

HARBOR PLACE

Transportation Solutions and a New Waterfront Vision

November 09, 2016

INTRODUCTION

- WHO WE ARE

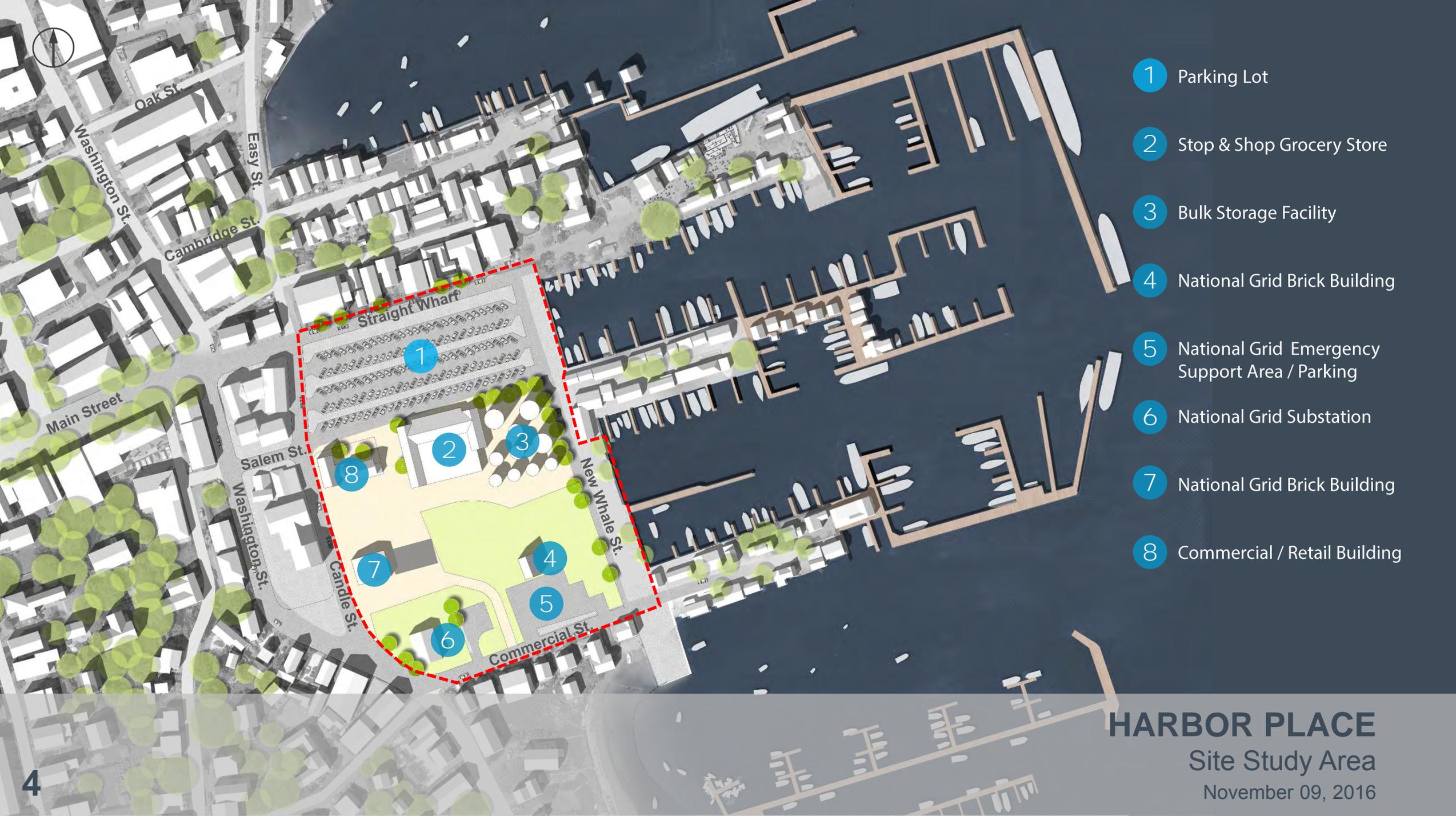
- A public-private partnership of:
 - Town of Nantucket
 - National Grid
 - New England Development
 - Winthrop Management
 - ReMain Nantucket

- WHAT WE WANT TO DISCUSS

- Existing Site Conditions
- Planning Considerations
- A New Vision for the Nantucket Waterfront at Straight Wharf, Old South Wharf, and Commercial Wharf

“A ONCE IN A LIFETIME COMMUNITY OPPORTUNITY”

- Working with Town and multiple collaborative site owners in a public-private partnership
- Expiring Tank Farm lease creates a unique time, allowing all parties to come together
- Incorporating the vision of Wilkes Square and other Town studies
- Opportunity for Workforce Housing component
- Activating the waterfront & connecting the downtown to the **water's edge**
- Creating a Town-owned and managed transportation system, including an intermodal facility to accommodate bus, taxi, ferry, personal vehicle, and NRTA circulation



- 1 Parking Lot
- 2 Stop & Shop Grocery Store
- 3 Bulk Storage Facility
- 4 National Grid Brick Building
- 5 National Grid Emergency Support Area / Parking
- 6 National Grid Substation
- 7 National Grid Brick Building
- 8 Commercial / Retail Building

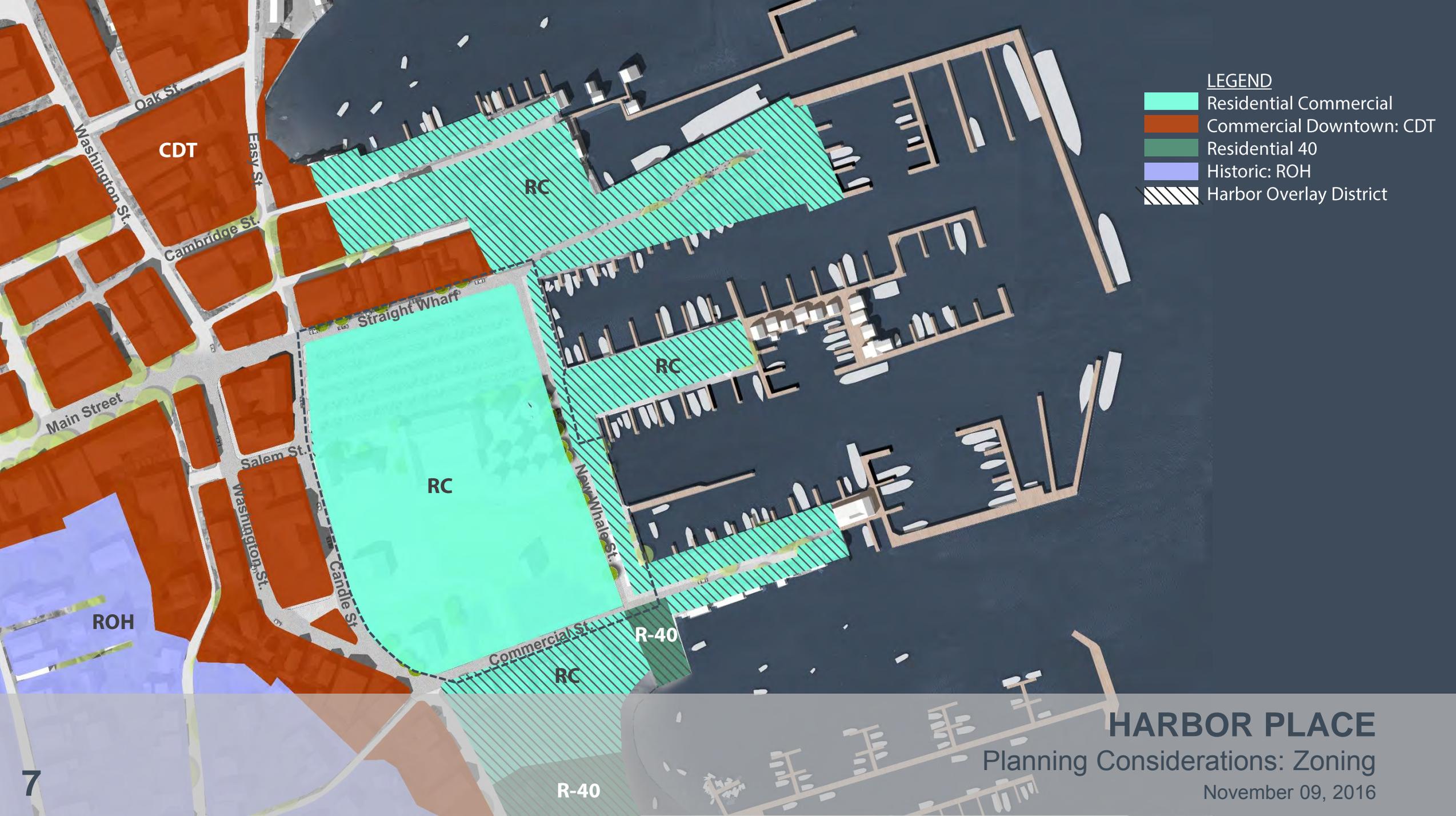
HARBOR PLACE
 Site Study Area
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PLANNING CONSIDERATIONS

- Transportation:
 - Intermodal System
 - Expanded Street Network
 - Streetscape and Pedestrian Improvements
 - Pedestrian/Bicycle Access
 - Core District Access
- Zoning:
 - Density, Setbacks, Height Restrictions
 - Need to achieve a mix of uses to allow retail, commercial, and residential on-site
 - Need a consistent approach to uses on site
 - Create opportunity for multi-family housing
- Flood Plains:
 - First floors must be elevated 3-**4'** **above existing** grade
 - Need to address sea level rise and flood protection
- Chapter 91:
 - Ensures public access to, and use of waterfront
- Environmental:
 - 21E Remediation on existing conditions
- Public Hearings:
 - Provide opportunities for public input and feedback throughout process
- Boards & Commissions:
 - Working with the Town to achieve the vision
 - Planning Board
 - Conservation Commission
 - Historic District Commission
 - Board of Selectmen
 - Other Town Boards and Commission

TRANSPORTATION

- Improve Congestion in Area of Taxi Drop-Off and Pick-Up
- Improve Bus and Shuttle Parking
- Minimize Blocking in Parking Lots and Parking Areas, Including Entrances & Exits
- Relieve Congestion on Roads
- Increase Quantity of Seasonal Parking
- Make Sidewalks more Accessible
- Improve Bicycle Routes
- Address Impact from Larger Ferries
- Improve Pedestrian Safety



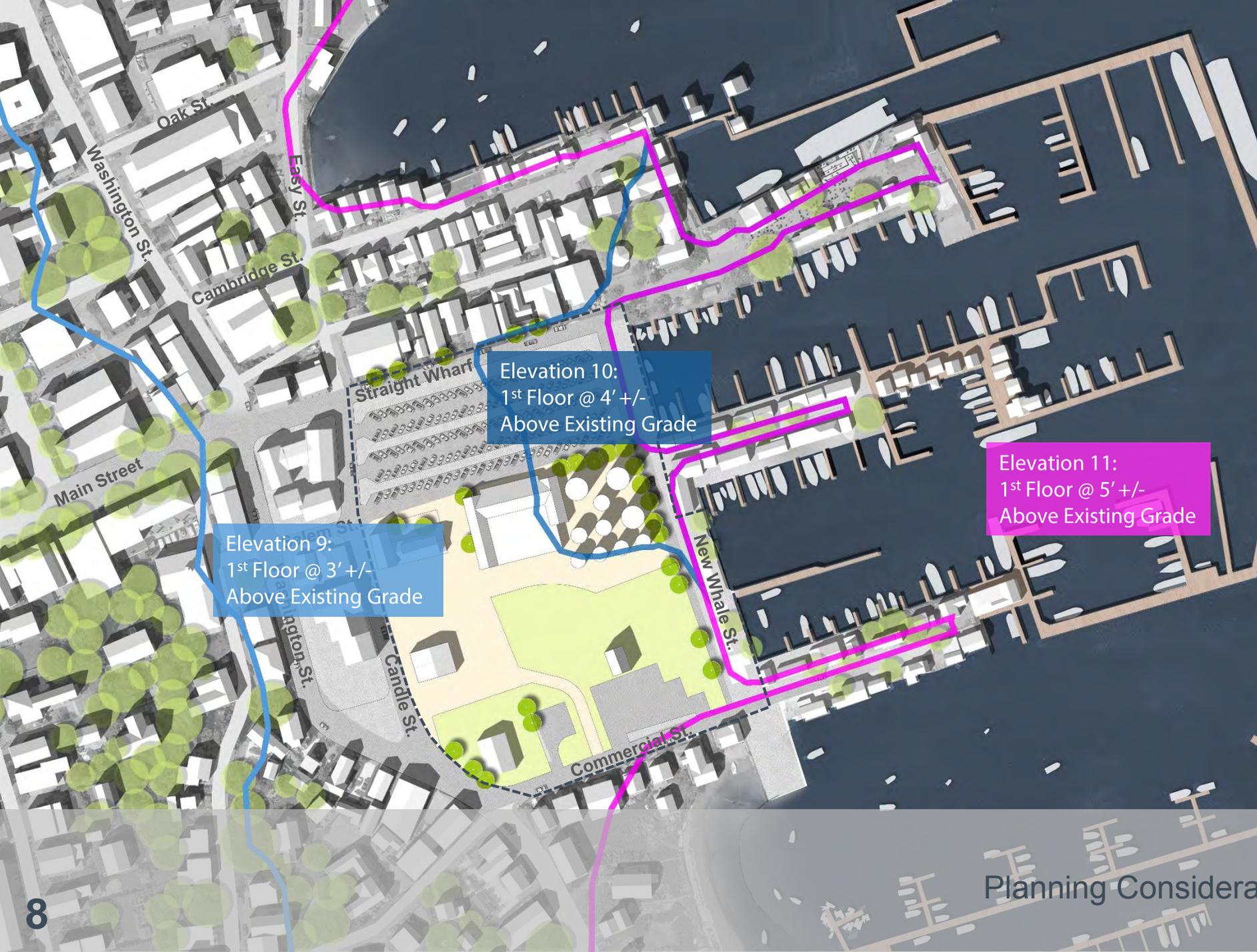
LEGEND

- Residential Commercial
- Commercial Downtown: CDT
- Residential 40
- Historic: ROH
- Harbor Overlay District

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Planning Considerations: Zoning

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LEGEND

- VE (11)
- AE (10)
- AE (9)

Below delineated elevations, only building access, vehicle parking, and storage is permitted.

Elevation 10:
1st Floor @ 4' +/-
Above Existing Grade

Elevation 11:
1st Floor @ 5' +/-
Above Existing Grade

Elevation 9:
1st Floor @ 3' +/-
Above Existing Grade

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Planning Considerations: FEMA / Floodplain

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LEGEND

- Water Dependent Use Zone
- Chapter 91 Regulated Area
- 250' Setback from Existing High Water

Regulates site uses within Chapter 91 areas. The public is benefited through access to the water, parkland, and interior facilities of public accommodation.

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Planning Considerations: Chapter 91

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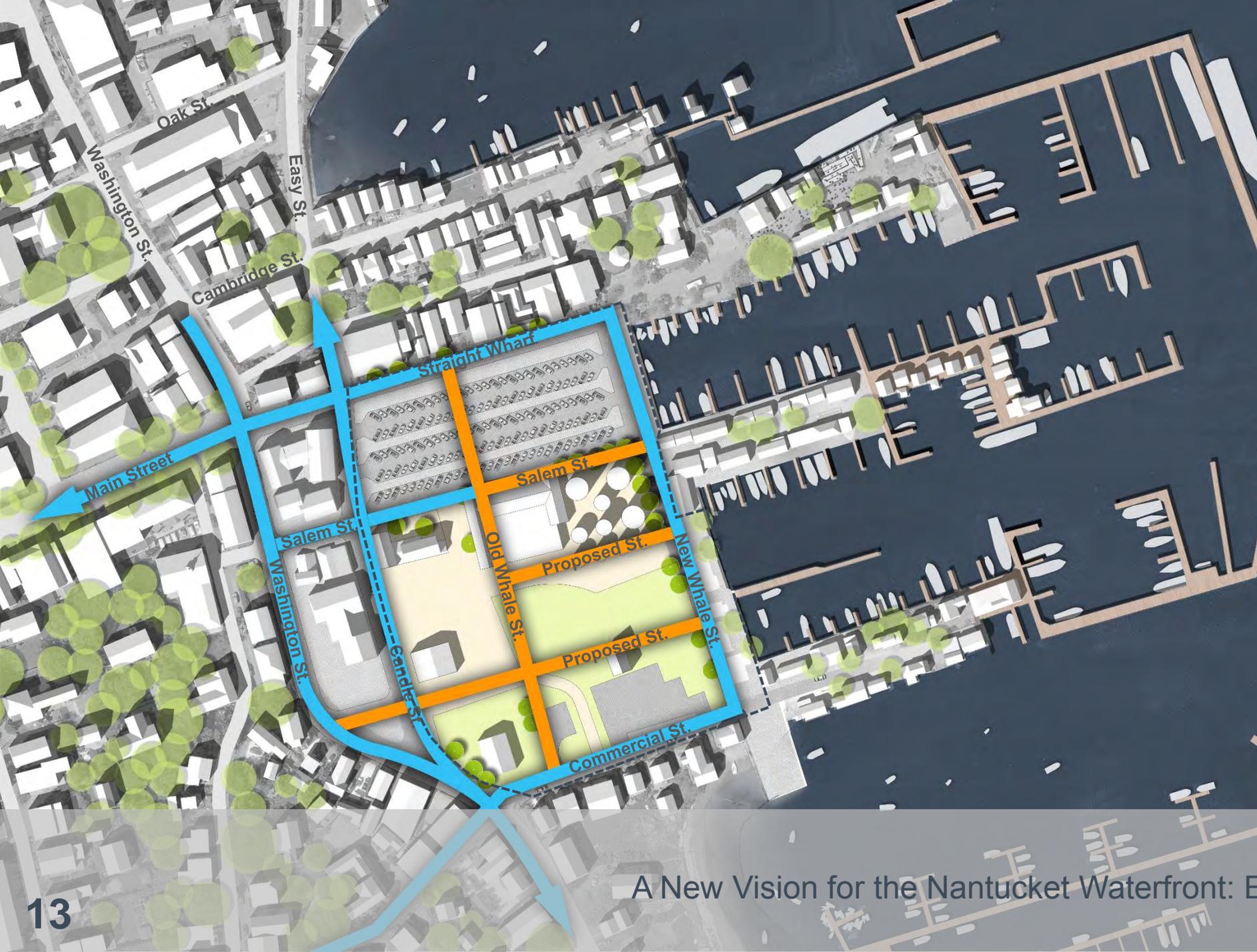
ENVIRONMENTAL

- AUL Permitted Activities (National Grid):
 - Commercial
 - Recreational
 - Residential
 - Construction - with professional oversight
- Long-Term Environmental Solutions:
 - Maintenance and inspection obligations
 - Tank removal protocols
 - Soil and groundwater management plan
 - Environmentally safe facility for fueling boat basin

“A NEW VISION”

AN INTEGRATED PUBLIC INTERMODAL SYSTEM As Recommended by Prior Town Studies

- Policy
 - Transit System Ownership
 - Parking & Ticket Revenue
- Government Structure
 - Larger Transportation Role
- Transportation Modes
 - Pedestrian Experience
 - Bicycle Paths
 - Shuttle Bus
 - Taxi
 - Personal Vehicles
- Parking
 - On-Street
 - Parking Garage
 - Residential Parking within Mixed-Use Blocks
- Planning Considerations
 - Parking Garage Alternatives
 - Street Design Guidelines
 - Bicycle Route Accommodation
 - Cost Premiums
 - Benefits for Year-Round Community



LEGEND

- Existing Street
- Proposed Street

STREET IMPROVEMENTS

- New Whale Street
- Straight Wharf
- Commercial Street
- Salem Street

NEW STREETS

- Old Whale (Re-Open)
- New E-W Streets to Water

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A New Vision for the Nantucket Waterfront: Expanded Street Network

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Pedestrians Walk from Ferry to Parking Garage via Straight Wharf to Old Whale

Straight Wharf widened to provide vehicle queuing on both sides of street for van, taxi & personal vehicles

Taxi loop down Salem Street, with dedicated queuing along Straight Wharf

Ferry

LEGEND

- Pedestrian Routes from Ferry
- Taxi Pick-up / Drop-off Route
- Shuttle Bus Pick-Up / Drop-off Route
- Bicycle Route

- Personal Vehicle Pick-Up Locations
- Taxi Pick-Up Locations
- Shuttle Bus Pick-Up Locations

Extension of bicycle route along Candle Street, tying to larger island network

Parking garage, owned by the town, provides consolidated short-term and long-term parking (287 Spaces)

Transit Center – Provides:
-Shuttle Bus Ticketing / Queuing
-Bicycle Rental & Information
-Ferry Ticketing Location
-Offices

Select Shuttle Pick-Up at New Whale / Straight Wharf Intersection

Personal Pick-Up Along New Whale, Improved Vehicle Parking

Pedestrians Walk from Ferry to Transit Center via Waterfront and New Street

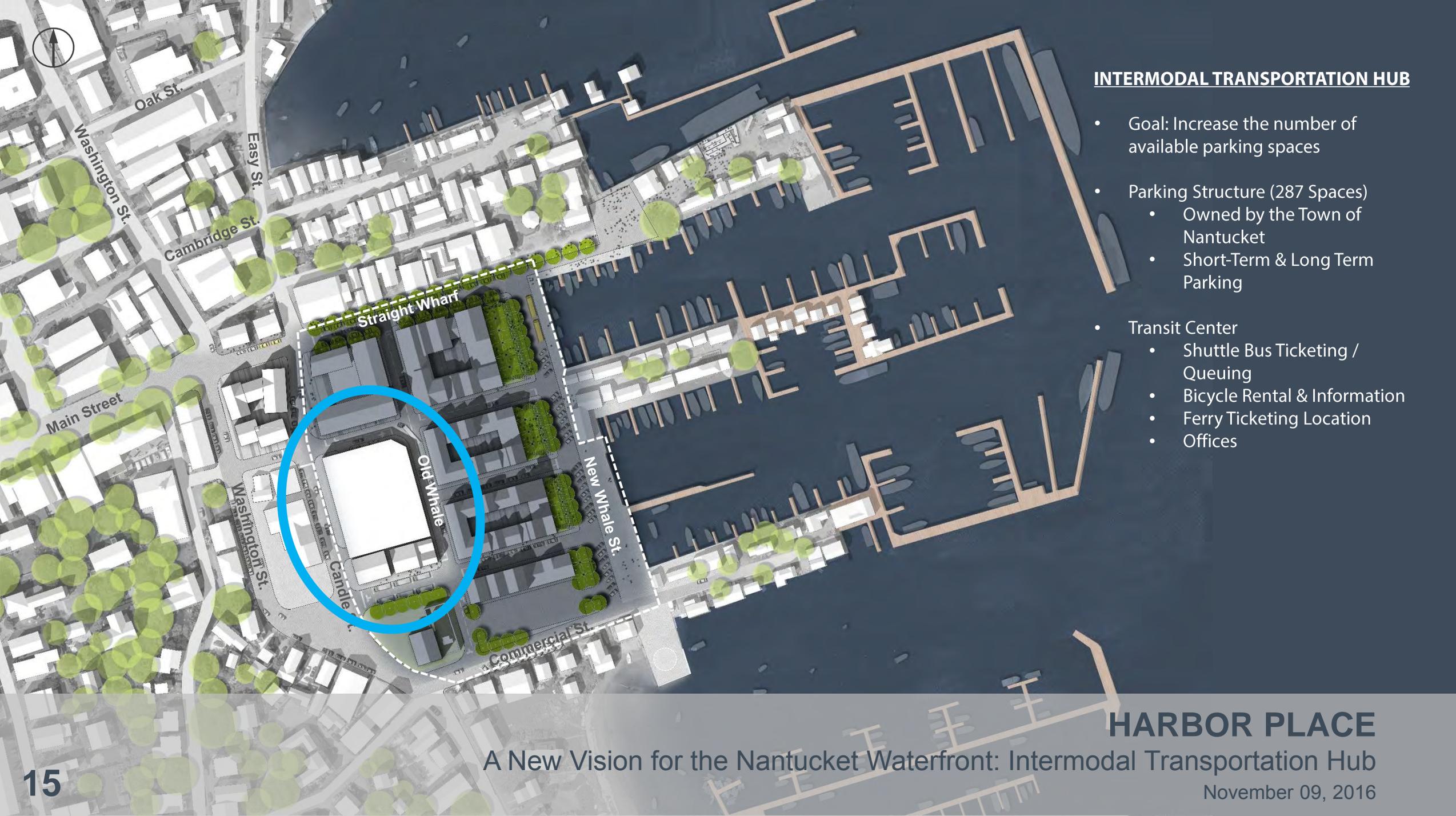
Improved Intersection at Commercial Street & New Whale Street

NRTA dedicated drive lane and bus pick-up & drop-off

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A New Vision for the Nantucket Waterfront: : Transportation & Parking

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INTERMODAL TRANSPORTATION HUB

- Goal: Increase the number of available parking spaces
- Parking Structure (287 Spaces)
 - Owned by the Town of Nantucket
 - Short-Term & Long Term Parking
- Transit Center
 - Shuttle Bus Ticketing / Queuing
 - Bicycle Rental & Information
 - Ferry Ticketing Location
 - Offices

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A New Vision for the Nantucket Waterfront: Intermodal Transportation Hub

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WATERFRONT

- Open Space on the Waterfront
- Create Access for all Transit Circulation Options
 - Pedestrian
 - Bicycle
 - Vehicle
- Provide Seating Overlooks, Plaza Spaces with Views to the Harbor
- Programmable Space for Special Events
- Link Existing Waterfront Network of Open Spaces

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A New Vision for the Nantucket Waterfront: Waterfront

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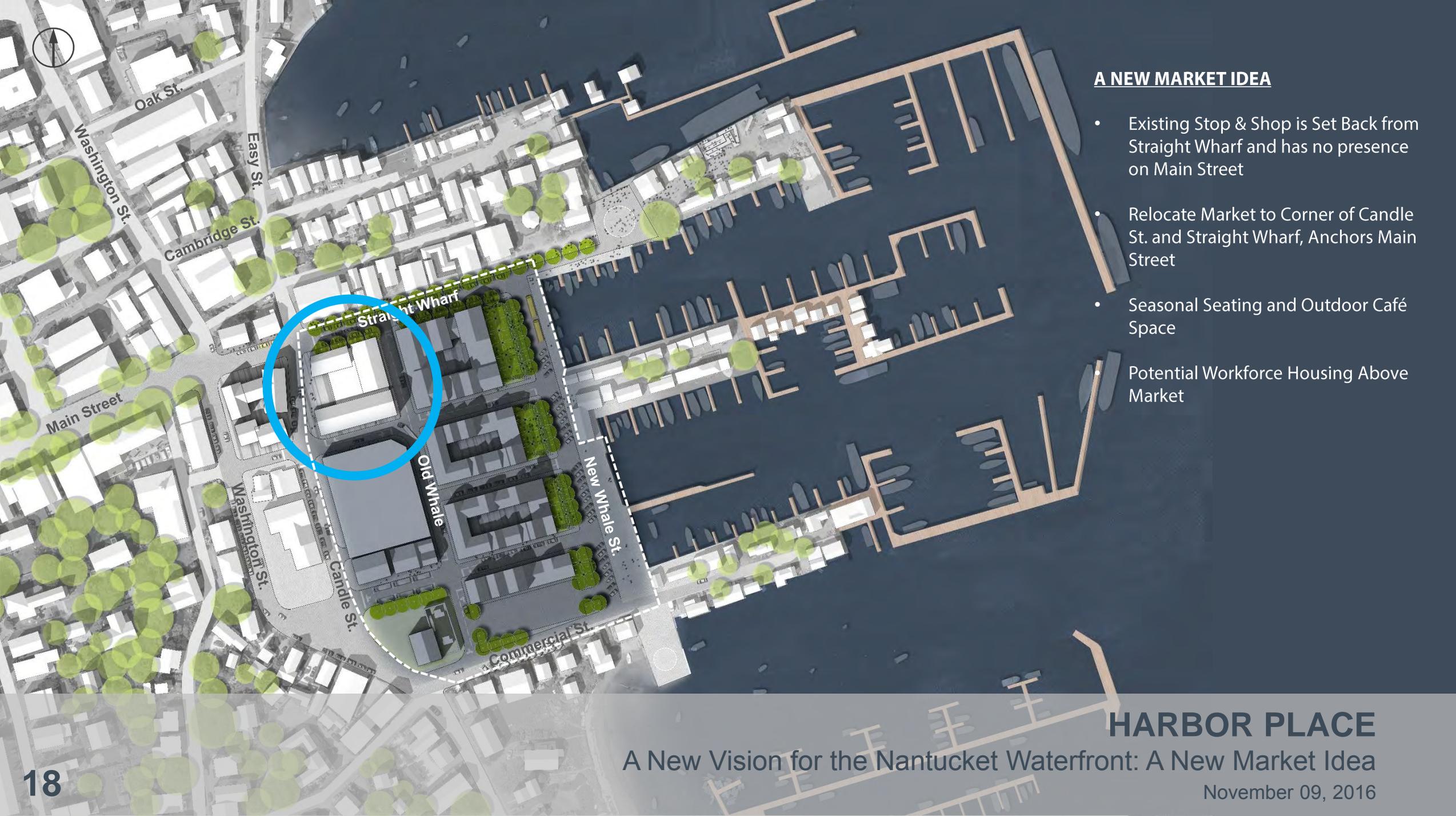
Mixed-Use
Blocks

Upper Terrace / Café Seating /
Trees

Terrace Steps

New Whale Street & Public
Parking / Sidewalks

Public Green Space / Park /
Boardwalk / Existing Buildings



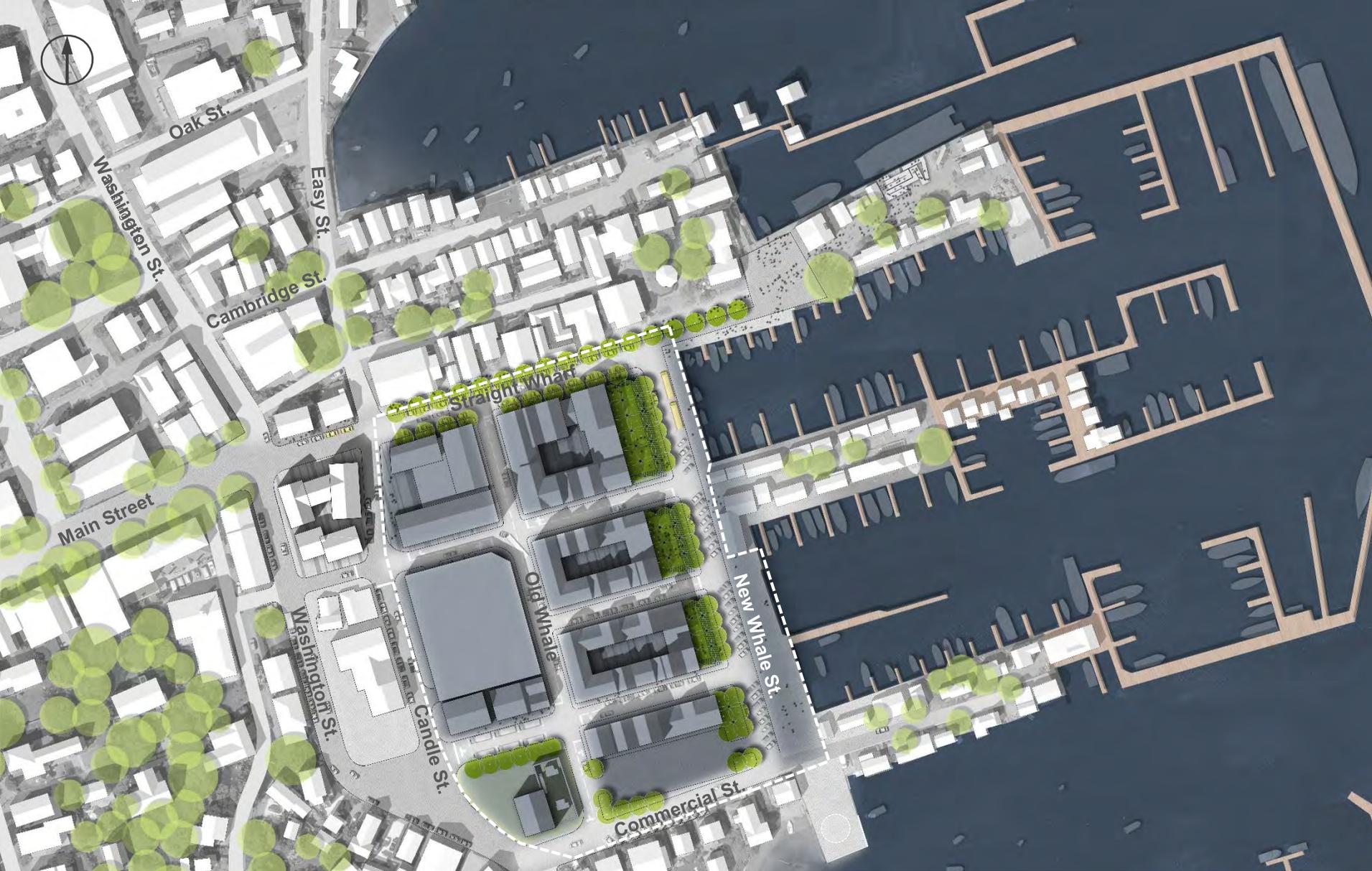
A NEW MARKET IDEA

- Existing Stop & Shop is Set Back from Straight Wharf and has no presence on Main Street
- Relocate Market to Corner of Candle St. and Straight Wharf, Anchors Main Street
- Seasonal Seating and Outdoor Café Space
- Potential Workforce Housing Above Market

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A New Vision for the Nantucket Waterfront: A New Market Idea

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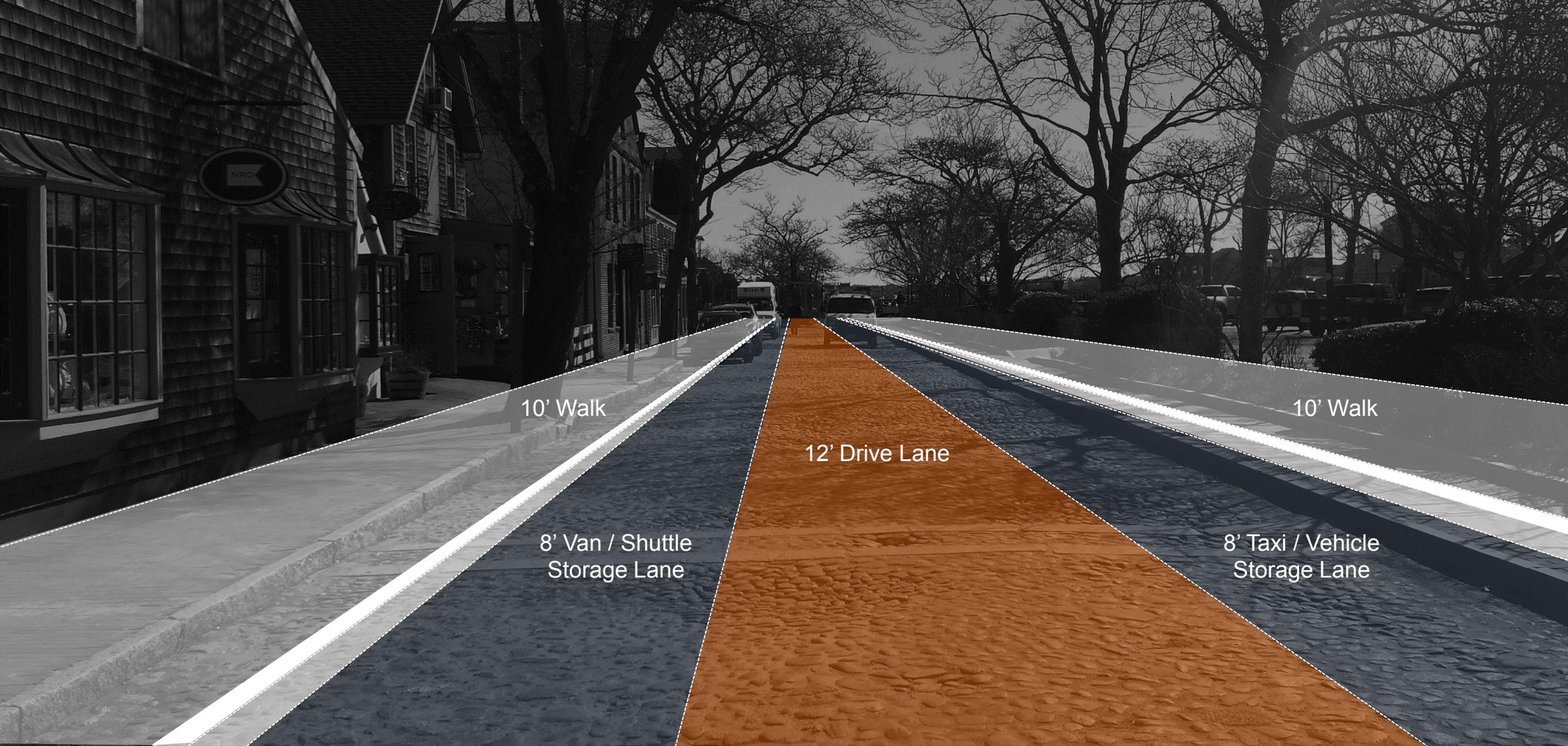
STREETScape & PEDESTRIAN IMPROVEMENTS

- Straight Wharf Widened to Provide Vehicle Queuing on Both Sides of Street with Drive Lane
- Wider Sidewalks on Both Sides of Straight Wharf to Alleviate Ferry Pedestrian Traffic
- Create a Street Grid that Connects the Town to the Waterfront
- Re-Open Old Whale
- Improved Vehicle Parking Along New Whale Street
- Parallel Parking where Feasible

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A New Vision for the Nantucket Waterfront: Streetscape & Pedestrian Improvements

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A New Vision for the Nantucket Waterfront: Streetscape & Pedestrian Improvements

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MIXED USE BLOCKS

- Design with Core District in Mind
- Design to Consider Parking within Block
- Residential, Retail, Community
- Phased Implementation Over Time

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A New Vision for the Nantucket Waterfront: Mixed Use Blocks

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- 1 A new market & second floor housing
- 2 New street designs for Straight Wharf & New Whale, ferry pick-up and drop-off, improved flow
- 3 Mixed use blocks, a design that addresses site elevation, parking within the blocks
- 4 Waterfront zone featuring public open space, seating elements, boardwalk
- 5 National Grid substation & adjacent area for emergency operations
- 6 Transit center & transportation office
- 7 Parking structure, additional parking within streets

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A New Vision for the Nantucket Waterfront

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NEXT STEPS AND GOALS

- Project team to begin public discussion / outreach
- Support the Town as the project is considered
- Town review of transportation center characteristics, policies, and structure
- Town design and approval of Integrated Public Intermodal System
- Town review of zoning changes that allow the site development
- Town review of funding options for public infrastructure improvements and the Intermodal System, including grants, bonds, DIF, and TIF.

QUESTIONS?