

Waterfront West Overlay District

Context & Background



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Context & Background

Overview:

1. 2003 Waterfront Strategic Plan (*Policy Statements*)
2. 2004 Waterfront West Overlay District (WWOD)
3. 2017 New England Development Proposal
4. 2018 New England Development Proposal
5. 2019 Ad Hoc Committee Report (*Policy Statements*)
6. 2019 Proposed Zoning Amendment



Identify Key Areas for Consideration
(Seek Consensus on Major Issues)

Waterfront West – Downtown Newburyport



Waterfront West – Downtown Newburyport



Waterfront West Overlay District (WWOD)

September 19, 2019

2003 Waterfront Strategic Plan



2003 Waterfront Strategic Plan

“Development of some key privately held waterfront properties abutting the central waterfront appears imminent and represents a significant opportunity to extend the streets and character of historic Newburyport to the waterfront.” *[emphasis added]*

2003 Waterfront Strategic Plan

- “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...” *[emphasis added]*
- “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.” *[emphasis added]*

2003 Waterfront Strategic Plan

Background:

1. Prepared for the City of Newburyport
2. By Planning Consultants w/Planning Dept.
3. Adopted by City (*Policy Guidance*)
4. Vision for future waterfront
5. Resulted in adoption of the Waterfront West Overlay District (WWOD) in 2004

2003 Waterfront Strategic Plan

Four Primary Goals:

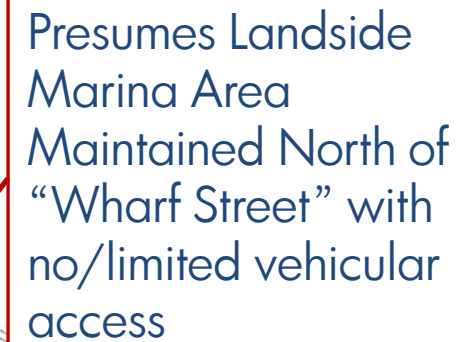
1. Support the working waterfront and enhance facilities for recreational and commercial maritime uses.
2. Reinforce and extend the historic downtown to the waterfront with a new mixed-use neighborhood.
3. Dramatically improve public access to the waterfront while linking the North End and South End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

2003 Waterfront Strategic Plan

Waterfront West – Land Use:

1. Reflect historic character of downtown Newburyport.
2. Ensure vibrant mix of uses to support activities year round.
3. Ensure active ground floor “public” uses front onto major streets/blocks.
4. Allow residential uses on upper floors.
5. Allow some ground floor residential uses along secondary streets leading to the waterfront (Market and “McKay”).
6. Ensure sufficient parking for all new uses; encourage structured/underground parking to avoid surface lots.
7. Create a framework of “public” streets, walks and squares.

Schematic Site Plan



2003 Waterfront Strategic Plan

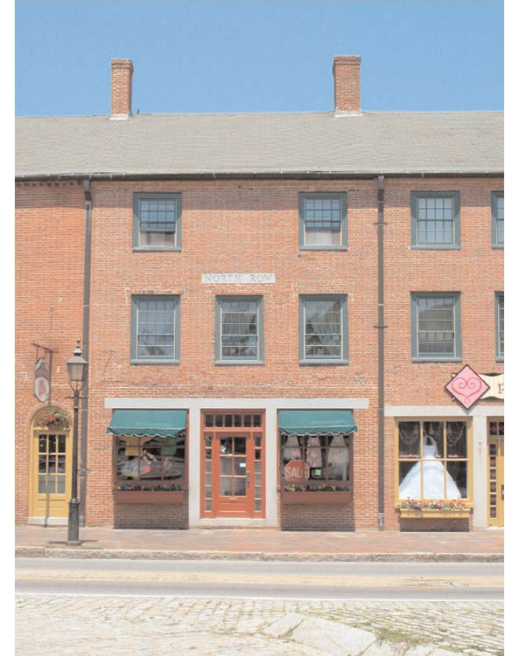
Waterfront West – Public Streets & Walks:

1. Extend existing pattern of streets/blocks to waterfront.
2. Lateral streets tightly framed by buildings, framing views of water where possible.
3. Extend Market Street to the Water; reorient to frame views to embayment.
4. Create "McKay Street" public access to waterfront.
5. Create "Wharf Street" public access along waterfront south of Marina; with public parking; line south side with "active frontage";
6. Create a public plaza for public events, activities & vendors; lined with "active frontage" (shops/hotel, etc.)
7. Establish design guidelines (architecture & site design)

2003 Waterfront Strategic Plan

Waterfront West – Design Guidelines:

1. Reduced "zero lot line" setbacks
2. Continuous street facades with firewalls
3. Facade articulation & fenestration
4. Front doors on public ways
(service entries to rear)
5. Max building height: 35 feet (3 stories);
greater height on downward (river) facing facades
6. Traditional pattern of windows/doors facing public ways
7. Materials: predominantly red brick and slate colored roofing



2003 Waterfront Strategic Plan

Waterfront West – Parking:

1. Allow remote parking within 500' of new buildings
2. Encourage underground/structured parking
3. Avoid extensive surface parking lots (*consolidate "footprint"*)
4. Parking garages: 50% ground floor "active frontage"
5. Ramps to underground parking "hidden" (*access from rear where possible*)

2004 Waterfront West Overlay District (WWOD)

Purposes:

1. Implement 2003 Waterfront Strategic Plan (for WW)
2. Encourage consistent character of building patterns, scale, setbacks, height, density, and design
3. Eliminate excessive "yard setback requirements," provide mandatory "build-to" lines, increase allowable lot coverage (for buildings);
4. Encourage mixed-use buildings with active first floor uses;
5. Promote a lively mixed-use waterfront district with ample public space and intimately scaled streets/pedestrian ways with key views to the water;
6. Maintain and protect marine-dependent uses consistent with the requirements of Commonwealth Chapter 91;

2004 Waterfront West Overlay District (WWOD)

Purposes:

7. Discourage expansive surface parking lots; encourage structured parking;
8. Encourage "shared parking" in mixed-use projects to diminish overall parking requirements;
9. Encourage pedestrian access to the water (pedestrian alleys, sidewalks, plazas, etc.)
10. Preserve existing historic structures through adaptive reuse;
11. Encourage affordable housing.

2004 Waterfront West Overlay District (WWOD)

Key Provisions:

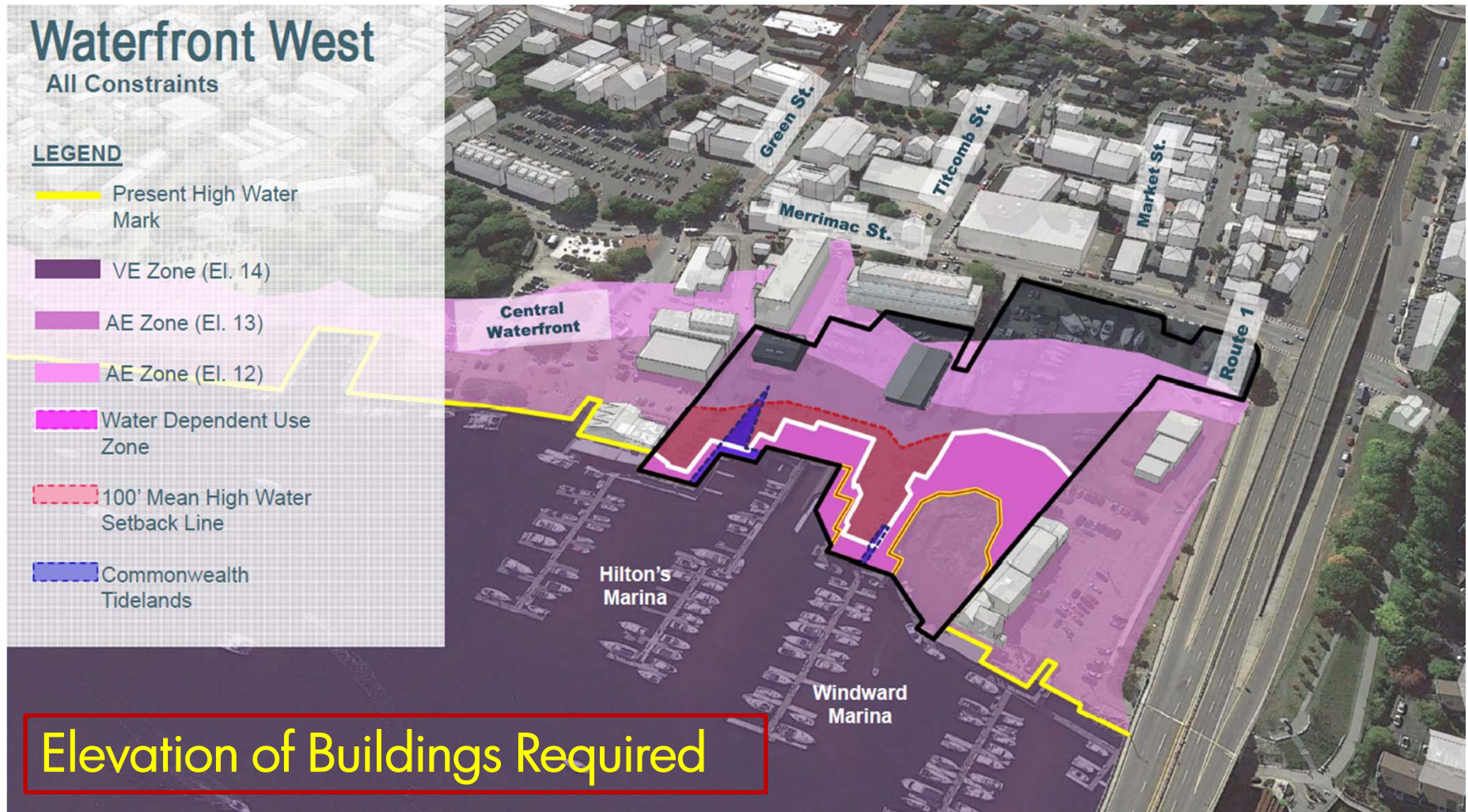
1. 4-Acre Requirement for a WWOD Special Permit
(otherwise underlying WMU District applies)
2. Max Building Height: 35' (3 stories), except:
 - A. 40' for parking structures adjacent to Route 1
 - B. 40' for buildings perpendicular to River with commercial/quasi-public uses on the first floor
3. 33% Open Space, excluding public streets
4. Parking provided by applicant within:
 - A. 500' for commercial/hotel uses
 - B. 300' for residential uses
5. Shared parking allowed subject to review/approval by Planning Board.

2004 Waterfront West Overlay District (WWOD)

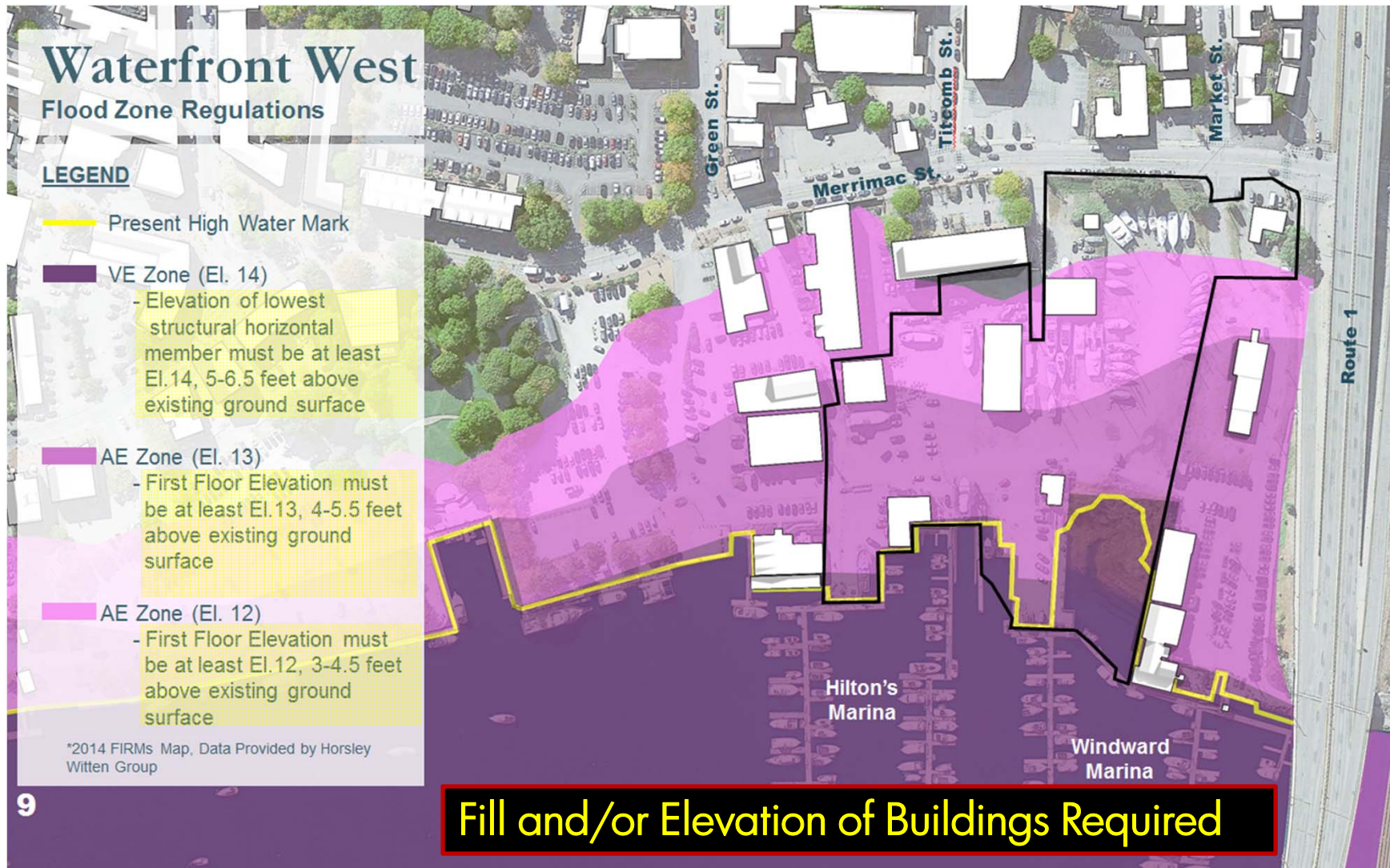
Challenges for New England Development (NED):

1. Permitting required from both Planning Board & ZBA
2. Discretionary Permitting (*Project Financing, Phasing, Appeals*)
3. Allowed Uses Conflicting
(*Hotel/Multi-Family by SP; Mixed Use by-right*)
4. 4-Acre Minimum (*for a WWOD-SP*)
5. Frontage: 60' (*encourages larger lots/development*)
6. Height: 35-40' (*no allowance for Flood Zones*)
7. Density Threshold?

2014 Revisions to Flood Zone Mapping



2014 Revisions to Flood Zone Mapping



2017 Proposal by New England Development

Key Provisions:

1. Modified (*reduced*) WWOD-SP area
2. Schematic “Master Site Plan”
3. Phased Development Sequence
4. As-of-Right Permit Process with Conformance Review
5. 8 Buildings Extending Mostly Perpendicular to the River
(*no front/back or coherent “blocks”; confusing vehicular and pedestrian circulation patterns*);
6. 3 Major Ways/Wharfs (*Browns, McKays, Tournament*)
7. Buildout:
 - A. 145 Residential Units
 - B. 120 Hotel Rooms
 - C. 6,500 sq.ft. Commercial Uses

3, 4, 5 Stories

285 Spaces

2017 Proposal by New England Development



2017 Proposal by New England Development



Waterfront West Overlay District (WWOD)

September 19, 2019

2017 Proposal by New England Development



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September 19, 2019

2017 Proposal by New England Development

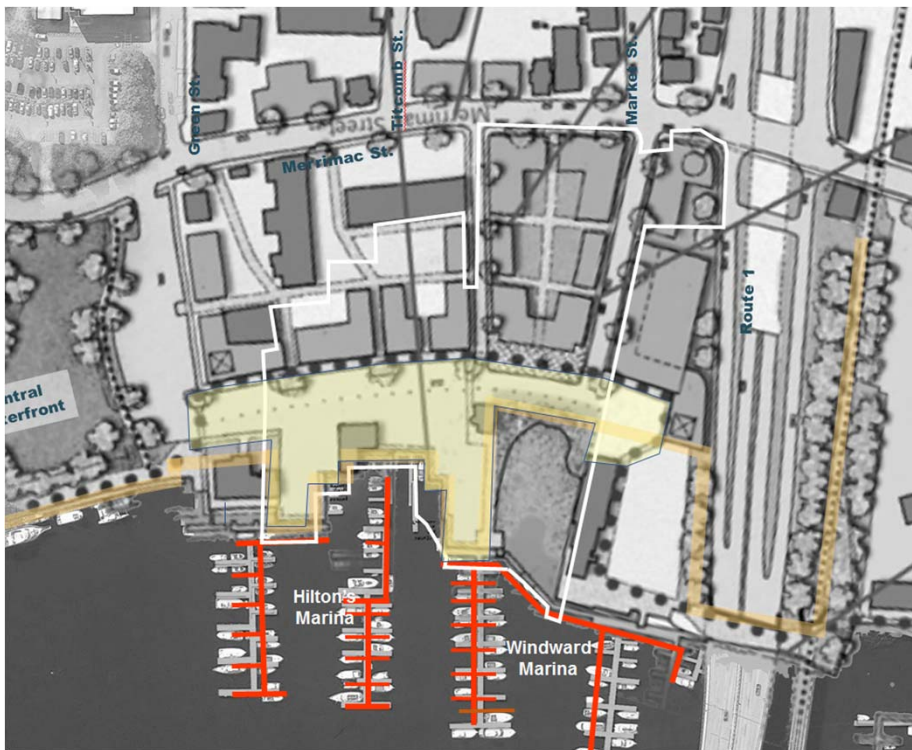


Waterfront West Overlay District (WWOD)

September 19, 2019

2017 Proposal by New England Development

Site & Building Configuration



Sketch Plan (2003 Strategic Plan)



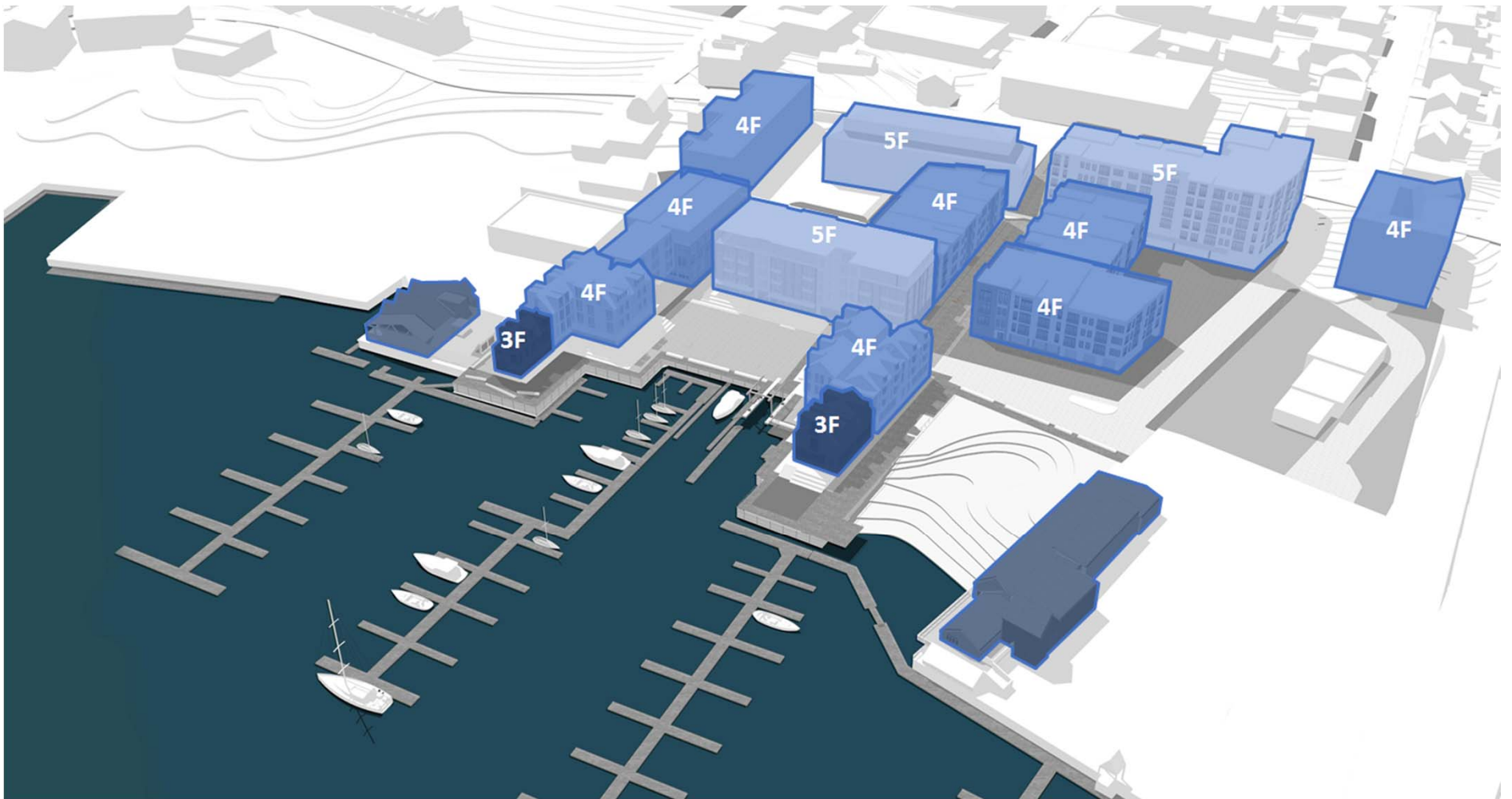
Master Site Plan (2017 NED)

2018 Proposal by New England Development

Key Provisions:

1. Modified (reduced) WWOD-SP area
 2. Schematic “Master Site Plan”
 3. Phased Development Eliminated
 4. As-of-Right Permit Process with Conformance Review
 5. 5 Buildings Arranged in Blocks (*clear front/back; better vehicular and pedestrian circulation patterns*);
 6. 3 Major Ways/Wharfs (*Browns, McKays, Tournament*)
 7. Buildout:
 - A. 200-230 Residential Units
 - B. 100 Hotel Rooms
 - C. 10,000 sq.ft. Commercial Uses
- 3, 4, 5 Stories
392 Spaces

2018 Proposal by New England Development

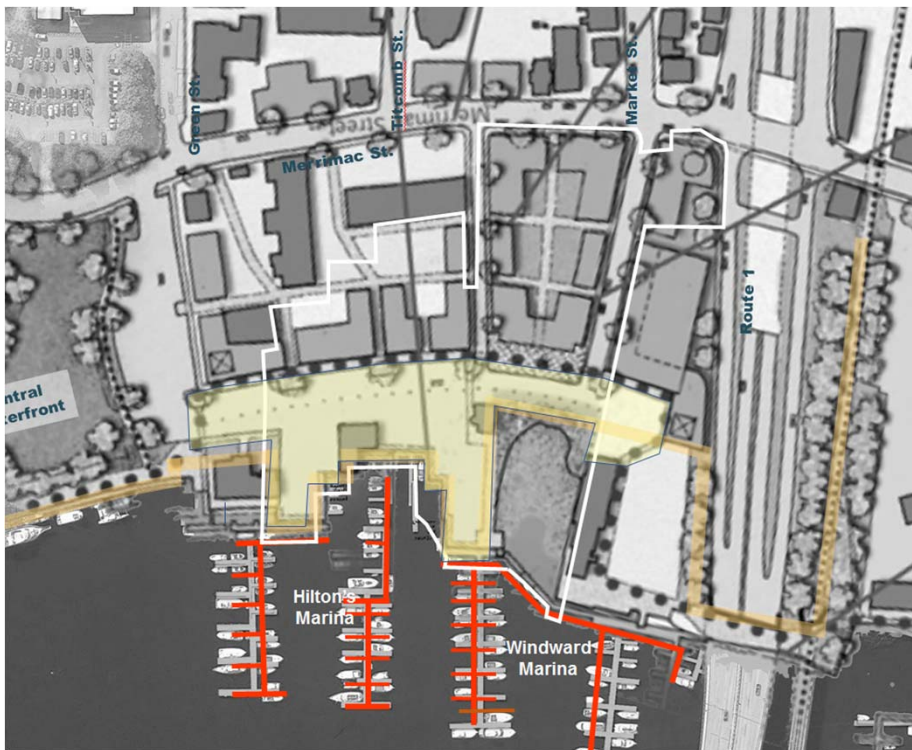


2018 Proposal by New England Development



2018 Proposal by New England Development

Site & Building Configuration



Sketch Plan (2003 Strategic Plan)



Master Site Plan (2018 NED)

Ad Hoc Committee Report on Waterfront West

1. Flooding & Resilience:

- Require 2' above FEMA Flood Elevations (Residential)
- Require Peer Review of Flood Study with Special Permit

2. Land Uses:

- Maintain 4 acre minimum
- Mix of Uses for year-round vibrancy
- Require Hotel
- Residential/Office As-of-Right
- Retail/Restaurant/Service (5k-10k sq.ft. max, capped unit sizes)
- Active Ground Floor Uses (main streets and anchor corners)
- Residential Uses & Screened Parking (secondary streets)

Ad Hoc Committee Report on Waterfront West

3. Public Space:

- Pedestrian route East/West along River's edge
- 33% Minimum Open Space, excluding streets
- Public Access Easements
- 10K sq.ft. Public Square lined with "Facilities of Public Accommodation"
- Quasi-Public Streets: Wharf Street, Tournament Wharf/Market Street Ext., McKay's Wharf Way, Brown's Wharf Way

4. Dimensions:

- "Compatibility" with Federal-style buildings, not strict "conformity"
- Require 3D Model of building massing for review
- Zero-Lot-Line Setbacks (with exceptions for sight lines, residential setback of 20' for upper levels, etc.)
- Further Study: lot coverage, street frontage, lot area
- Further Study: building heights/3D model (35' / 55' / 45')

Ad Hoc Committee Report on Waterfront West

5. Vehicular & Pedestrian Circulation:

- Differentiation of surface materials (cars, pedestrians, bicycles)
- Continuous 10-12' Harborwalk
- Reduce size of, and adequately screen surface parking areas
- Pedestrian prioritized over automobiles
- All parking provided on-site, or in close proximity, without use of public parking facilities
- Parking Required for Principal Uses:
 - Hotel = 1.0 per guestroom
 - Marina = 0.5 per slip
 - Residential = 1.0/studio, 1.25/1 BR, 1.5/2 BR, 2.0/3+BR

Ad Hoc Committee Report on Waterfront West

6. Affordable Housing:

- Minimum 12% of all units at typical 80% AMI
- Consideration for units with 50% AMI, or increase to 15% of units
- Forbid placement of affordable units off-site and “Payment in Lieu”

7. Design Standards:

- Minimum standards for window fenestration and building articulation
- “High quality” design and materials
- Forbid flat roofs
- Encourage varied architecture
- Clear “fronts” and “backs” to building facades

Ad Hoc Committee Report on Waterfront West

8. Permitting Process:

- Area-Wide Special Permit from the Planning Board
- Site & Architectural Design Review by Planning Board
- Require Development Agreement (outside of Zoning) for enforceable project phasing, mitigation and public benefits
- Studies Required with Application:
 - Traffic
 - Parking
 - Water/Wastewater
 - Stormwater Management
 - 3D Model of Building Massing
 - Photosimulations from Publicly Accessible Vantage Points
 - Flood Mitigation
 - Sustainability Measures (LEED, LID, etc.)

Ad Hoc Committee Report on Waterfront West

9. Public Benefits:

1. Funding to expand Market Landing Park (NRA/Central Waterfront)
 2. Signalization of Route 1/Merrimac Street Intersection
 3. Greater Affordable Housing
- Artist Workspace (subsidized)
 - Meeting Space (subsidized) - hotel/conference room?
 - Relocation/Maintenance of Large Boat Lift
 - Funding to Repair/Maintain Central Waterfront Bulkhead/Boardwalk
 - Deed entirety of “Lower Custom House Way” to City
 - Funding to Repair/Maintain Market Square Brickwork
 - Deed to “Lombardi Oil Site” (Titcomb Street) for City Employee Parking

Ad Hoc Committee Report on Waterfront West

Next Steps:

1. Evaluate 3D Model
confirm acceptable Building Heights across site
2. Draft Zoning Amendment
codify agreed upon parameters
3. Draft Development Agreement
specify Public Benefits, Special Terms

Proposed Zoning Amendment

Key Provisions:

1. Maintains 4-acre minimum for proposed development
2. Master Development Plan (MDP) approved by City Council
3. Building Layout & Architectural Review (BLAR) by Planning Board
4. Required Mix of Uses (hotel, residential, retail/restaurant, etc.)
5. Affordable Housing (12% of all units)
6. 25% Open Space
7. At Least One Public Space of 10,000+ sq.ft.
8. Residential 2' above Flood Plain

Proposed Zoning Amendment

Key Provisions:

9. Building Heights:

- 35' for buildings 400' from Merrimac Street
- 55' for buildings with frontage on Merrimac Street
- 45' for all other buildings

10. Architectural Standards

11. 3 Major Ways/Wharfs (*Browns, McKays, Tournament*)

12. Parking Requirements:

- Residential: 1.0/studio, 1.25/1 BR, 1.5/2 BR, 2.0/3+BR
- Hotel = 1.0 per guestroom
- Marina = 0.5 per slip
- Retail & Other = *(off-site in proximity or use of public parking with payment into Intermodal Transportation Improvement Fund)*

Permitting Process

	Existing WWOD (2004)	Proposed Amendment (2019)
Permit Type(s)	<ul style="list-style-type: none">• Special Permit &• Site Plan Approval	<ul style="list-style-type: none">• Master Development Plan (MDP)• Building Layout & Architectural Review (BLAR)• Development Agreement (DA)
Primary Permit Granting Authority	Planning Board	City Council (MDP)
Secondary Permit Granting Authority	N/A	Planning Board (BLAR)

2019 Proposal by New England Development

Key Provisions:

1. Includes 5.7 acres within WWOD
2. Based [*generally*] on proposed zoning amendment
3. Schematic “Master Development Plan” (MDP)
4. 3D Model “Photosimulations”
5. Impact Studies (traffic, utilities, flood, fiscal)
6. 7 Buildings Arranged in Blocks
7. Buildout:
 - A. 215 Residential Units
 - B. 85-100 Hotel Rooms
 - C. 10,000 sq.ft. Commercial Uses

3, 4, 5 Stories

392 Spaces

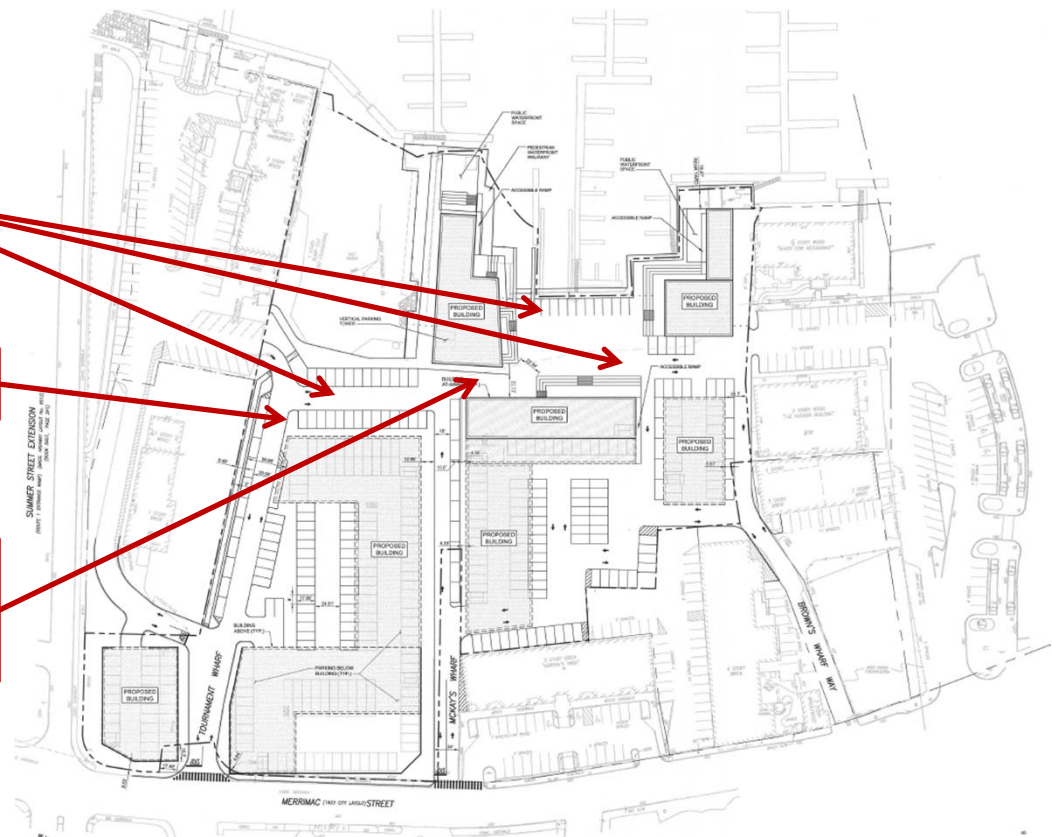
Draft Zoning in view of NED's Proposed M.D.P.

1. Density/Building Height/Massing/Volume *
2. Parking On-Site/Public Space/Circulation *
3. Architectural Design

Parking in “Public” Spaces
(*Vehicles vs. Pedestrians*)

Displaced Parking used by Michaels’?

Pinch Points (Pedestrian/Fire Access)
(*Vehicles vs. Pedestrians*)



Draft Zoning in view of NED's 3D Model

1. Density/Building Height/Massing/Volume *



[Photosimulations](#)
(*Web Link*)

Waterfront West Development – Substantive Issues

(First Seek Consensus on Major Issues)

1. Density/Building Height/Massing/Volume
2. Mitigation of Project Impacts (traffic, water/sewer, etc.)
3. Permitting Process & Permit Granting Authority
4. Adequate Parking for all Uses
5. Flood Hazard Mitigation & “Resiliency”
6. Criteria for Energy Efficiency & Sustainability
7. Quality of Public Space/Pedestrian Connectivity
8. Hotel Requirement(s)? (Size, Type, Conference Space, etc.)
9. Affordable Housing Requirements
10. Architectural Compatibility (Design Standards)
11. Required Public Benefits (Development Agreement)

Public Comment

For more information go to:

EngageNewburyport.com/waterfront-west