

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



Ad-Hoc Committee Meetings (Public):

4 meetings were held during Task 1-6



Meeting 1



Meeting 2

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

West
Embayment
Plaza

Embayment

Stage

Ferry Wharf Plaza

Ferry Wharf Way

Shared Use Path

East Lot
(69)

Harbormaster
Plaza

Custom House Way

Custom
House

Fire
House

**FOCUS OF TODAY'S
DISCUSSION**

Merrimac Street

0 25 50 100 ft



Current Visitor Center and Restrooms

EXISTING RESTROOM

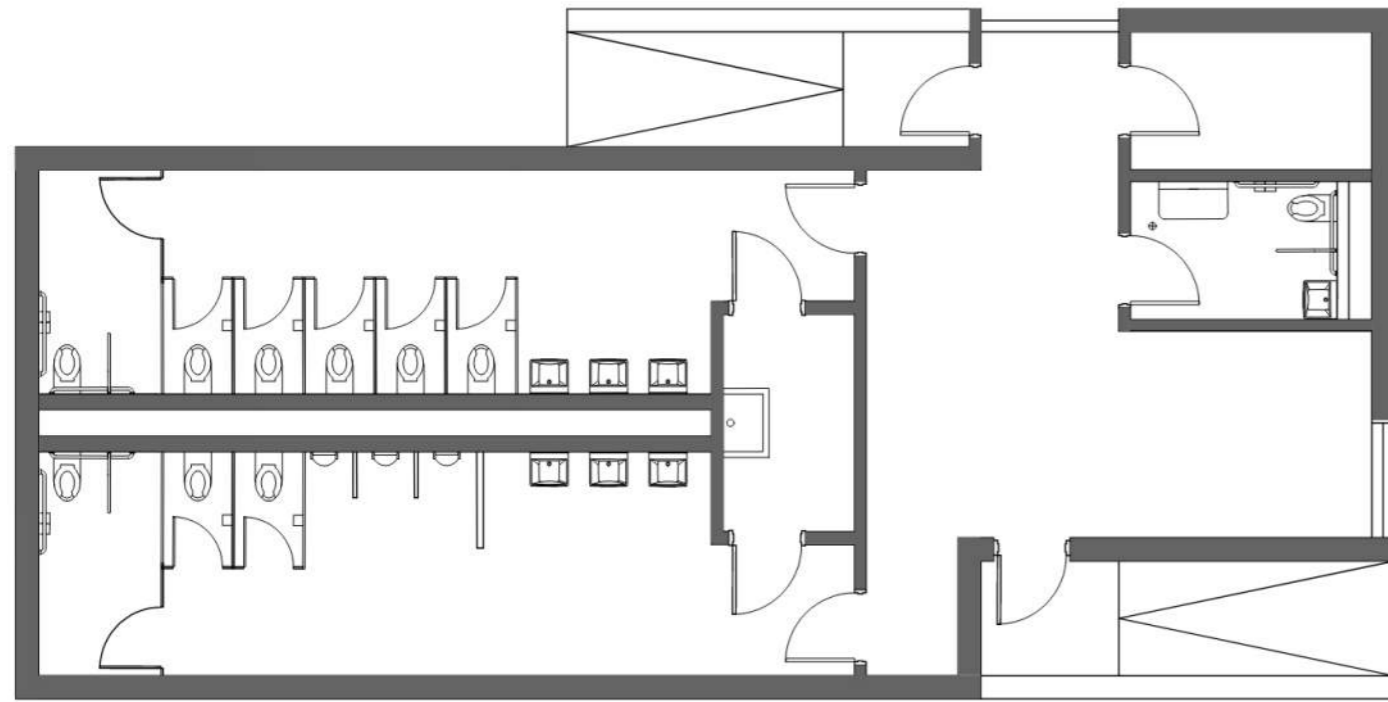
- 3 Toilets, 1 Sink for Women
- 1 Toilet, 2 Urinals, 1 Sink for Men
- 1 Janitor's closet
- 3 Portable potties
- 400 Gross Sq Feet (not including the portable potties)

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

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

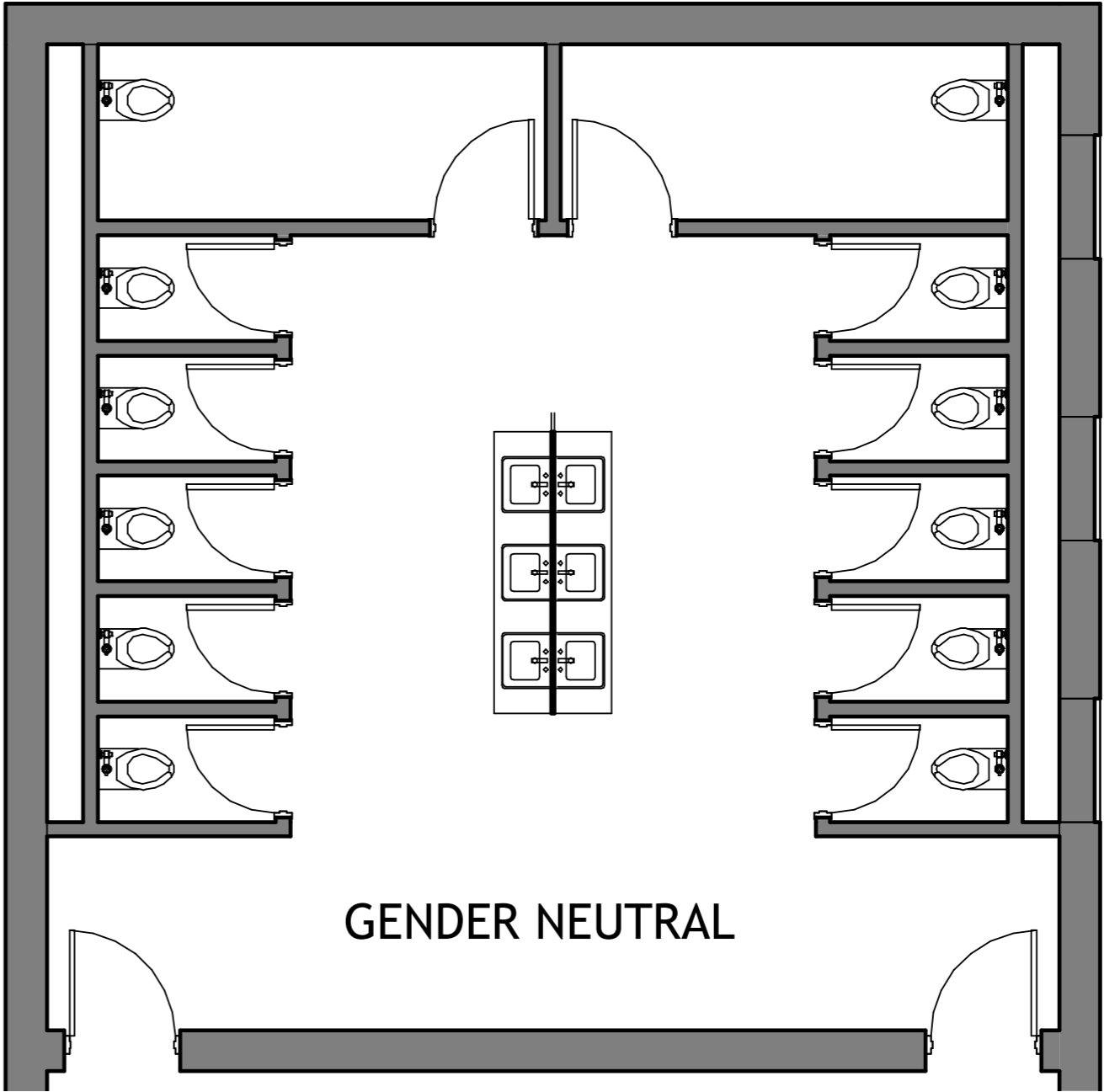
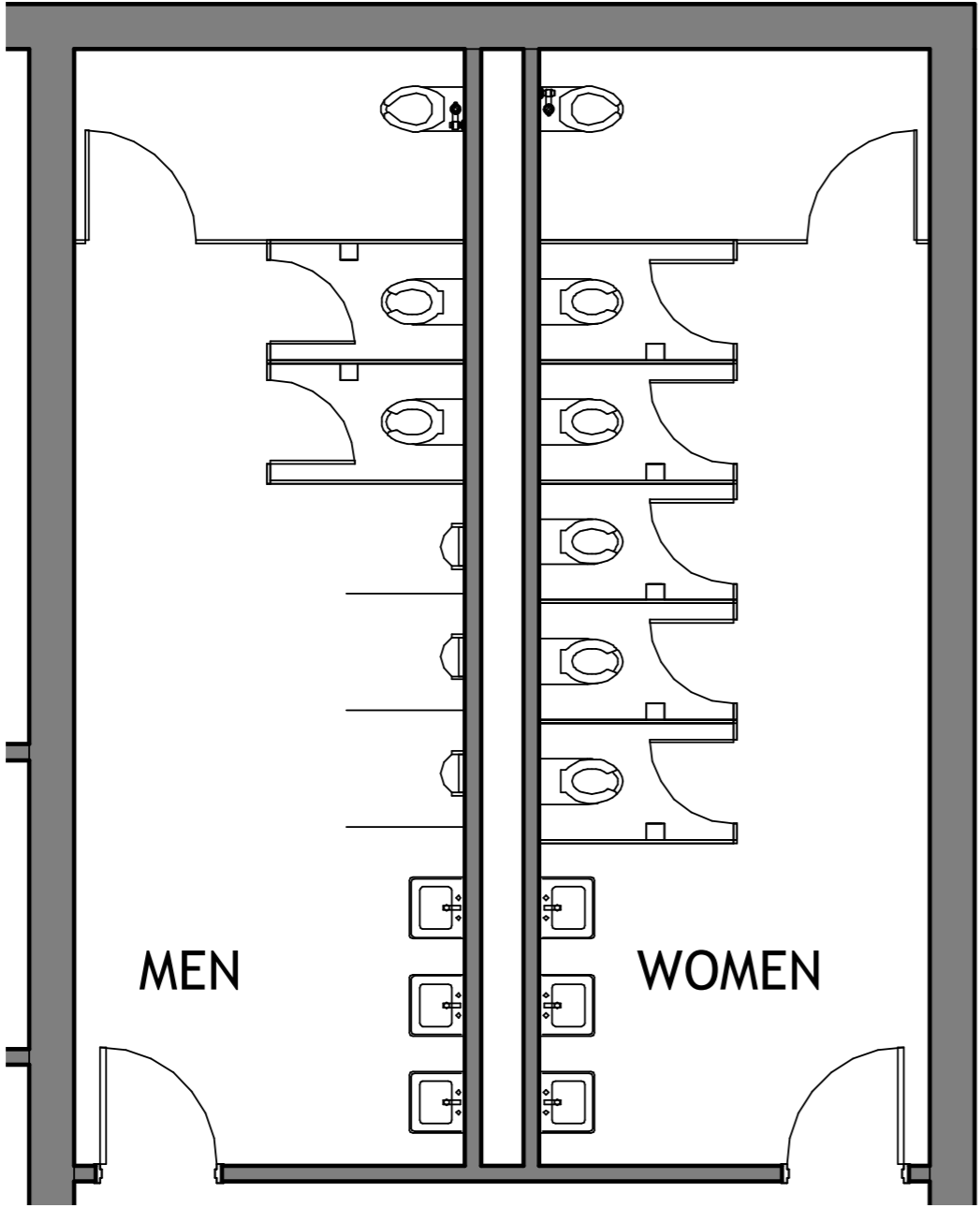
Pros:

- 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

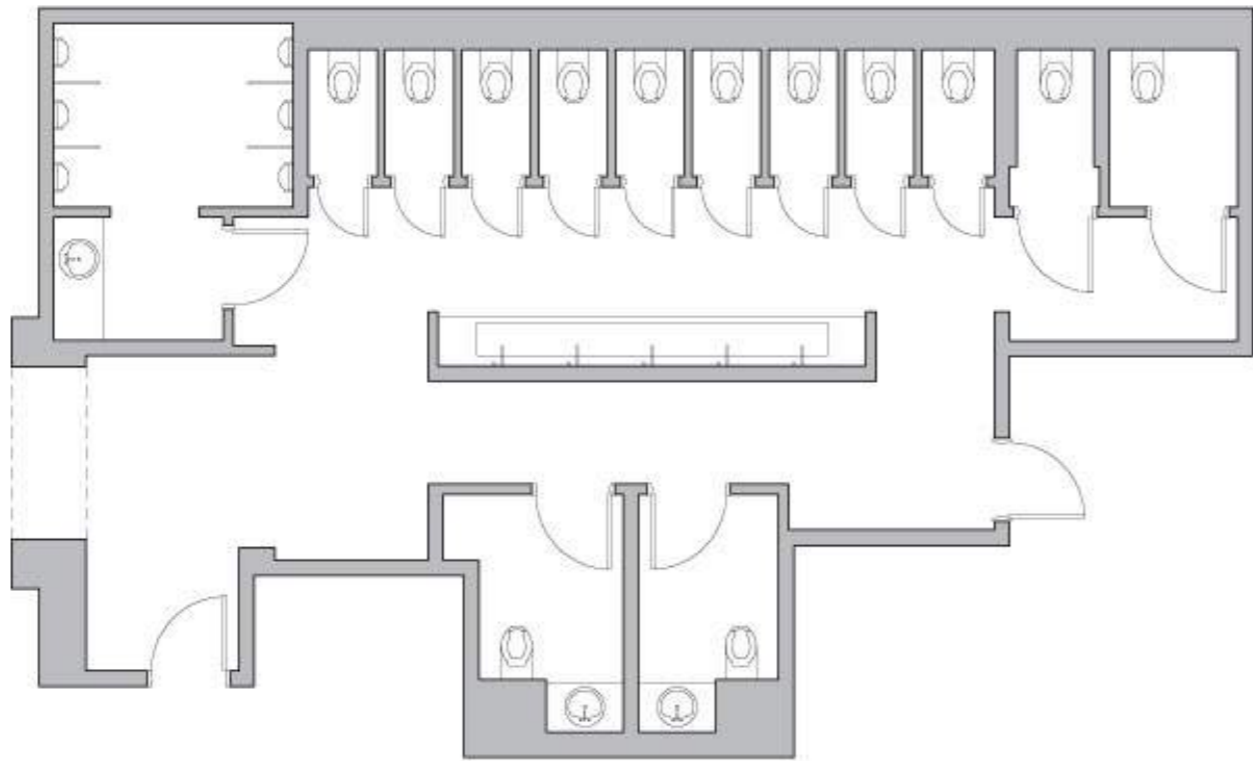
Cons:

- 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

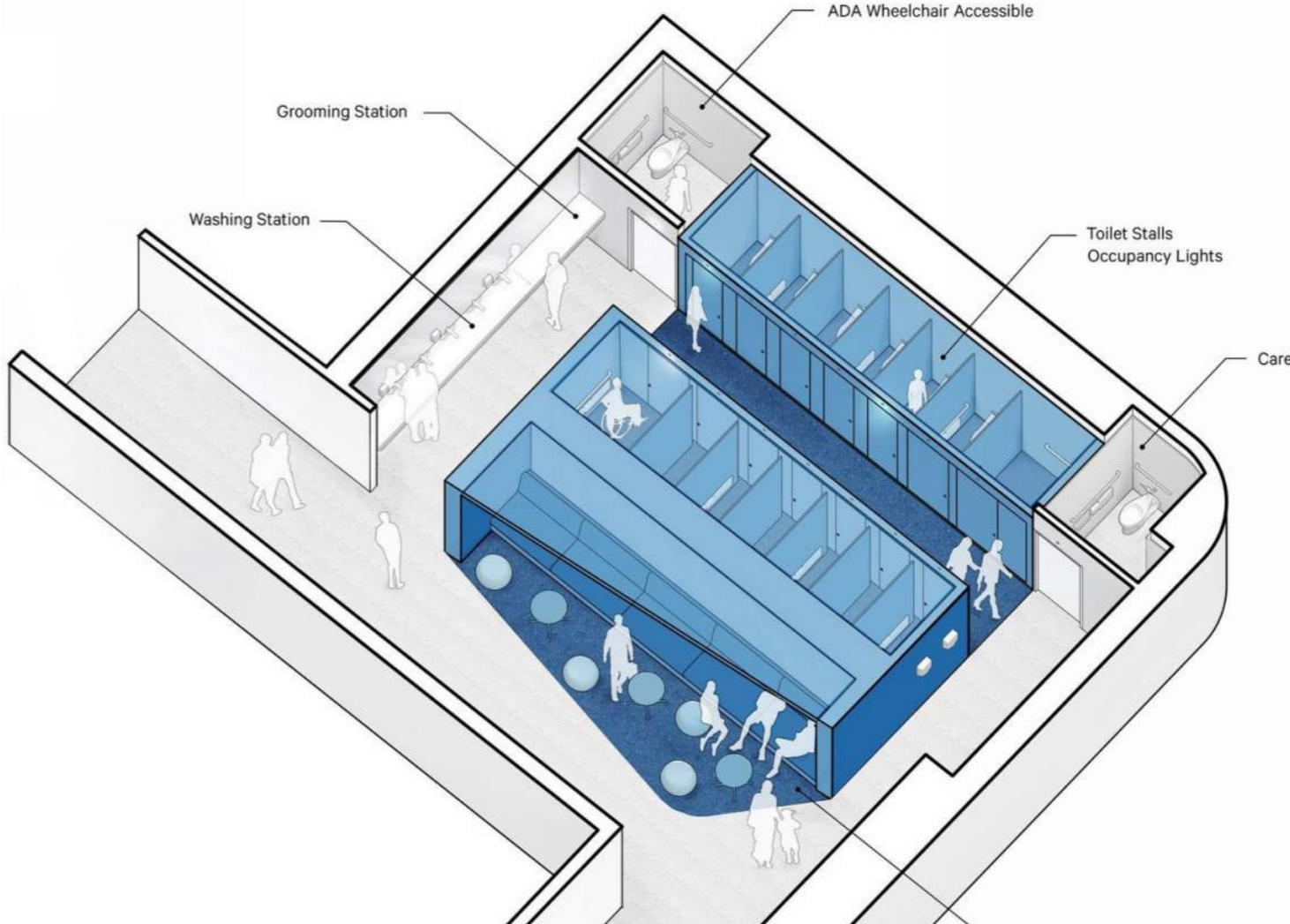
Restroom Plan Options



Gender Neutral Precedents



CINEMA - AUSTIN TX



GALLAUDET UNIVERSITY - WASHINGTON DC



CONGREGATION BEIT SIMCHAT TORAH - NYC



RHODE ISLAND SCHOOL OF DESIGN

Building Form

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

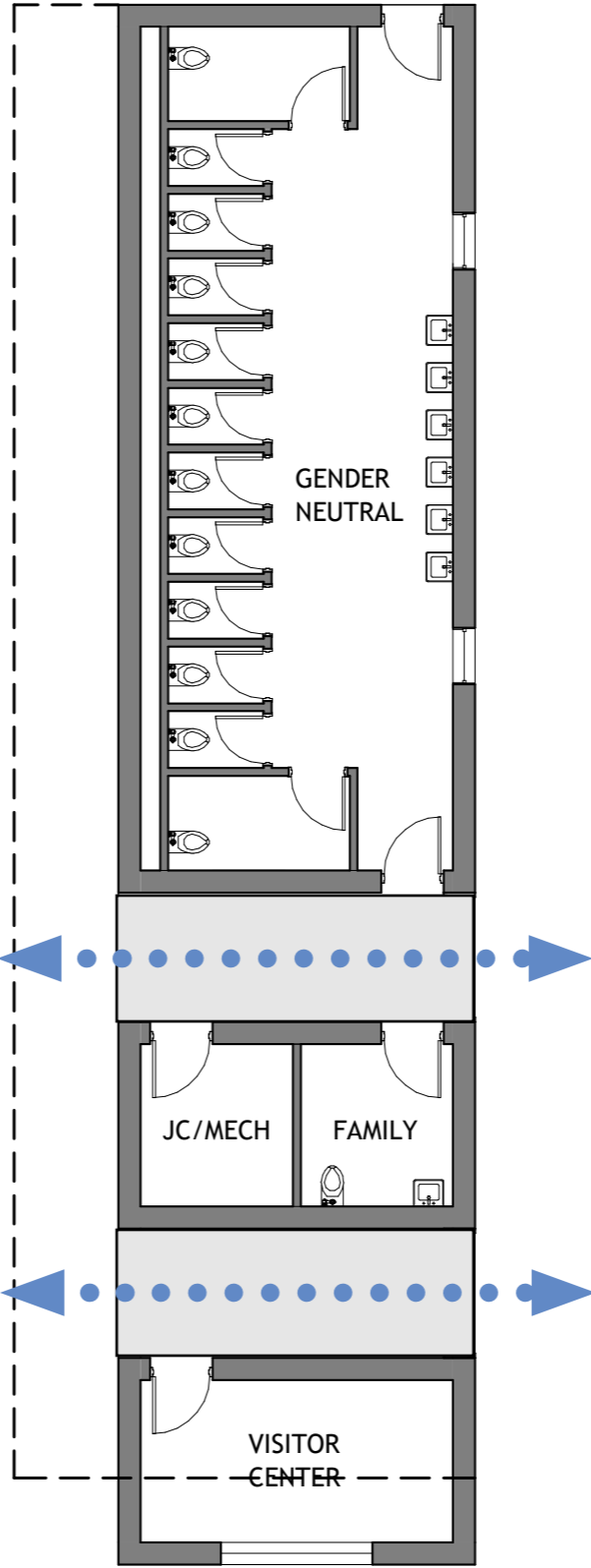
Building Plan Options

GENDER NEUTRAL RESTROOM

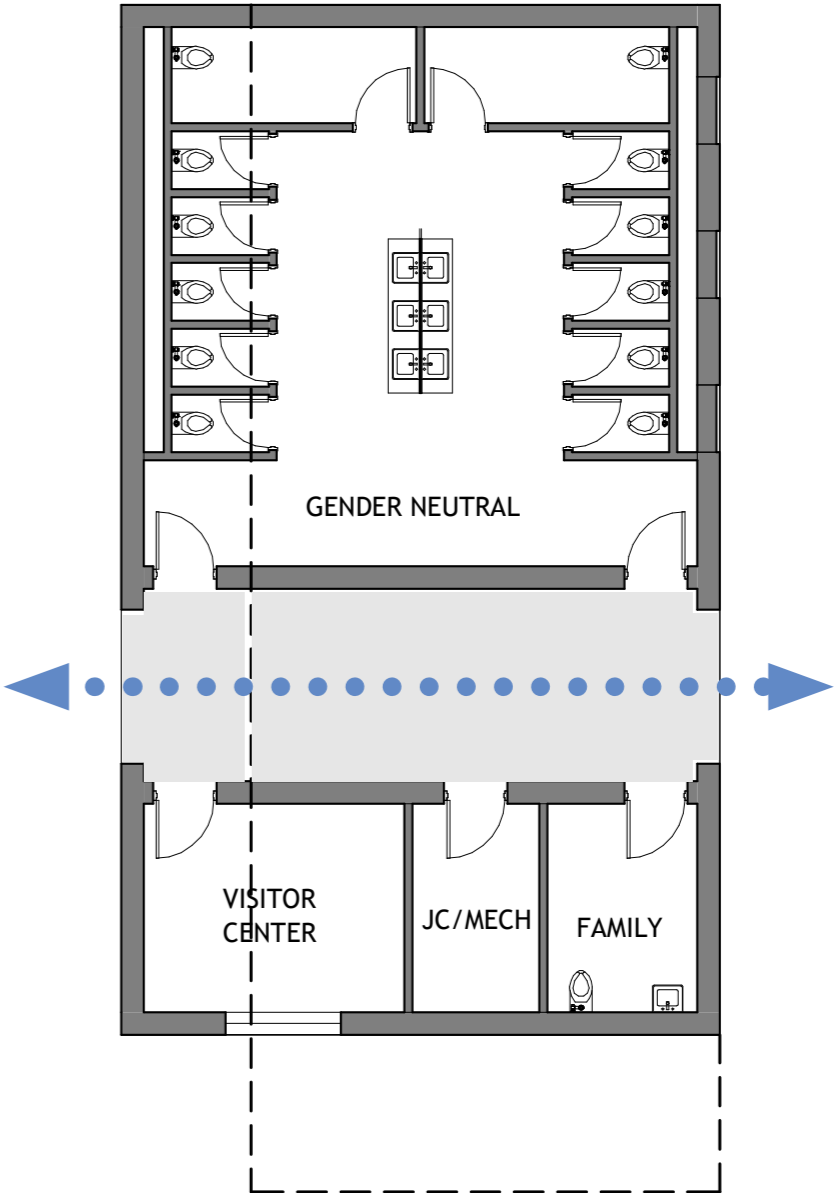
- 12 Toilets
- 6 Sinks
- Janitor's Closet / Mechanical Room
- 1 Family Restroom
- Visitor Center
- Exterior Pass Through Space

PREVIOUS PROPOSED BUILDING

- 6 Toilets, 3 Sinks for Women
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- Mechanical Room
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- 1445 GSF
- 100 sq ft Visitor Center

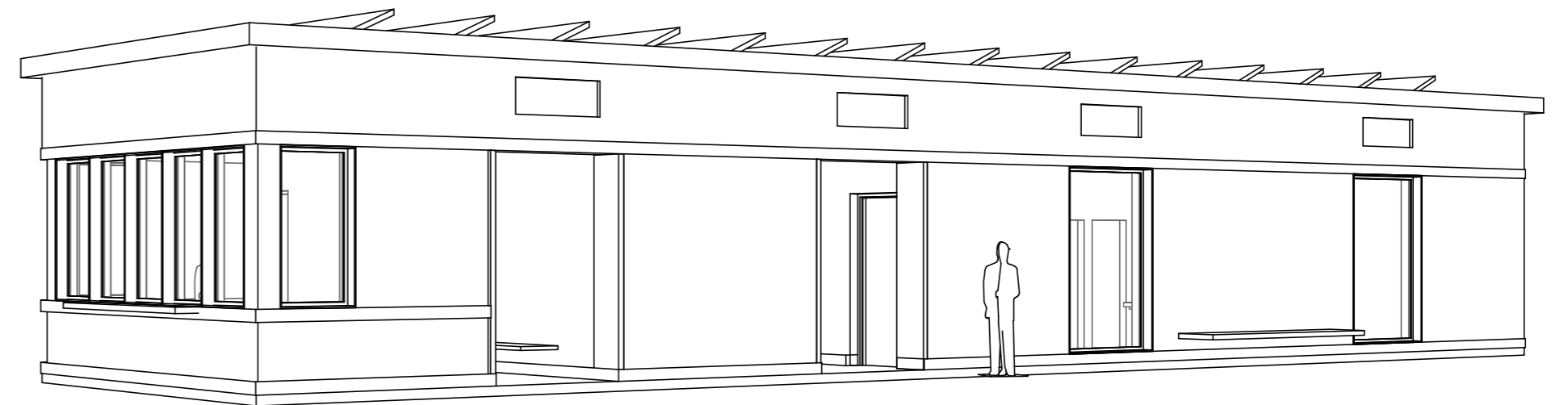
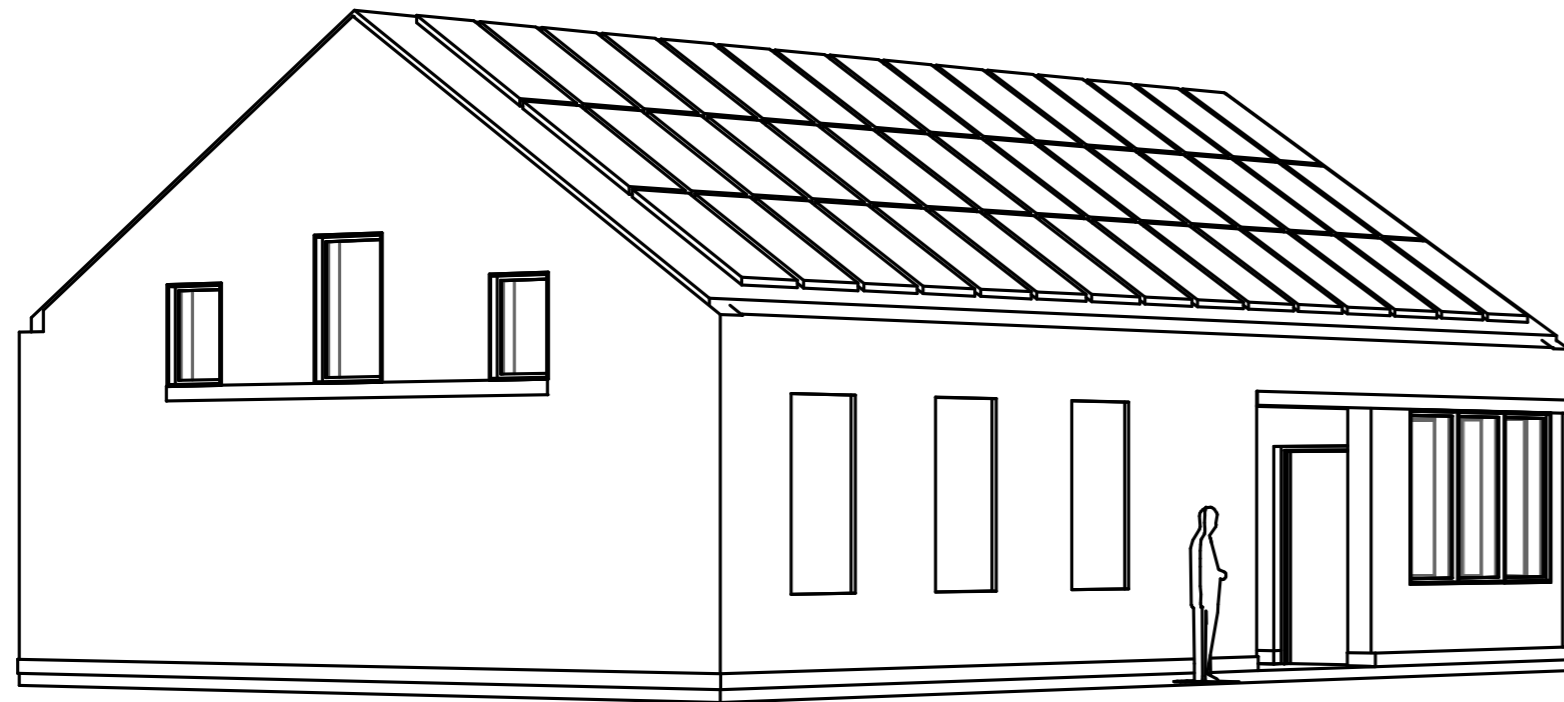


LINEAR FORM
 1550 GSF
 145 sq ft Visitor Center



COMPACT FORM
 1663 GSF
 148 sq ft Visitor Center

Building Form and Orientation



ROOF PITCH AND SOLAR ORIENTATION

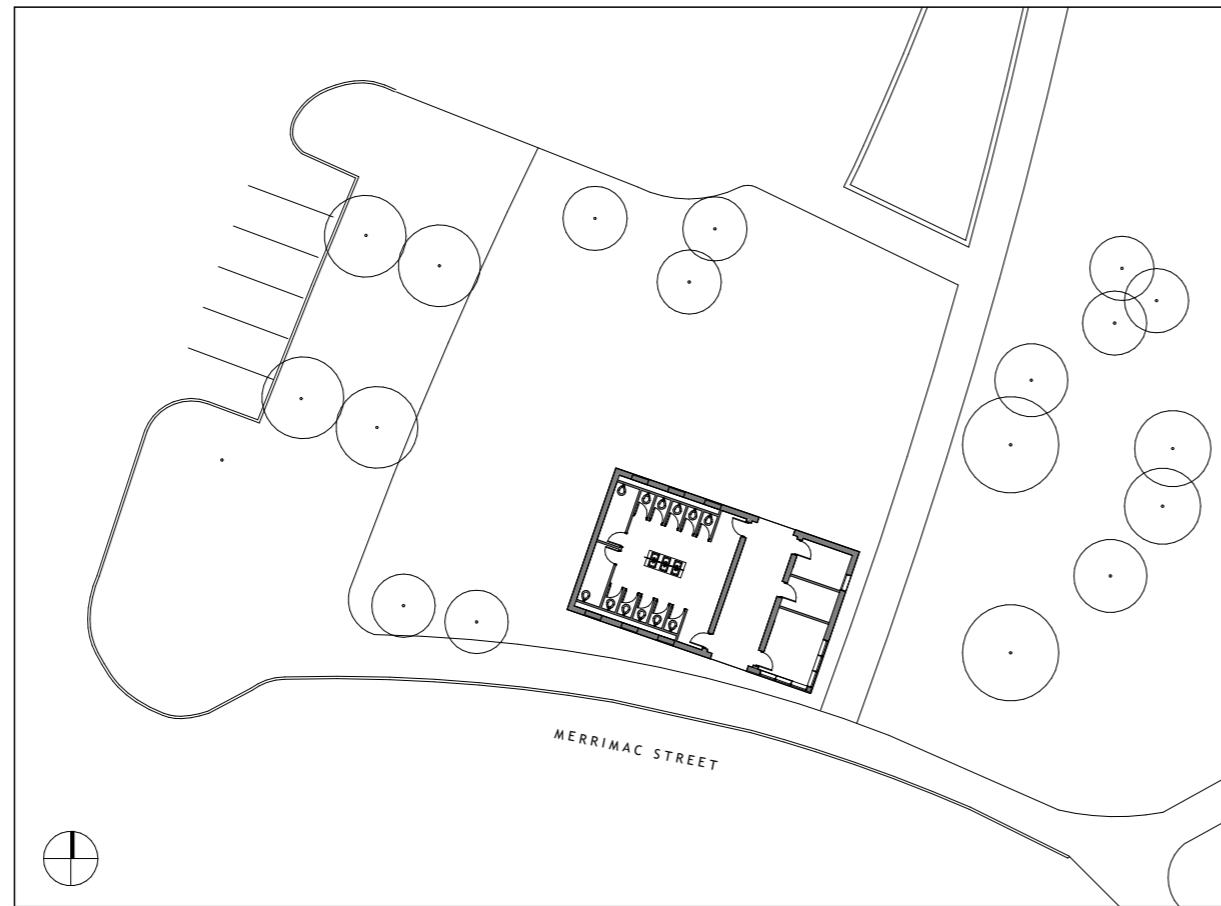
- Solar panels need to be oriented south and have a tilt of about 32 degrees from the horizontal.
- A building oriented parallel to the street can use a pitched roof to make the solar panel tilt.
- A building oriented perpendicular to the street would need to have a flat roof to accommodate tilted solar 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.

An aerial architectural rendering of a city block. The central focus is a large, multi-story building complex with a central courtyard area containing trees and a walkway. The building is oriented diagonally relative to the surrounding streets. The surrounding area includes various other buildings, streets, and green spaces. The entire scene is rendered in a light blue, wireframe style.

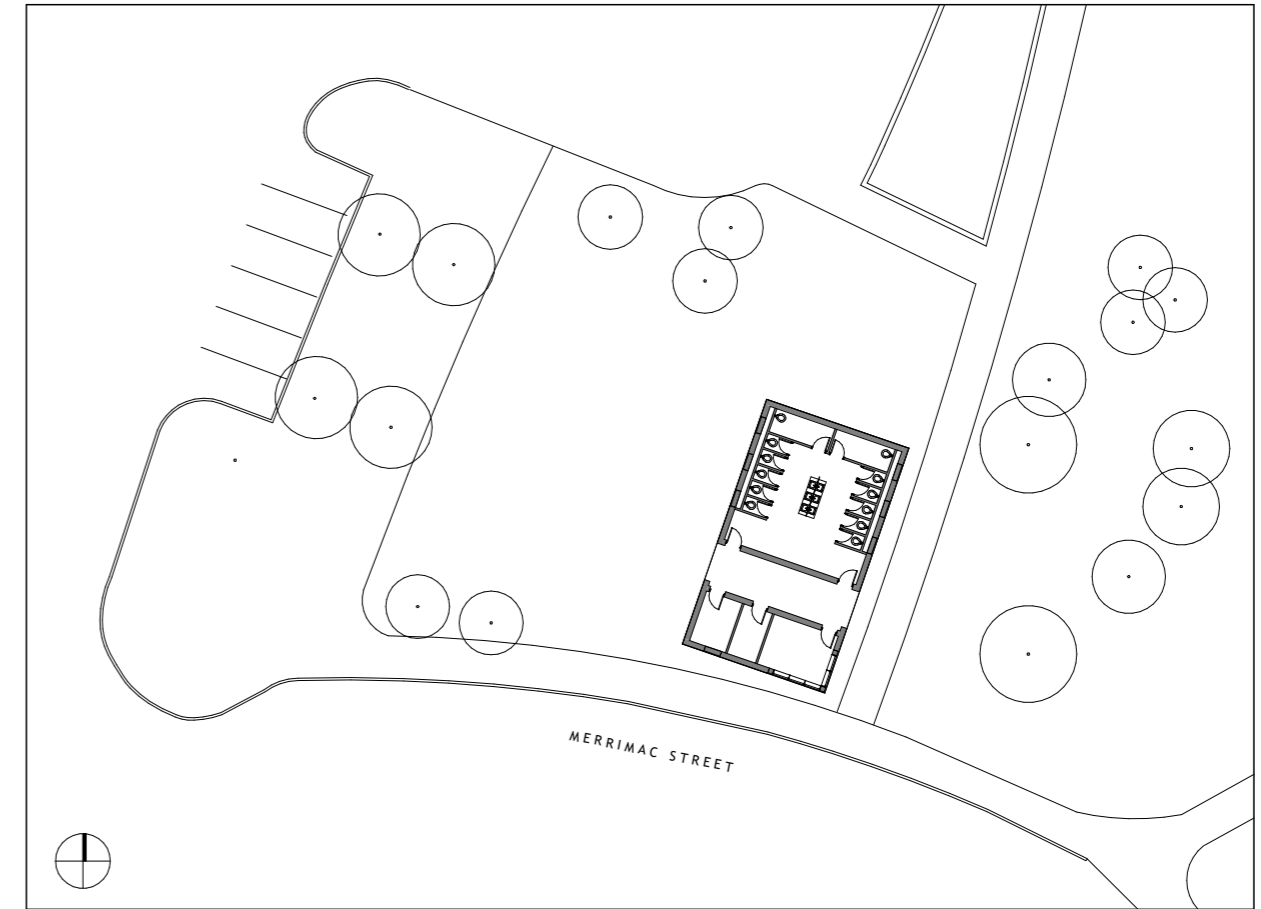
Building Orientation

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

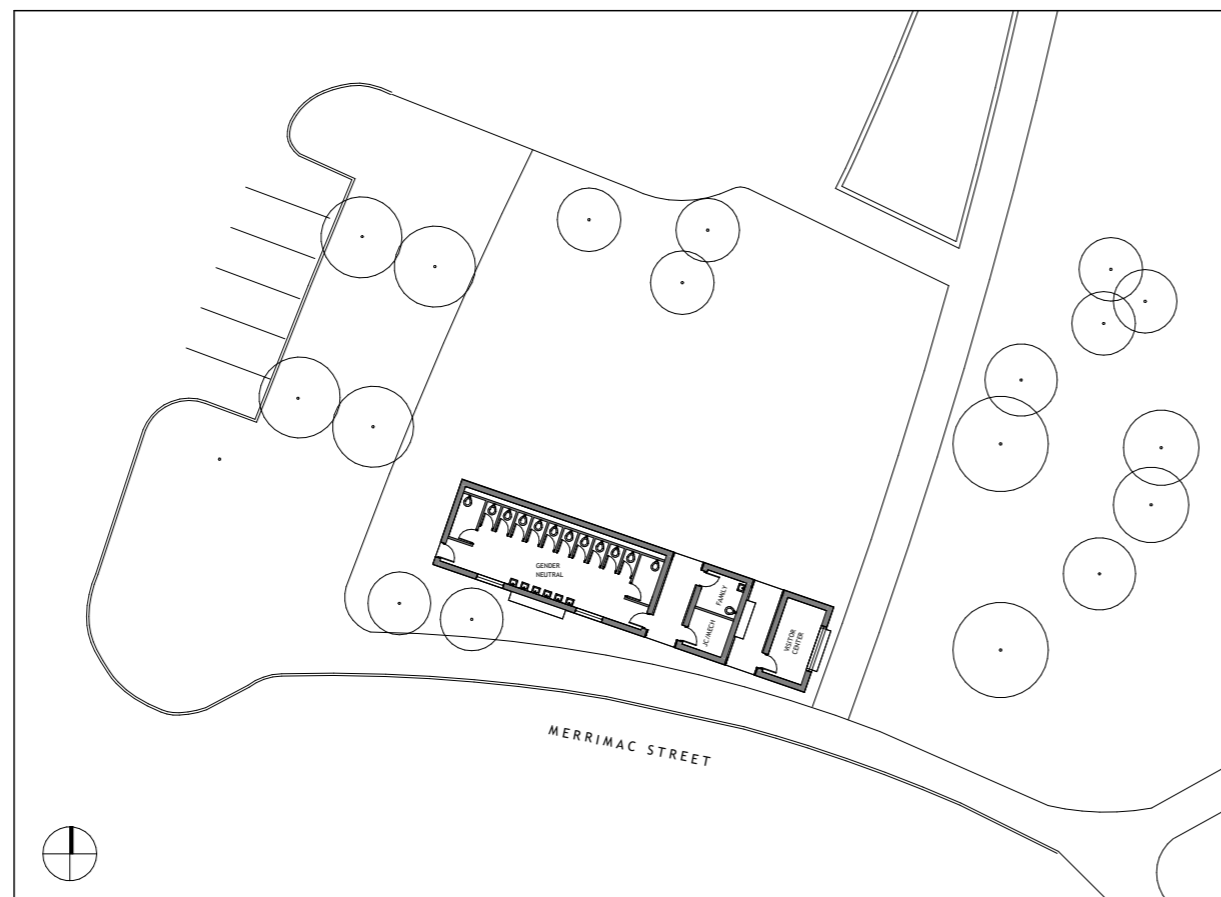
Building Orientation



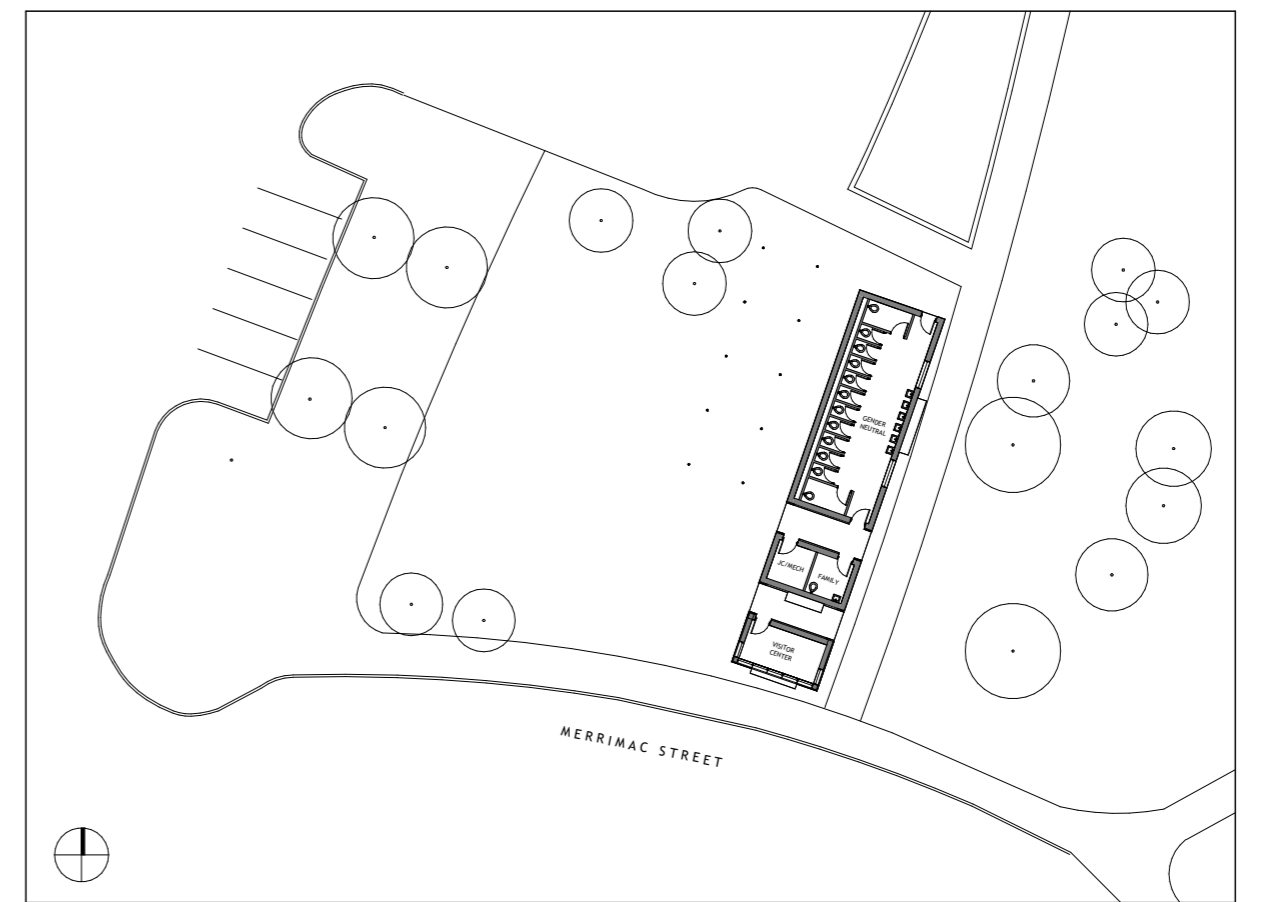
PARALLEL



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

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

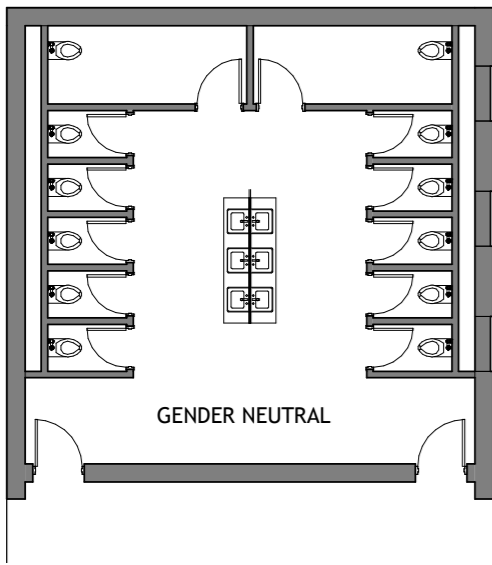
Material Option 2 - Wood Clapboard Siding

COMPACT PLAN PARALLEL TO MERRIMAC STREET

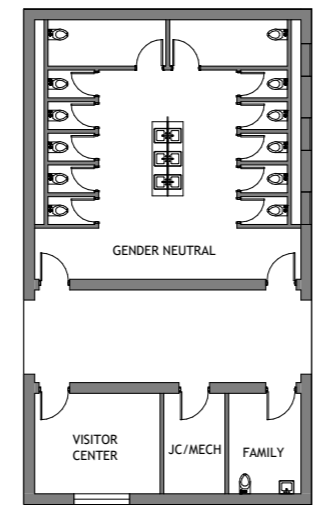


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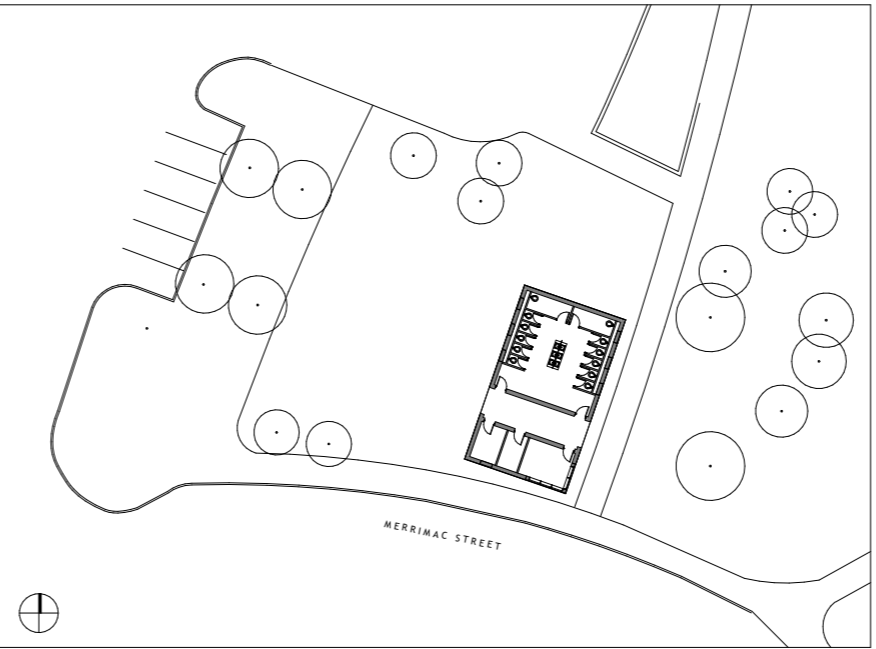
Summary of Options



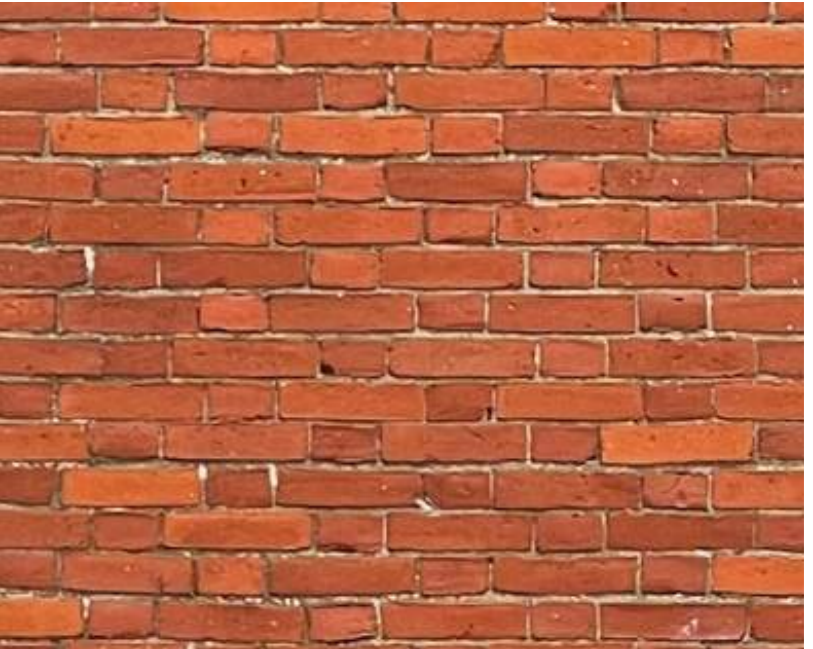
NON-GENDERED



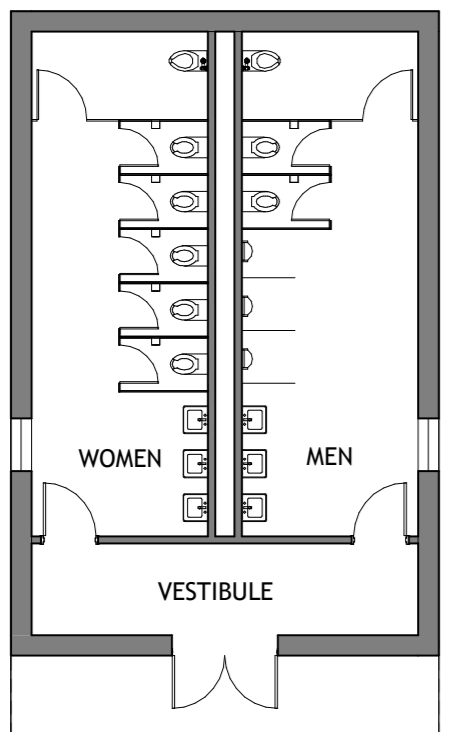
COMPACT PLAN



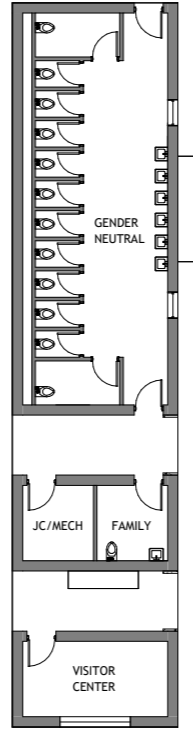
PERPENDICULAR



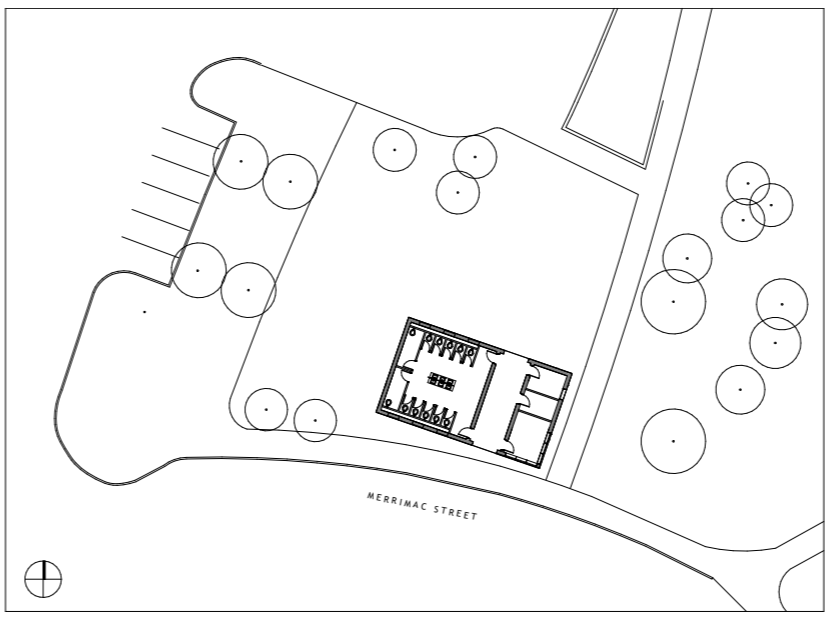
BRICK MASONRY



GENDERED



LINEAR PLAN



PARALLEL



WOOD CLAPBOARD

PROGRAM

FORM

ORIENTATION

MATERIALITY

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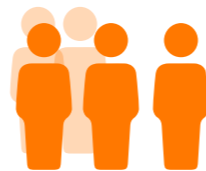
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Thank You



Q+A