



A GREAT SITE – IN SEARCH OF A COLLECTIVE VISION
January 27, 2010
WILKES SQUARE REDEVELOPMENT
Open House

www.nantucket-ma.gov/wilkessquarestudy



architecture interior design urban design

WILKES SQUARE REDEVELOPMENT

Commercial Wharf Washington Street Straight Wharf



THE SITE: 5.65 Acres

Site currently under multiple land owners

Area enclosed between New Whale and Washington Streets, Straight and Commercial Wharves.



WILKES SQUARE REDEVELOPMENT



PREMIER SITE FOR NANTUCKET

Situated on the waterfront
directly adjacent to downtown

The site is equal to the six block
area between Main, Broad,
Federal and Center Streets



WILKES SQUARE REDEVELOPMENT



The town does not propose to buy the land
Current zoning does not realize full potential

Chapter 91 requirements are onerous
for individual land owners

The purpose of this study is to

**“ENABLE GOOD DEVELOPMENT
THROUGH GOOD PLANNING”**





HISTORY

WILKES SQUARE REDEVELOPMENT



LATE 1800'S

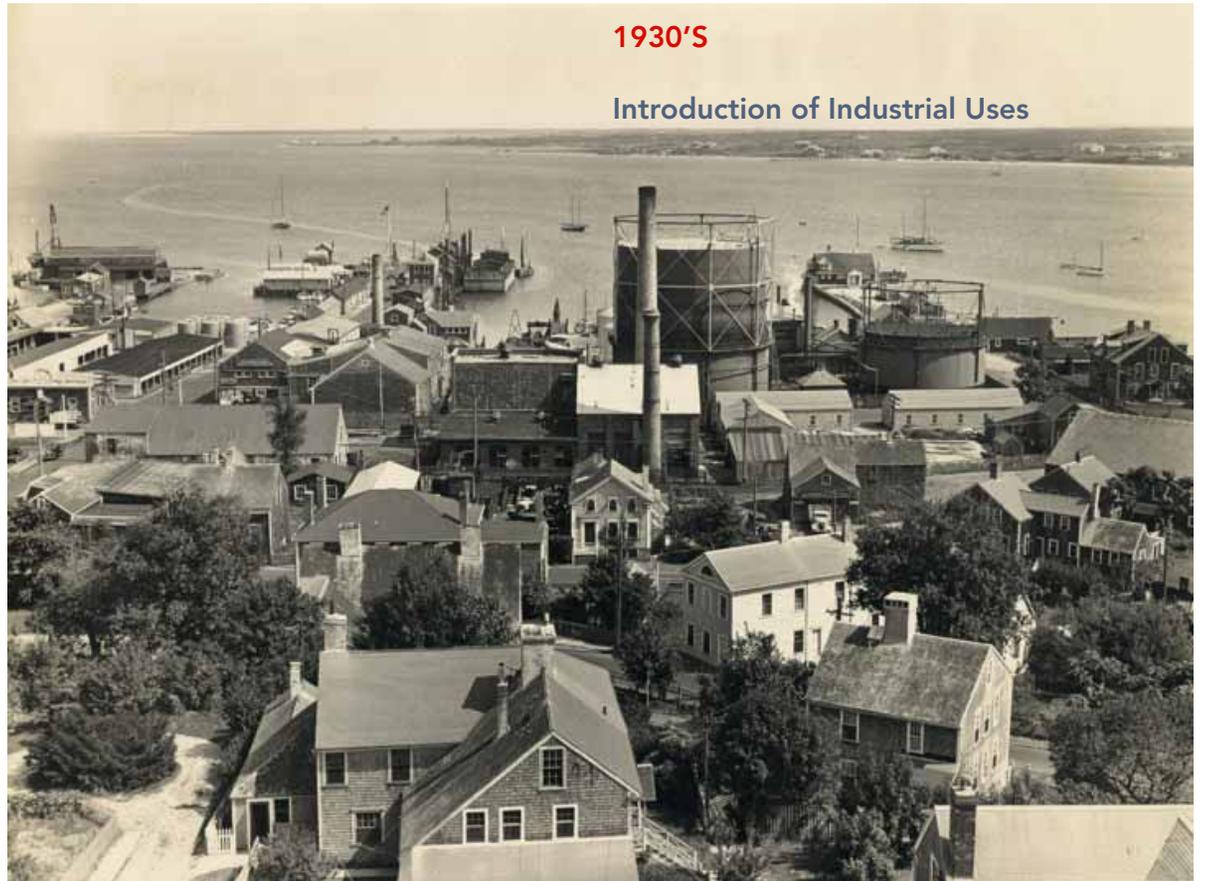
A thriving dense working class neighborhood

Active working waterfront

Mix of two to five story buildings



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1930'S

Introduction of Industrial Uses

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1940'S

Industrialization of Waterfront

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1950'S

Industrialization Complete

Reduced public access to the
Waterfront

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TODAY



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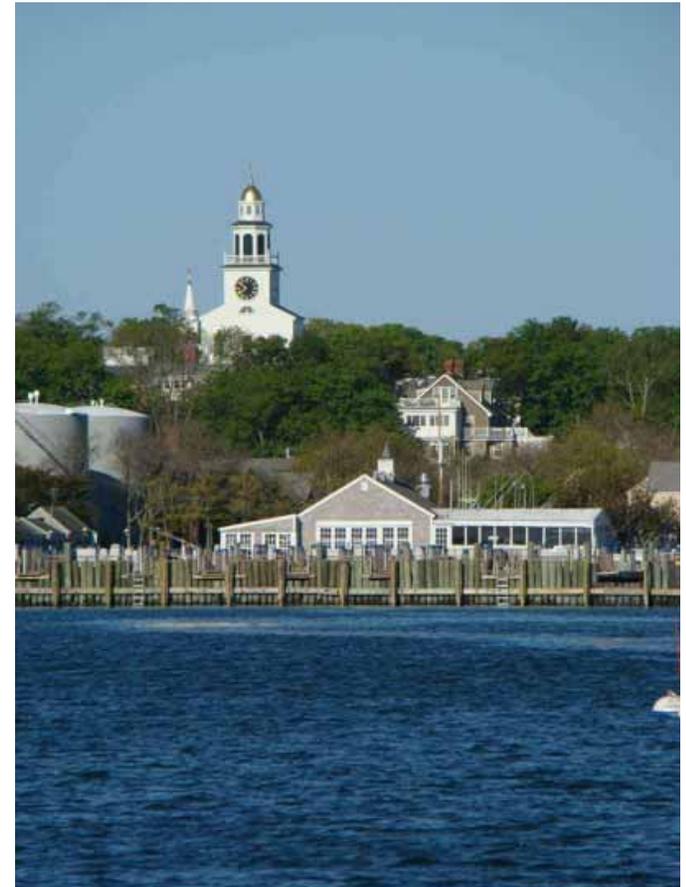
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PLANNING PRINCIPLES

- Connect Nantucket to its waterfront: make the site publicly accessible
- Complement downtown and support the island: Promote year round activities
- Improve the convenience and safety of negotiating through and in the downtown in all seasons
- Reflect the historic qualities of the site and scale and character of Nantucket
- Create smaller scale civic spaces on the water
- Preserve and enhance the working waterfront
- Find a diverse and marketable mix of uses that attract wide range of individuals
- Emphasize resident-focused services and amenities



WILKES SQUARE REDEVELOPMENT ASSEMBLAGE/CO-OPERATION VISION

Public

- Improves public access to waterfront
- Improves pedestrian and bicycle safety
- Supports the performance of downtown, beyond the boundaries of the site
- Makes positive contributions to island-life
- Accommodates on-site parking requirements
- Substantial surplus parking available for other downtown users
- Creates an inter-modal transit center with affordable service oriented retail spaces
- Provides significant cultural and civic spaces
- Chapter 91 requirements can be addressed through Municipal Harbor Plan
- Rezoning assumes downtown parking ratios
- **Requires extensive public-private partnerships and requires long term public sector commitment**

Private

- Shared benefits and burdens
- **Environmental clean-up required**
- Potential for 43D expedited permitting
- Potential for public infrastructure funding
- High risk option
- Highest value option

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EXISTING CONDITIONS



SCENARIO I



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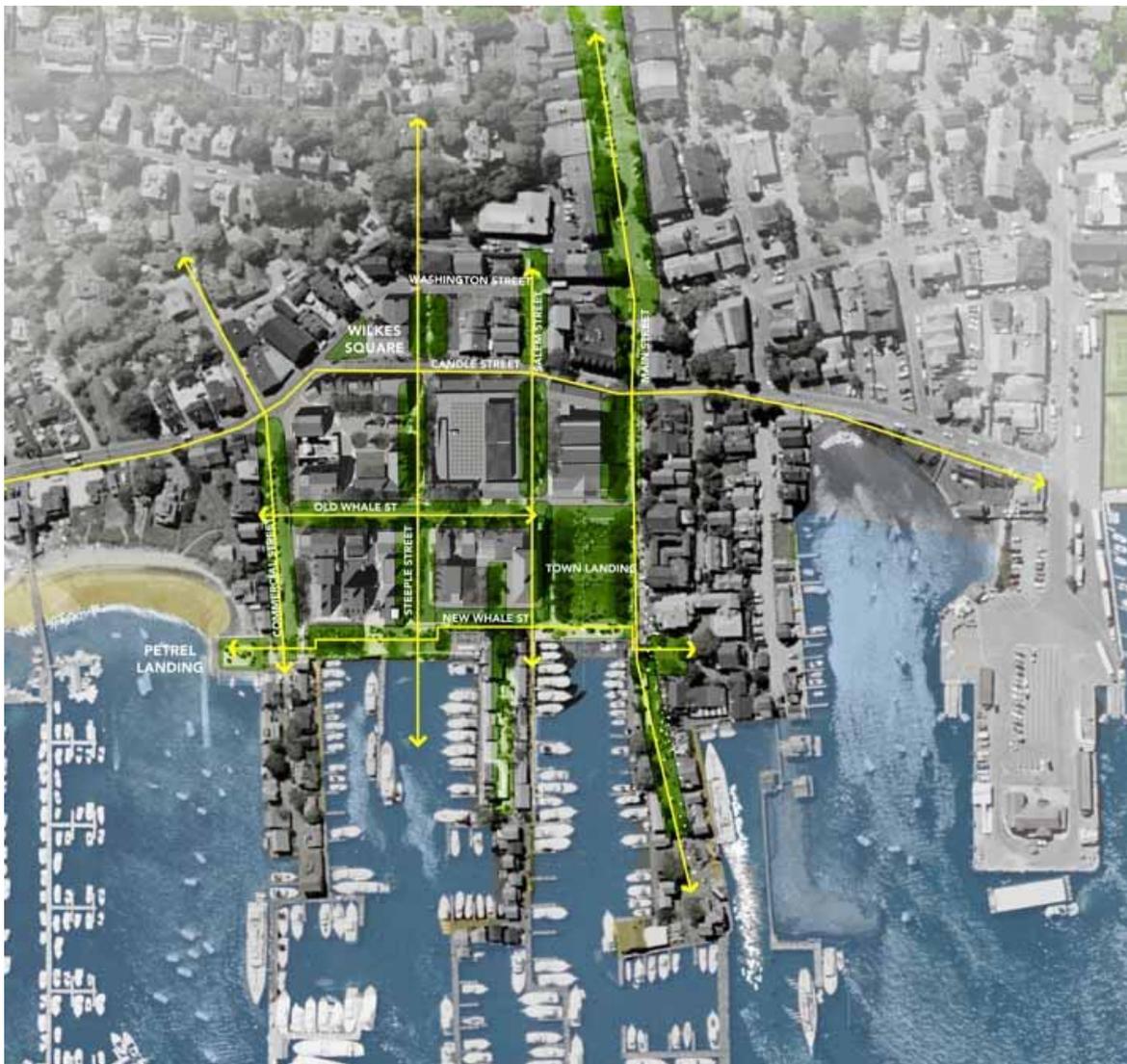
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WILKES SQUARE REDEVELOPMENT

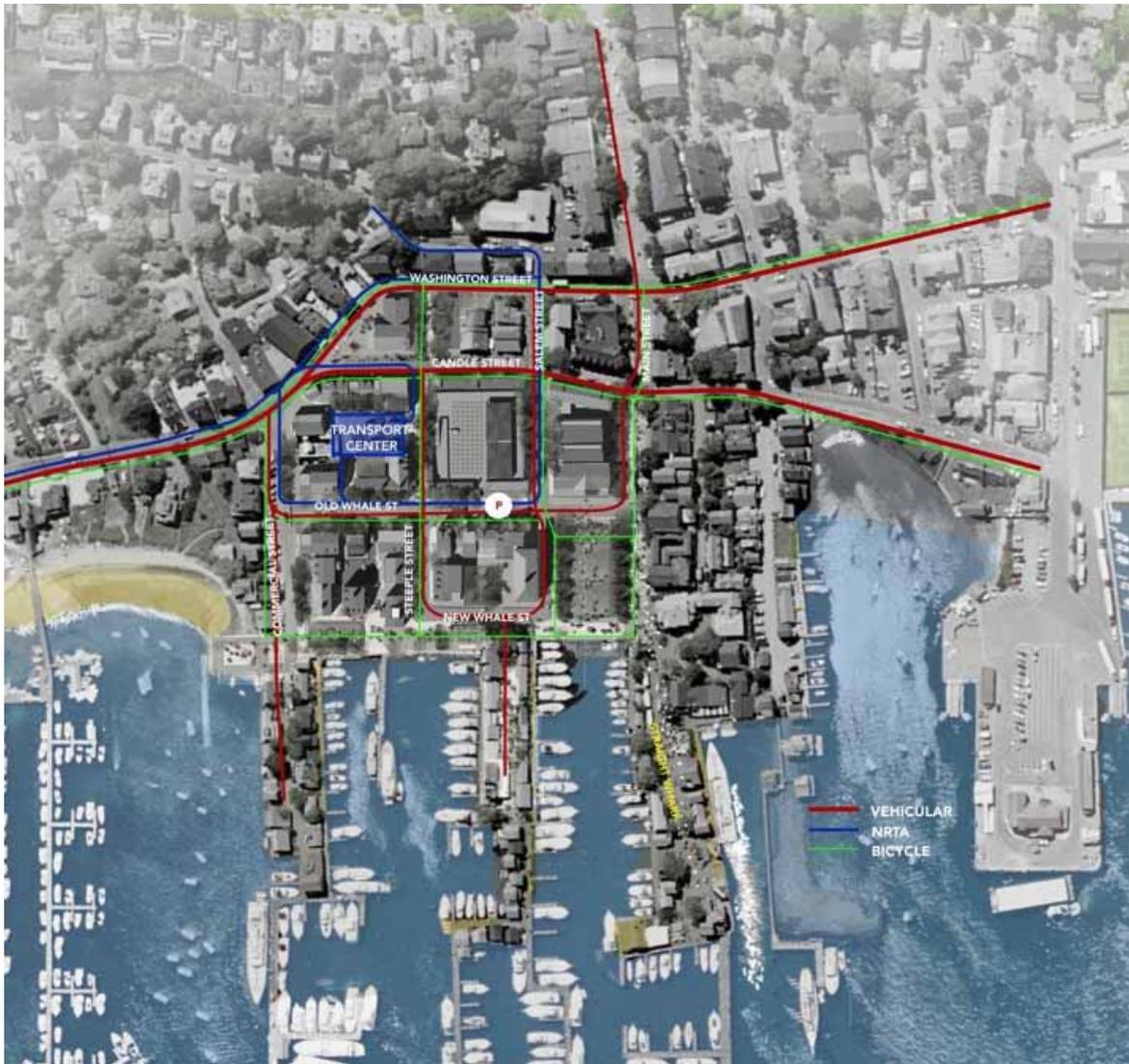
A PUBLIC CONNECTED WATERFRONT



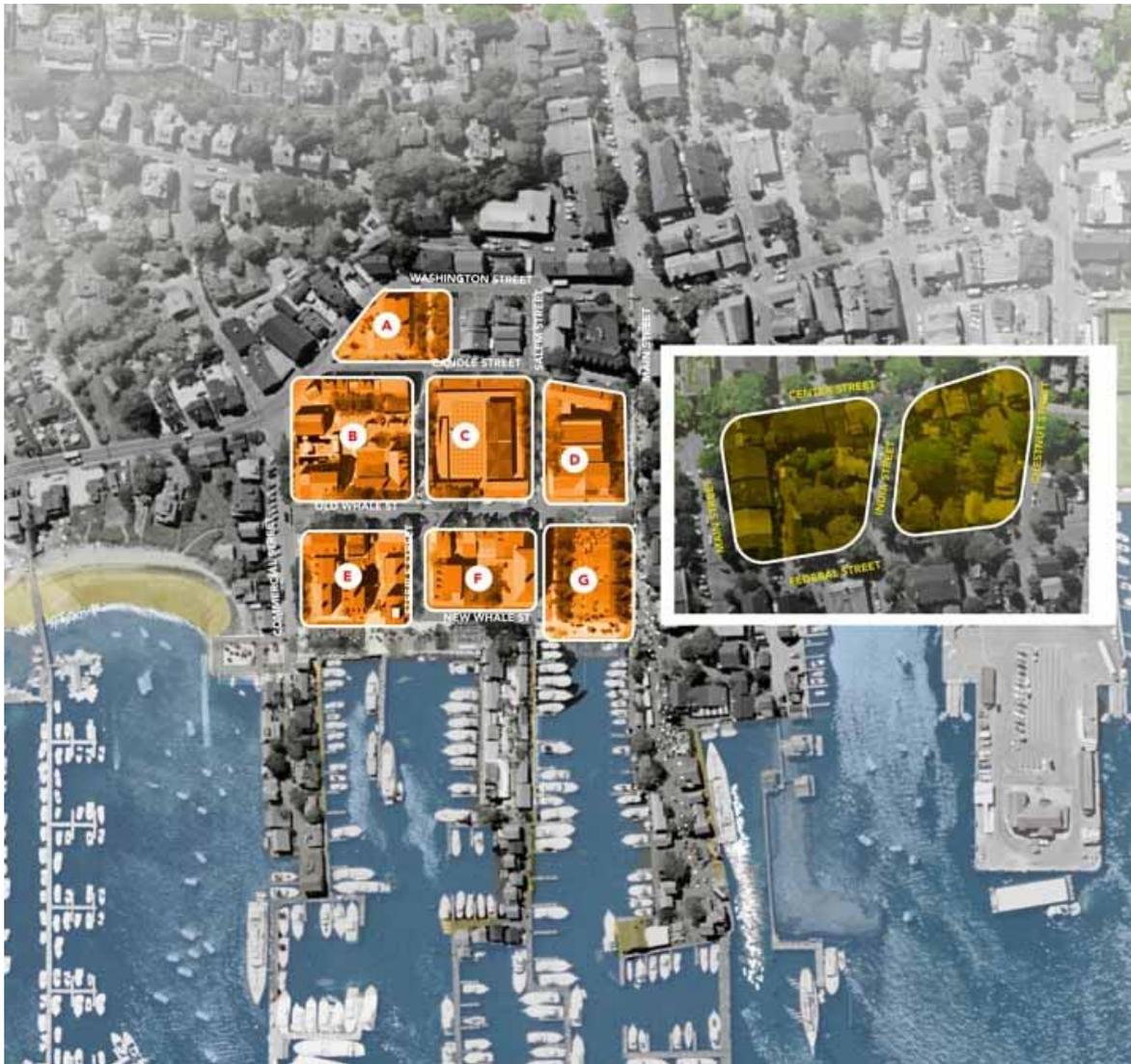
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IMPROVED CIRCULATION



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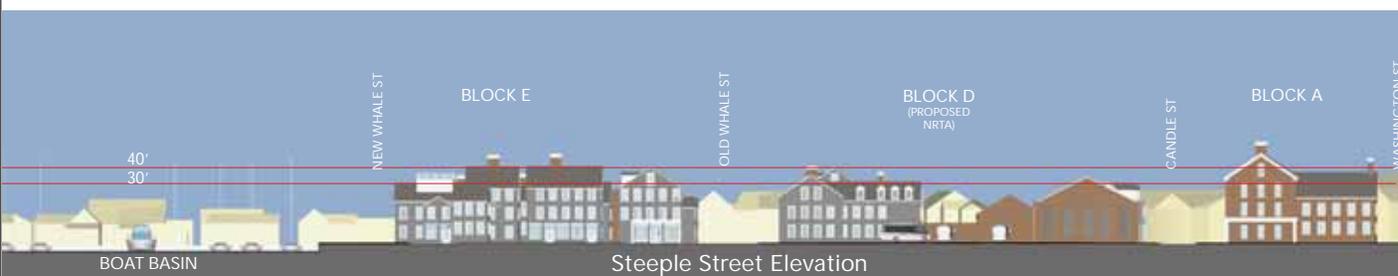
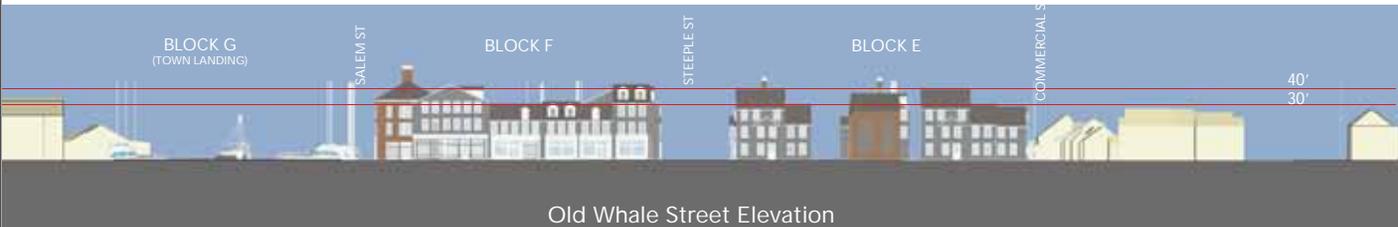
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FLEXIBLE SMALL SCALE BLOCKS



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HEIGHT AND MASSING VARIATION





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IMPRESSIONS



VIEW OF THE TOWN LANDING



VIEW FROM THE WATER



VIEW FROM MAIN STREET TOWARDS THE WATER



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VIEW OF CANDLE STREET FROM WILKES SQUARE