

Market Landing Park Expansion

The background of the slide is a blue-tinted architectural rendering of a park expansion project. It shows various structures, including buildings, walkways, and landscaped areas with trees and greenery. The rendering is presented in a semi-transparent, wireframe-like style.

Council Meeting
15 March, 2022

City of Newburyport, Massachusetts

Mayor Sean Reardon

Newburyport City Council

Department of Planning and Development

SASAKI

Market Landing Park Design Process: Next Steps

We are here!

SITE INVENTORY
(TASKS 1,2 & 3)
APRIL-MAY 2021

CONCEPT + SCHEMATIC DESIGN
(TASKS 4,5 & 6)
JUNE - SEPT 2021

CURRENT WORK: SPRING 2022 COMPLETION

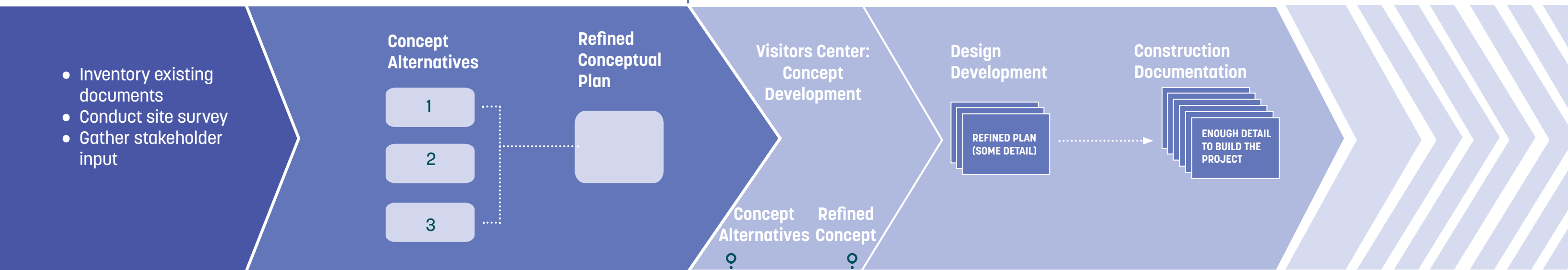
ARCHITECTURE SCHEMATIC DESIGN
(TASKS 7)
2022

ARCHITECTURE + LANDSCAPE DESIGN DOCUMENTATION
(TASKS 7)
2022

FUTURE WORK

BIDDING
(TASKS 8)
WINTER 2023

CONSTRUCTION
(TASKS 9)
SPRING 2023 THROUGH 2024



Meeting 1



Meeting 2

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

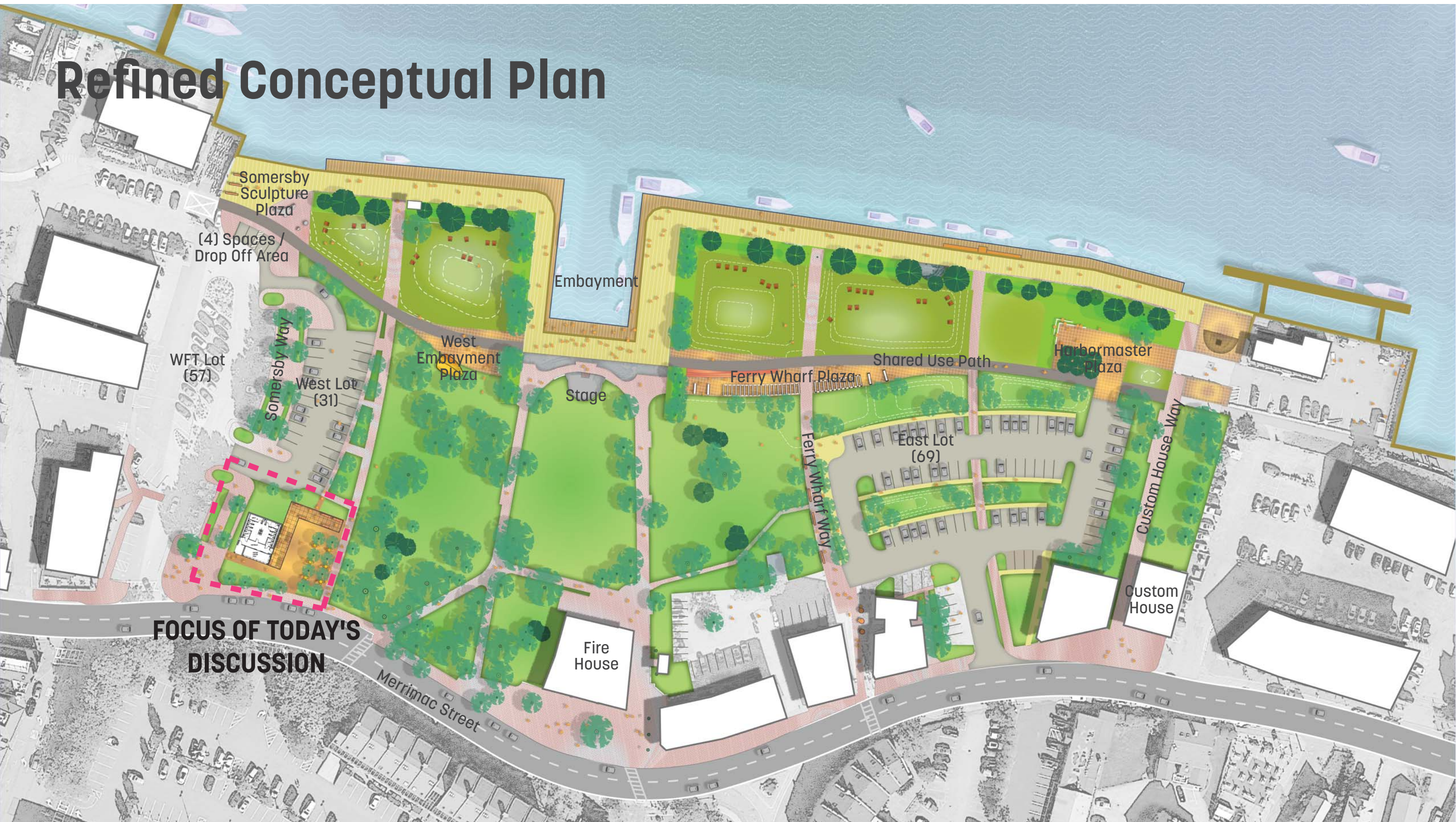
Ad-Hoc Committee Meetings (Public):

4 meetings were held during Task 1-6

REVIEW VISITORS CENTER ALTERNATES

CONFIRM VISITORS CENTER PLAN

Refined Conceptual Plan



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



What We Heard

BUILDING LOCATION:

Shift the building footprint to the north and west, closer to the Parking Lot, and adjacent to Somerby's Way pedestrian path

BUILDING ORIENTATION:

Work with a square footprint (generally preferred proportions) or rectangular (if/as necessary) with the short side facing Merrimac Street

PREFERENCE FOR GENDER NEUTRAL LAYOUT:

Council/Ad-Hoc Committee support for a non-gendered restroom setup, rather than standard male/female designations. An alternative may be to use a series of entirely separate "family" restrooms, however this could result in a larger facility and/or increased costs.

PROGRAM:

- Reduce number of toilet fixtures by four
- Include (2) entirely separate family restrooms
- Include an enclosed vestibule or lobby space (exterior doors) before bathroom entrances, rather than direct access from the outside or via a pass-through with roof only

BUILDING MATERIAL:

Wood clapboard siding

TRANSPARENCY:

Maximize use of windows, transom windows, etc. to increase visible transparency, especially facing Merrimac St. and the Park

ROOF AND NET ZERO GOALS:

Adjust the roof design/slope/etc. as necessary to maintain/accommodate the established net-zero energy usage goal for this facility, while minimizing its apparent height/massing, and consider a parapet wall or other features if necessary to shield view of the panels

An aerial architectural rendering of a city grid, showing various building footprints, streets, and green spaces with trees. The entire image has a blue color overlay.

Building Design

Plans, Site Plan

Building Program

Revised since the 02.09.2022 Ad Hoc Meeting

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:

- 4 toilet fixtures for women, 2 sinks
- 4 toilet fixtures for men, 2 sinks
- 2 Family restrooms: toilet, sink, changing table

Janitor's Closet:

- Mop sink
- Storage

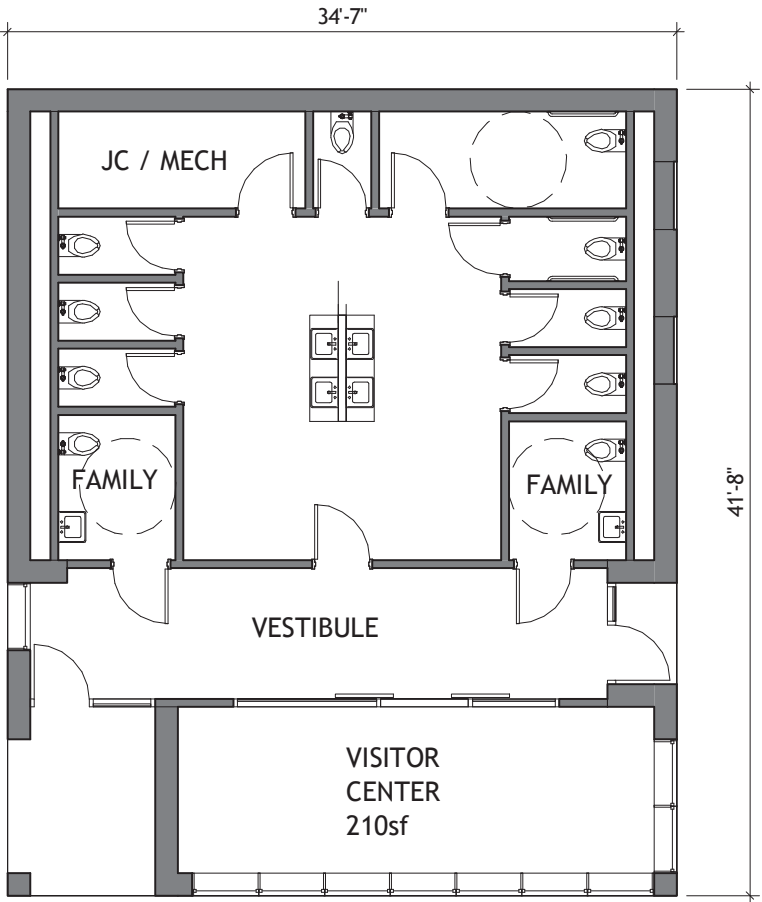
Mechanical Room:

- Boiler, electrical panel, etc

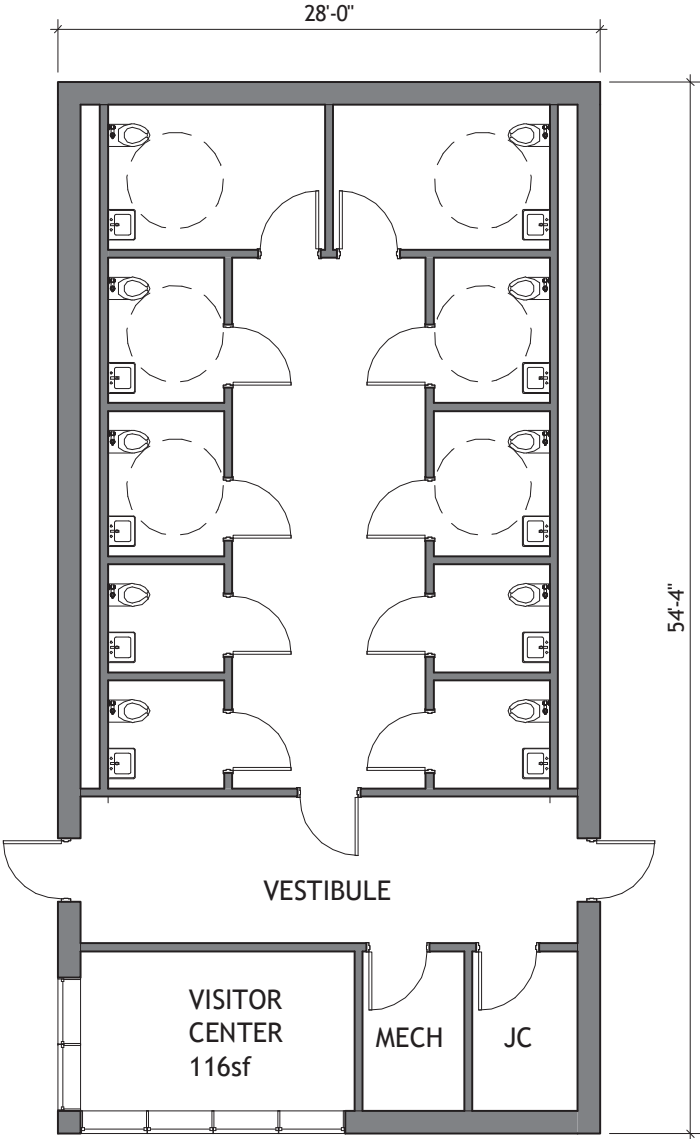
Building Plan



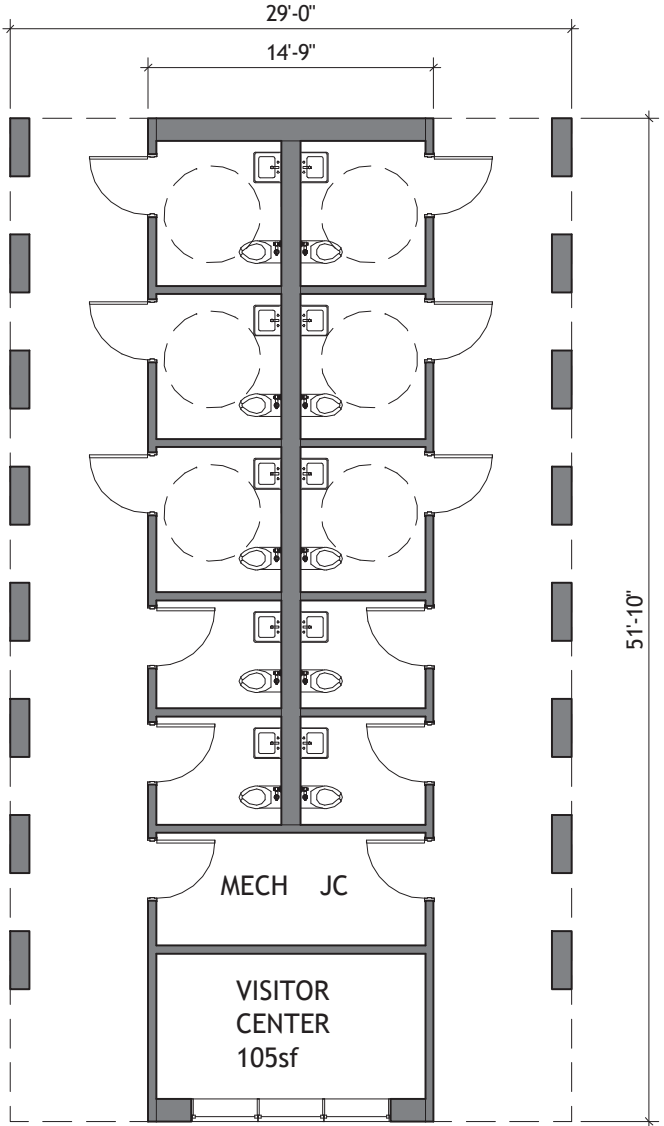
Alternate Building Plans and Comparison



1440 GSF



1520 GSF



1500 GSF
765 GSF INTERIOR SPACE

Variance



What is the process for seeking a variance for gender neutral restrooms?
Has this been done in Massachusetts?

Variance Process

PROCESS FOR SEEKING APPROVAL:

1. Meet with the City of Newburyport plumbing inspector, as well as local board of health, to review the plan we are proposing.
2. This facility would have toilets inside individual full height stalls, and sinks that are open and shared in the room. As per Massachusetts Uniform State Plumbing Code, 248 CMR section 10.10.(18)(b)(1), toilet facilities for each sex shall be provided in the amount specified in 248 CMR 10.10(18) Table 1 for assembly. We would be seeking a variance based on the notion that we are not separating into two separate rooms.
3. If the local plumbing inspector requests that we seek a variance through the State board, then we would prepare a variance application, which needs to be submitted two weeks prior to the State board meeting. The State board meets on the first Wednesday of each month, so the project could apply for the April 6th meeting, and we would need to submit the application before March 23rd. The nine-member board makes their decision at the time of the meeting. While we cannot predict what the decision will be by the board, we understand that similar variance requests have recently been made, and approved, by the board with little debate or controversy in reaching this decision.
4. The submission would include: an understanding of required fixture count, a building floor plan, and a justification for what we are proposing.

Gender Neutral Variance Precedent

Recent Cases:

- HUNTINGTON THEATER - 264 HUNTINGTON AVE - BOSTON
- MASSACHUSETTS INSTITUTE OF TECHNOLOGY - 77 MASS AVE. - CAMBRIDGE
- UNIVERSITY OF MASSACHUSETTS AMHERST - 160 CLARK HILL RD - AMHERST
- BRISTOL PLYMOUTH REGIONAL TECHNICAL - 207 HART STREET - TAUNTON
- STATION 1 RESTAURANT - 21 SOUTH WATER STREET - NANTUCKET
- UNIVERSITY OF MASSACHUSETTS BOSTON
- UMASS - GOODELL BUILDING - 140 HICKS WAY - AMHERST
- CENTER FOR SCIENCE AND ENVIRONMENT - 135 CENTER STREET - DIGHTON
- FOLLEN CHURCH - 775 MASSACHUSETTS AVE - LEXINGTON
- GOOGLE - 150 BROADWAY-CAMBRIDGE
- HARVARD GRADUATE SCHOOL OF EDUCATION - CAMBRIDGE
- CAMBRIDGEPORT SCHOOL - 89 ELM ST. - CAMBRIDGE
- GOOGLE LLC - 325 MAIN STREET - CAMBRIDGE
- CITY OF SALEM - ARTISTS' ROW BATHROOMS
- BUNKER HILL COMMUNITY COLLEGE - 250 RUTHERFORD AVENUE - CHARLESTOWN
- HYDE PARK SENIOR HOUSING - WILLIAM BARTON ROGERS SCHOOL - 15 EVERETT STREET - HYDE PARK
- BUNKER HILL COMMUNITY COLLEGE - 250 NEW FUTHERFORD AVE - BOSTON
- UNIVERSITY OF MASSACHUSETTS - 41 CAMPUS CENTER WAY - AMHERST
- NIGHT SHIFT BREWING - 160-170 N. WASHINGTON STREET - BOSTON

Pending Gender Neutral Legislation in State House and Senate

S. 2026 and H3124: An Act Establishing Gender Neutral Bathrooms.

- A bill that is currently being reviewed on Beacon Hill amends the state law governing the Board of State Examiners of Plumbers and Gas Fitters. Under this bill, the Board is directed to amend the Commonwealth's Building Code to permit gender-neutral bathrooms in both new construction and repairs or renovations of existing buildings. This bill would eliminate the need for special one-time variances for gender-neutral bathrooms by instructing the Board of State Examiners of Plumbers and Gas Fitters to permit gender-inclusive bathrooms as a fixed part of the state building code. The International Plumbing Code was amended in 2018 to allow for gender-neutral bathroom facilities. The bills were filed on 2/3/2021 and 2/17/2021.
- As per the bill, SECTION 1. Chapter 142 of the General Laws is hereby amended by inserting after Section 13 the following section:-
Section 13a. The examiners shall promulgate regulations to allow gender neutral bathrooms to be designed and installed in any use group defined by the 780 CMR Massachusetts state building code regardless of whether the work being performed is new construction or repair, renovation or alteration work.



Thank You



Q+A

Appendix



Precedents Shade Structure



MOORE SQUARE, Raleigh, NC

Canopy Gatherings



Linclon Center, NYC

Public Arts



Welios Echo-Tube, Austria



1000 Cylinder Balloons, Taipei