



Memorandum

Date: July 26, 2019

To: Newburyport Manager, LLC

From: Stephen Glowacki

Regarding: Waterfront West
Newburyport, MA
Sustainability and Low Impact Development (LID) Measures

This memorandum details proposed sustainability measures to be incorporated into the Project including LID measures, energy efficiency measures, use of solar arrays, green roofs, low-flow plumbing fixtures, and similar techniques in satisfaction of amended Section XXIV-F(2)(r).

1. Site & Landscaping

Proposed landscaping includes selected tree species which will provide shading over paved parking areas and reduce the urban heat island.

Currently, there is no comprehensive stormwater management system for directing or treating stormwater runoff from the existing site. The proposed stormwater management system will capture runoff and direct it to new Best Management Practices (BMPs) as described below. These measures which will significantly improve stormwater runoff and site conditions.

- Stormwater water quality will be improved through the use of catch basins with deep sumps and hooded outlets which will remove suspended solids/sediment.
- Additional water quality treatment will be achieved through the use of oil/particle separators which will further remove sediment, fine particulates, and trap oils and other floating liquids
- Use of Low-Impact Development measures will be integrated throughout the project, with a focus on preserving existing elevations and the existing salt marsh on site.

2. Building/Architecture

The Project and architecture have been designed using best management practices and with LEED principles in mind. The Project design focuses on several elements that address historic continuity, resiliency, and sustainability.

Historic Continuity: idea of working, accessible waterfront

- Maintain and encourage active marina use on the waterfront
- Maintain and expand upon public access to the waterfront
- Include waterfront commercial uses to provide public benefit and activity

- Extend the Waterfront Park promenade across the site, completing the Clipper City Rail Trail and connecting the Central Waterfront to Cashman Park
- Configure streets and blocks to extend city context to the waterfront
- Provide waterfront accessible parking and marine-related vehicle use
- Provide pedestrian access through the site to the waterfront

Sustainability: Urban Design

- Encouraging Smart Growth principles with proximity and accessibility to Downtown, Intermodal transit, bike facilities, and access to the Clipper City Rail Trail
- Mixed-use district with residential use that enables 24/7 district life
- Mixed-used and urban context minimize parking ratio required to reflect Smart Growth principles
- Maintaining active street fronts along waterfront plaza, encouraging vibrant pedestrian experience

Sustainability: Building design

- High 'R' value window and insulation design to minimize heat loss and solar gain
- Use of energy efficient building materials will be in place throughout the project, including in mechanical, electrical and plumbing systems
- Low-flow plumbing fixtures will be used throughout
- The applicant will further explore the use of green roofs and solar arrays through the planning process