

A photograph of a cobblestone street in a historic town. In the center foreground, there is a green, ornate fountain. The street is lined with buildings, including a white building with large windows on the left and a red brick building on the right. A street lamp is visible in the background. A semi-transparent white box is overlaid on the image, containing the title and date.

# Harbor Place Intermodal Center Project Meeting

**April 24, 2018**

# Site Context

(11/18/09 Wilkes Square Presentation)



## USES

- Block A: Town Annex/Education
- Block B: Transportation Center  
Residential
- Block C: Parking Garage  
or Market
- Block D: Cultural  
Market  
Cultural  
or Surface Parking
- Block E: Residential  
Hotel
- Block F: Hotel  
or Residential
- Block G: Civic Space

# Road Network

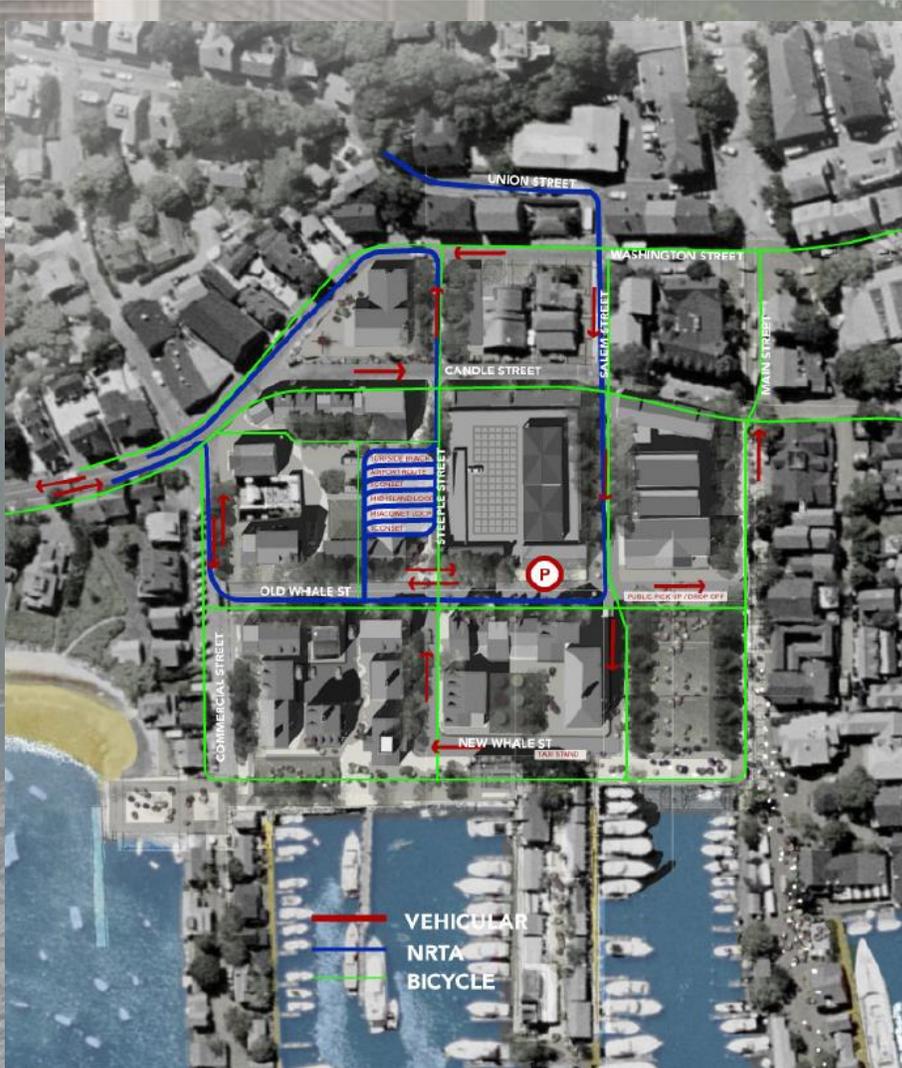
(11/18/09 Wilkes Square Presentation)

NETWORK OF PUBLIC SPACES - SMALL CIVIC SPACES, CONNECTING ASSETS



# Circulation Plan

(09/15/10 Wilkes Square Redevelopment Plan)



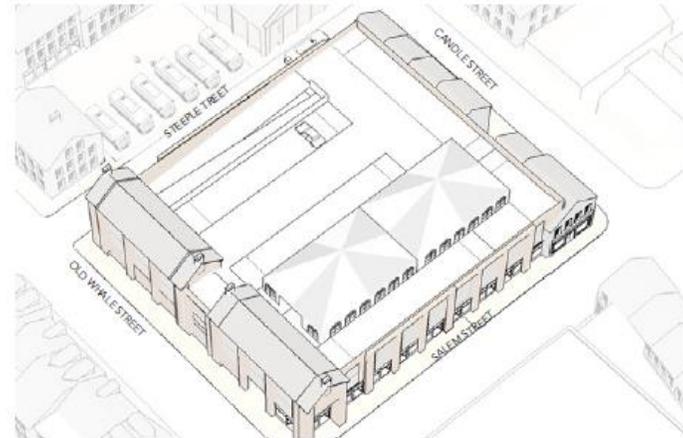
- Parking facility bounded by Candle, Steeple, Salem and Old Whale (Block C)
- NRTA bus queuing south of parking facility (Block B)
- Street network included:
  - Washington St. (southbound only)
  - Candle St (northbound only)
  - Old Whale St (north- and southbound to Salem, the southbound only to Main)
  - New Whale St (southbound only, Main to Commercial)
  - Commercial St (east- and westbound, Candle to New Whale)
  - Steeple St (westbound only, New Whale to Washington)
  - Salem St (eastbound only, Washington to New Whale)
  - Main St (westbound only, New Whale to Washington)

# Concepts

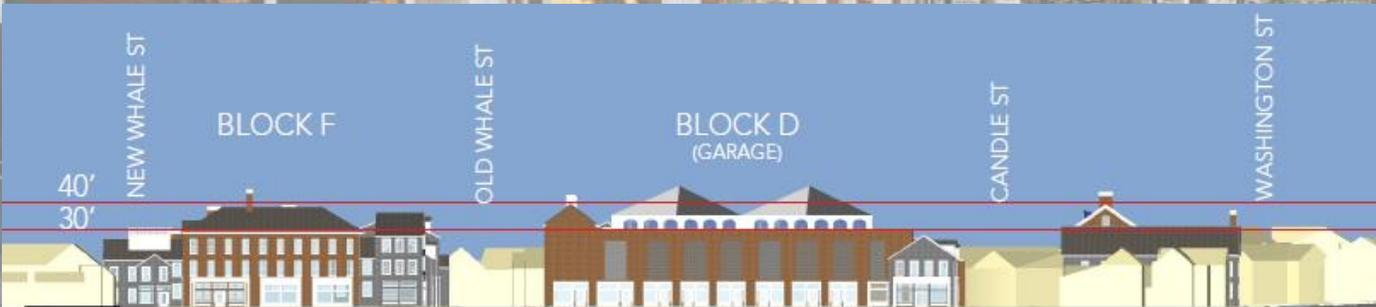
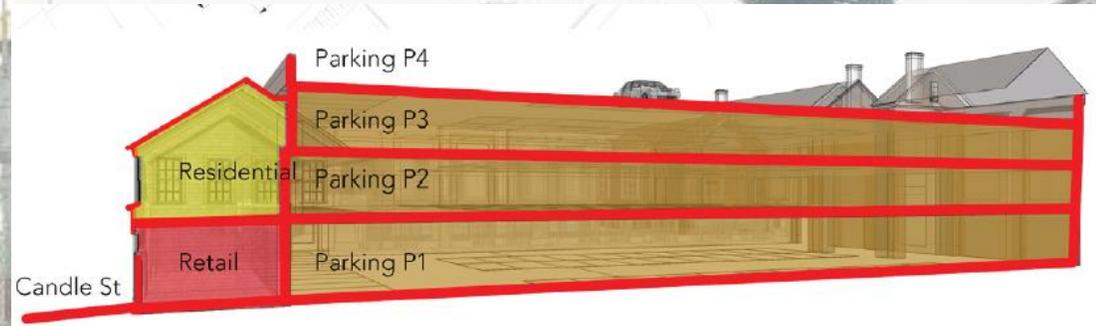
(09/15/10 Wilkes Square Redevelopment Plan)



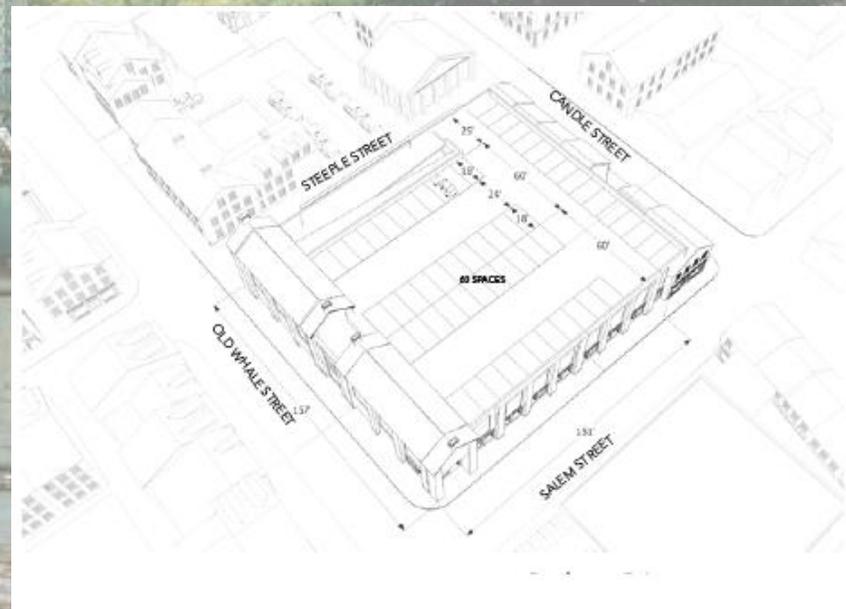
BLOCK B



BLOCK C

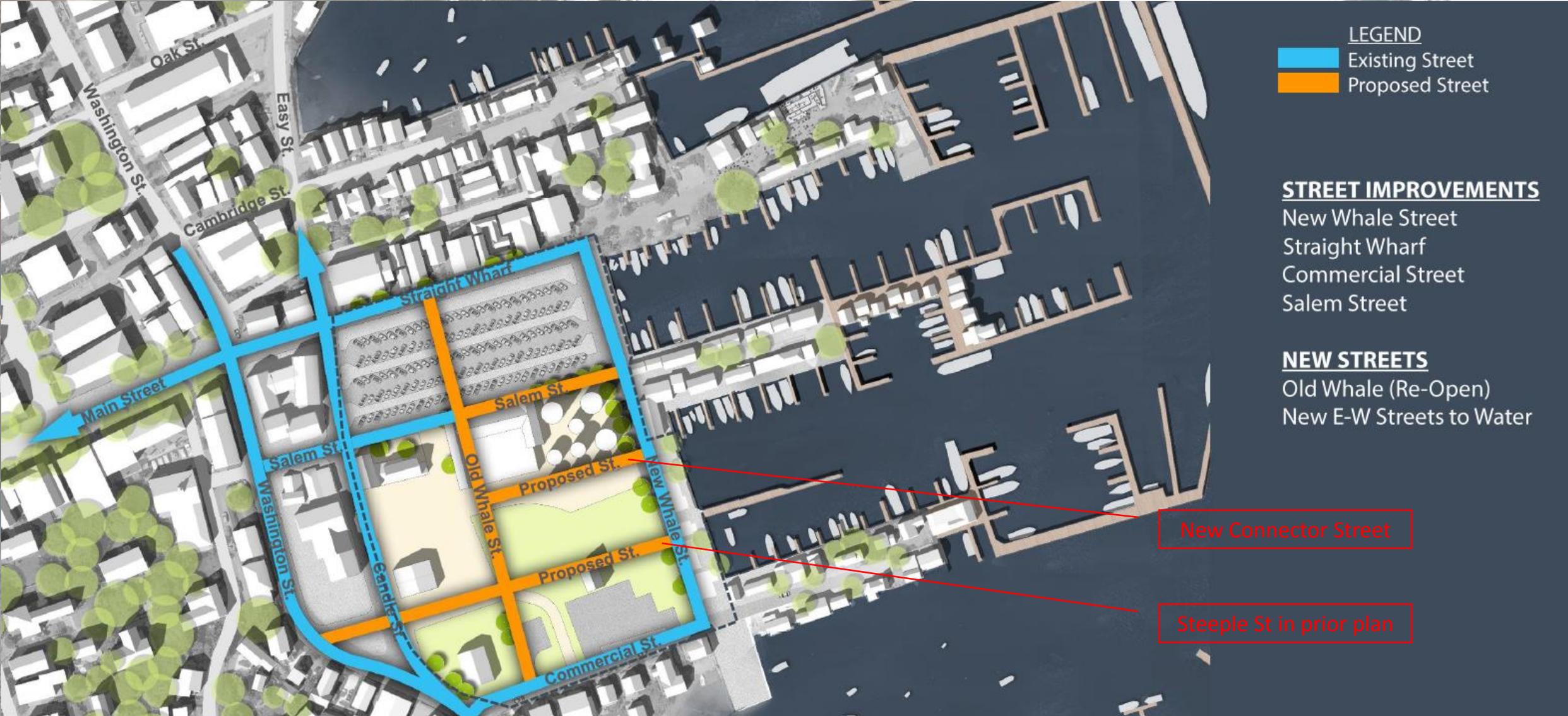


Salem Street Elevation



# Road Network

(11/09/16 Harbor Place Presentation)



## 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

New Connector Street

Steeple St in prior plan



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)

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

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

# HARBOR PLACE



# Progress to Date (April 2018)

- ✓ Defined overall site options and parameters
- ✓ Defined design footprint and envelope
- ✓ Defined target design capacity for parking
- ✓ Vetted design options and priorities
- ✓ Identified critical considerations for incorporation of multiple modes of transportation
- ✓ Explored alternative uses and technologies
- ✓ Refined concepts to a narrow field

# Next Steps (30-45 days)

1. Define target design capacity for ancillary uses
2. Finalize design concepts and associated costs
3. Define general terms of finance
4. Evaluate potential market/operating cycle
5. Define the operating program
6. Project annual operating expenses and debt service
7. Identify potential supplemental funding sources
8. Establish based per space per day and per space per hour thresholds for cost coverage

# Next Steps (45-90 days)

1. Define ownership/development structure
2. Revise terms of finance
3. Revise assumptions regarding operating cycle/ market
4. Revise assumptions regarding supplemental funding
5. Define action steps to attain supplemental funding
6. Revise financial projections regarding minimum coverage
7. Matrix analysis working session (if needed)

# Next Steps (90-120 days)

1. Prepare draft report
2. Meet to vet draft
3. Incorporate comments for revision
4. Prepare draft presentation
5. Meet to vet draft
6. Incorporate comments for revision
7. Present findings to General Public/ Town Selectmen
8. Revised as needed

# Actions Outside of Current Scope

- Prepare conceptual façade and massing illustrations (Architect)
- Prepare interior concepts (Architect/Interior Designer)
- Structure Public/Private Venture Agreements (Legal Counsel)
- Prepare Grant/Funding Applications (DESMAN/Legal Counsel/Specialist)
- Develop 'Global' Financing Program (DESMAN/Town)
- Develop Schematic Design/DDs/CDs (DESMAN & Others)
- Specific Access Control Systems (DESMAN)
- Traffic/Environmental Impact & Permitting (Others – TBD)