



MVRTA Intermodal Parking Facility

Newburyport, MA

Public Meeting
September 9, 2015

INTRODUCTION

Welcome:

Mayor Holaday

Introduction:

KyAnn Anderson - Kleinfelder

Project Update:

Andrew Port - Director of Planning and Development

Architectural Context and Garage Design:

Deborah Fennick – Fennick McCredie Architecture

Wesley Wilson – Desman Associates

Next Steps:

Wesley Wilson

Questions and Comments:



City of *Newburyport*

MVRTA and City of Newburyport

Joe Costanzo, MVRTA

Mayor Holaday, City of Newburyport

Owner Representative:

Peter Canny, Real Estate Perspectives LLC

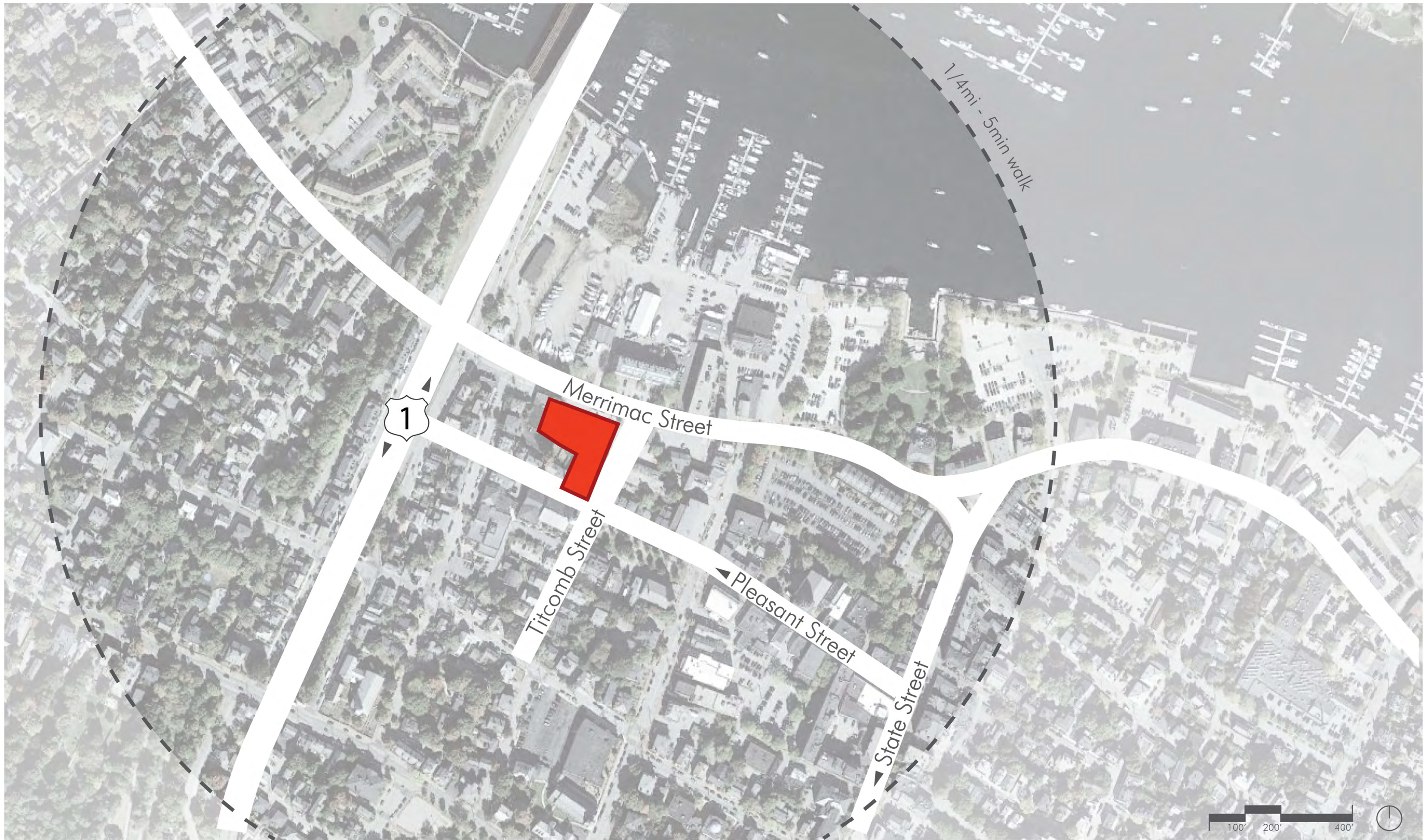
Owner Project Manager:

Audrey Stuart, Kleinfelder

Design Team:

- Desman Associates Prime Consultant, Parking, Architect, and Structural Engineer of Record
Wesley Wilson
- Fennick McCredie Architecture Architectural Concept Development
Deborah Fennick
- Allen & Major Associates, INC Site/Civil, Utilities, and Landscape
- Feldman Land Surveyors Survey
- Tetra Tech Traffic, Permitting & Entitlements
- Geotechnical Partnership Geotechnical
- RW Sullivan MEP, Fire Protection & Energy Consulting
- Vermeleuns Cost Estimating

WHY BUILD A GARAGE?



Project Location

■ site



Why Build a Garage?

■ site

■ NRA parking to be reduced

▭ public lots

▭ private lots



To Reduce Waterfront Parking



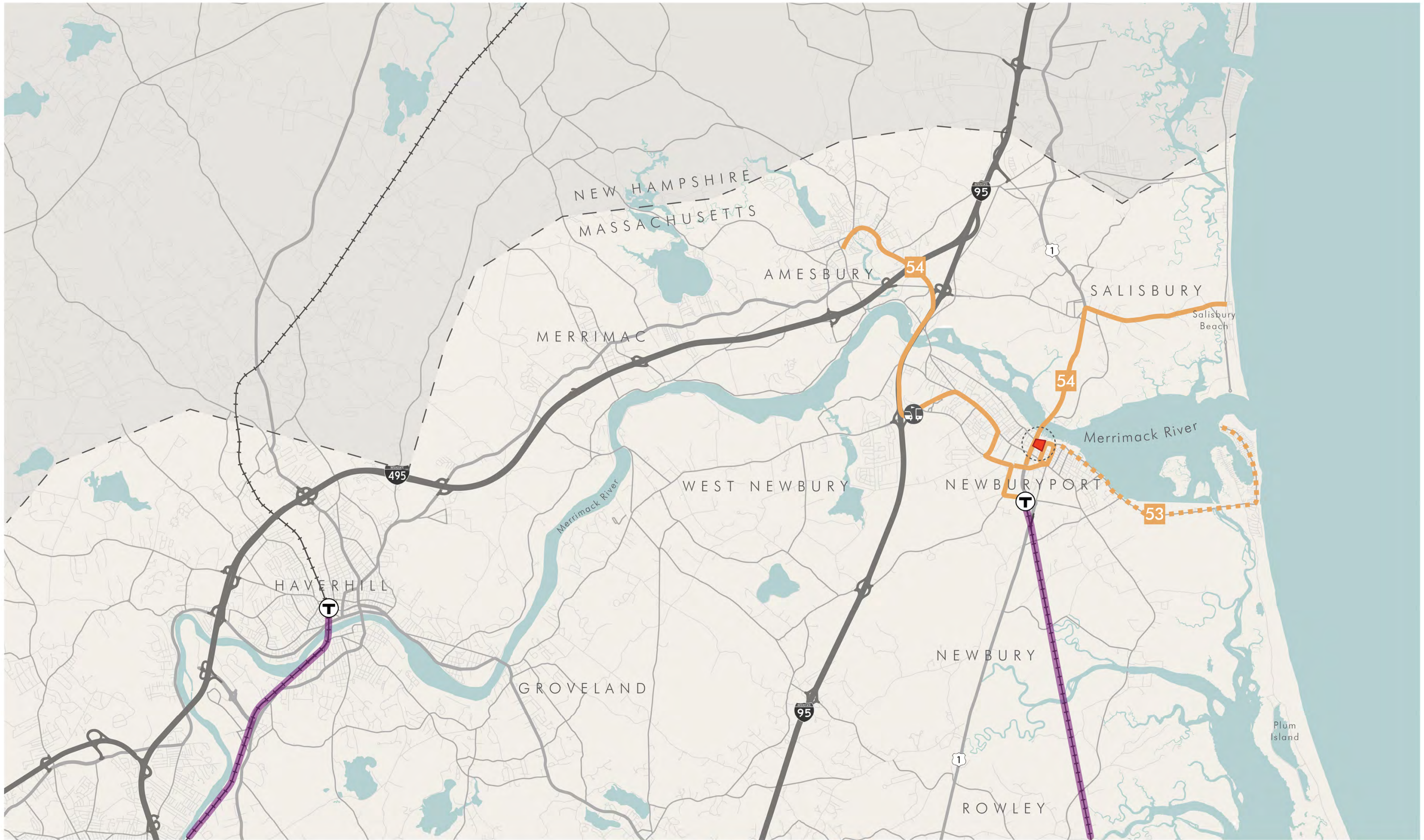
To Create a Pedestrian Environment



And to Reduce Downtown Congestion

UNDERSTANDING

THE CONTEXT



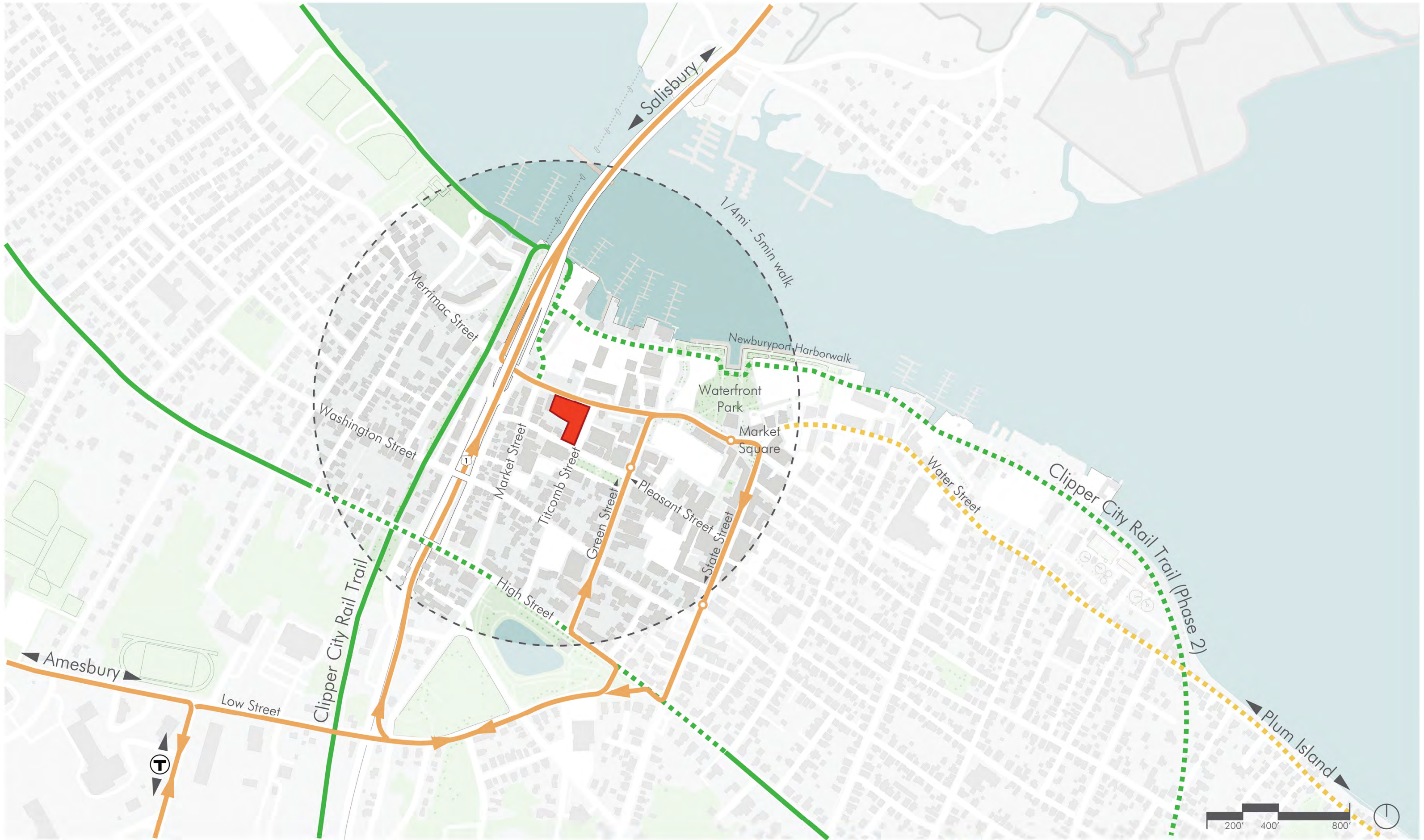
Transportation

Regional

■ site

— MVRTA bus 54

--- MVRTA seasonal bus 53



Transportation

Local

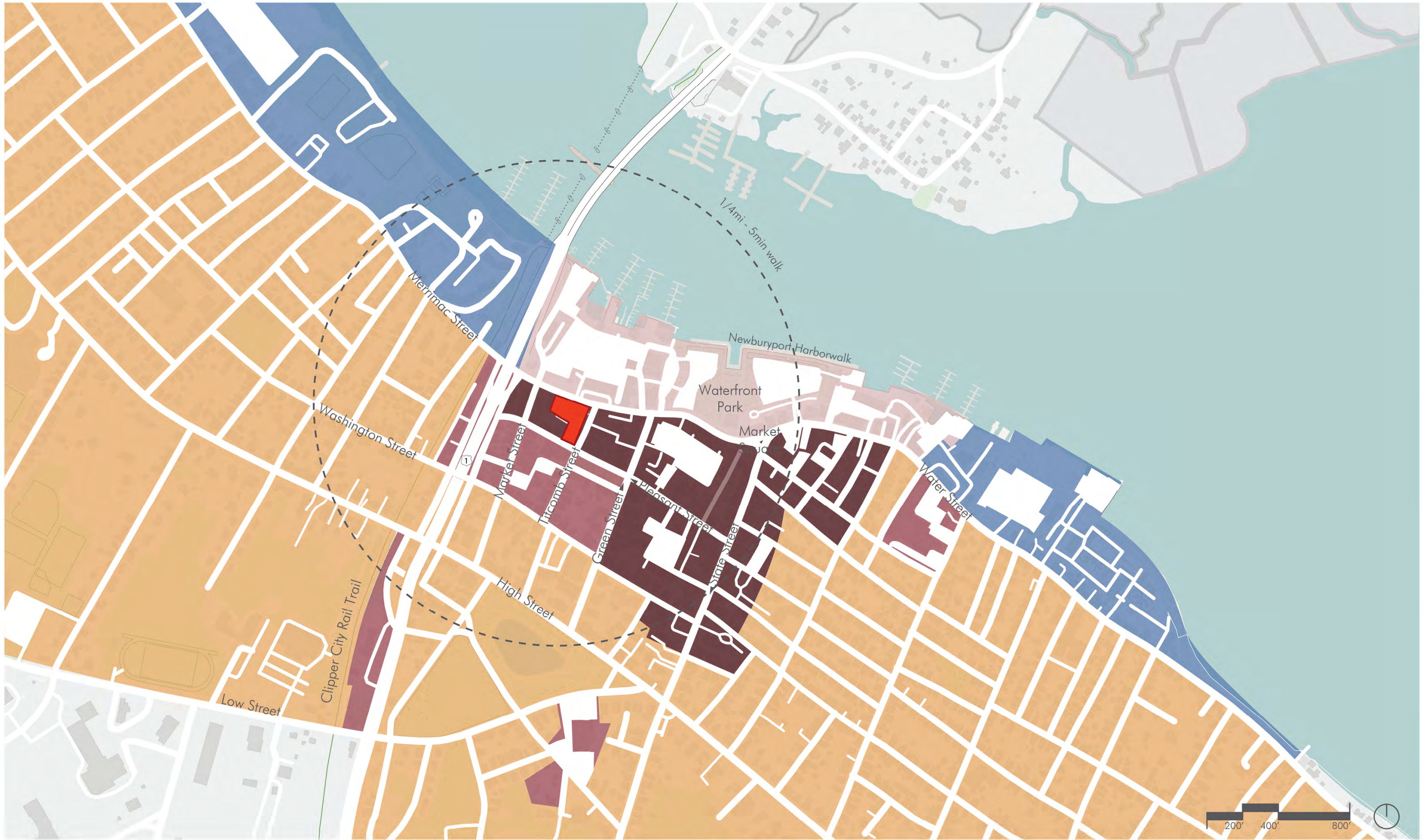
- site
- MVRTA
bus 54
- bus 53
(seasonal)
- bike network



Transportation

Multimodal Site Access

-  site
-  vehicle access
-  bike access
-  pedestrian corridor
-  MVRTA route 54



Zoning Districts

- site
- downtown business district
- transitional business district
- waterfront mixed use
- residential
- marine use



Zoning
Building Use

- 
 site
- 
 residential
- 
 commercial
- 
 civic



First Period 1625-1725



Federal Style 1780-1830



Georgian Style 1725-1780



Greek Revival 1825-1850



Victorian Style 1845-1900

Architecture

Building Age by Block

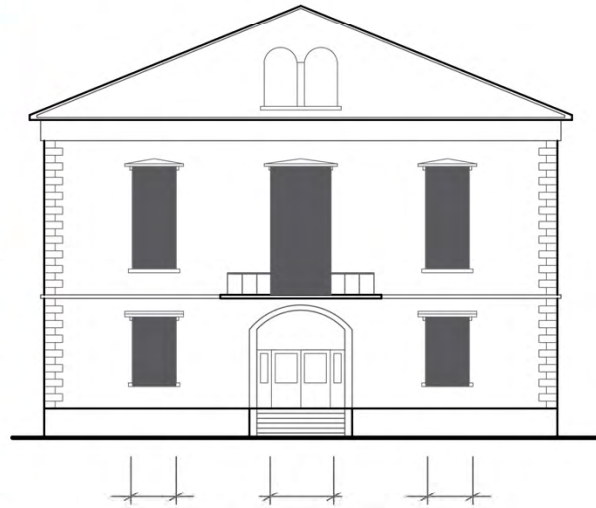


Civic

City Hall
Pleasant Street, Newburyport



window rhythm

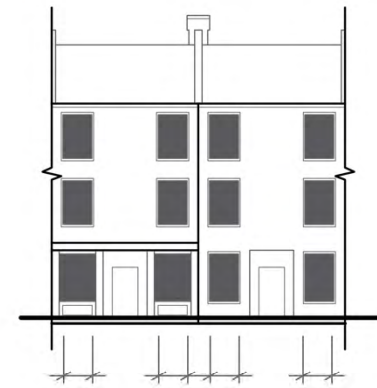


Commercial

Storefront
State Street, Newburyport



window rhythm

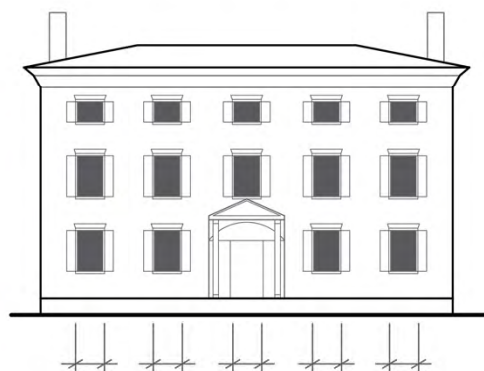


Residential

Private Residence
Federal Street, Newburyport



window rhythm



Storefront and Residential
Pleasant Street, Newburyport



window rhythm

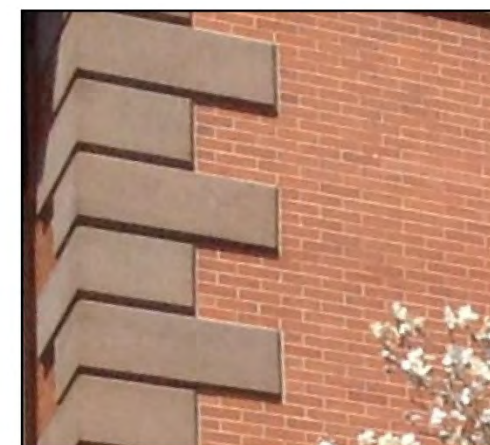
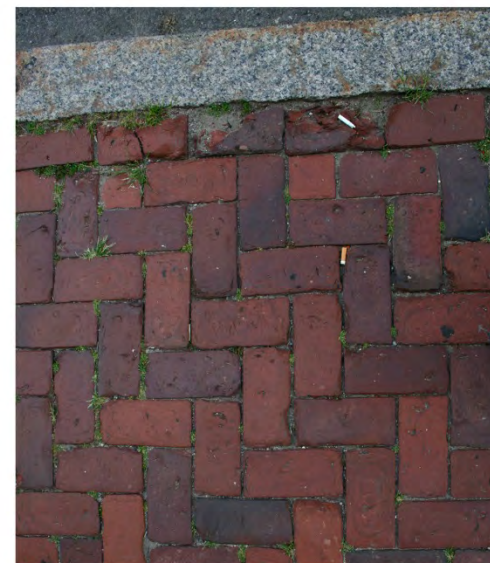
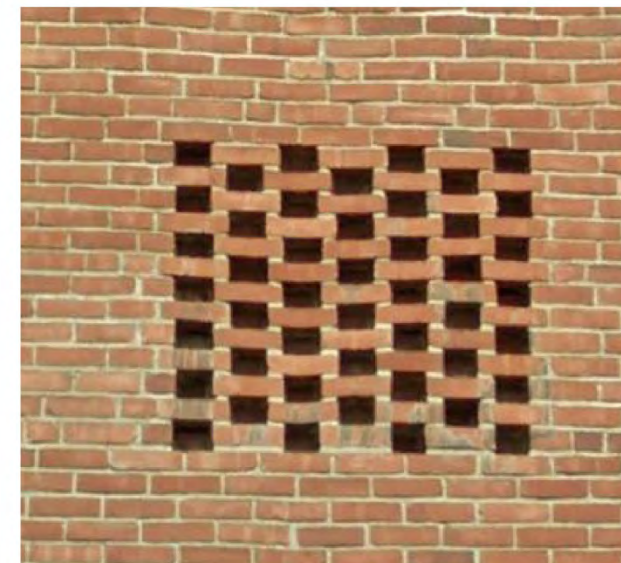
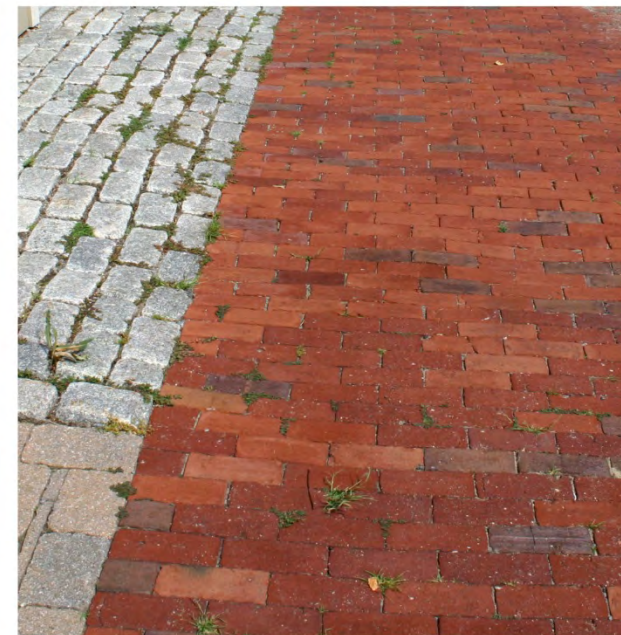




Architecture

Material Character

- 
 site
- 
 wood
- 
 shingles
- 
 brick
- 
 other



Architecture
Brick Context

Stone



Concrete



Wood



Hybrid



Architecture

Other Material Context



Architecture

Scale



OPPORTUNITIES

& GARAGE DESIGN



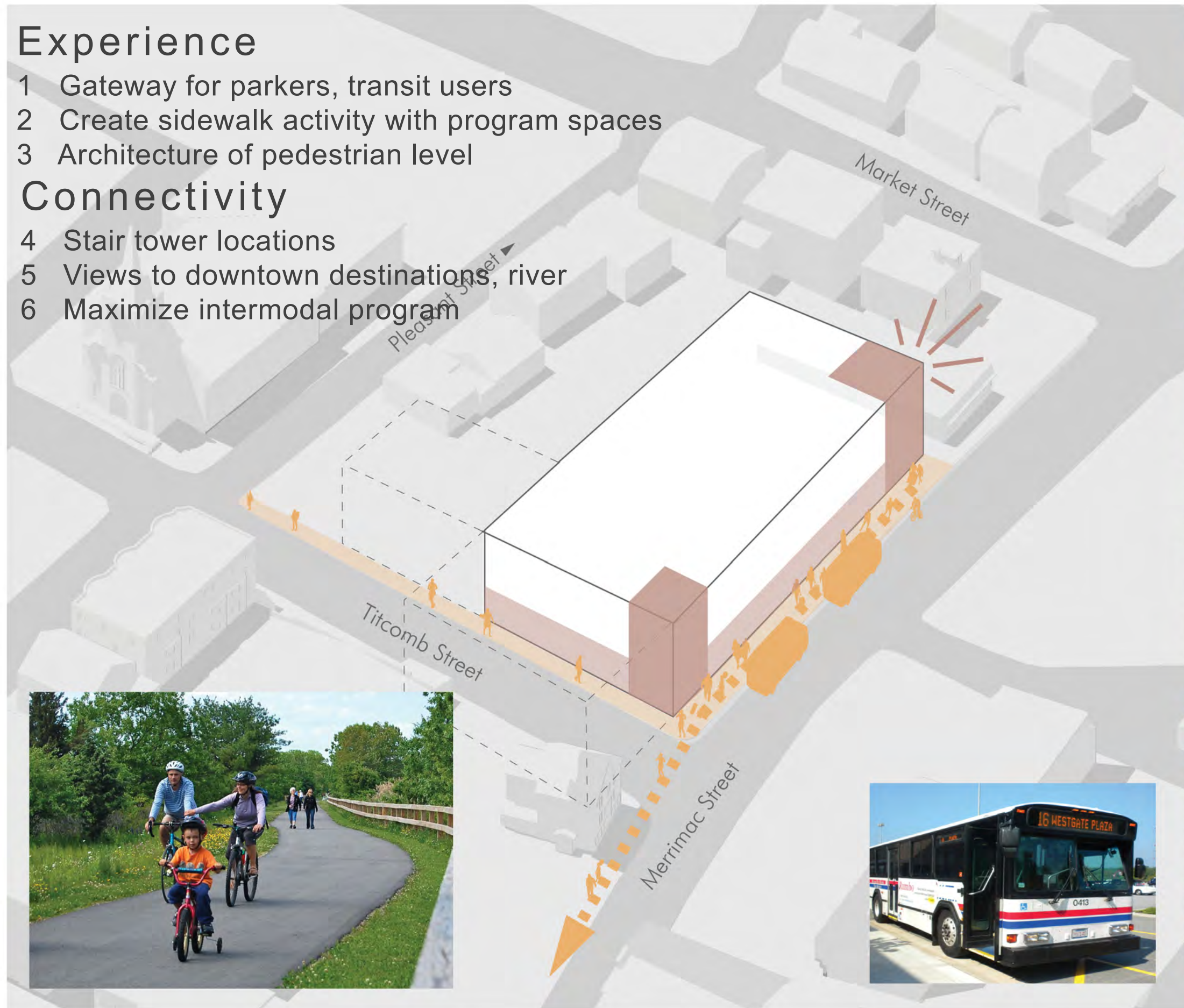
Existing Site Conditions

Experience

- 1 Gateway for parkers, transit users
- 2 Create sidewalk activity with program spaces
- 3 Architecture of pedestrian level

Connectivity

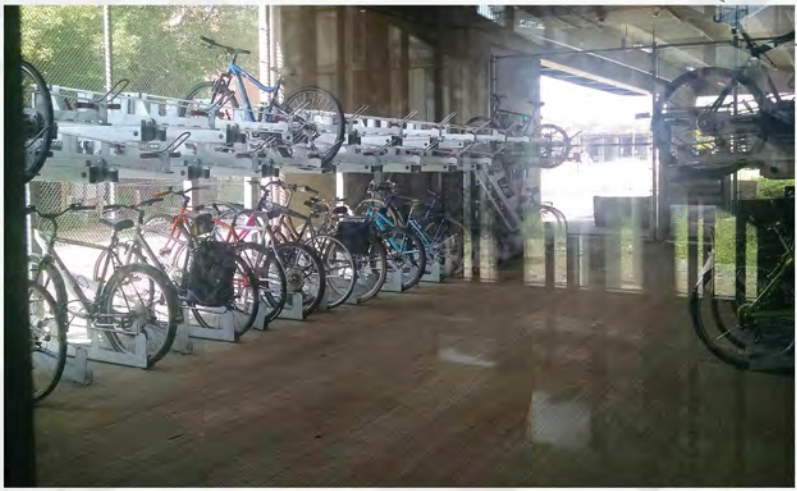
- 4 Stair tower locations
- 5 Views to downtown destinations, river
- 6 Maximize intermodal program



Opportunities

Green Community

- 1 Photovoltaic canopies
- 2 EV charging stations
- 3 Car share spaces
- 4 Bike parking and rental



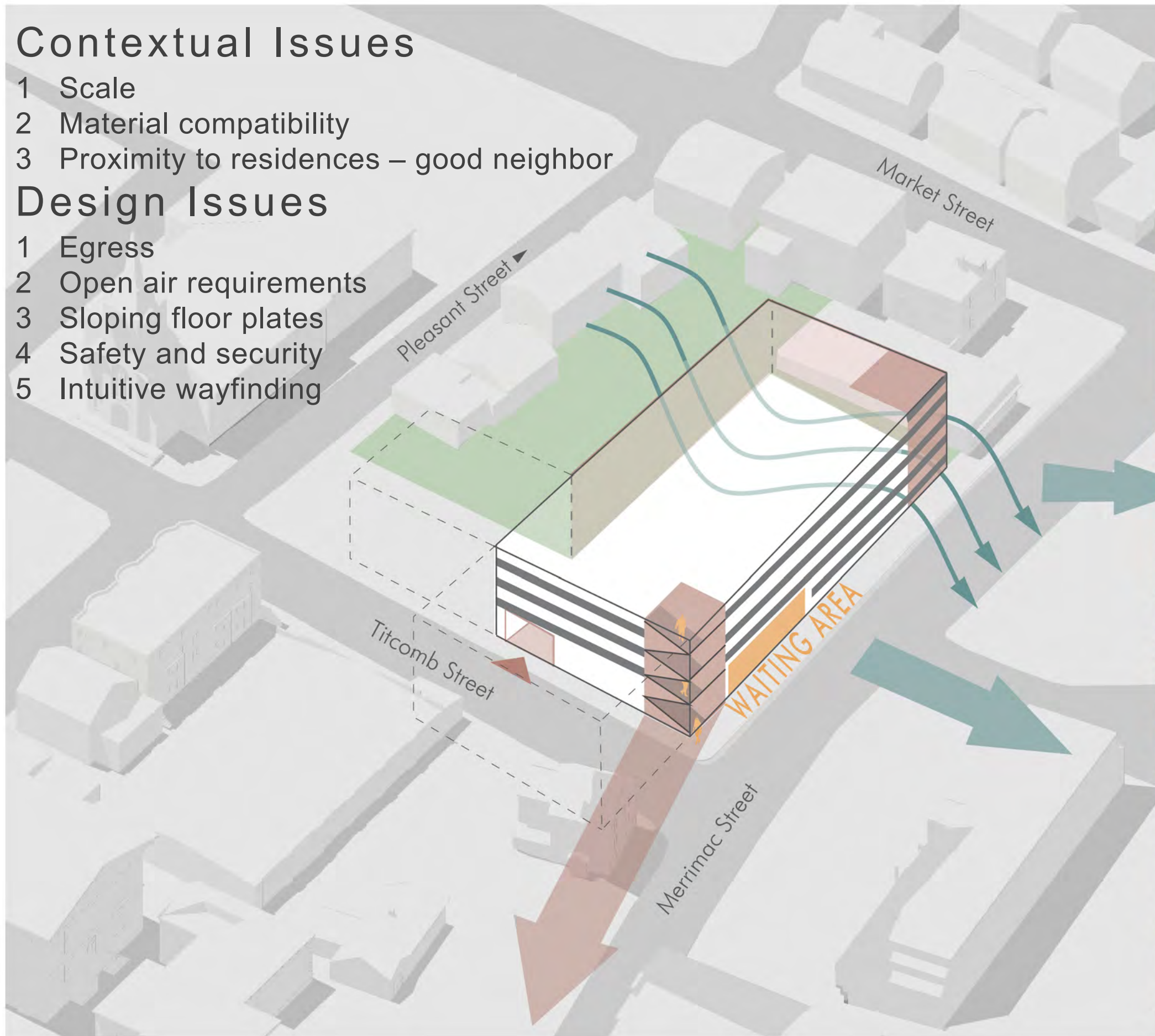
Opportunities

Contextual Issues

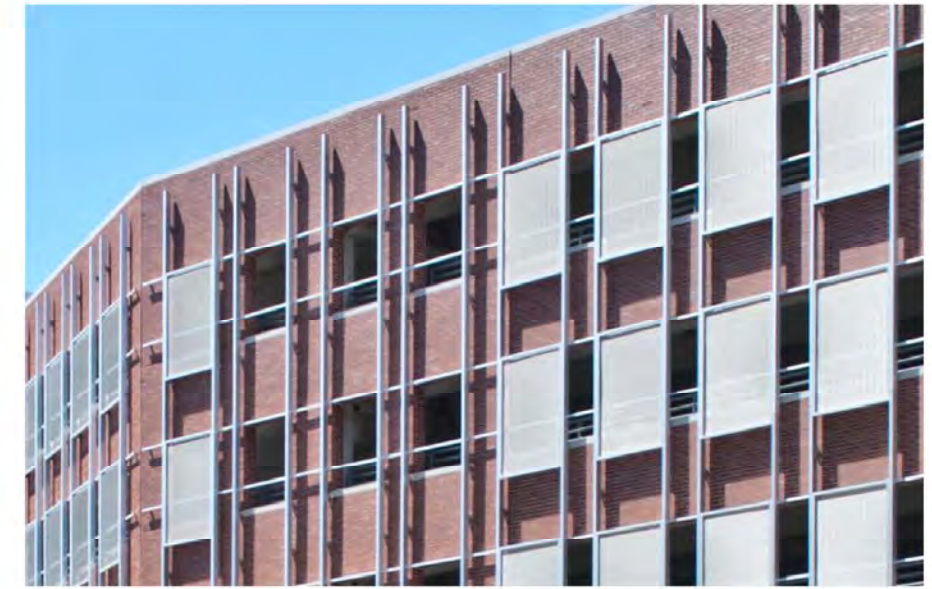
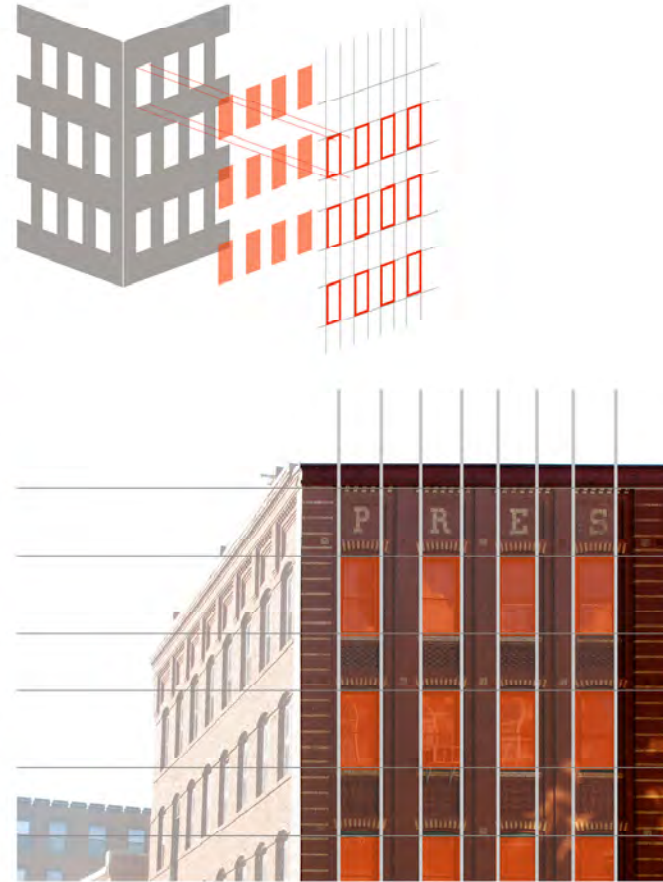
- 1 Scale
- 2 Material compatibility
- 3 Proximity to residences – good neighbor

Design Issues

- 1 Egress
- 2 Open air requirements
- 3 Sloping floor plates
- 4 Safety and security
- 5 Intuitive wayfinding



Garage Design



Haverhill, MA

Salem, MA



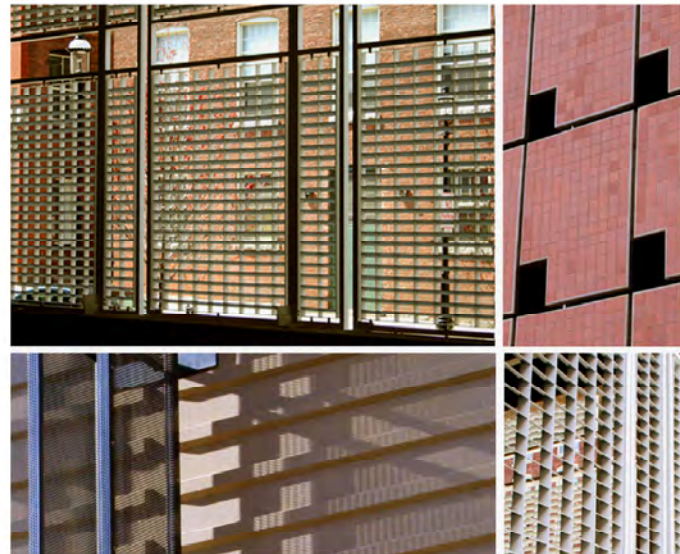
Garage Design

Team Experience



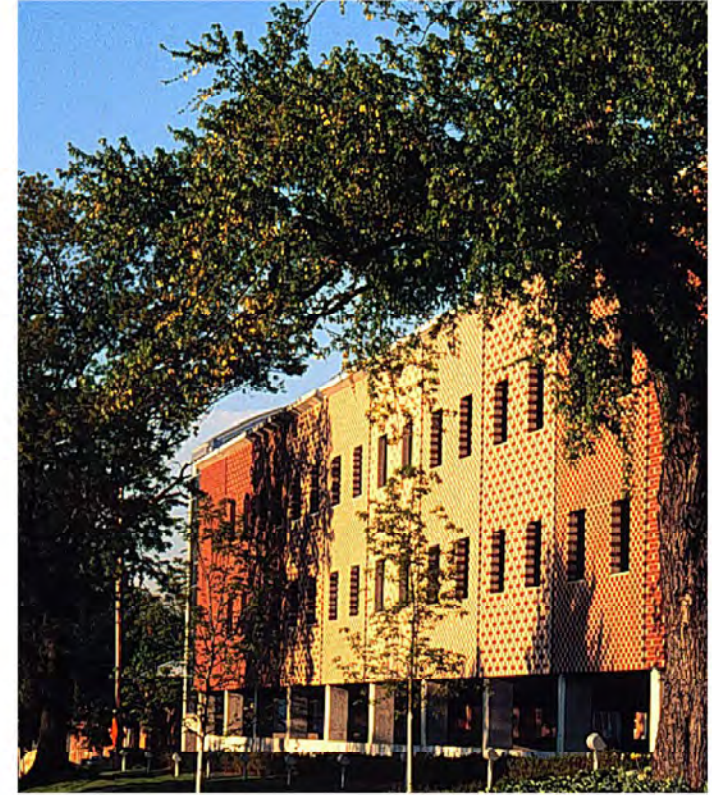
East Boston, MA

Lowell, MA



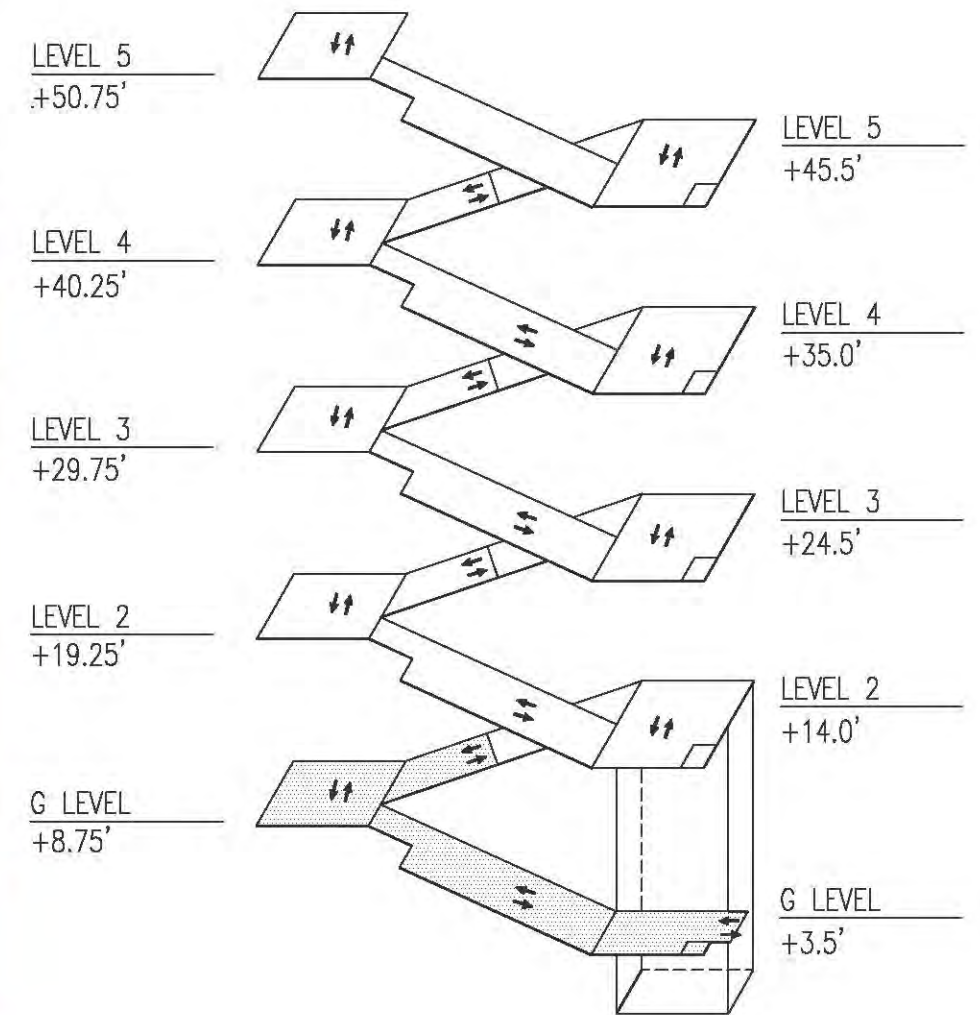
Garage Design

Team Experience



Garage Design

FUNCTIONAL LAYOUTS



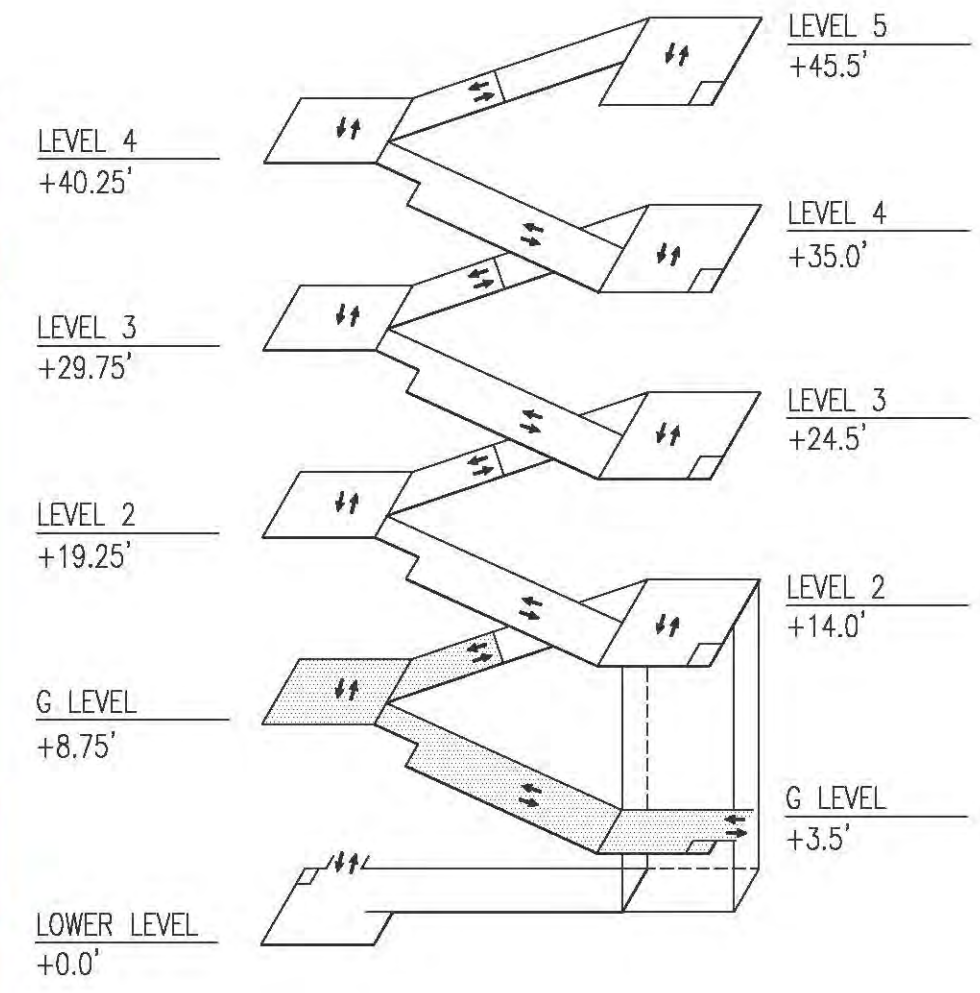
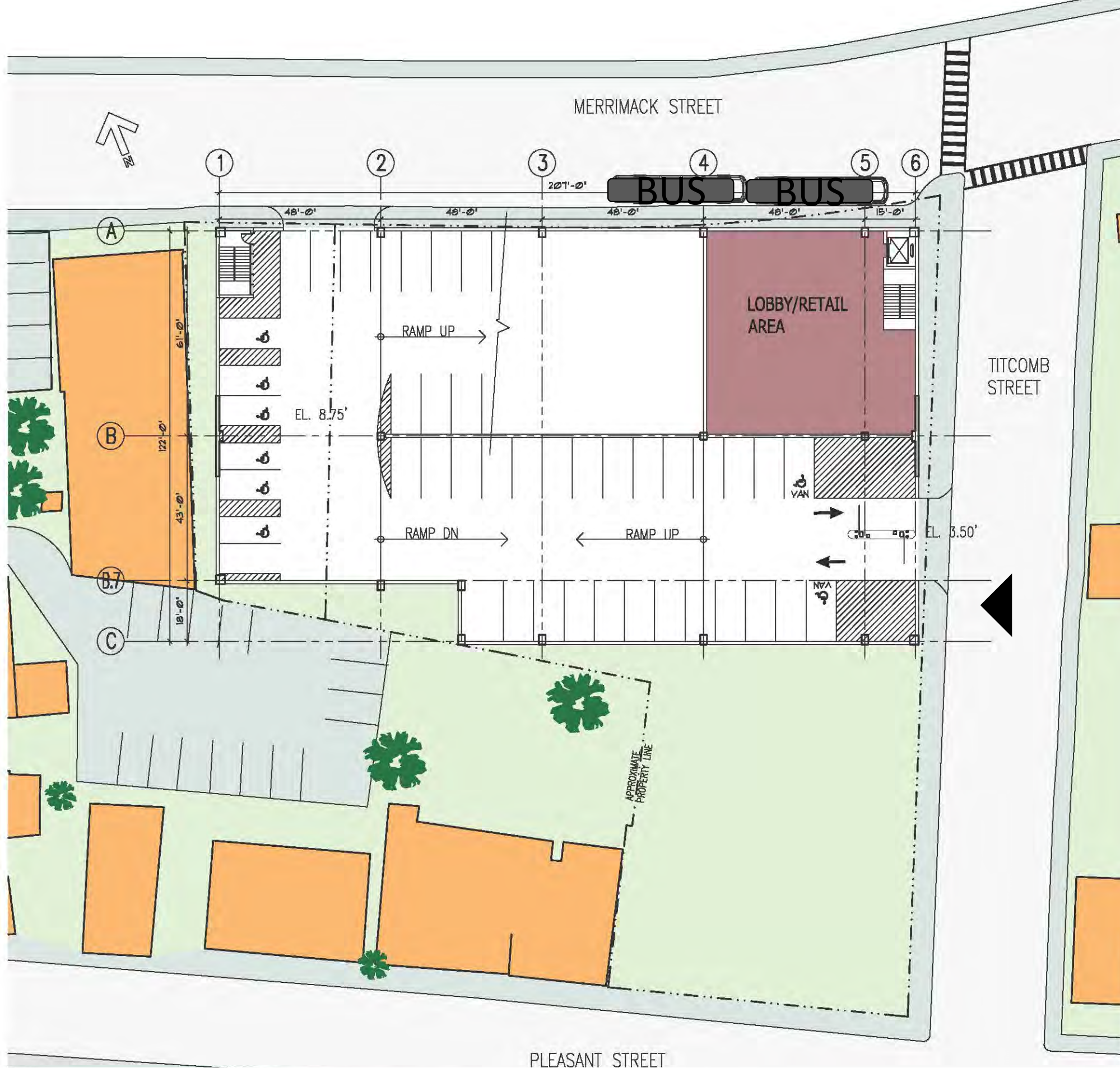
Rectangular Concept 1	
Levels	Parking Count
Grade Level	42
2	70
3	70
4	70
5	63

Total: 315

*304 Total Spaces with additional retail area

*Roof Level Floor Elevation: 50.75'

Concept: Basic

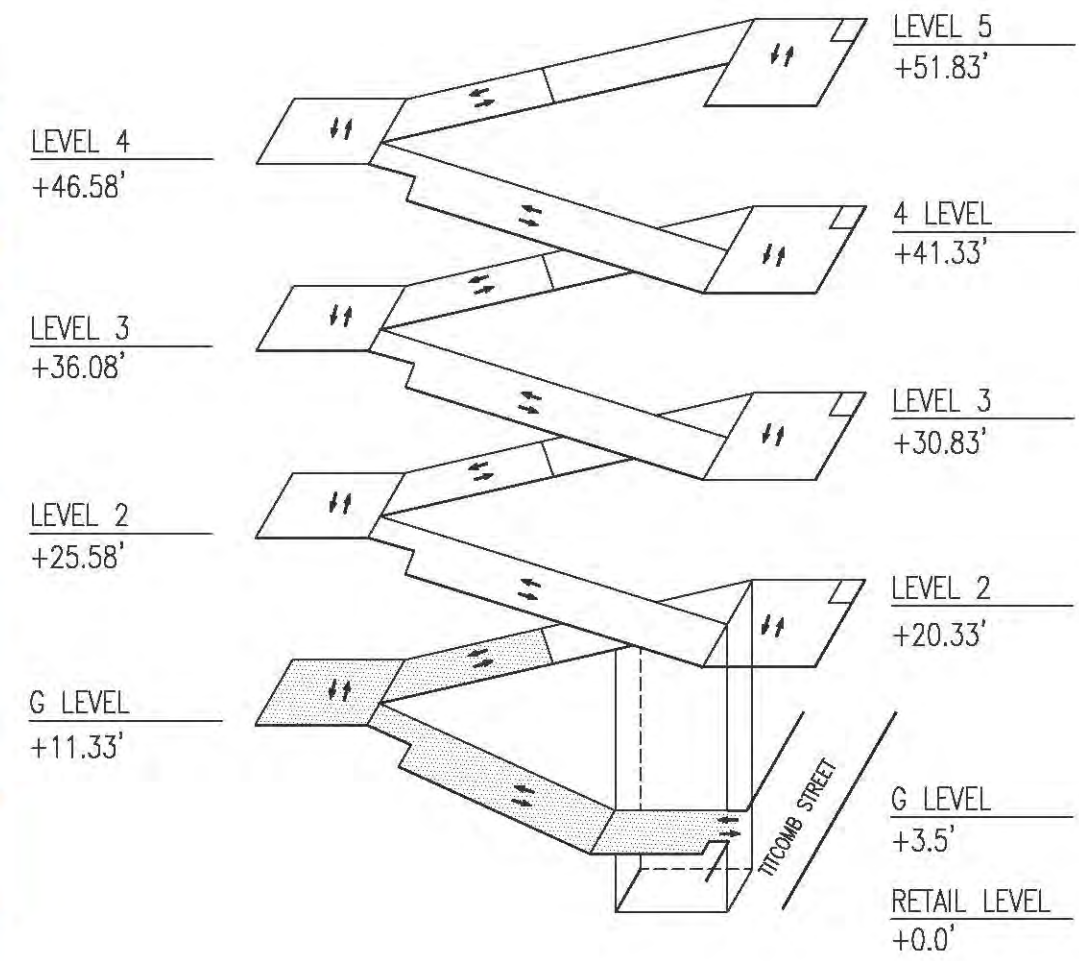
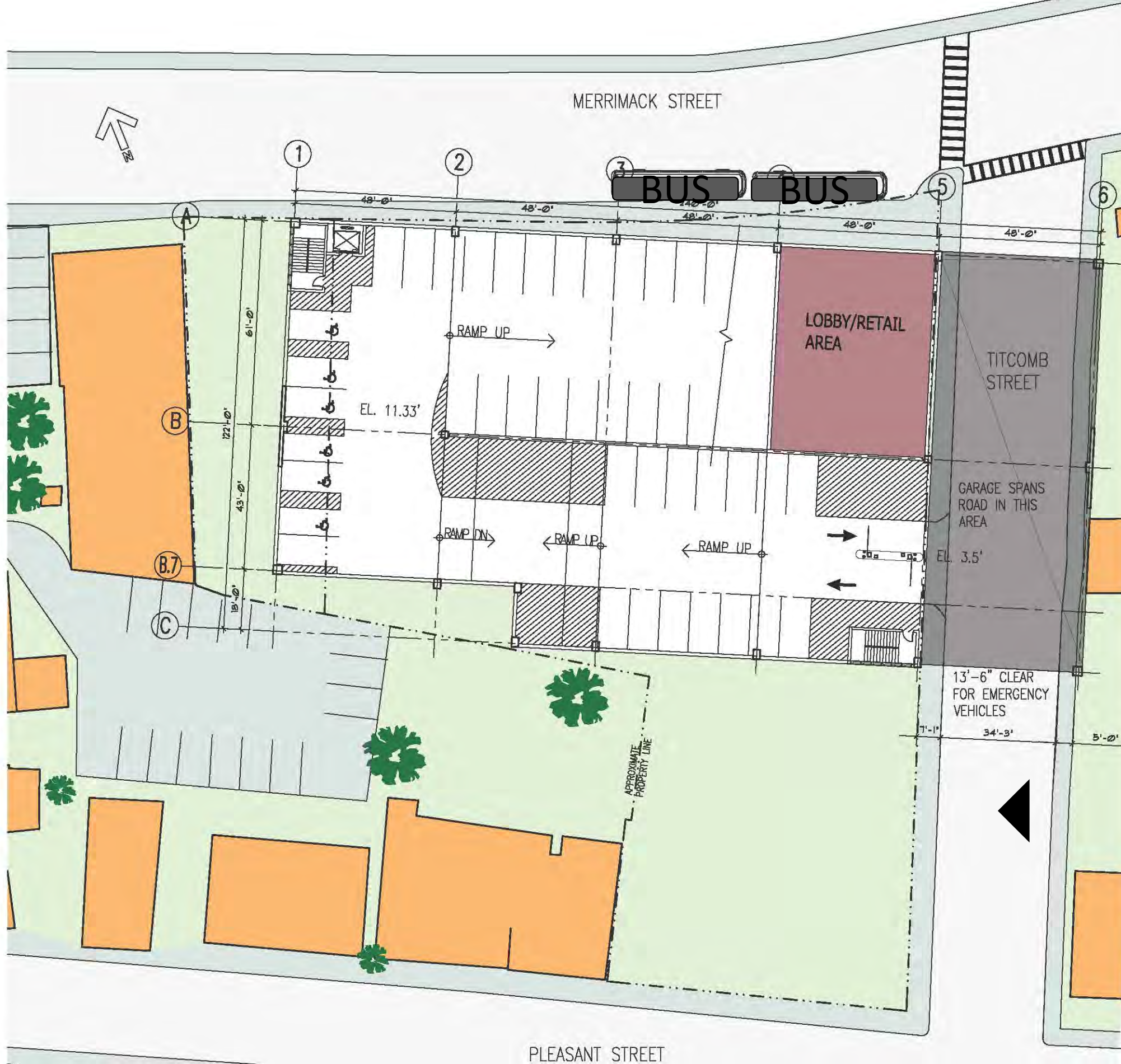


Rectangular Concept 2	
Levels	Parking Count
Lower Level	32
Grade	43
2	70
3	70
4	70
5	35

Total: 320

*Roof Level Floor Elevation: 45.5'

Concept: Basic + Below Grade



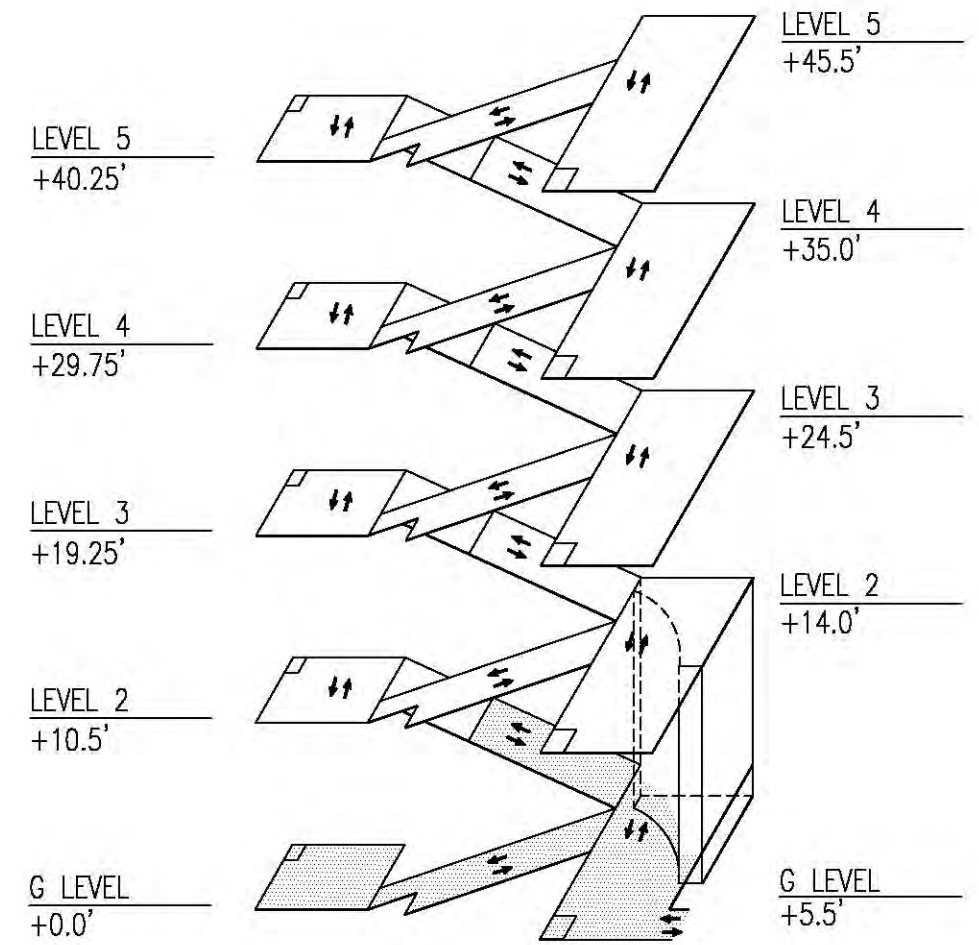
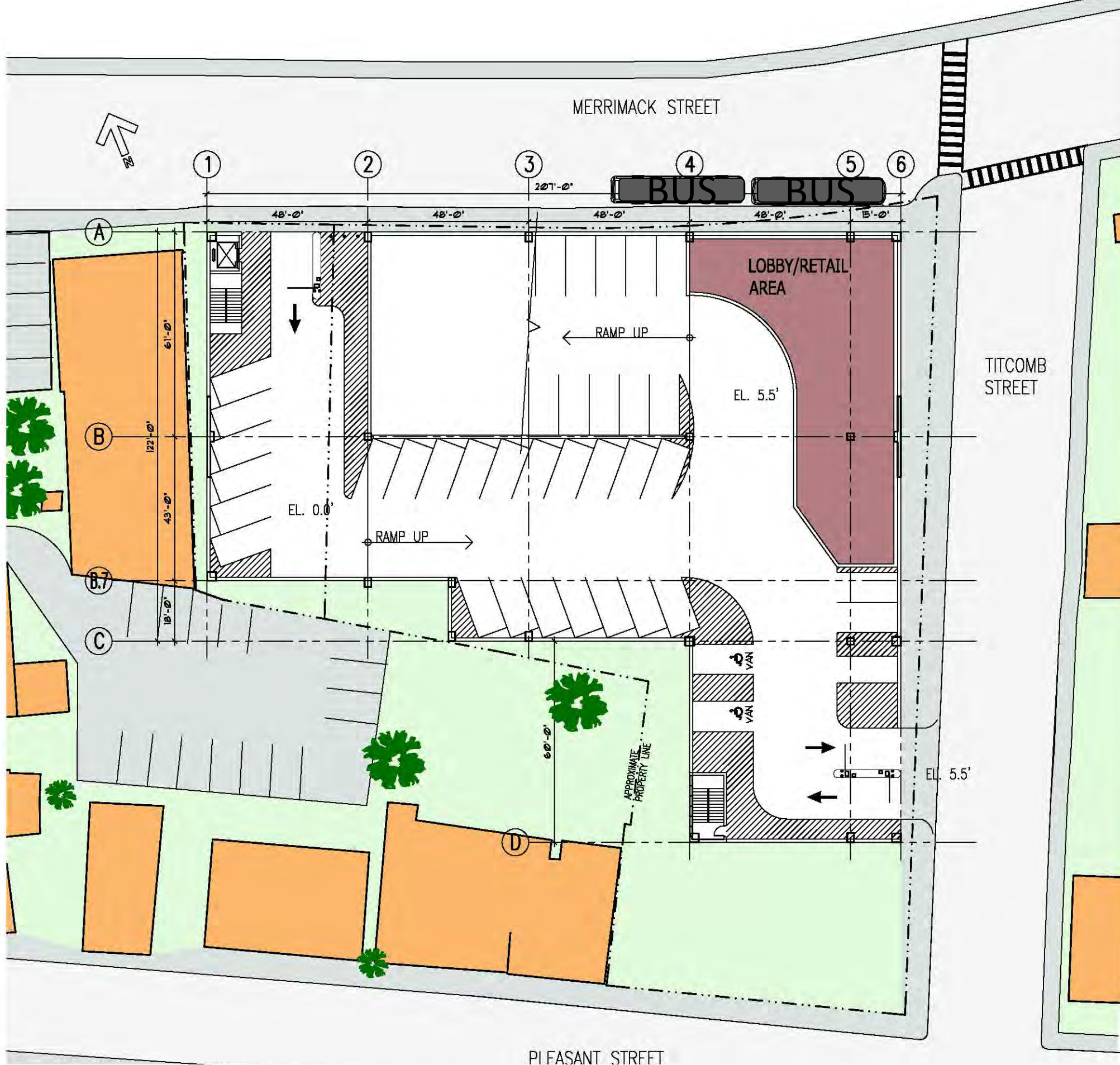
Over Titcomb Street Concept

Levels	Parking Count
Grade	41
2	85
3	85
4	85
5	28

Total: 324

*Roof Level Floor Elevation: 51.83'

Concept: Over Titcomb



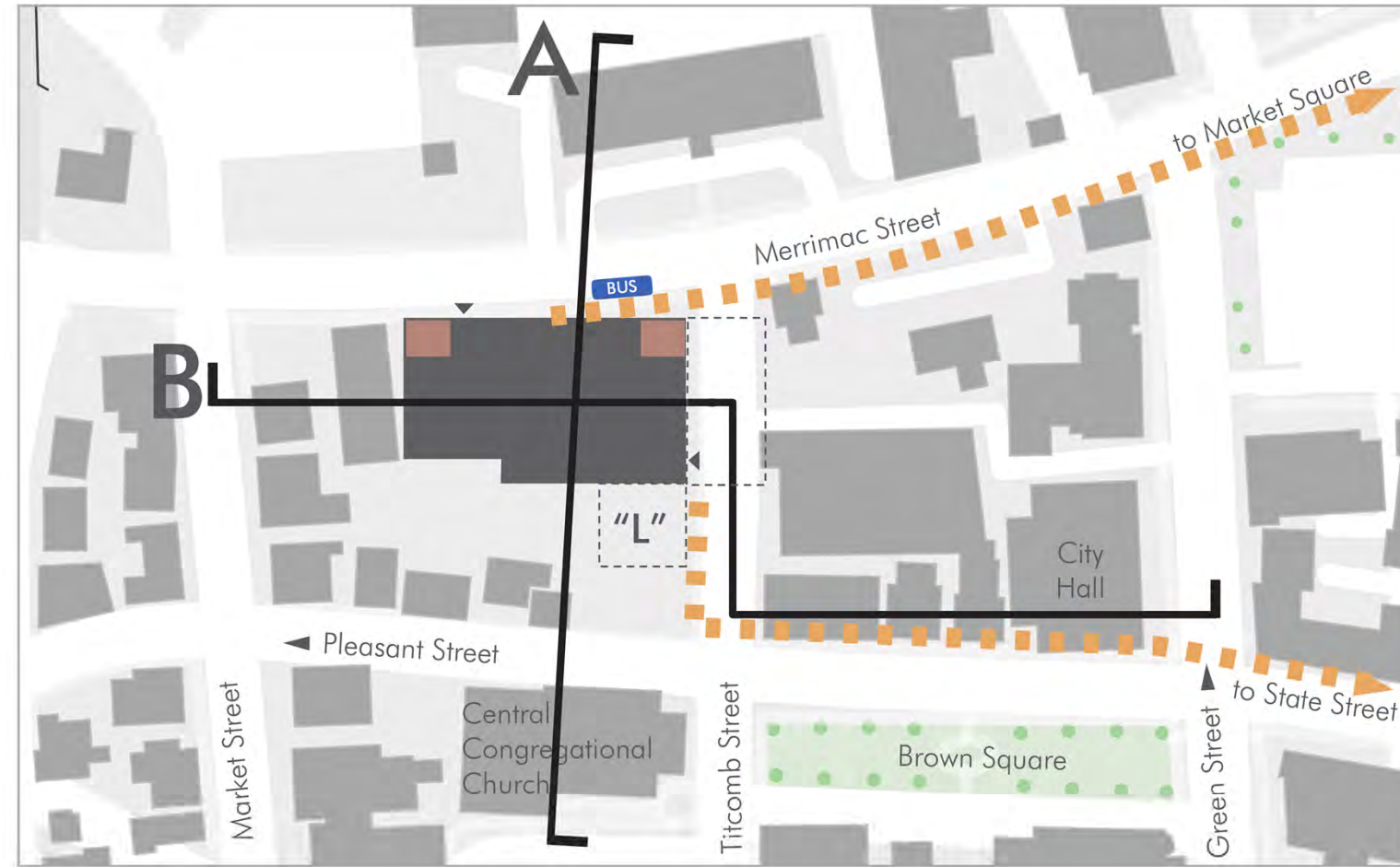
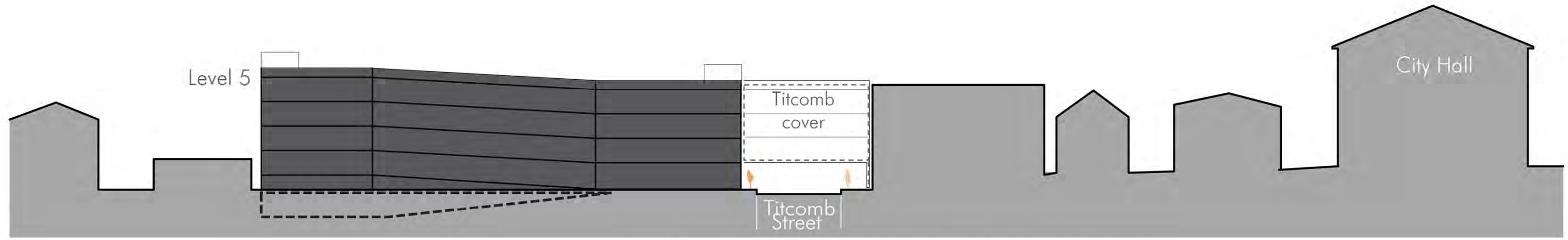
"L" Shape Concept	
Levels	Parking Count
Grade	38
2	79
3	79
4	79
5	67

Total: 342

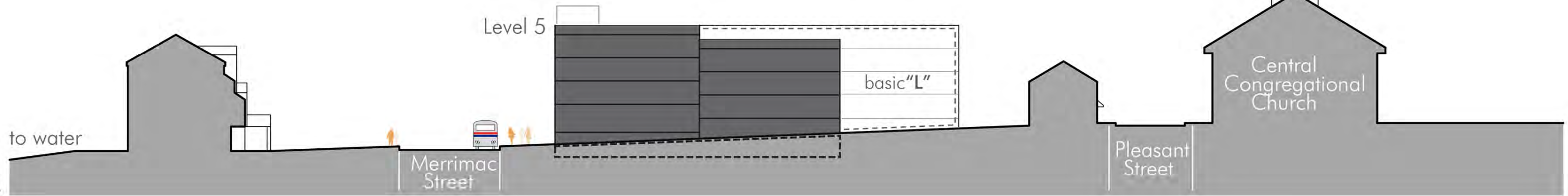
*Roof Level Floor Elevation: 45.5'

Concept: "L" Shape

B

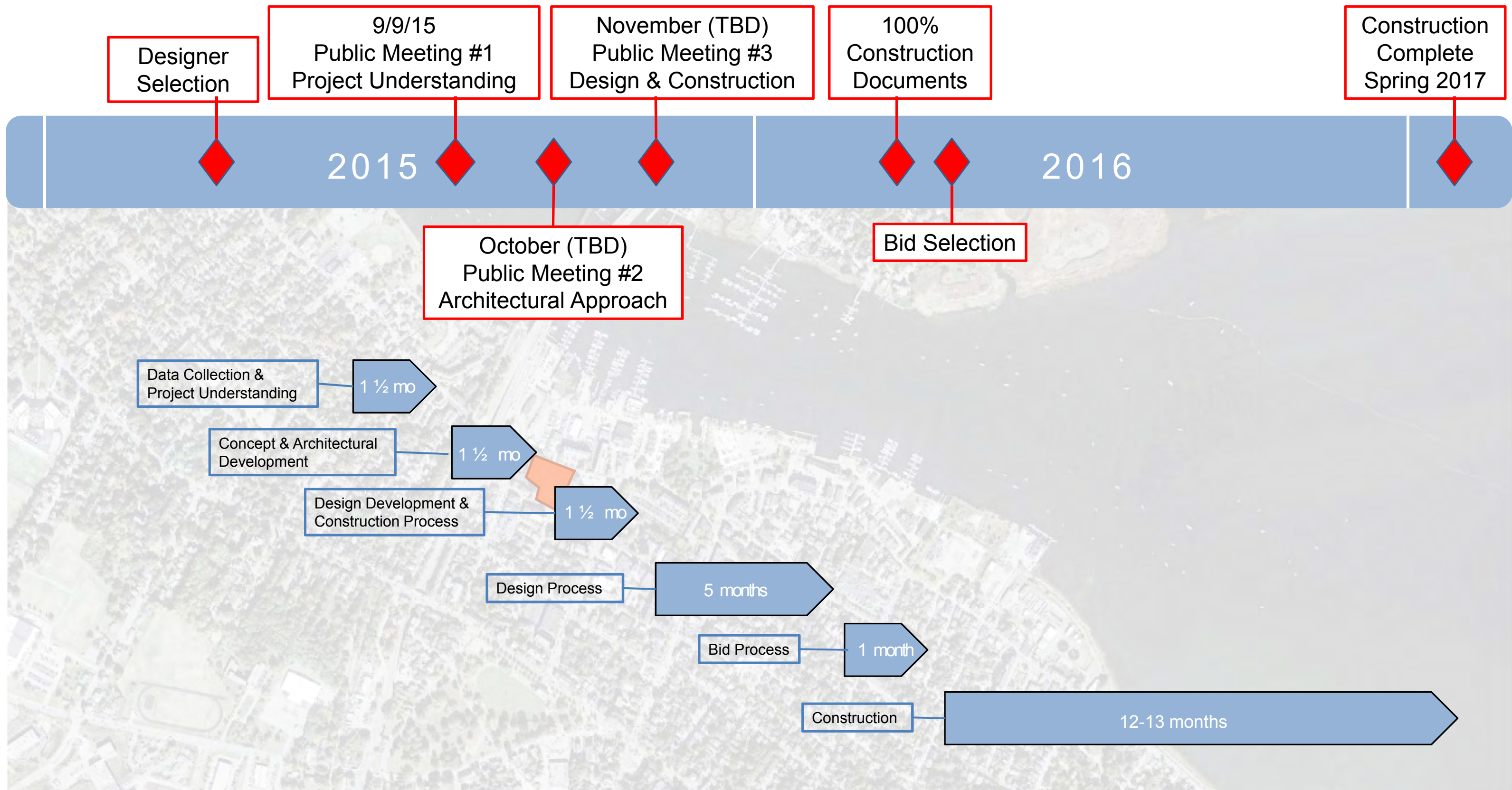


A



Garage in Context

NEXT STEPS



PROJECT SCHEDULE

More information:
www.cityofnewburyport.com



QUESTIONS - COMMENTS