

# Market Landing Park Expansion

Ad Hoc Committee Meeting 5  
09 February, 2022

City of Newburyport, Massachusetts  
Mayor Sean Reardon  
Newburyport City Council  
Department of Planning and Development

SASAKI

# Agenda

## **PRESENTATION (30 min)**

- Park Context Existing
- Visitor Center
- Previous Visitor Center Concept
- Building Program
- Building Form
- Building Orientation
- Building Materiality
- Summary

## **DISCUSSION (45 min)**

## **NEXT STEPS (10 min)**

# Goals

Understand the committee's recommendations on the following:

- Building Program
- Building Form
- Building Orientation
- Building Materiality

# Market Landing Park Design Process: Next Steps

**We are here!**

CURRENT WORK: SPRING 2022 COMPLETION

FUTURE WORK

## SITE INVENTORY

(TASKS 1,2 & 3)

APRIL-MAY 2021

## CONCEPT + SCHEMATIC DESIGN

(TASKS 4,5 & 6)

JUNE - SEPT 2021

## ARCHITECTURE

SCHEMATIC DESIGN  
(TASKS 7)

2022

## ARCHITECTURE + LANDSCAPE

DESIGN DOCUMENTATION  
(TASKS 7)

2022

## BIDDING

(TASKS 8)

WINTER 2023

## CONSTRUCTION

(TASKS 9)

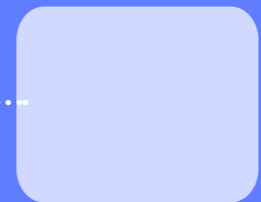
SPRING 2023 THROUGH 2024

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- Conduct site survey
- Gather stakeholder input

Concept Alternatives

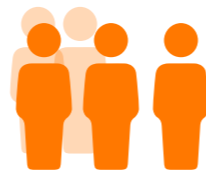


Refined Conceptual Plan



Visitors Center:  
Concept Development

Concept Alternatives  
Refined Concept



Meeting 1



Meeting 2

Design Development



Construction Documentation



Ad-Hoc Committee Meetings (Public):

4 meetings were held during Task 1-6

Meetings will be held at 75% and 100% completion.

**REVIEW VISITORS  
CENTER ALTERNATES**

**CONFIRM VISITORS  
CENTER PLAN**

# Refined Conceptual Plan



Somersby  
Sculpture  
Plaza

(4) Spaces /  
Drop Off Area

WFT Lot  
(57)

Somersby Way

West Lot  
(31)

Central Wharf Way

Restrooms +  
Visitor Kiosk

**FOCUS OF TODAY'S  
DISCUSSION**

Merrimac Street

Embayment

West  
Embayment  
Plaza

Stage

Fire  
House

Ferry Wharf Plaza

Ferry Wharf Way

Shared Use Path

East Lot  
(69)

Harbormaster  
Plaza

Custom House Way

Custom  
House

0 25 50 100 ft



# Current Visitor Center and Restrooms

## EXISTING RESTROOM

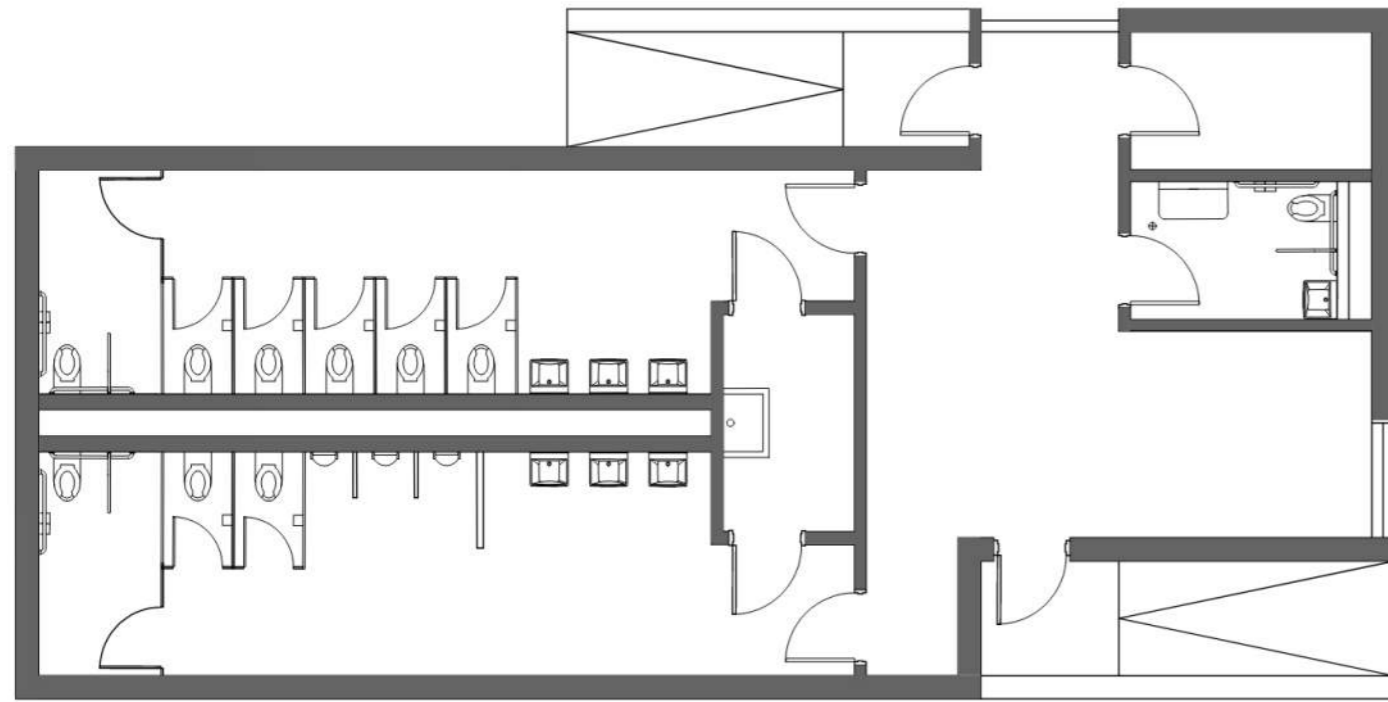
- 3 Toilets, 1 Sink for Women
- 1 Toilet, 2 Urinals, 1 Sink for Men
- 1 Janitor's closet
- 3 Portable potties
- 400 Gross Sq Feet (not including the portable potties)

## EXISTING VISITOR CENTER

- Desk space with chair for one
- Transaction window
- Bulletin board
- Storage
- 138 Gross Sq Feet



# Previous Visitor Center Design



1445 GSF

## PREVIOUS PROPOSED BUILDING

- 6 Toilets, 3 Sinks for Women
- 3 Toilets, 3 Urinals, 3 Sinks for Men
- Janitor's Closet
- Mechanical Room
- 1 Family Restroom
- 100 sq ft Visitor Center



# Previous Visitor Center Rendering



# What We Heard

## **MATERIALITY + CHARACTER:**

Some comments about the architectural style of the restroom building. Design team was asked to continue exploration of materials, character and facade detailing.

## **ORIENTATION:**

A building that is **parallel** to Merrimac Street will provide a more continuous active urban street and welcoming entry to the park. A building that is **perpendicular** aligns with Central Wharf Way, emphasizing the historic pathways and connection to the water.

## **PROGRAM:**

Combine existing program of the Visitors Center and restrooms in one building with the same number of restrooms and an interior space for the Visitors Center.

## **SUSTAINABILITY:**

Meet the City's Net Zero goals.





# Building Program

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Verification of building program

How many fixtures should the restroom have?

How should they generally be arranged?

# Building Program

## **Visitor Center:**

- Space for occupant to sit
- Transaction window to access the outside
- Access to the inside by the public
- Information signage
- Rack or shelving for brochures, maps, pamphlets

## **Restroom:**

- 6 toilet fixtures for women, 3 sinks
- 6 toilet fixtures for men, 3 sinks

## **Janitor's Closet:**

- Mop sink
- Storage

## **Mechanical Room:**

- Boiler, electrical panel, etc

# Gender Neutral Pros / Cons and Considerations

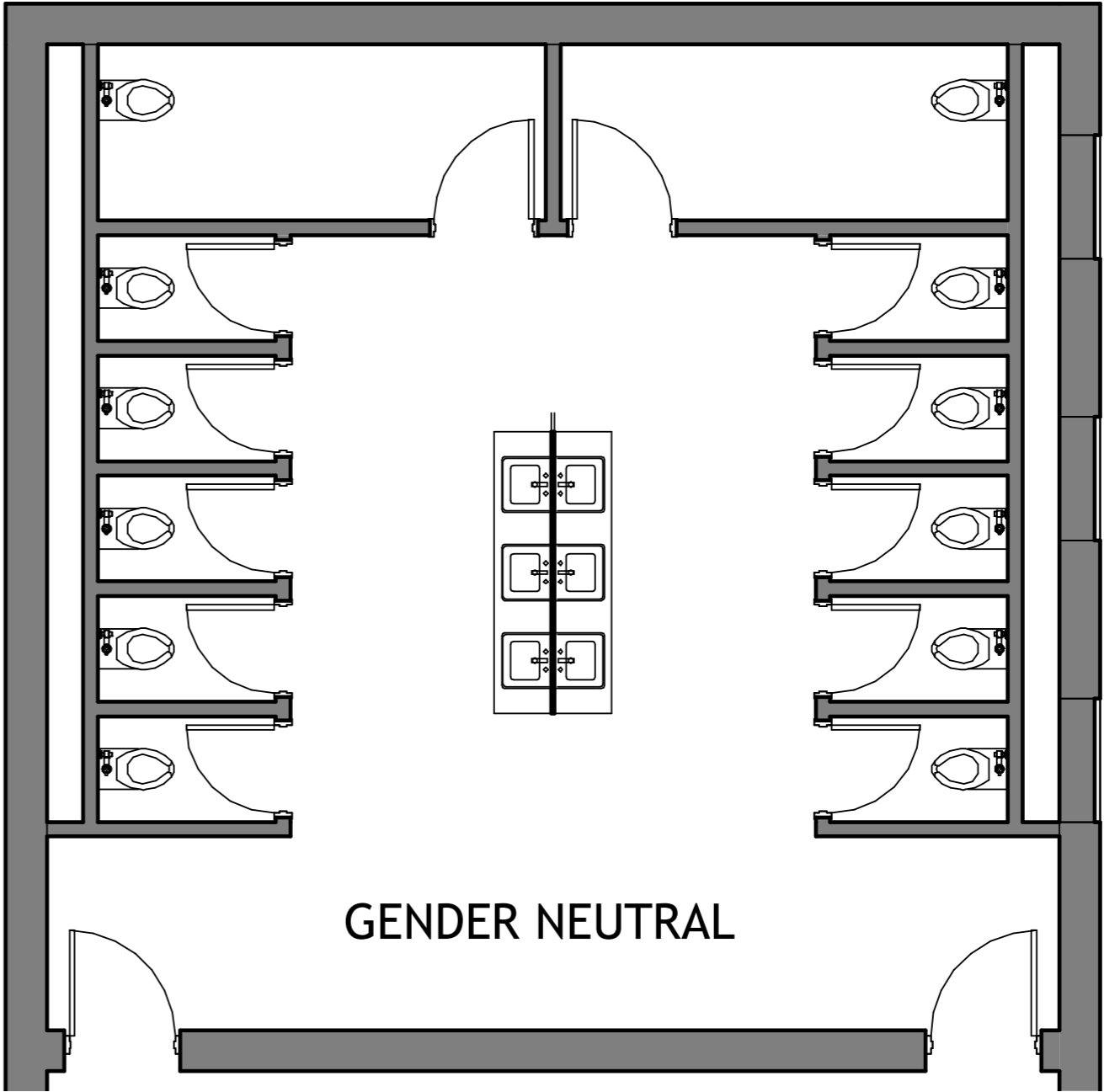
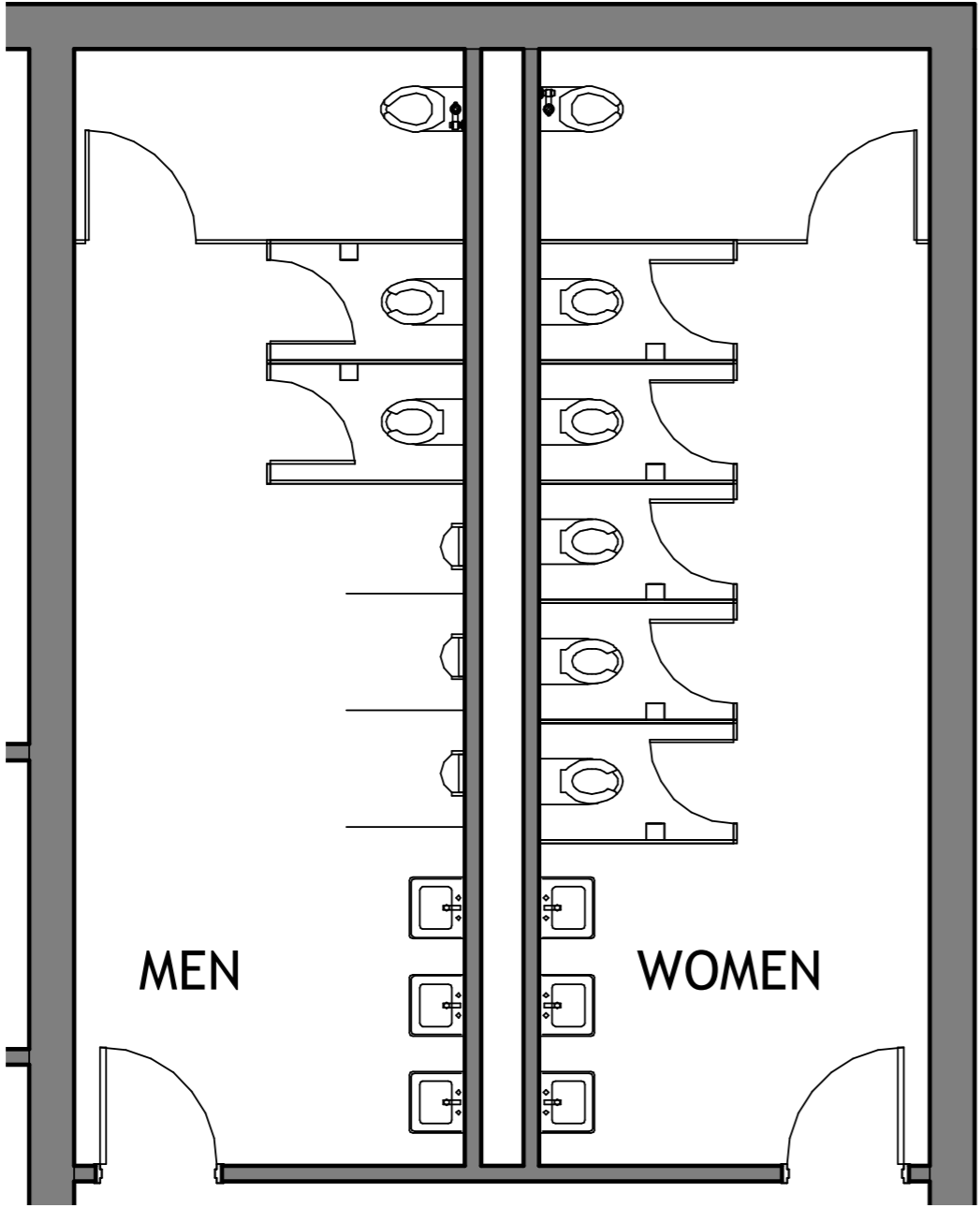
## Pros:

- Allows for more available stalls for all. Prevents longer queue on one side of single sex restrooms for peak summer events
- Facilitates care-giving between people of different genders. For example, a father can comfortably assist his young daughter in the space
- Only one room to maintain; allows for any gender maintenance person to access for cleaning
- By consolidating a greater number of people in one rather than two rooms, there are more eyes to monitor, reducing risk
- Addresses social justice initiative, as per Title IX
- Potentially can be achieved with less overall square footage

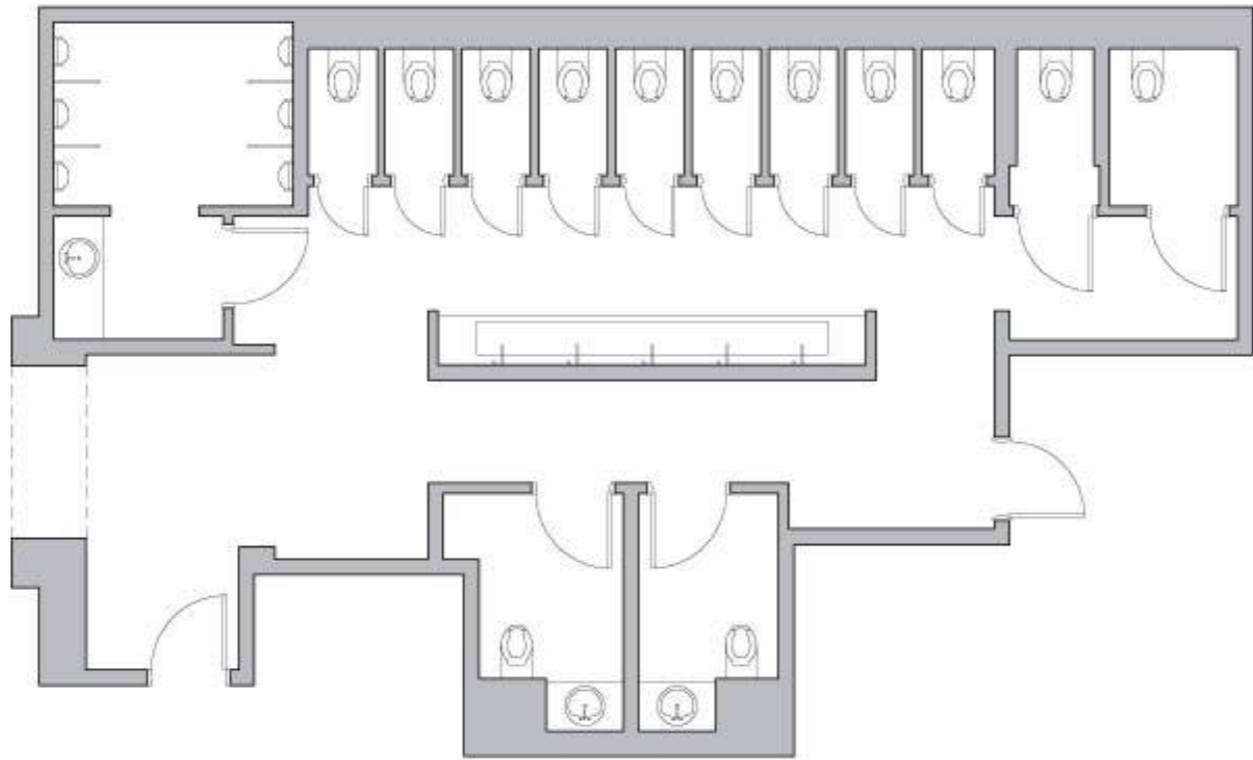
## Cons:

- Floor to ceiling walls and doors that achieve maximum privacy are more expensive than typical partitions
- Individual lighting and ventilation may be needed for each stall

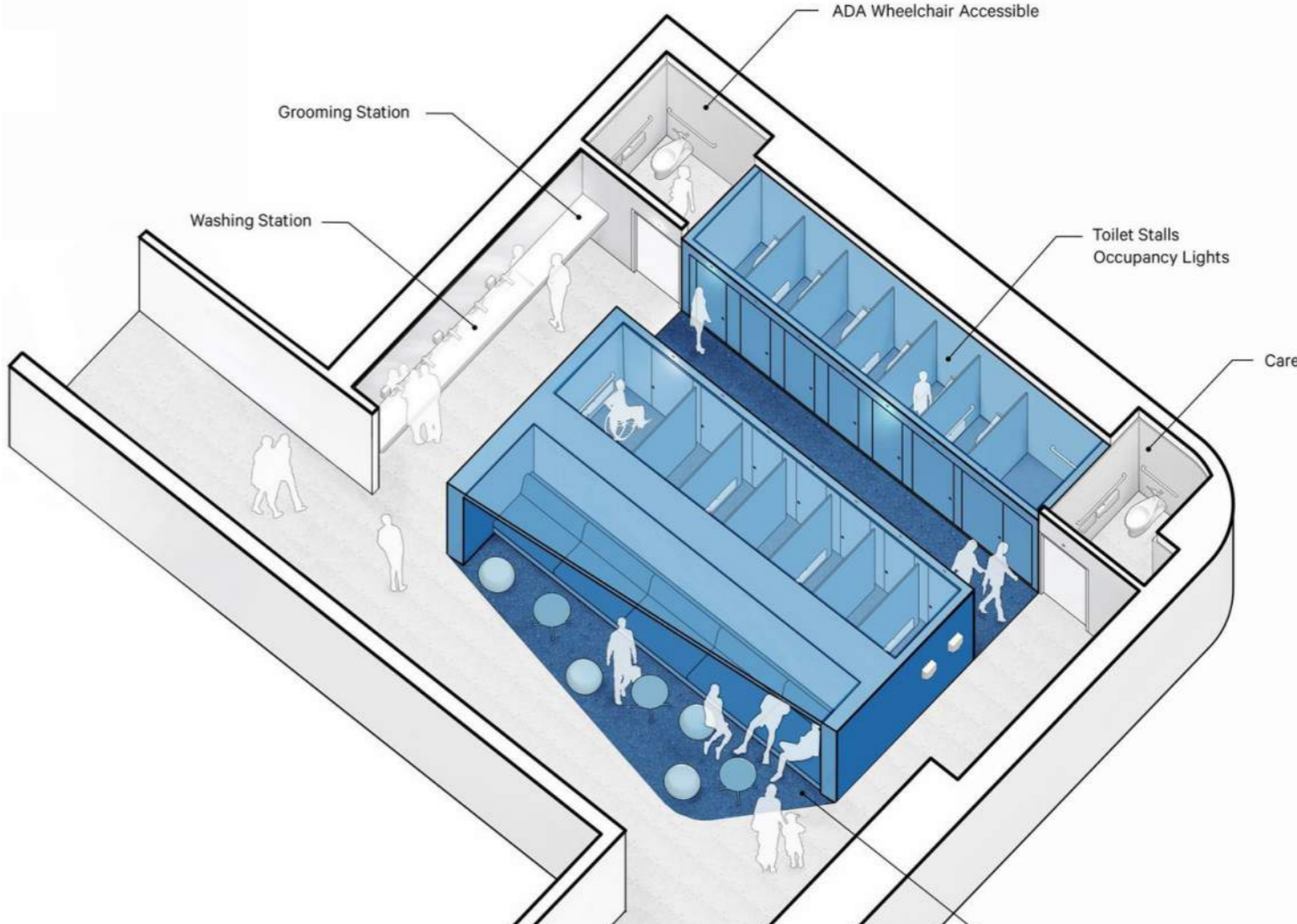
# Restroom Plan Options



# Gender Neutral Precedents



**CINEMA - AUSTIN TX**



**GALLAUDET UNIVERSITY - WASHINGTON DC**



**CONGREGATION BEIT SIMCHAT TORAH - NYC**



**RHODE ISLAND SCHOOL OF DESIGN**

An aerial architectural rendering of a city block, showing various building forms, streets, and a central courtyard area. The rendering is in a light blue color scheme. The buildings are represented by simple geometric shapes and lines, with some showing windows and doors. The central courtyard is a large, open space with a grid of trees and a central structure. The overall layout is a mix of linear and compact forms.

# Building Form

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In general, should the building layout be more long and linear or more compact?

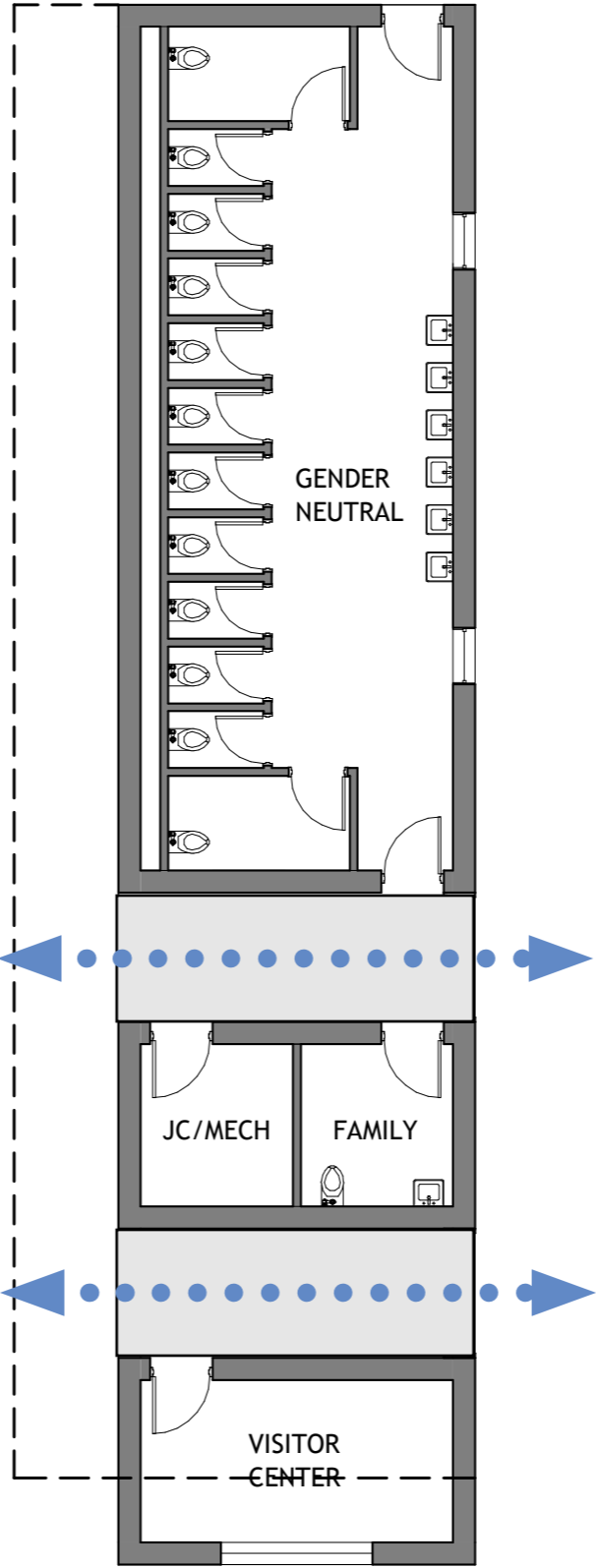
# Building Plan Options

## GENDER NEUTRAL RESTROOM

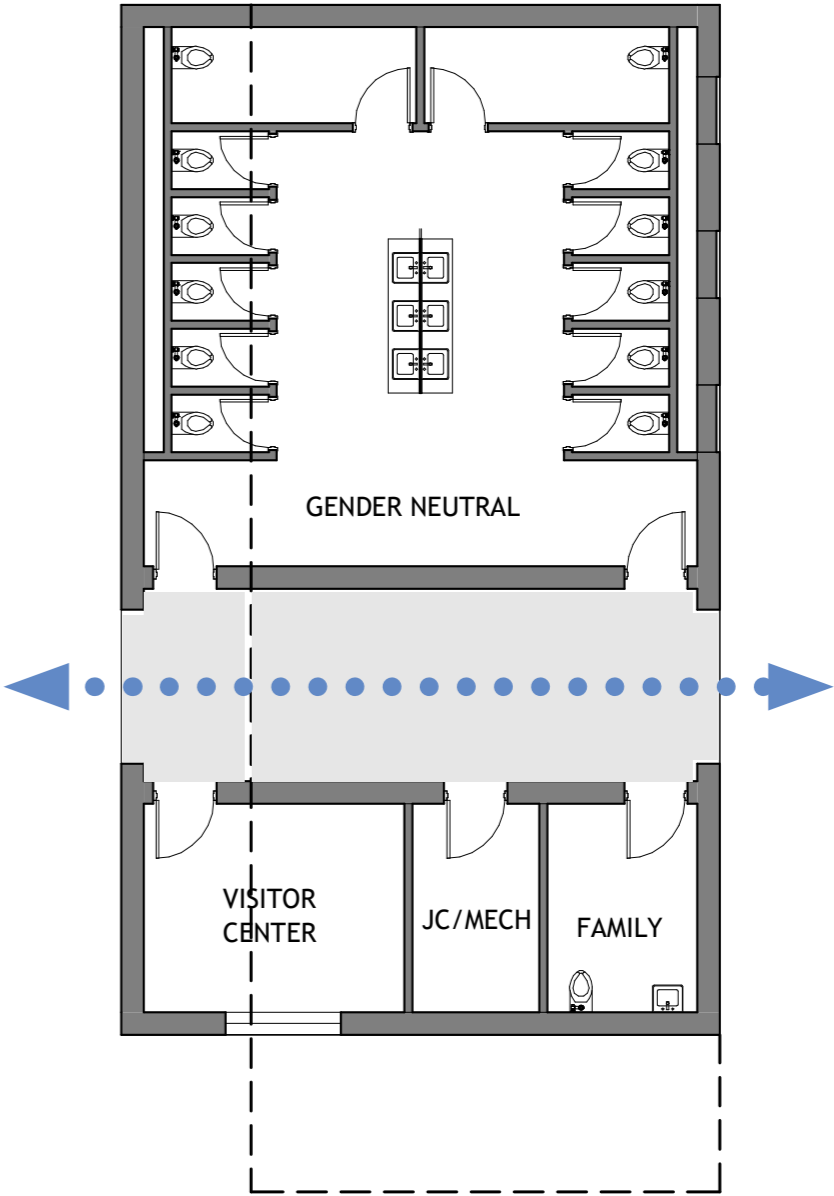
- 12 Toilets
- 6 Sinks
- Janitor's Closet / Mechanical Room
- 1 Family Restroom
- Visitor Center
- Exterior Pass Through Space

## PREVIOUS PROPOSED BUILDING

- 6 Toilets, 3 Sinks for Women
- 3 Toilets, 3 Urinals, 3 Sinks for Men
- Janitor's Closet
- Mechanical Room
- 1 Family Restroom
- 1445 GSF
- 100 sq ft Visitor Center

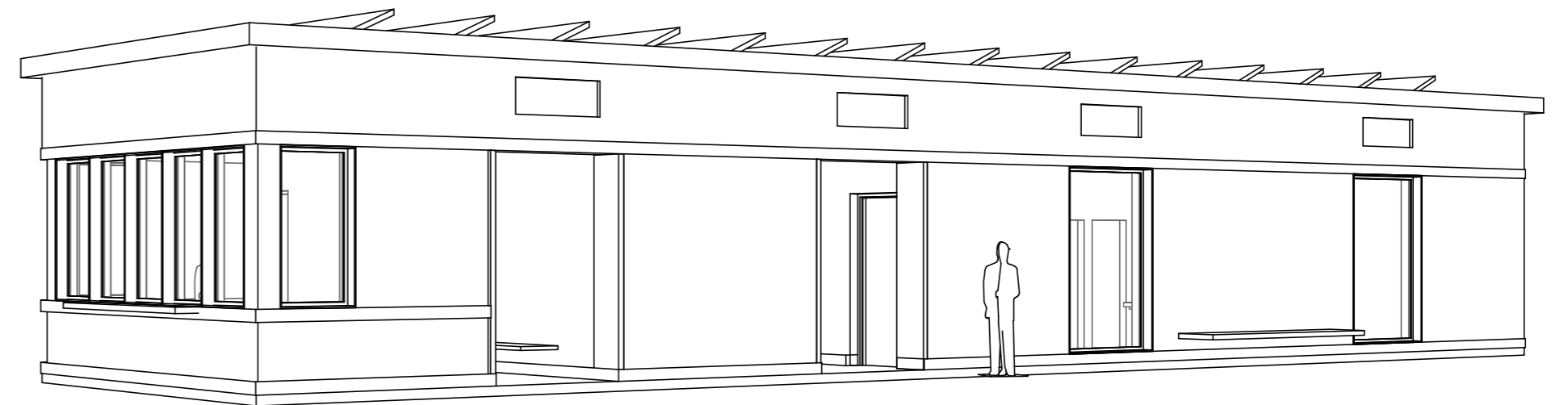
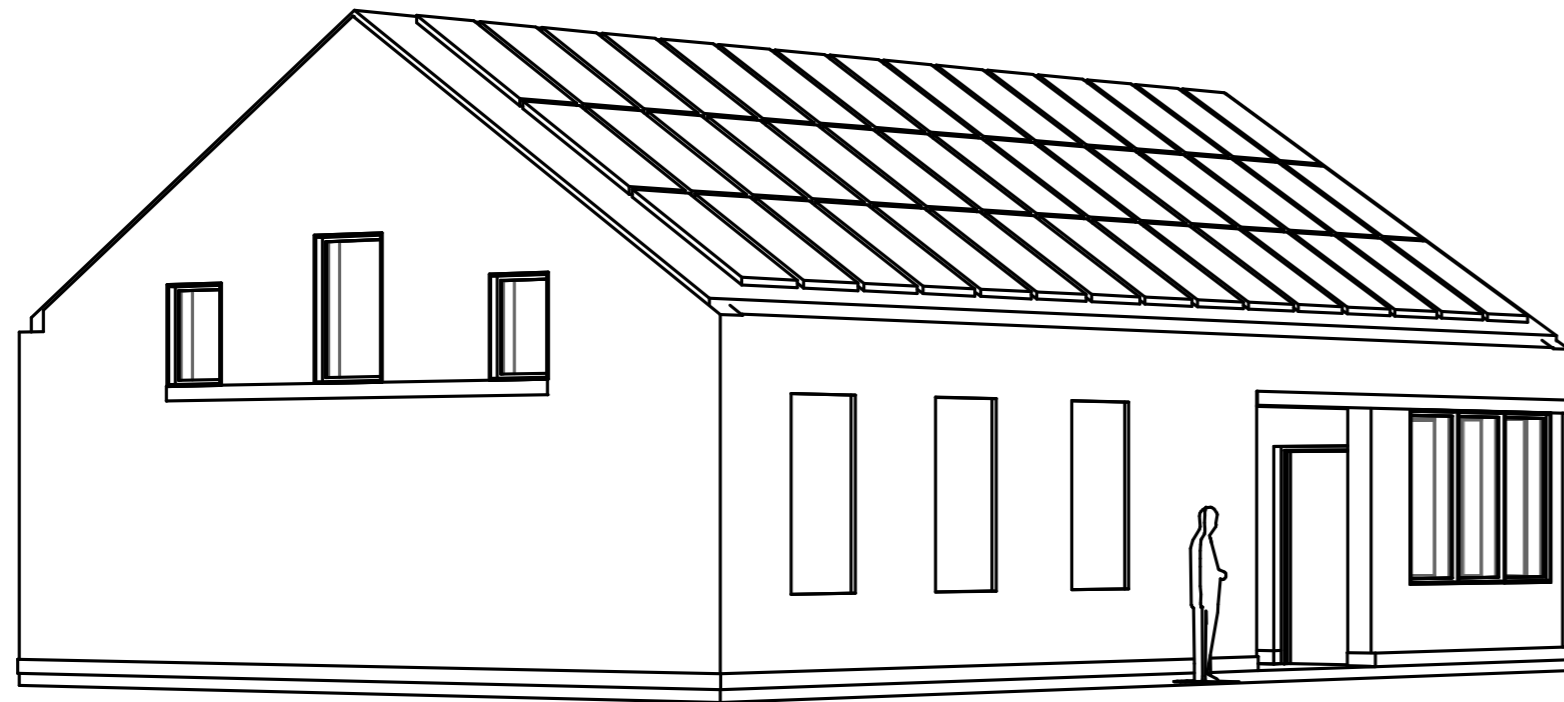


**LINEAR FORM**  
 1550 GSF  
 145 sq ft Visitor Center



**COMPACT FORM**  
 1663 GSF  
 148 sq ft Visitor Center

# Building Form and Orientation



## ROOF PITCH AND SOLAR ORIENTATION

- Solar panels need to be oriented south and have a tilt of about 32 degrees from the horizontal.
- A building oriented parallel to the street can use a pitched roof to make the solar panel tilt.
- A building oriented perpendicular to the street would need to have a flat roof to accommodate tilted solar panels.
- The total area of solar panels that is required to meet the demand of the net-zero building will be determined during the design phase.

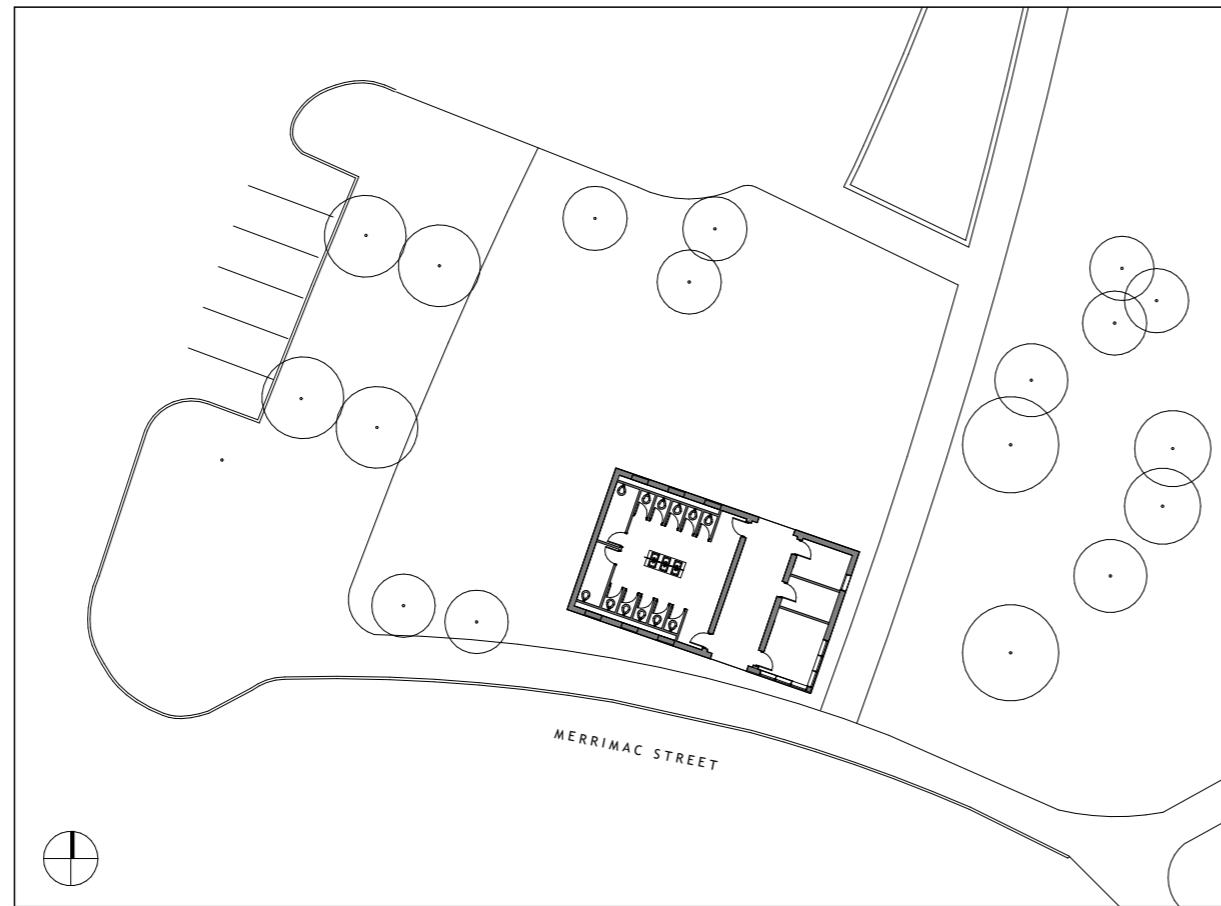


# Building Orientation

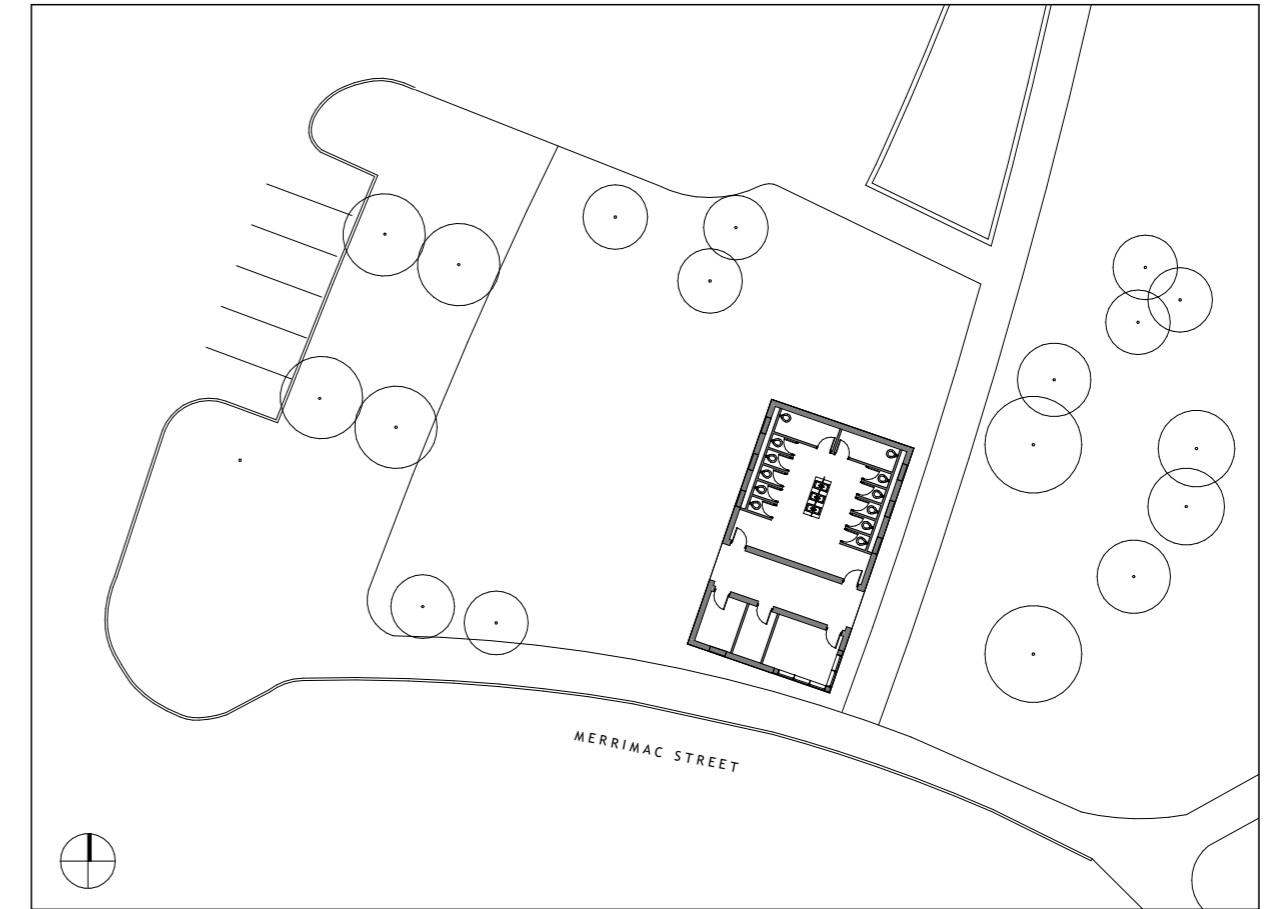
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How does the building sit on the site?  
Should it be parallel to or perpendicular to the street?

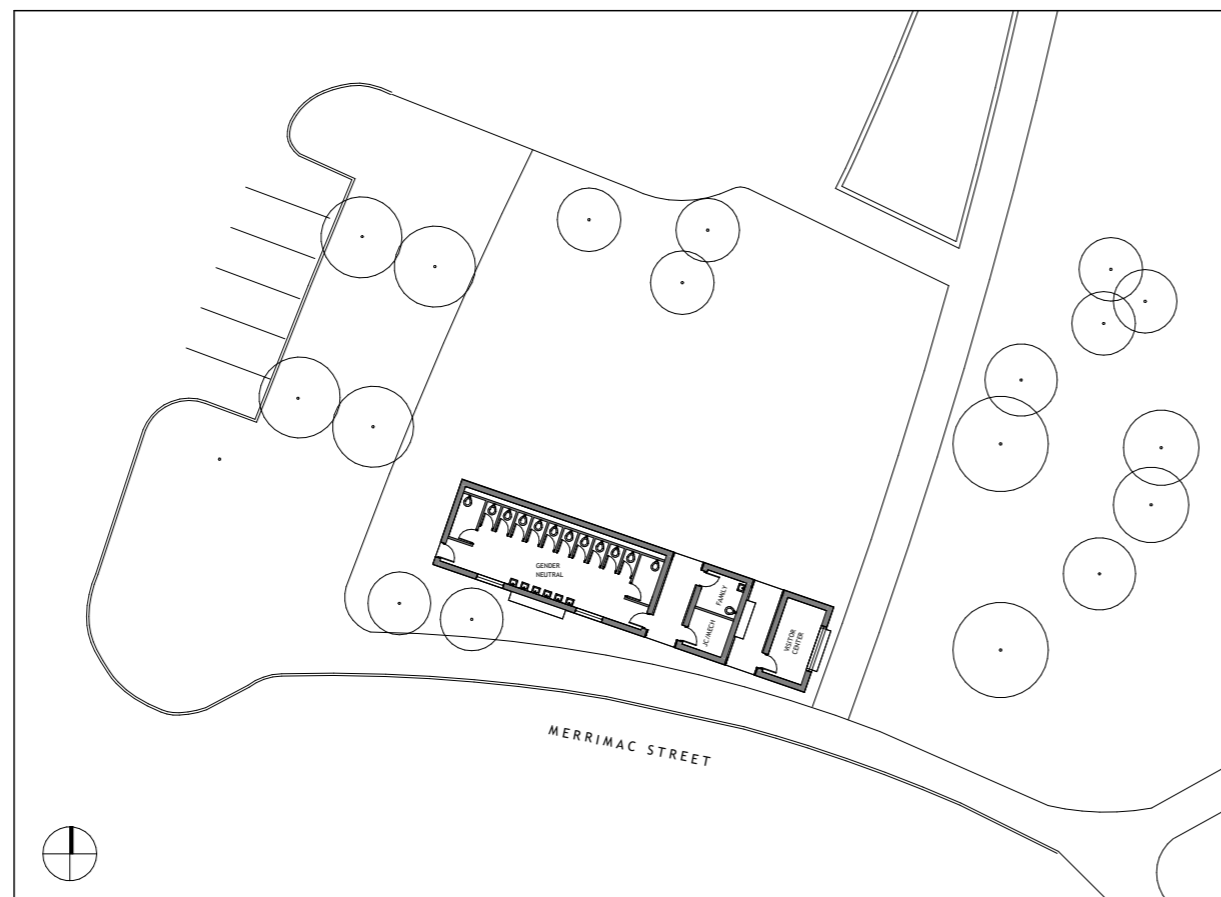
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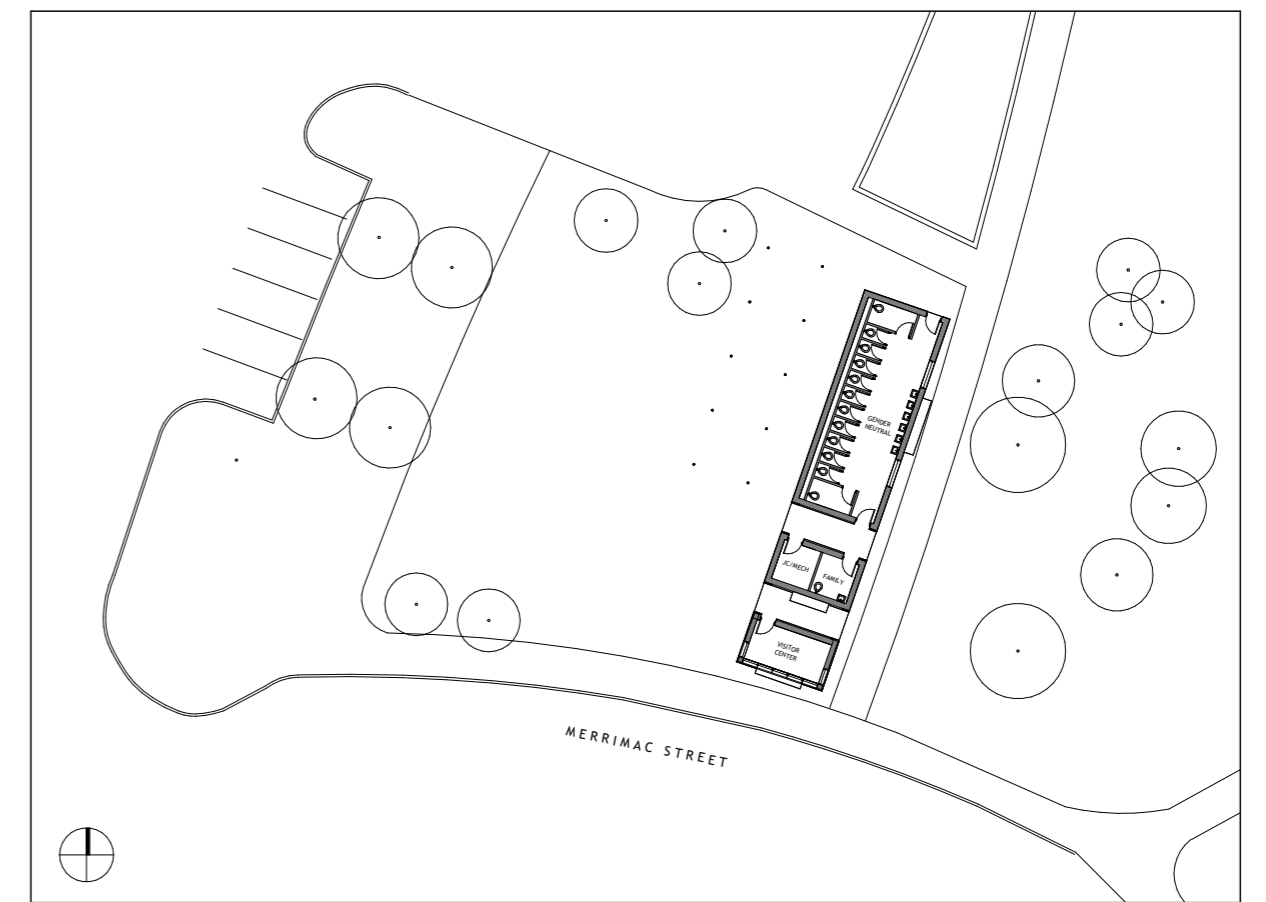
**PARALLEL**



**PERPENDICULAR**



**PARALLEL**



**PERPENDICULAR**

# Option 1 - Compact Form Parallel to Street

VIEW FROM CORNER OF GREEN AND MERRIMAC STREET



# Option 1 - Compact Form Parallel to Street

VIEW FROM MERRIMAC STREET



# Option 2 - Linear Form Perpendicular to Street

VIEW FROM CORNER OF GREEN AND MERRIMAC STREET



# Option 2 - Linear Form Perpendicular to Street

VIEW FROM MERRIMAC STREET





# Building Materiality

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What is the look and feel of the building?  
What parts of Newburyport's character do the building materials evoke?

# Federal Style





# New England Colonial / Shingle Style

HARBORMASTER



# Material Options



# Material Option 1 - Brick Masonry

COMPACT PLAN PARALLEL TO MERRIMAC STREET



SOLAR PANELS  
WOOD STOREFRONT  
RECESSED BRICK PANELS

BRICK  
GRANITE LINTEL  
GRANITE BASE

THIS IS A PRELIMINARY DESIGN ONLY AND NOT A FULL PROPOSAL

# Material Option 2 - Wood Clapboard Siding

COMPACT PLAN PARALLEL TO MERRIMAC STREET



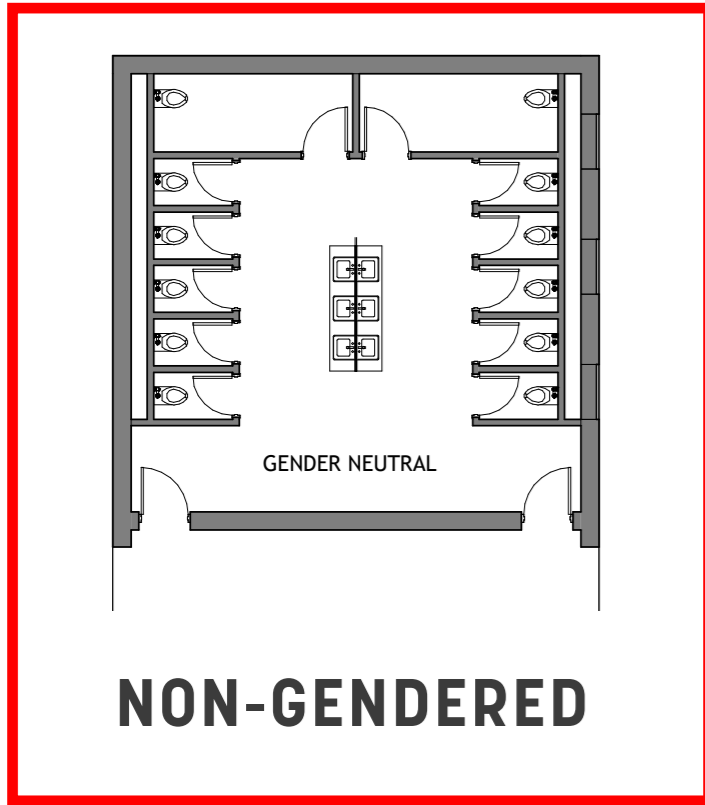
SOLAR PANELS  
WOOD STOREFRONT

WOOD CLAPBOARD SIDING  
EXPRESSED LINTEL  
VERTICAL WOOD CLAPBOARD SIDING

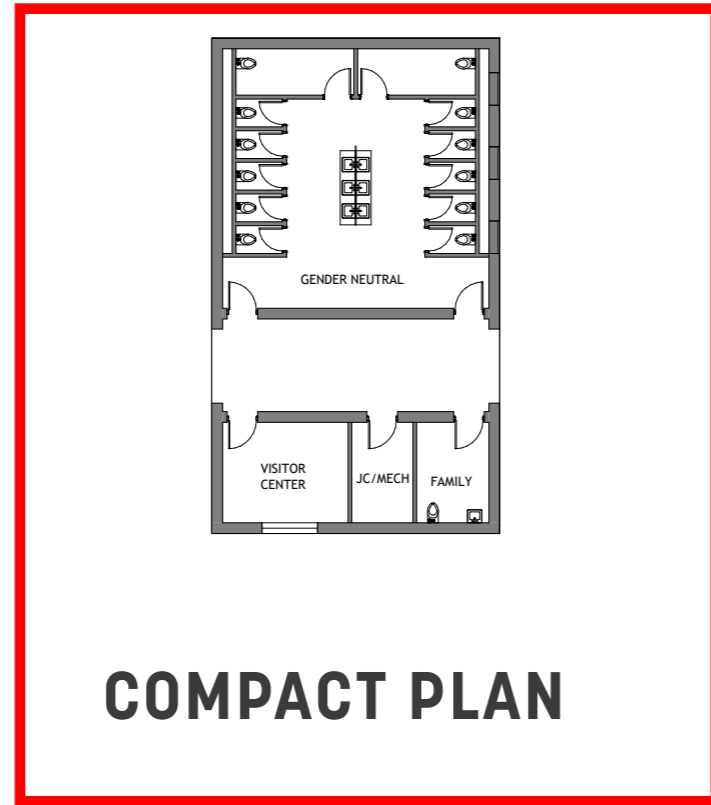
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# Summary of Options

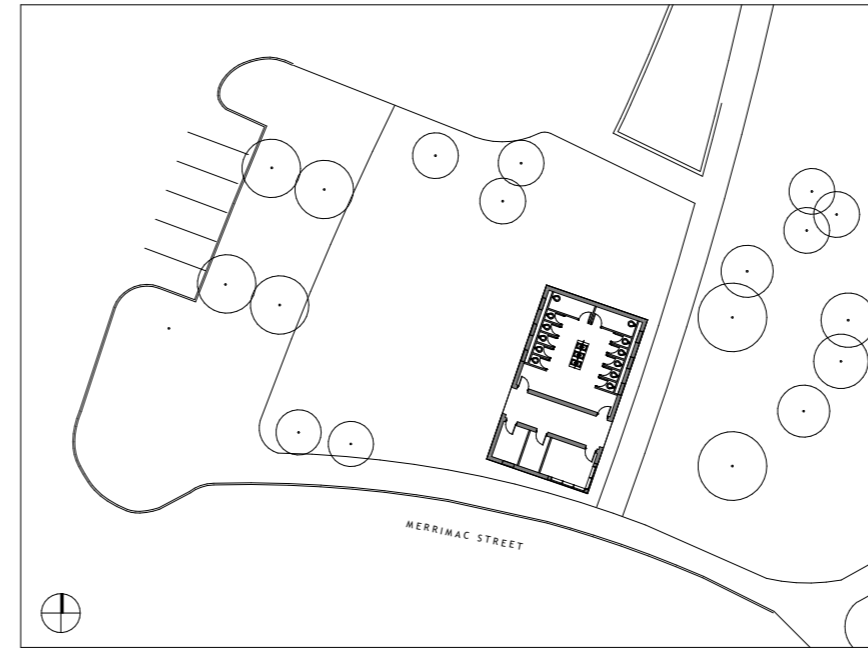
Ad Hoc Committee recommendations are indicated in RED.



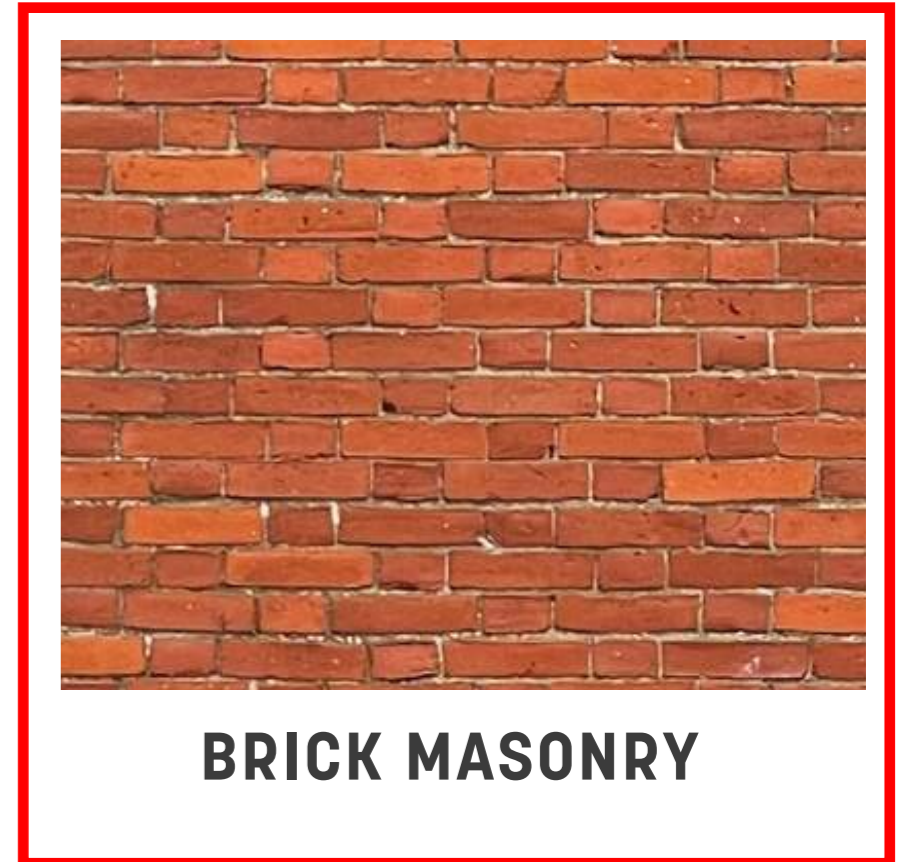
**NON-GENDERED**



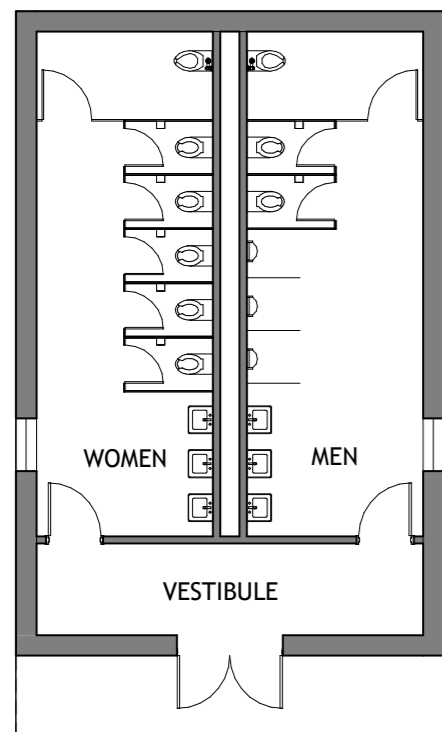
**COMPACT PLAN**



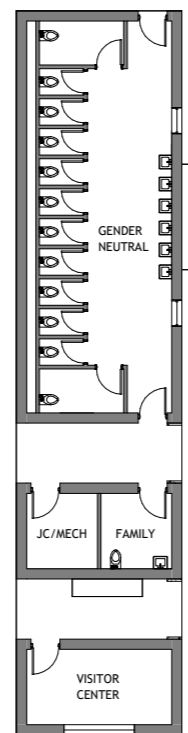
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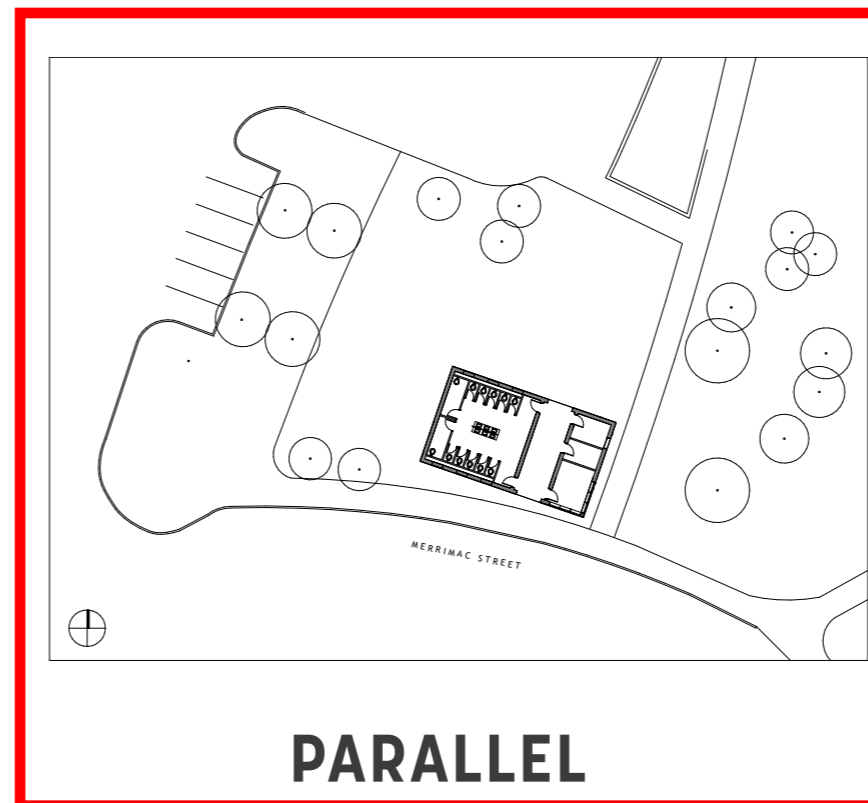
**BRICK MASONRY**



**GENDERED**



**LINEAR PLAN**



**PARALLEL**



**WOOD CLAPBOARD**

**PROGRAM**

**FORM**

**ORIENTATION**

**MATERIALITY**

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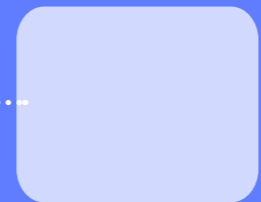
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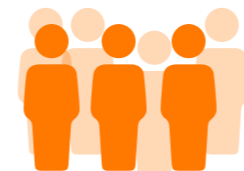


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Thank You



Q+A