



Bartlet Mall Restoration Project

PRESENTATION TO NEWBURYPORT
PLANNING BOARD

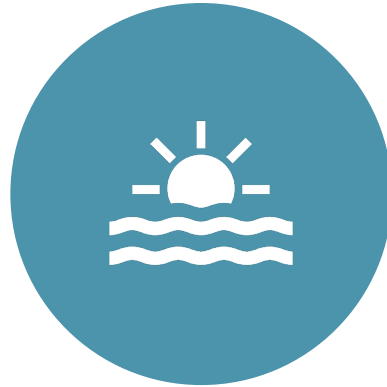
JULY 19, 2023



Presentation overview



INTRODUCTION &
PROJECT OVERVIEW



ALTERNATIVES &
PRECEDENTS

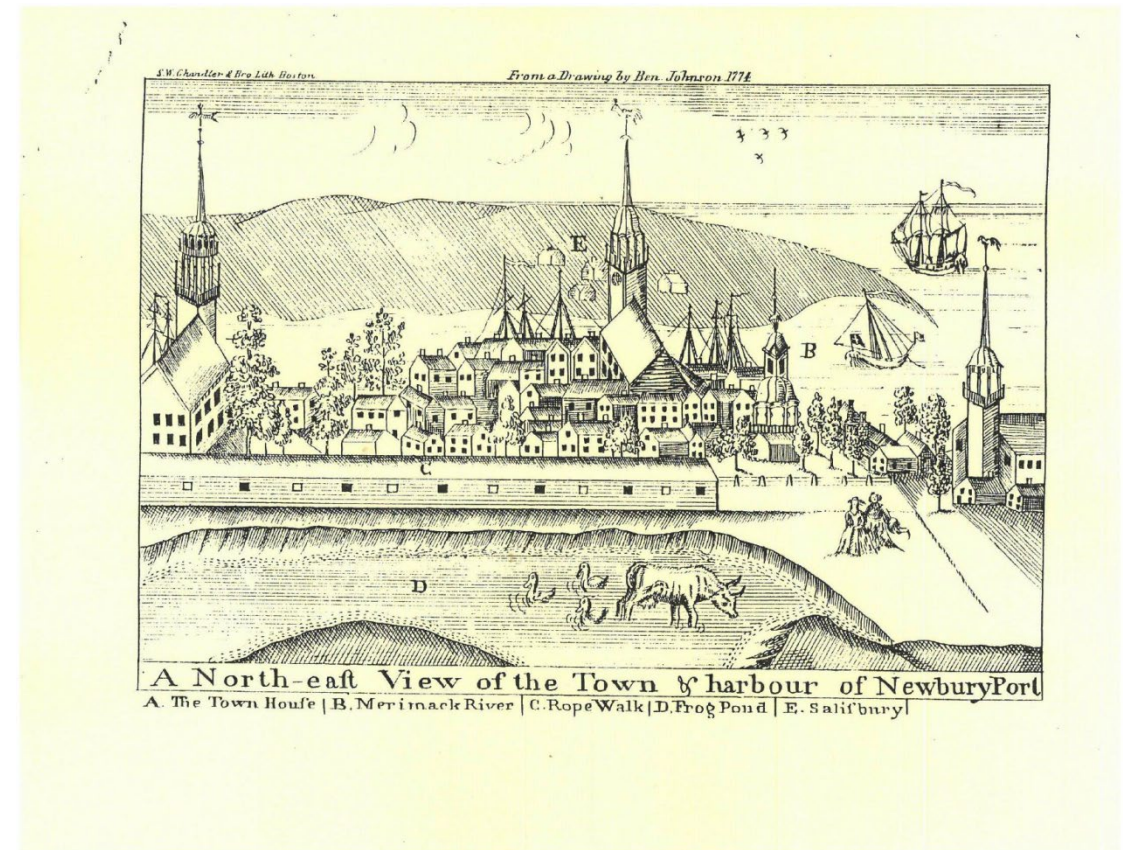


QUESTIONS

Introduction: Park history

Newburyport's original Town Common

- 1600-1700's: Livestock, rope making, training for Revolutionary War militia
- 1800: transformed into a park
- 1805: Federal Courthouse built, water inlet/outlet cut off
- 1891: fountain installed to attempt to clean the water
- 1987: fountain restored but quickly deteriorated due to lack of clean water



Introduction: Park history

Charles Eliot's vision, early 1900's

- Protective granite edge
- Circulation of water (via fountain)
- Meticulously sloped lawn, water and high-branched trees frame the beauty of the space (no flowering plants)
- Complete the NW corner slope



Project overview: what we are doing?

Bartlet Mall Restoration Project:

- Water is stagnant and unhealthy
- Existing pond sediments have high nutrient loads that contribute to harmful algal blooms as well as levels of other urban contaminants
- Project entails dewatering the pond, installing a liner to separate water column from existing impacted sediments, installing a bedrock well and outflow to keep water at a consistent level, and circulating water to keep it healthy



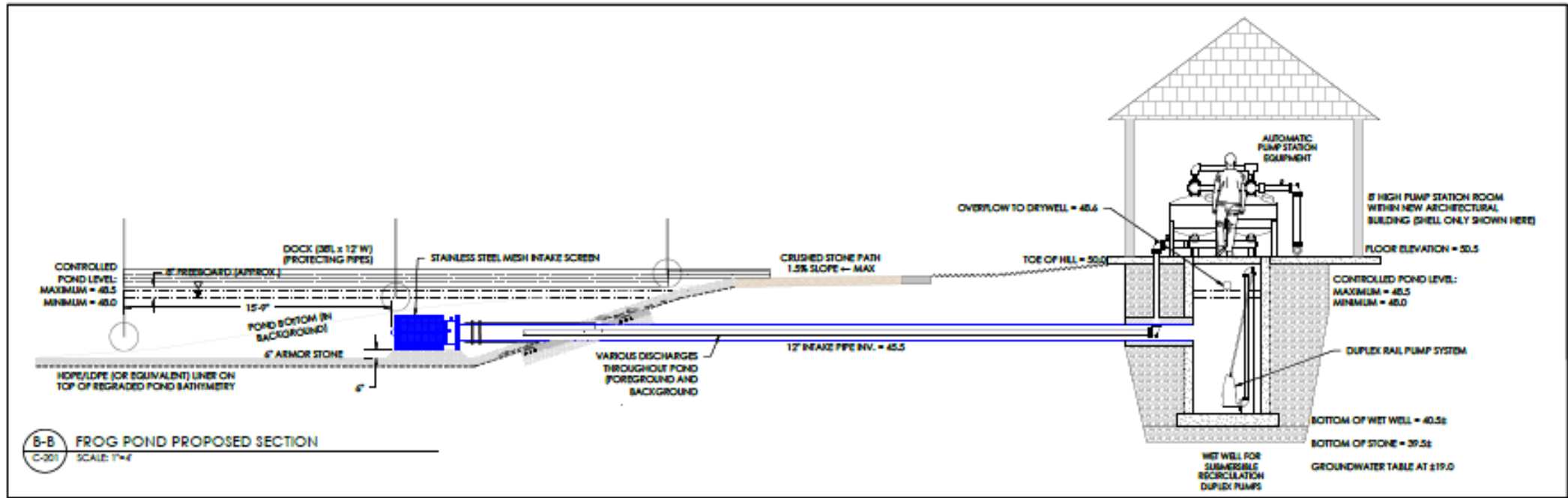
Project introduction: why we are here?

Bartlet Mall lies within the DOD:

- As part of our efforts to restore the water quality of the Pond, we need to construct a small pump house to hold a wet well, filtration & pump systems to store and protect the equipment
- Addition of a structure within the DOD requires a Special Permit
- This is a necessary change from the original proposal to bury a vault



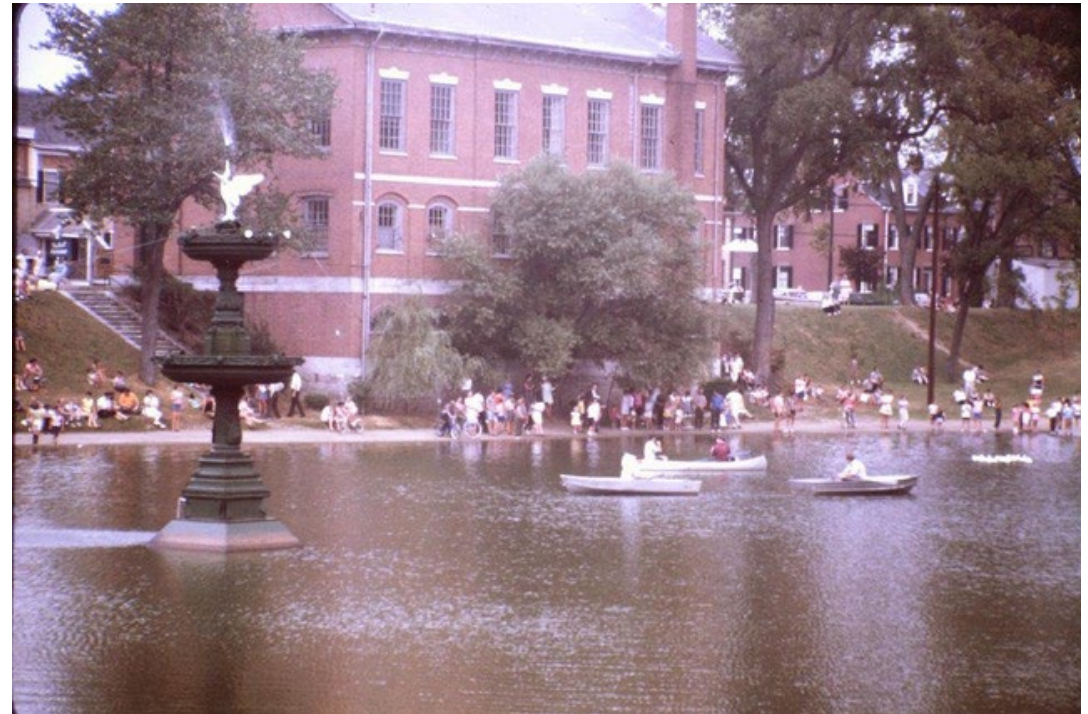
Project introduction: why do we need a pump house?



Project overview: a critical moment

Complex project with many pieces that must be carefully orchestrated:

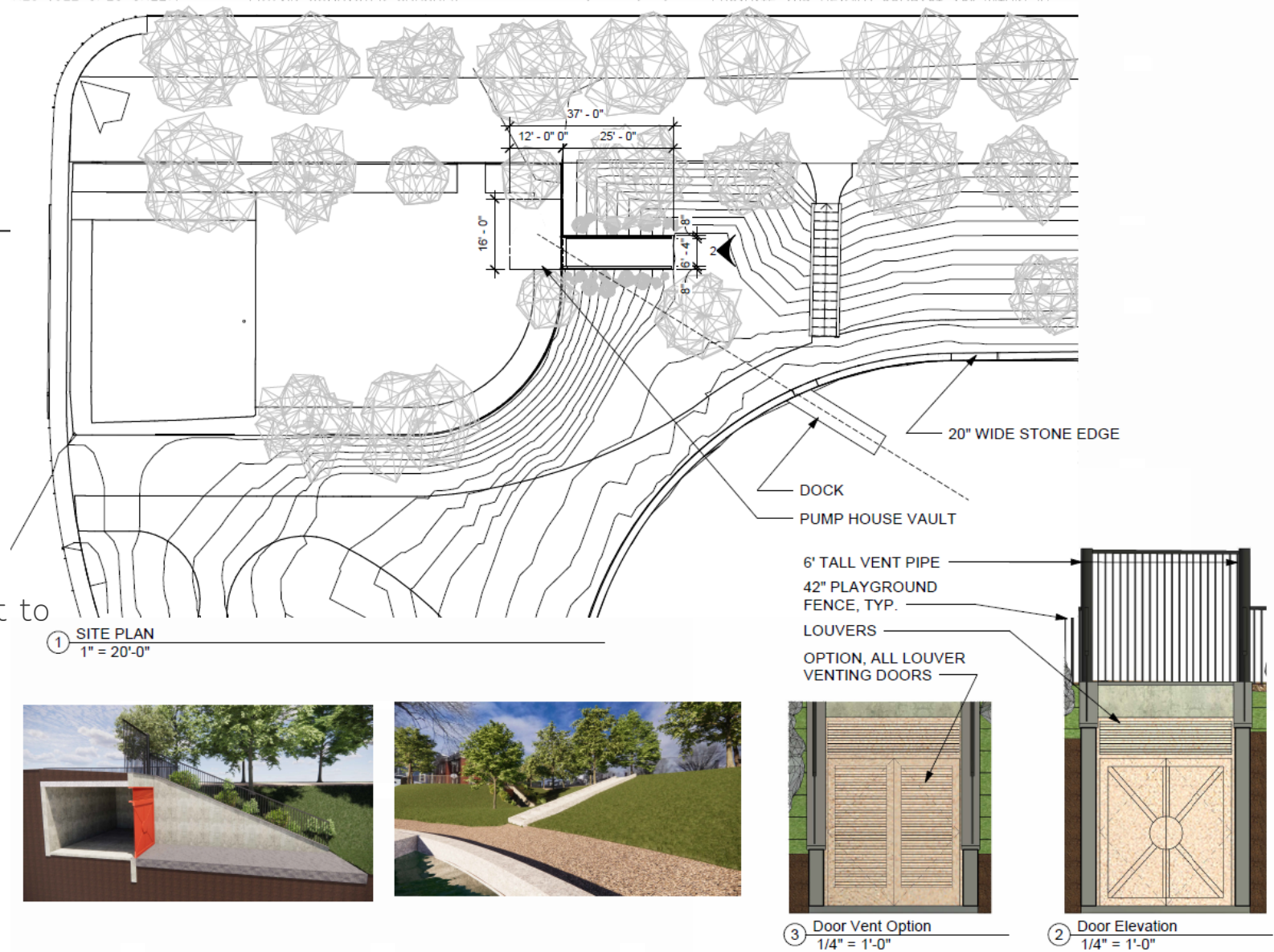
- Water quality problem demands a unique solution
- Funding for the project via CPA bond
- Political and public support for the project
- Project will promote health, safety, and welfare of residents by protecting our cultural heritage and enhancing opportunities for cultural tourism



Alternatives studied

Embedded vault:

- Excessive grading work needed
- Removal of large mature tree
- Construction sequencing challenge with playground installation
- Climate control needed inside vault to protect equipment
- High structural and retaining wall costs
- Permit required confined space/engulfment risk



Alternatives studied

Two pits with hatches scenario:

- First pit for wet well, second pit for pump, filtration & recirculation systems
- Engulfment risk with pressurized pipes & pond water being above the level of pit/permit required confined space/more difficult to repair any breaks (specially trained operators & repair crews)
- Climate control needed inside vault to protect equipment
- High structural costs

Vault at opposite end of park:

- Too visible

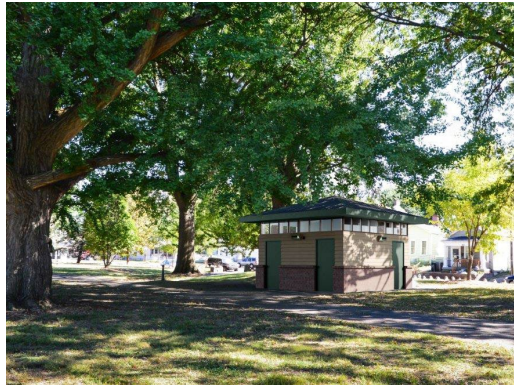


Precedent image



Fire shed in middle of pond

Precedent images



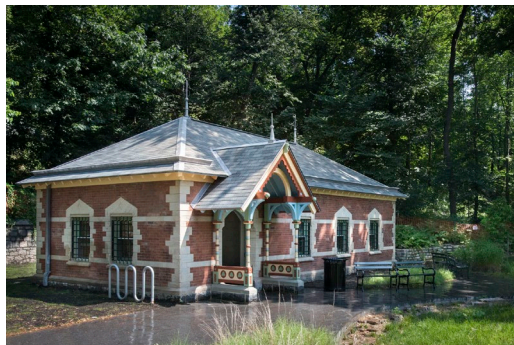
Boone Sq Park (Olmsted) KY



Bullfinch gatehouse Washington DC



Bushy Park, England



Prospect Park NY



Fisher Hill Reservoir, Brookline



Rockport, Maine



Acadia National Park

Project request

Pump house:

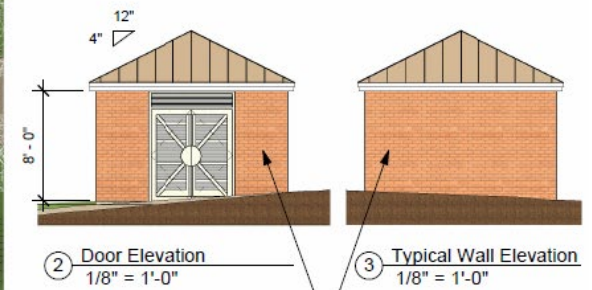
- Elevation at street: +/-62.5
- Elevation at pump house: +/-50.0
- Height of structure: +/-12' at peak
- Materials and design to compliment the Courthouse

Requests from NHC:

- Rotate building
- Shift it further from pathway
- Architectural detailing
- Brick façade requirement



① SITE PLAN
1" = 30'-0"



② Door Elevation
1/8" = 1'-0"

③ Typical Wall Elevation
1/8" = 1'-0"

INTENDED EXTERIOR
CLADDING TO BE
MASONRY, WITH WOOD
SIDING AS COST
SAVING ALTERNATE

20" WIDE STONE EDGE

PUMPHOUSE

DOCK



Option B: based on NHC feedback



2 Door Elevation
1/8" = 1'-0"

3 Typical Wall Elevation
1/8" = 1'-0"

EXTERIOR CLADDING
TO BE MASONRY

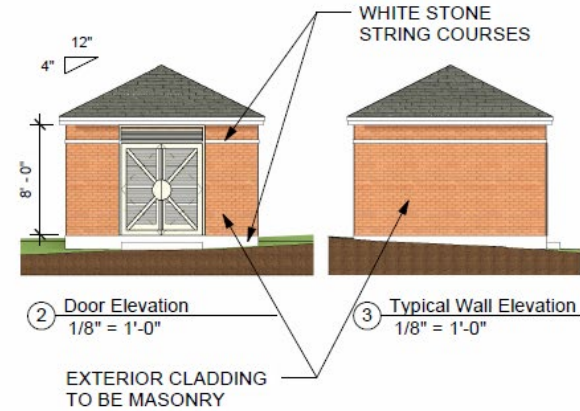
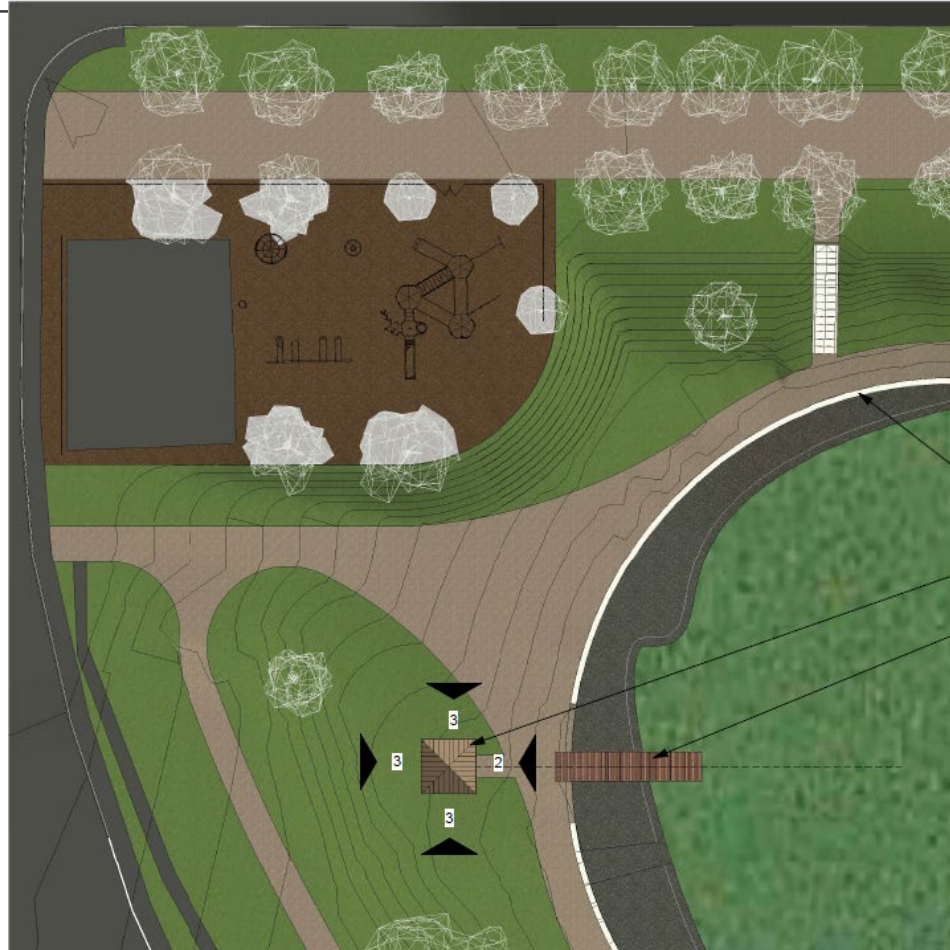
20" WIDE STONE EDGE

PUMPHOUSE

DOCK



Option C: based on NHC feedback



20" WIDE STONE EDGE

PUMPHOUSE

DOCK





Questions?

Photo Credit: Bob Watts