

Market Landing Park Expansion

Ad Hoc Committee Stakeholder Input Session

May 6, 2021

City of Newburyport, Massachusetts

Mayor Donna D. Holaday

Newburyport City Council

Department of Planning and Development

SASAKI

Agenda

PRESENTATION

Introductions

20 min

Project Background + Process

Preliminary Site Analysis

DISCUSSION

What have we missed?

40 min

What else should we know?

Who else should we talk to?

NEXT STEPS

How we will work together

10 min

Project Foundations

1970s: A Turning Point for the Waterfront



Project Foundations

Completion of decades-old debate; Public access & open waterfront

- 1980-Stipulation & Settlement of Ways
- 1991-Waterfront Trust Established
- 2017-Council Resolution & Framework Plan
- 2019 Newburyport Parking Garage Completion
- 2020-Special Act & NRA Dissolution



SECTION 7. The city of Newburyport shall design, fund and construct an extended waterfront park. On a best-efforts basis, the design shall be consistent with the principles and references documented in the ad hoc central waterfront committee's proposed amendment, dated May 30, 2017 agreed upon by the Newburyport city council in May 2017, which is on file with the city clerk.

SECTION 8. This act shall take effect upon its passage.

House of Representatives, June 4, 2020.

Passed to be enacted, Paul J. Donato, Speaker.

In Senate, June 11, 2020.

Passed to be enacted, Karen Spilla, President.

June 19, 2020.

Approved, at 12 o'clock and 10 minutes, P. M. James D. Batt, Governor.

AD HOC CENTRAL WATERFRONT COMM. – PROPOSED AMENDMENT, MAY 30, 2017

The Ad Hoc Central Waterfront Committee was charged to develop policies and objectives regarding a long-term vision for the Central Waterfront, including number of parking spaces, land ownership, and operational and maintenance responsibilities, subject to full Council approval. The Committee recommends that the City Council endorse the following terms of a final settlement.

Executive Summary of Proposed Settlement:

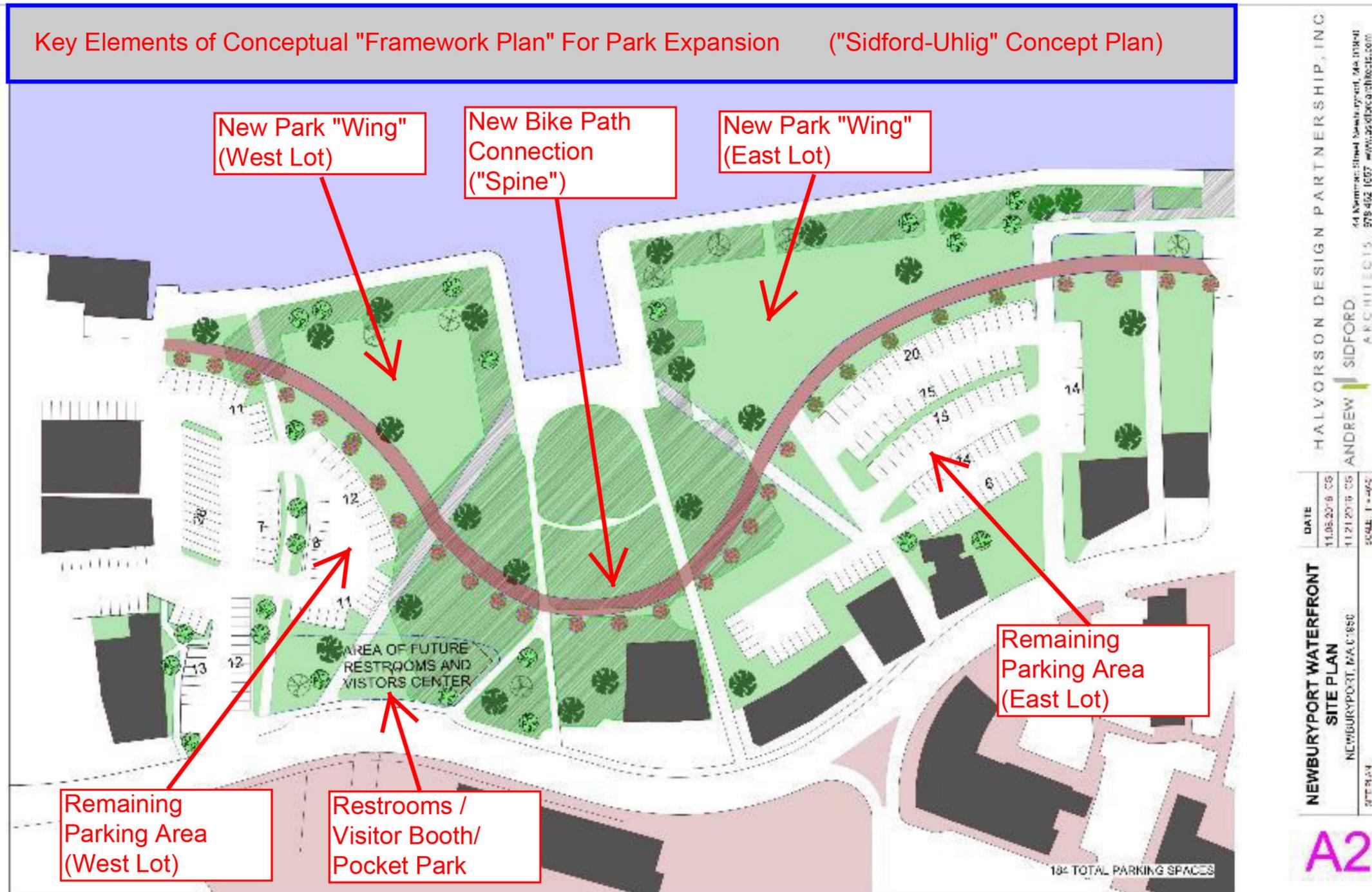
- NRA grants all parcels to Waterfront Trust for public park and waterside uses, *except* Firehouse Patio (City leases to Firehouse Ctr.) and Custom Hse. land (City leases to Custom Hse.)
- City takes exclusive easement to operate public parking at West & East Parking Lots
- Submerged lands equitably split between City and Waterfront Trust
- Construction of expanded park contingent upon raising capital funds

1. Master Plan reconciling Sidford-Uhlig Plan + COW Plan + Andy Port Plan

- Expanded Market Landing Park, including widened shoreline berm
- Reconfigured and smaller West Parking Lot and East Parking Lot
- Dimensions and locations of "Ways" settled for all time, with all ways perpendicular to shore, and non-vehicular Central Wharf Way aligned with Unicorn Street
- Clipper City Rail Trail passes through as a "loop"
- Firehouse Center lease with City adds patio as facility of public accommodation
- Custom House lease with (now) City adds land back to bulkhead, subject to current public uses
- Harbor Master operates all water-dependent uses (docks), as today

Project Foundations

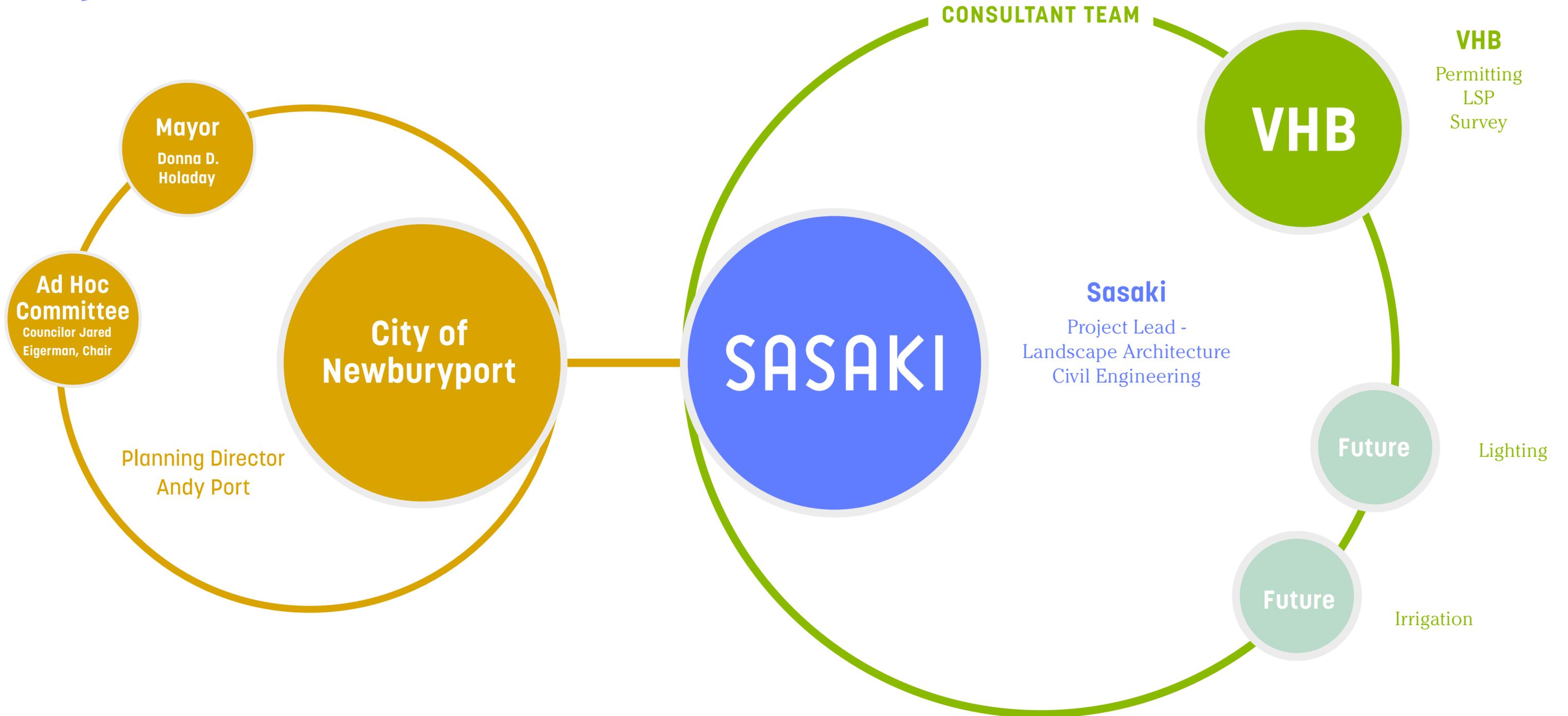
Completion of decades-old debate; Public access & open waterfront



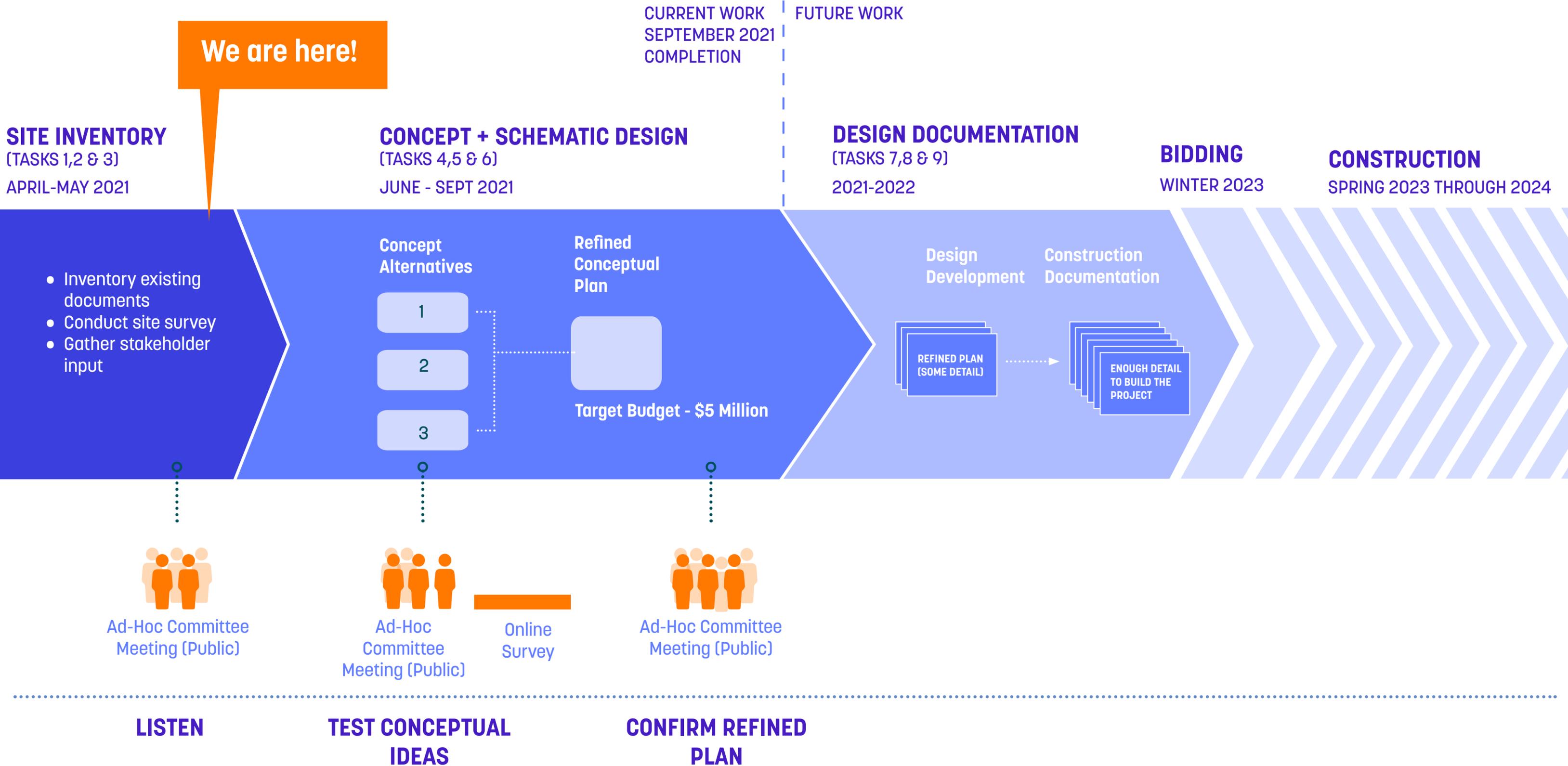
Framework Plan

- Plan is a basic representation of primary park elements **not a final design.**
- Future Ferry Wharf Way will be perpendicular to the Harborwalk
- Bike Path with traffic calming

Project Team



The Design Process



Community Engagement

Three-strategy approach to make it accessible, meaningful and fun

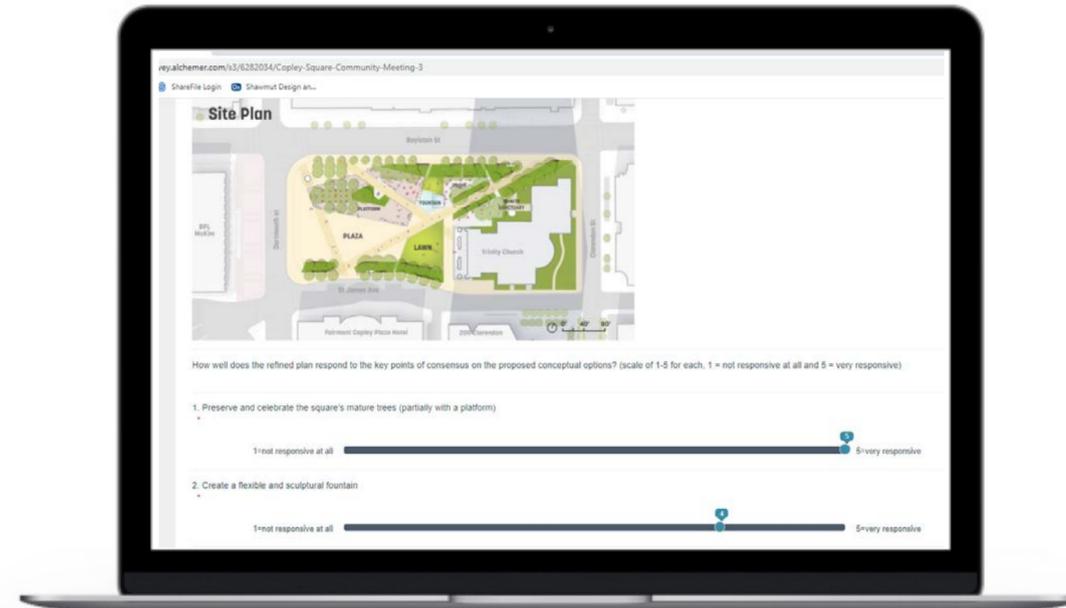


Community Meeting or Open House*

* *Likely virtual due to the pandemic*

Presentation of conceptual options.
Live-polling + comments.

Meeting recorded for others to view asynchronously.



Online Survey

Questions like: "what aspects of each scheme work best?" rather than "which scheme is your favorite?"

Open for 2-3 weeks, can be completed at anytime. Paper versions available at senior centers, libraries, etc.



Pop-Up Events

Align with existing events at the park, or busy days downtown.

Short, fun feedback and awareness activity -- selfie station, post-cards, sidewalk chalk installation, etc

Preliminary Design Considerations



PROGRAM

An Active
and Inclusive
Year-Round
Destination



CHARACTER

A Uniquely
Newburyport
Window on the
Merrimack



CONNECTIVITY

A Functional
Waterfront
Stitched into
Downtown



ENVIRONMENT

A Resilient and
Sustainable
Edge to
Downtown

An aerial architectural rendering of a waterfront development. The scene shows a mix of urban buildings, a large green park area with many trees, and a waterfront with several boats. The entire image is rendered in a light blue line-art style. The text 'PROGRAM' is in the top left, and 'An Active and Inclusive Year-Round Destination' is in the middle left.

PROGRAM

An Active and Inclusive
Year-Round Destination

An Active and Inclusive Year-Round Destination

CURRENT OPPORTUNITIES + CONSTRAINTS

Maritime Days +
Rentable Lawn Space

Food

Pop Up Lawn
Games

Waterfront Festivals,
Concerts + Classes

Whale Watches +
Boat Tours

Max Capacity
approx 10K people



Current and Future Programming



**NEWBURYPORT
MARTIME DAYS**



WATERFRONT FESTIVALS



YANKEE HOMECOMING



**WATERFRONT MOVIE AND
MUSIC NIGHT**



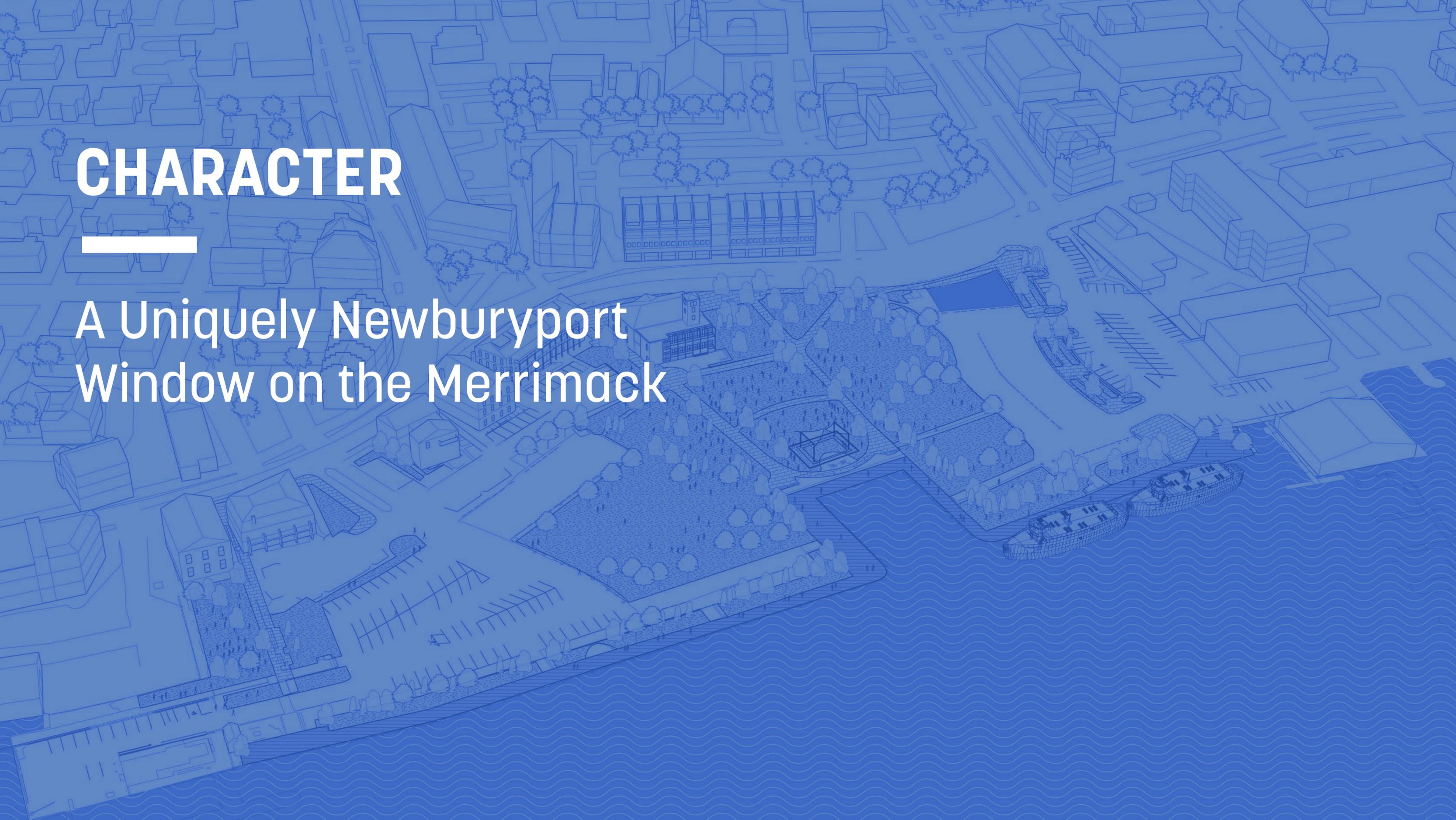
FITNESS



THEATER IN THE OPEN

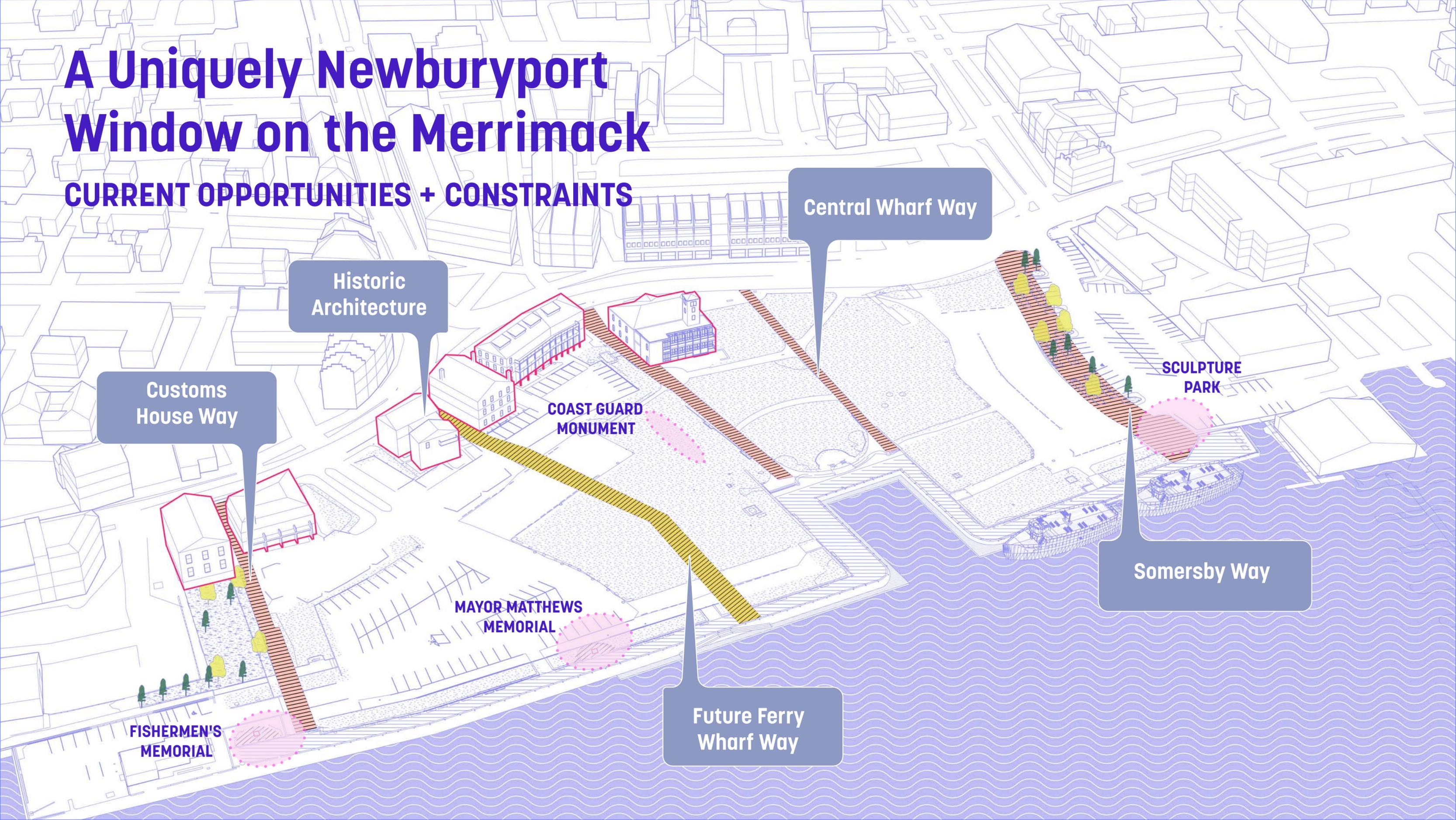
CHARACTER

A Uniquely Newburyport
Window on the Merrimack



A Uniquely Newburyport Window on the Merrimack

CURRENT OPPORTUNITIES + CONSTRAINTS



Historic Architecture

Customs House Way

Central Wharf Way

COAST GUARD MONUMENT

SCULPTURE PARK

Somersby Way

MAYOR MATTHEWS MEMORIAL

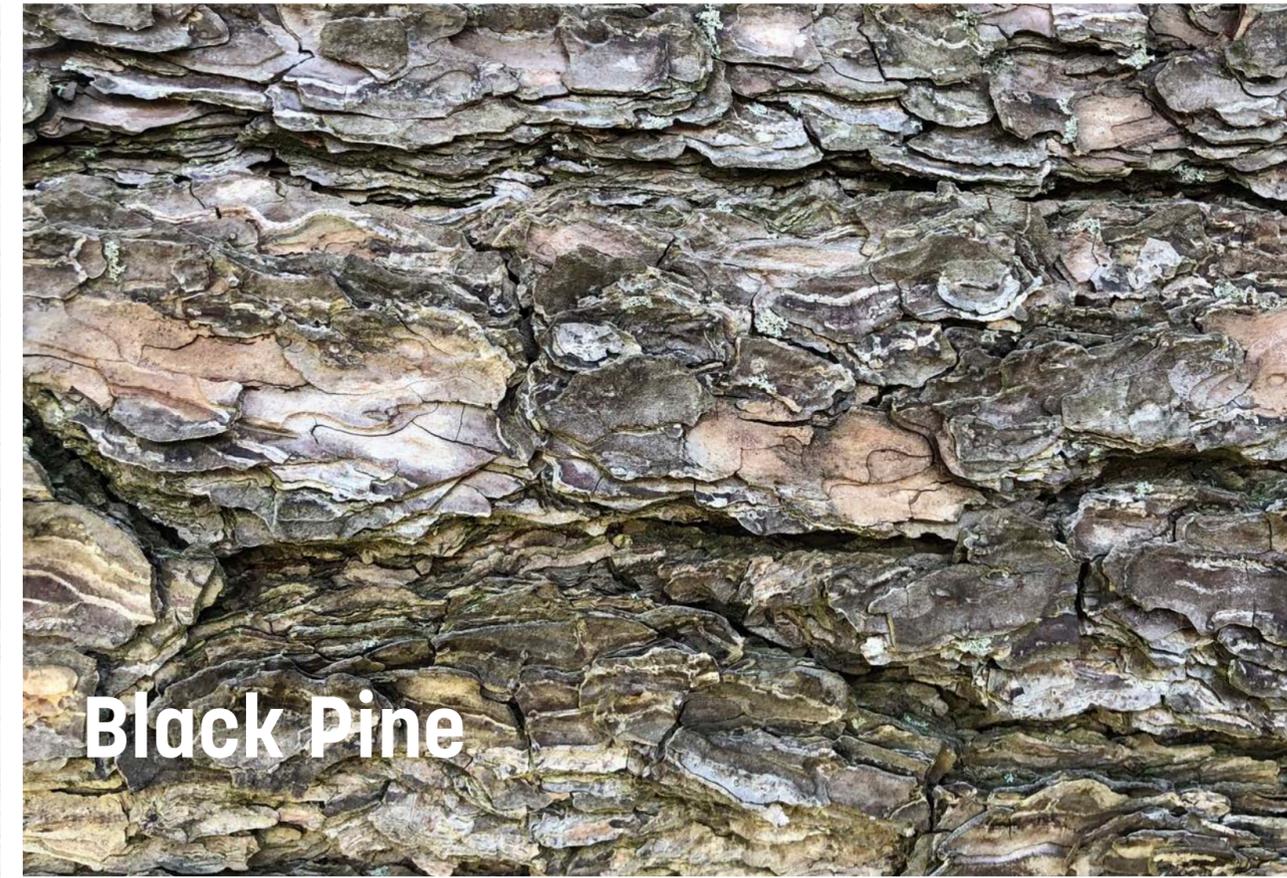
Future Ferry Wharf Way

FISHERMEN'S MEMORIAL

Commemorate and Celebrate



Textures of Newburyport



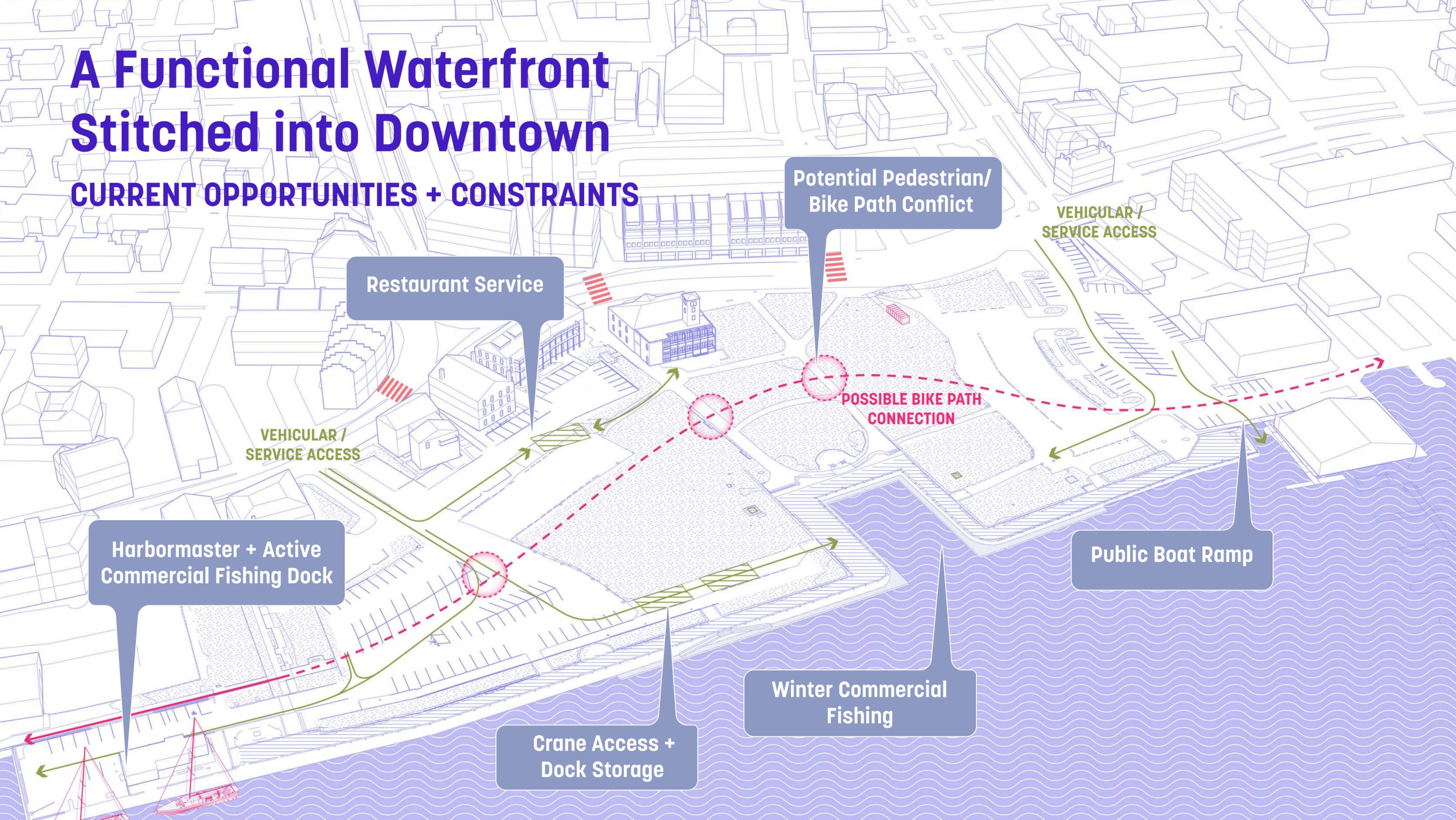
CONNECTIVITY

A Functional Waterfront
Stitched into Downtown



A Functional Waterfront Stitched into Downtown

CURRENT OPPORTUNITIES + CONSTRAINTS



Restaurant Service

Potential Pedestrian/
Bike Path Conflict

VEHICULAR /
SERVICE ACCESS

VEHICULAR /
SERVICE ACCESS

POSSIBLE BIKE PATH
CONNECTION

Harbormaster + Active
Commercial Fishing Dock

Public Boat Ramp

Winter Commercial
Fishing

Crane Access +
Dock Storage

A Working Waterfront



MUSEUM FACILITIES



FIRE BOAT OPERATIONS



COMMERCIAL FISHING OPERATIONS



HARBORMASTER FACILITIES



WHALE WATCHING OPERATIONS



RESTAURANT



ENVIRONMENT

A Resilient and Sustainable
Edge to Downtown

A Resilient and Sustainable Edge to Downtown

CURRENT OPPORTUNITIES + CONSTRAINTS



Flood Pathways
from Downtown

Impervious
Surfaces

Existing AUL
Soil Remediation

Mature Tree
Canopy

Heat Island
Effect

MHW + 6' SEA
LEVEL RISE (2100)

MHW + 2'
SEA LEVEL RISE (2050)

Tidal Flooding

Storm Surge

MHW + 6' SEA LEVEL RISE (2100)

MHW + 3' SEA LEVEL RISE (2070)

Sustainable Strengths



EDUCATION



JAPANESE BLACK PINES



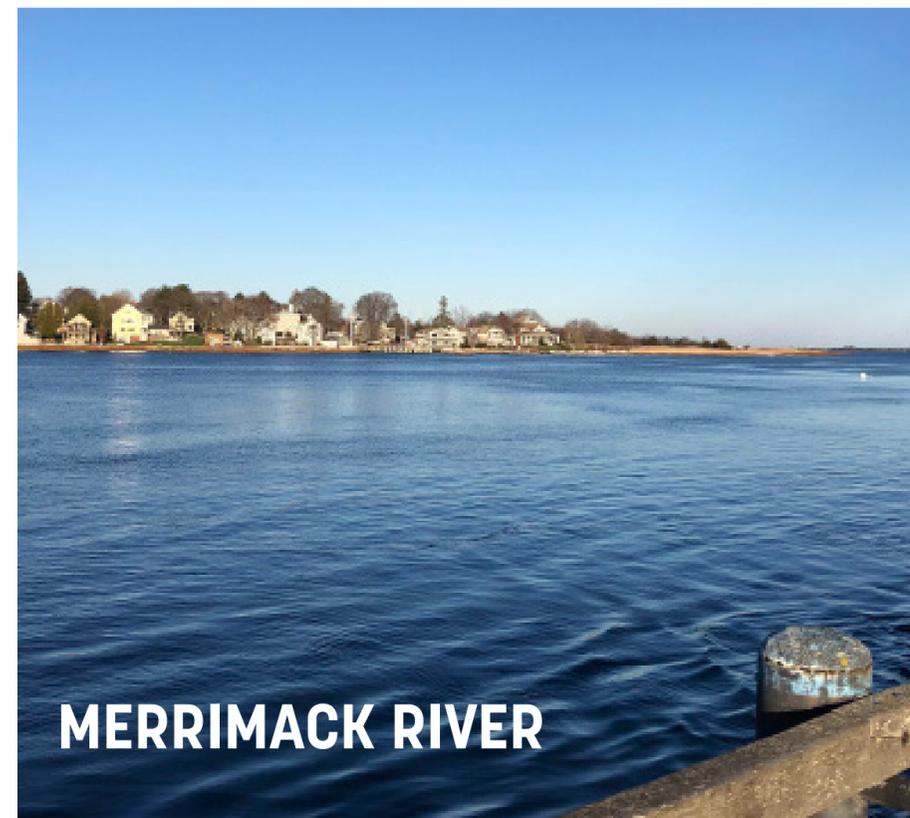
ENVIRONMENTAL EDUCATION



TOUCH A BOAT



FLEXIBLE SPACES



MERRIMACK RIVER

Maintaining Resiliency





Questions & Comments

What have we missed?
What else should we know?
Who else should we talk to?

Next Steps

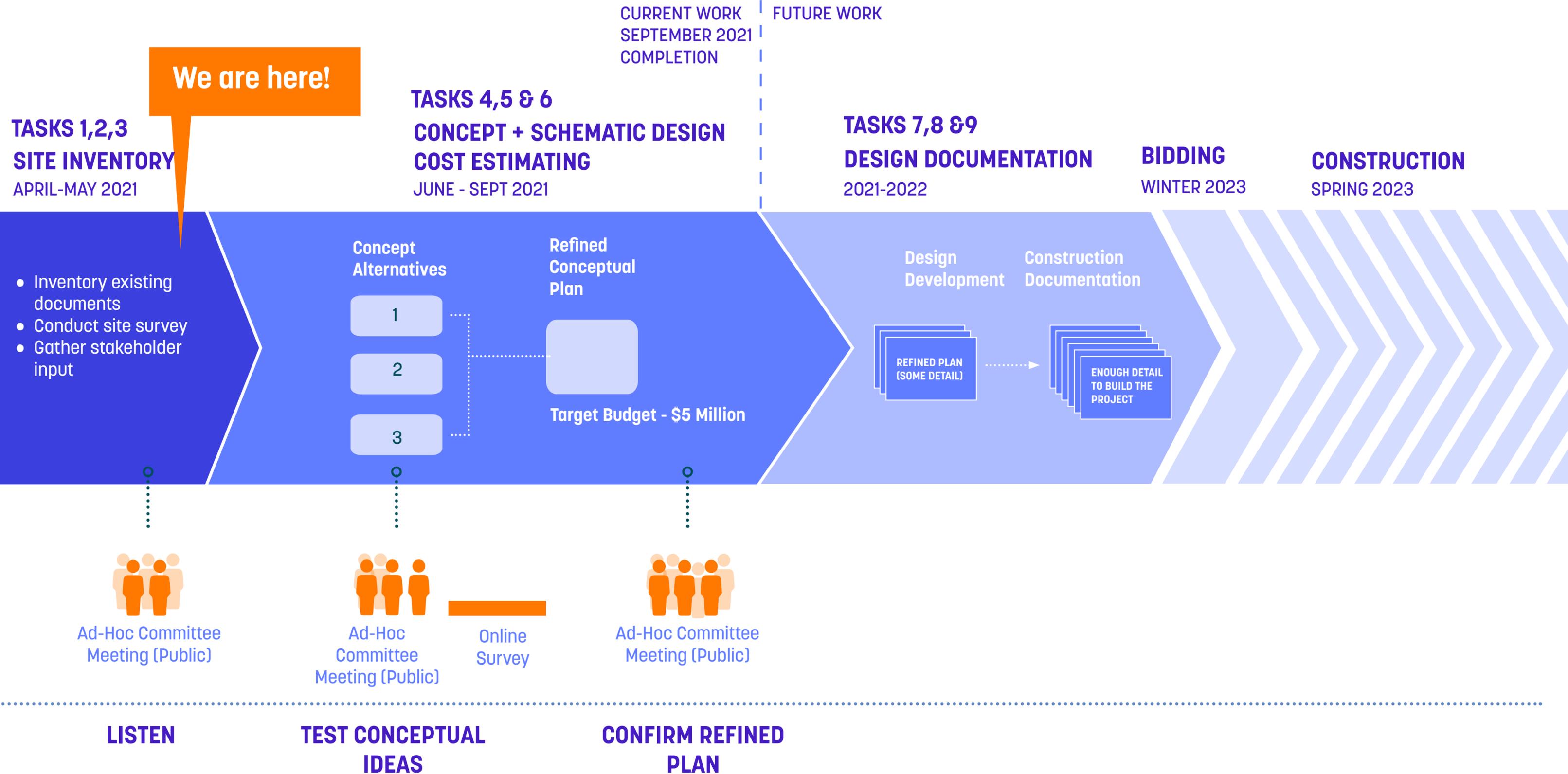
Continuation of Tasks 1-6

- Sasaki Presentation of Concept Alternatives & Rough Cost Estimates
- Survey & Public Forum for Broader Public Input
- City/Committee Review of Alternatives
- Selection & Refinement of Preferred Alternatives & Cost Estimate

Future Scope of Work Tasks 7-9

- Detailed Design, Permitting, Funding, Bidding, Construction Oversight

The Design Process



Future Updates & Comments

Market Landing Park Expansion - Project Webpage

- Project updates will be posted
- Public comment form

<https://www.cityofnewburyport.com/planning-development/market-landing-park-expansion>