



Site Selection Committee Results

Site Selection Commmittee

Committee Members:

Andrea Egmont, Director of NYS;

Andrew Port, City Planner ;

Jennifer Galoski, Parent (background in environmental issues);

Chris Lee, Resident (background in development of capital campaigns);

Patricia Temple, Resident (background in converting spaces to be used for youth programs);

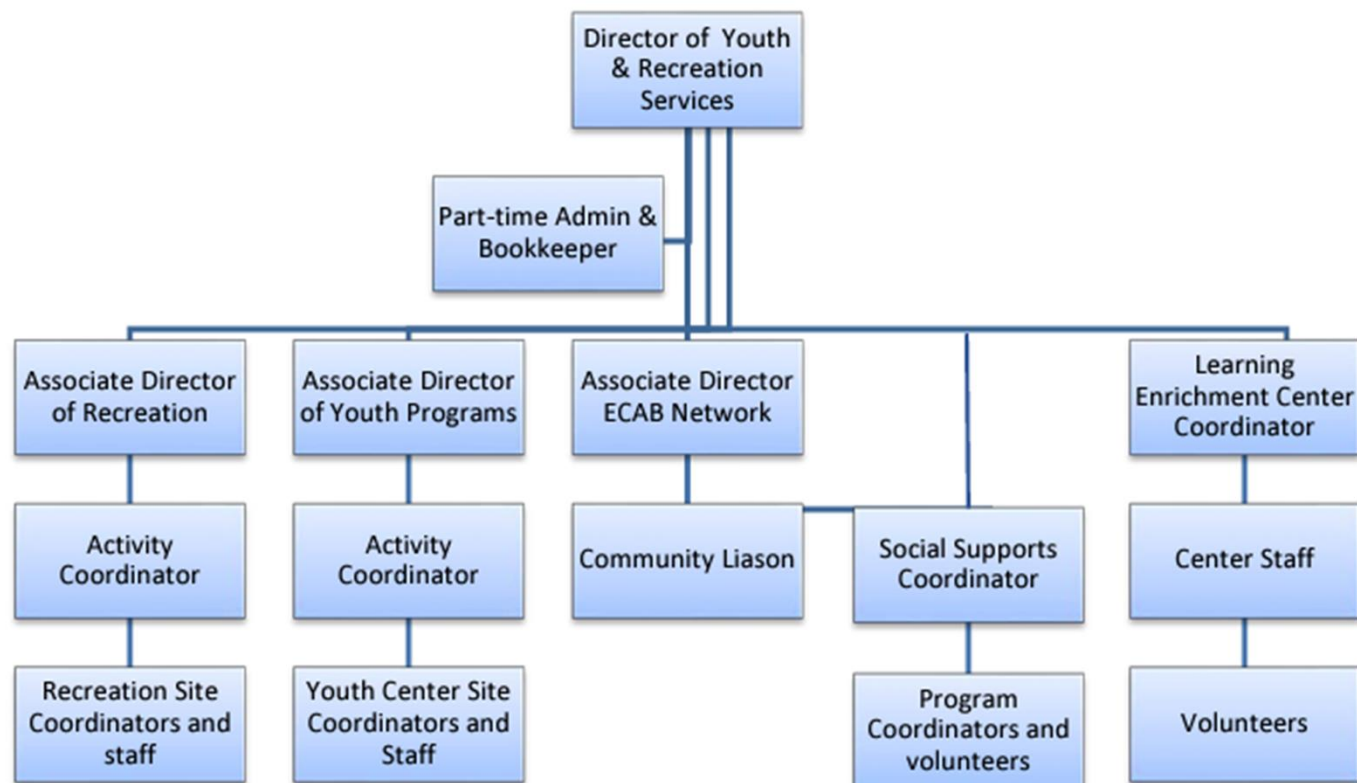
Michael Olson, Resident (background in engineering and Project Management).

The committee worked with support from City employees Greg Earls, Building Commissioner; Jennifer Blanchett, Zoning Coordinator; Julia Godtfredsen, Conservation Adminstrator.



NYS Overview

ORGANIZATION CHART AND DIVISION BREAKDOWN



More than after school...

Recreation & Enrichment

- Year round recreation programs ages 1-18
- Annual family events
- Annual youth events
- Open gym preschool memberships
- Partner with local businesses and organizations

Services & Supports

- Youth support groups
- Grandparents raising kids support group
- Mental health care providers network
- LGBTQ support
- Youth @ Risk support
- Parenting programs
- Youth outreach
- Mentor program
- Other youth clubs
- City wide coalition
- Annual community campaigns
- Partnership with schools
- Community training
- Annual youth and community surveys
- Regional efforts (ECAB Network)
- Annual youth leadership retreats
- Youth Council
- Youth for Youth

Learning Enrichment Center

- Partnership with NPS
- Homework help after school
- Weekly cultural and enrichment opportunities
- Monthly Field Trips and special events
- Summer Camp Scholarships
- Volunteer training

Youth Center

- Year round programs grades 6-12
- After school memberships
- JR memberships (grades 4/5)
- Winter Open Gym Hours
- Summer Night Membership
- Teen trips offered summer and school vacations
- Service trips annually
- Clubs and workshops

Existing Programming Space at Brown School



EXISTING NYS PROGRAM (GROUND FLOOR)

NYS SPACES	3,550 sf
OFFICE / ADMIN	1,550 sf
GYM/STAGE/KITCHEN	4,375 sf
RESTROOMS	575 sf
STORAGE	1,575 sf
CIRCULATION	3,100 sf
MECH / OUT OF SCOPE	1,200 sf
TOTAL	<u>15,925 sf</u>

Criteria

	NYS Needs				
	Adequate Space (10-15K sq.ft.)	Allows for outdoor play spaces	Parking (off street)	Potential for Growth	Parking (on street)
WEIGHT	5	5	4	3	3

Geography/ Location			
Proximity to Schools	Proximity to Parks & Fields	Impact surrounding area Negative	Impact surrounding area Positive
3	2	3	3

Criteria

Accessibility		
Centralized Location within City	Walkable/ Bikable Location / Sidewalks	Use of Public Transportation
4	5	2

Acquisition & Development & Design			
Available Utilities	Flexibility of Design	Land Acquisition/ Cost or Lease	Zoning & Regulation Concerns
3	5	4	2

Environmental/Energy		
Environmental Impact	Environment/ Remediation Required	Green City Requirement Potential
3	5	3

Several Sites Not Scored

		Score
City Owned Land/ Parks	Brown School (Existing Building)	154
	Recycling/DPS Barn (Colby Farm Rd.)	0
	Composting Site (Colby Farm Rd.)	0
	Fulton Pit	171
	Cushing Park	225
	Pioneer Fields	0
	Fuller Field (expand existing building)	0
	Fuller Field (back area behind track)	0
City Owned/ Schools	Bresnahan / Senior Community Center	126
	Nock-Molin School (Skatepark)	0
	Nock-Molin School (Summit Place lot)	0
	Nock-Molin School (Basketball Court) (Low St./Toppans Lane)	0
		0
Privately Owned Locations	Mersen (parking lot) (Merrimac Street)	21
	Enpro Site (rail trail path)?	176
	Cooper Field (155 & 159 Low Street)	0
	Business Park (lease anywhere)	0
	57 Low St (w CR)	141
	57 Low St (w/o CR)	149

Sites not scored for the following reasons:

1. Lack of Square footage needed for NYS
2. Lack of square footage with existing uses
3. Not available for purchase/ Info not available

Centralized Location

NYS Site Review Map

Untitled layer

- 57 Low St
- Cushing Park
- Fulton Pit
- Enpro Site
- Brown School



Rupert A Nock Middle School



Immaculate Conception School



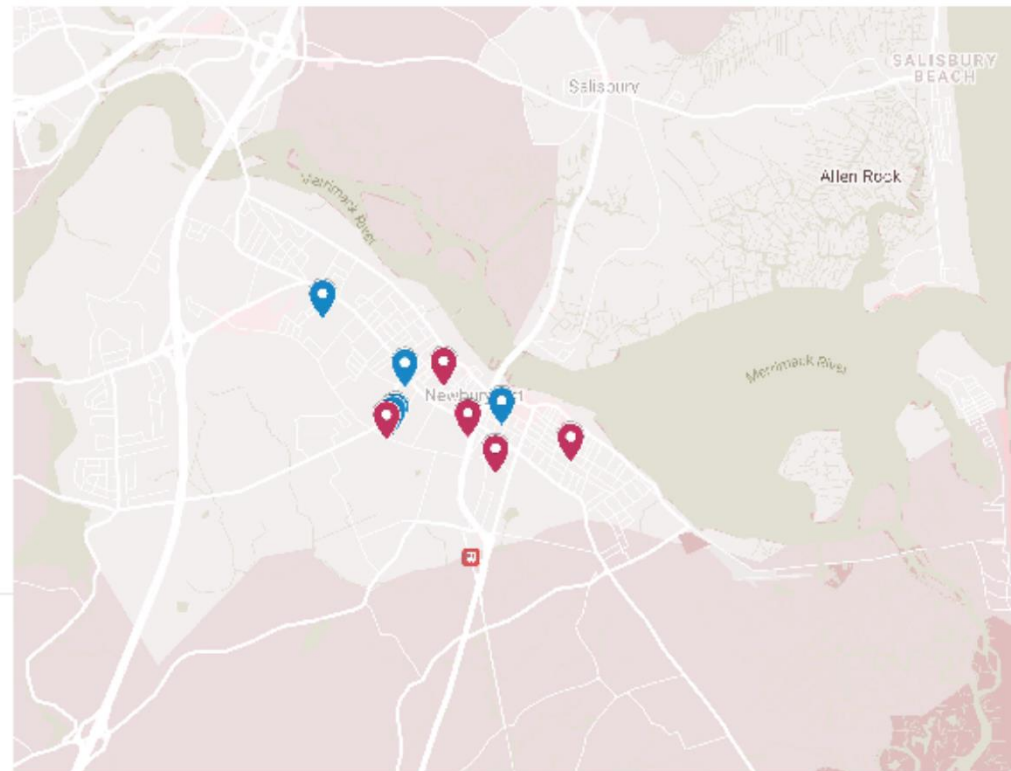
Newburyport High School



Molin Upper Elementary School



Francis T Bresnahan Elementary School



57 Low St



- 2.17 acre site
- Would allow for about 35,000 sq feet of development (either expanding existing footprint or building new design)
- City has option to purchase for \$220k



Considerations

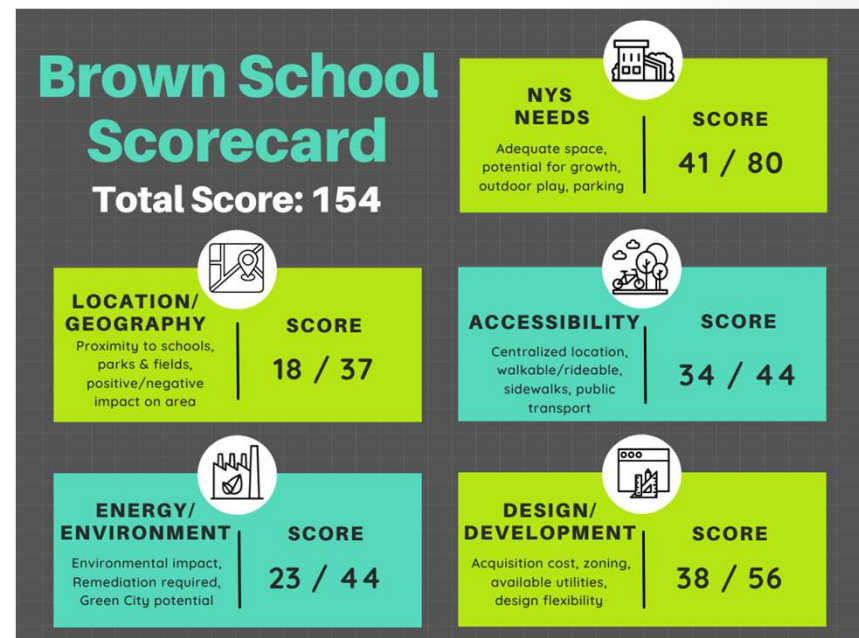
- Significant wetlands will require permits and permission from Conservation Commission
- Phase I and II Environmental Studies completed in 2021
- Design in feasibility study was created NOT using the existing building
- New design would be required



Brown School



- 2.5 acre site
- City owned property previously 1/3 used by NYS
- Currently closed due to lack of heating system



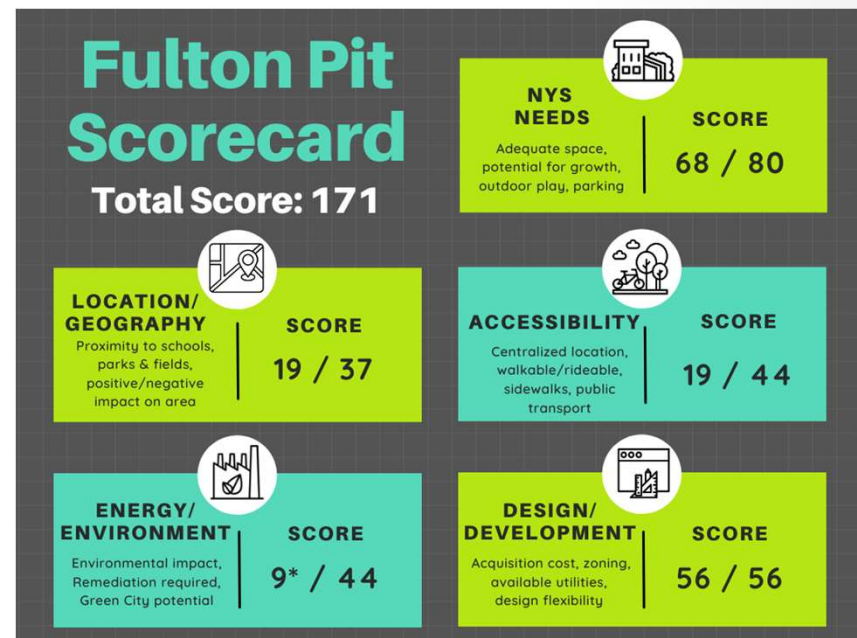
Considerations

- Reuse of the building would limit resources such as parking and outdoor space for NYS
- Phase I and II Environmental Studies completed in 2021
- Currently needs complete HVAC- existing system is obsolete

Fulton Pit



- 2.5 Acre Lot
- Located at the bottom of Fulton Way and the end of East Boylston Street
- City owned property, currently used as storage for non hazardous construction materials by the Department of Public



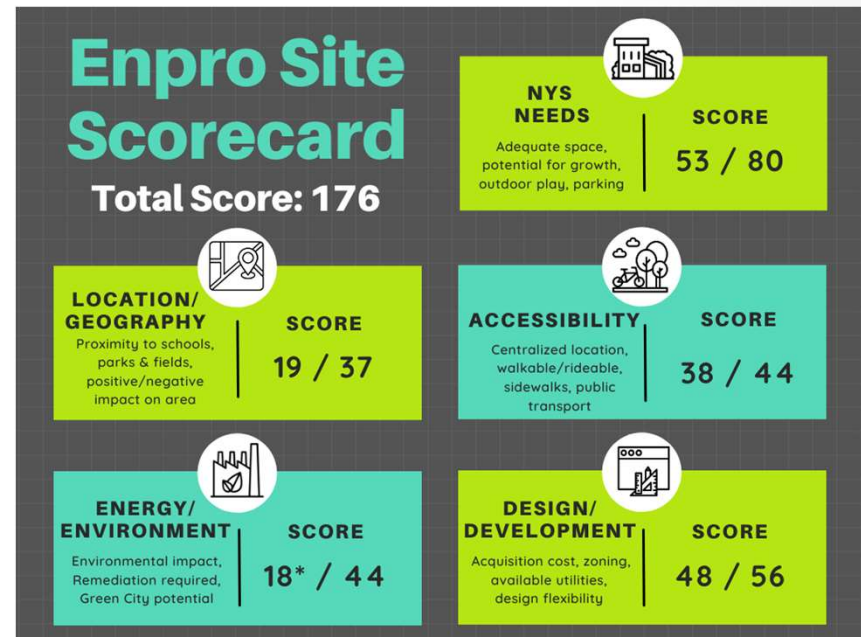
Considerations

- DPS would need to relocate materials storage
 - Possible location near compost site
- Phase I Environmental Study completed in 2005
 - No RECs were identified which essentially means they didn't come across any red flags in the history, records, or onsite observations.
- Was once a park/ baseball field

Former Enpro Site



- Located on Rt 1 and accessible by Cary Avenue
- Privately owned by Clipper Roundhouse LLC



Considerations

- Currently empty- availability unknown
- Traffic flow would have to be studied
- Possible access through Graff Rink- if driveway over bike path could be created
- Cost of property

Cushing Park



- Located on Washington Street
- City owned, designated as a Park
- Currently used as a parking lot, play area and adjacent to the playground



Considerations

- Park is under Chapter 97 M.G.L
 - Would require legislative change of use by the State
- Feasibility Study completed in 2005
 - The site was the first choice by Mayor John Moak and several City councilors for the location of the Senior Center.
 - Design showed it could improve existing park
- Used primarily for Snow Emergency Parking
 - DPS has said that Kent Street is wide enough for single side parking and NYS would still have parking available as it is closed in most snow emergencies and overnight

Next Steps

- Identify Final Location
- Identify Budget
 - What is budget based on?
 - City Building Projects in past 3 years:

• DPS Administration Building	\$2,077,335; 4,943 sf
• Harbormaster Visiting Boater Facility	\$1,477,000; 1,614 sf
• Senior/ Community Center	\$7,981,227; 15,524 sf
• Bresnahan School	\$35,771,737; 107,053 sf
- Feasibility Study (if needed)
- Design Bid and Contract
- Construction Bid and Contract
- Break Ground!
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Questions?

