



HARBOR PLACE

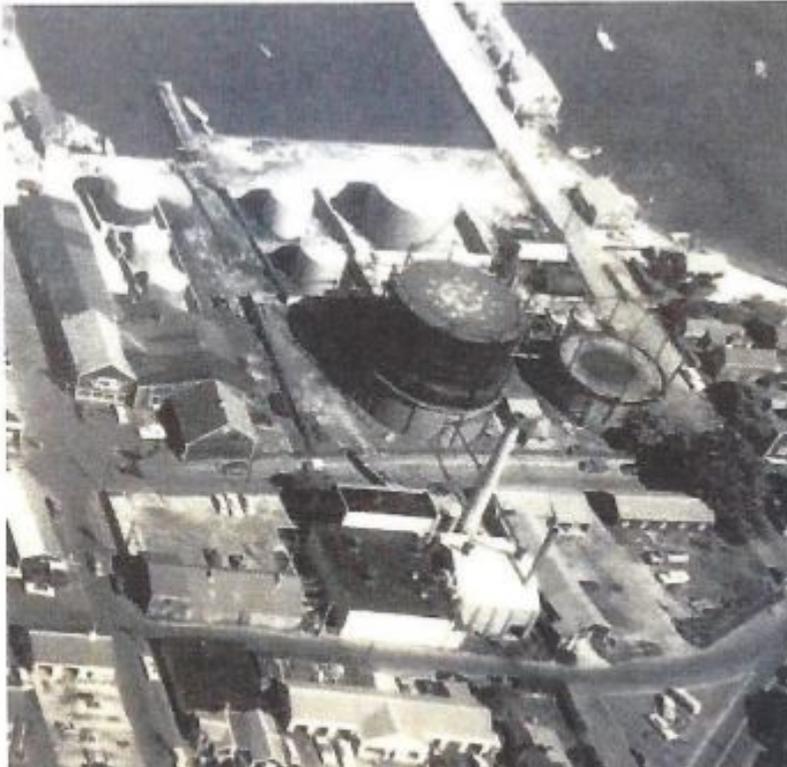
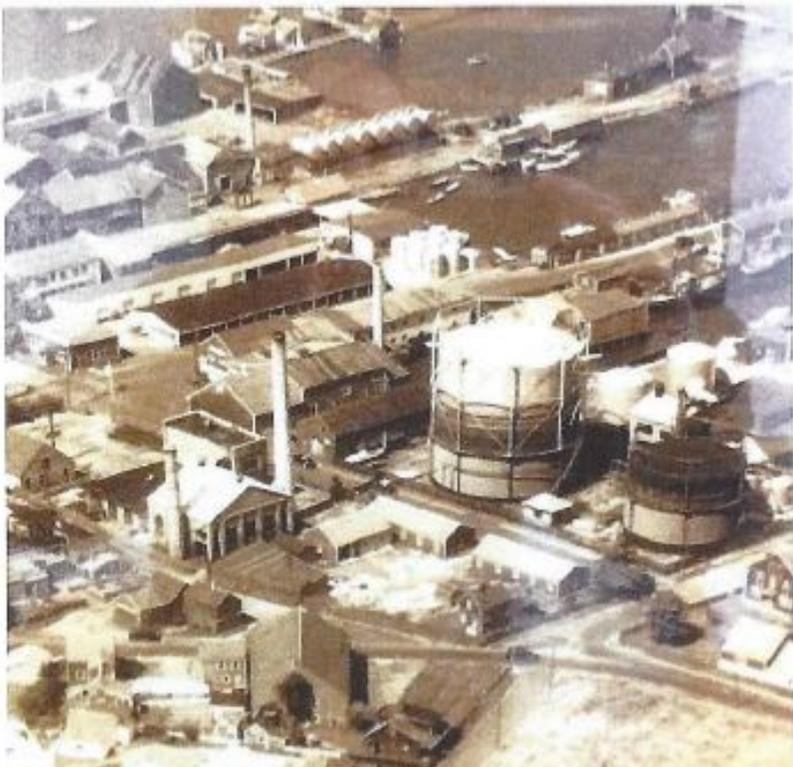
Transportation Solutions and an Integrated Waterfront Redevelopment

January 15, 2020

Agenda

1. Site History
2. Existing Conditions
3. What is Harbor Place?
4. Redeveloping a Portion of the Waterfront
5. Harbor Place – A Unique Opportunity
6. Next Steps

Site History



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Site History

Site History

- This is not a new story
- Discussions have occurred with town officials and site property owners for many years. There have been numerous town studies on addressing Straight Wharf, transportation and public safety challenges, and how to resolve them in a comprehensive master plan.
- The Wilkes Square study is an example of the extensive review of this area by the Town
- A joint committee of town officials and site property owners was formed last year, to discuss options for addressing key issues of transportation and infrastructure
- The decommissioning of the tank farm opens up additional opportunities to address these issues

An aerial photograph of a harbor area, likely Harbor Place, showing a dense cluster of buildings along the waterfront and a large number of boats docked in the water. The image is overlaid with a semi-transparent dark grey banner at the bottom. The text 'Existing Conditions' is centered in the middle of the image, and 'HARBOR PLACE Existing Conditions' is located in the bottom right corner.

Existing Conditions

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Existing Conditions



HARBOR PLACE
Existing Conditions

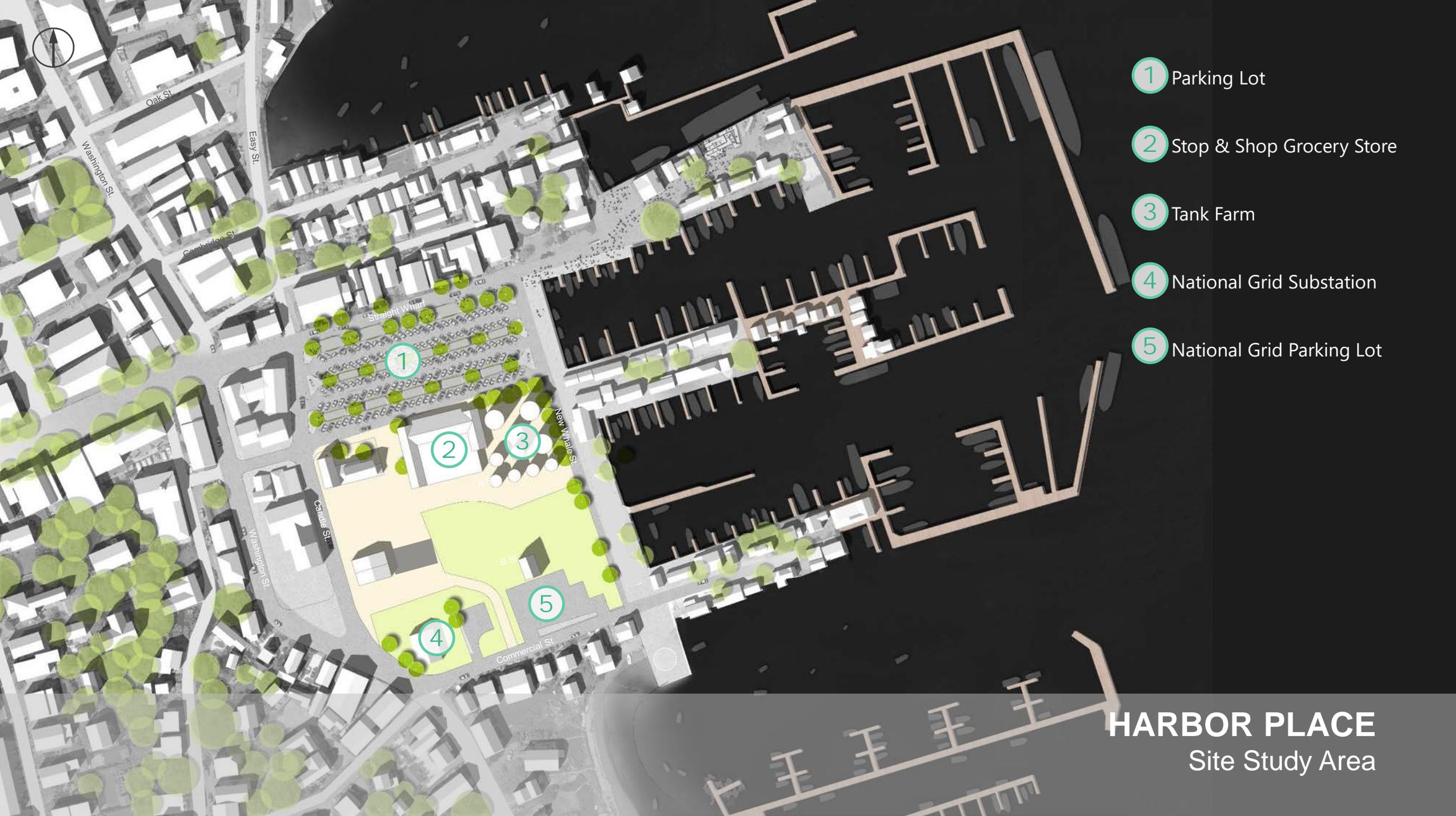
Existing Conditions

With recent and dramatic shifts, Straight Wharf has become the transportation center of Nantucket, given both a significant decline in air travel, one that is not expected to reverse, and a sizeable increase in Hyline fast ferry passenger traffic, as well as larger ferries, a surge is expected to continue:

- Roads at Straight Wharf and New Whale are thoroughly congested in season and certain times of year, raising serious public safety concerns and creating gridlock downtown
- Area sidewalks are too narrow, unable to accommodate the flow of pedestrians
- Inadequate queuing for taxis and cars; no bus or convenient shuttle parking
- Inadequate bicycle storage and bicycle routes to and from Straight Wharf/New Whale St. area
- The shift in island transportation underscores the need and potential for a year-round, town-owned-and-operated transportation center coupled with street and sidewalk improvements in the waterfront area to address these critical public safety and traffic issues



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Existing Conditions



- 1 Parking Lot
- 2 Stop & Shop Grocery Store
- 3 Tank Farm
- 4 National Grid Substation
- 5 National Grid Parking Lot

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Site Study Area

An aerial photograph of Harbor Place, a marina and residential area. The image shows a large body of water filled with numerous boats, including yachts and sailboats, docked at various piers. The surrounding area is densely packed with houses and buildings, some with prominent chimneys and gabled roofs. The overall scene is a mix of maritime activity and suburban development.

What is Harbor Place?

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What is Harbor Place?

What is Harbor Place?

Harbor Place is a once in a generation waterfront revitalization of a mixed-use development, allowing for a blend of residential, retail and restaurants. It is proposed at a time of significant surge in Hy-Line ridership. Harbor Place could provide a long-term solution for needed transportation improvements to Nantucket's downtown waterfront, easing congestion and traffic flow, improving public safety, and providing additional waterfront amenities by:

- Providing private land to the town, at no cost, for the potential of a state-of-the-art Intermodal Transportation Center or significant traffic upgrades including NRTA operational enhancements
- Creating increased access for all transit circulation options
 - Vehicle
 - Pedestrian
 - Bicycle
- Improving the street grid to alleviate currently congested areas
- Widening area roads to provide safe vehicle queuing on both sides of the street
- Widening sidewalks to enhance pedestrian flow
- Enhanced viewsheds and greater public access to the waterfront

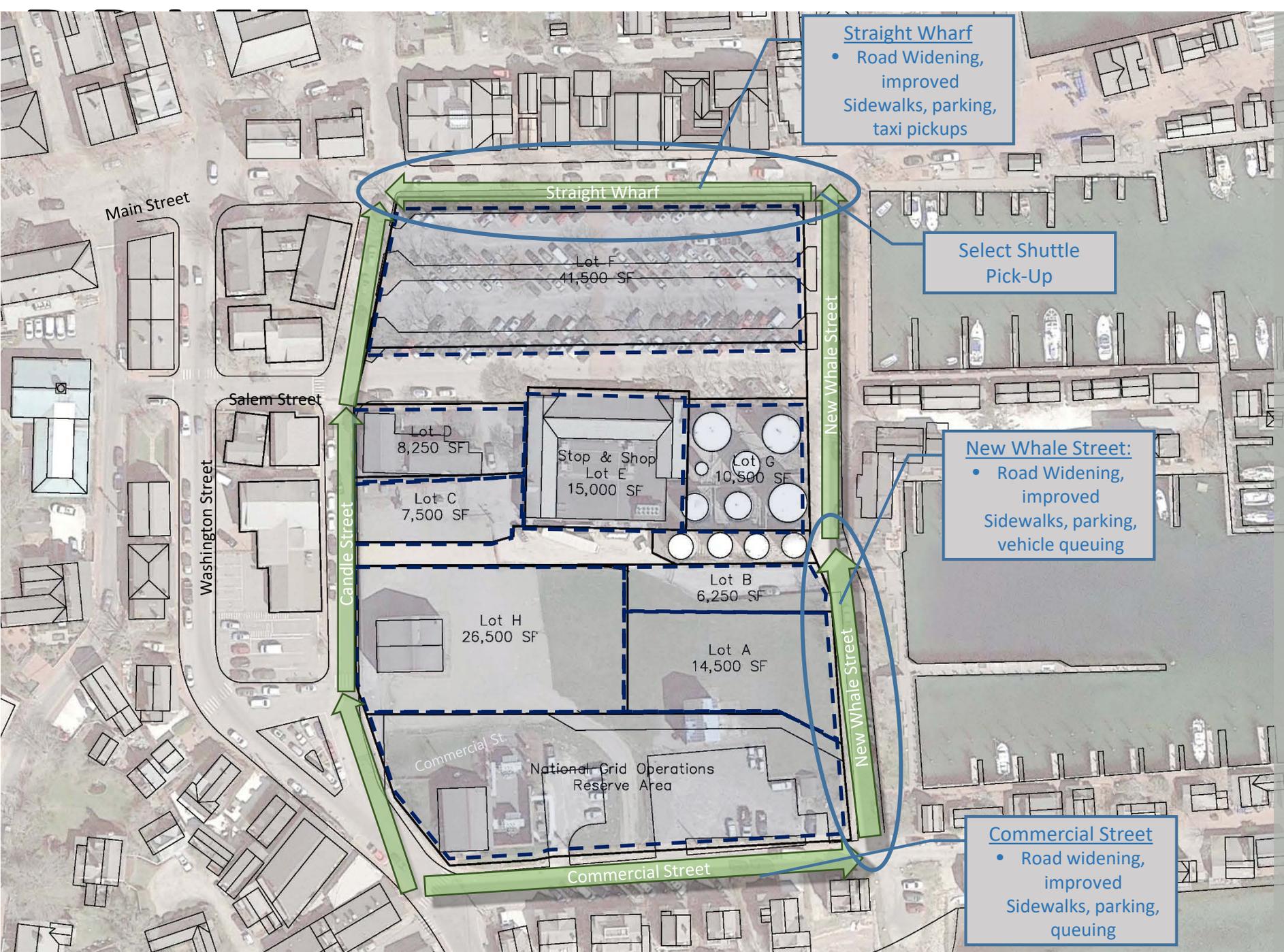
Redeveloping a portion of the Nantucket Waterfront

Redeveloping a key portion of the Nantucket Waterfront at Straight Wharf, Old South Wharf, and Commercial Wharf:

- Straight Wharf widened to provide vehicle queuing on both sides of street for taxi and personal pickup
- Taxi loop down Salem Street, with dedicated pick-up and drop-off along Straight Wharf
- Select shuttle pick-up at New Whale/Straight Wharf intersection
- Personal pick-up along New Whale, improved vehicle parking
- Pedestrian walk from ferry to future transportation center via Waterfront and New Whale Street
- NRTA dedicated drive lane and bus pick-up & drop off
- Potential for town-owned/town-operated transportation center
- Private redevelopment of about 1.5 acres on waterfront in close coordination with town officials and boards—retail and housing
- Improvements to Commercial St to support access to New Whale, waterfront areas and ferry loading

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Redeveloping a portion of the Nantucket Waterfront



Straight Wharf

- Road Widening, improved Sidewalks, parking, taxi pickups

Select Shuttle Pick-Up

New Whale Street:

- Road Widening, improved Sidewalks, parking, vehicle queuing

Commercial Street

- Road widening, improved Sidewalks, parking, queuing

STREET IMPROVEMENTS

- New Whale Street
- Straight Wharf
- Commercial Street

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

TRANSPORTATION

- Straight Wharf widened to provide vehicle queuing on both sides of street for Taxi & Personal Pick-Up
- Select Shuttle Pick-Up at Whale/Straight Wharf Intersection
- Personal Pick-Up Along New Whale, Improved Parking

An aerial photograph of Harbor Place, a coastal town and marina. The image shows a dense residential area with many houses and buildings, a large marina filled with numerous sailboats and yachts, and a church with a prominent steeple. The water is calm, and the overall scene is peaceful and scenic.

Harbor Place

A Unique Opportunity

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A Unique Opportunity

Harbor Place – A Unique Opportunity

- Incorporates the vision of Wilkes Square and numerous town studies
- Addresses significant downtown traffic and transportation issues
- Improves area roads and sidewalks
- Enhances vehicle, pedestrian and bicycle transportation downtown
- Connects downtown to the waterfront with greater public access and key view sheds to the harbor
- Conveys private land to the Town from National Grid and other private land owners, creating future opportunities for a town-owned and town-managed transportation center to accommodate bus, taxi, ferry service, personal vehicles, and NRTA circulation
- Other land to be made available for infrastructure improvements
- Private retail/housing redevelopment of about 1.5 acres in the waterfront area in close coordination with town officials and boards
- Preserves land for National Grid operations

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A Unique Opportunity

An aerial photograph of a coastal town and harbor. The town is built on a hillside, with numerous houses and buildings. A prominent church with a steeple is visible. The harbor is filled with many boats, including sailboats and motorboats, docked at piers. The water is calm, and the overall scene is peaceful.

Next Steps

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Next Steps

Next Steps

1. The drafting of an article allowing the funding for the Select Board and other Town Staff to investigate infrastructure, transportation and other planning goals related to the Downtown. **(Spring Town Meeting)**
2. Scheduling of public forums and meetings to review scope and prospective project outlines for Harbor Place
3. Drafting and approval of a Development Agreement between the Town and land owners
4. Rezone Harbor Place parcels, with a sub-district overlay, to Commercial Downtown (CDT) zoning, from Residential Commercial (RC), in alignment with downtown zoning **(Potential Fall Town Meeting)**
5. Town's commitment to proposed infrastructure improvements on site perimeter
 - New Whale Street widening, queuing, sidewalk repair/enhancement
 - Straight Wharf and Main Street widening, parking lane, sidewalk repair/enhancement
 - Commercial Street widening, sidewalk repair/enhancement
 - Town Sewer and Water Line work along roadways
6. Conveyance of land at no cost to the Town for future transportation/intermodal Center with easement rights for infrastructure improvements

An aerial photograph of a coastal town and harbor, featuring numerous houses, a church, and a large marina filled with boats. The image is overlaid with a semi-transparent grey layer.

THANK YOU!

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