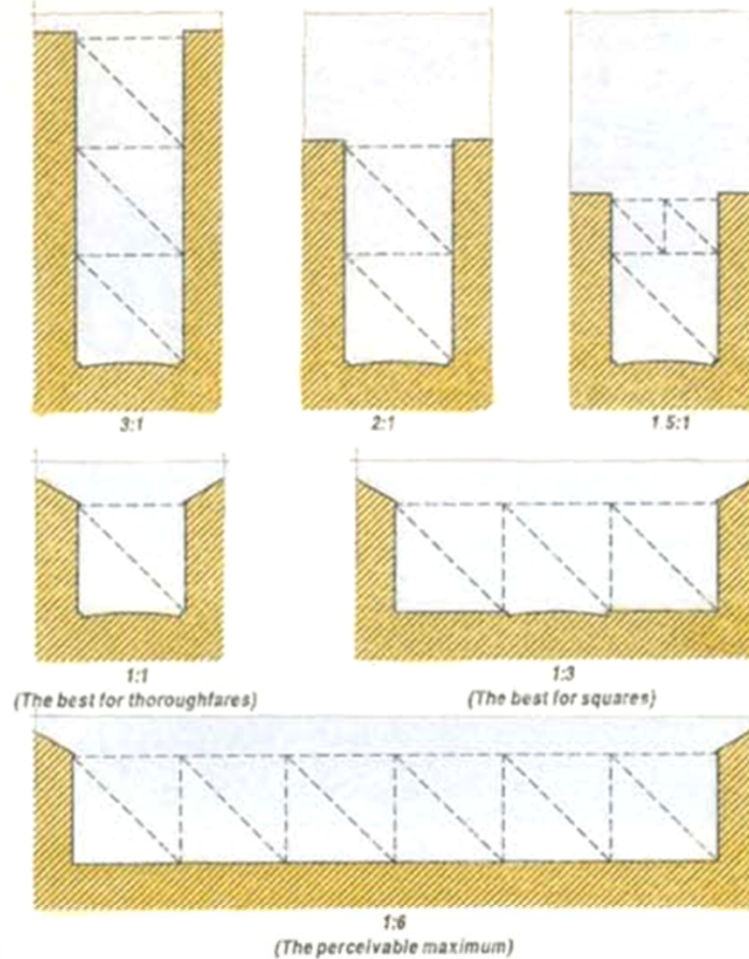


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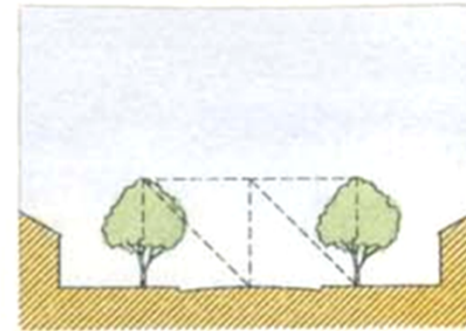


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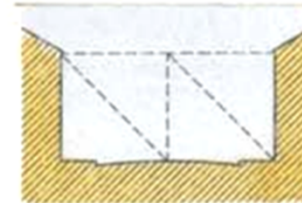


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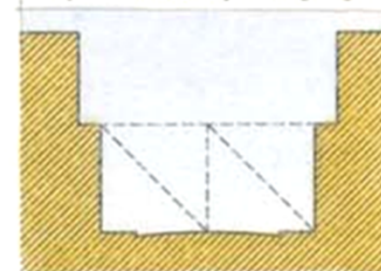
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# Waterfront West

## 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





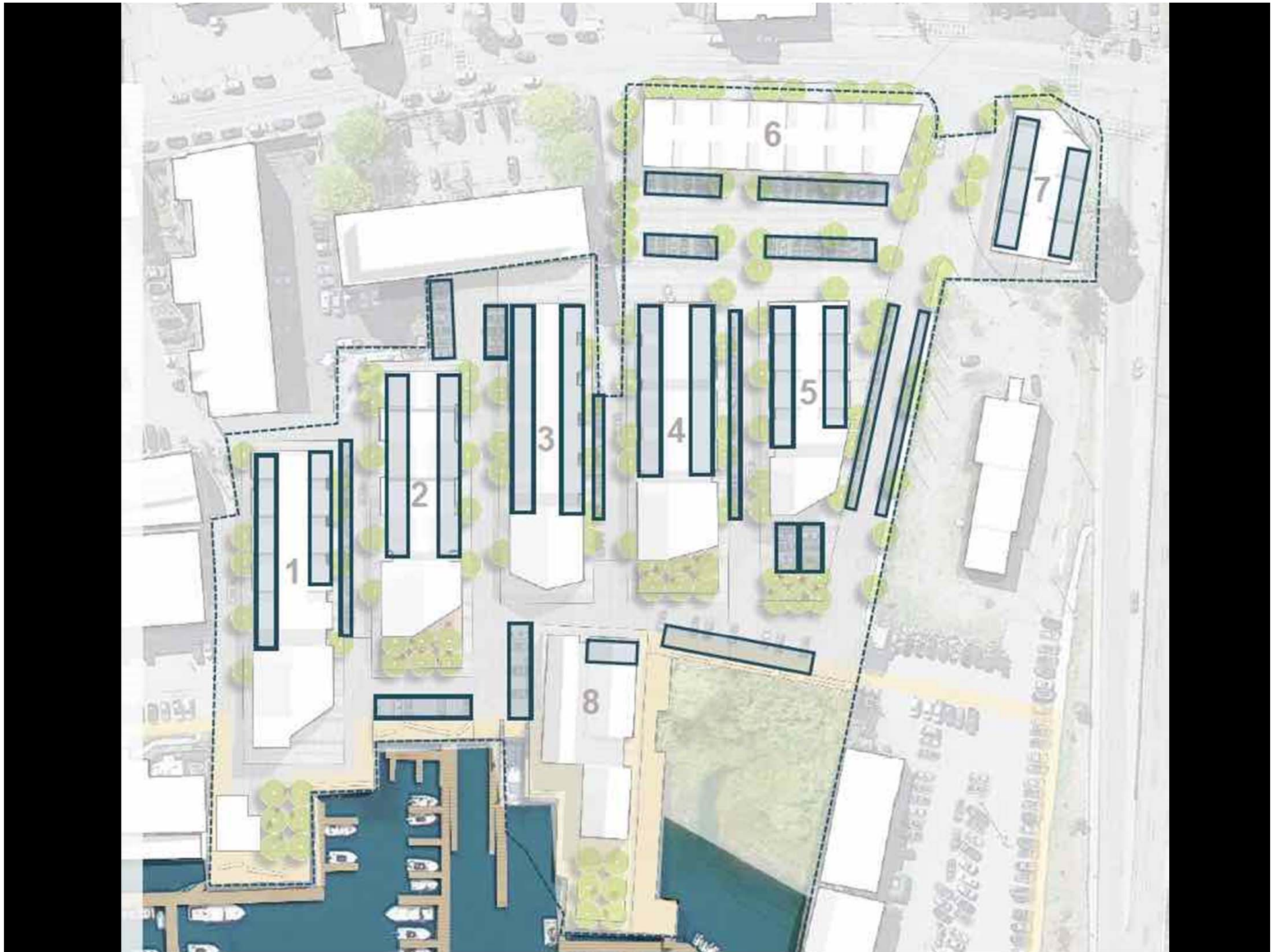
# Waterfront West

## Parking

- Parking supply: 285 onsite parking spaces at full buildout
- Parking ratios based on prior experience and Institute of Transportation Engineers ratios for mixed-use projects.
- Parking provided would be 1 per residential home, 0.5 spaces per hotel room and marina slip and 2 spaces per 1000 square feet of retail.
- For example, consider a representative program that includes 145 homes, 120 hotel rooms, 6,500sf retail, and 138 marina slips
  - All residential, hotel & majority of marina and retail parking would be provided onsite leaving a deficit of 2 spaces
  - Initial phases of representative program will be fully parked onsite
  - Deficit parking will be accommodated through shared parking and offsite spaces
  - Phased construction allows parking demand to be reviewed/accommodated over time

### LEGEND

 Parking Areas

















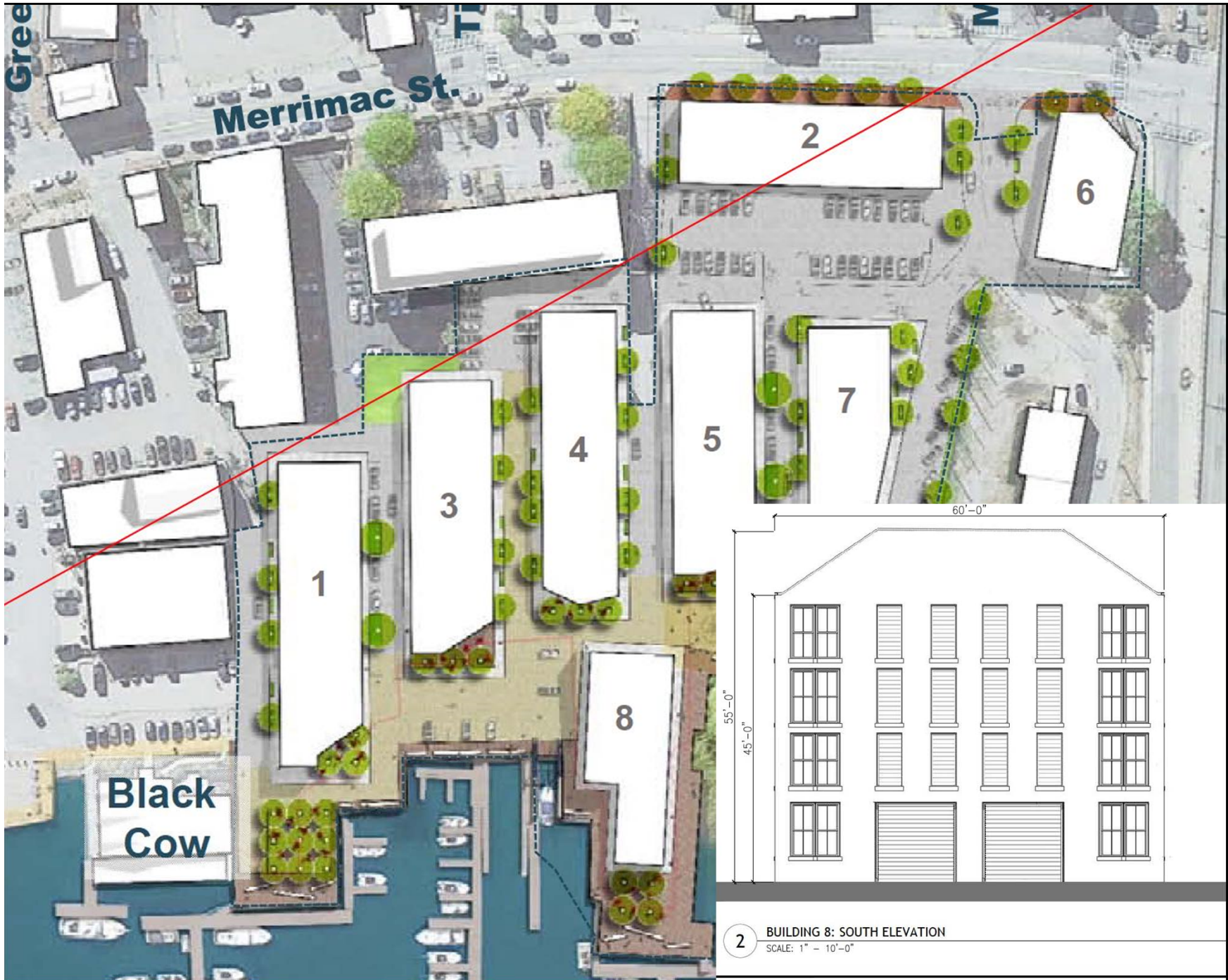


① West Elevation  
1/8" = 1'-0"

ALL BUILDING ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY









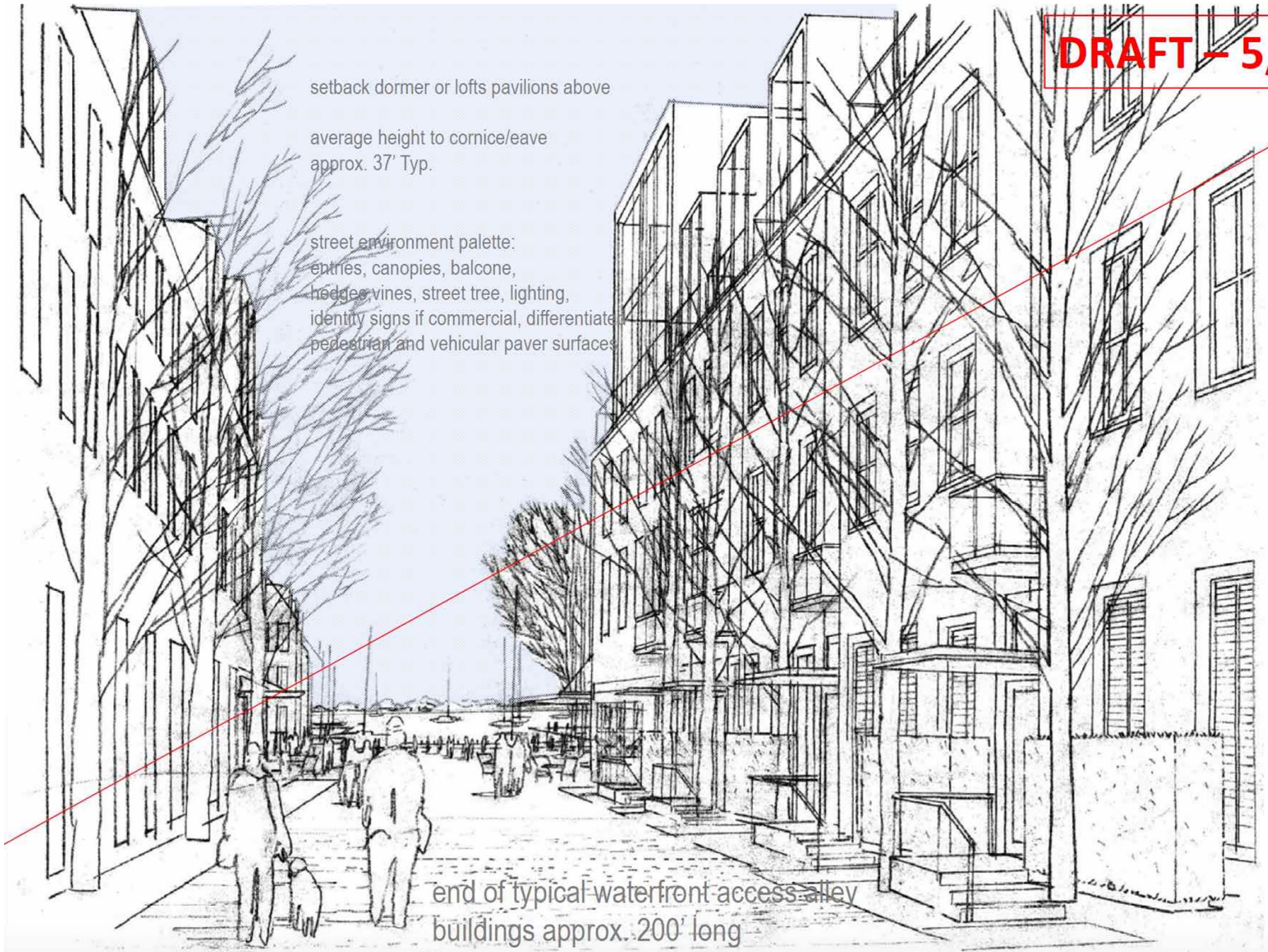
**DRAFT - 5/**

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

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



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URBAN TRIAGE









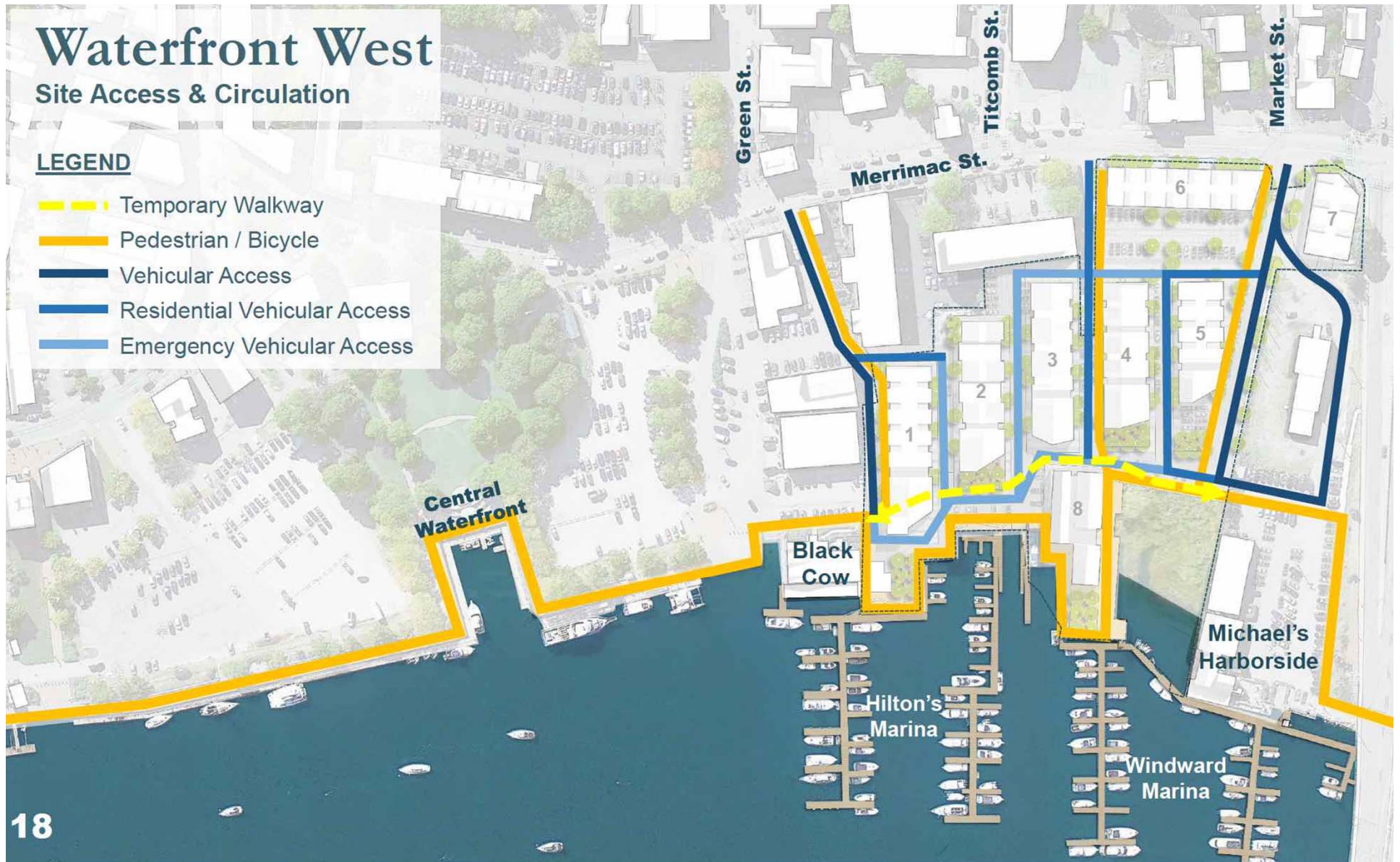


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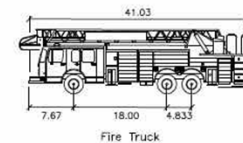
## Site Access & Circulation

### LEGEND

- Temporary Walkway
- Pedestrian / Bicycle
- Vehicular Access
- Residential Vehicular Access
- Emergency Vehicular Access







Fire Truck

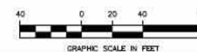
NOTE:  
ALL BUILDINGS, ROADWAY LAYOUT AND PARKING  
LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY.

SUMMER STREET EXTENSION  
(PRIVATE LANEWAY RAMP) (BOOK 3502, PAGE 34)

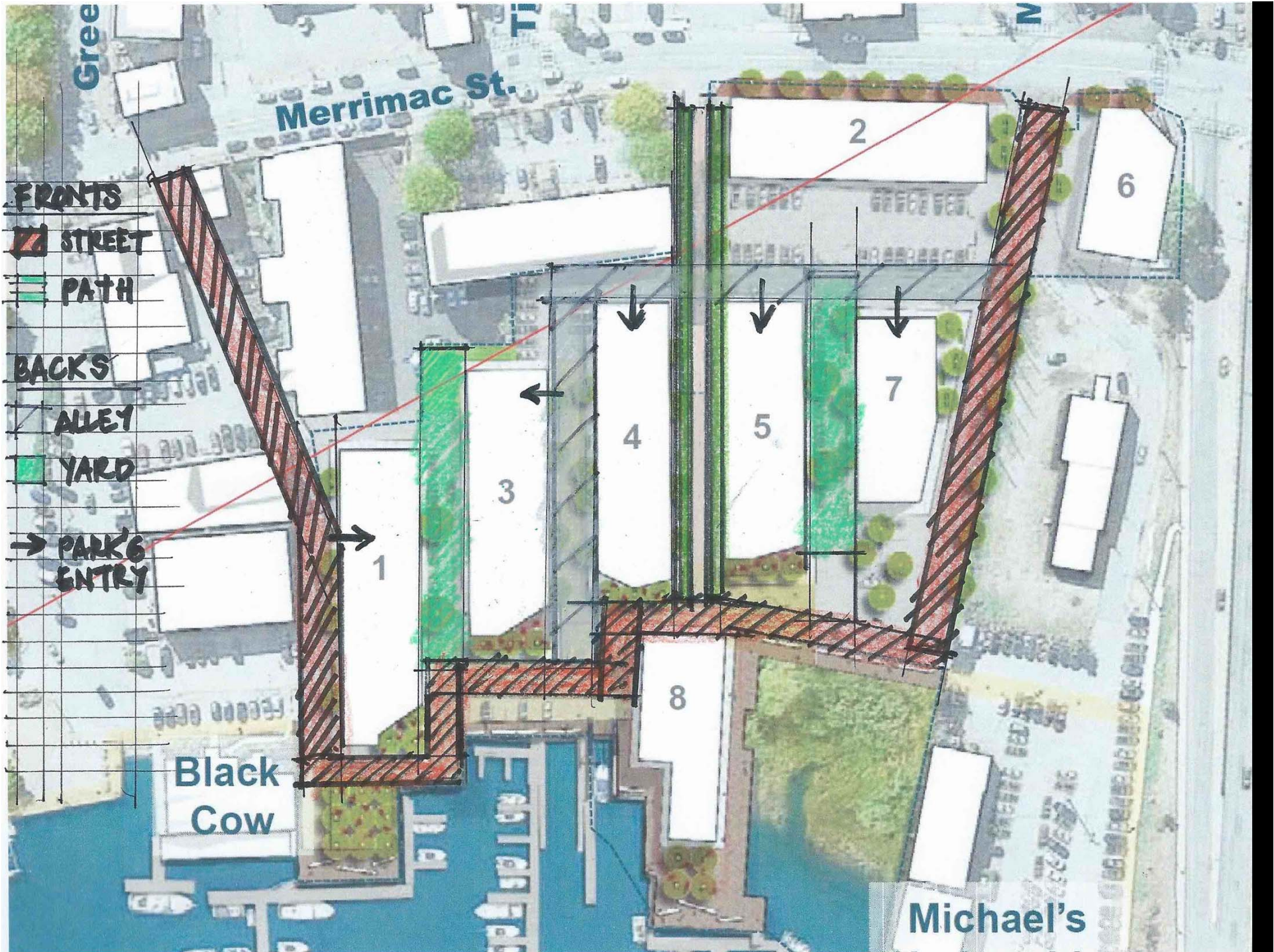
TOURNAMENT WHARF

MERRIMAC (1923 CITY LAYOUT) STREET

WITCHAM STREET



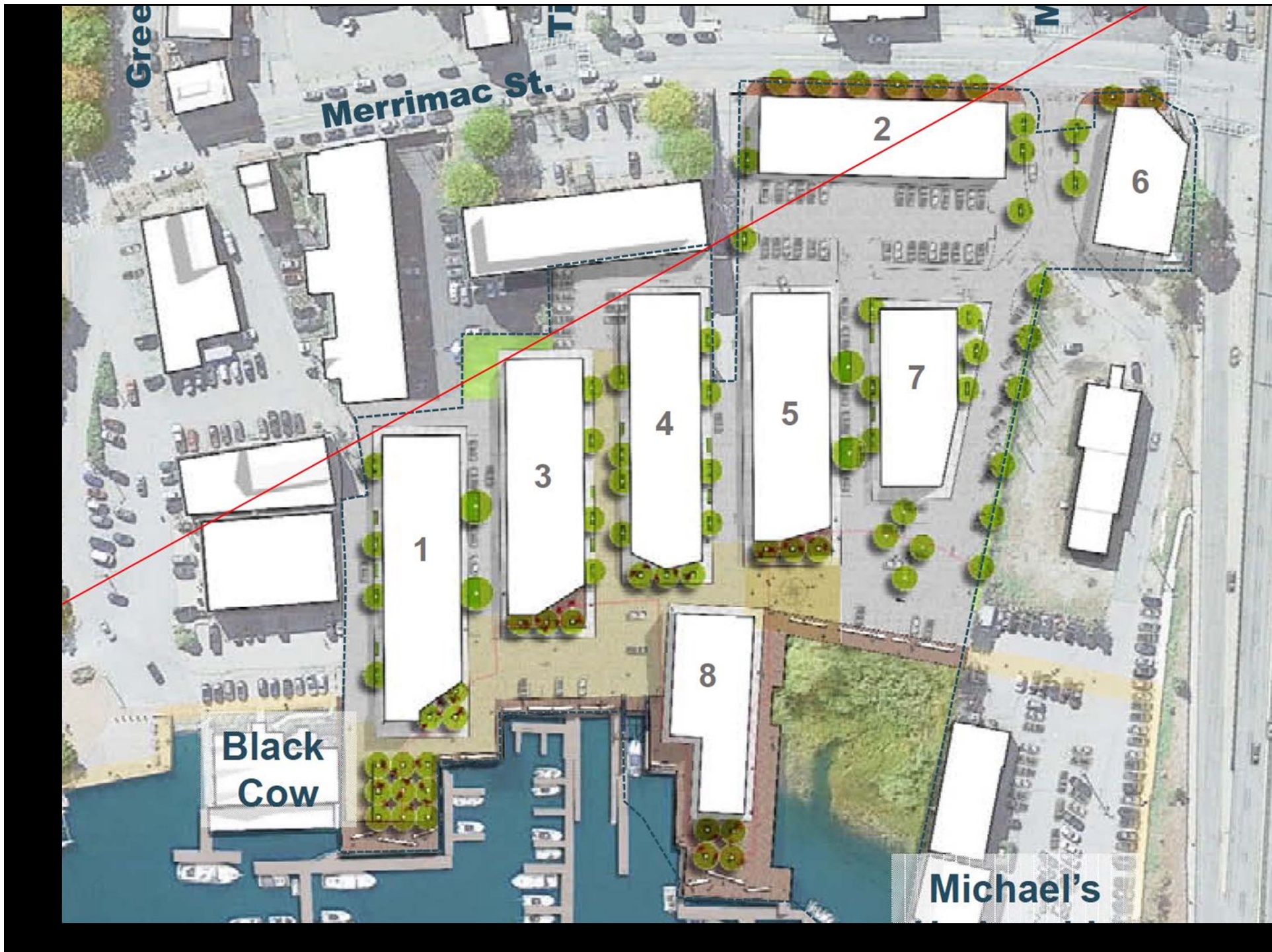






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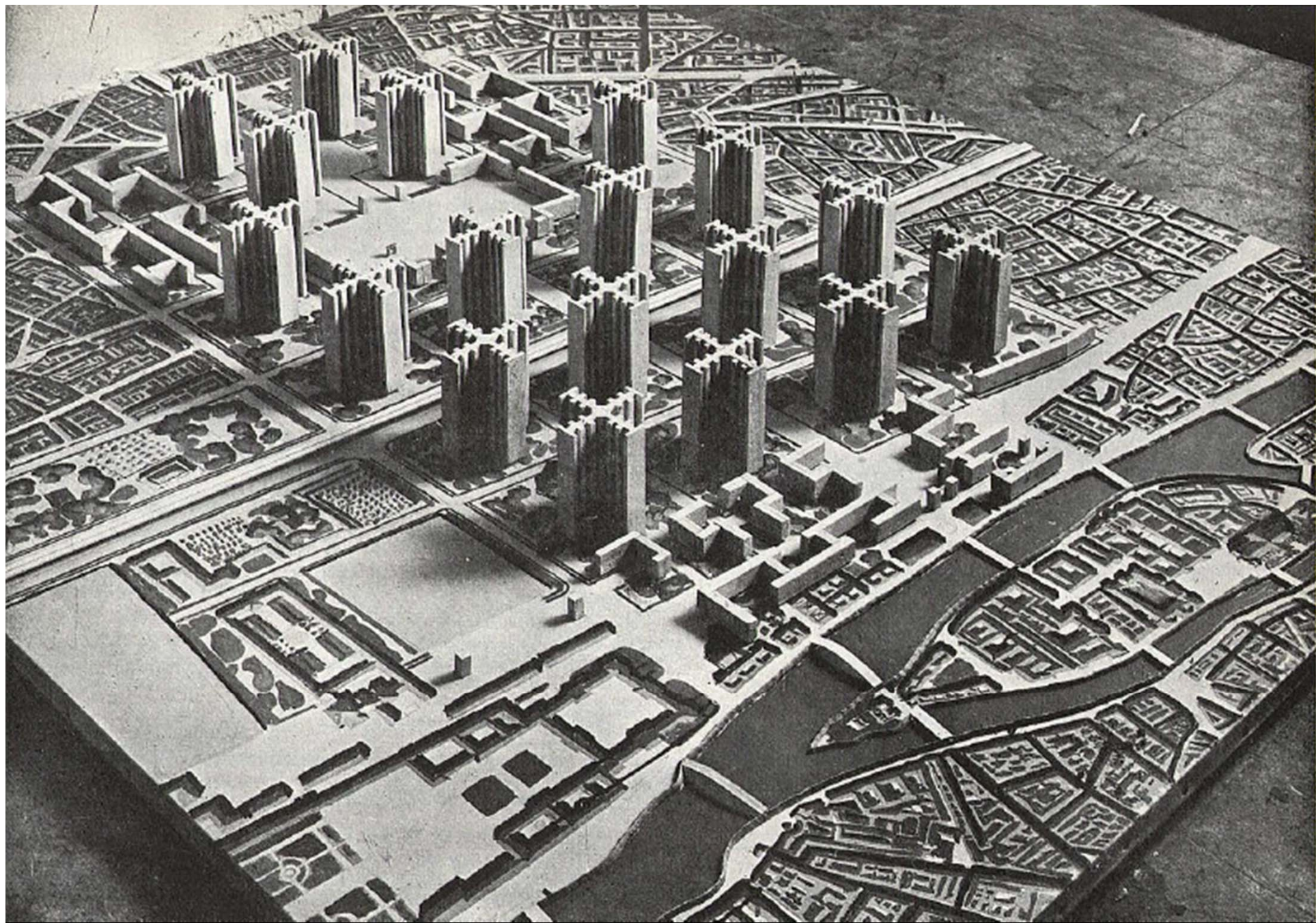
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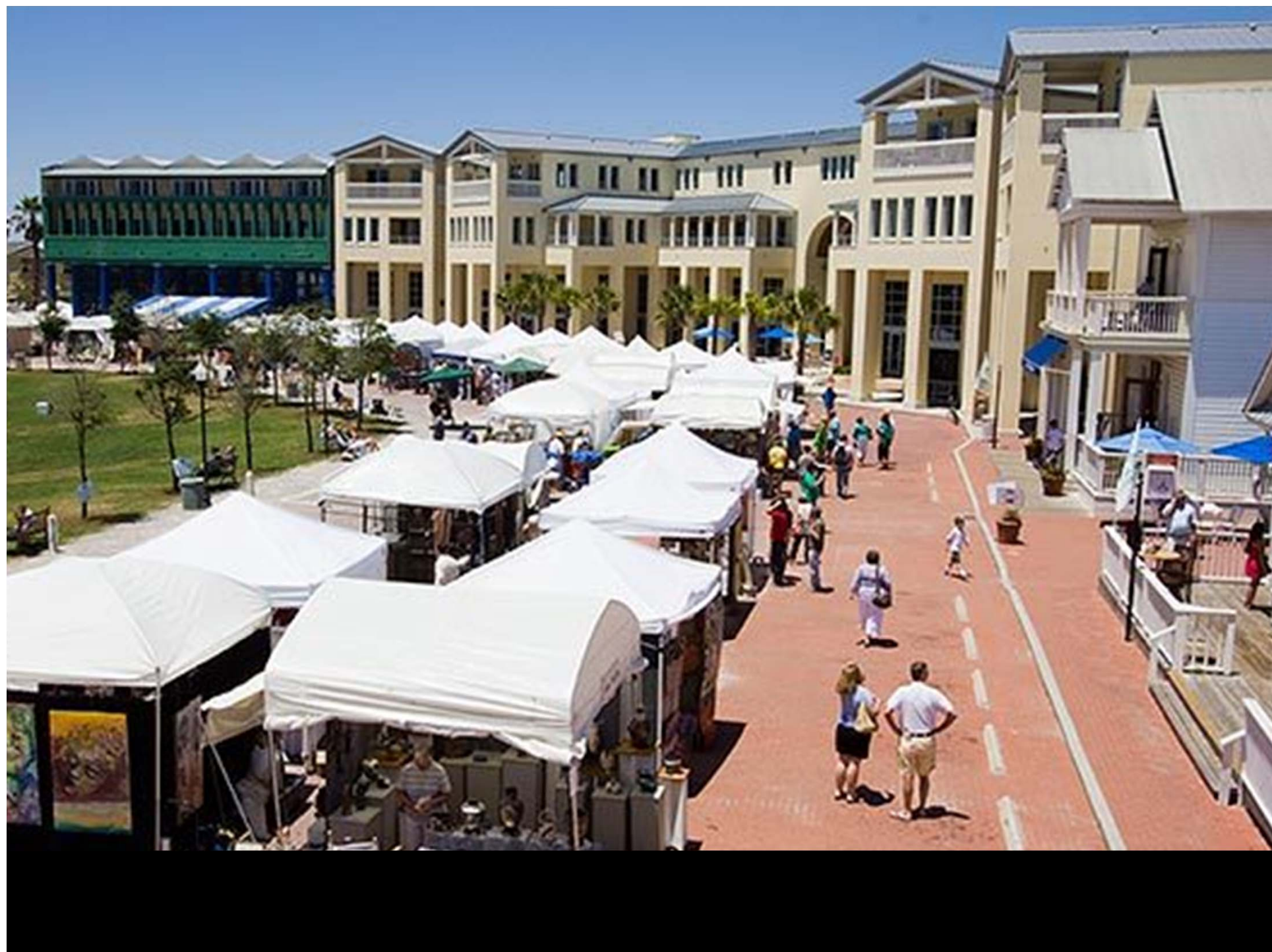








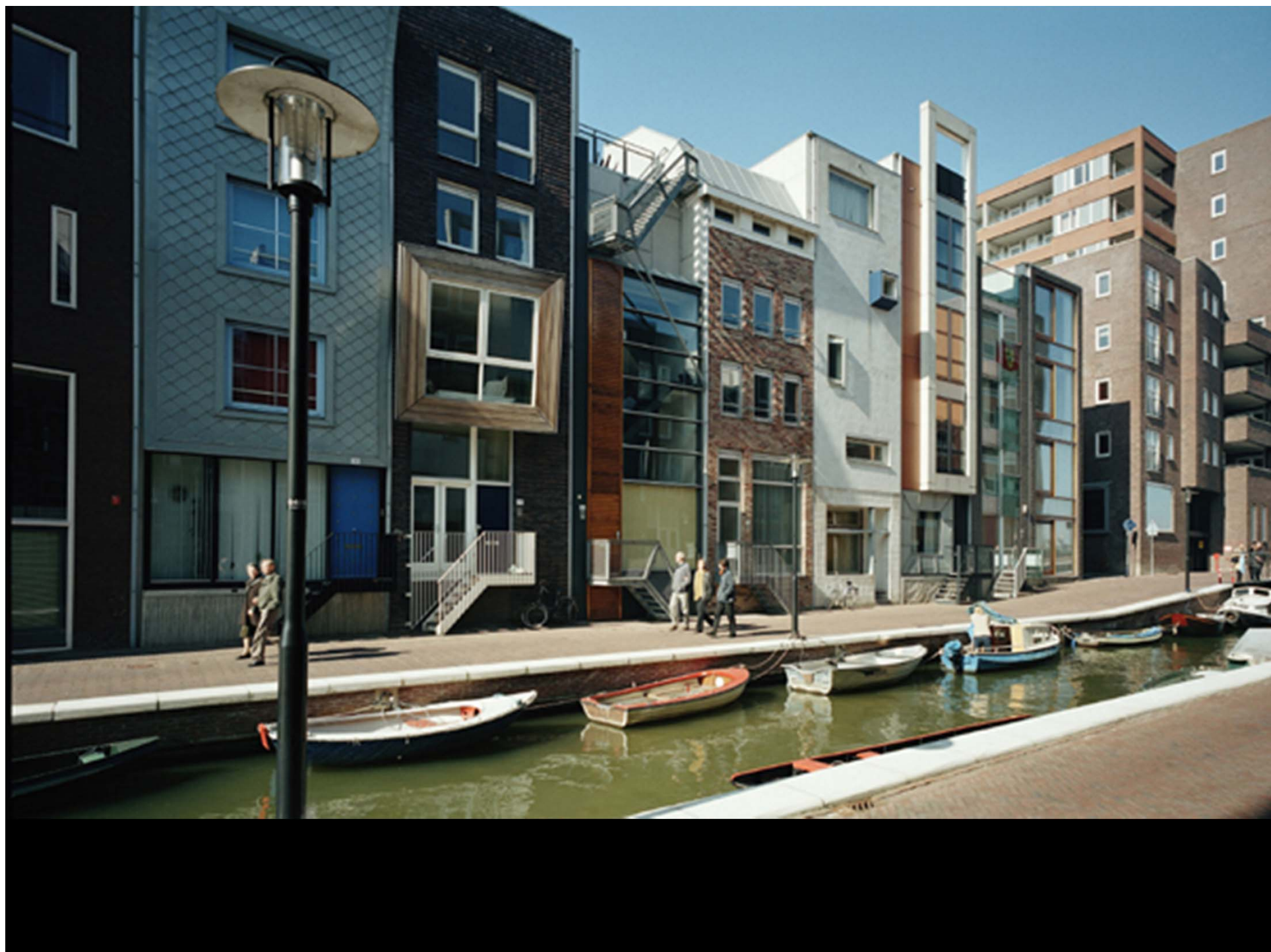




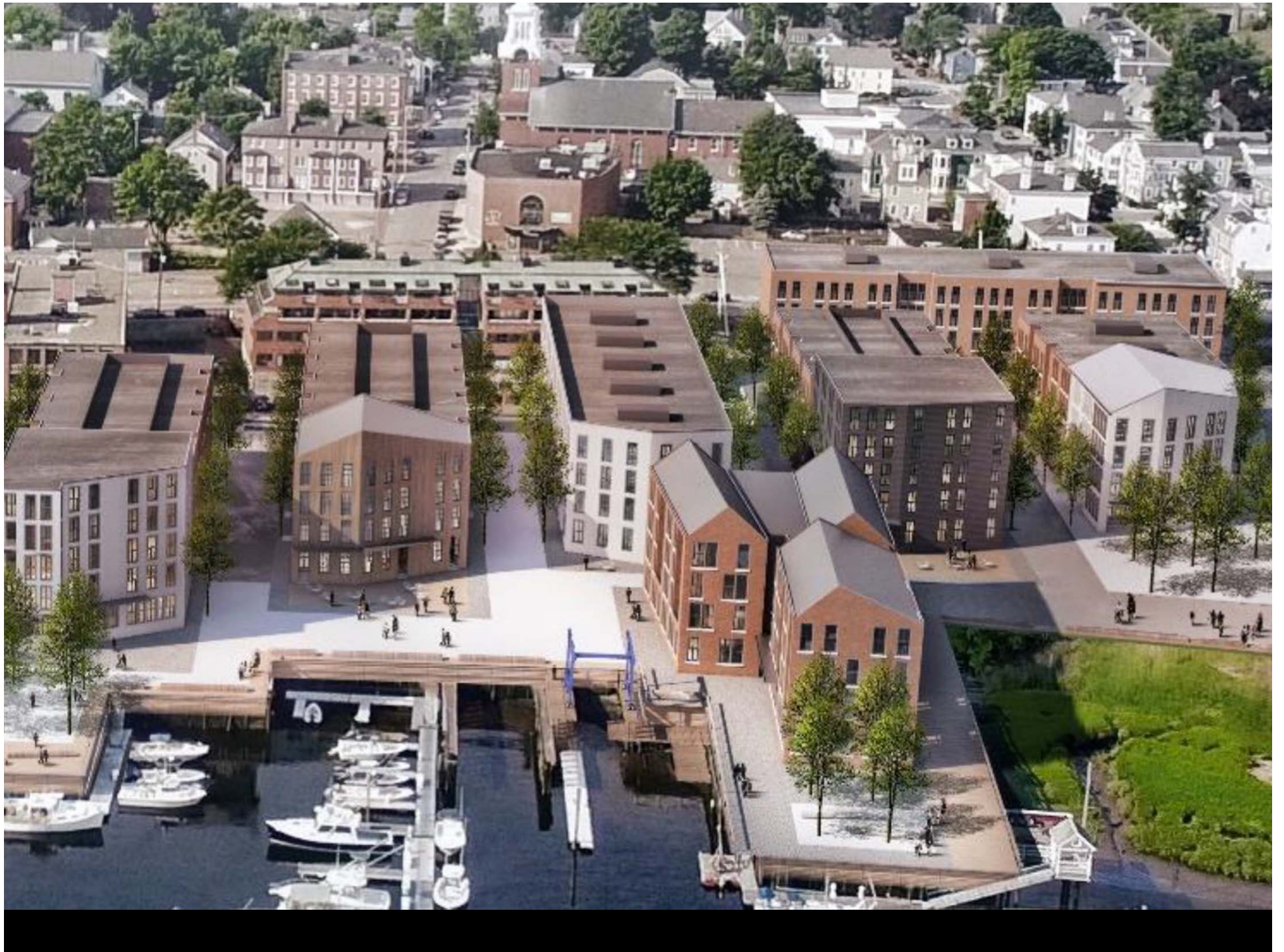














# Waterfront West

Architectural Massing: Flat Roof

**DRAFT – 5/26/17**



# Waterfront West

Architectural Massing: Dormers

DRAFT – 5/26/17





# Waterfront West

Architectural Massing: Dormers

DRAFT – 5/26/17



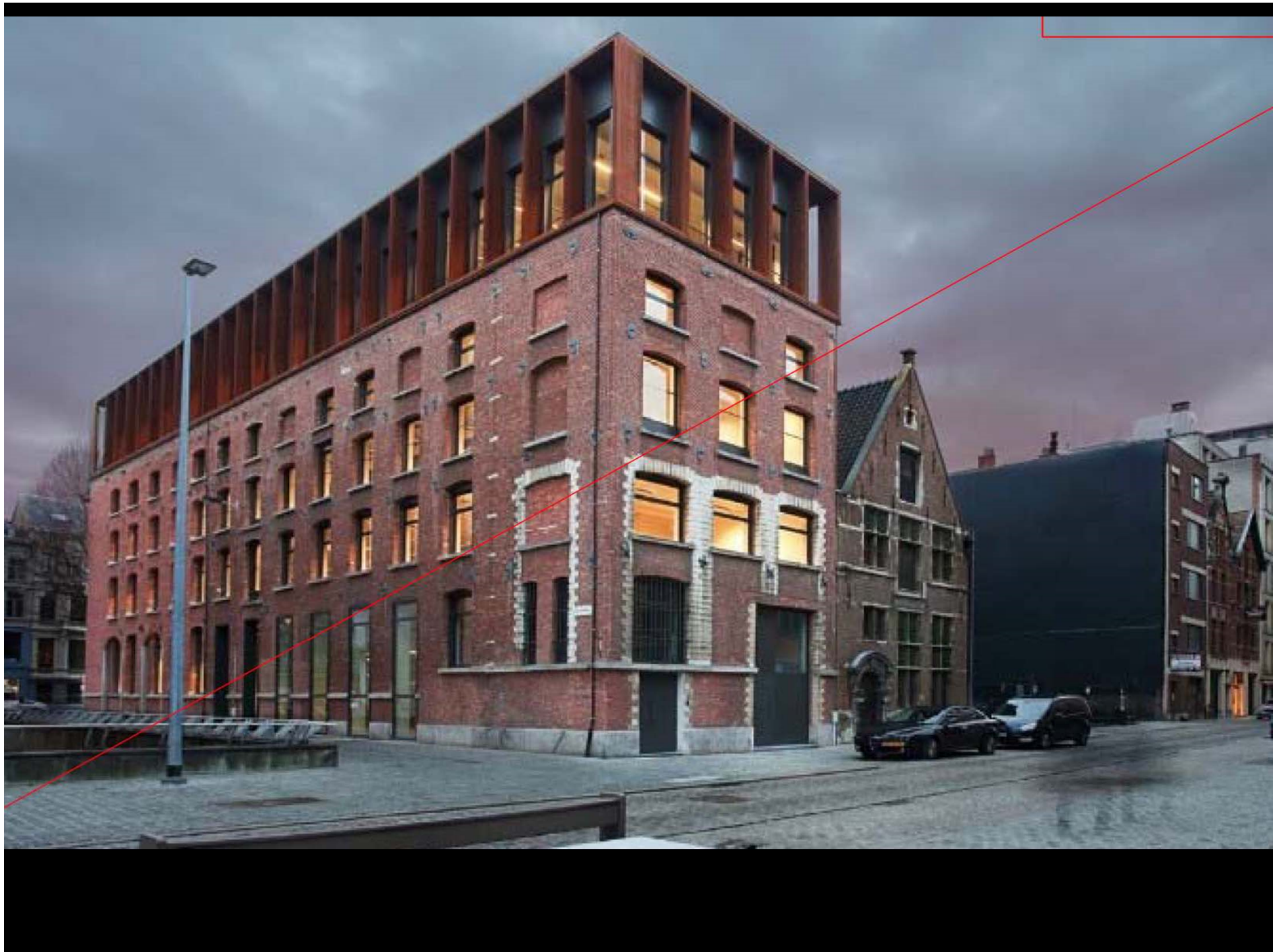
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Architectural Massing: Dormers

DRAFT – 5/26/17







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**DRAFT - 5/26/17**

**P**

**Merrimac St.**

**Titcomb St.**

**Market St.**

**Route 1**

**2**

**6**

**7**

**4**

**5**

**1**

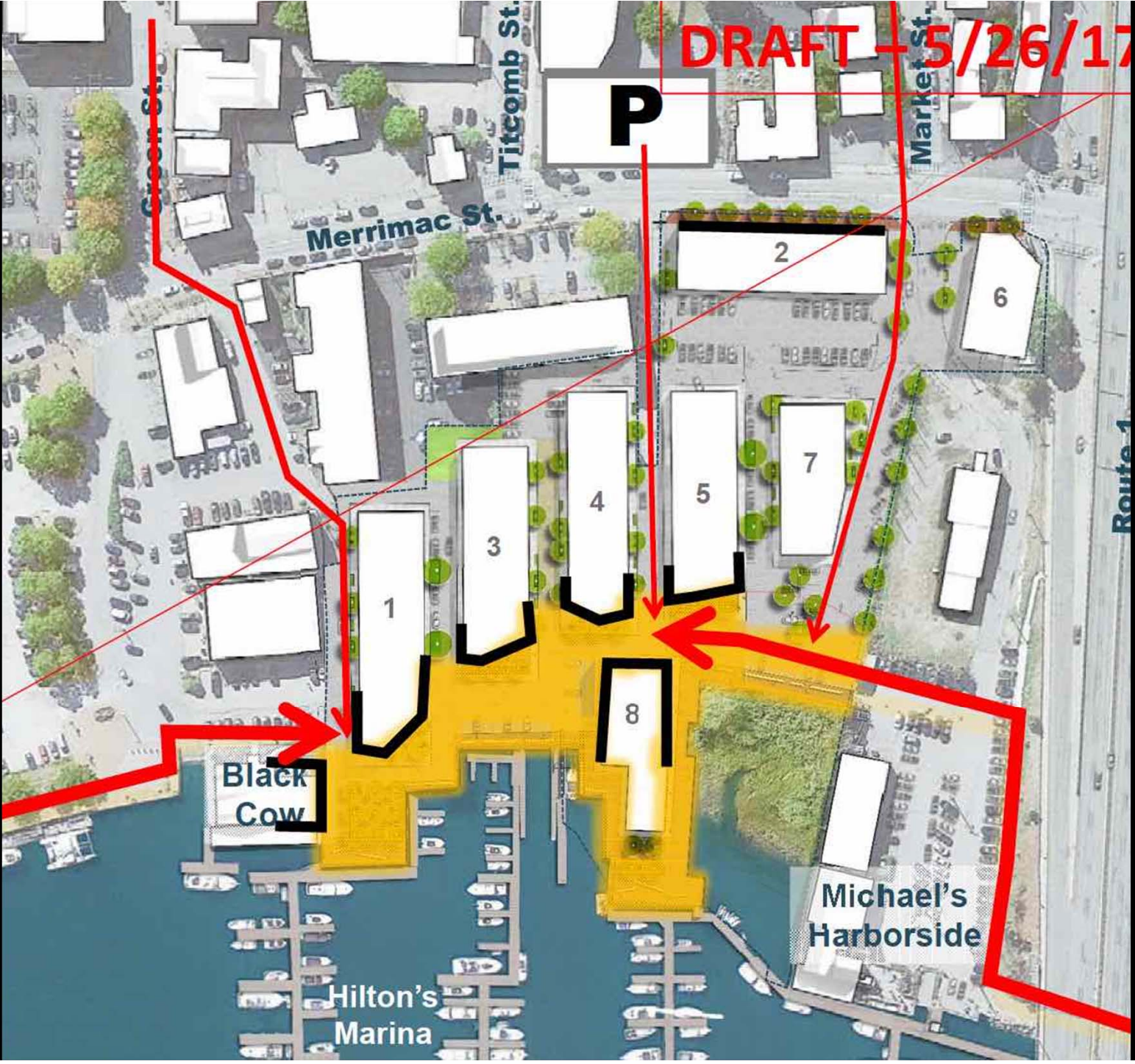
**3**

**8**

**Black Cow**

**Michael's Harborside**

**Hilton's Marina**





## OF WATERFRONT FROM RIVER

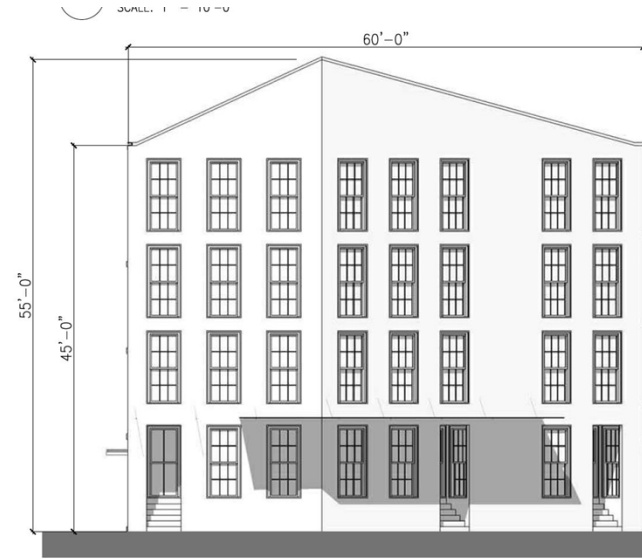




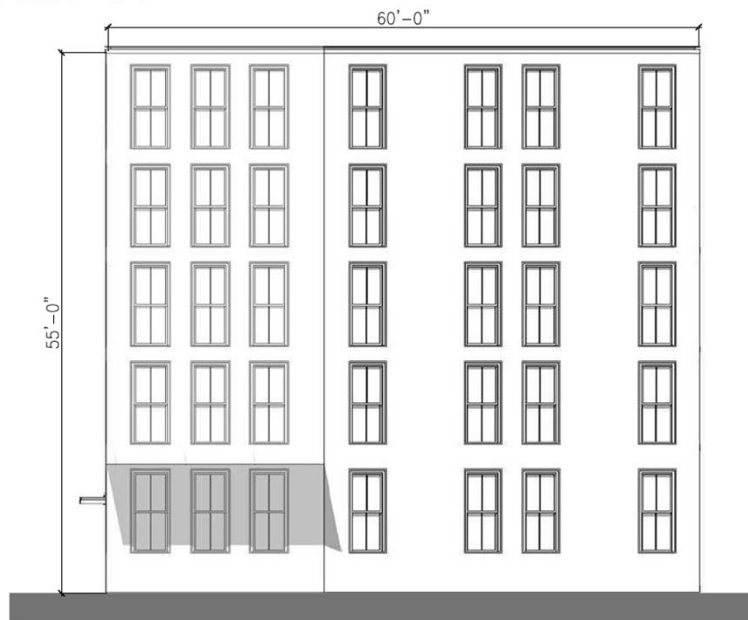


② North Elevation  
1/8" = 1'-0"

ALL BUILDING ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



② BUILDING 3: NORTH ELEVATION  
SCALE: 1" = 10'-0"



② BUILDING 5: NORTH ELEVATION  
SCALE: 1" = 10'-0"



② BUILDING 7: NORTH ELEVATION  
SCALE: 1" = 10'-0"



## OF WATERFRONT FROM RIVER









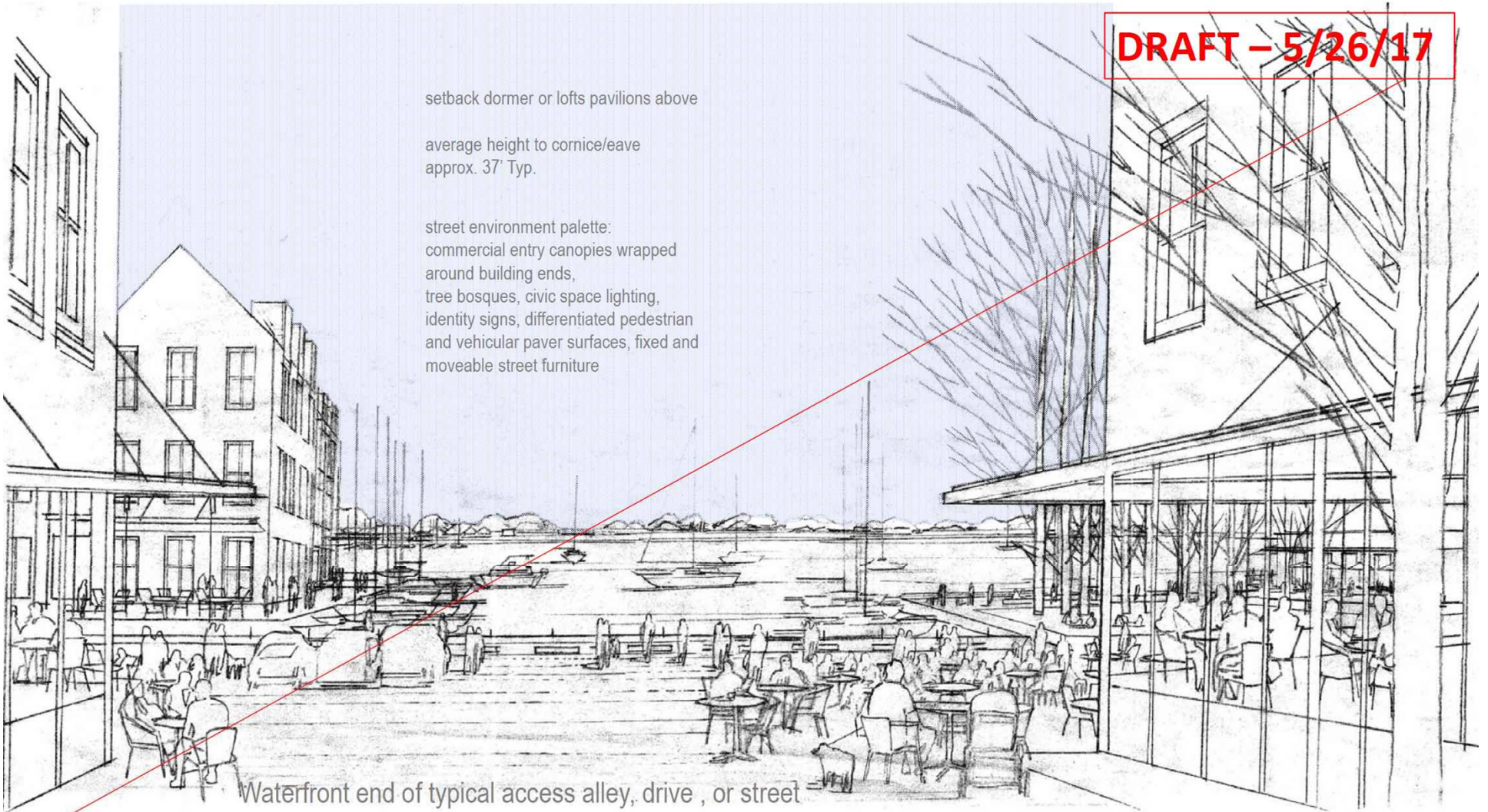
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setback dormer or lofts pavilions above

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

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





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