



On December 18th the public hearing will be reopened at the Planning Board for the Market Street Gateway Project located at 2-6 Market Street. Steven Lewis is requesting permission to redevelop the property into a three-story, mixed-use building with commercial uses on the ground floor and five residential units on the upper floors. Off-street parking is provided in the rear of the building. Each parking space includes an automated lift system and a one-way driveway is proposed to lead from Market to Summer Street.

In response to the feedback we received from the Planning Board, the city's peer reviewer and city staff we revised the proposed site and building design for the project. In particular, the site plans show we have: 1) reversed the flow for the one-way driveway; 2) reduced the number of parking spaces within the building in order to widen the parking stalls and reduced the depth of the commercial space in order to provide additional depth to the parking stalls; 3) added stormwater treatment within the parking area; 4) added an audio/visual alarm system to the driveway entrance to warn pedestrians of any on-site traffic backing over the adjacent sidewalk; 5) removed the wall lighting on the upper floors of the building; 6) expanded the brick sidewalks to include the frontage of the property located at 8 Market Street; 7) added a street tree in front of 8 Market Street and removed the street trees along Merrimac Street due to sidewalk width issues; 8) added granite steps and planters along the frontage of 8 Market Street; 9) added a 4 foot black aluminum fence along the proposed retaining wall at the rear of the site and added a 6 foot wood privacy fence along the side and rear yards of 8 Market Street and 3 Summer Street; and, 10) removed the two upper floor balconies facing the bedroom of the existing structure located at 8 Market Street.

In support of the goals of the neighborhood we have revised the site plan to improve the project design and address the issues of privacy, streetscape improvements, and pedestrian and vehicular safety. We believe these changes have both strengthened the character and quality of the building and site design and respected the concerns of the neighbors.

December 18th Planning Board Meeting

Public Hearing
December 18th
7:00 p.m.
City Hall

2-6 Market Street,
Newburyport, MA

**A Traditionally
Designed Mixed-
Use Development**

**Market Street
Gatehouse Project**



STEVEN LEWIS
11 Windward Drive,
Newburyport, MA 01950

Project Coordinator:
Nicholas J. Cracknell
Keystone Planning & Design, LLC
njcracknell@yahoo.com

Draft Stipulations for Consideration by the ZBA for the Market Street Gateway Project

Prior to Issuance of Building Permit:

1. **Building and Site Design** - The final construction drawings associated with a building permit for the proposed mixed-use building shall conform to the elevations and plans as revised and presented at the 12-18-19 meeting. A Registered Design Professional shall certify such conformance with a written affidavit that shall be submitted to the Planning Department;
2. **Building or Site Design Modifications** - Any material or substantive alterations to the site plan, landscaping or the architectural elevations shall require subsequent approval by the Planning Board. Such determination shall be made by the Planning Department;
3. **Retaining Wall Design** - After demolition of the existing building has been completed, the final retaining wall(s) design shall be prepared by a Licensed Structural Engineer. The minimum driveway width shall be maintained;
4. **Construction Management Plan** - A detailed Construction Management Plan (CMP) shall be submitted to the Planning Department. The plan shall be used to coordinate contractors and provide a primary point-of-contact, manage on- and off-street parking for the general- and sub-contractors, any sidewalk closures, construction sequencing, dust control, and ensure the hours of operations for construction adhere to all applicable city ordinances. All dumpsters and portable toilets shall be located on-site during construction. The CMP shall be provided to the abutting property owners and the Planning Department at least ten (10) business days prior to the commencement of construction and the applicant shall coordinate a pre-construction meeting to be held on site at least five (5) days prior to construction.

Prior to Issuance of an Occupancy Permit:

5. **Payment into the ITIF** – A payment of \$7,500 per parking space shall be provided for any unmet parking need. For a mixed-use building the off-street parking requirement shall be the total of all uses in the building. Five residential upper floor units and a ground floor retail use (#403/4) requires a payment of \$30,000 into the ITIF whereas a professional office use (#416) requires a payment of \$37,500. The final unmet parking needs shall be determined by the Planning Department at the point of occupancy and such payment shall be provided prior to issuance of the occupancy permit.
6. **Sidewalks, Street Trees, Period Lights and Planters** - Subject to approval from the Department of Public Services, the existing concrete and asphalt sidewalk along 2-6 Market and 8 Market Street shall be replaced with a full-depth brick sidewalk and shall include four (4) street trees with iron grates and Newburyport period lights, as shown on the proposed landscape plan. Granite landscape planters shall be added along the sides of the proposed building as well as the frontage on 8 Market Street as shown on the revised site plan.