



MVRTA Intermodal Parking Facility

Newburyport, MA

Public Meeting
November 17, 2016

INTRODUCTION

Introduction:

Mayor Holaday

Project Timelines & Objectives:

Andrew Port – Director of Planning and development

Re-cap of Previous Layouts & Selected Option:

Wes Wilson - DESMAN

Architectural Development:

Deborah Fennick – Fennick McCredie Architecture

Next Steps:

Andrew Port – Director of Planning and development

Questions and Comments:



City of Newburyport

Mayor Holaday, City of Newburyport
Andrew Port, City of Newburyport

MVRTA

Joe Costanzo, MVRTA
Peter Canny, Real Estate Perspectives LLC

Owner Project Manager:

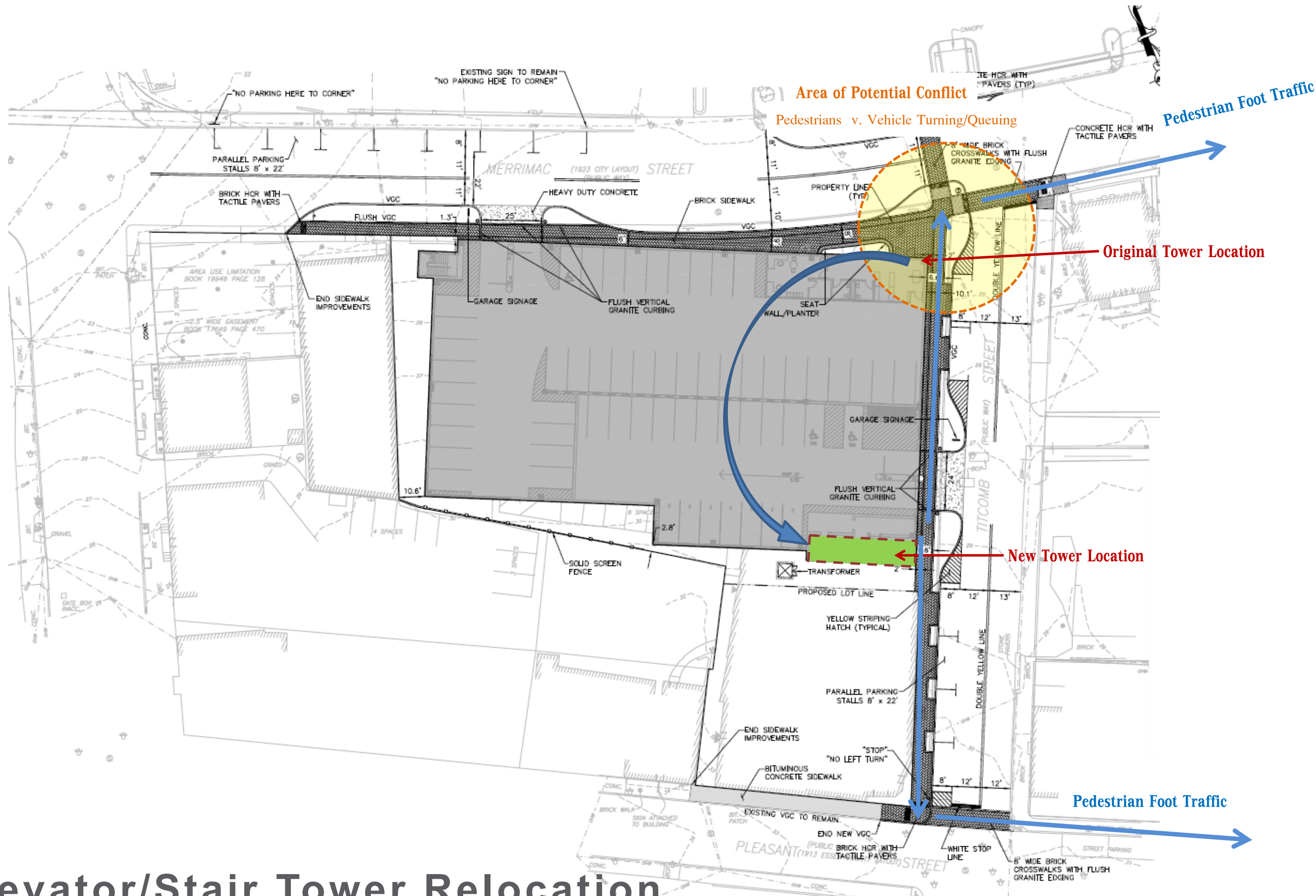
Audrey Stuart, Kleinfelder

Design Team:

| | | |
|-------------------------------------|-----------------|---|
| Desman Associates | Wesley Wilson | Prime Consultant, Parking, Architect, and Structural Engineer of Record |
| Fennick McCredie Architecture | Deborah Fennick | Architectural Concept Development |
| Allen & Major Associates, INC | | Site/Civil, Utilities, and Landscape |
| Feldman Land Surveyors | | Survey |
| Tetra Tech | | Traffic, Permitting & Entitlements |
| Geotechnical Partnership | | Geotechnical |
| RW Sullivan | | MEP, Fire Protection & Energy Consulting |
| Vermeleuns | | Cost Estimating |

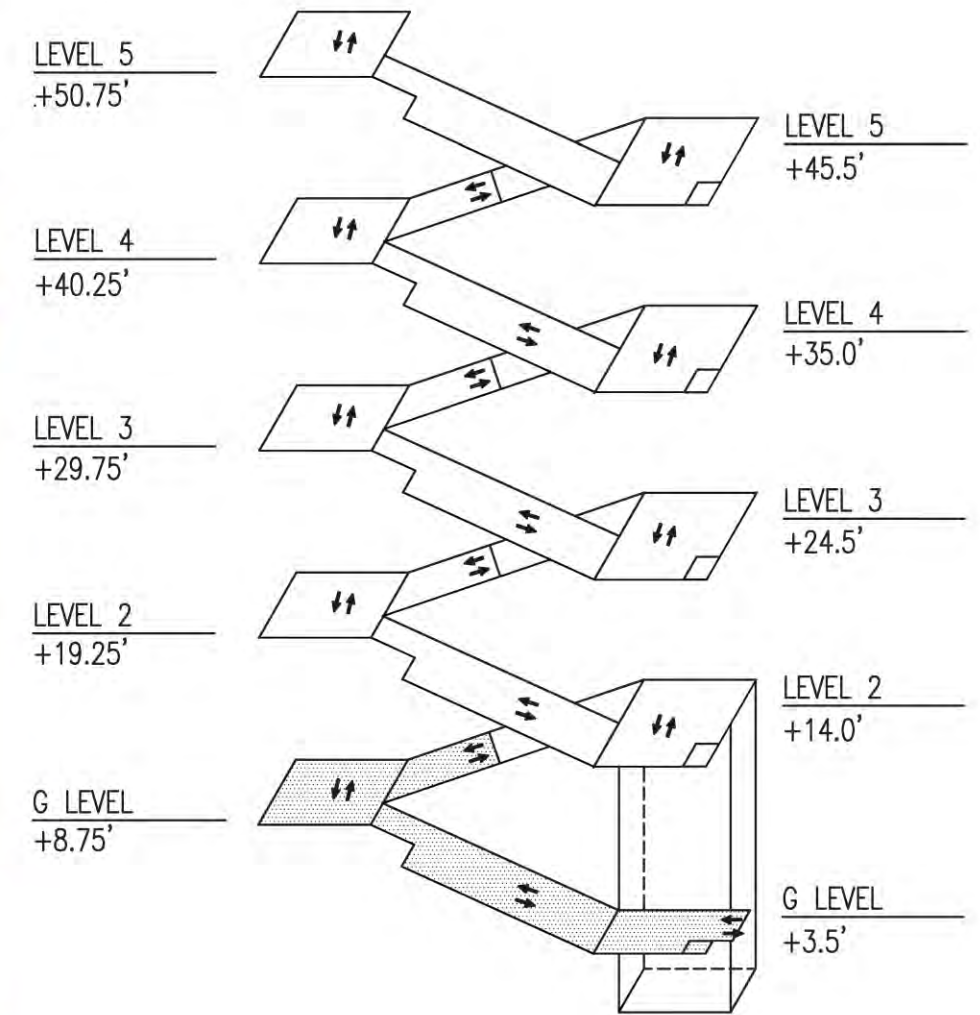
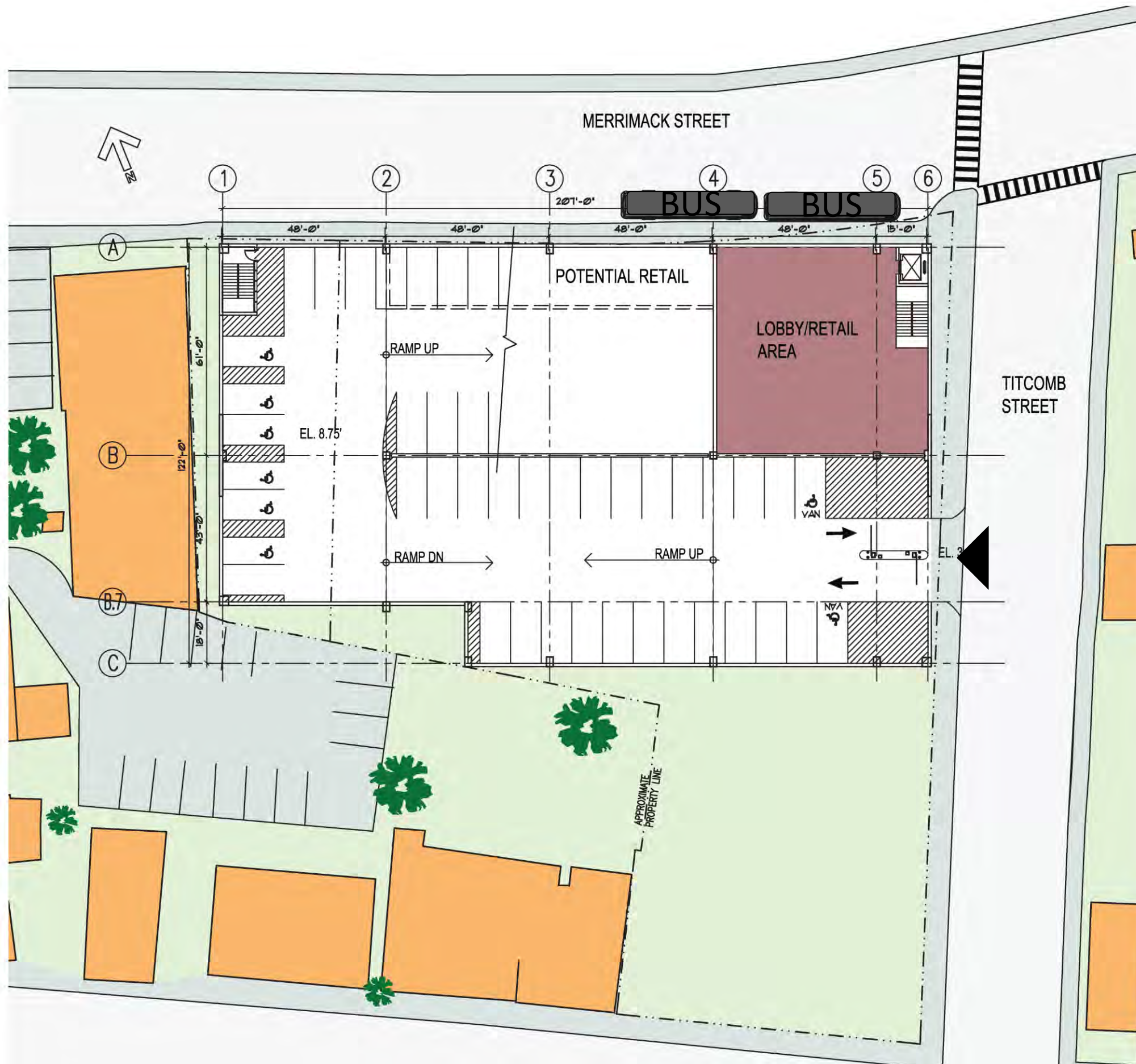
PROJECT TIMELINESS & OBJECTIVES

- Input & Feedback
 - Public Meeting
 - Parking Advisory Committee
 - Impact Advisory Group
 - Traffic Safety Advisory Committee
- Federal & State Funding
- Reduction of Waterfront Parking (100+/- spaces)
- Increase Available Parking Downtown
- Consolidated Parking Footprint (pedestrian oriented DT)
- Intermodal Transit Facility / Designated Bus Terminal
- Extend & Improve Merrimac Streetscape
- Reduce Vehicular Congestion in Market Square Area



Elevator/Stair Tower Relocation

PREVIOUS LAYOUTS



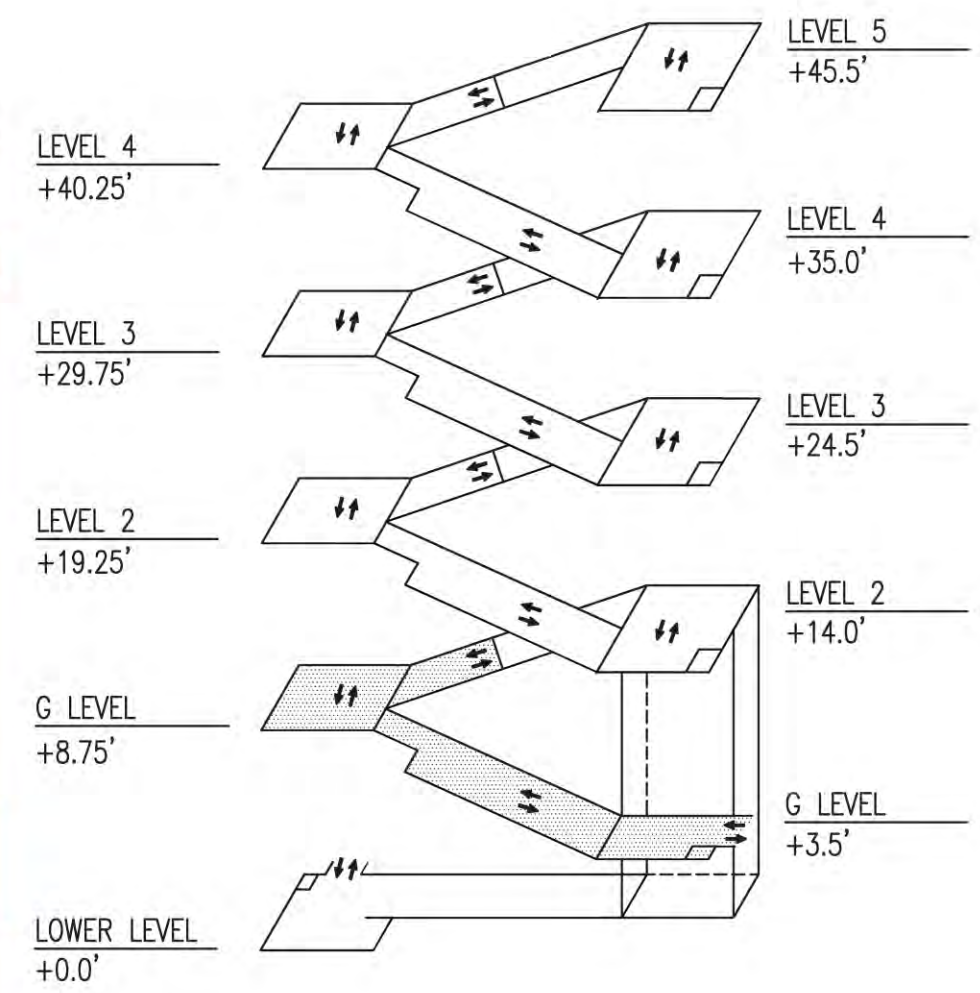
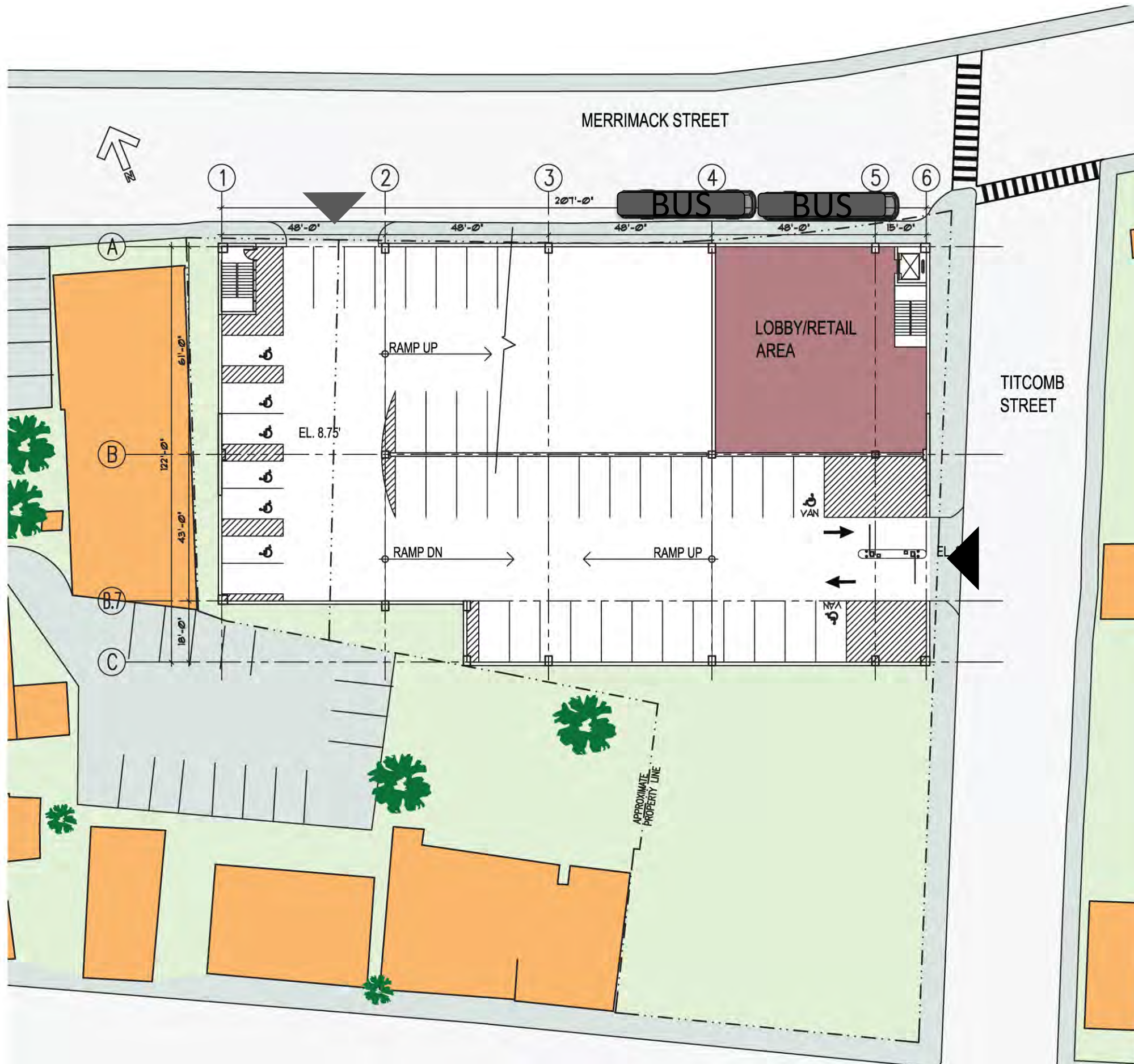
| Concept: Basic | |
|----------------|---------------|
| Levels | Parking Count |
| Grade Level | 42 |
| 2 | 70 |
| 3 | 70 |
| 4 | 70 |
| 5 | 63 |

Total: 315

*304 Total Spaces with additional retail area

*Roof Level Floor Elevation: 50.75'

Concept: Basic



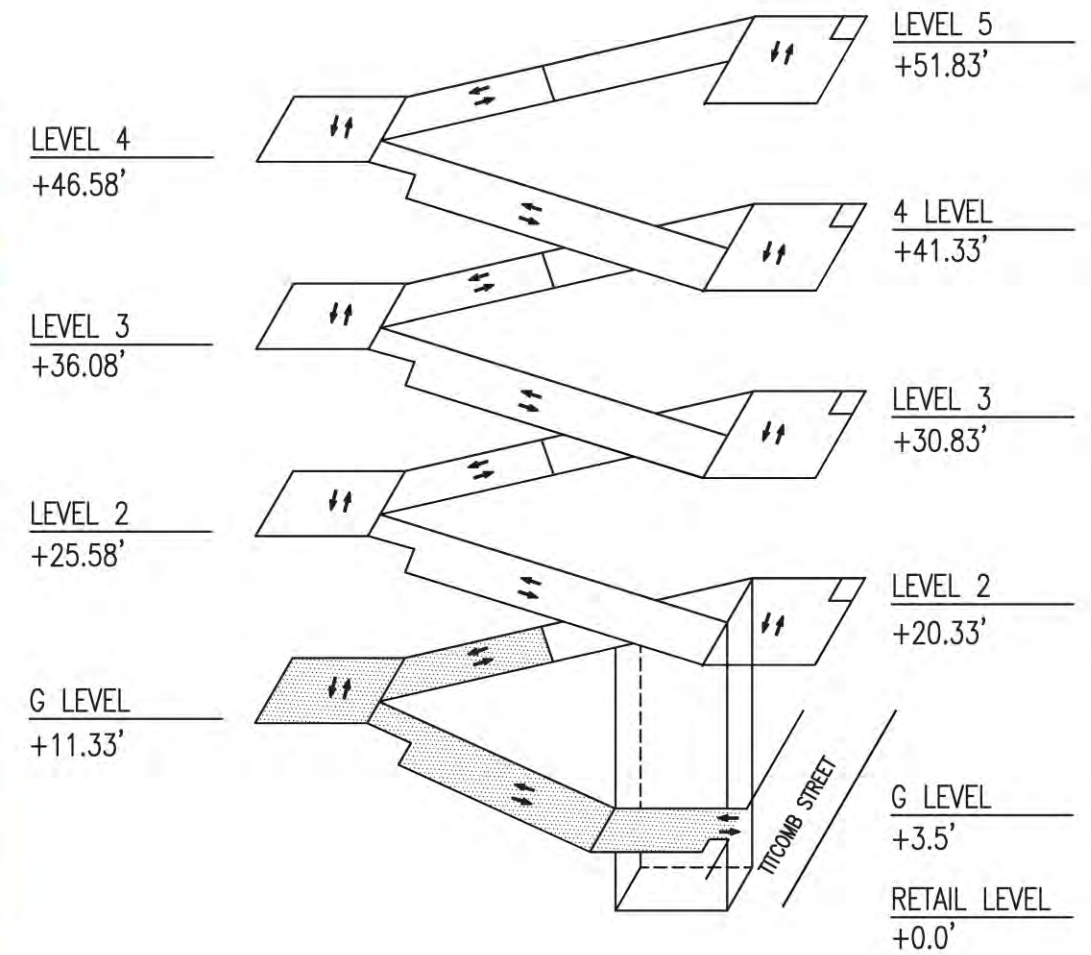
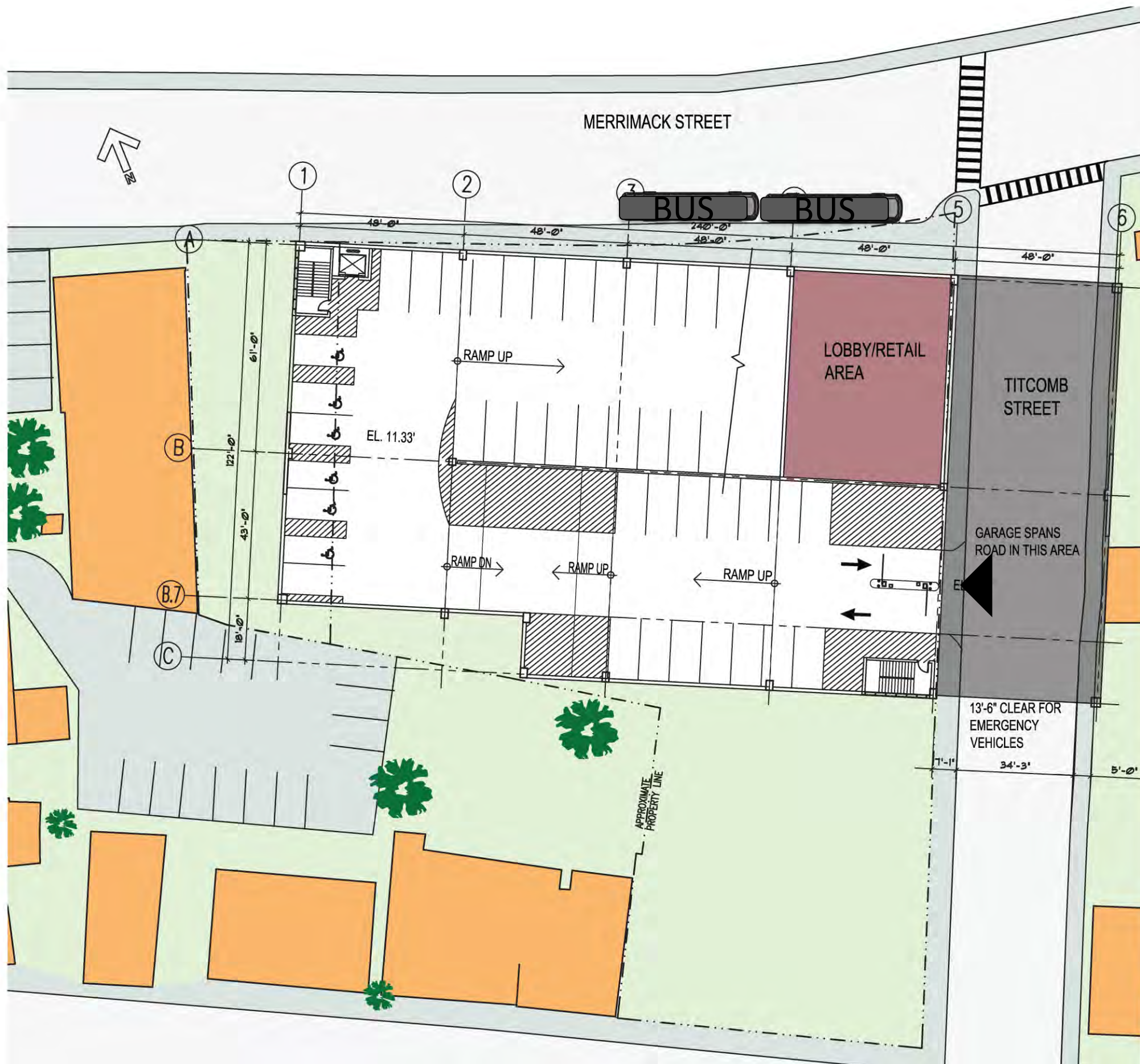
Concept: Basic + Below Grade

| Levels | Parking Count |
|-------------|---------------|
| Lower Level | 32 |
| Grade | 43 |
| 2 | 70 |
| 3 | 70 |
| 4 | 70 |
| 5 | 35 |

Total: 320

*Roof Level Floor Elevation: 45.5'

Concept: Basic + Below Grade

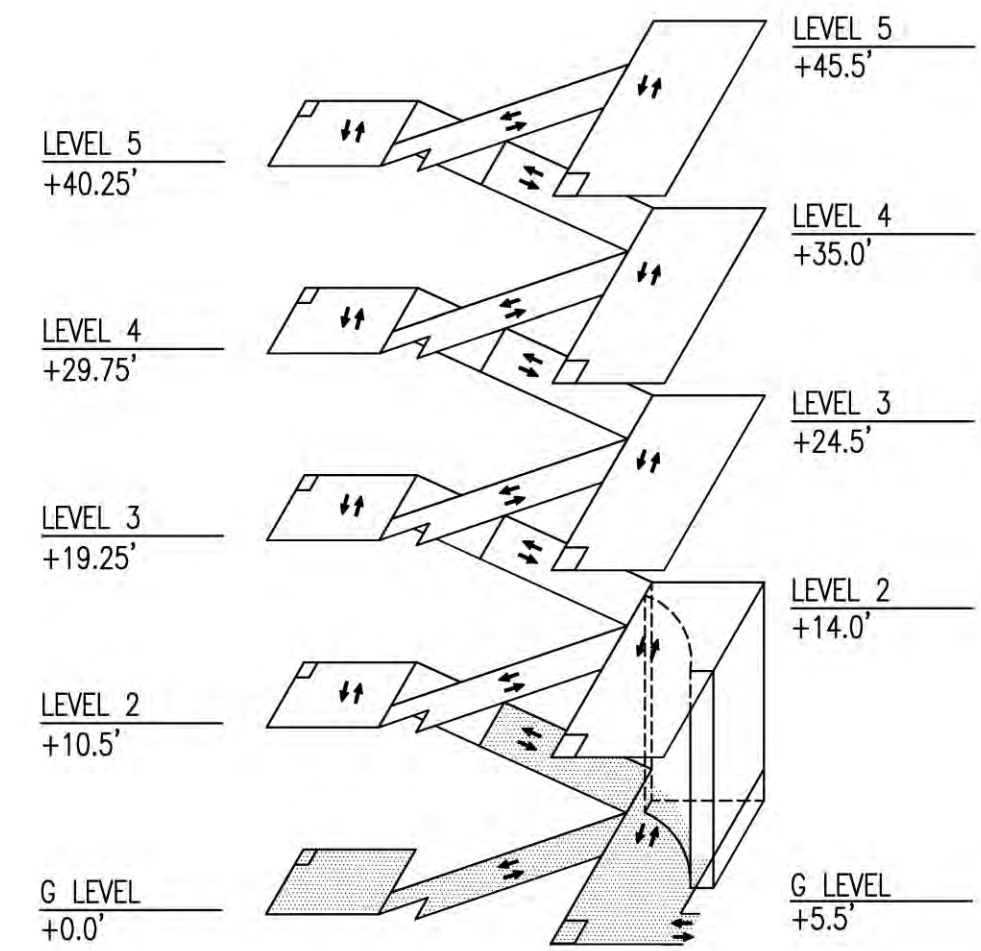
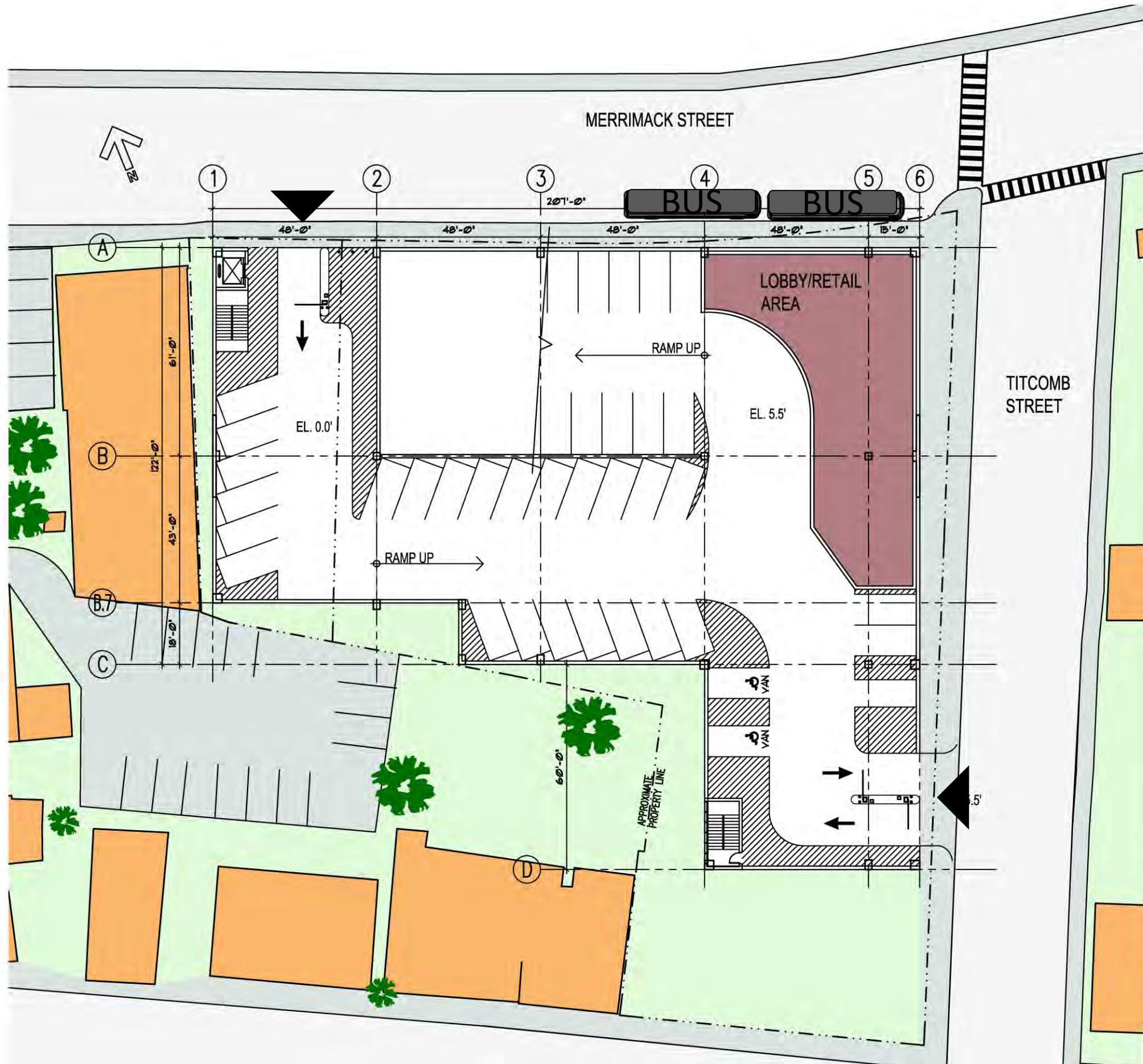


| Concept: Over Titcomb | |
|-----------------------|---------------|
| Levels | Parking Count |
| Grade | 41 |
| 2 | 85 |
| 3 | 85 |
| 4 | 85 |
| 5 | 28 |

Total: 324

*Roof Level Floor Elevation: 51.83'

Concept: Over Titcomb



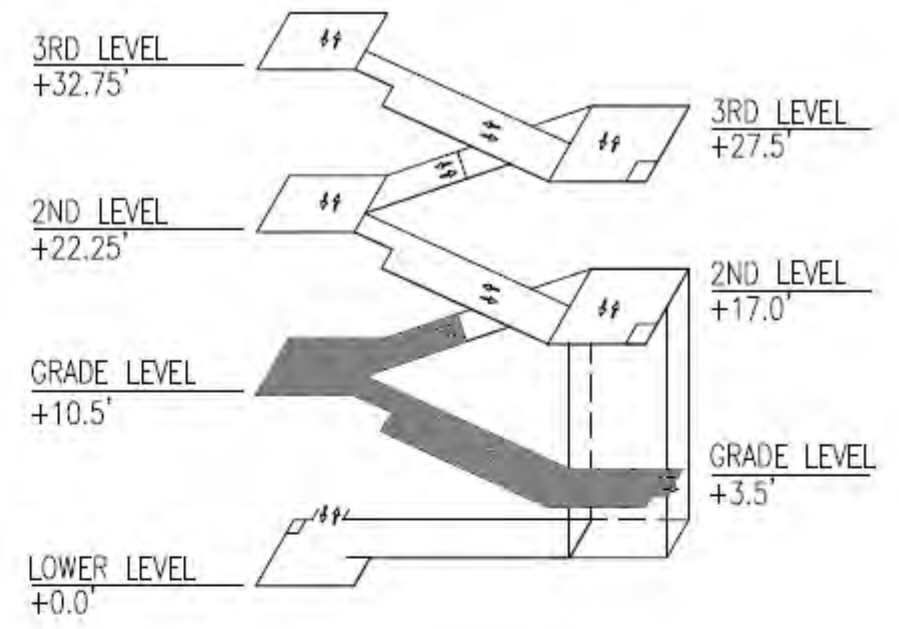
| Concept: "L" Shape | |
|--------------------|---------------|
| Levels | Parking Count |
| Grade | 38 |
| 2 | 79 |
| 3 | 79 |
| 4 | 79 |
| 5 | 67 |

Total: 342

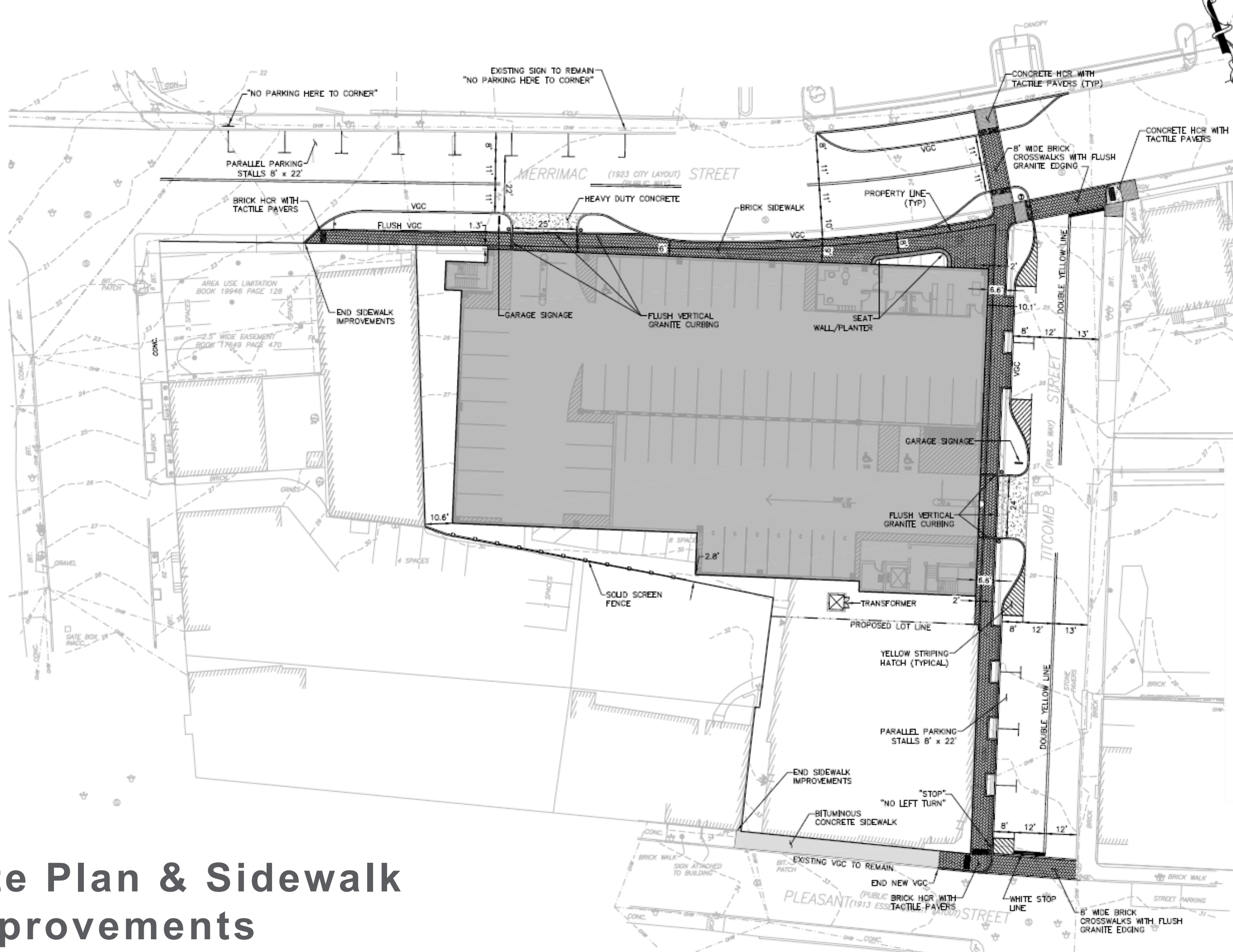
*Roof Level Floor Elevation: 45.5'

Concept: "L" Shape

SELECTED CONCEPT



| Parking Summary | | | | | |
|-----------------|--------------|--------------|------------|------------|---------------|
| | Standard | Compact | Accessible | Total | |
| Floor Level | 9'-0" Spaces | 8'-8" Spaces | Spaces | Spaces | Area SF |
| Lower | 38 | 0 | 1 | 39 | 15,427 |
| Grade | 34 | 7 | 2 | 43 | 17,155 |
| 2nd | 58 | 8 | 2 | 68 | 23,555 |
| Roof | 47 | 8 | 2 | 57 | 20,297 |
| Total | 177 | 23 | 7 | 207 | 76,434 |
| | | | | | 369.25 SF/CAR |



Site Plan & Sidewalk Improvements

SITE CONTEXT



Zoning

Building Use

- 
 site
- 
 residential
- 
 commercial
- 
 civic



First Period 1625-1725



Federal Style 1780-1830



Georgian Style 1725-1780



Greek Revival 1825-1850



Victorian Style 1845-1900

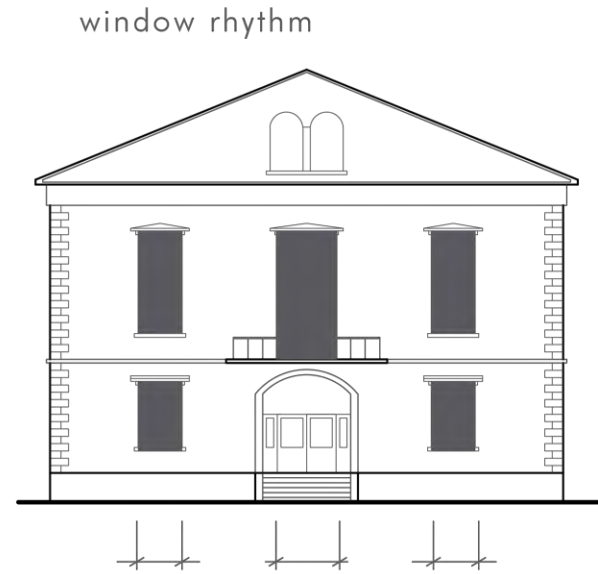
Architecture

Building Age by Block



Civic

City Hall
Pleasant Street, Newburyport



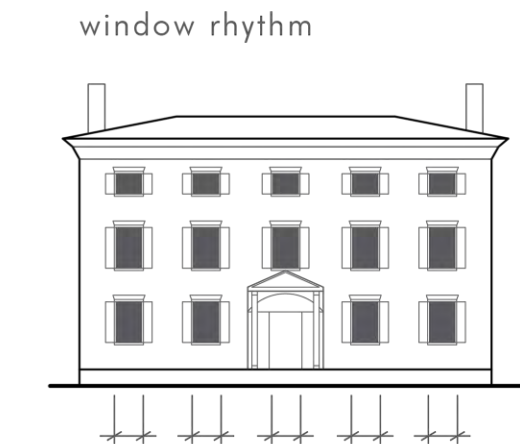
Commercial

Storefront
State Street, Newburyport

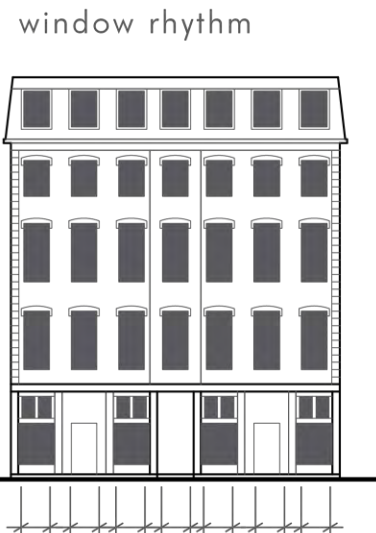


Residential

Private Residence
Federal Street, Newburyport

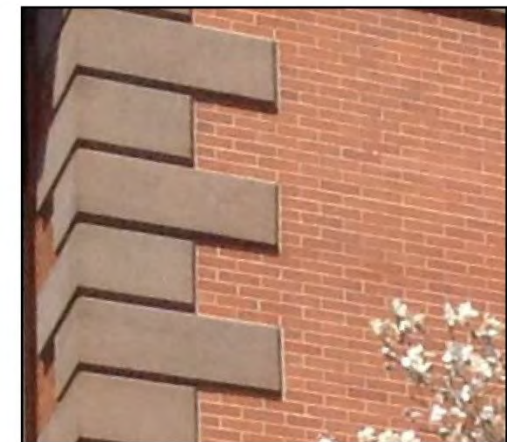
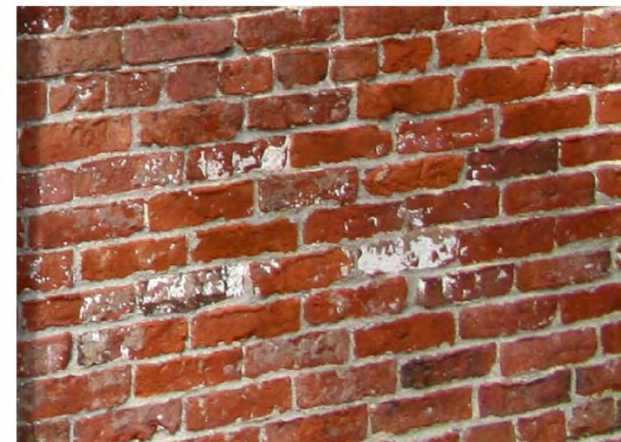
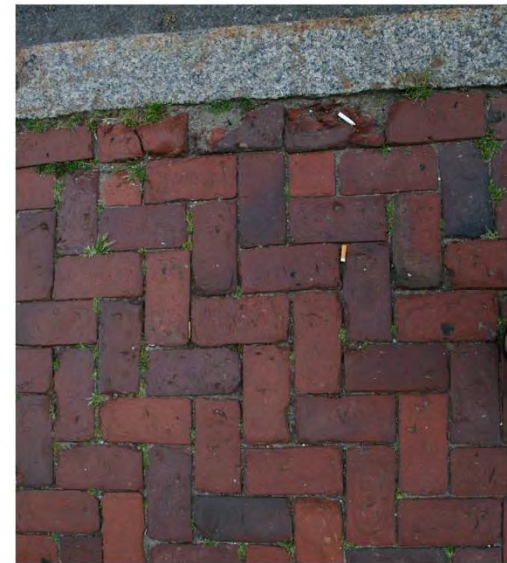
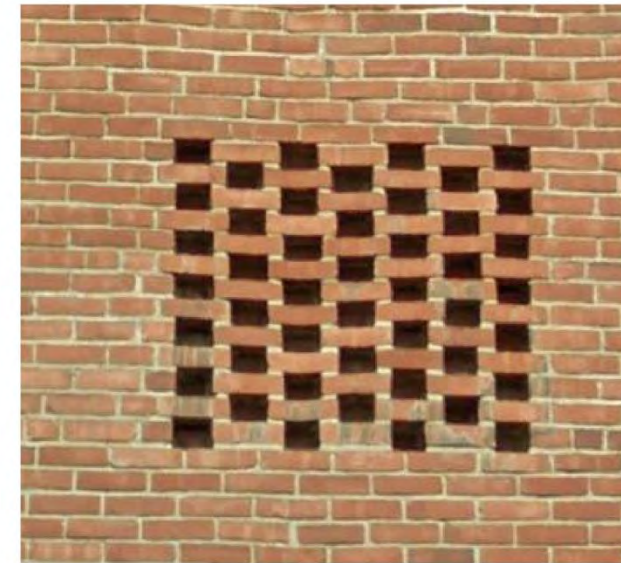
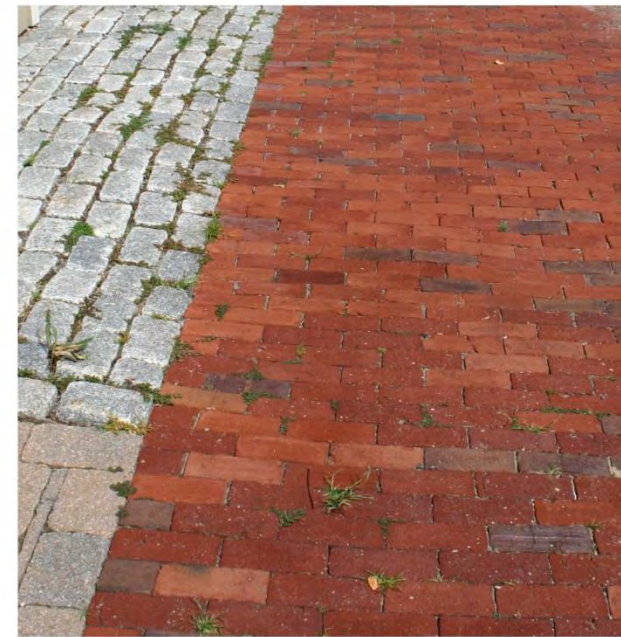


Storefront and Residential
Pleasant Street, Newburyport



Architecture

Typical Contributory Buildings



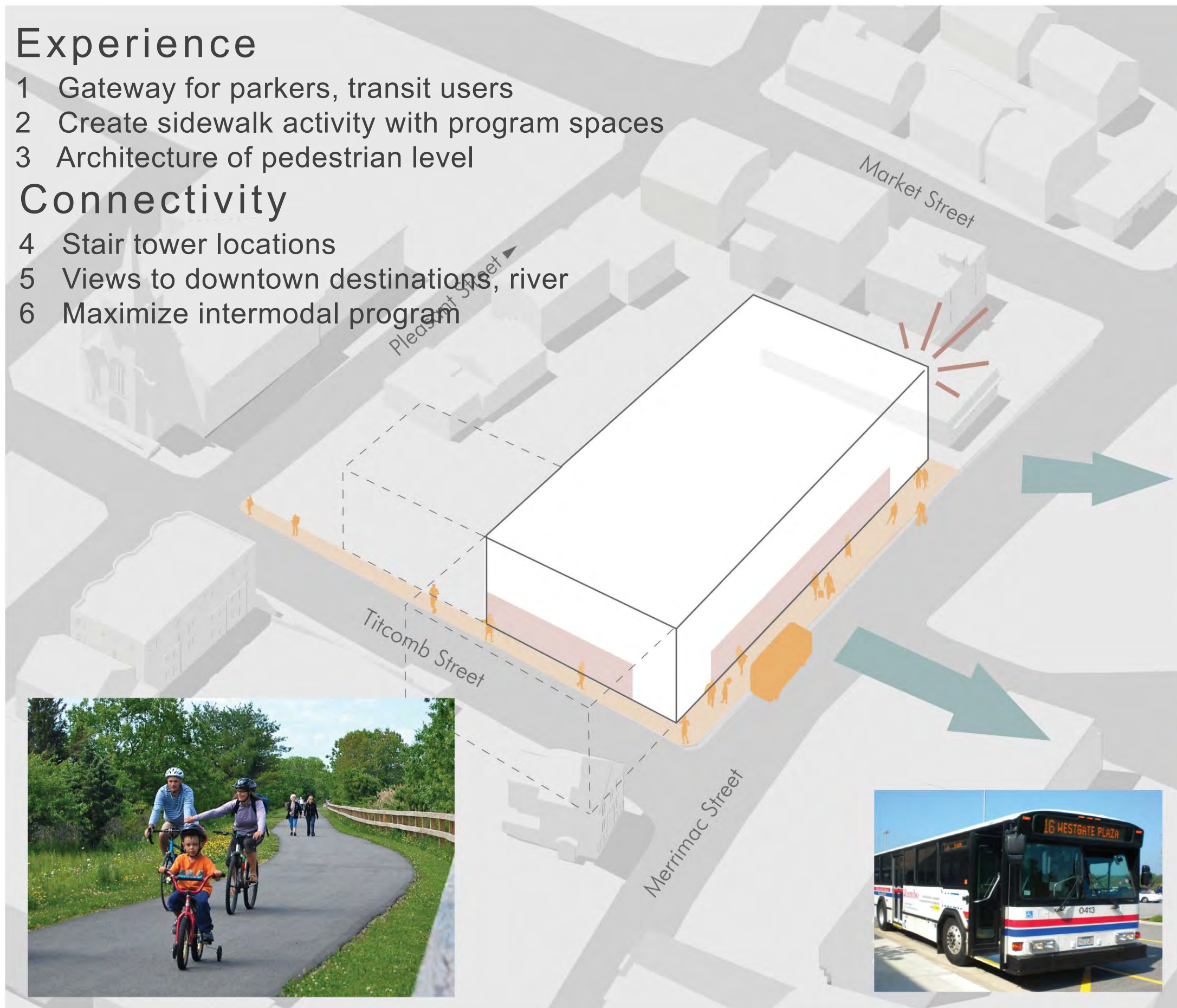
METHODOLOGY

Experience

- 1 Gateway for parkers, transit users
- 2 Create sidewalk activity with program spaces
- 3 Architecture of pedestrian level

Connectivity

- 4 Stair tower locations
- 5 Views to downtown destinations, river
- 6 Maximize intermodal program



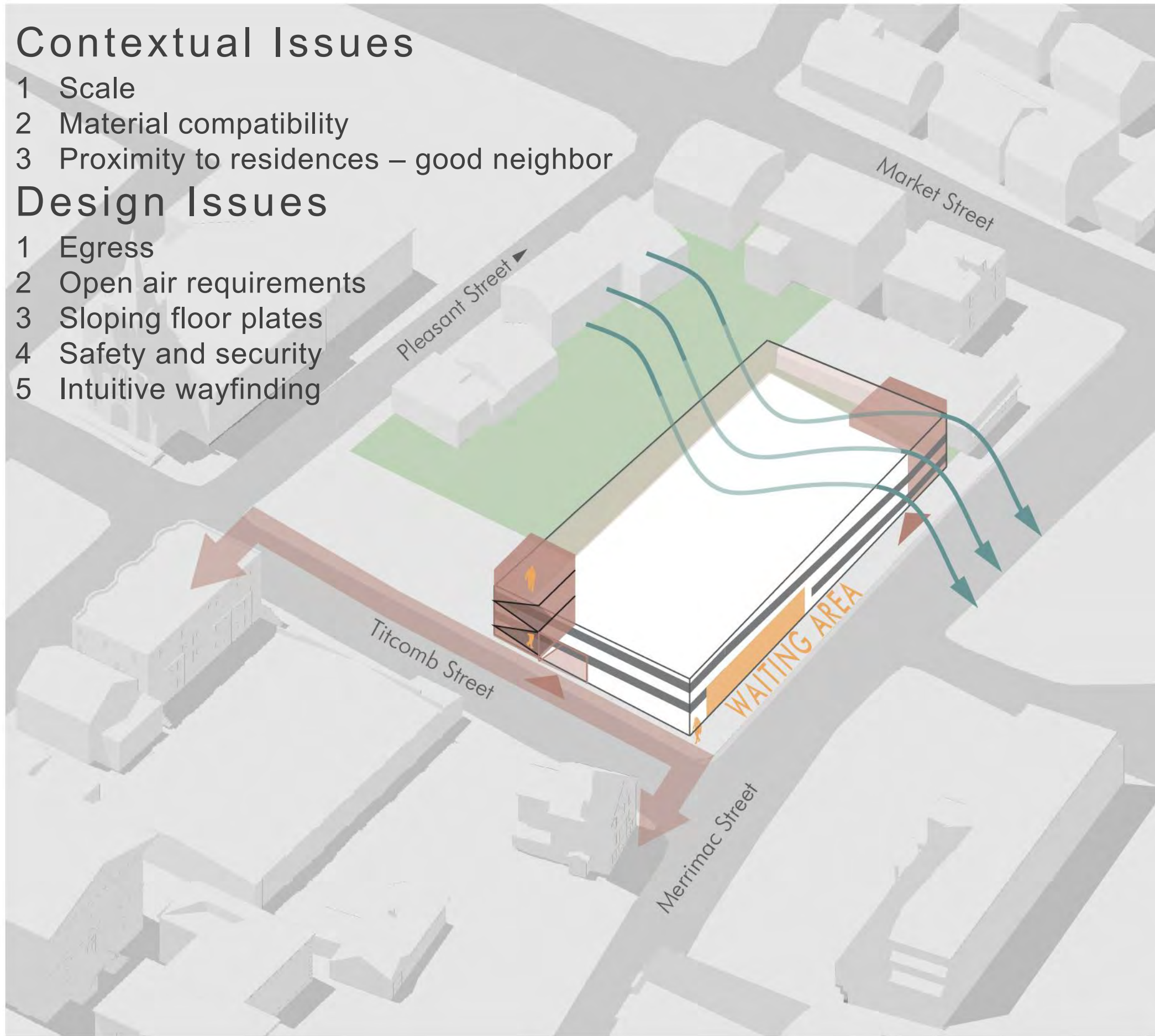
Opportunities

Contextual Issues

- 1 Scale
- 2 Material compatibility
- 3 Proximity to residences – good neighbor

Design Issues

- 1 Egress
- 2 Open air requirements
- 3 Sloping floor plates
- 4 Safety and security
- 5 Intuitive wayfinding



Garage Design

ARCHITECTURAL
CONCEPT



View at Corner of Merrimac St. & Titcomb St.

BRICK UPEER STORIES



WOOD / METAL STOREFRONT AT GRADE

BRICK UPEER STORIES



GRANITE/WOOD STOREFRONT AT GRADE



Merrimac St. Elevation



Sidewalk Activity at Merrimac St.



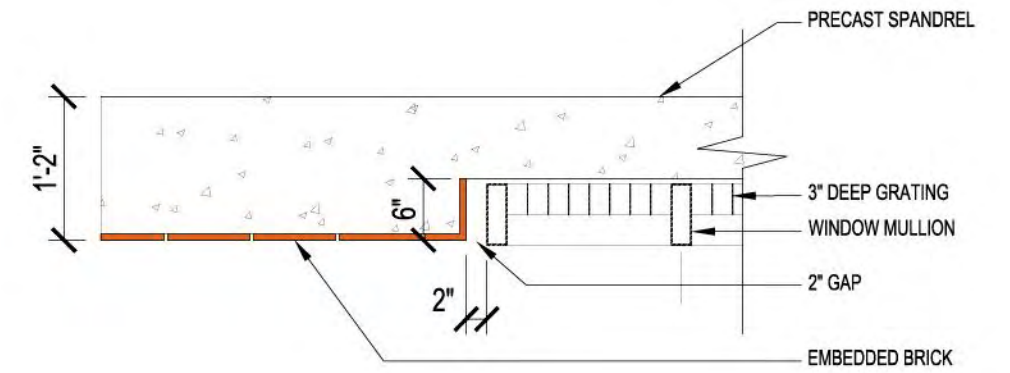
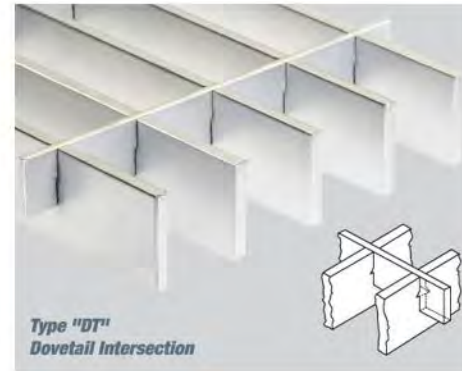
Night View at Corner of Merrimac St. & Titcomb St.



View at Corner of Merrimac St. & Market St.



GARAGE OPENING PRECEDENT



Screen Element



GREEN TRELLIS SYSTEM



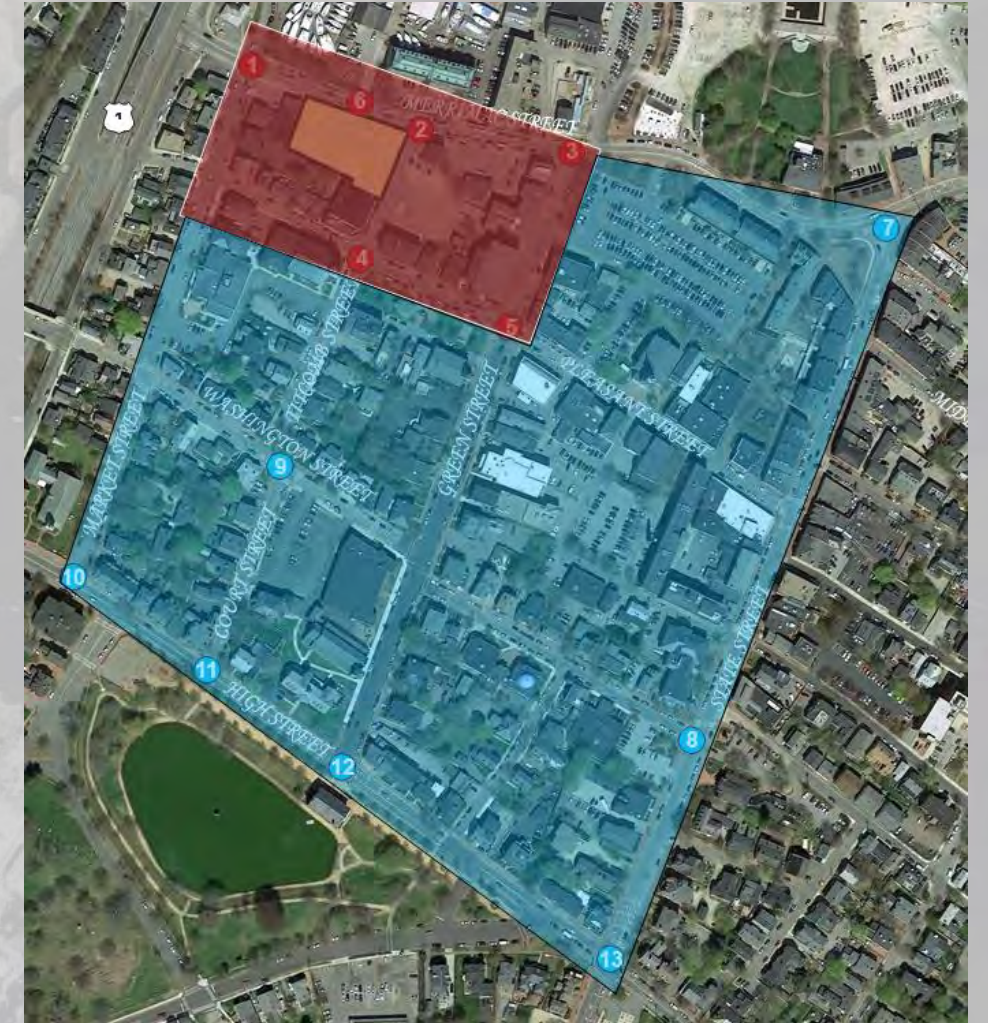
South Elevation from Pleasant St.



View from Brown Square

NEXT STEPS

- Progress the Design into next Phases
 - Design Development
 - Added Traffic Studies of Downtown Area
 - Construction Documents
- Federal & State Funding
 - \$5 Million (Secured with MassDOT)
 - \$2 Million (Pending 30% Design Approval from FTA)
- Final 100% Design Phase (January 2017 – Spring 2017)
 - Detailed Engineering Plans
 - Refinement of Façade Detailing, Screening, Site Improvements, etc.
 - Additional input from PAC, TSAC, NHC, IAG and abutters
 - Approval of Plans by Planning Board
- Tenant Relocations (January 2017 – Spring 2017)
- Bond Approval for Land & Construction (Spring 2017)
- Land Acquisition Finalized (Summer 2017)
- Fitness Factory Demolition (Summer 2017)
- Contractor Bidding (Summer 2017)
- Construction Begins (Late Summer / Fall 2017)
- Facility Opens (Summer 2018)



Traffic Study Parameters:

- Red-30% traffic study (on-going)
- Blue-100% traffic study

More information:

www.cityofnewburyport.com



QUESTIONS - COMMENTS