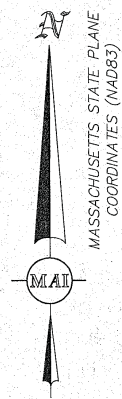
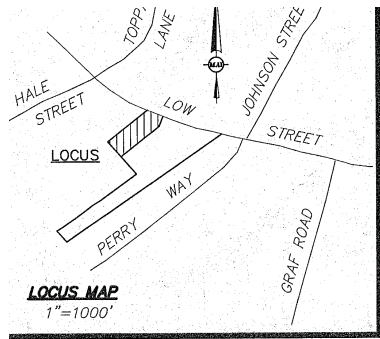


February-March 2022 update:

- City has purchased 59 (aka 57) Low St
- City Council requested to review a 'proof plan' showing that components could be arranged/fit on site, within parameters of current zoning and wetland restrictions, prior to any zoning change
- Staff and incoming administration reviewed background information and desires for the site (Mayor's office, City Engineer, Planning Director, Conservation Agent, NYS)
- Test pits were dug to determine capacity for stormwater management
- Discussion around wetland line and the need to re-flag line after 3 years with review by Conservation Commission
- Site 'proof plan' was drawn for presentation this evening



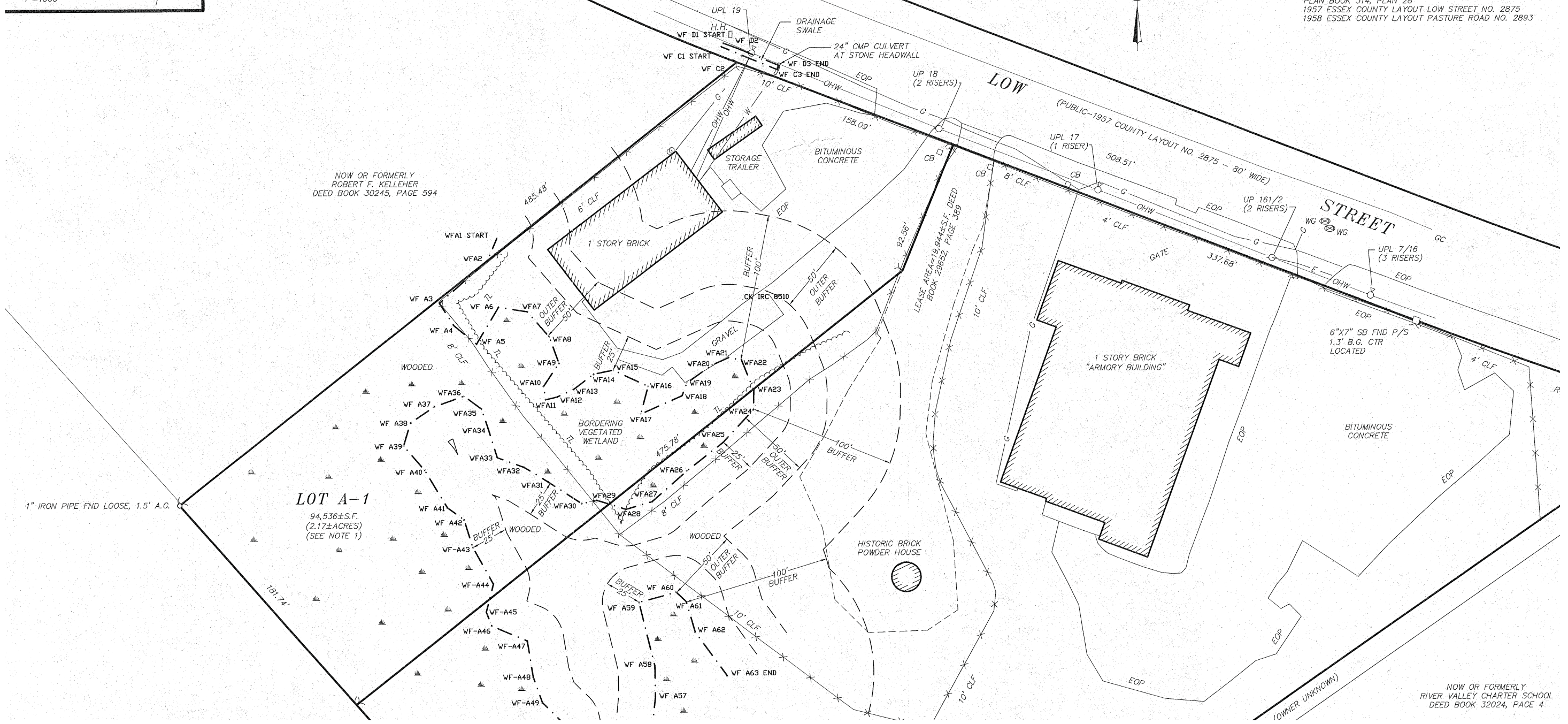


RECORD OWNER:

COMMONWEALTH OF MASSACHUSETTS
 DEED BOOK 3799, PAGE 270
 DEED BOOK 29652, PAGE 389 (LEASE)

REFERENCES:

PLAN NUMBER 58 OF 1951
 PLAN BOOK 148, PLAN 8
 PLAN BOOK 246, PLAN 68
 PLAN BOOK 310, PLAN 18
 PLAN BOOK 314, PLAN 28
 1957 ESSEX COUNTY LAYOUT LOW STREET NO. 2875
 1958 ESSEX COUNTY LAYOUT PASTURE ROAD NO. 2893



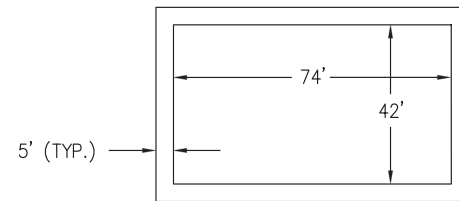


NOTES:

1. THE INFORMATION SHOWN HEREIN IS FROM "SKETCH PLAN OF LAND", 57 LOW STREET PREPARED FOR CITY OF NEWBURYPORT BY MERIDIAN ASSOCIATES OF BEVERLY, MA, DATED JUNE 20, 2019.
2. PROPERTY IS CURRENTLY LOCATED AT 57 LOW STREET. CITY OF NEWBURYPORT IS IN THE PROCESS OF RENUMBERING THIS SITE TO 59 LOW STREET.
3. PROPOSED GRASSED STORMWATER BASINS ARE APPROXIMATE IN SIZE. ACTUAL SIZE TO BE DETERMINED DURING DESIGN PHASE.

AREAS:

1. EXISTING BUILDING AREA=5,800 SF
2. PROPOSED GYM AREA=4,386 SF (52'x84' MODULAR GYM)
3. PROPOSED OUTDOOR PLAY AREA=3,500 SF



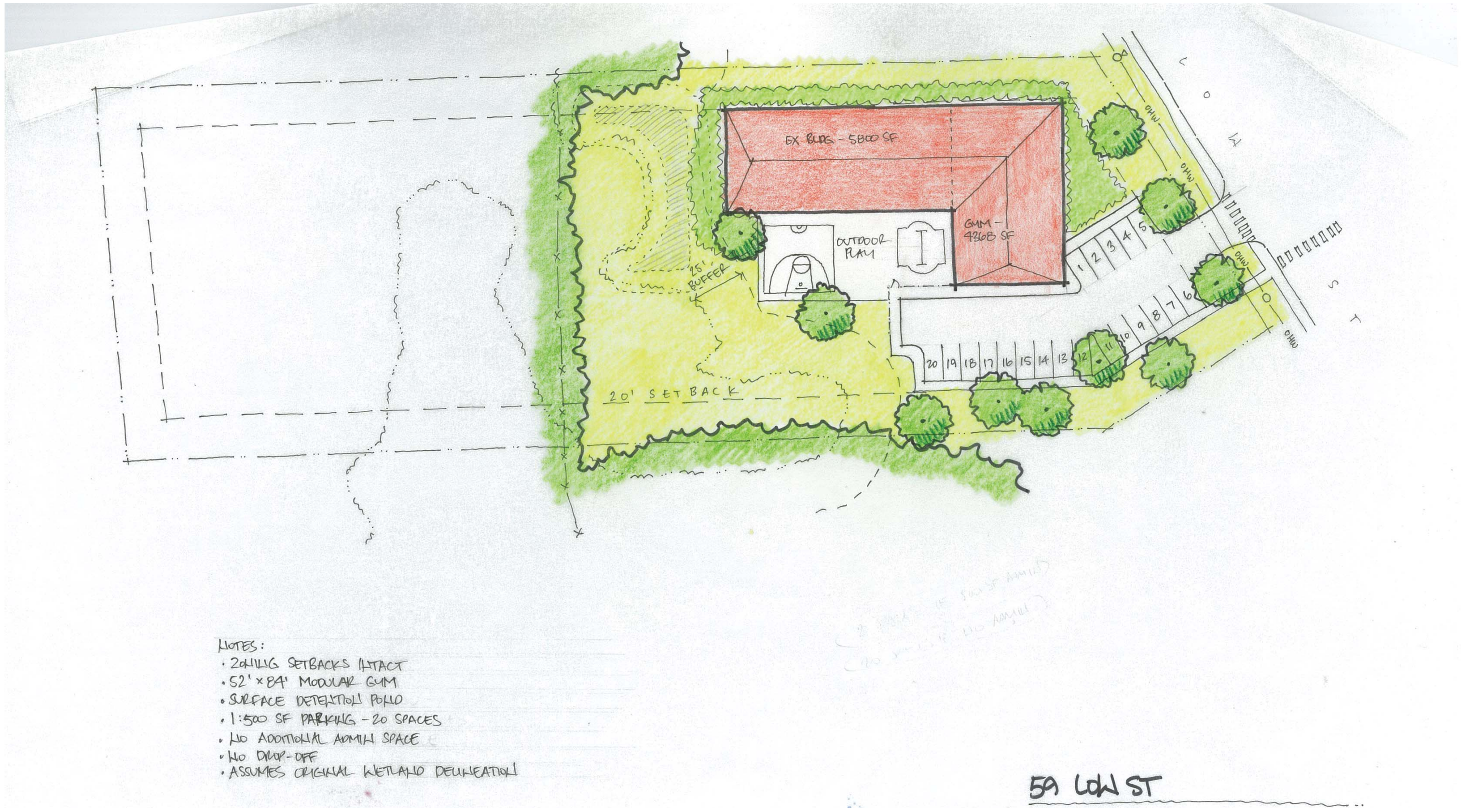
IDEAL JR HIGH BASKETBALL COURT
74'X42' + 10" ALL AROUND

DIMENSIONAL REQUIREMENTS:

NEW USE: COMMUNITY CENTER DISTRICT	REQUIRED*	PROVIDED
LOT AREA (SF)	20,000	94,536±
MIN.STREET FRONTAGE (FT)	90	158
FRONT SETBACK (FT)	20	20
SIDE SETBACK (FT)	20	20
MAX. LOT COVERAGE (%)	50	11
PARKING (1 PER 500 SQ FT AREA)	20	20

*NEWBURYPORT ZONING ORDINANCE DOES CITE SPECIFIC DIMENSIONAL STANDARDS FOR THE "COMMUNITY CENTER". ZONING REQUIREMENTS WERE ESTABLISHED PER GUIDANCE FROM THE CITY OF NEWBURYPORT PLANNING DEPARTMENT STAFF.





NOTES:

- ZONING SETBACKS INTACT
- 52' x 84' MODULAR GYM
- SURFACE DETENTION POND
- 1:500 SF PARKING - 20 SPACES
- NO ADDITIONAL ADMIN SPACE
- NO DROP-OFF
- ASSUMES ORIGINAL WETLAND DELINEATION



Review:

- Reuses/rehabs existing building
- Modular/prefab gym
- Meets current zoning setbacks
- 25' wetland buffer intact (2019 flagging)
- 1 parking space per 500 sf of building footprint
- Conservatively sized surface detention basin for stormwater management
- Requires new zoning use to allow for community center



Next steps:

- File an RDA with Conservation Commission to establish and approve wetland line (3 years old)
- Review quotes from 3 architects to provide architectural plan and estimate for re-use of the existing building for NYS, including a modular/prefab gym
- Revise site plan (MOSP and City Engineer) as additional information becomes available, with the goal of 2 design options
- Request zoning change for new use: community center district
- Prepare a phased plan with associated costs for the site
- Execute above during simultaneous review of a Parks Facility location and Brown School

