A GREAT SITE – IN SEARCH OF A GREAT USE

October 14, 2009

WILKES SQUARE REDEVELOPMENT

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cbt

THE TEAM

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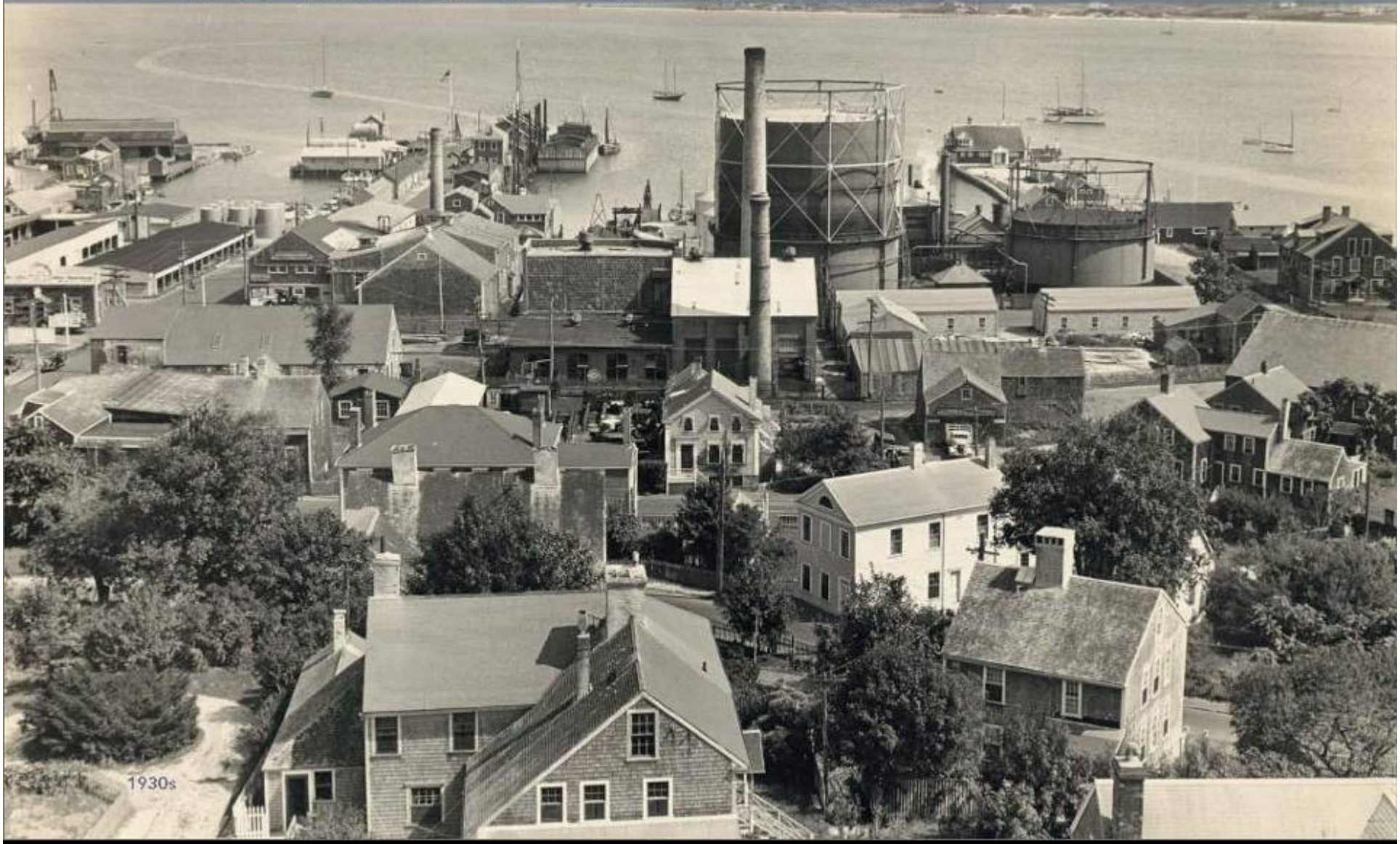
OUTLINE

- The Site/Ownership and History
- Principles, Program and Framework
- Character
- Discussion

THE SITE - MULTIPLE OWNERS
DRC STUDY AREA 5.65 ACRES
GREENHOUND LLC
NANTUCKET ELECTRIC COMPANY
WINTHROP NANTUCKET NOM TRUST
NIR RETAIL LLC

HISTORY - 1830s THRIVING WORKING CLASS NEIGHBORHOOD

HISTORY - 1930s BEGINNING OF INDUSTRIAL TRANSFORMATION



HISTORY - 1940-1970 COMPLETE TRANSFORMATION AND PRIVATIZATION

TODAY - A TRANSIENT, PRIVATE AND INDUSTRIAL AREA

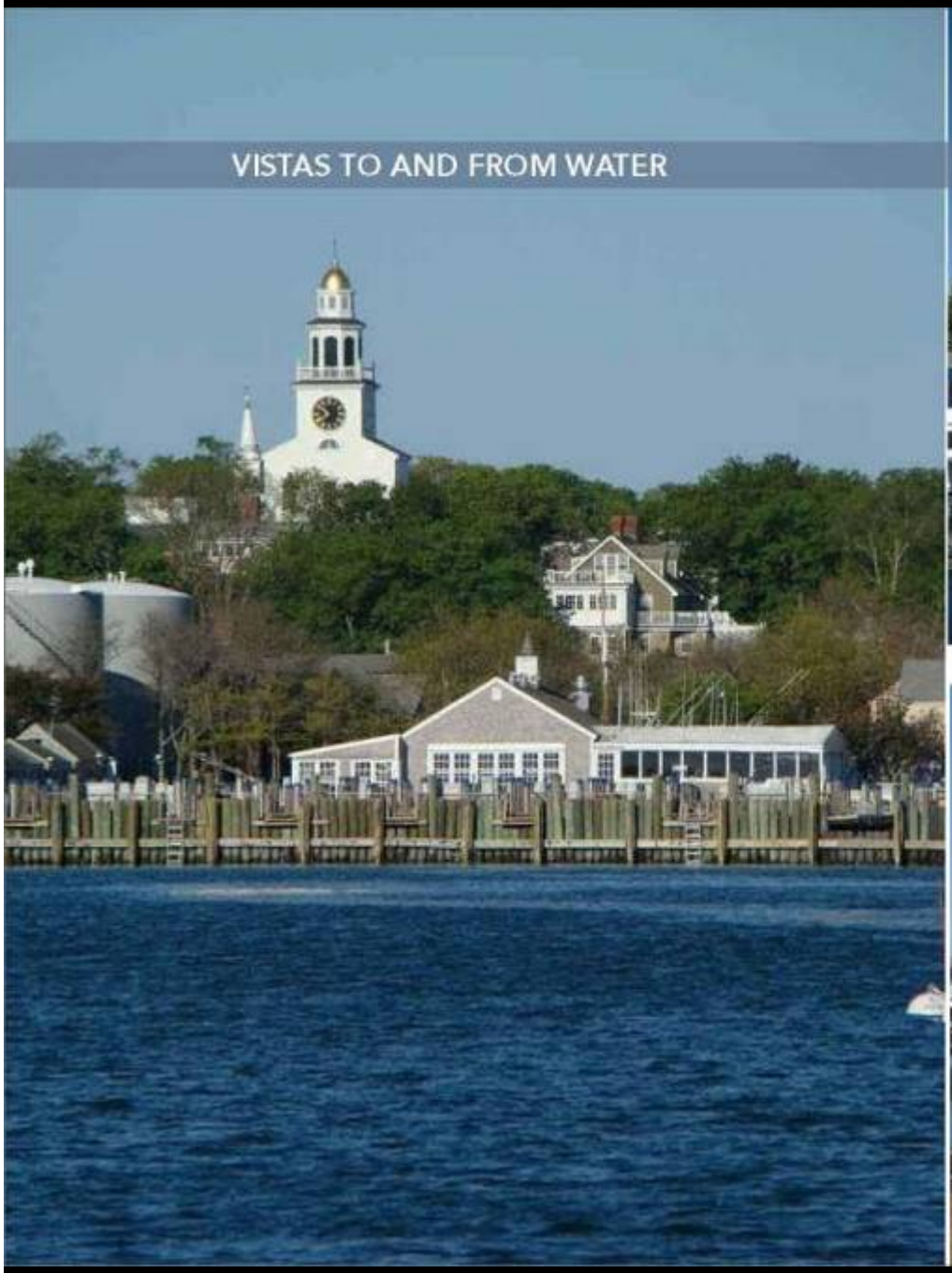
VIBRANCY AND CHAOS

RELATIONSHIP TO THE WATER - VIEWS AND BARRIERS

RELATIONSHIP TO THE WATER - LANDSCAPE QUALITY

ENTRY FROM THE TOWN - PEDESTRIAN, BICYCLE AND VEHICULAR CONFLICTS

VISTAS TO AND FROM WATER



PRINCIPLES, PROGRAM AND FRAMEWORK

PRINCIPLES

- Connect Nantucket to its waterfront: make the site publicly accessible
- Complement downtown and support the island – do not compete
- Improve circulation in the downtown area through the reorganization of this site
- Reflect the historic qualities of the site and not copy downtown Nantucket
- Create smaller scale civic spaces on the water
- Preserve and enhance the working waterfront quality
- Find a diverse and marketable mix of uses that attract wide range of individuals
- Promote Year Round Activities
- Keep the Town Government as an anchor
- Focus on implementation

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CONTEMPLATED PROGRAM MIX

- Hotel with Conference Facilities – 50 Keys
- Workforce Housing – 50 to 100 Keyes
- Public Grocery/Market – 20,000 SF.
- Entertainment Uses and Function Space: 15,000 SF.
- Retail F&B – 5,000 SF.
- FPA – Cultural and Educational – 15,000 SF.
- Town Offices – 40,000 SF.
- Transportation – 5,000 SF.
- Maritime/Industrial – 5,000 SF.
- Civic Space
- Parking (Surface and Garage)

ALTERNATIVES

Alternatives	As of Right (RC Zone) Option I	As of Right (RC Zone) Option II	New Zoning Scenario I	New Zoning Scenario II	New Zoning Scenario III	New Zoning Scenario IV
Scenario Description	As Improved Plus Development of Vacant ANR Lots	As if Vacant and Fully Available for Development to Max. Allowed	Retain existing surface parking and additonal surface parking where available. No town offices	Retain existing surface parking and additional surface parking where available. No Residential	Parking Provided for Onsite Uses Only (Mostly on Surface)	Parking Provided for Onsite and Offsite Uses (Mostly in Garage Structure)
Use Mix	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF
Grocery	15,000	15,000	15,000	15,000	15,000	15,000
Residential	25,600		85,000		34,000	
FPA's (Ed-Cultural, etc.)		5,000	15,000	15,000	15,000	15,000
Hotel		30,000	30,000	30,000	30,000	30,000
Retail/T&B		5,000	5,000	5,000	5,000	5,000
Transportation	2,200	2,200	5,000	5,000	5,000	5,000
Industrial			5,000	5,000	5,000	5,000
Town Offices		40,000		40,000	40,000	40,000
Total GSF	42,800	97,200	160,000	115,000	149,000	115,000
Total On Site Parking	32	120	200	160	200	158
Parking Surplus for Off Site Uses	130	130	60	120	0	190

THE SITE
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PROPOSED URBAN STRUCTURE - SMALL CIVIC SPACES AND ASSETS CONNECTED

EXISTING CIRCULATION - CONGESTION AND CONFLICTS
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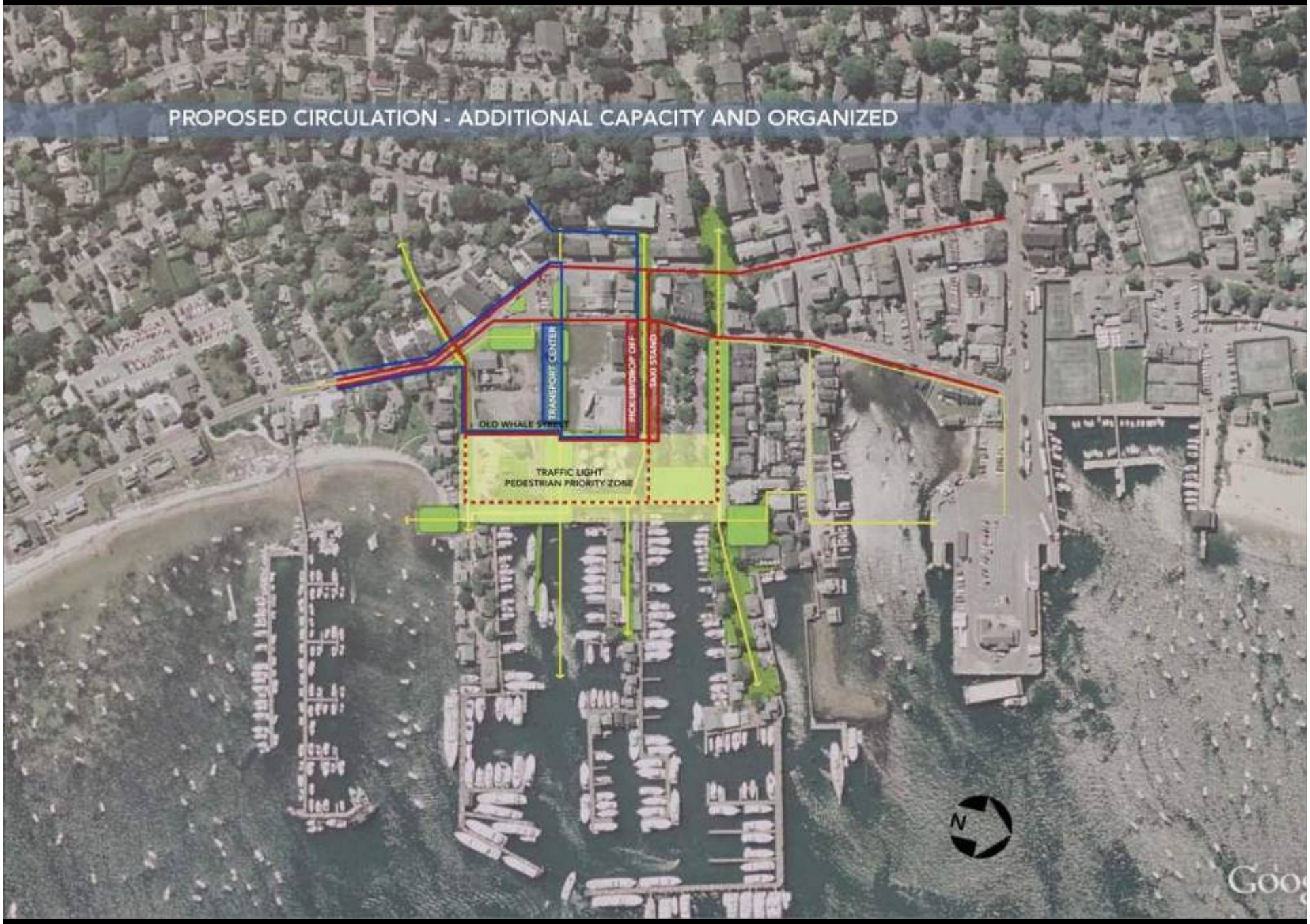
PROPOSED CIRCULATION - ADDITIONAL CAPACITY AND ORGANIZED



PROPOSED BLOCK STRUCTURE - HIGHLY FLEXIBLE
A
B
C
D
E
F
N

PROPOSED LAND USES
HOUSING
PARKING
EDUCATIONAL
OFFICE
CIVIC USES
PUBLIC SPACE
TOWN OFFICES
HOTELS/RESTAURANTS
MARKETS
CULTURAL
MARINE/WATER USES
N

THE SITE
N

THE VISION

SCENARIO I

WASHINGTON STREET
REALIGNED CANDLE ST
RESIDENTIAL
TRANSPORT CENTER
RESIDENTIAL
SALEM STREET
NEW STREET
HOTEL
PUBLIC MARKET
THE WATERFRONT
PUBLIC BOAT LAUNCH
P
N

SCENARIO II

WASHINGTON STREET
REALIGNED CANDLE ST
CULTURAL/ HOTEL
TRANSPORT CENTER
TOWN OFFICES
SALEM STREET
NEW STREET
HOTEL
PUBLIC MARKET
THE WATERFRONT
PUBLIC BOAT LAUNCH
P
N

SCENARIO III

SCENARIO IV

WASHINGTON STREET
REALIGNED CANDLE ST
TOWN OFFICES
RESIDENTIAL
TRANSPORT CENTER
GARAGE
SALEM STREET
NEW STREET
HOTEL
PUBLIC MARKET
THE WATERFRONT
PUBLIC BOAT LAUNCH
N

CHARACTER

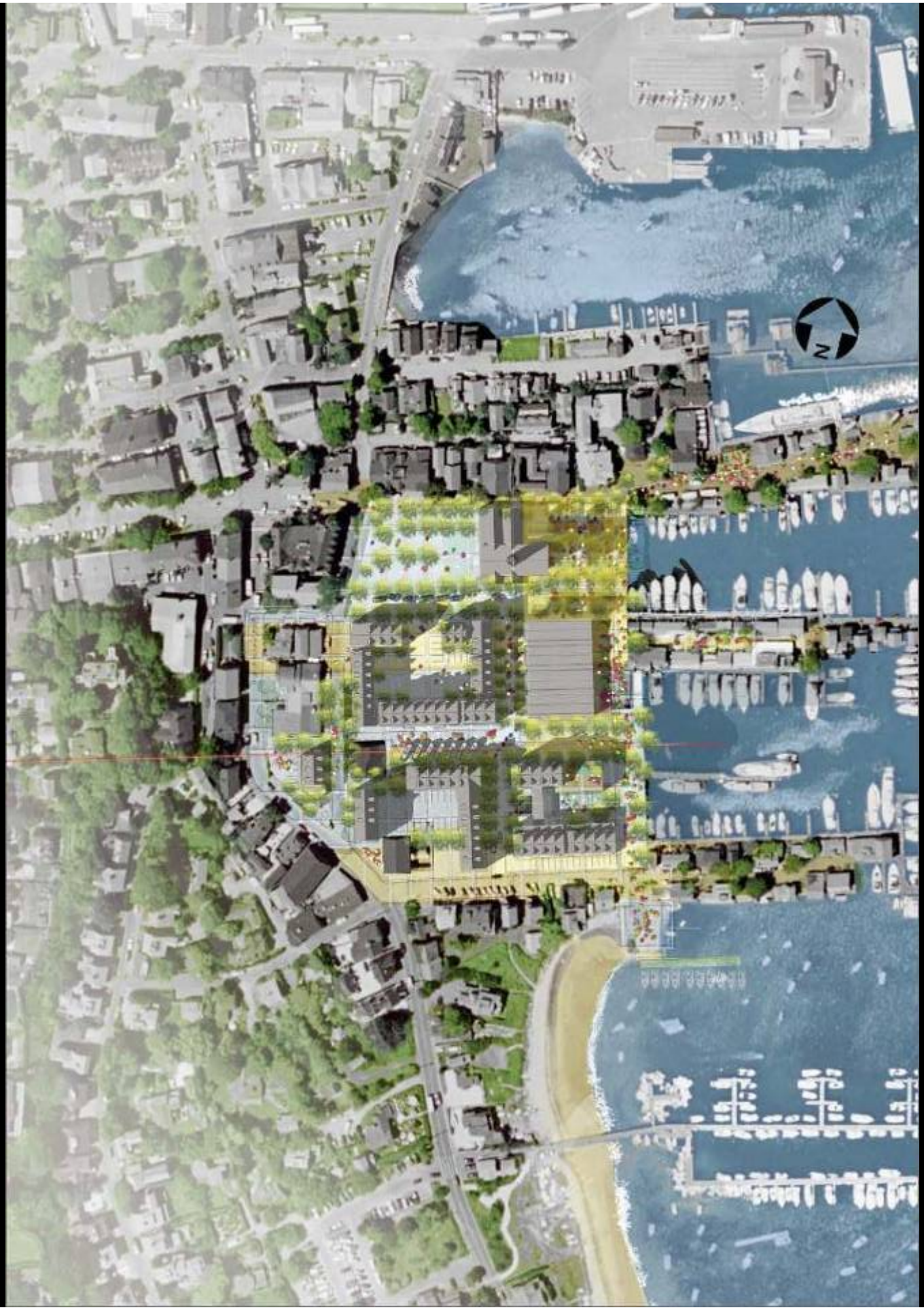
SCENARIO II

SCENARIO III

SCENARIO IV

VIEW FROM THE WATER TOWARDS THE HOTEL

VIEW FROM WASHINGTON STREET ENTERING THE TOWN

VIEW TO THE WATER FROM CANDLE STREET

VIEW TO THE WATER FROM THE HOTEL COURTYARD