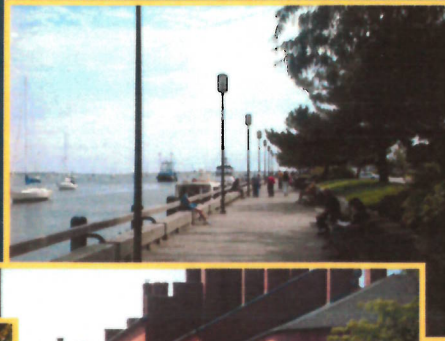


Parking Committee Meeting



Newburyport Intermodal Facility - Site Selection Study

Tetra Tech Rizzo - DHK Architects - Desman Associates - Keville Enterprises - Foster Co.

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Newburyport Parking Committee Meeting

November 19, 2009



AGENDA

- Introduction
- Project Update
- Recommendation for Two Finalist Sites
- Discussion



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Project Team



City of Newburyport – project beneficiary, permitting authority, public land owner

Merrimack Valley Regional Transit Authority (MVRTA) –funding recipient and manager of project

- **Real Estate Perspectives** – project operations manager for MVRTA
- **SEA Consultants** – project over sight engineer under Massachusetts General Law Chapter 149

Tetra Tech Rizzo – lead consultant, traffic, utilities, environmental impacts, hazardous waste site assessment

- **Desman Associates** – parking consultant assisting with site layout, accessibility and construction cost estimates
- **Domenech, Hicks & Krockmalnic** – lead architects assisting with building design, evaluating potential mixed use applications and visual/waterfront/neighborhood/historical impacts
- **The Foster Company** – project real estate appraiser
- **Keville Enterprises** – project estimator



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Project Development Process



- Site Selection
 - Identify and Evaluate Six Sites
 - Evaluate Two Preferred Sites
 - Final Selection

Current Step

- Permitting
- Preliminary Design
- Final Design
- Construction
- Maintenance

This Contract



Future Contracts



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4

Six Sites For Initial Evaluation

Legend

- Parcels
- Private Property
- Public Property

Base Map:
MassGIS April 2008 Airphoto



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Criteria

1. Parking and Multimodal Requirements

- Multimodal conductivity
- Accommodates parking demand
- Net increase in parking spaces

2. Site Location

- Availability of land
- Efficiency of site size and layout
- Consistency with city policies
- Potential for mixed-use applications
- Strengthens/enhances area retail/residential/commercial development
- Zoning limitations
- Ability to permit
- Constructability
- Utility availability
- Potential for hazardous waste



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Criteria (Continued)

3. Accessibility

Accessibility from Rte. 1 and Merrimac St. for cars
Compatibility with MVRTA bus routes (existing and future)
Access/egress for cars/vans at garage
Access/egress for MVRTA buses at garage
Access/egress for tour buses at garage
Accommodate MVRTA bus requirements (layover areas and number of bus bays)
Feasibility for separate entry and exit points for bus lane
Proximity to work locations in downtown
Proximity to neighborhoods in downtown



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Criteria (Continued)

4. Environmental Impacts

Neighborhood
Vehicular
Pedestrian
On-street parking
Waterfront
Aquifer
Wetlands
Visual
Historical
Environmental Justice

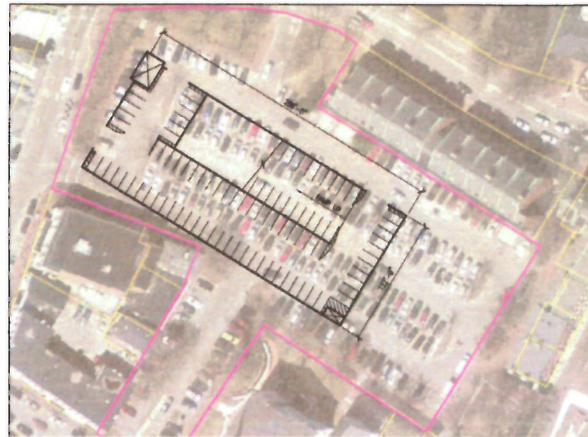
5. Cost

Relative cost to acquire land
Relative cost to design/construct
Relative economic viability



Newburyport Intermodal Facility - Site Selection Study

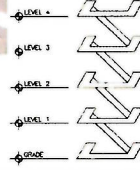
Tetra Tech Rizzo - DHK Architects - Desman Associates - Keville Enterprises - Foster Co.



GREEN STREET OPTION 2 GRADE LEVEL
SCALE=1"=50'

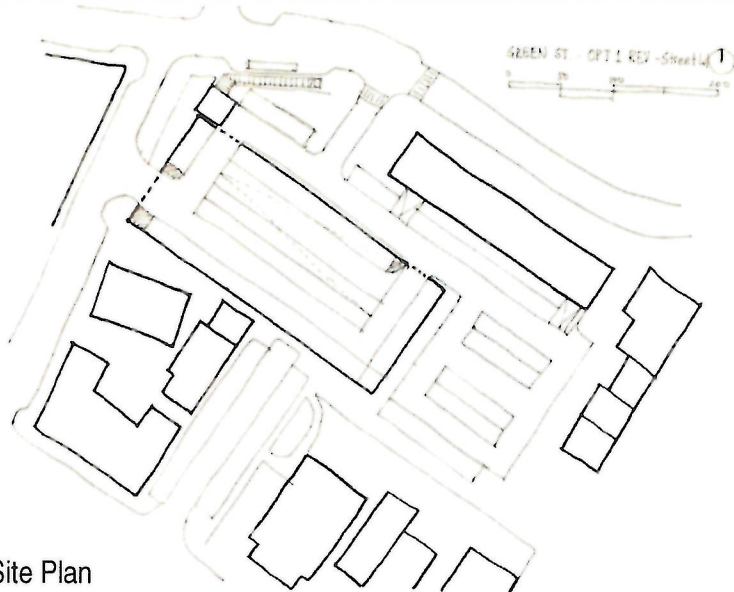
GAR COUNT			
LEVEL	SPACES	LT	RT
GROUND DRIVE, EAST SIDE	124		
DRIVE ON DRIVE	124		
REV. GAR DRIVE	72		
REPORTED TOTALS			
1	114	1	124
2	114	1	124
3	114	1	124
4	114	1	124
TOTAL	456	4	496
REV. DRIVE	72		

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



NEWBURYPORT
GREEN STREET

DATE:
OCTOBER 2009
PROJECT NO.
20-09120.00-3
SHEET NO.
GS-2



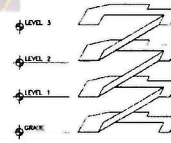
Option 2 - Site Plan



GREEN STREET OPTION 3 GRADE LEVEL
SCALE=1"=50'

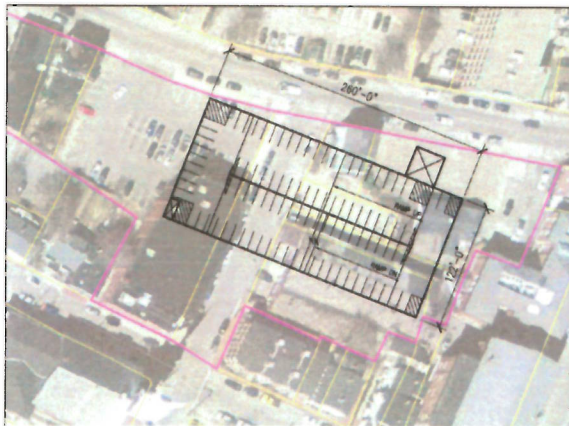
NO.	DESCRIPTION	AREA	REV.
1	100	100	1
2	100	100	2
3	100	100	3
TOTAL		300	

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



NEWBURYPORT
GREEN STREET

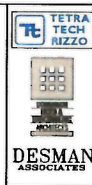
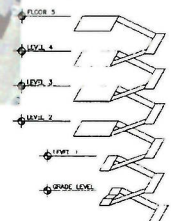
DATE:
OCTOBER 2009
PROJECT NO.
20-09120.00-3
SHEET NO.
GS-3



TITCOMB STREET OPTION 1 TYPICAL UPPER LEVEL
SCALE=1"=30'

NO.	DESCRIPTION	AREA	REV.
1	100	100	1
2	100	100	2
3	100	100	3
TOTAL		300	

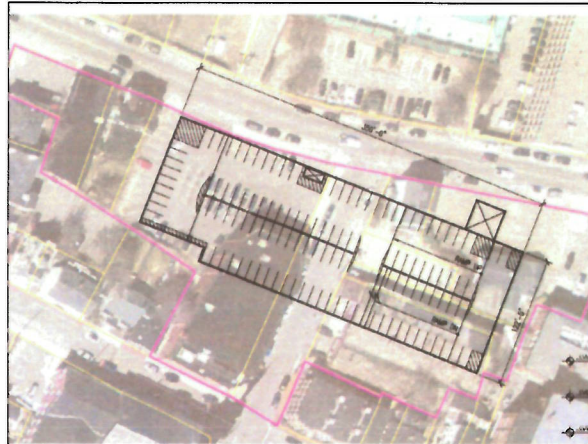
NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



NEWBURYPORT
TITCOMB STREET

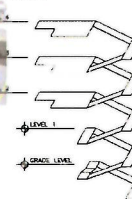
DATE:
OCTOBER 2009
PROJECT NO.
20-09120.00-3
SHEET NO.
TS-1





LEVEL	SPACES	SF	EST. \$
GROUND	28	13,500	520
BYPASS LEVELS			
1	48	18,700	710
2	120	45,000	1,740
3	120	45,000	1,740
4	120	45,000	1,740
TOTAL	416	157,200	6,450

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



TITCOMB STREET OPTION 2 TYPICAL UPPER LEVEL
SCALE=1"=50'



DESMAN ASSOCIATES

NEWBURYPORT
TITCOMB STREET

DATE:
OCTOBER 2009

PROJECT NO.
20-09120.00-3

SHEET NO.
TS-2



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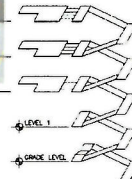
Tetra Tech Rizzo - DHK Architects - Desman Associates - Keville Enterprises - Foster Co.

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LEVEL	SPACES	SF	EST. \$
GROUND	28	13,500	520
BYPASS LEVELS			
1	48	18,700	710
2	120	45,000	1,740
3	120	45,000	1,740
4	120	45,000	1,740
TOTAL	316	127,200	5,150

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



TITCOMB STREET OPTION 3 TYPICAL UPPER LEVEL
SCALE=1"=50'



DESMAN ASSOCIATES

NEWBURYPORT
TITCOMB STREET

DATE:
OCTOBER 2009

PROJECT NO.
20-09120.00-3

SHEET NO.
TS-3



Newburyport Intermodal Facility - Site Selection Study

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WATERFRONT OPTION 1 STREET LEVEL
SCALE=1"=50'

ONE COUNT	UNIT	SPACES	1/2"	1/4"	1/8"
100	100	100	100	100	100

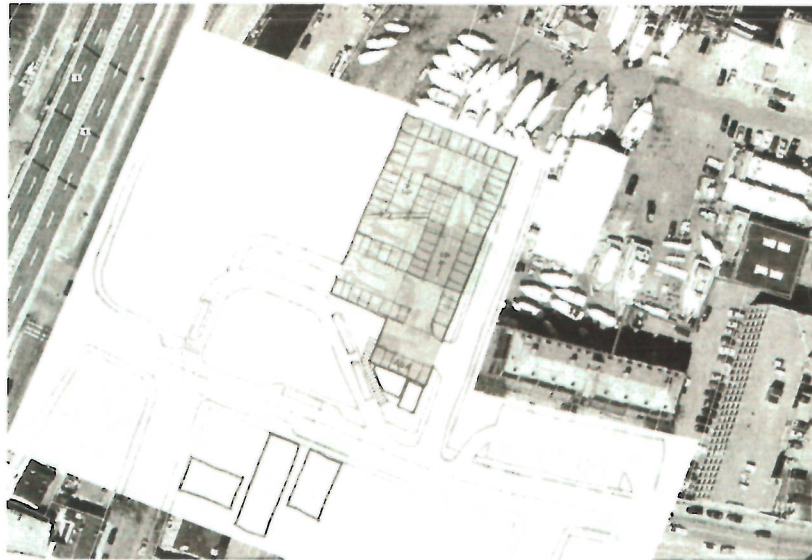
NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES.



DESMAN ASSOCIATES

NEWBURYPORT
WATERFRONT WEST

DATE:
OCTOBER 2009
PROJECT NO.
20-09120.00-3
SHEET NO.
WF-1



Waterfront Option 1 Site Layout

Recommendation for Two Finalist Sites

Green Street Site

- Central Location
- Excellent Transit Access
- Efficient Garage Layout
- Flexible Site – Multiple Designs Possible



Tilcomb Street Site

- Excellent Transit Access
- Flexible Site – Multiple Designs Possible
- Located close to Downtown

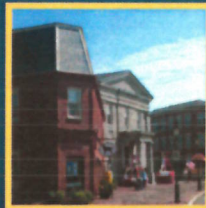


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Discussion



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