



Nantucket Planning Board

Nantucket Planning Board Agenda

WEDNESDAY, NOVEMBER 9, 2016

6:00 PM

4 Fairgrounds Road

Public Safety Facility Community Room

First Floor

www.nantucket-ma.gov

Video of meeting available on Town website

(AGENDA SUBJECT TO CHANGE)

*The Planning Board meeting will be video/audio recorded.

Board Members: Barry G. Rector (Chairman), Linda Williams (Vice-Chairman), Nathaniel Lowell, Joseph Marcklinger, and John Trudel,

III

Alternates: Carl Borchert, David Callahan and Stephen Welch

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Holly Backus (Land Use Planner), and Catherine Ancero (Administrative Specialist)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

- I. Call to order
- II. Discussion with Board of Selectmen regarding Harbor Place also known as Wilkes Square
- III. Other Business
 - Next Planning Board regular meeting is November 14, 2016 at 6:00 PM
- IV. Adjourn

DRAFT 11/04/16

HARBOR PLACE

Transportation Solutions and a New Waterfront Vision

November 09, 2016

INTRODUCTION

• WHO WE ARE

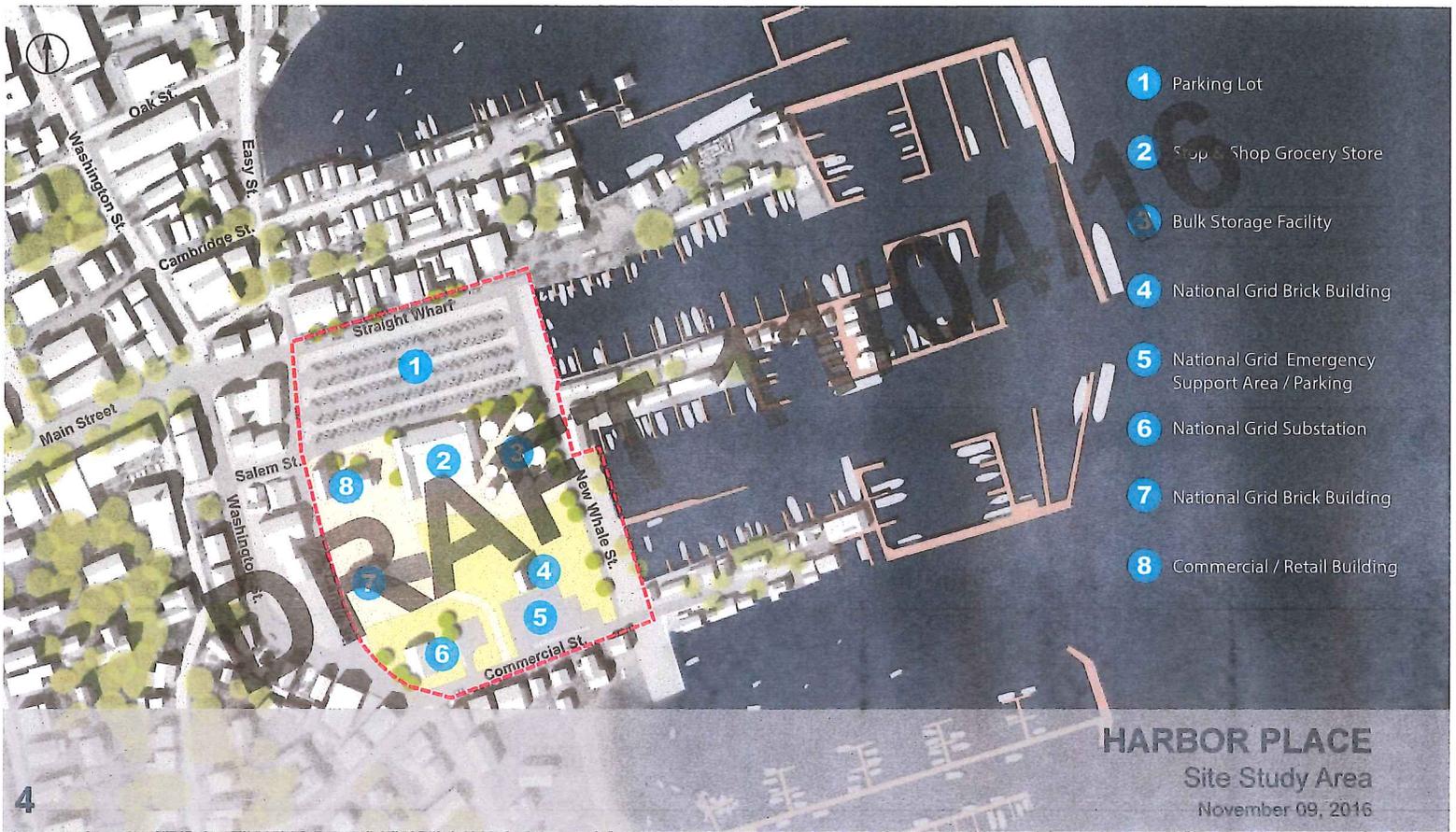
- **A public-private partnership of:**
 - **Town of Nantucket**
 - **National Grid**
 - **New England Development**
 - **Winthrop Management**
 - **ReMain Nantucket**

• 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
 November 09, 2016

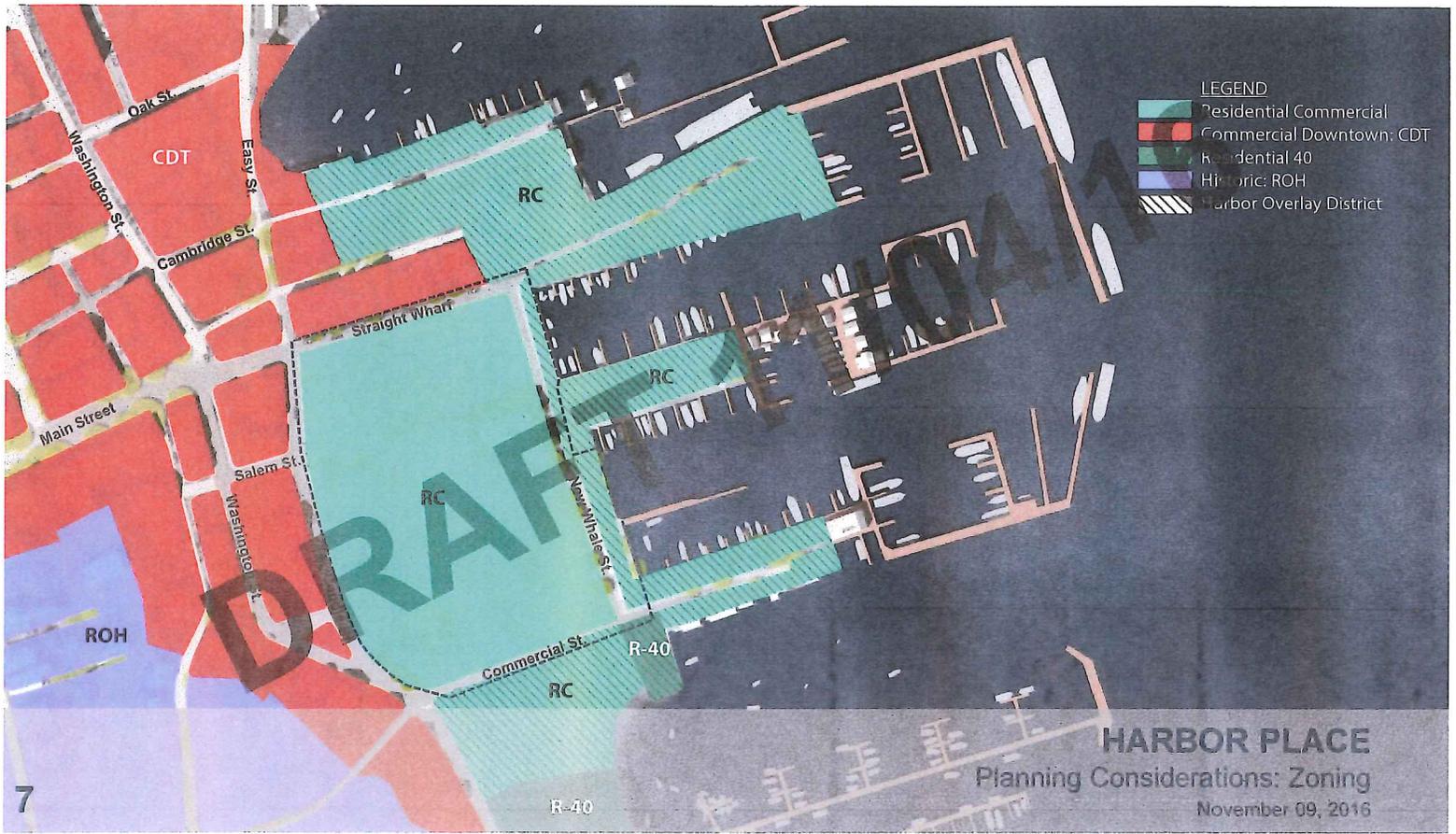
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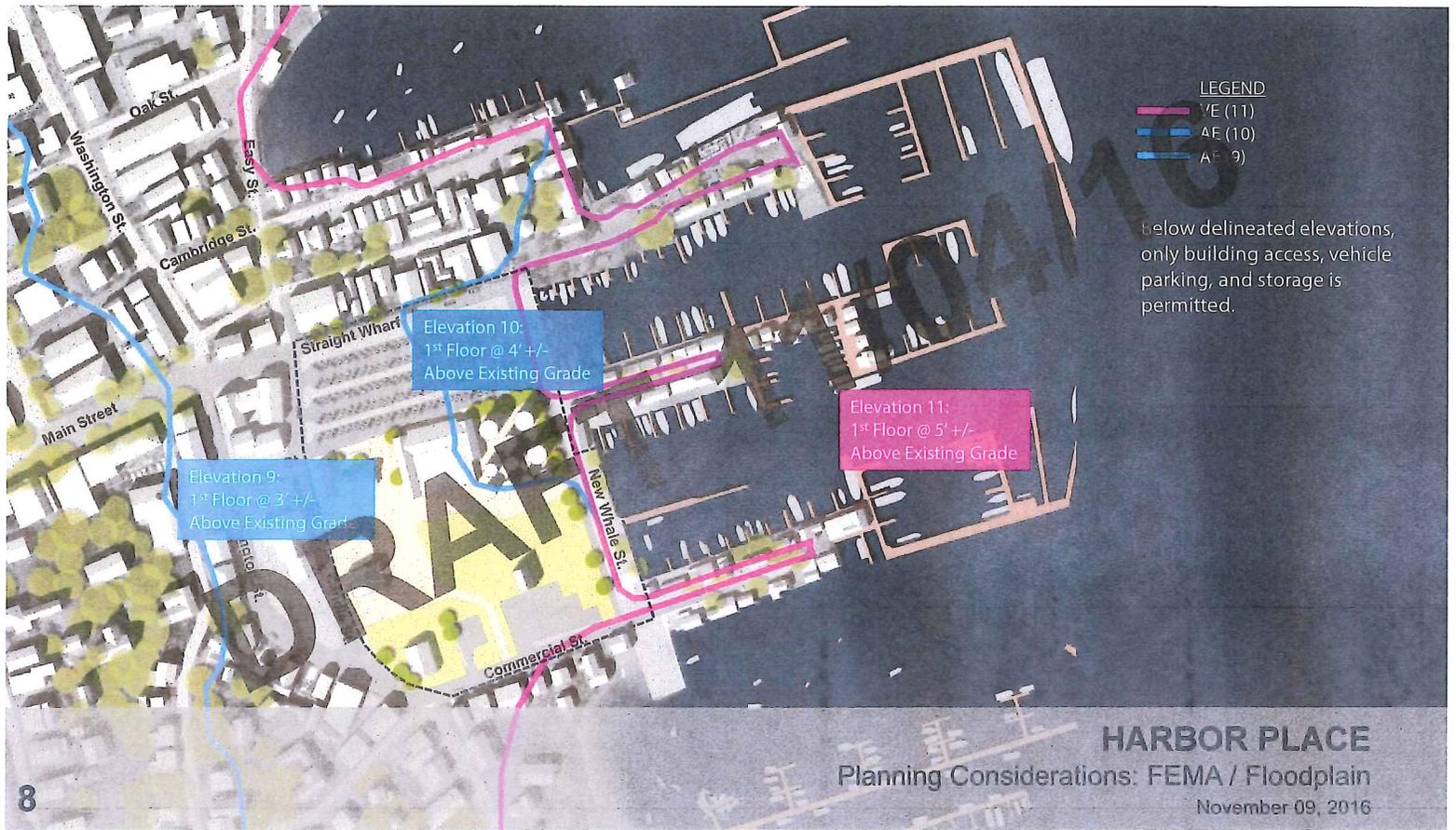
PLANNING CONSIDERATIONS

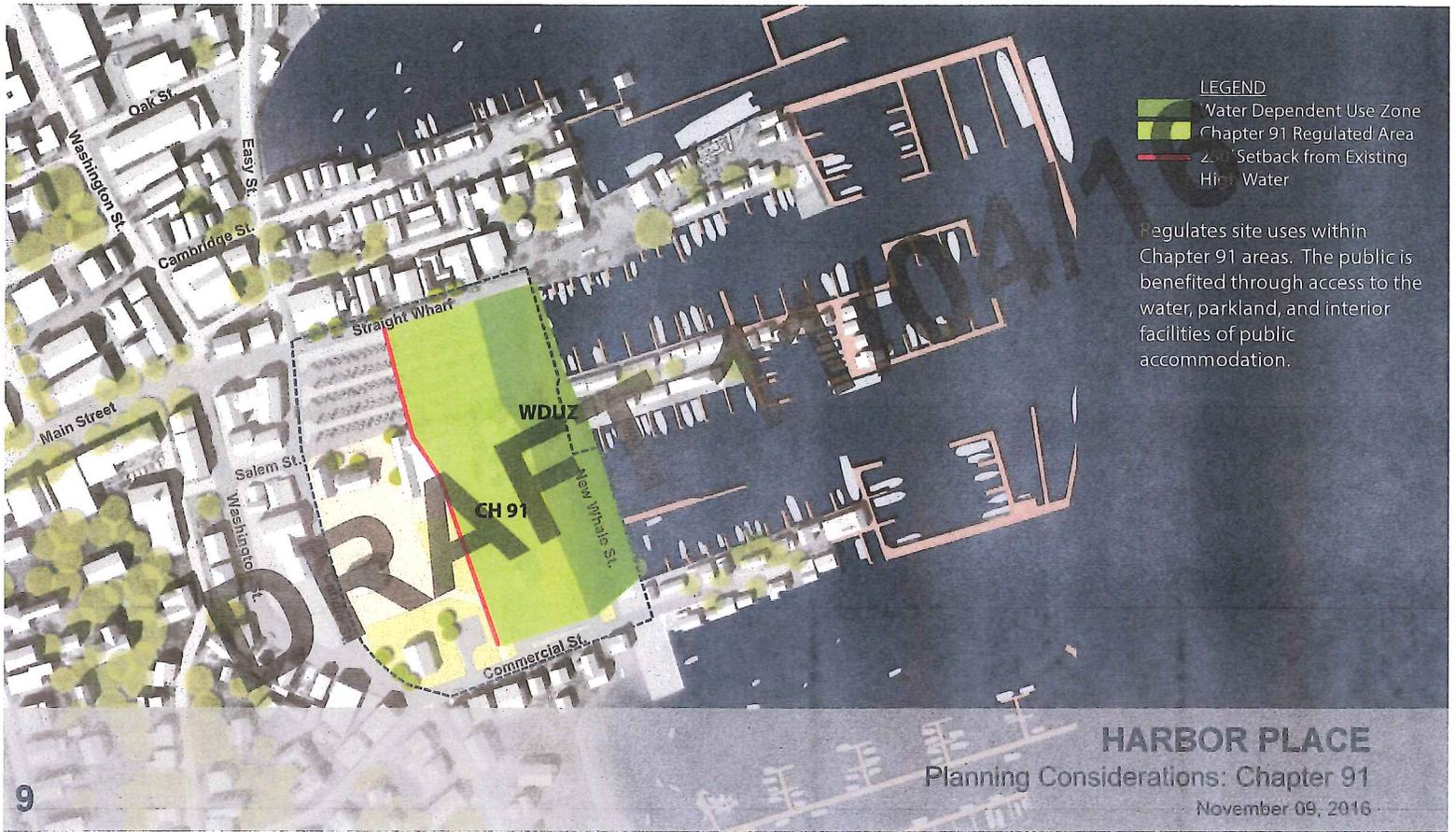
- **Transportation:**
 - Intermodal System
 - Expanded Street Network
 - Streetscape and Pedestrian Improvements
 - Pedestrian/Bicycle Access
 - Core District Access
- **Zoning:**
 - Density, Setbacks, Height Restrictions
 - Need to achieve a mix of uses to allow retail, commercial, and residential on-site
 - 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

- **Alleviate Congestion in Area of Taxi Drop-Off and Pick-Up**
- **Improve Bus and Shuttle Parking**
- **Minimize Blocking in the Parking Lot, 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**







ENVIRONMENTAL

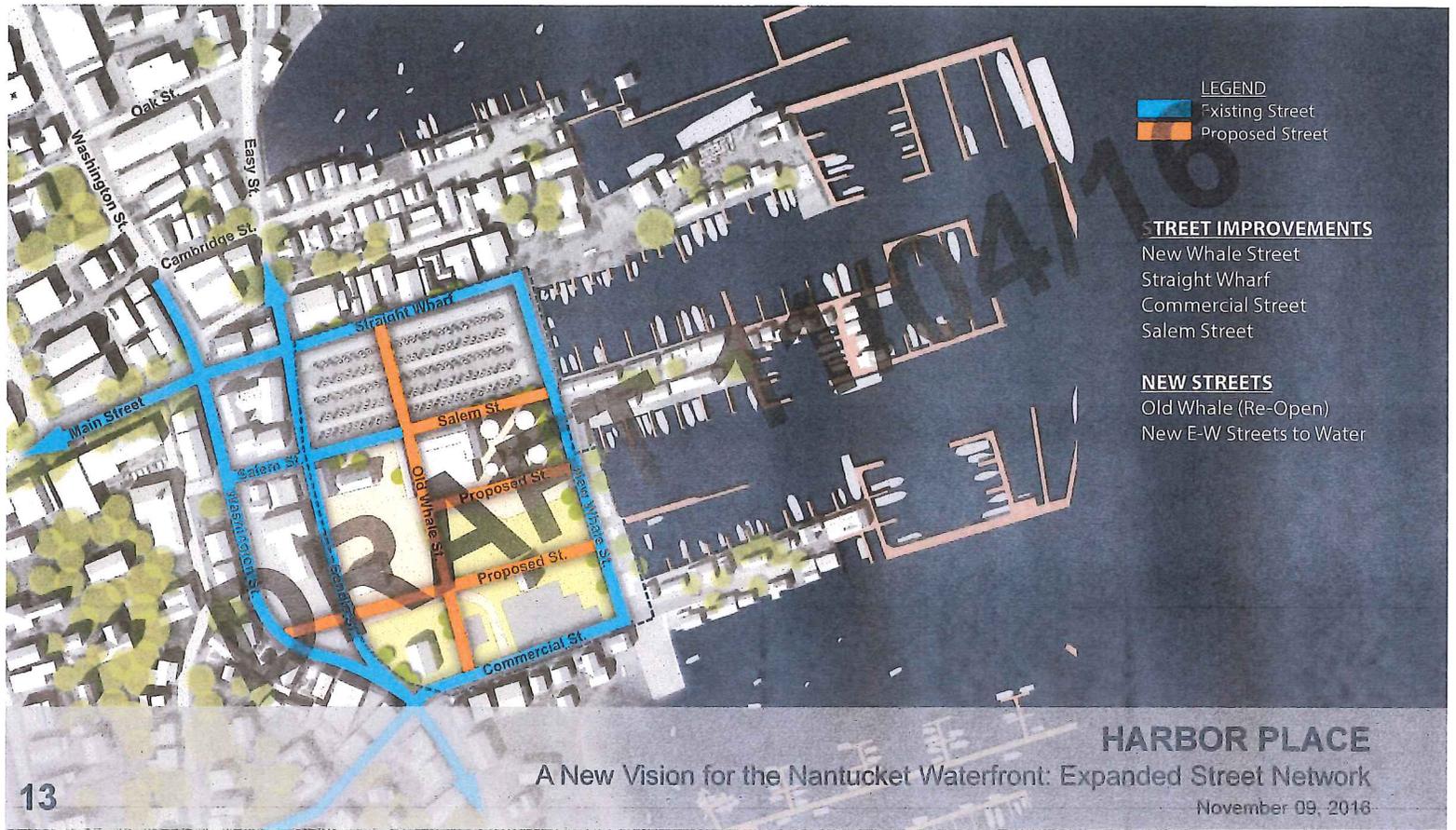
- **AUL Permitted Activities (National Grid):**
 - **Commercial**
 - **Recreational**
 - **Residential**
 - **Construction - with professional oversight**

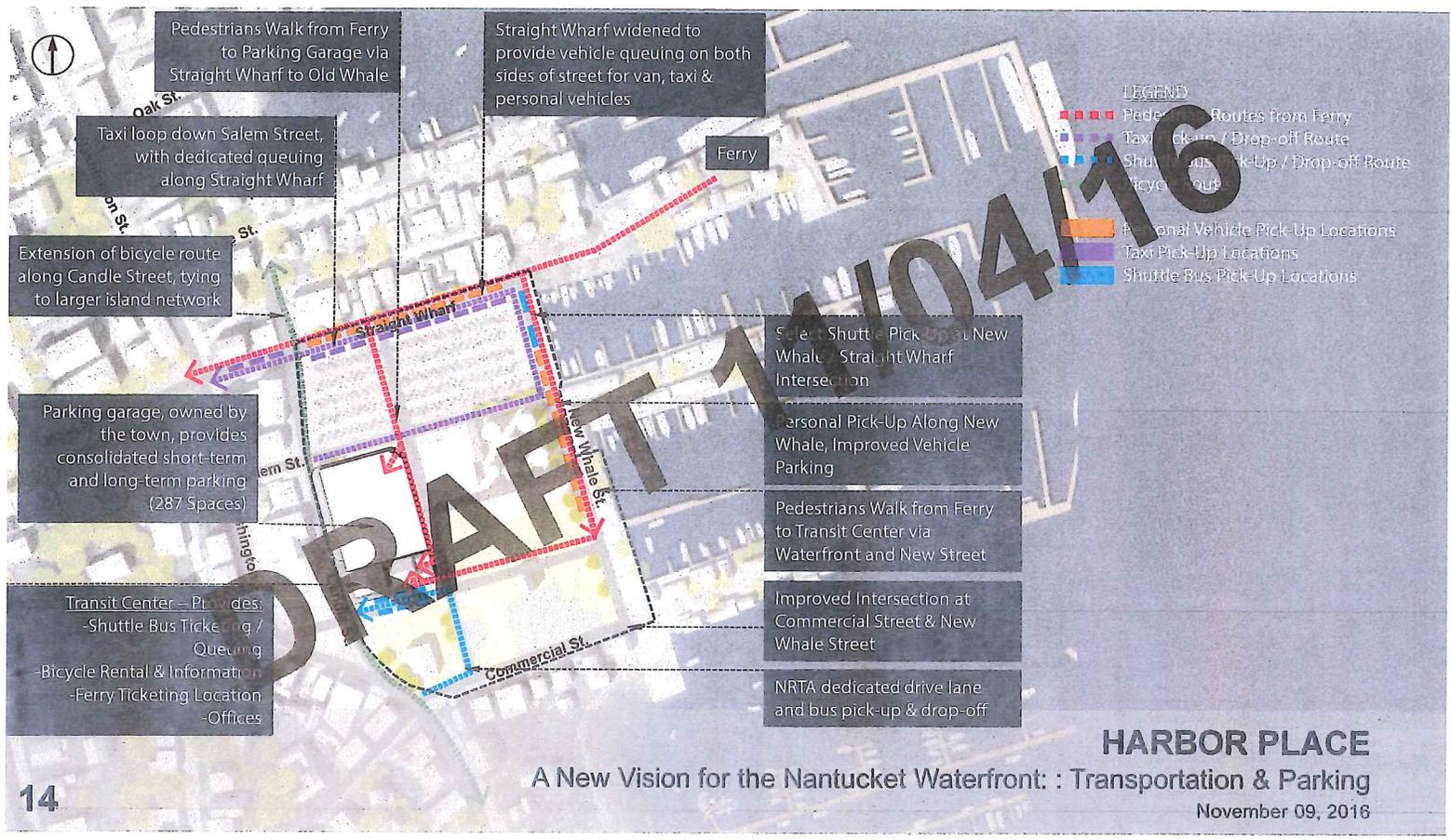
- **Long-Term Environmental Solutions:**
 - **Maintenance and inspection obligations**
 - **Tank removal protocols**
 - **Soil and groundwater management plan**
 - **Environmentally safe facility for fueling boat basin**

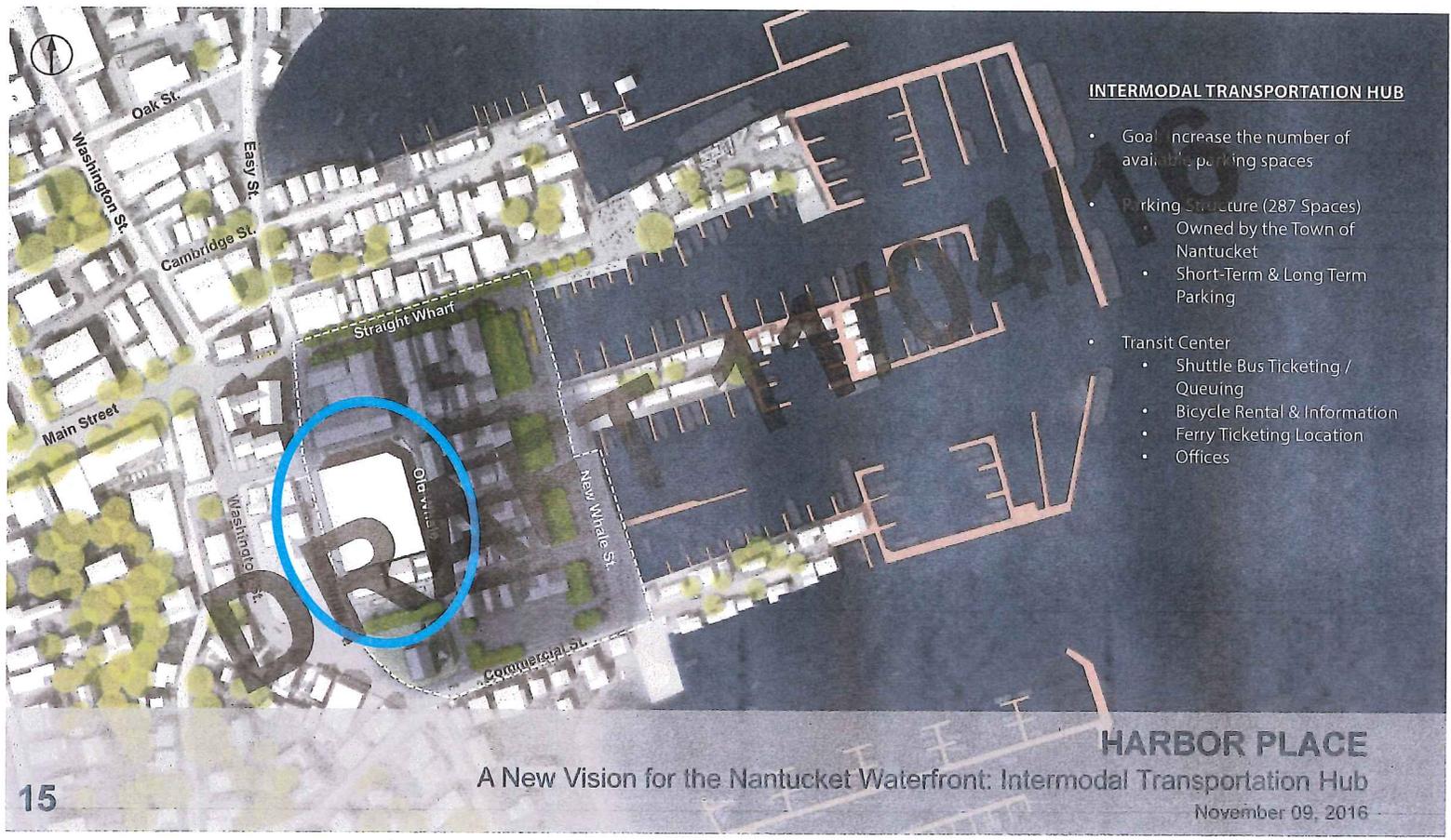
“A NEW VISION”

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







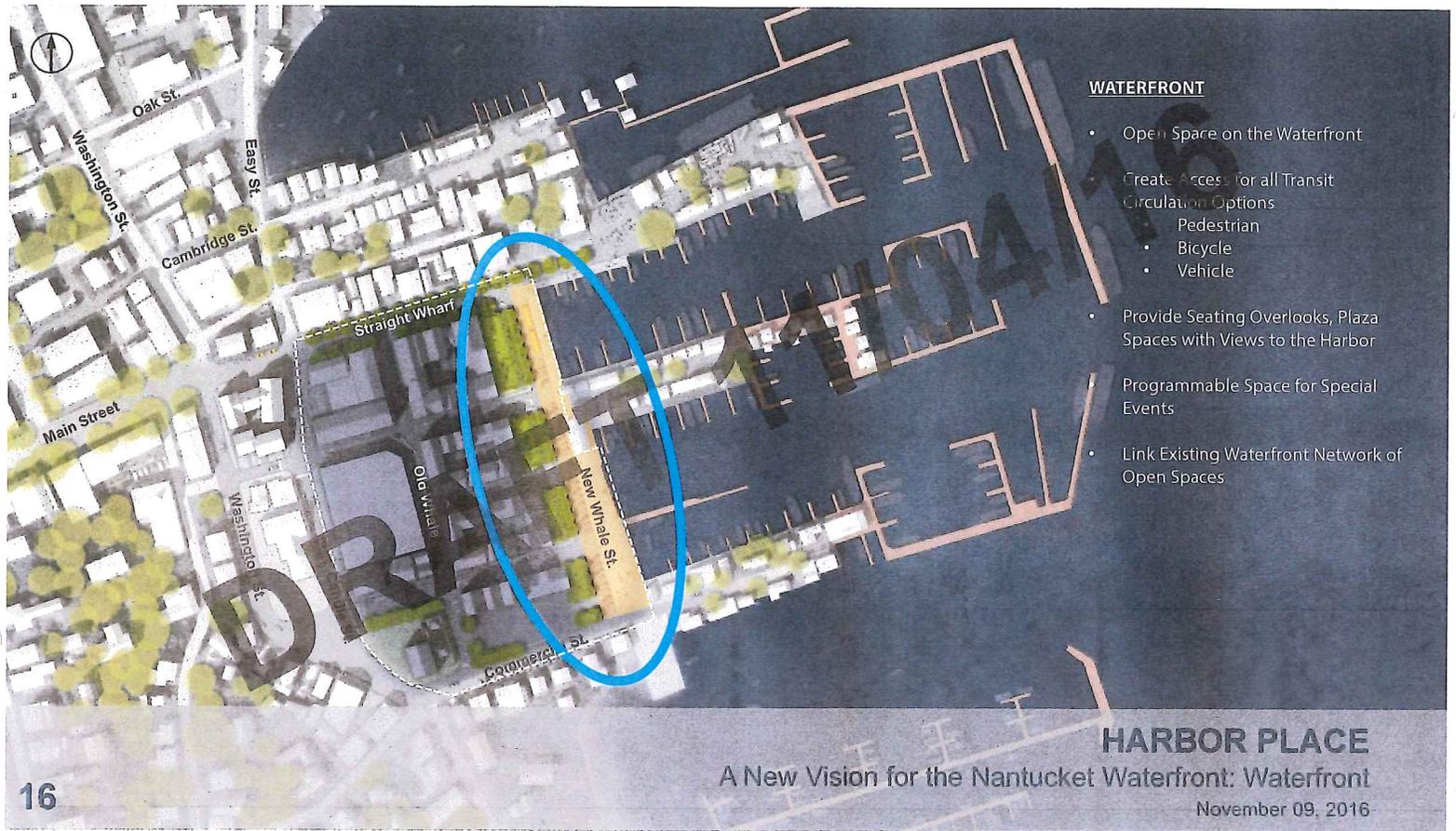
INTERMODAL TRANSPORTATION HUB

- 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

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Intermodal Transportation Hub

November 09, 2016



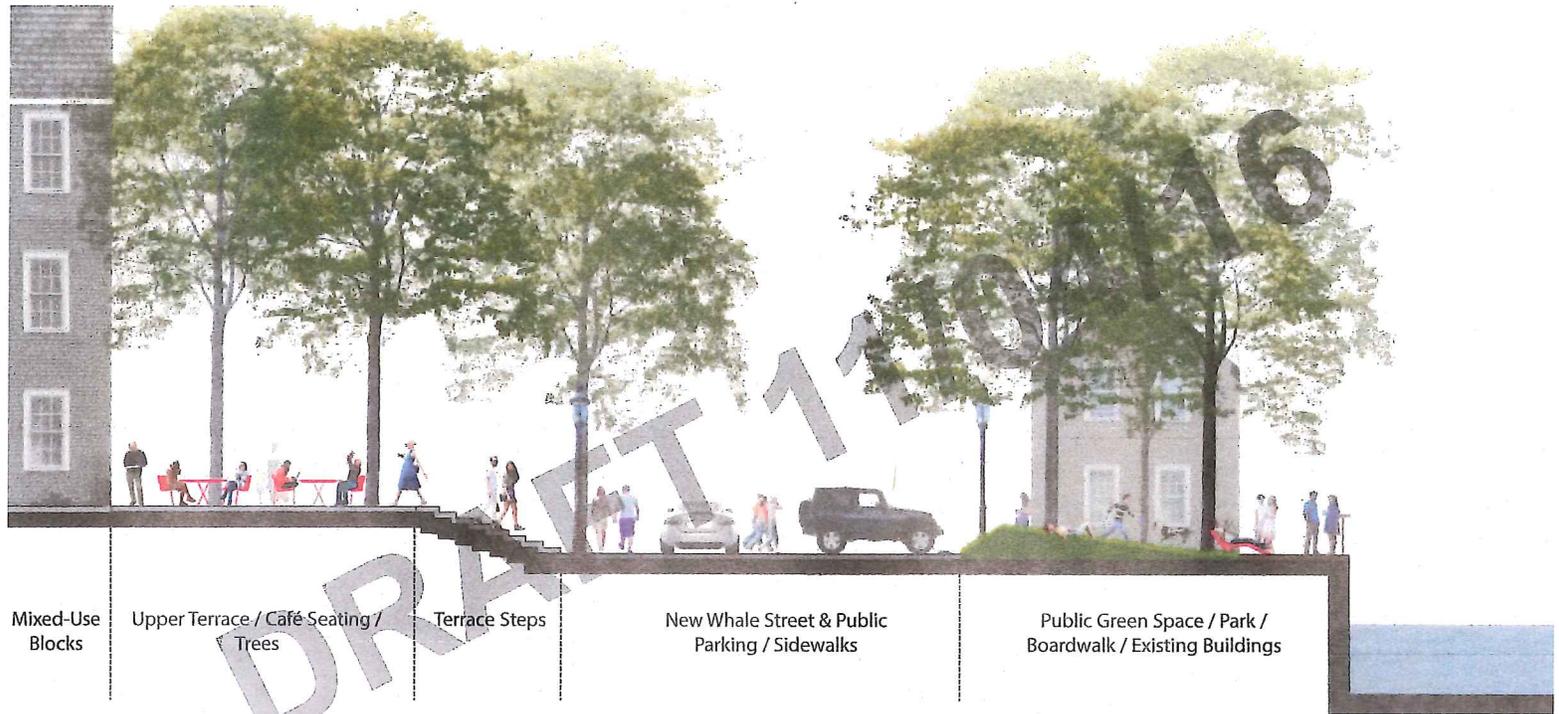
WATERFRONT

- 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

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Waterfront

November 09, 2016



Mixed-Use
Blocks

Upper Terrace / Café Seating /
Trees

Terrace Steps

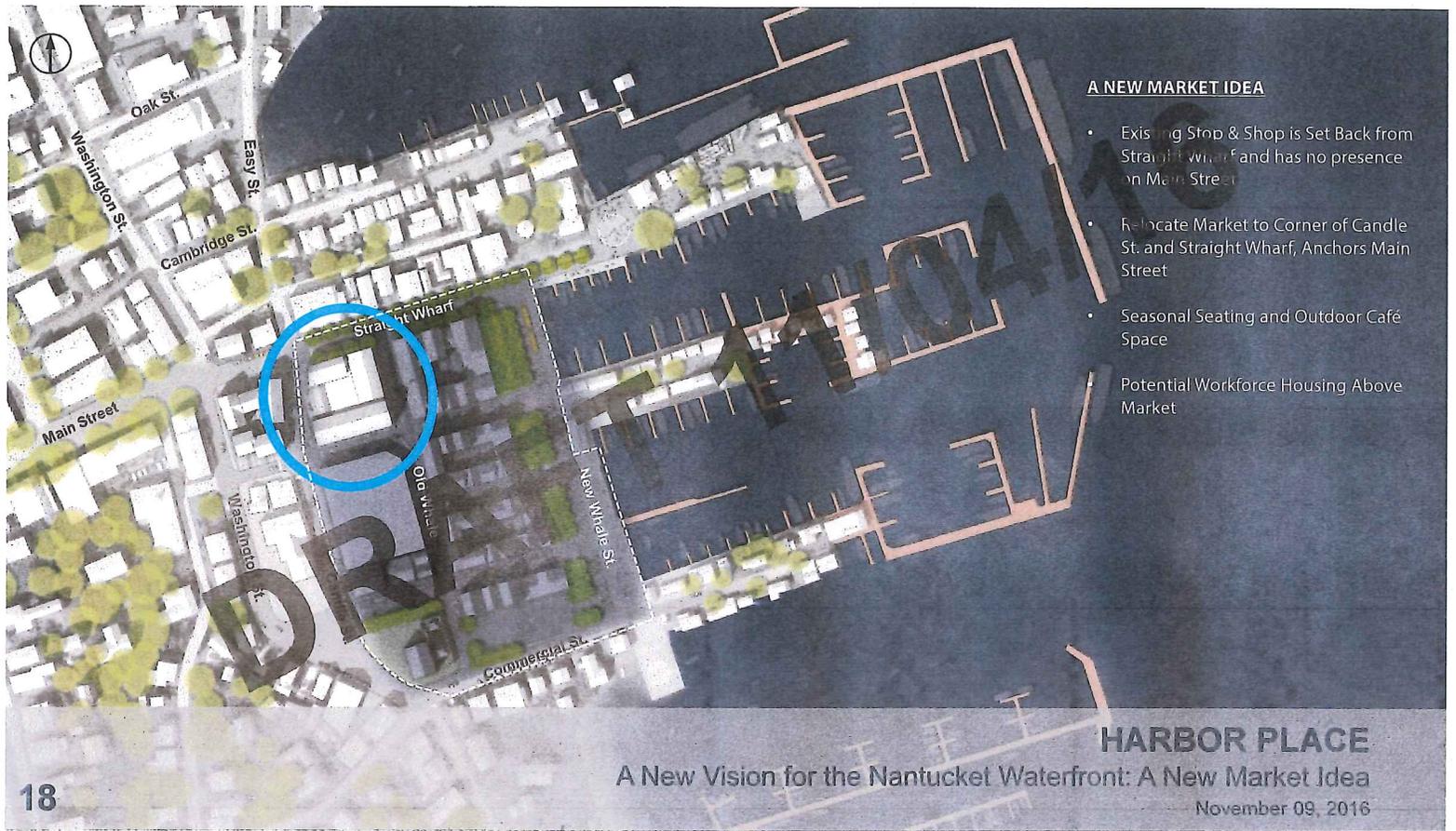
New Whale Street & Public
Parking / Sidewalks

Public Green Space / Park /
Boardwalk / Existing Buildings

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Waterfront Amenities

November 09, 2016



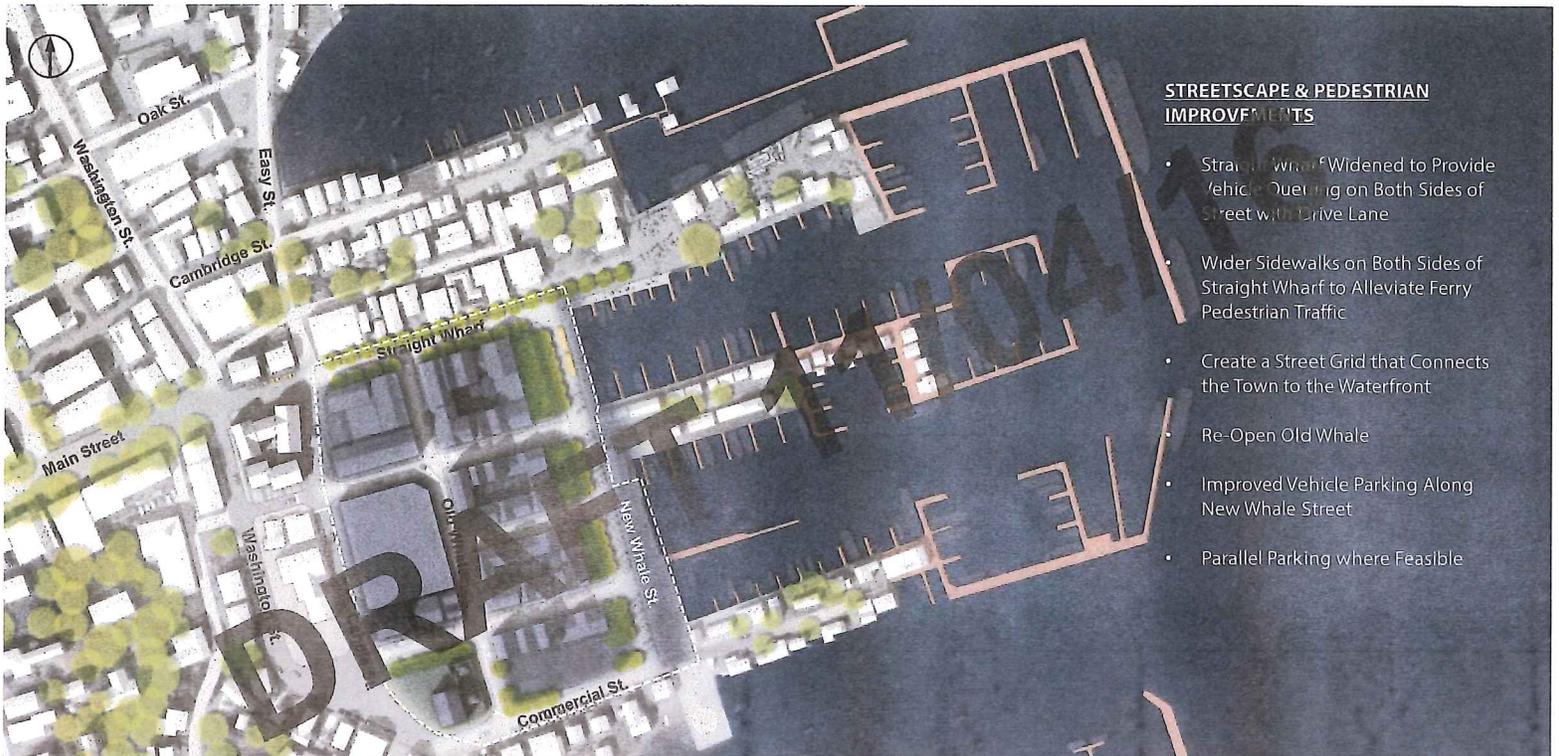
A NEW MARKET IDEA

- 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

HARBOR PLACE

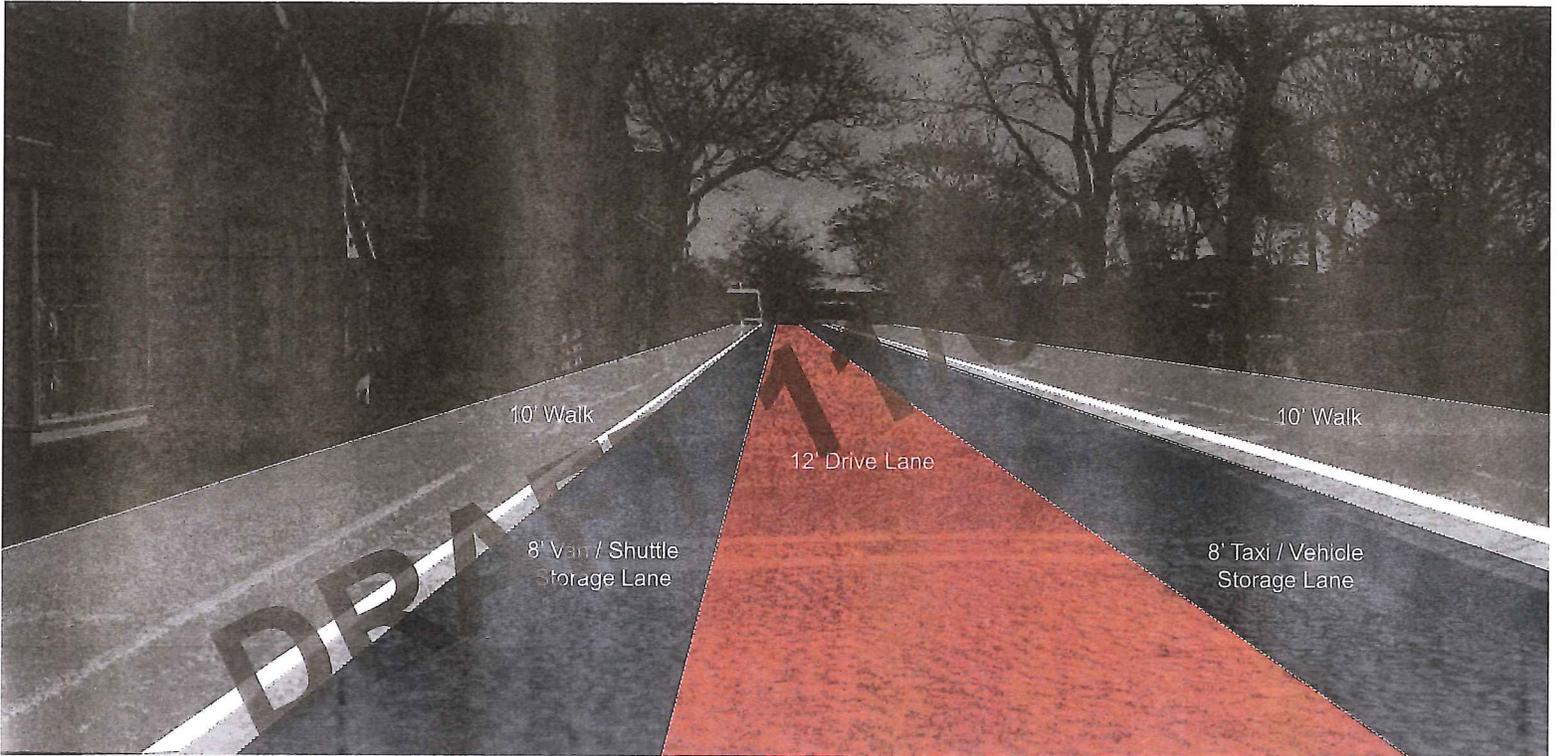
A New Vision for the Nantucket Waterfront: A New Market Idea

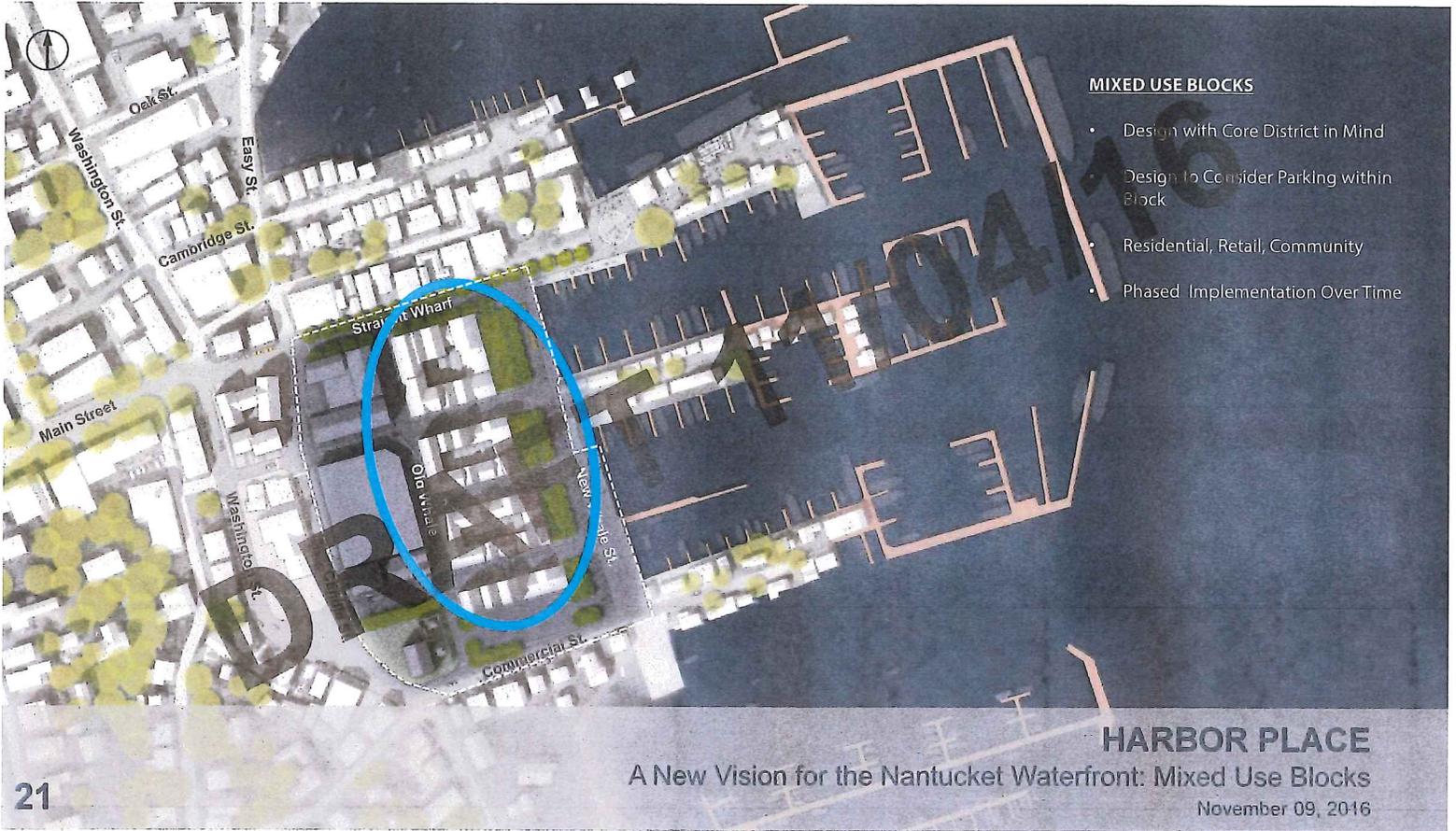
November 09, 2016



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





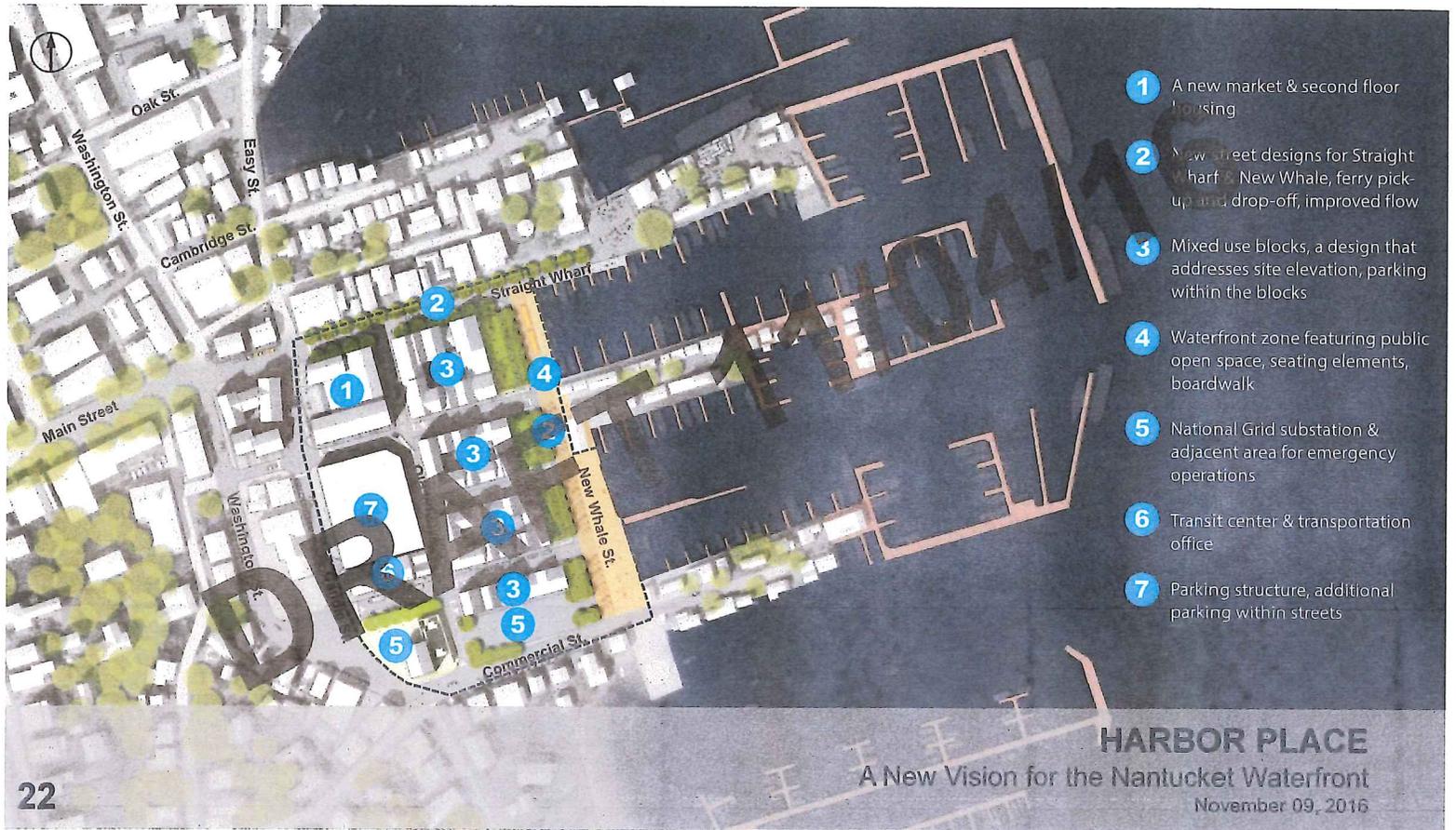
MIXED USE BLOCKS

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

HARBOR PLACE

A New Vision for the Nantucket Waterfront: Mixed Use Blocks

November 09, 2016



- 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

HARBOR PLACE

A New Vision for the Nantucket Waterfront

November 09, 2016

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.**

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QUESTIONS?