

Survey Results: Waterfront Project

Survey Info - This survey was sent on behalf of the City of Newburyport to the FlashVote community for Newburyport, MA.

These FlashVote results are shared with local officials

949

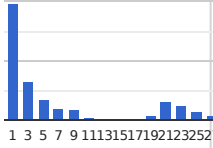
Total Participants

923 of 1325 initially invited (70%)
26 others
Margin of error: ± 3%

Applied Filter:
Locals only

Participants for filter:
805

Response Time (hours)



Started:
Nov 15, 2023 11:48am EST

Ended:
Nov 17, 2023 11:53am EST

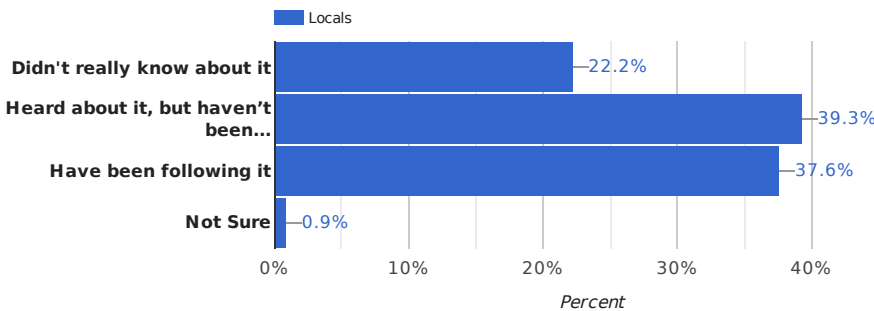
Target Participants:
All Newburyport

Q1 "Waterfront West" is the boatyard property located on the South side of the river, East of Route 1 and North of Merrimac Street. The City of Newburyport has had discussions with the property owner about a potential redevelopment project there.

Prior to reading this, which best describes what you knew about a potential redevelopment of the Waterfront West boatyard property?

(805 responses by)

Options	Locals (805)
Didn't really know about it	22.2% (179)
Heard about it, but haven't been following it closely	39.3% (316)
Have been following it	37.6% (303)
Not Sure	0.9% (7)



Q2 Which of the following would you most like to see in a potential development at the Waterfront West property? (You can choose up to FOUR, if any)

(757 responses by)

Options	Locals (757)
Hotel (which may include a conference/function space)	55.4% (419)
Housing	16.1% (122)
Affordable housing units	22.3% (169)
Retail stores	32.8% (248)

Please don't waste space on parking

Green Space

A live music venue/music hall

Definitely NOT a hotel, or green space, or parking, or housing.

Dog park

leave it alone.

Our waterfront area is limited and continued building development will further erode our city

Mixed housing- affordable and market

some type of viewing tower for tourists

affordable housing

trees...no more retail if owned by Karp who doesn't care about NBPT

Open/green space

Keep the rail trail continuing along the waterfront just like the dev did west of Route one

Testa

Bldg with roof-top air conditioners, elevator and other roof-top structures not to exceed 4 stories.

Nothing

Kids playground, please don't put tall buildings there.

It's in a flood zone, so development should be limited to parks, parking and marine use

Dog park

Ensure the forecast for sea level rise (which is increasing each year by NOAA) is a MAJOR FACTOR to

A park with trees and nice plantings

Housing yes but not millionaire penthouses and not more than 100-150 units

It needs to be mixed use not one thing or another with public access

Slave-huts for the filthy poor people so they can stay away from my BMW my Daddy bought me

Not housing or hotel of any kind.

Mixed use/retail and restaurants with residential above (can be affordable units too)

Replace the parking taken away already.

Green/ecological space

4 choices is too limiting for such a large plot: restaurants, hotel, and public parking too

open space

For this vote to last more than a single day on a platform that barely hits what... 10-20% of ppl?

A hotel if only 2-3 stories high

Mixed use retail / restaurant spaces with apartments above

Park - green space

Not a hotel and shame on you for turning waterfront parking into GRASS (grass for God's sake!)

Small boat launch

Green/park space and gardens

Why develop? Please, no affordable housing in this premium area.

Hotel with height restrictions and adequate parking.

Nothing

If developed where would all the big boats park

Outdoor beer garden

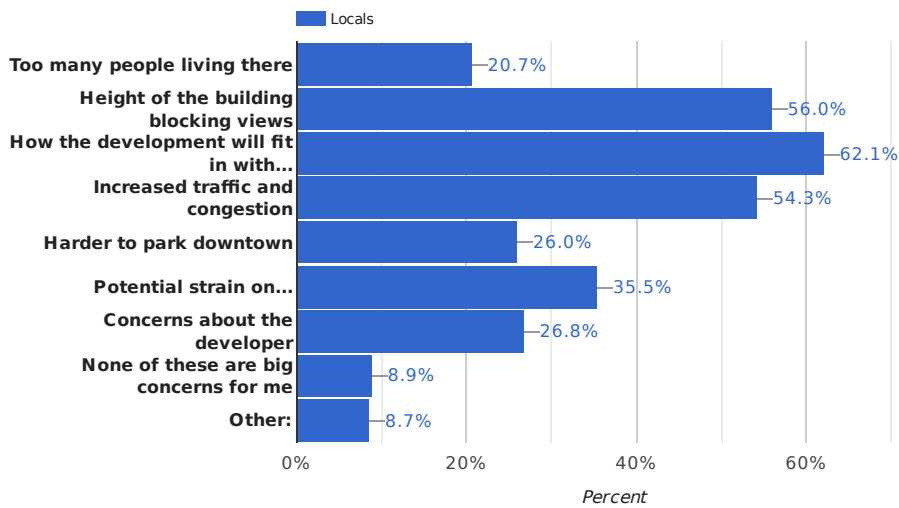
Improve what is already there.

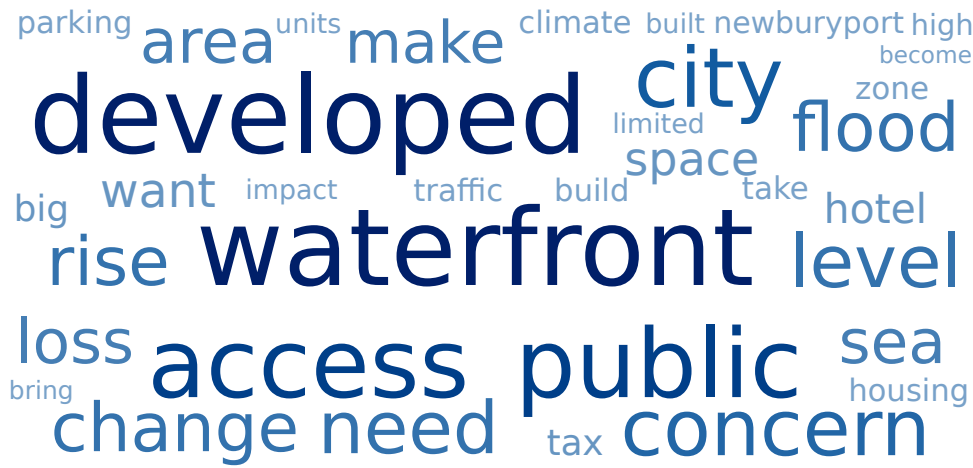
Please keep sea level rise in mind and lift up whatever buildings to address the inevitable climate

Q3 Which of the following potential aspects of a development there concern you most, if any?
(You can choose up to FOUR, if any)

(757 responses by)

Options	Locals (757)
Too many people living there	20.7% (157)
Height of the building blocking views	56.0% (424)
How the development will fit in with neighborhood character	62.1% (470)
Increased traffic and congestion	54.3% (411)
Harder to park downtown	26.0% (197)
Potential strain on sewer/water/stormwater systems	35.5% (269)
Concerns about the developer	26.8% (203)
None of these are big concerns for me	8.9% (67)
Other:	8.7% (66)





Resiliency of the project to climate change/flooding issues.

Sea level rise and resiliency

Maintaining access to the waterfront for locals, citizens of the city, and visitors of the city

Development right up to the waterfront with limited accommodation of boardwalk and public access

Exacerbating the traffic confusion at the Merrimack St - Winter St - Summer St intersection.

Move forward!

Change in the character of the city.

Quality of building/development

Zoning - make it match market square

I have great concerns about Newburyport Development and basically do not trust them.

Past proposals were far too dense with too many units. Too crowded, too much traffic.

It definitely shouldn't be a residential area from city planning point.

Resiliency and sea level rise.

Ease traffic with more biking infrastructure

Climate Change - Sea level rise. Development needs to be elevated / protection against storm surges

Really all of the above are concerns

Low number of affordable units in NBPT

Want to keep it as a green space. Do not want to see any new hotels, shops, or parking added

limiting access of the area to the general public

Given rising water levels I fear most waterfront development.

Having one developer own a high concentration of property threatens our city and its future growth

Making it accessible to public, not just private owners or wasting view on parking.

Public access to waterfront

low income housing

Taking away public waterfront space

Chic Boutique hotel, Conf space, ground level restaurant

inadequate public access to river in this private development

Walkability through and around the development

Taking a public space and making it private and ultimately restricting public access.

Continued public access and amenities

Flood-prone area, could become a sink for taxpayer dollars if developed further (like Plum Island)

I'm very concerned about the developer putting in too many apartment units

Environmental impact

A valuable, waterfront property which should be developed to bring in high tax revenue.

loss of a working marina in our waterfront city.

Chain stores funneling shoppers away from struggling shops downtown

Flood zone, don't build anything

Parking is a huge concern since we have lost so much of it because of the extension of green space

Loss of public access to the waterfront

flooding

Competition for existing businesses and restaurants on State and Pleasant Streets

Poor people! Yuck! Change! Scary! *Townie noises*

Hopefully they will put a traffic light at the intersection of Merrimack St and the route 1 under p

Visitors need parking to come and enjoy all our town offers

I fear overdevelopment, and worse yet, unattractive overdevelopment, by greedy developers.

density

construction process

Newburyport has become over built. We need more trees and gardens for the environment.

affordable housing is a big need

concerns about development in light of increased sea level rise

For this vote to last more than a single day on a platform that barely hits what... 10-20% of ppl?

I support the project - no big concerns

Ugh, unchecked development has ruined newburyport for me in the past 12 years

Global warming and sea-level rise will severely affect this development

I don't want to see cars given priority over pedestrians and cyclists

the city's waterfront needs to become more usable - ADD RESTAURANTS ON THE WATERFRONT

For too long the City has only listened to NIBBIE voices. Lets encourage a great project

Effect on river & environment

Loss of the Marina, marine businesses

if housing is included how does that impact our schools

Housing for the rich. That magnifies the class problem that permeates our society now.

a hotel and retail/restaurants will be a big economic driver for tourism - yay!

We need to bring this area up to the standards of the city. It's a dump now. Make a nice boardwalk

newburyport residential real estate tax increases & fees for residents

It's in the FLOOD ZONE!!!

Impact on environment

Additional parking

It's so hard for local ppl to just pop into town and park now.

Very unclear question. What does funding from the developer mean???

I don't trust Steve Karp

The height of the buildings must be kept low in relation to the surrounding buildings

Climate change!! Those units may be subject to flooding. No underground parking would work.

No more housing

The integrity of the overall waterfront to remain as public space.

Climate Change - a buffer area / elevation of buildings / access during king tides & storm surges

Funding for Plum Island erosion control. The island is a huge draw for town. Find it's longevity

No housing there whatsoever! Open space for public use only

I am only interested in more green and public space.

Worry about rising water levels

I'm against any housing development there

Limit shortterm rentals. Limit height

housing should be limited, and market-rate (not affordable in this prime waterfront area)

Funding from the developer for more affordable housing elsewhere but not there

As long as the buildings don't block the view

I'm against using it for housing

Less density of housing units

Get more people downtown preferably on foot

Real affordable housing

NED won't build anything they will own when it floods, for good reason. They want \$\$ and out.

We need a conference center and hotel downtown to bring in more off season retail/restaurant money.

Not having a hotel there - doesn't make sense (too much hotel inventory already

that there be NO housing units. That is just looking for problems in such a public community space

Resident parking permits. Visitors are over taking the parking availability away from the residents.

Do not want to see more condos!

Given that water levels are set to rise in the coming decades, it doesn't make sense to build there

Public benefits early on, not like Parker St rail trail where developer action is at the end

Development that's respectful of Newburyport's heritage and maintains public access

Do not understand wording of question.

No developers. None.

Increase in public safety due to the increase strain this would impact

There's no sense in putting affordable housing on the waterfront.

No more housing there, public access and parking for existing space needed

Parking for residents of Newburyport to go downtown

We only have 1 shot at this. Let's make it a waterfront park to be proud of

parking for tour boats & handicapped

Hosting on the waterfront, affordable or not, should be low priority

I believe that development on the waterfront (beyond public spaces and perhaps restaurants) will change the character of NBPT--and not for the better. This is a special place, and just because everyone around us is developing, it doesn't mean that we should too.

We are too reliant on the automobile in Newburyport. Check out Rockport where they bus tourists in for the downtown, from periphery parking lots or Portsmouth NH where the MOST convenient parking is their garage.

We desperately need a hotel!!!

How many more decades will we continue to talk about this topic? Let's do something.

The space that exists there now is an eye sore and waste of space. We are short on hotel availability in our town, happily support a beautification and upgrade to that space.

It's time to act on this property!! Mayor Reardon and the CC should make this a higher priority.

Absolutely no housing belongs on the waterfront

Let us consider what affordable housing really is and not a few units to qualify for 40B building. How about a 50% split for a chance. No developer wants that so let's find a housing program willing to do that. Elderly housing is at a crucial point as people are no longer able to afford their homes or rent on market price apartments

Excited by the prospect of having a year-round catalyst for downtown business/tourism.

Keep it small.

there is not enough transparency about this potential project from the city. I hope this is not another land grab that leaves citizens without water access and parkland, and holding the bill for a bad development deal.

I've attended a presentation at City Hall about this development some time ago and was very disappointed to see how many NBPT residents seem to be against change of any kind. I'd like to see development of this area and strongly believe that it can benefit NBPT as long as it's done well and they work closely with the city to ensure it offers existing residents more amenities and doesn't negatively impact traffic or city systems.

I am in favor of developing the parcel. Good for tourism and the economy not to mention enjoyment for city residents. Just the traffic flow needs to be worked out.

Let's get something done. So much potential on the site. Get a hotel!

We need a hotel. Nothing huge but something that can house people. It's also insane that we don't have a wedding venue in town. Make the businesses pay tax and everyone benefits.

With all the parking changes it is SO hard to find a quick space. It limits me from supporting downtown and all the resident only spots have been eliminated. The garage is not for a quick run into town.

NO housing there. Public services, marina, park, restaurants, NO No affordable housing there. Not appropriate. Use land near the Industrial Park and train station. With all the upcoming net zero restrictions on housing developers are less interested due to increased in Costs.

I believe any newly built house in newburyport must have parking for two cars. The same rule should apply to any condos developed there

Time to move forward!

I sincerely hope that the residents of Newburyport don't look back at any future development at Waterfront West in the same way that residents of Boston look back at the Seaport development. Such amazing potential for a central parcel of land to enhance and expand upon the downtown feel and provide a complimentary but future oriented community space. The seaport is one of the most embarrassing urban planning failures I have ever seen. Homogeneous, soulless glass structures built right up to the limits of the narrow sidewalks at the periphery of each parcel. A place no one wants to walk through, no one wants to spend time. They allowed developers to maximize their profits, providing no accommodation to culture, community, or aesthetics. They took a once in a lifetime opportunity for the city and somehow managed to leave Boston worse off than they found it...

No go to this development especially after the fiasco of Gateway to Newburyport.

The first design was the best and since have deteriorated. If it is built please have zoning ensure it fits architecturally (I.e. brick) with downtown

We need to maintain the character of the downtown area - no large hotels with unusual architecture. Residents' interests must come first, not big developers.

As much open space as possible available to the public. No need for more parking. No hotel please.

Whatever the development (housing or hotel) have all parking w/in the (new) structures. Have no street parking except loading zones and direct all parking to the garage. Also, how about earmarking some money to the deteriorating route one structure? Especially the High Street section over the rail trail that is covered in netting? Enclose Rte 1 between Summer and Winter Street, creating more green space (Lisa Mead did a project on this when Mayor)

Please prioritize affordable housing and pedestrian / bike safety and access to the waterfront

The key word is waterfront. The development should enhance and be focused on the waterfront location. Affordable housing is a priority in twin but the waterfront is not the appropriate location for affordable housing.

The development must enhance the character and charm of Newburyport, and the leaders of our community should push back on development plans that overdevelop for reasons of profitability.

I want the building height low, some affordable housing, public space and perhaps a small hotel or if not market value housing. As I stated previously, I am very leary of The developer.

Keep views/access to River available to public. The downtown blocks that border the River are the Crown Jewels of Newburyport.

Take into account sea level rise

Affordable housing needs to be a top priority

Newburyport is in danger of losing the port part of its name. The boats add to atmosphere, bring in people, and really the city's history. The boating should stay, Some parking would be helpful. More openness rather than less. Merrimack/Water street can be clogged with cars. We do not need more residences there.

I don't think the waterfront needs any additional housing. We need more restaurants in the area and places that cater to a younger community in 20-40s. No more affordable housing or old people homes and apartments

Wake up and do this. To not have waterfront restaurants in this town should be criminal.

Ideally this would be a public/private partnership whereby people of Newburyport have input to the design of any development

No housing or hotel or anything that would be too big a departure from city waterfront character.

Please make sure Newburyport residents have free and easy access.

I hope the City will take sea level rise and resiliency into account with all developments, but it is especially crucial for this area. I am concerned that the survey did not include any mention of these issues.

Just get it done.

Would be ideal to have a mix of open space with restaurants with water views/decks (ie Murrell's Inlet, SC) - maintaining the "open" feel but utilizing the space better than for parking and boat storage.

I know the city could use a hotel but I do not think that is the place for it or for more high end housing. I am really concerned about water supply and impact on the neighborhood..

It's important that the area is coherent with the rest of the waterfront. NBPT is a destination city, a well-thought and planned area in the waterfront should be the focal point of the town and allow people to walk, dine, shop, chill and appreciate the views that the city has to offer.

Stop CSO's!

1. I do not feel we need additional affordable housing in the city. 2. It would be great if we made Green street two way to avoid traffic issues. 3.Hoping for a more open design then the previous stadium proposal that blocked views and felt .like a gated community. 4. No chain stores or restaurants that will hurt small local businesses. Thank you we know this isn't easy.

Please don't waste space with parking. Hotel sounds unnecessary, but if it comes, please make them use existing garage. Don't waste prime property with parking. Open space and wide bike and walking areas would be more attractive and benefit everyone, not just hotel/conference guests. Updated play area (not traditional playground like cashman) but more like the one near Boston city hall. 10foot wide slide. Large spinning floor. Things the kids can use together. Splash pad for summer time. Also, please keep the chains out. Local business please. If new restaurants, how about an afghan restaurant since there's a growing Afghan diaspora in town.

Look to Bar Harbor, ME for development inspiration on the waterfront.

Where would the boat storage are and boat removal cranes be relocated in the event of development. We need those boat cranes to remove large boats and also put into the water (I recently used one to place yacht in water). Are there other facilities in area, such as Salisbury? This function of the wharf area is a concern of mine.

Don't destroy the character of downtown Newburyport

The area should be developed and put to use to better the community as opposed to being a seasonal storage area for boats, which could easily occur in the industrial park. This area could become another focal point of Newburyport for BOTH residents and visitors.

It's a perfect spot for mixed use. Assuming it fits into the NBPT character, It will make the town more attractive and bring in more revenue.

Ecosystems-pollution and overdevelopment of this area are concerns.

I am against high end condo units being built there

Keep public access through the site as part of the rail trail - improve the trail w lighting etc Have the KNOWN and EXISTING storm surges / king tide levels as part of the development plans and know that these are the current highs - the water levels WILL be higher each year so plan ahead. Utilize SOLAR for energy use - should be mandatory for all new approved buildings anyway.

Stop allowing a vocal minority steer this discussion. Most people in NBPT want to see a boutique hotel/condo to draw more year round guests and activities to our town. Yes, more is better.

We need affordable housing and not luxury condos

I hope it goes without saying the look should match that of the historical downtown area.

As residents, we do not get to "use" that area anyway. A hotel with event space seems ideal and should include public space to be enjoyed right along the river as well.

No houses, no condos, please. Sacrificing the remaining waterfront for the sake of very few (rich) people is simply wrong. We need something that's going to benefit the entire community, not just line the pockets of a developer.

I do think we really need a hotel. I think it's very important that aesthetically it should fit with the town. The Marriott Longwharf is an example of a building is not a town and that could look nice here.

Any building should be subject to short height restrictions.

I want to see NBPT remain a waterfront centric town that encourages usage of the waterfront beyond just being on the water. Docks, marinas, lobster pounds and the like, much like we see in Essex, would add much needed local flavor and something resembling an identity. We don't need another jeweler / real estate office / gift shop.

Any development there should include renewable energy such as solar panels on the rooftops. All new building projects in the city should require renewable energy upgrades.

Keep the waterfront green and as a public space for everyone to enjoy and to maintain the beauty of the waterfront.. Additional shops, parking, hotels, etc. can be placed away from the waterfront. Waterfront is too valuable to be used for parking, shops, hotels, etc.

Newburyport needs a hotel downtown to accommodate tourism to the city. Waterfront West should be developed to include restaurants and retail into an area the city can be proud of instead of the dirt marina area we have now.

I love the idea of developing that area. I dont think it makes sense to put affordable housing there considering its prime real estate and should receive market rents. i like the idea of adding mixed use space that would include other amenities besides restaurants or small boutiques. a grocery store or something along those lines would be a good idea and help support a transition away from cars. alot of people live in this area but are not walkable (or bikeable) to a grocery store. i think we should push towards the European city model moving away from cars and prioritizing biking and walking.

The area is an eyesore and is badly in need of development. I voted for the mayor because it was a priority to make this project happen. The families and residents that have moved into Newburyport expect the city to keep evolving and this is part of that. Having worked in tourism for 8 years, I can tell you it would be a good move for the city to have a hotel in this location.

Downtown area has gotten over developed over the years. Too many restaurants and pizza places. Too much traffic congestion during summer even with parking garage.

I'd argue that in exchange for permits on the waterfront, the developer would divest any retail ownership on State Street.

This is WATERFRONT and we need to prioritize uses that benefit the public and water access over housing. Hotels and restaurants support the public interest. Marina access supports the public interest. Dense housing is not in keeping with this limited asset and should be located elsewhere.

I have lived in a major city where one developer owned a high concentration of properties and it ultimately changed the downtown negatively

Any waterfront development must take into consideration the effects of climate change.

I favor keeping the waterfront open to the public with boardwalks and parks. No building or blocking of river views.

I'm happy to hear development options are being considered. Thanks

The WW project is critical for the city's future health. We absolutely need a hotel, more housing and some form of commerce (restaurants and/or retail) in that space. If the developer can address the increased burden on public utilities and traffic, then I am 100% in support.

We need more parking preferably for tax paying/parking sticker residents only.

The city certainly needs more affordable housing but I'm not sure it needs to be downtown on the waterfront. I would like that area to still have open space, public access and maintain the character of the waterfront.

This is not a great area for affordable housing and would prefer it benefit all residents, business mes and visitors to the city.

preserve the downtown character, definitely no hotels or luxury housing of any kind no matter what other items are offered by a developer.

What effects will there be on traffic?

I want to avoid this turning into Portsmouth - their development and lack of height restrictions thereon have ruined certain historic and charming characteristics of the area.

We should decide as a community the priorities for any new development and not trade funding of other city projects for a developer-friendly waterfront (ie luxury condos, conference center). Affordable housing should have an aggressive requirement, not 90% high rent, 10% affordable.

Do not let Newburyport Development turn the land over to Avalon for an over sized, inappropriate housing development.

I'm for the development. It will be a vast improvement over the state of the location today and the way it has been for years.

Newburyport needs to slow down on development and act more ethical towards our space here. It's not all about money! It's about ethics and quality of life. Many developing here are only concerned about their pockets, not the city. We are developing like we are a huge city but we don't have the infrastructure to keep supporting it. I have lived here my entire life. Generations of my family grew up here. I am being taxed out of here while others keep arriving who don't have the love and passion for this community as many of us life long residents do. I know I am not alone in this feeling.

Limiting overall density of development is very important to maintain openness and site lines/visibility along the waterfront. Should feel like a part of the city, not a separate enclave.

It should plan for climate resilient features such as elevated grades and protected infrastructure. Power and communication networks should be designed in buried ductbanks.

just get something done rather than continue to kick the can down the road. NIMBYs will always be the loudest voices and will continue to hold things up as long as they possibly can. I'd love to see a major hotel chain here (Hyatt preferably) and make NBPT more than a day trip destination.

I feel the city desperately needs a development to bring more consistent (less seasonal) traffic to downtown and support current business as well as create demand for new businesses

High quality hotel with function/conference center. Marina but absolutely no avoidable housing.

Keep the waterfront rail trail open. Please don't take away any more public parking. A hotel would draw in more business for the city.

JUST that we don't go another 2 to 3 years before something is done.

A boutique hotel would be welcome, conference space, restaurant and ground floor shops. Waterfront rail trail continuation. Hotel/residences should be aesthetically and historically charming to blend in with the town. Bullying/ Threats from the developer will only diminish approval ratings. Be willing to create a spectacular unique conforming, historical space to benefit the town. 200 to 300 units of rentals apartments in that small space with limited access from route 1A/1 is pretty stupid.

There was a rumor that Avalon was going to build a bunch of apartments on the Nbpt waterfront. I hope this is not true. Take a look at what Avalon has built in North Andover. It's horrific.

My assumption is that this area is generally behind the kayak place. I don't think housing here would be very attractive due to it's close proximity to Route 1 but we do need more affordable housing. Placing it just beyond the downtown area could be attractive to someone who is looking for downtown shopping etc - without using a car. Parking is an issue at times. My concern over the developer boils down to a very select few owning property in the downtown area. That seems to lead to a non-competitive environment in terms of rent/price, which is never good for people seeking affordable housing. Diversity in ownership could spark competition which might lead to more affordable prices/rents. I would like to know why there appears to be a portion of the population that is concerned over development blocking views. I live on Low St and going downtown, I don't see what the problem is. The boardwalk gives the person wandering downtown an excellent view of the water etc.

Waterfront must be accessible to the public, not restricted to private owners (or boat owners).

Personally I love the Marina and boats there. The less development the better.

I am all for adding a hotel and conference facilities here. We need to quit fighting this developer who has been very accommodating and build this to bring more people in to visit our vibrant community.

The only thing I dont want to see is housing there, affordable or not. There are enough people who live here. Stop with expansion. Nbpt desperately needs a hotel, this is the time and location

The designs they had for this space were amazing. The town needs to work with the developer because it will only make our community and town better. I don't care about height and it won't be an eyesore. It's an eyesore now!

Very concerned about developer's regard for Nbpt quality of life.

Every development MUST have affordable housing. Whether for workforce, seniors, families , homeless etc

This is the chance to create another amazing space in Newburyport - extend the boardwalk, create new restaurants / coffeeshops / bars, make it enjoyable for the community. NOT JUST APARTMENTS

For busy weekends, consider off-site parking and shuttle (by land or by river). Lots of parking areas could be leased evenings and weekends in large lots off of Merrimack St., by Towle building or other large buildings, or in Cashman Park.

Ideas for Development: * Mixed-Use Development * Waterfront Access and Recreation * Adaptive Reuse of Historic Structures * Maritime Heritage Center * Waterfront Dining and Entertainment * Energy-Efficient and Sustainable Design * Respectful Scale and Design * Public Art and Interpretation * Boating Facilities

How will the developer coordinate with MassDOT regarding the Rte. 1 interchange.

Please continue to seek input from Newburyport residents on this matter as the project progresses

This is already a main thoroughfare for (mostly) locals using the trails and accessing the Downtown from Cashman or visa versa. The boats won't be missed and can find storage elsewhere. This lot has been marked private to prevent parking, so it is often vacant. If shops, restaurants and hotel were to be developed here, it should include more public parking spaces.

We need a hotel. If the development is done "correctly" it would be a huge benefit to the city. A mixed use building, with FULL access to an enhanced waterfront, with parking, with Red brick construction, that isn't too high would be perfect. Newburyport CANNOT make the same mistakes Portsmouth did. We do NOT want big bland towering boxes like portsmouth did. The developed all the charm out of that town. Access to the water front and fitting in with Newburyport are the most important things.

Let's try to keep it so it suits the character of Newburyport. The garage turned out to be an eye sore.

4 in person and zoom meetings in the early evening to accommodate more.

Would like the town to allow balanced development of our waterfront to increase revenue for local businesses and increase the tax base

Congestion. Traffic control. Road conditions in that area.

Please remember the waterfront is the driver that brings people to Nbpt and makes it special. Access to the water is the critical feature.

The area looks awful and the city really needs a hotel. If you want affordable housing I do not believe a prime city location like that is the proper place.

This project is long overdue. We are tired of looking at the 'junk yard' that entire area down by the waterfront has become. A perfect example of beautiful waterfront development useage is the Beauport Hotel in Gloucester.

The waterfront area in general is a premier area in the city which should be used for the benefit of all residents and to attract visitors. I'm in favor of open green space, boardwalk & bike paths; cute shops; restaurants & cafes that would keep in the character of the Market Square area. I'm flat out against housing. Not in favor of, but more flexible on, a small boutique hotel.

NBPT has a history of not making or following through with demands of developers when approving projects (eg Hines Way is currently building its 37th phase and yet STILL has not created the section of Clipper City trail in front of the development along Parker St, and it appears as if the private drive over the culvert was allowed without any consideration to the continuity of the trail).

Keep it consistent with the city's character. NO high rise apartment buildings.

Very excited what this will bring. We need more of this in NBPT

Has funding for education for our kids been part of the conversation?

I know it's not a popular opinion , but a hotel there (boutique style) would be a game changer and make Newburyport a wedding destination

Since the 70s = folks have nade it clear by mandate. We cannot be a one owner town

Another idea that will consume NBPT and impede progress in projects already underway or that are of greater to the community.

This land is underutilized and the town is missing out on additional taxes, it should be developed as a high end housing area with marina. Affordable housing units should be built elsewhere.

For a port town we need more waterfront restaurants or hotel

I'd like to see architecture that fits in with Newburyport's charm. Nothing cookie cutter. I don't live downtown but use the trail on the waterfront every week so I would love to still have that and nice looking buildings to look at.

Development should be net0 energy

Net zero property that will contribute to town infrastructure

All previous plans from NED included too many buildings and buildings that were too high. This is going to be flood-zone area with climate change, so it's crazy to allow overbuilding there. Think the Seaport in Boston, which is going to be a fiasco as climate change advances.

I suggest they get better architects who are more familiar with Newburyport's character.

I am homebound in a location away from that area so this really isn't something I want to get into. The residents who use the space should get preferences instead.

Use the DPW's variable message boards to inform residents of upcoming public hearingd.

Not sure there's a way to stop large scale development at that location but would certainly prefer that it not happen. Keeping a low profile collection of mixed use buildings would always be my first choice.

please no parking...lets use that "new" garage!

Newburyport needs a hotel with appropriate parking and infrastructure.

As mentioned previously, I'd prefer to see a high end hotel with a restaurant/retail and a marina to improve the site as well as bring more tax revenue. I am opposed to low income/senior housing on waterfront property.

Personally I'd turn it into a park for everybody to enjoy!!! Put housing in the industrial park near the train station!!!!

This is not an appropriate space for a large development. The proposals to date from New England Development are much too large.

I like the marine and the boats and the rail trail coming through. We do need more stores. We need a hotel but that is the wrong location.

keep the working marina

I'd like to see the City of Newburyport get quality public access to the waterfront there-a walkway and plazas-that the developer pays for. That's how it works! AND, the developer should pay for all sewer/ water upgrades, not the City!

You need to negotiate professionally with Carp. Do not let Jared Eigerman in the room. He is too combative. As a Taxpayer, I was shocked by how he handled an inquiry I asked for help with in my neighborhood, a few years ago.

Please just continue discussions!

Anxious to see this take place. Newburyport is long overdue for a hotel.

Working WITH a developer versus holding a developer hostage with excessive demands, is usually a recipe for,at the very least, a hostile relationship.

While I could see a hotel and some affordable housing there, the hotel should be small scale and the affordable housing should be limited. The density is a concern to me.

Height restriction is needed. An agreement with developer to sell all units living units for the most \$ possible in exchange for a large number of affordable units in a different area of town. The affordable units don't have to be at the waterfront location. If the developer can make more money off of those desirable ones, then they can use those profits to do a higher number of affordable units than normally asked and do it on a more affordable section of land in town. While I believe low income deserves to be mixed into everywhere, in this specific incidence, I believe that the number of units we can get out of the developer for low income is more important than the location.

While I'm young please

Having a beautiful and useful public and retail space that stretches from Cashman Park all the way along the river to the Custom House would be magnificent! And it would benefit the people who actually live in the city along with tourists. The very last thing we need in this city is more million-dollar+ homes!! Thanks for asking!

Isn't marine use required by state law?

Although I am very impressed by the quality of home improvements in our city, it worries me that it has become so expensive to move here / and now our city seems only for the very rich! It used to be so much more diverse! Sad!

If it's more housing or other development that would just drain the city without improving issues we already have during off-season living downtown, I wouldn't support it. Either the development contributes to the city's needs, or it shouldn't happen. Sorry NED, you don't need more money. The people who work downtown busting their butts to stay afloat NEED more money. If you can't help us and just want the money for yourself, sell the land and get out of the deal.

The second plan that Karp submitted was pretty nice. Plaza and parks. The building height issue was a red herring, if you consider Horton Yards, or the new building across from the kayak rental site. I wouldn't even oppose a trophy high rise of say ten stories if it provided public space and affordable dining on the roof. Think of the views... and the tourists it would attract. And it has to be designed by Frank Gehry. Indoor pool open to the public. All glass or metal that would gently reflect the sky and water. Half high end, half affordable housing. Dan Morrissey 13 Plummer Avenue.

There needs to be a balance of retail shops, and public open spaces including continuation of the rail trail and picnic areas. Perhaps some housing options in the area. One other issue - when you describe a location, you should always include a map to further identify the specific location being referred to to ensure accurate and reflective feedback.

The city purchases property from developer and thus gets control of the design on an important downtown area

Parking for residents around the downtown area without driveways is atrocious

Again, I think there should be NO residential units there. It's a commercial area and/or public space. New residents will then ALWAYS be complaining and fighting about the crowds, parking woes, and commercial use there for perpetuity. This space should be forced to remain retail, commercial, or open space only.

No more condos!!!

Concerned about Merrimac street traffic and residents

When this development was initially developed, there were many concerns - especially negatively impacting the character of Newburyport. I have not seen anything presented in the past 2-3 years that would alleviate that concern. Plus the increasingly faster changes due to the impacts of climate change, have to be projected for the next 50 years to be actually given the importance and what truly to be considered in the grand scheme of things, We have to balance what is being worked on now and look to the future so we have a strategic and actionable master plan for 2050.

Let me say again: ocean levels have been rising and are projected to continue rising. We all know this; let's not pretend otherwise. Therefore, any building development in this location is probably a bad idea. In my opinion, it would be best to leave this land as open park space, so if/when the waters rise, people won't lose their housing or commercial buildings won't be swamped, as the case may be.

I would like to see affordable housing units spread around the city and not clustered together. compare units in woodland st (good) to woodmans way (not a good model)

we have needed some sort of hotel in the downtown area FOR EVER!!! I think its time for some development on the waterfront and lets get rid of the dirt parking lots and make a space to host a wedding in the City!

Tough situation. NBPT needs a good utilization of that previous space but there's only 1 chance at it and the new must balance with the current and the city's historic old.

We need to realize that nothing remains constant. Everything changes. This is our chance to work with the builder to shape the change. He will be allowed to build at some point and then we've lost our input on the build. Be smart. We need a hotel. We need visitors. Our town's charm is the quaint stores and restaurants downtown. If no one visits, they close. Shape the change, as change is inevitable.

Keep the developer out that controls much of downtown. Stores sit vacant way too long and constant turnover because rent is sooo high. Great place to develop though it is very ugly area and could be so much more.

This area is an eye sore most of the year. It needs a well thought out development that includes Newburyport's first hotel, mixed retail space and affordable housing while still preserving the marina and waterfront boardwalk.

Where will boat storage go? Open, public, pedestrian access to waterfront is top priority.

Newburyport NEEDS A HOTEL! I was present many years ago when Karp outlined his plans, and have followed it closely since. I don't blame him for doing nothing. If I had that same reception (most of it was people just plain afraid from anything new or resembling progress) I, too, wouldn't want to work with this community. So ridiculous to keep kicking this can down the street

Provide public access and parking for the existing downtown area.

Two things...Continuing public access throughout the waterfront and any new buildings not be oversized, to fit in to that area.

The last drawing and/or model of the buildings on Waterfront West that I saw were totally out of scale with the surrounding buildings and any historic connection to Newburyport either now or 200 years ago. I would rather have nothing than apartments/condo's of that scale. This only benefits the developer, it does nothing for the city or it's residents. The massing of this development does not go with buildings in the district. I would prefer that the land be used for maritime uses, including storing and launching boats. A few small restaurants may be welcome if they are small.

Any kind of housing development for profit is inherently and inevitably harmful to this town. No developer can have the interest of the community as a priority. No development on the waterfront, period, except for public amenities. This town does NOT need it.

All this happens to be in short walking distance from my 48 year-owned home...so...cool!

It appears a great deal of concern is apparent regarding "the developer". Asks to this party appear exorbitant and unrealistic

That area including the on/off ramps for route 1 has so much traffic, I am concerned about adding more housing/development there. I also am concerned about new development fitting into the character of our city. Too tall buildings will block lovely views of the city when entering from route 1. There must be concerns about storm surge in that vicinity. Marinas look like they belong there.

I'm for development. That area is at risk of flooding (we all saw the Tuscan Grill parking lot last winter) and the reinforcements being built on the current boardwalk should be extended to that area. Along the river should be the rail trail and public green space for everyone to enjoy. Mixed use space and/or a hotel would be an excellent addition. Long term rentals are needed too. There are very few options for families to rent a home here. Residents that are complaining about blocked views should have some special consideration for creative access to the new development (green space). Is it far fetched to give the city an outdoor pool the community could use and perhaps the Y could operate? Look at the Salem Pioneer Village park. It's the same setup. The city owns the pool and the Y runs it. Just an idea to add to the mix!

I don't like they took parking away from local permits and now charge at the garage. Need to support locals coming downtown rather than going elsewhere where there is parking. The two hours everywhere hurts this too

Overdevelopment of the downtown would not benefit the residents, only those out to make a buck. Let's make it a beautiful area we can enjoy and be proud of. There is so little open waterfront space left, it would be sad to put buildings of any kind there.

NBPT is not the only town to boarder a river or waterfront. Keep the character of the town in mind always. Use other towns as examples. Boutique Hotel more outdoor/waterfront dining and keep the rail trail in place

I believe the opportunities for development have been extensive. It's time to make a plan and execute. Don't let perfect get in the way of progress. Can't please them all.

A hotel would have to include its own parking and also public access to waterfront, but I think it's a great idea. Not sure if we need more marina but if it could generate income, I'm for it. If the hotel it out, definitely a trade off of affordable housing elsewhere. Parking issue is blown out of proportion if you ask me. People will come and find parking and walk, it's all part of a city experience.

I am not in favor of housing there, but would like it to be a downtown retail/restaurant area.

Chicago Riverwalk - emulate it on a Newburyport scale. Create a place to walk, play, relax, eat, drink, take in art and stay at an affordable price. Housing & parking doesn't belong there.

It would be great to get this moving again. A development would increase the tax base for the city.

Open public area is more important than developing. If it MUST be developed only a smallish hotel with public access and restrooms.

Newburyport is over built and the roads and systems are overwhelmed. Open space with trees and gardens would be better for the environment.

Encourage more diverse populations to move to town. "Affordable " cannot only apply to the elderly- there are others who fit the need, but often it is used as a way to justify keeping Newburyport very white. Mixed use space would be welcome.

What we have there now is awful. Revitalize the space with bike path extended boardwalk towards cashman. Plaza shops and restaurants. Public parking is not needed on the water. It should be a car free area.

This town needs more affordable housing options. Period.

Need public restrooms that are not just port o pots .the clientele NBPT seeks does not like to use them

Just general concerns about the developer and about the project not honoring the character/history of the city.

If developed for the public, need more parking too.

It seems that development of the property is inevitable. It is important that it is done in a manner that fits in with the historical character of the city. In the proposals a few years ago the buildings looked too modern for our city. Infrastructure improvements for traffic, water, and sewer are very important.

Traffic, traffic, traffic. Between increased traffic with cars and people on foot, I think alternatives to driving in town need to be looked at. Blue bikes, shuttles, incentives to get people away from driving into out tiny down town.

Ideally we would see a balance of public use green space, climate resiliency planning, increased tourist appeal (waterfront dining and hotel for weddings/events/etc)

I cannot stress running this for a single day on this platform is a bad use of time and resources....

GET THIS DONE!

Boston harbor hotel is a beautiful waterfront hotel that adds beauty to the area with wonderful public spaces. Something along that line should be mimicked.

The type of development needs to reflect the seaport nature of the community (marina, boating), not obstruct views of the water, and provide the community with access and public space, not just provide money for the developer. A small hotel, not a monstrosity may work.

I think the scale and density is very important so residents and visitors can enjoy an open view of the river. A marina and boats fit nicely into the landscape. I'm okay with an Inn or small hotel. I think we already have plenty of retail and restaurants in the city.

The waterfront is precious development space and should be sensitive to chapter 91. It should be viewed as an economic driver, with public access, not as a source for more permanent housing! Marina, restaurants, stores, hotel would be an investment in the future and appropriate for that land. Make it a sea level rise land use attraction and example that others municipalities would emulate.

Please consider keeping Newburyport's historic and charming identity. We don't want to lose that identity for the sake of developer profits. Tax revenue and profits aren't always the answer.

Hotel Hotel Hotel

only that great consideration should be given to any new construction projects that close to the water in lieu of increased flooding hazards - all Chapter 90 requirements for public access should be met.

Keep public access. No more exclusive housing, either high end or affordable , is needed in that area. A hotel and other publicly available areas serves a greater number of people.

Building height limits should be measured from Merrimack St

Keep public informed throughout the process.

Newburyport desperately needs more housing and especially AFFORDABLE housing. All efforts should be made to ensure that is the highest priority. The "concerns" of the NIMBY crowd and landlords are laughable and should be disregarded.

The presentations I have seen to to date are horrifying. The height and density of the development is too much and architecturally not a fit for Newburyport. I am not opposed to the area being developed if it is an extension of our current downtown. Low buildings with a priority to walking, biking and access/views of our waterfront. A mix use of retail and residential is fine , but what I have seen display an urban density that is unacceptable and reflects greed of the developer wanting to shove too much into a small space. Hold them to the current zoning and no tall buildings.

I look forward to learning more about this project and what is proposed. I am in favor of "extending" downtown and connecting the two sides of the bridge.

Make it into a beautiful park space which will benefit the eco system- help mitigate flooding and preserve the natural beauty of the waterfront for all to enjoy. Stop overcrowding. Keep this precious space open and away from building developers.

I like the working boat yard aspects of this part of the river front but I do want the bike path to be accessible and safe

There will be no easy/safe access to and from Merrimac Street. The area where people enter and exit Michael's is already a death trap. Entering and exiting down near the Black Cow is already a nightmare. Additional traffic caused by additional housing in that area will result in more cars going in and out, more traffic lights added to the area and less safety altogether.

Fully support the development project to include hotel; Hotel will bring more business and tourists to Newburyport - and thus more tax revenue.

The waterfront is a wonderful public resource. I feel its beauty and access should be preserved for all.

why do you OK everything. Town has really gone down hill in terms of livability

It is all about how the development fits in with the city. We don't want huge buildings.

Unless any construction can benefit the elderly, low income and/or contribute to public welfare with limited impact on traffic I would be opposed. Should not be for the wealthy who can afford waterfront views!!!

A small hotel is desperately need. The developer is reputable and would improve the area/community tremendously

It looks like a mess now. Develop it please

Get on with it you guys have been debating forever one of the drawbacks to Newberry port is there isn't a conference center so this would be greatly needed as well. Bring in more people to spend in our town as well tax dollars from the developer.

I think it's essential to have a "real" hotel in downtown Newburyport. Visitors want to stay downtown, and a small conference space would bring additional people to Newburyport in the off season. Also, would like to see public walking space along that part of the waterfront. More luxury condos too.

we need a hotel to get help fill the empty buildings downtown.. We need more ethnic food so that there are variety in restaurants and stores.. Also we need to work on making sure the downtown is picked up with trash etc so it looks inviting. Hoping that the developer will design the buildings to the waterfront so it blends into the current waterfront no high rises etc

The plans so far have been way out of scale with the surrounding neighborhood. Underground parking should be a non-starter due to water rise. Developer should be required to set aside a huge chunk of money for unforeseen mitigation that will be needed due to water rise.

A hotel that is affordable & not too large.

Although I would like to see development there I am concerned about crowding 21st century building needs into a town built in the 18th/19th century.

Ensure development will address climate change and storm change - questions missing from your survey

We do not need major parking at our beautiful waterfront. We need hotel, restaurants on the water, walking space, etc.

I would like to see accessible walking trails and public spaces in the water. No buildings taller than 3-4 stories

It should allow complete public access to the beautiful waterfront that we are blessed with.

Newburyport is fast becoming a city I do not recognize. Lovely little houses and open space destroyed to build McMansions that are catastrophically ugly and detract terribly from neighborhood appeal. My taxes are skyrocketing because of this and

another catastrophically ugly and unnecessary development will further erode the appeal of the city and negatively impact me financially.

Escape room, club/dancing, and shopping should be considered to appeal to younger people. This age group is often going to other towns for these things. The stores should be able to afford to stay there...the ones currently can barely afford to remain and turnover has been too great

After years of doing nothing, let's get on with it!

This project needs to include parking or it will overwhelm the current garage that is already filled. I purchased a 3 month parking permit for winter storms and was unable to use it one time.

I once was a member of Cow I know there was no building on this land.I still feel strongly about that.

It is critical that this development fits into the fabric of the downtown and does not overwhelm the community.

The city is being overbuilt. Before you know it we are going to ruin what we have.

If there is to be a hotel it needs to be appropriately sized, not too large, has a minimum environmental impact and is situated to ensure public access to the riverfront, along with the bike/walking path. It should address parking issues in a way that limits the footprint that is dedicated to parking in the area.

A local gathering space for people on the bike trail.

We have needed a hotel for years. A high end development such as the Beauport Hotel and restaurant would be a crown jewel for Newburyport

Still not really sure where you are talking about but able to answer questions as waterfront area can not handle more housing
more free parking

The whole waterfront has been a very long waiting for something to happen. It's the jewel of Newburyport and shouldn't be used for parking or housing

A hotel could help alleviate the need for airbnb's in town, which are detrimental to neighborhoods. Any development should be designed with climate change in mind. Development should not cut off public access to the waterfront. Developers should be responsible for cost of infrastructure such as road construction or water/sewer projects directly related to the development. We are in desperate need of affordable housing in Newburyport. It seems more practical to me to put that housing further from the waterfront, in more traditional neighborhood areas of the city.

An appropriately sized hotel would be an asset to the City, as well as more restaurant/commercial space. The downtown is a destination - and development should encourage that. Dense housing there is not favorable for the downtown area, it should be developed towards the outskirts of Newburyport where there is still ample space.

Currently, I believe there are only three active marinas downriver from the bridge. If we assume the number of boaters remains constant, access to boater's services--repairs, dockage, moorings, and winter storage--will require more bridge openings not only in spring and fall when boats are pulled and launched, but during the summer as well. Bridge openings will need to be more frequent and longer taxing traffic flow. The other outcome may be that marine use will decline near the downtown, and the city will plunge further into being merely an upscale tourist trap.

I hope pedestrian safety and access will be prioritized.

We don't think we need more public access ... plenty on the waterfront already. However, we are extremely concerned about the potential for more traffic congestion that certain developments would bring. The traffic during summer months is already unbearable on many days, especially in that exact area.

As is, it's blight. Any tasteful and well-thought-out development would be welcome.

I support development on the site that that includes contemporary architecture and construction methods which are net zero yet representative of scale of construction and building massing in downtown, that said i am ok with some height especially adjacent to route 1

This is a most highly concentrated area for traffic. I don't trust the developer to do a good job of designing it right

Waterfront west is not a good location for a marina. There are plenty of other marinas.

Thank you for allowing us to share our opinions.

There is a lack of understanding that the plot of land is currently owned by a developer. The public needs to work with them vs rallying against it. Improved communication to the community is needed

The City needs to embrace this, get improvements to infrastructure but STOP with the left wing social engineering (ie demanding affordable housing, parking, public access, funding other city social benefits etc) that stifles growth and has made this project a non-starter for too long

our waterfront needs more watering holes, outdoor bars, shops along the waterfront. Thing of London and the Southbank area between Waterloo Bridge and Blackfriar's bridge - all restaurants and walking paths bordering the river. Amazing vibe and space for all to congregate!

More transparency in the process

Open space/waterfront should be a priority for the city. We have maxed out city services and infrastructure. Any major development would be a win for the developer and a short/long term loss to the city.

Turning Marina west into another park/condo/restaurant area will erode the authentic New England seaside character of Newburyport. It's a town, not a theme park for rich people and tourists

A hotel, retail and restaurants will be an economic boom to tourism. I live in the South End so understand that tourism has negative impacts but our taxes are high so let's maximize the potential for economic gain with this land. there are other places in the City that are more appropriate for affordable or market rate housing - let's look at those and don't bog this project down in housing issues. i don't think developers should be expected to be charitable in their approach - they are trying to make a buck like everyone else - don't block progress by asking too much of developers - I'm a huge progressive but think we have to be practical on this development.

The smaller the better. It has the potential to ruin our city. We're already being ruined by excessive greed and expensive housing and high end everything. Greed ruins everything. Thanks for asking!!

Keep it simple. Make a park with green space. A small parking lot for seniors. Avoid retail and residential development!

Bring this area up to the city standard. It's a dump. We need a nice board walk, retail shop & restuarant below a hotel with additional parking. Huge revenue for the city and increased attractiveness

I believe that it is very important to support LOCAL small business owners who value the history & uniqueness of Newburyport

We should seriously reconsider any development in that area because of flooding issues

Newburyport needs a hotel (actually 2). The other site on rt 1 south /backing up to riverwalk trail would help move traffic out of downtown if car access to hotel could be worked out from low st on grass area next to graff rink parking. Traffic leaving hotel would enter onto rt heading south. This would eliminate the need for cars to pass the property heading north on route 1 and have to turnaround in downtown to head back south to the hotel.

please leave open space

[Additional survey reports](#)