

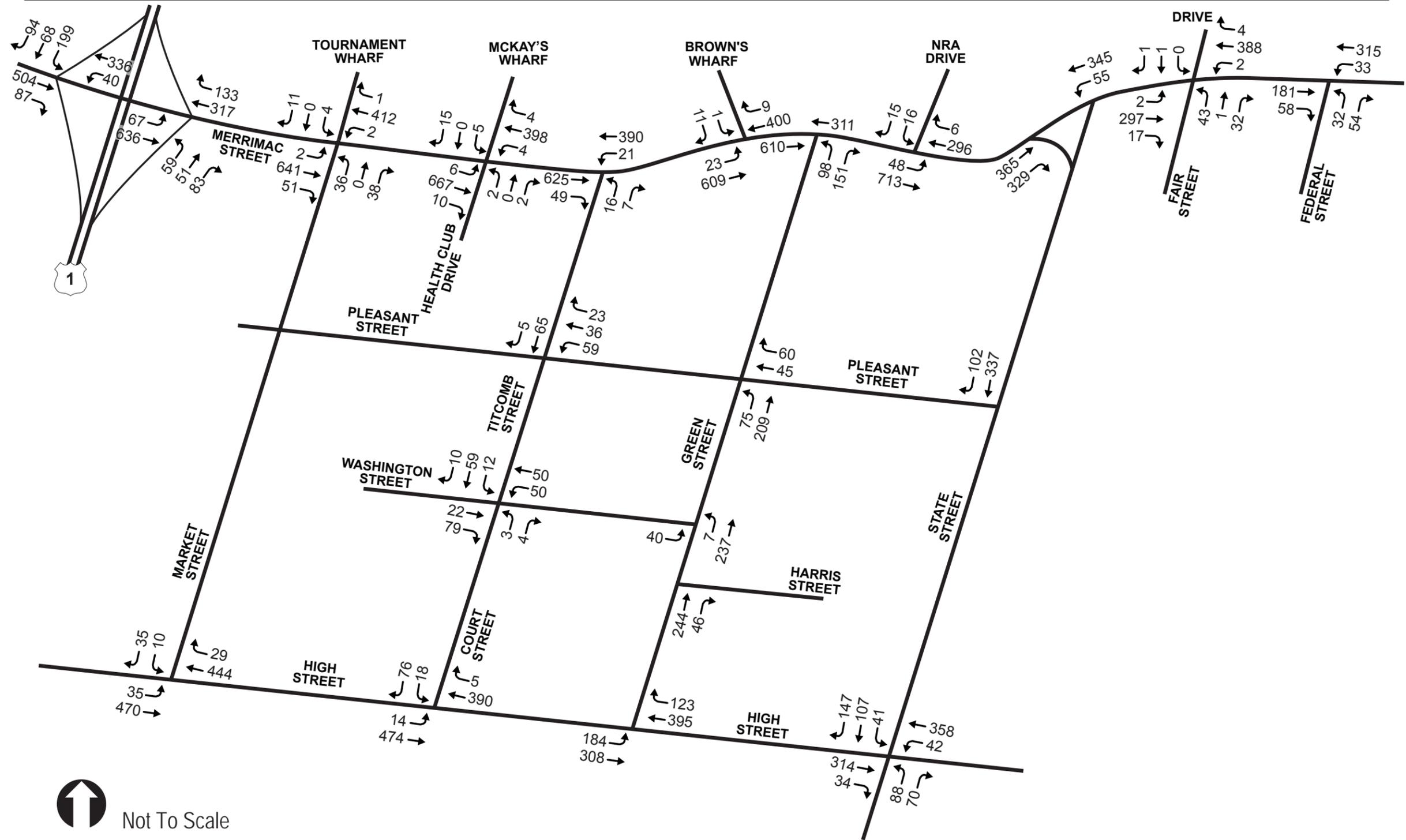
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Legend	
	Study Area Intersections (Existing)
	Study Area Intersections (Proposed)

Downtown Circulation Study
Newburyport, Massachusetts

Study Area Intersections

Figure
1



↑ Not To Scale

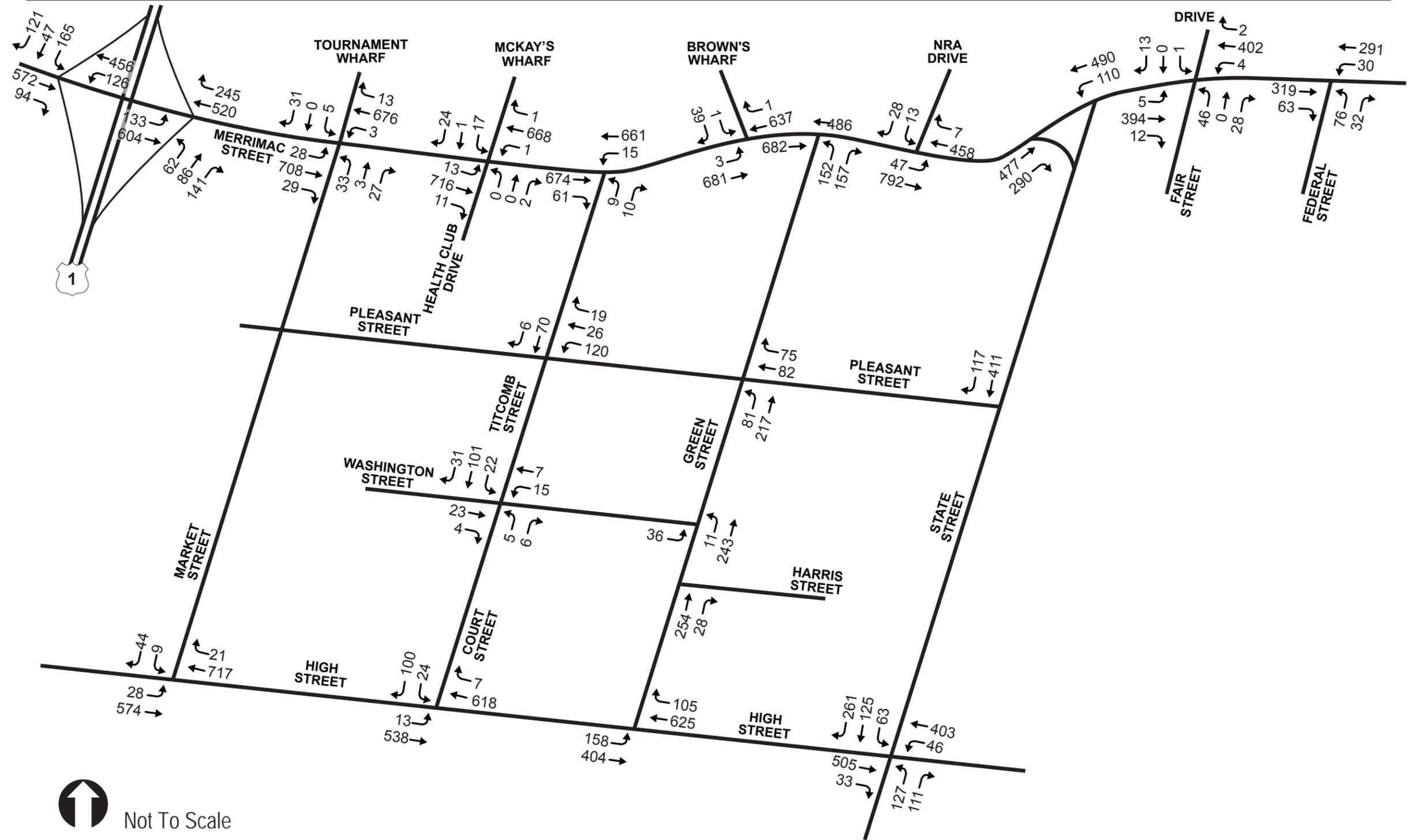


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Downtown Circulation Study
Newburyport, Massachusetts

2017 Existing AM
Peak Hour Volumes

Figure
2

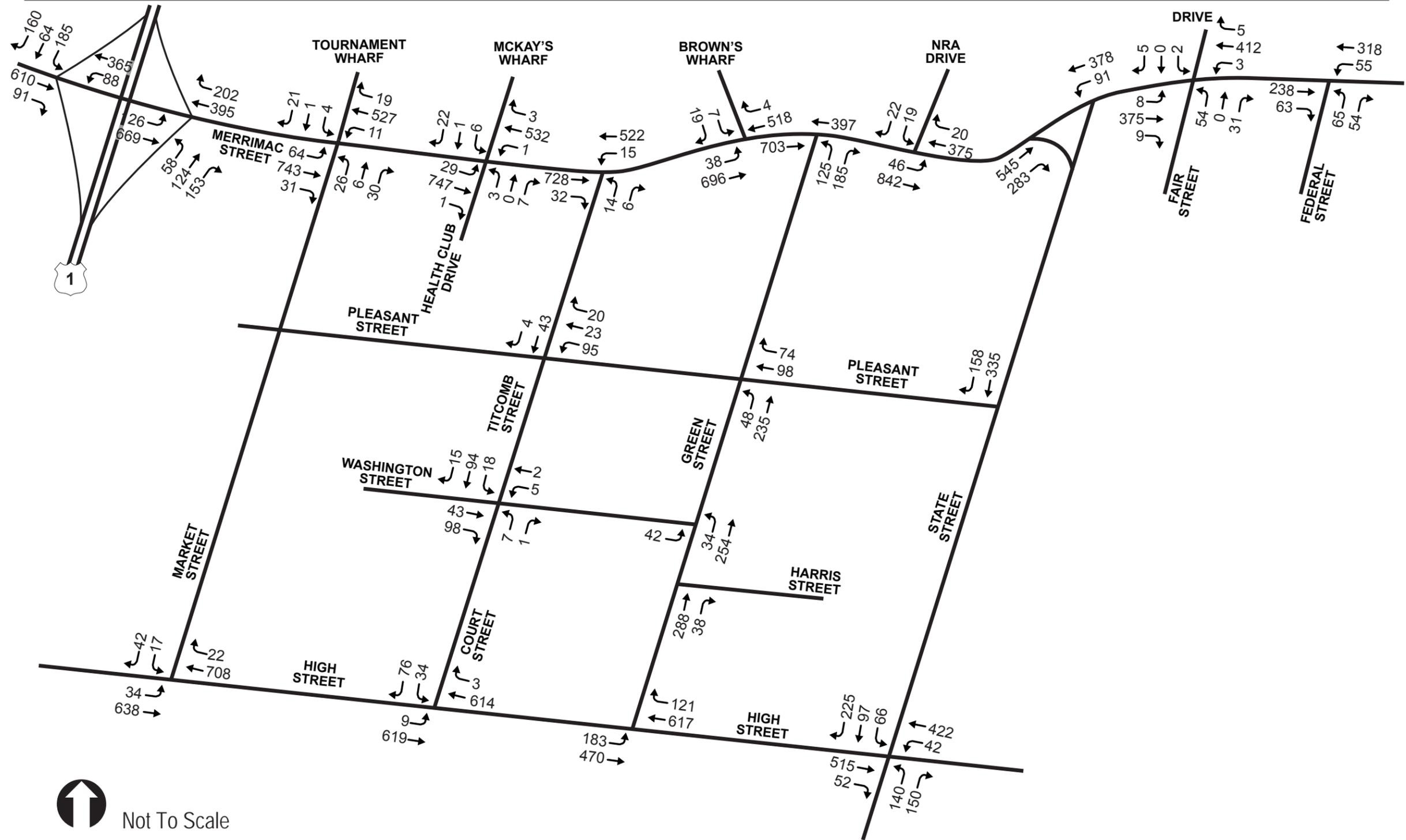


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Downtown Circulation Study
Newburyport, Massachusetts

2017 Existing PM
Peak Hour Volumes

Figure
3

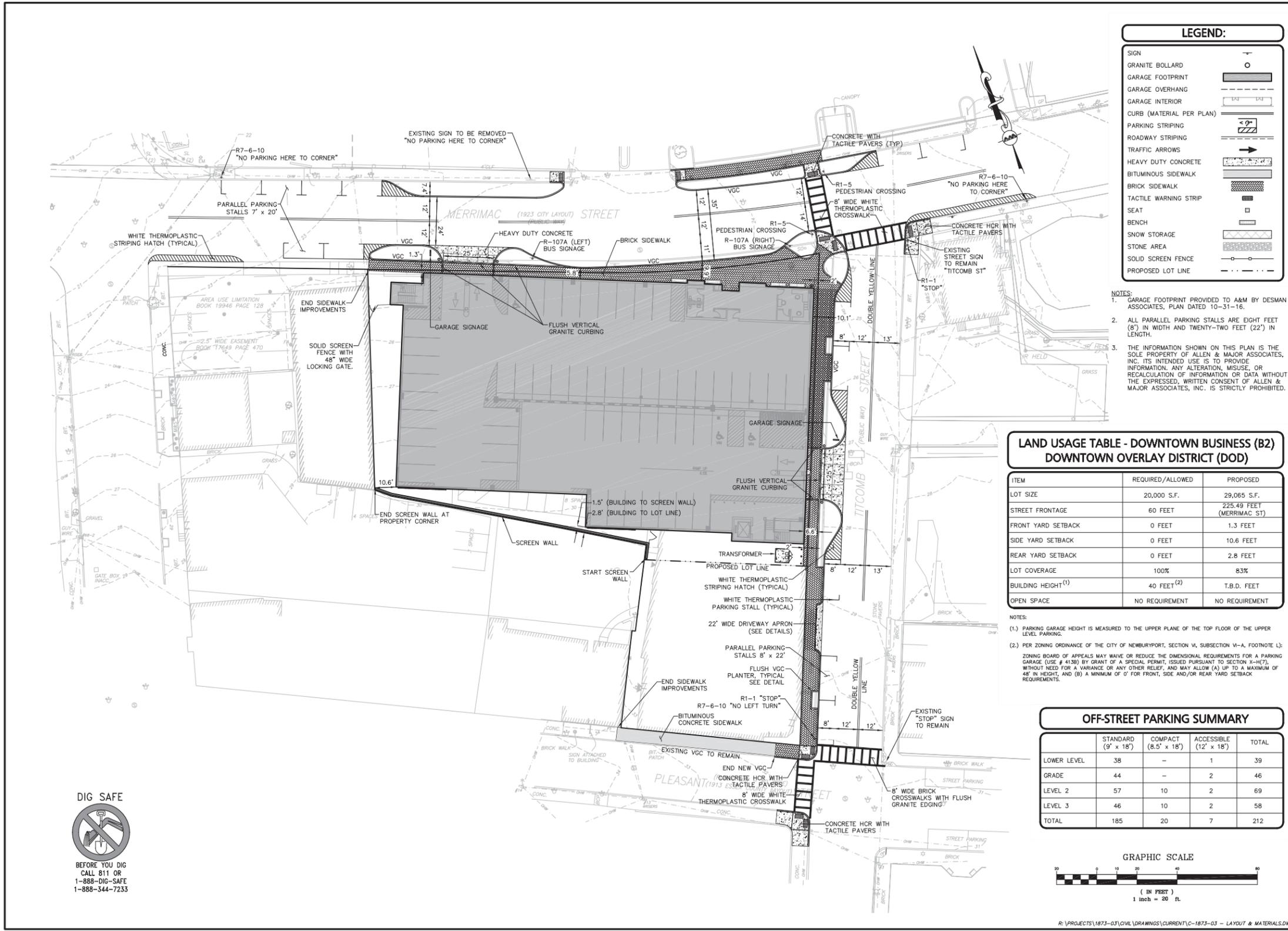


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Downtown Circulation Study
Newburyport, Massachusetts

2017 Existing Saturday
Peak Hour Volumes

Figure
4



LEGEND:

- SIGN
- GRANITE BOLLARD
- GARAGE FOOTPRINT
- GARAGE OVERHANG
- GARAGE INTERIOR
- CURB (MATERIAL PER PLAN)
- PARKING STRIPING
- ROADWAY STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- BITUMINOUS SIDEWALK
- BRICK SIDEWALK
- TACTILE WARNING STRIP
- SEAT
- BENCH
- SNOW STORAGE
- STONE AREA
- SOLID SCREEN FENCE
- PROPOSED LOT LINE

- NOTES:**
- GARAGE FOOTPRINT PROVIDED TO A&M BY DESMAN ASSOCIATES, PLAN DATED 10-31-16.
 - ALL PARALLEL PARKING STALLS ARE EIGHT FEET (8') IN WIDTH AND TWENTY-TWO FEET (22') IN LENGTH.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

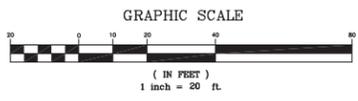
LAND USAGE TABLE - DOWNTOWN BUSINESS (B2) DOWNTOWN OVERLAY DISTRICT (DOD)

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT SIZE	20,000 S.F.	29,065 S.F.
STREET FRONTAGE	60 FEET	225.49 FEET (MERRIMAC ST)
FRONT YARD SETBACK	0 FEET	1.3 FEET
SIDE YARD SETBACK	0 FEET	10.6 FEET
REAR YARD SETBACK	0 FEET	2.8 FEET
LOT COVERAGE	100%	83%
BUILDING HEIGHT ⁽¹⁾	40 FEET ⁽²⁾	T.B.D. FEET
OPEN SPACE	NO REQUIREMENT	NO REQUIREMENT

- NOTES:**
- PARKING GARAGE HEIGHT IS MEASURED TO THE UPPER PLANE OF THE TOP FLOOR OF THE UPPER LEVEL PARKING.
 - PER ZONING ORDINANCE OF THE CITY OF NEWBURYPORT, SECTION VI, SUBSECTION V-A, FOOTNOTE L: ZONING BOARD OF APPEALS MAY WAIVE OR REDUCE THE DIMENSIONAL REQUIREMENTS FOR A PARKING GARAGE (USE # 413B) BY GRANT OF A SPECIAL PERMIT, ISSUED PURSUANT TO SECTION X-H(7), WITHOUT NEED FOR A VARIANCE OR ANY OTHER RELIEF, AND MAY ALLOW (A) UP TO A MAXIMUM OF 48' IN HEIGHT, AND (B) A MINIMUM OF 0' FOR FRONT, SIDE AND/OR REAR YARD SETBACK REQUIREMENTS.

OFF-STREET PARKING SUMMARY

	STANDARD (9' x 18')	COMPACT (8.5' x 18')	ACCESSIBLE (12' x 18')	TOTAL
LOWER LEVEL	38	-	1	39
GRADE	44	-	2	46
LEVEL 2	57	10	2	69
LEVEL 3	46	10	2	58
TOTAL	185	20	7	212



DESMAN
Design Management

ALLEN & MAJOR ASSOCIATES, INC.
PLANNING, ARCHITECTURE, ENGINEERING, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL SCIENCE

MRVTA NEWBURYPORT INTERMODAL PARKING FACILITY
NEWBURYPORT, MA

60% COST ESTIMATOR PACKAGE

ISSUE	NO.	DESCRIPTION	DATE
	3	LOBBY LAYOUT	07-05-17
	2	PER CITY REVIEW	06-20-17
	1	PER CITY REVIEW	05-26-17

LAYOUT & MATERIALS PLAN

DRAWING NO: **C-02**

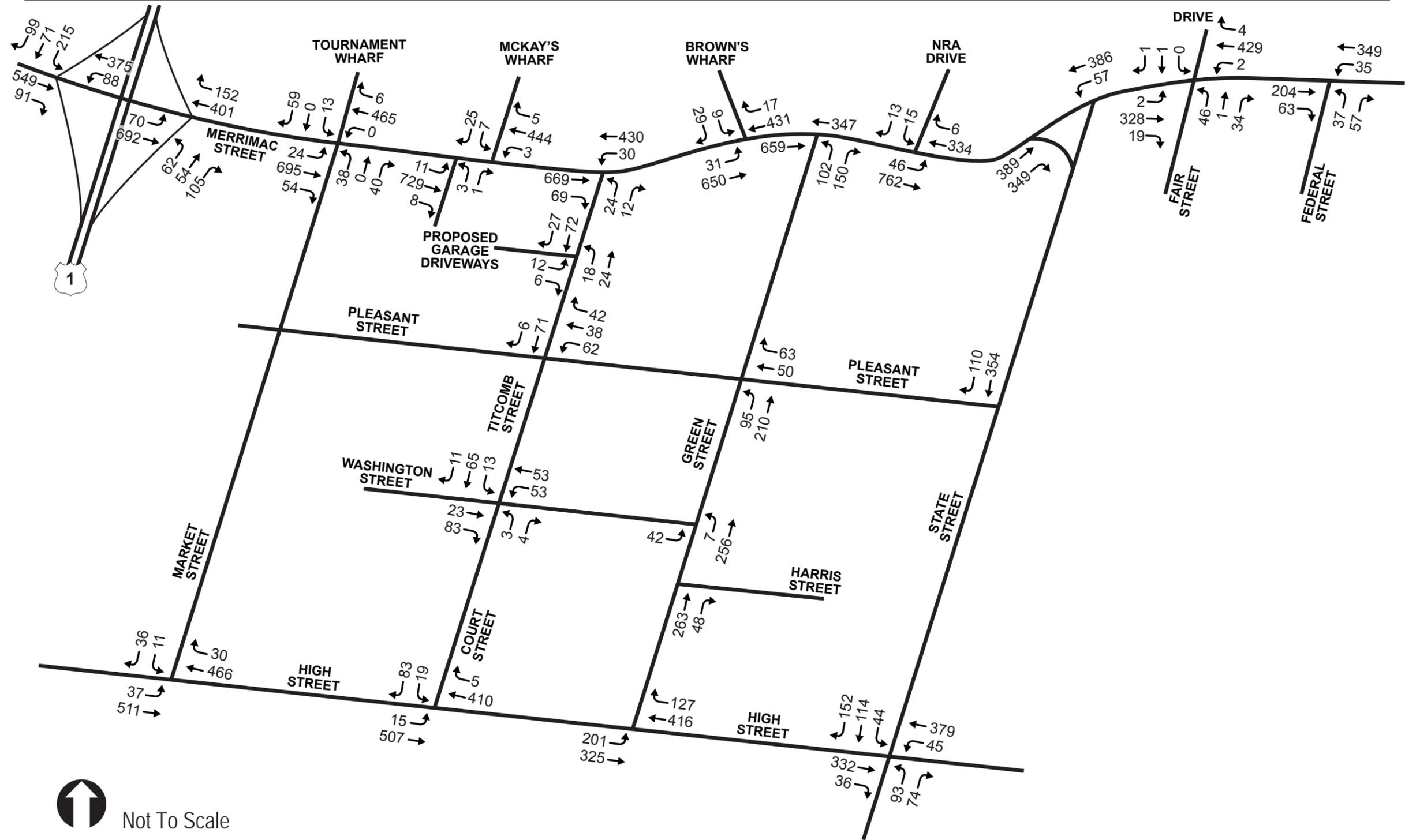
SCALE: 1"=20'

DATE: 05/16/2017

PROJECT NO: 1873-01 (A&M)

DES. DRWN. CHKD. BDJ BDJ BDJ





↑ Not To Scale

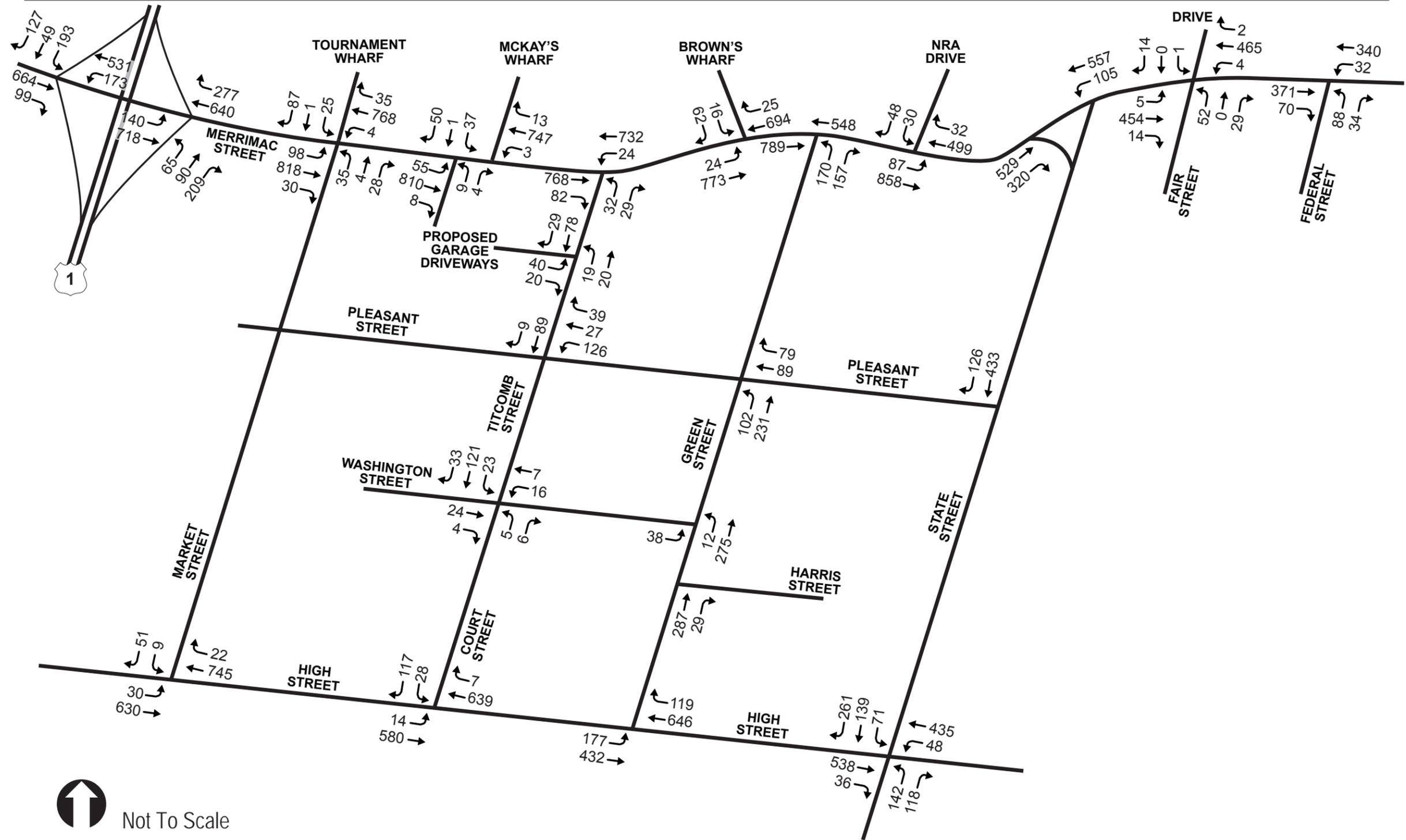


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Downtown Circulation Study
Newburyport, Massachusetts

2027 AM
Peak Hour Volumes
with Current Circulation

Figure
6



↑ Not To Scale

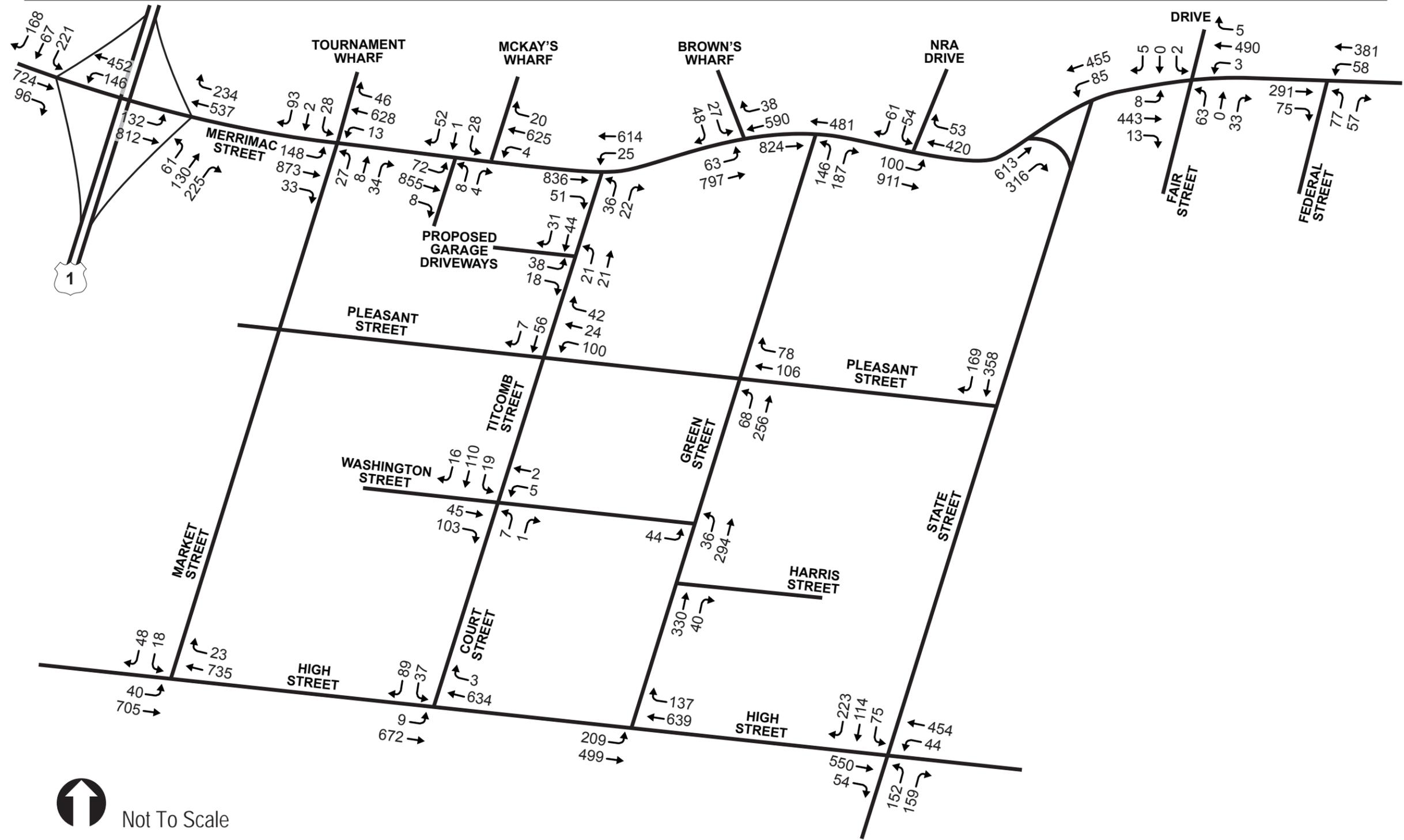


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Downtown Circulation Study
Newburyport, Massachusetts

2027 PM
Peak Hour Volumes
with Current Circulation

Figure
7



↑ Not To Scale

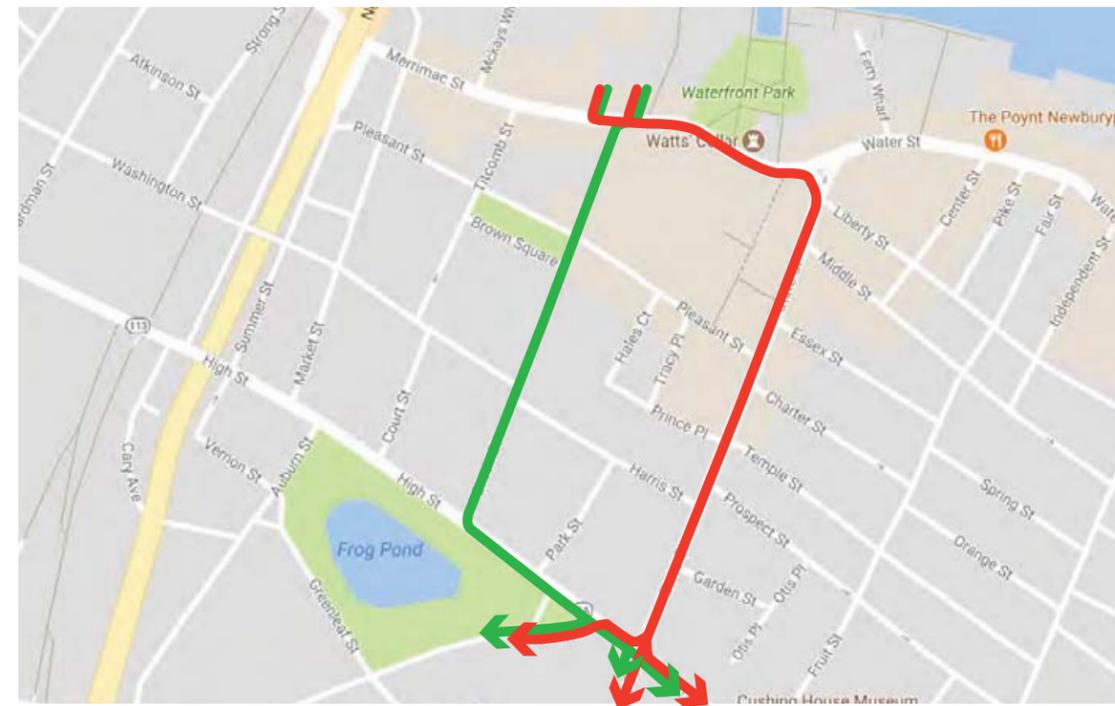
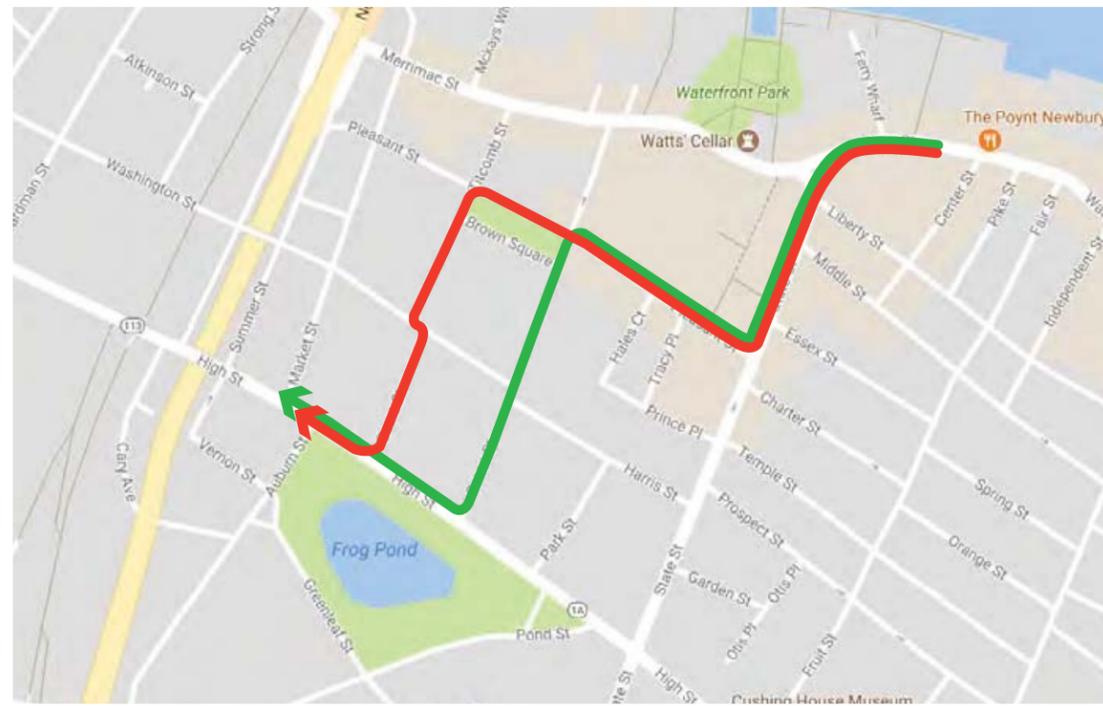
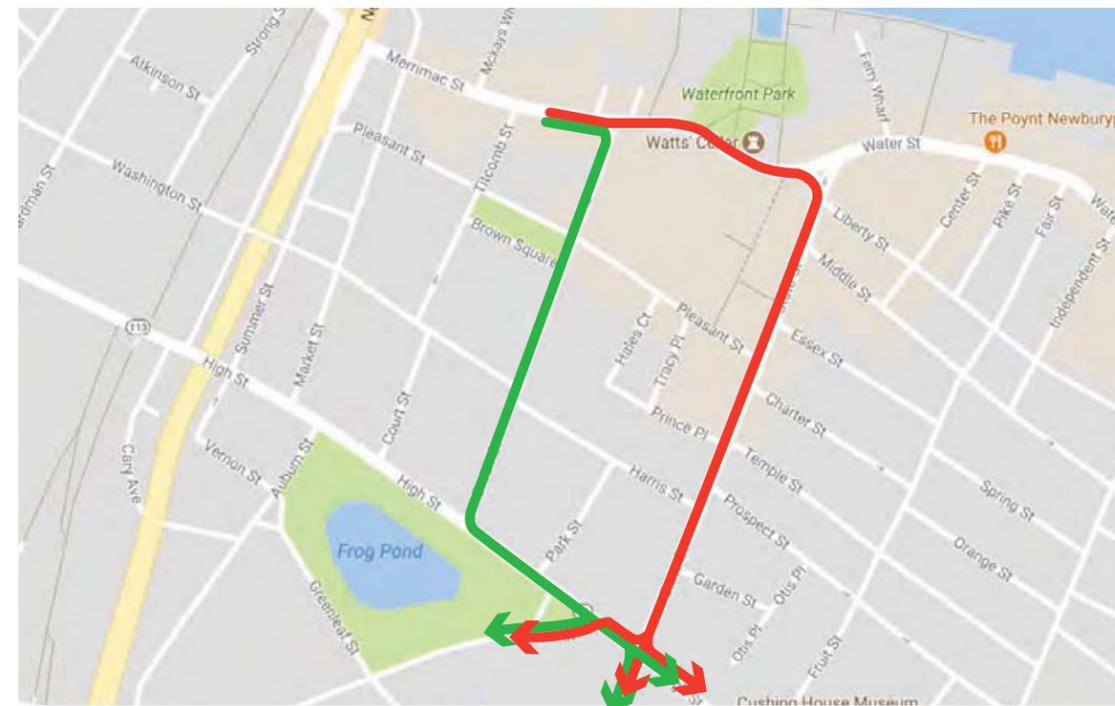
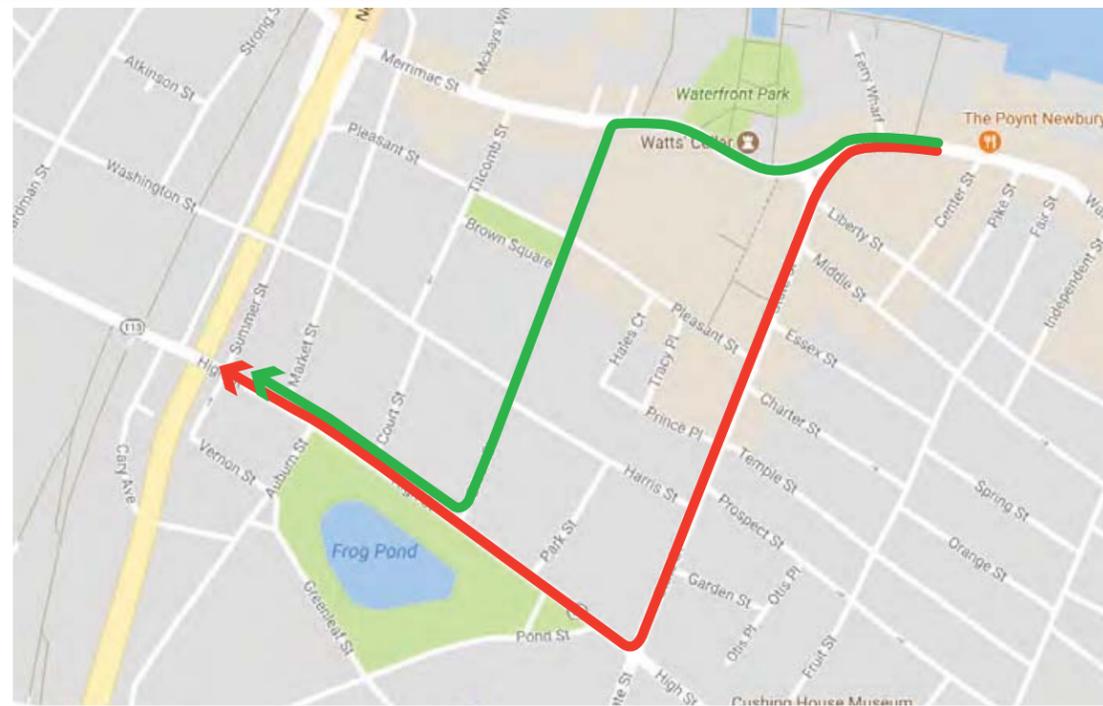


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Downtown Circulation Study
Newburyport, Massachusetts

2027 Saturday
Peak Hour Volumes
with Current Circulation

Figure
8



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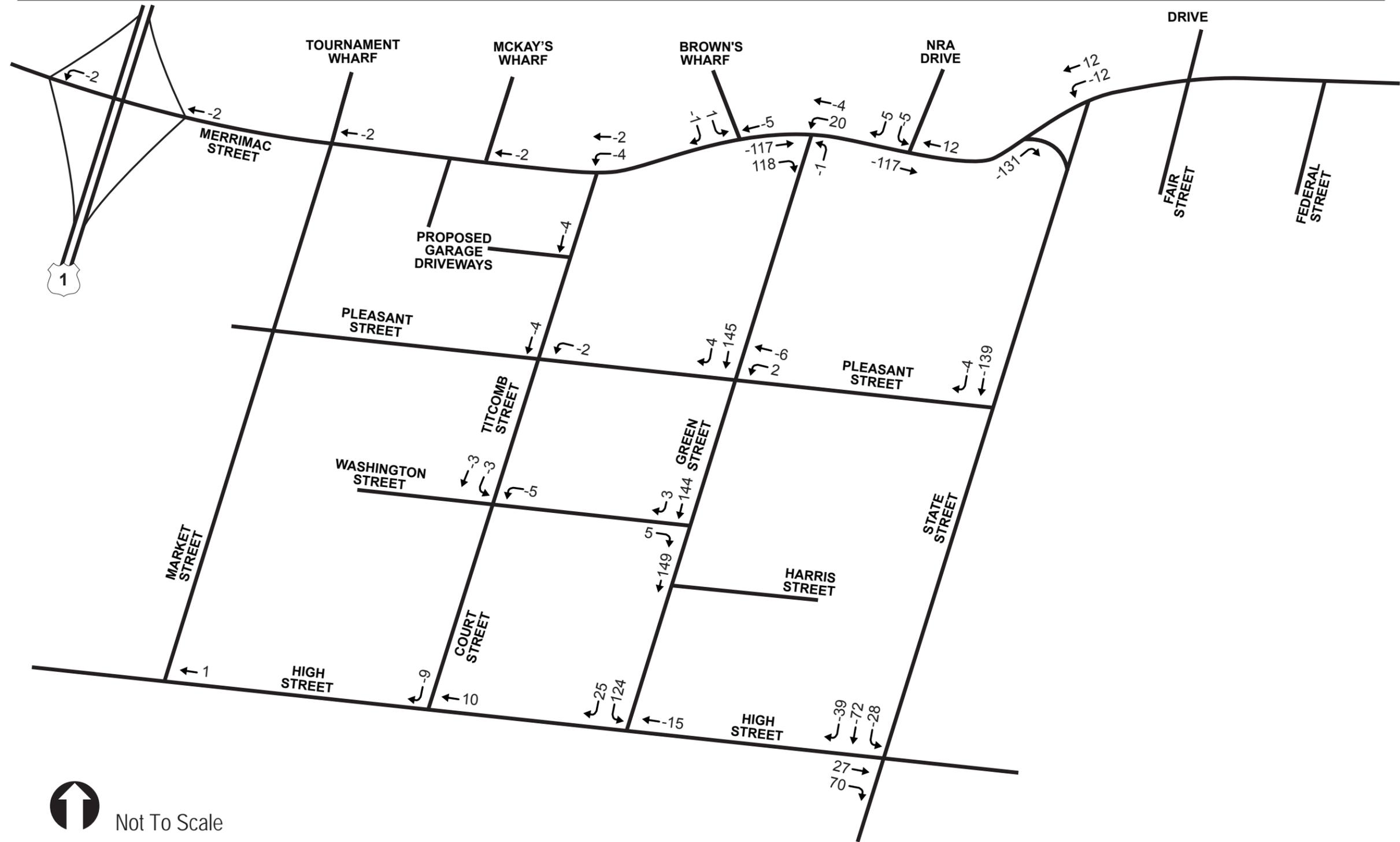
Legend	
	isting Travel Patterns
	Future Travel Patterns



Downtown Circulation Study
Newburyport, Massachusetts

Potential
Traffic Diversions

Figure
9

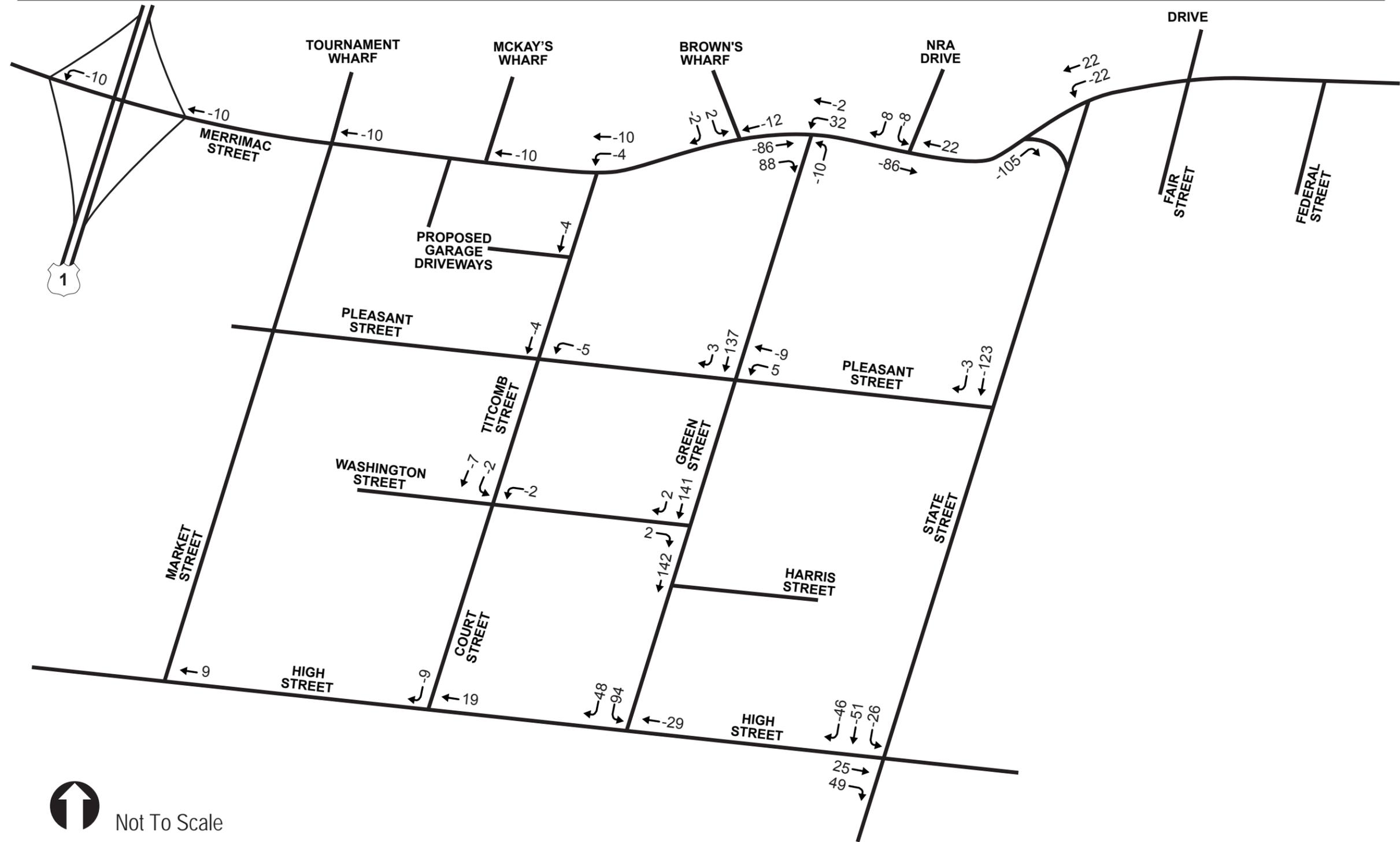


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Downtown Circulation Study
Newburyport, Massachusetts

Two-Way Green Street
Traffic Diversions
AM Peak Hour

Figure
10



↑ Not To Scale

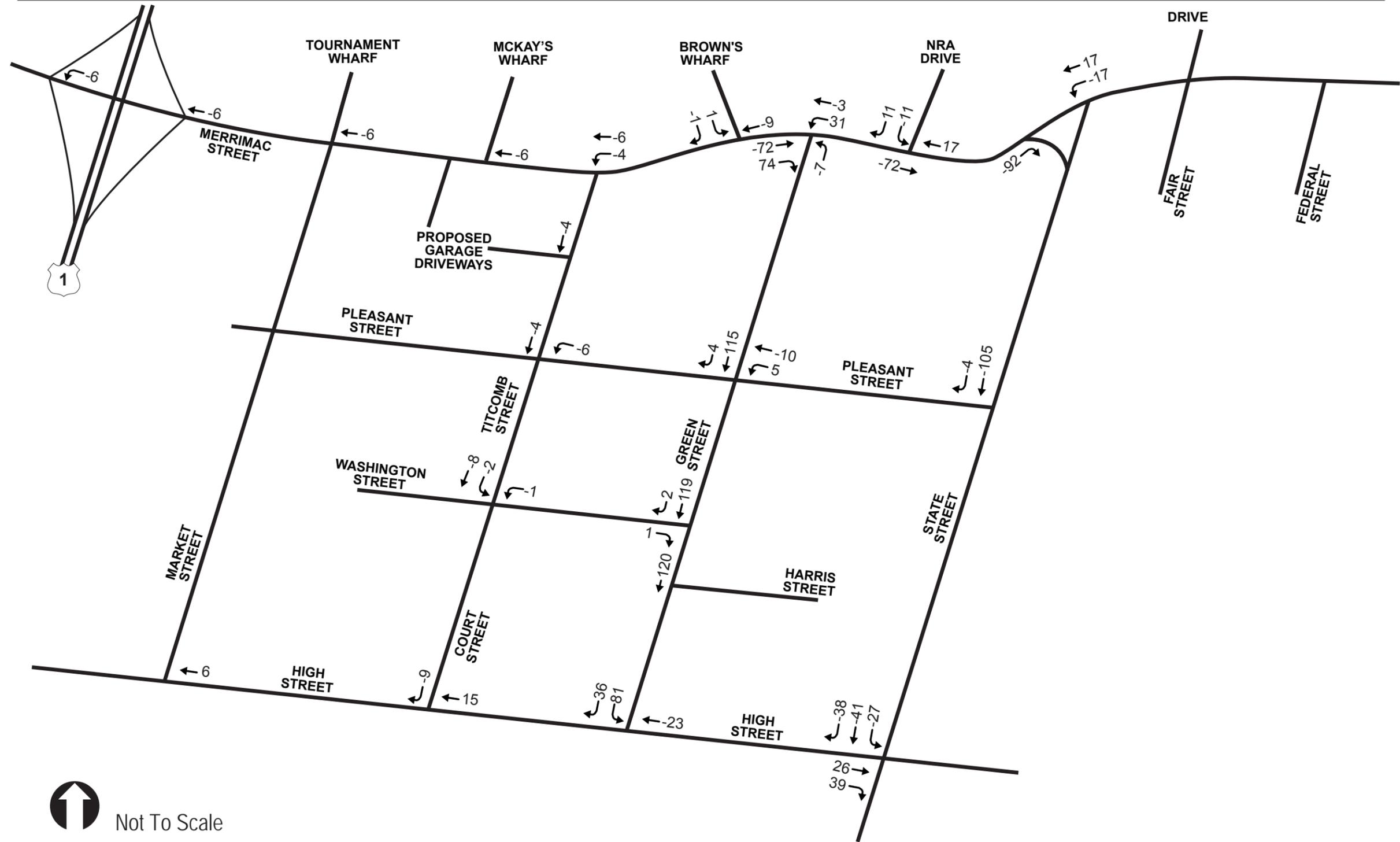


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Downtown Circulation Study
Newburyport, Massachusetts

Two-Way Green Street
Traffic Diversions
PM Peak Hour

Figure
11



↑ Not To Scale

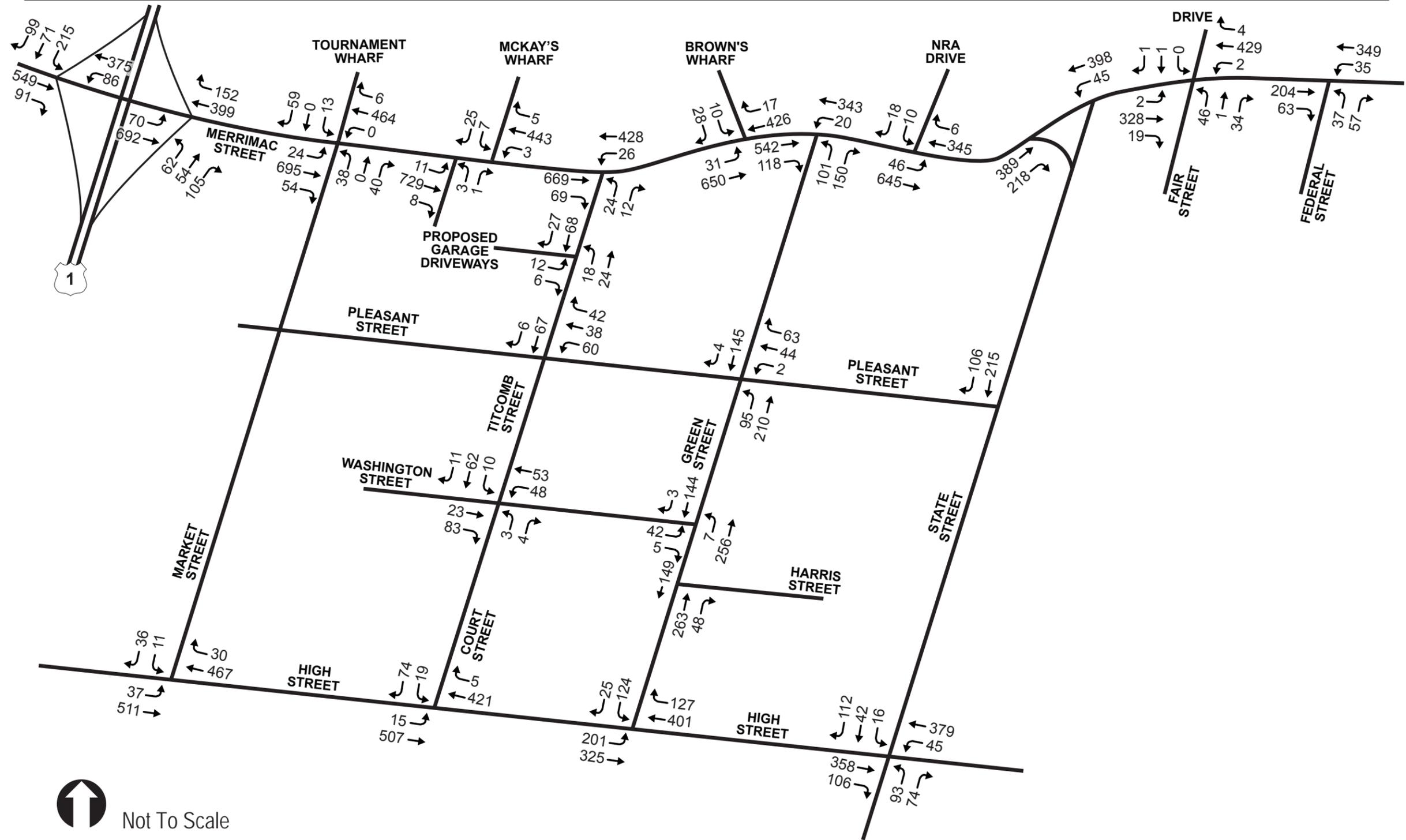


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Newburyport, Massachusetts

Two-Way Green Street Traffic Diversions Saturday Peak Hour

Figure
12



↑ Not To Scale



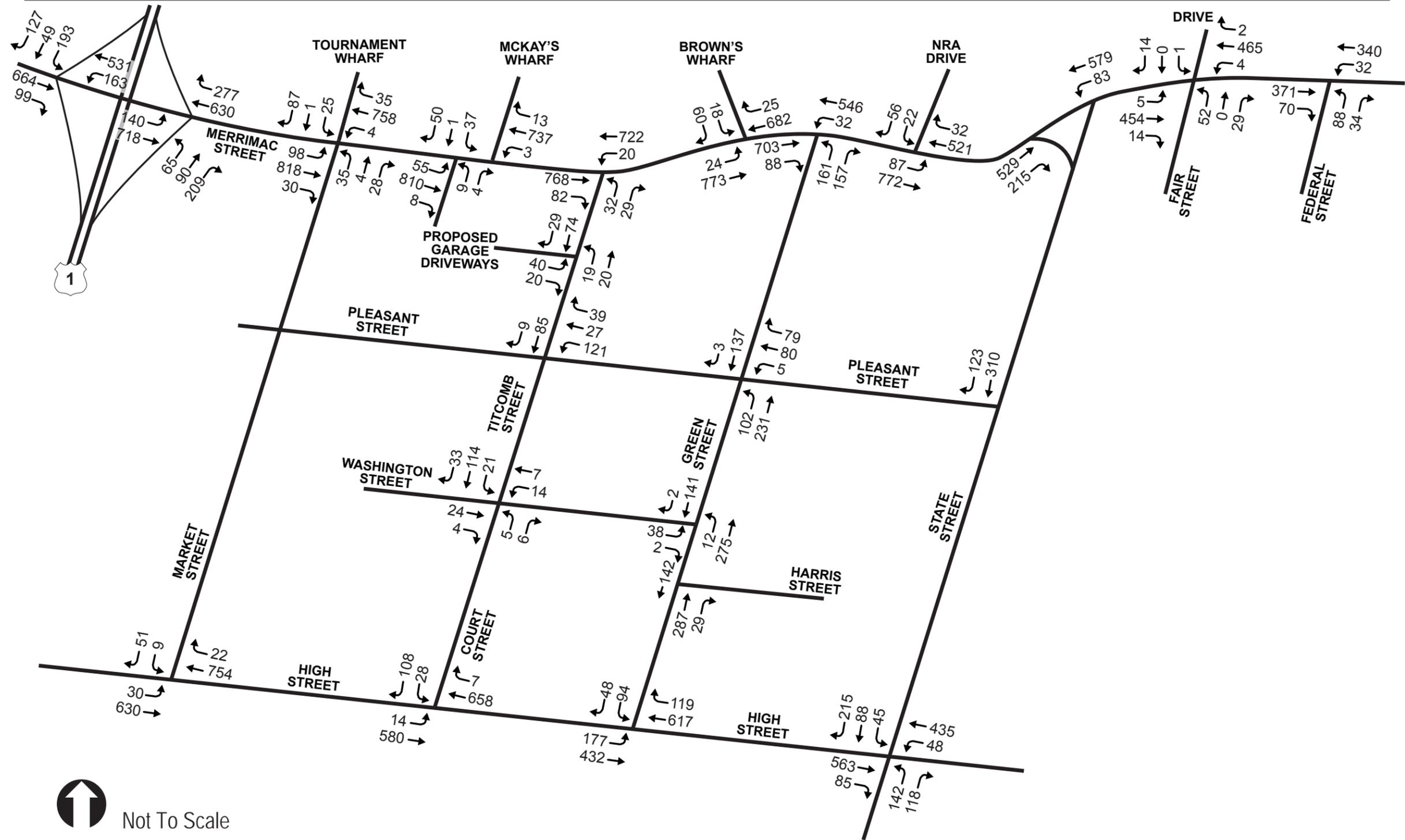
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Downtown Circulation Study
Newburyport, Massachusetts

2027 AM

Peak Hour Volumes
with Two-Way Green Street

Figure
13



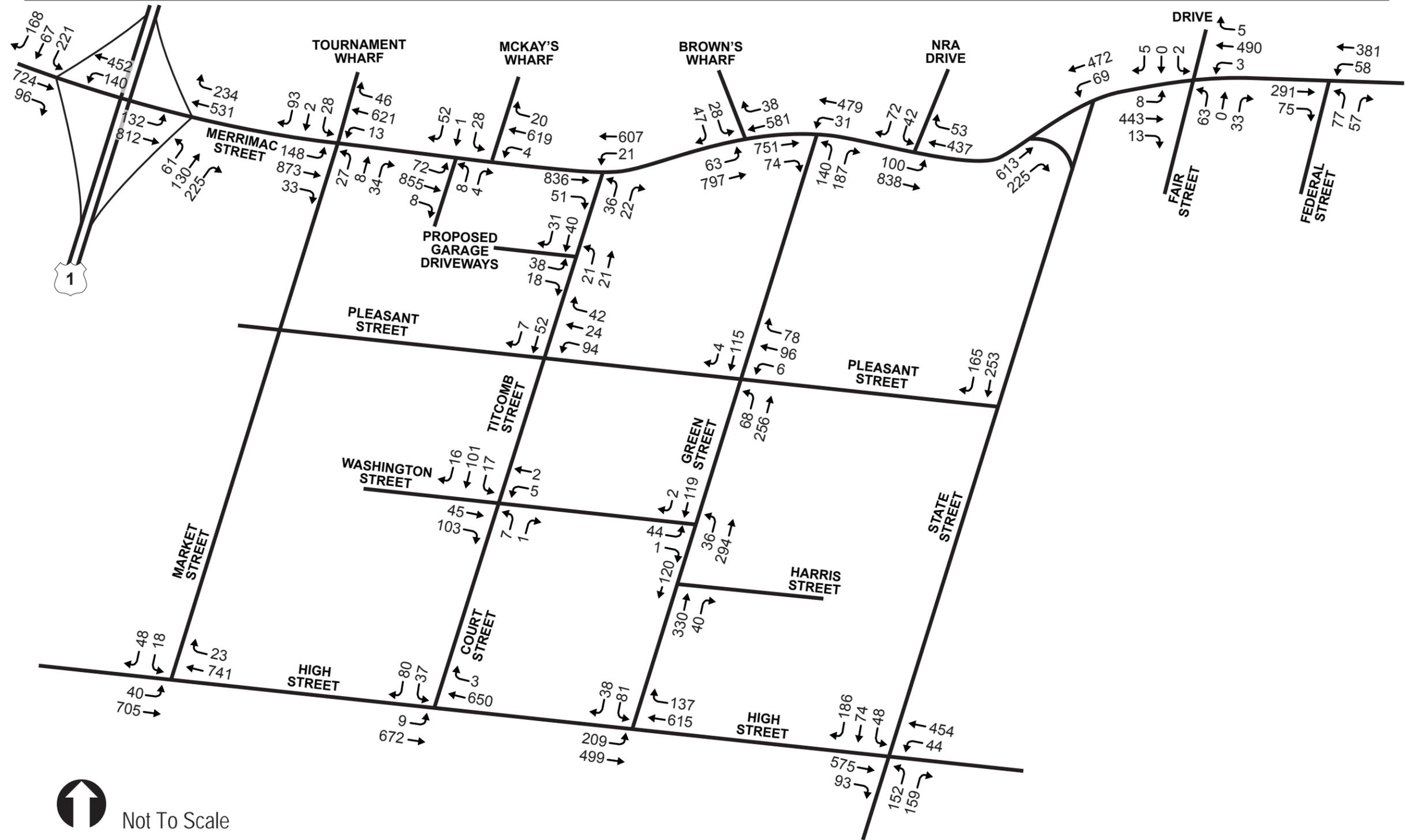
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Downtown Circulation Study
Newburyport, Massachusetts

2027 PM

Peak Hour Volumes
with Two-Way Green Street

Figure
14



Not To Scale

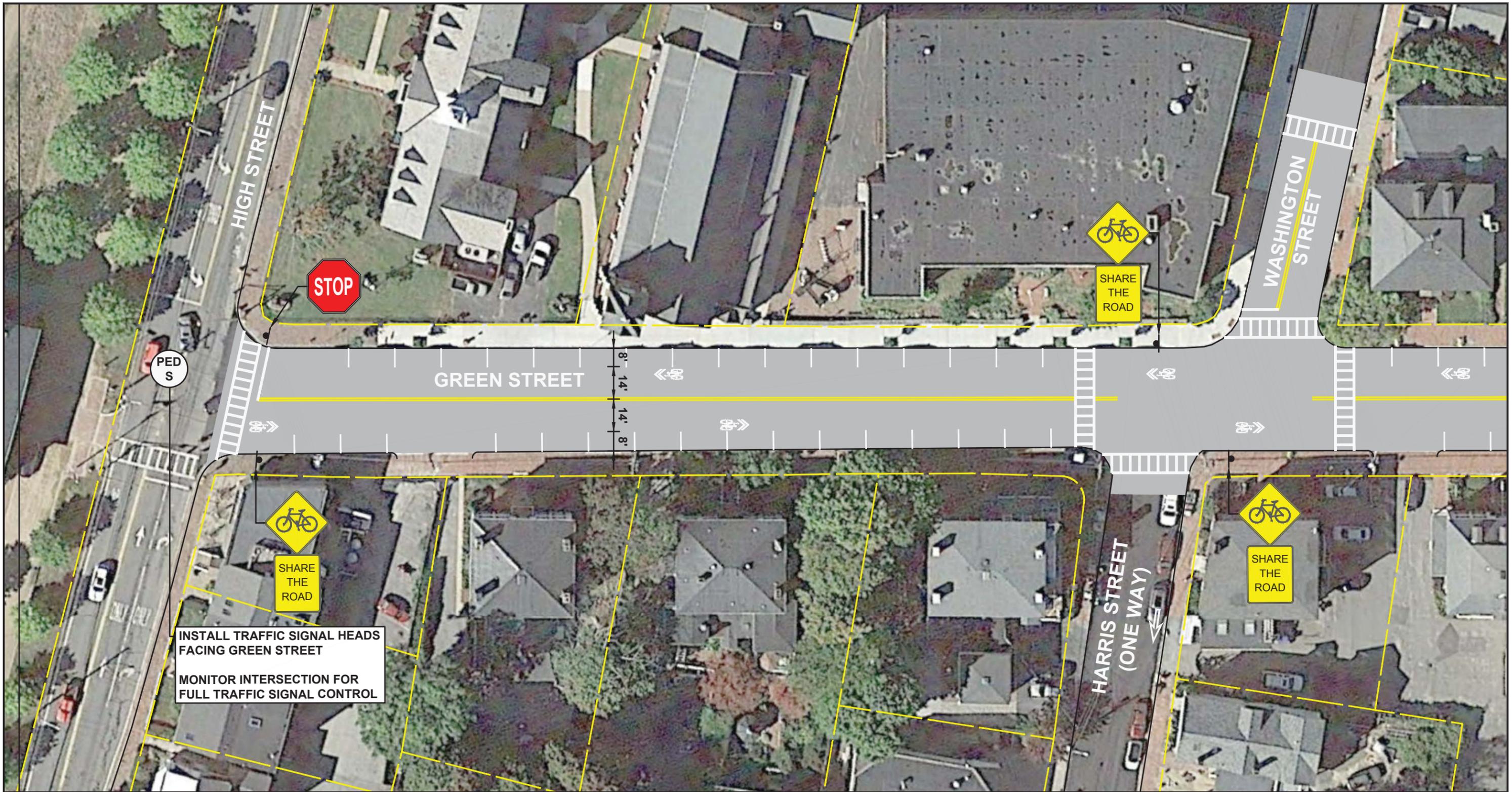


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2027 Saturday
Peak Hour Volumes
with Two-Way Green Street

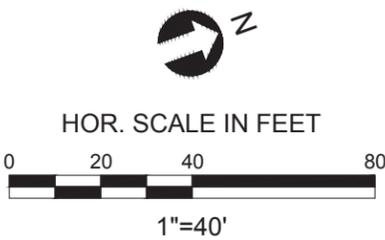
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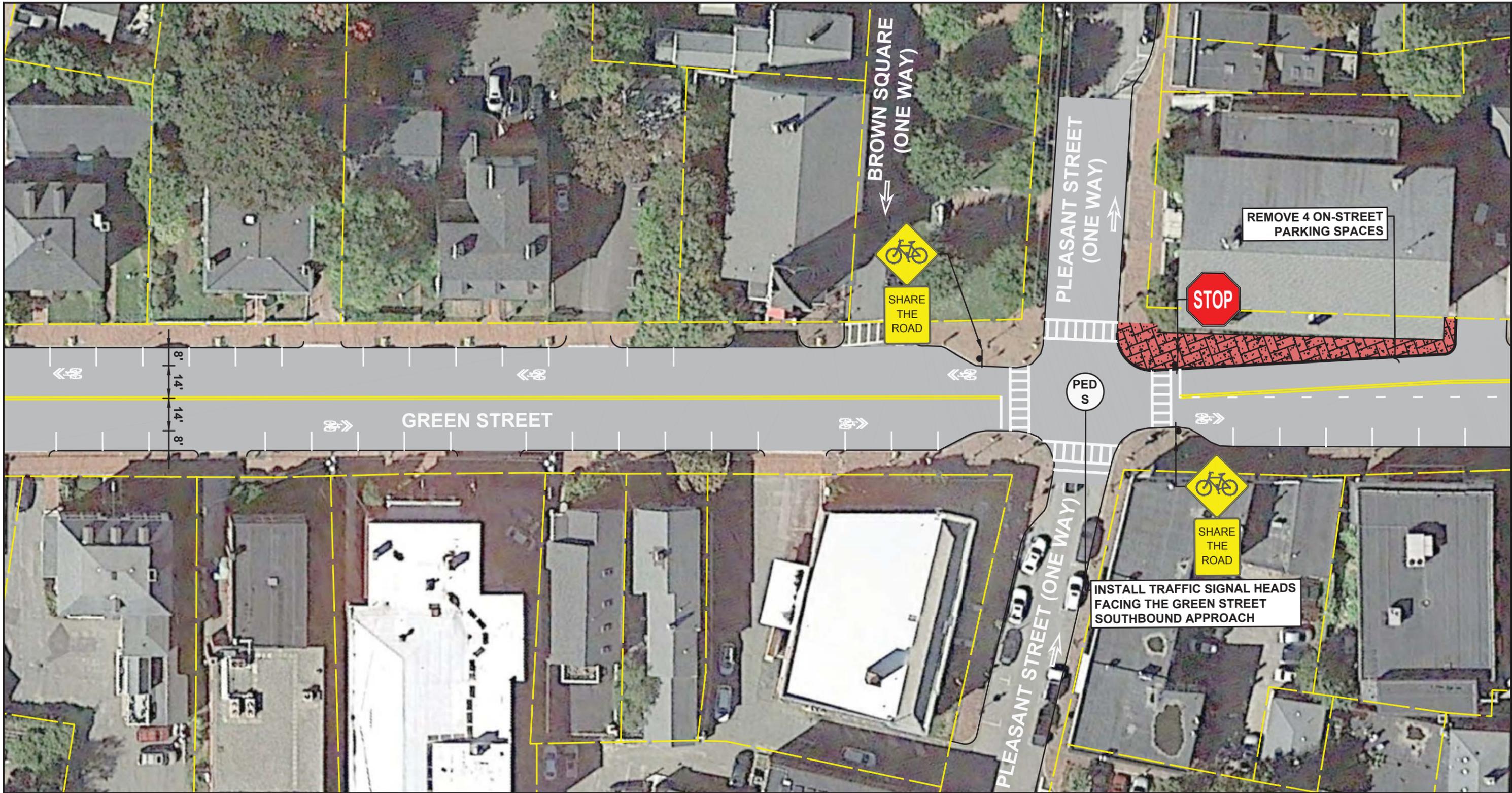


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 Two-Way Green Street
 Conceptual Design

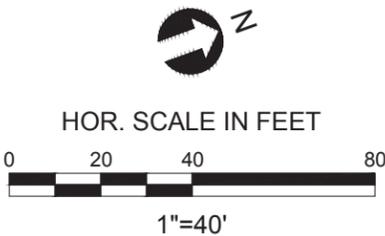
Figure
 16A



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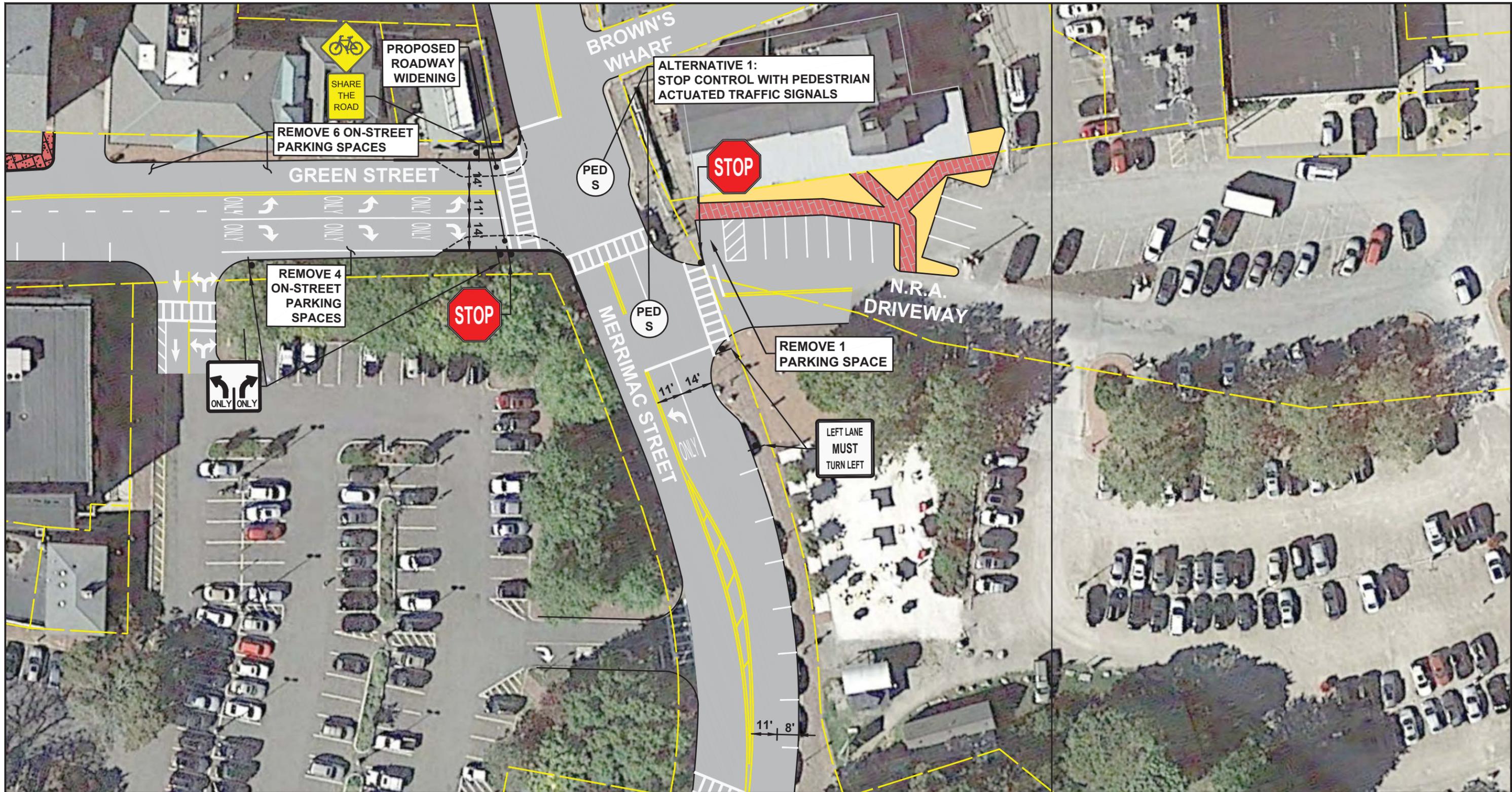


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 Newburyport, Massachusetts
 Two-Way Green Street
 Conceptual Design

Figure
 16B



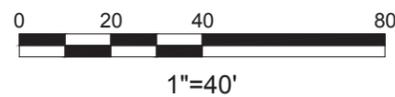
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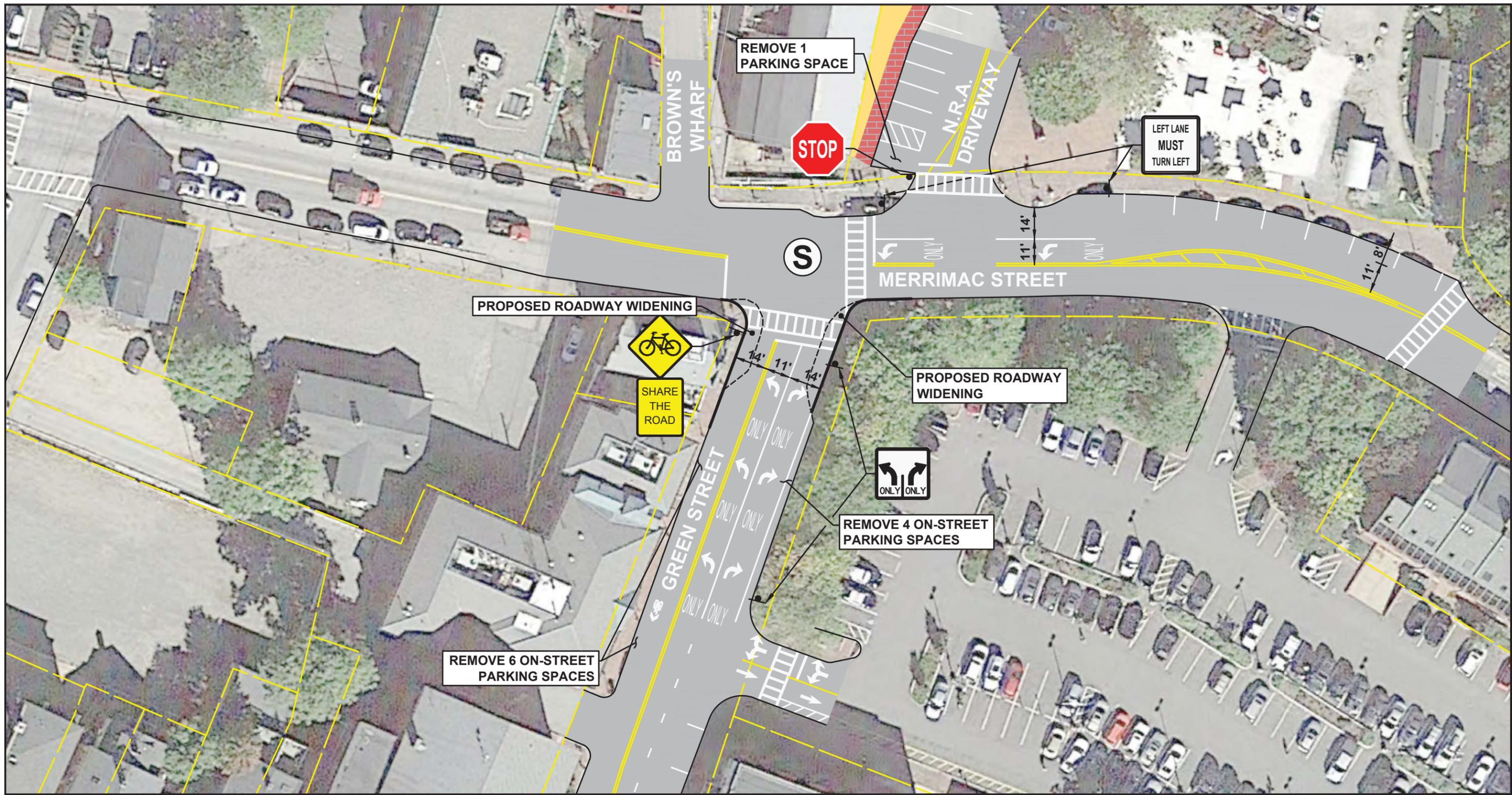


HOR. SCALE IN FEET



Downtown Circulation Study
Newburyport, Massachusetts
Two-Way Green Street
Conceptual Design

Figure
16C

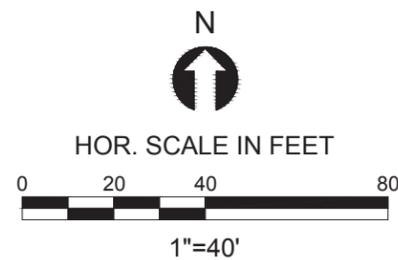
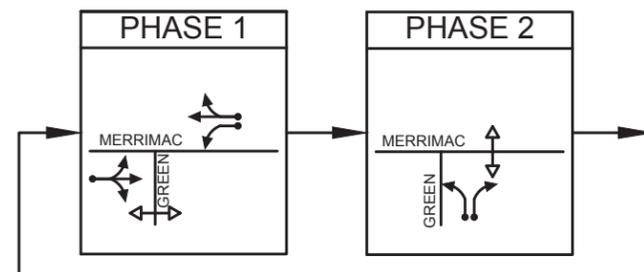


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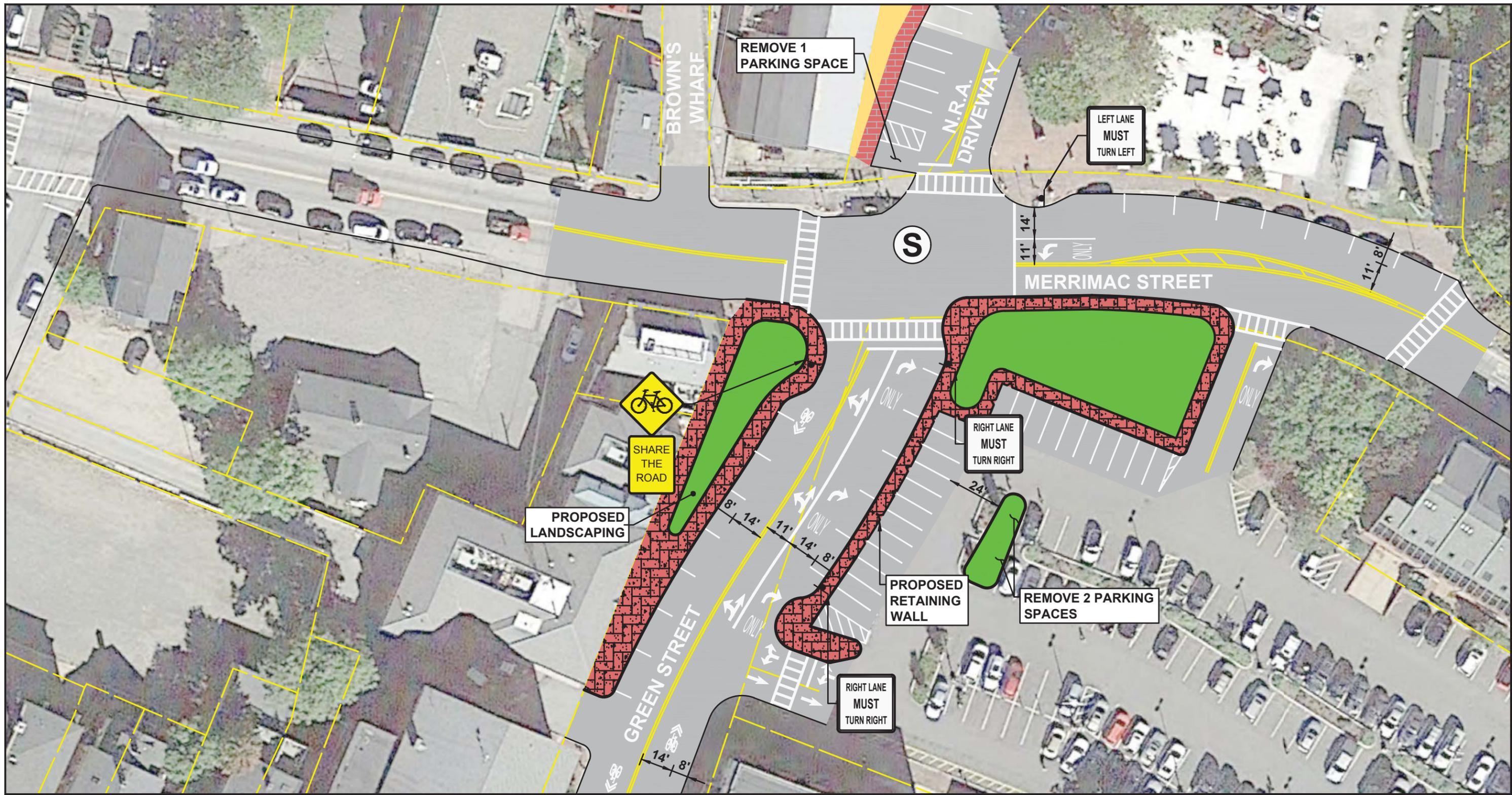


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PROPOSED TRAFFIC SIGNAL PHASING



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Newburyport, Massachusetts
Merrimac St./Green St.
Conceptual Design
Alternative 2B
Partial Traffic Signal Control

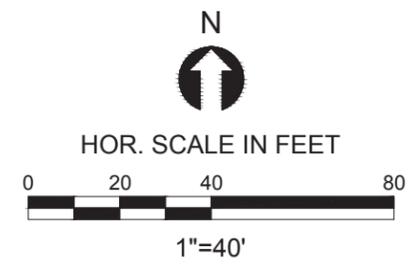
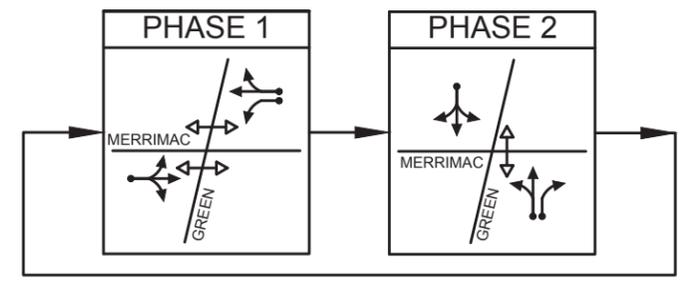


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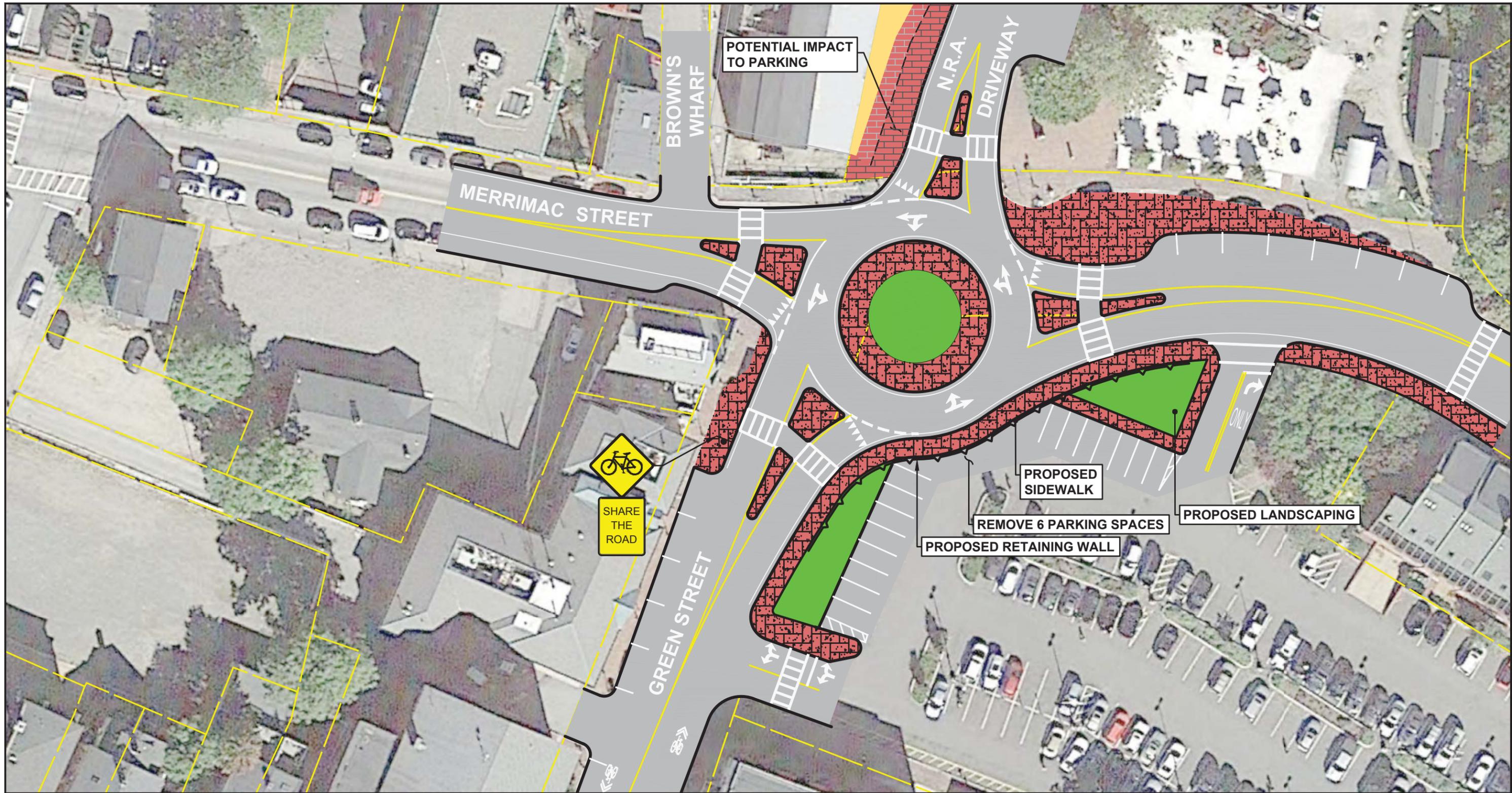


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PROPOSED TRAFFIC SIGNAL PHASING



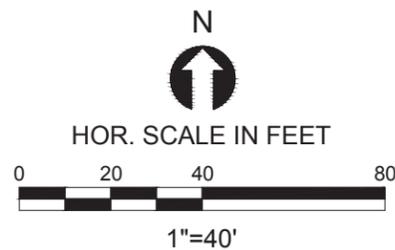
Downtown Circulation Study
Newburyport, Massachusetts
Merrimac St./Green St.
Conceptual Design Alternative 3
Realigned Green St. and Full
Signal Control



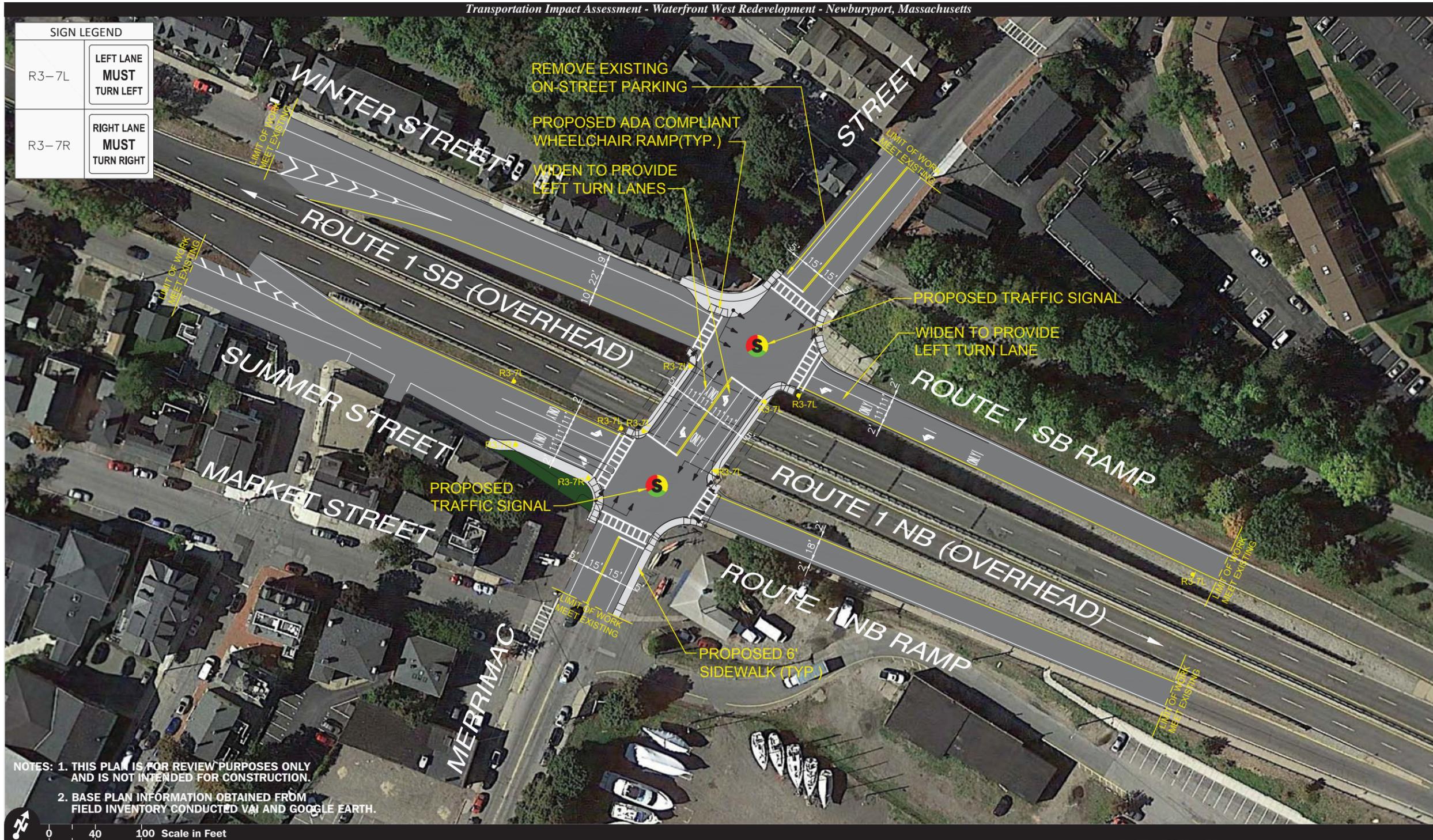
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Downtown Circulation Study
 Newburyport, Massachusetts
 Merrimac St./Green St.
 Conceptual Design Alternative 4
 Roundabout Control



NOTES: 1. THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
 2. BASE PLAN INFORMATION OBTAINED FROM FIELD INVENTORY CONDUCTED VAI AND GOOGLE EARTH.



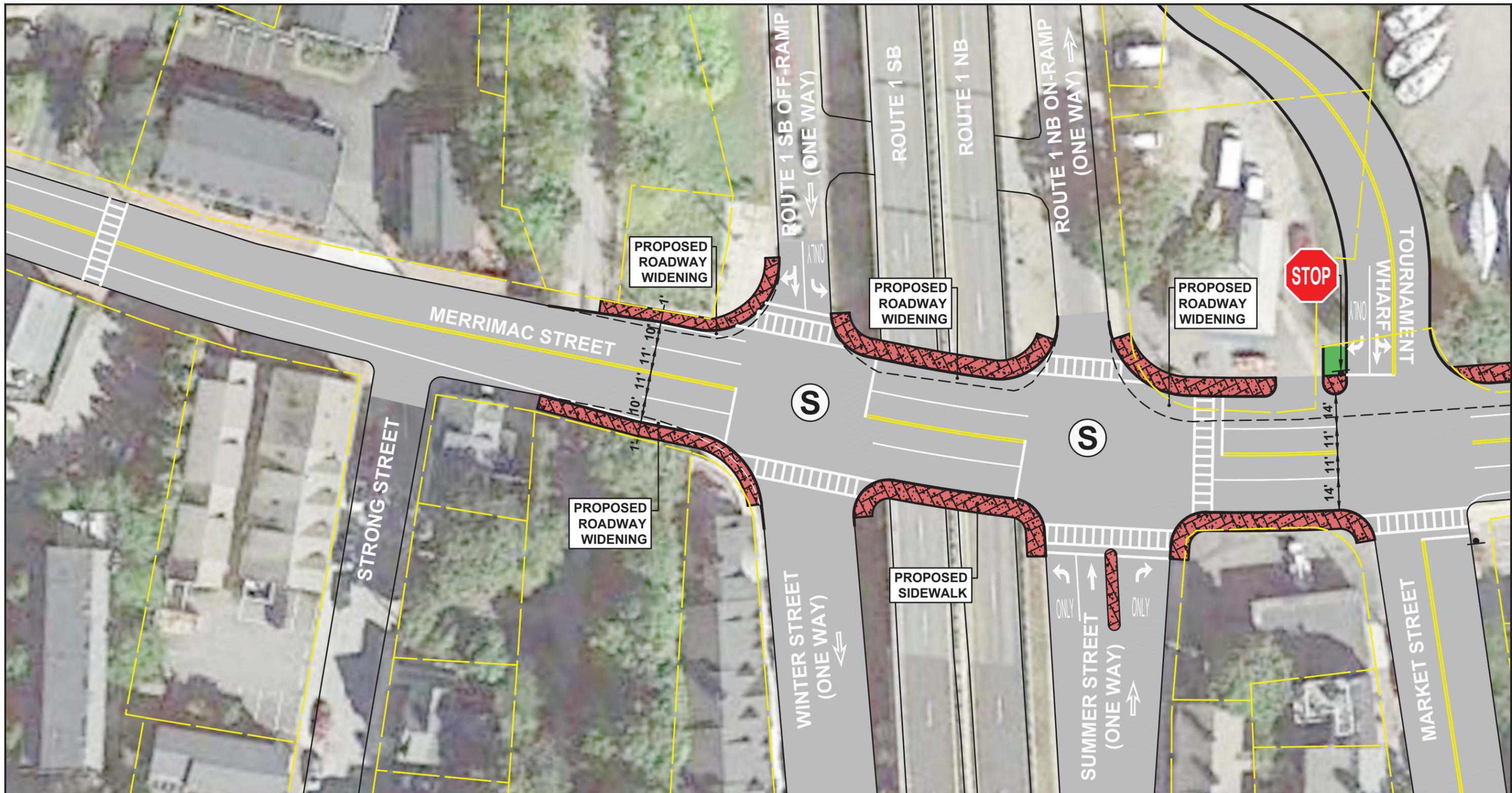
Conceptual Improvement Plan
 Merrimac Street at Summer Street,
 Winter Street and Route 1 Ramps



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Downtown Circulation Study
 Newburyport, Massachusetts

Merrimac St. Route 1 Ramps
 Conceptual Design
 by others

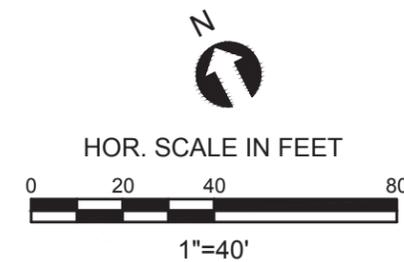
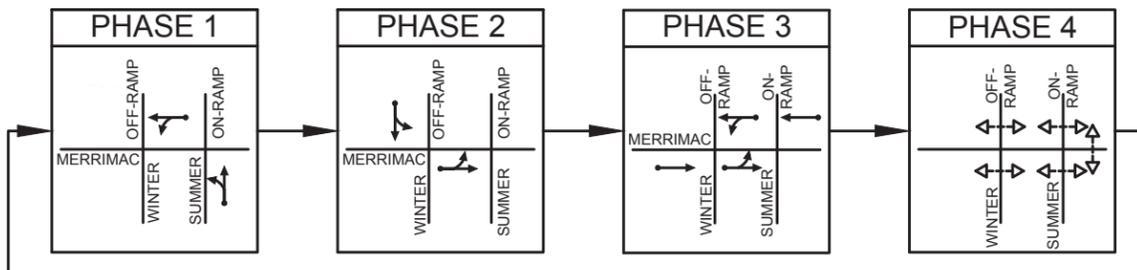


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PROPOSED TRAFFIC SIGNAL PHASING



Downtown Circulation Study
Newburyport, Massachusetts
Merrimac St./Route 1 Ramps
Conceptual Design

Figure 22A



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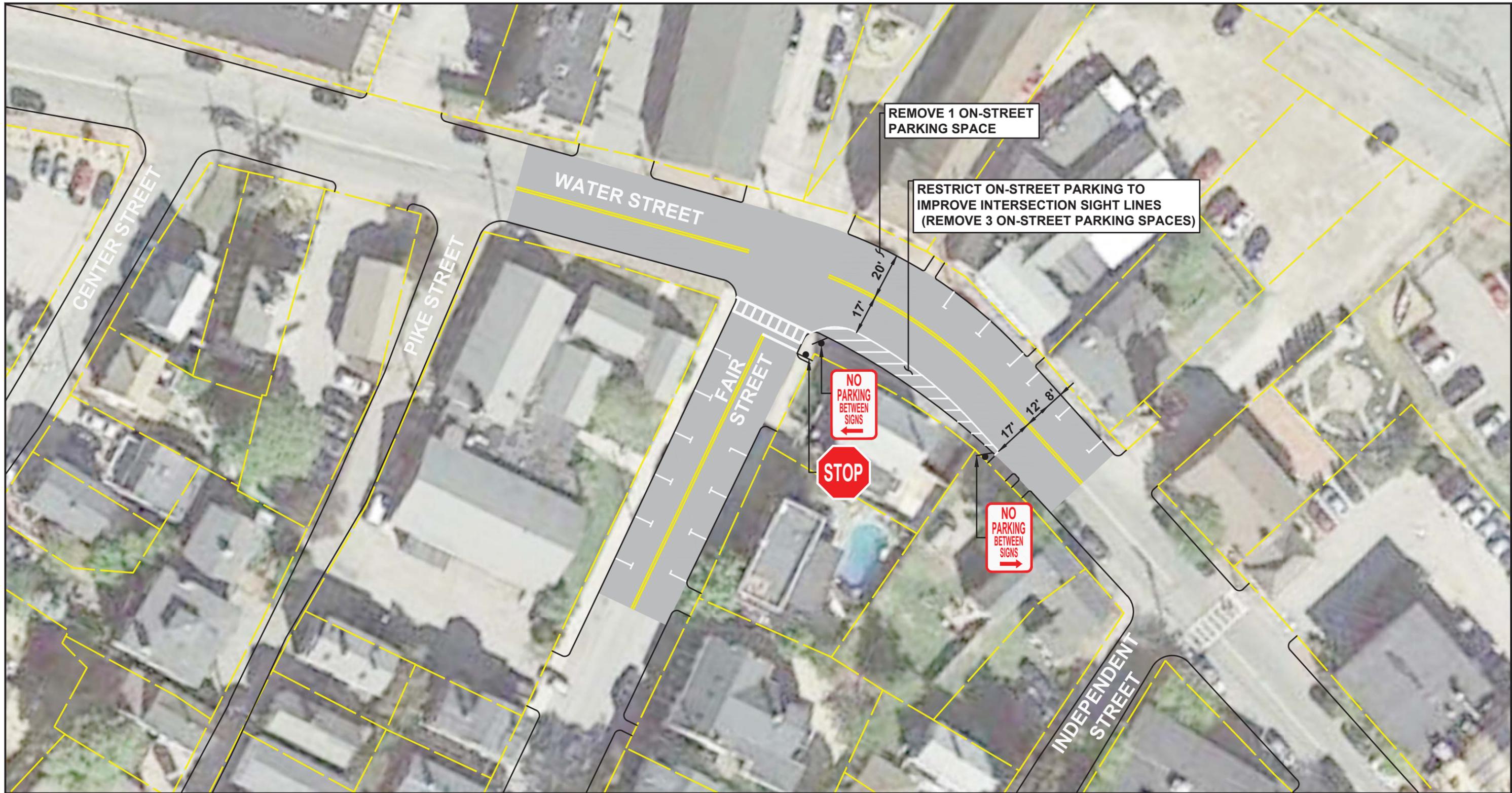
HOR. SCALE IN FEET



1"=40'

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 Newburyport, Massachusetts
 Merrimac St./Route 1 Ramps
 Conceptual Design

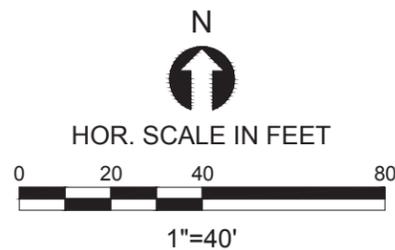
Figure
 22B



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Downtown Circulation Study
Newburyport, Massachusetts
Water St./Fair St.
Conceptual Design

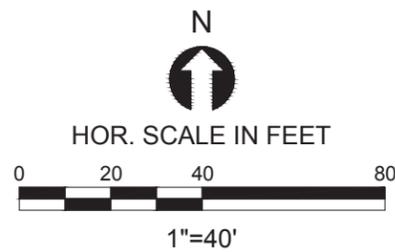
Figure
23



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Downtown Circulation Study
Newburyport, Massachusetts
Water St./Federal St.
Conceptual Design

Figure
24