



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-FOUR

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CITY CLERK

2024 3:39

CITY OF AMESBURY

SPONSORED BY: Kassandra Gove **BILL No. 2024- 131**
Kassandra Gove, Mayor

An Order to authorize the Mayor to accept and expend a grant from the Massachusetts Seaport Economic Council for FY 2024.

Summary: The Massachusetts Seaport Economic Council has allocated \$840,000.00 from the FY 2024 grant program to fund Amesbury's Washington Landing Maritime Support Facility project. The project includes the shoreline restoration and revitalization of the Washington Landing Maritime Support Facility along the Merrimack River in Amesbury, MA. The four main capital components of the project include: 1) the replacement of the boat ramp (including adding stormwater treatment); 2) the addition of approx. 900 SF of landside boardwalk area to support the harbormaster office and access to the boat ramp; 3) installation of a gangway and 100' finger dock for the boat ramp facility and transient vessels; and, 4) improvements to the parking area and restoration of the living shoreline adjacent the boat ramp.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City of Amesbury authorizes the Mayor to accept and expend a grant of \$840,000.00 from the Massachusetts Seaport Economic Council for FY 2024.



Commonwealth of Massachusetts

Seaport Economic Council

93 State Pier

New Bedford, Massachusetts 02740

508-999-3030

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR
COUNCIL CHAIR

ASHLEY STOLBA
VICE CHAIR

January 26, 2024

City of Amesbury
Mayor Kassandra Gove
62 Friend Street
Amesbury, MA 01913

Dear Mayor Gove:

Congratulations! On behalf of the Seaport Economic Council, I am pleased to inform you that the Council has conditionally approved the City of Amesbury's application for a grant in the amount of \$840,000 for the Washington Landing Maritime Support Facility project. The Executive Office of Economic Development (EOED), as the lead state agency for the Council, will administer the funding.

Please note that this grant award is contingent on the Town being in compliance with the multifamily zoning requirements set forth in section 3A of chapter 40A of the Massachusetts General Laws. Compliance is determined by the Executive Office of Housing and Livable Communities. If you have questions about the Town's compliance status, you may contact the Executive Office of Housing and Livable Communities at EOHLC3A@mass.gov.

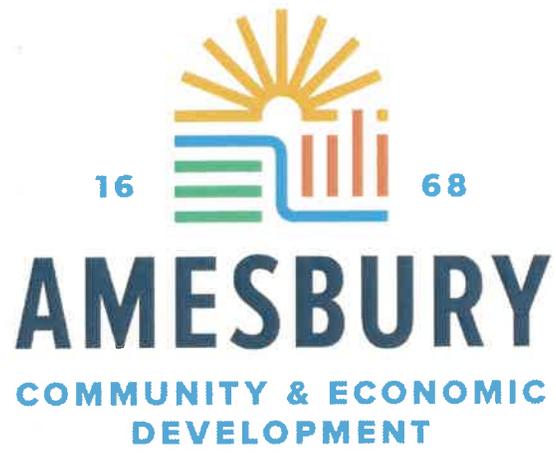
The grant award is not final until the City has executed a contract with EOED. A contract must be executed no later than December 31, 2024. You should not proceed with any purchases or construction work until a contract is in place. In order to begin preparing a contract for this grant, please email a completed Pre-Contract Information Worksheet (template attached) no later than June 30, 2024 to Ellen Cebula, Director of the Seaport Economic Council, at ellen.cebula@mass.gov. Ms. Cebula will contact you to discuss any additional conditions or requirements related to this grant award and next steps.

Sincerely,

A handwritten signature in blue ink that reads "Kimberley Driscoll".

Kimberley Driscoll
Chair, Seaport Economic Council
Lieutenant Governor, Commonwealth of Massachusetts

cc Ellen Cebula, Director, Seaport Economic Council

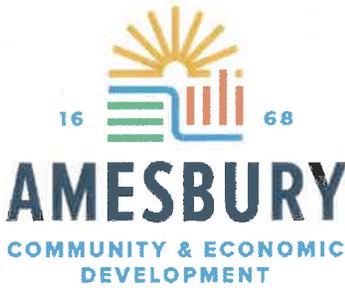


SEAPORT ECONOMIC COUNCIL FY24 APPLICATION



WASHINGTON LANDING MARITIME SUPPORT FACILITY AMESBURY, MA

NOVEMBER 1, 2023



**SEAPORT ECONOMIC COUNCIL PROGRAM
APPLICATION**

1. APPLICANT INFORMATION

Primary Applicant / Name of Municipality or Public Entity: **City of Amesbury**

Executive Officer or Designee for Project: **Nicholas Cracknell, Director of Community and Economic Development**

Application prepared by (if different from above): **Craig Bailey**

Title: **Chief of Police / Harbormaster**

Address: **19 School Street**

City: **Amesbury**

State: **MA**

Zip code: **01913**

Phone: **(978) 388-4263**

Fax: **(978) 388-1220**

E-mail Address: **craigb@amesburyma.gov**

2. PROJECT TYPE - Please select one of the following project types that best describes your project:

- ✓ **Supportive Coastal Infrastructure Project Grants:** Infrastructure grants are available when investments may need to be made in coastal infrastructure to fulfill the job or economic growth potential within a coastal community. Best available science and information regarding potential threats to coastal communities from sea level rise and extreme weather events will be used to evaluate the projects in which the Council invests.

- **Local Maritime Economic Development Planning Grants:** Coastal communities vary in size and scope from deep-water port cities to small fishing villages. These grants provide capacity for coastal communities to explore their unique advantages and generate economic development plans which help them realize their full potential, increase job growth, and maximize the maritime economic sector for their community.

- **Technology & Innovation Grants:** Technology & Innovation Grants invest in innovative technology projects that promote job creation and economic growth in the maritime sector. These technologies may be deployed in order to address an important need in the marine economy. Our partners at the John Adams Innovation Institute at MassTech administer the program.

- **Grants to Public Education Institutions:** Equipment, infrastructure and capital improvements grants for public education institutions, from pre-k through higher education. These grants may range from fostering awareness of coastal assets and maritime traditions of the Commonwealth to investing in transformative public/private collaborations.

3. PROJECT OVERVIEW – Please provide an overview of the project.

3.1. Name of the Project: **Washington Landing Maritime Support Facility**

3.2. Requested Grant Amount: **\$840,000**

3.3. Total Project Budget: **\$925,000**

3.4. Brief Description of the Project (75 words or less): **The project includes the shoreline restoration and revitalization of the Washington Landing Maritime Support Facility along the Merrimack River in Amesbury, MA (see maps below). The four main capital components of the project include: 1) the replacement of the boat ramp (including adding stormwater treatment); 2) the addition of approx. 900 SF of landside boardwalk area to support the harbormaster office and access to the boat ramp; 3) installation of a gangway and 100' finger dock for the boat ramp facility and transient vessels; and, 4) improvements to the parking area and restoration of the living shoreline adjacent the boat ramp.**



Washington Landing Maritime Support Facility, 2 Merrimac Street, Amesbury, MA



Washington Landing Maritime Support Facility, 2 Merrimac Street, Amesbury, MA



Washington Landing Maritime Support Facility, 2 Merrimac Street, Amesbury, MA



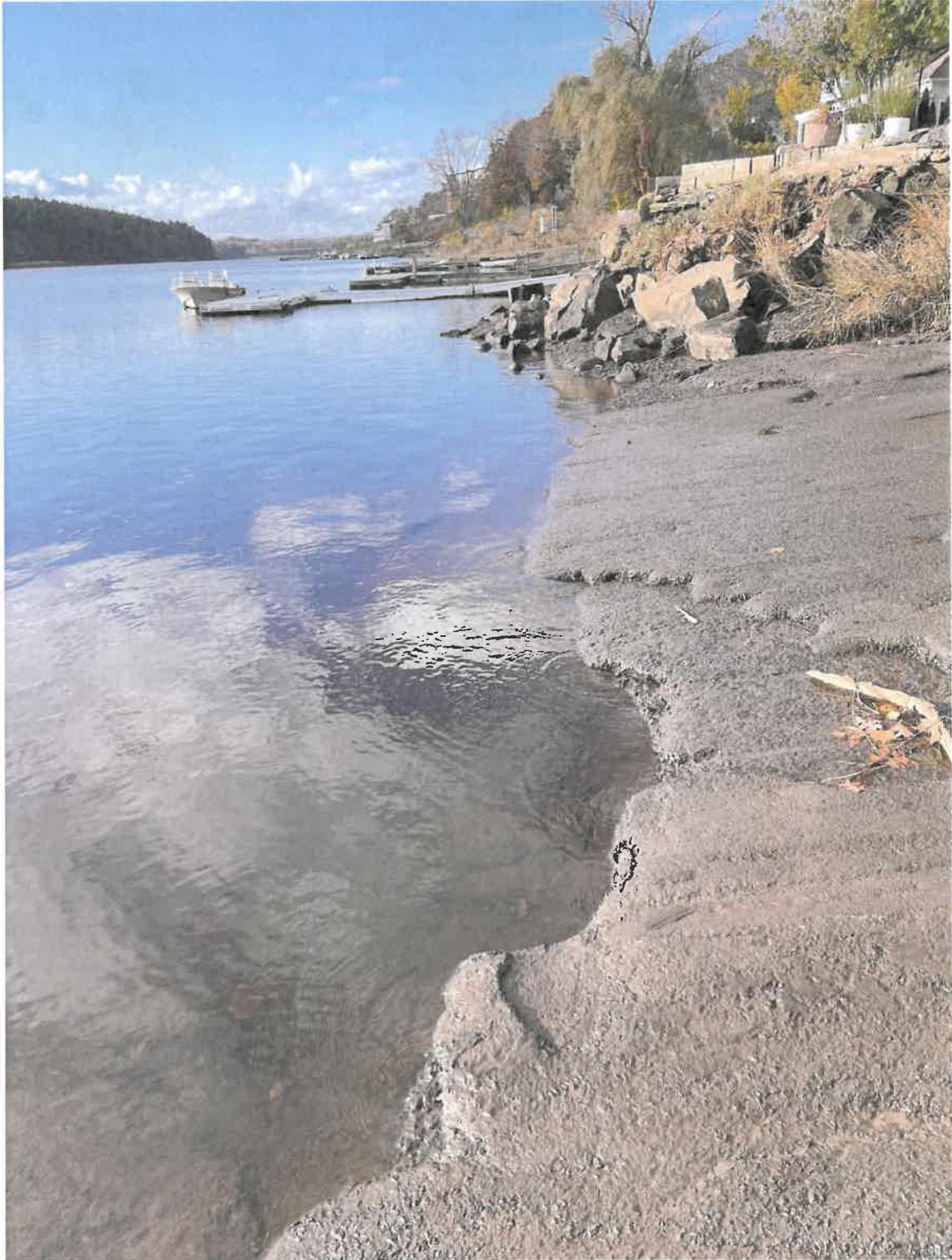
Unstructured and Degraded Parking Area



Degraded Shoreline to the West of the Boat Ramp



Degraded Shoreline to the East of the Boat Ramp



Deteriorated Boat Ramp at Low Tide

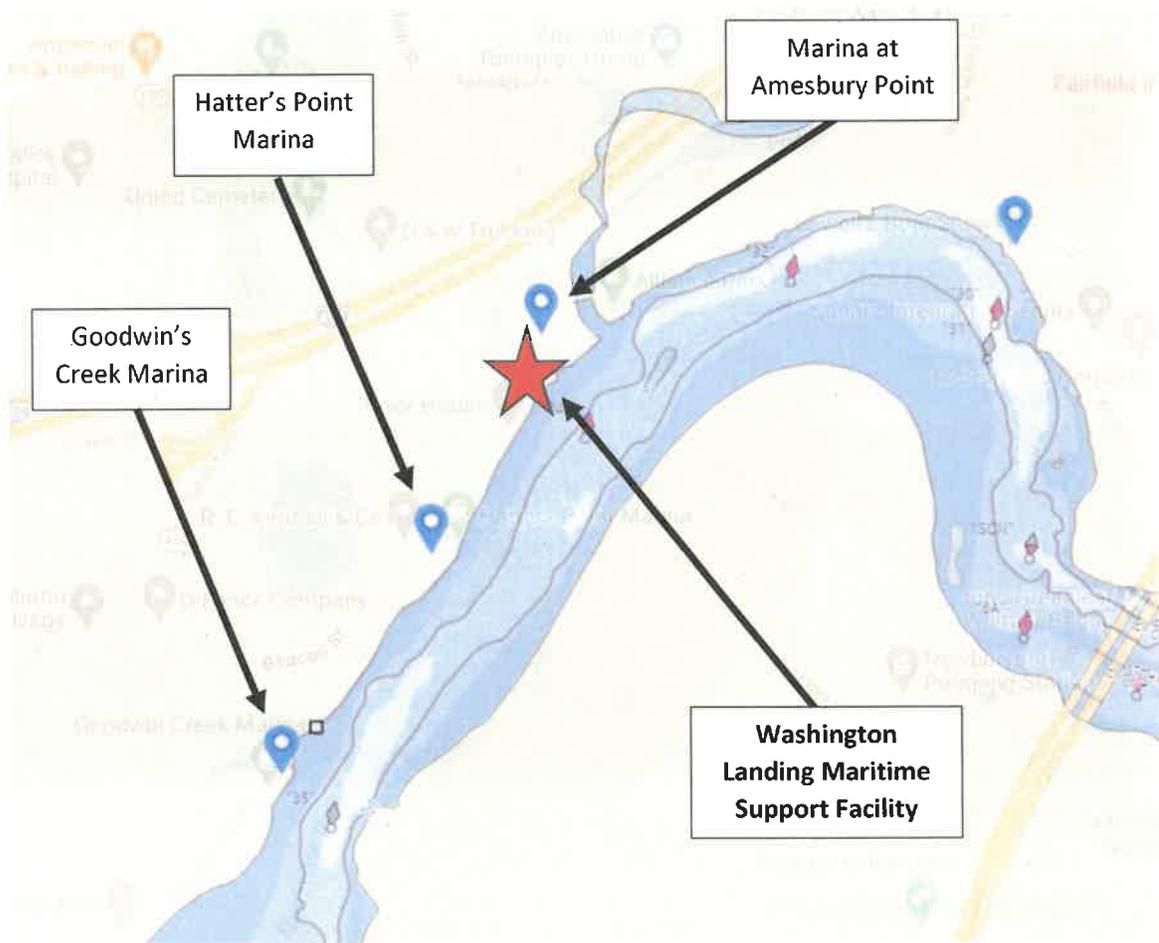


Deteriorated Boat Ramp looking South.

4. VISION OF THE PROJECT

4.1 Please describe the scope of the project proposed in this application and include an explanation of the uses of the grant. (Please note: This description should only include capital uses of the grant, please see section “Use of Fund”)

The scope of the project proposed in this application includes four main capital components of the project as follows: 1) the replacement of the boat ramp (including stormwater treatment); 2) the addition of approx. 900 SF of landside boardwalk to support a harbormaster office (including a toilet facility); 3) installation of a gangway and 100’ finger dock to support the boat ramp facility and transient vessels; and 4) make improvements to the parking area to support a and restore the living shoreline. The design, permitting and long term maintenance of the facility will be jointly funded by the City with supporting funds being provided by marina operators (see letters of support on page 21-31).

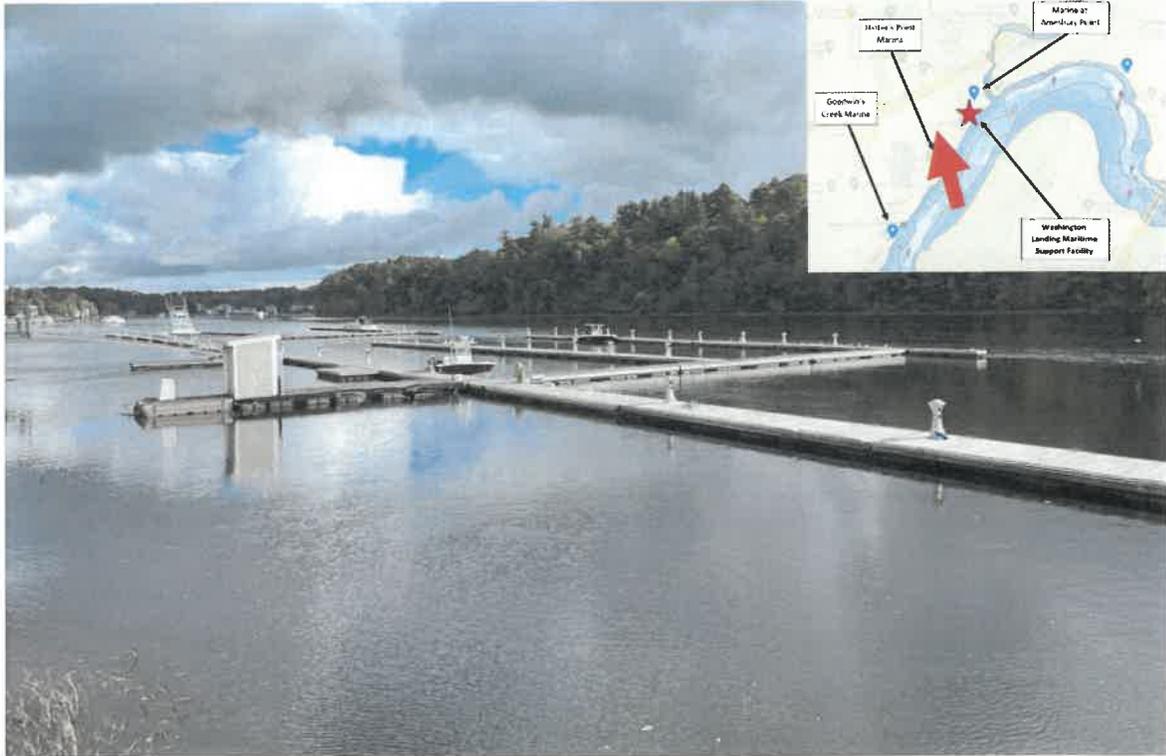


Washington Landing Maritime Support Facility and Primary Commercial Marinas, Amesbury, MA



Washington Landing Maritime Support Facility, Amesbury, MA

Hatter's Point Marina, 60 Merrimac Street, Amesbury

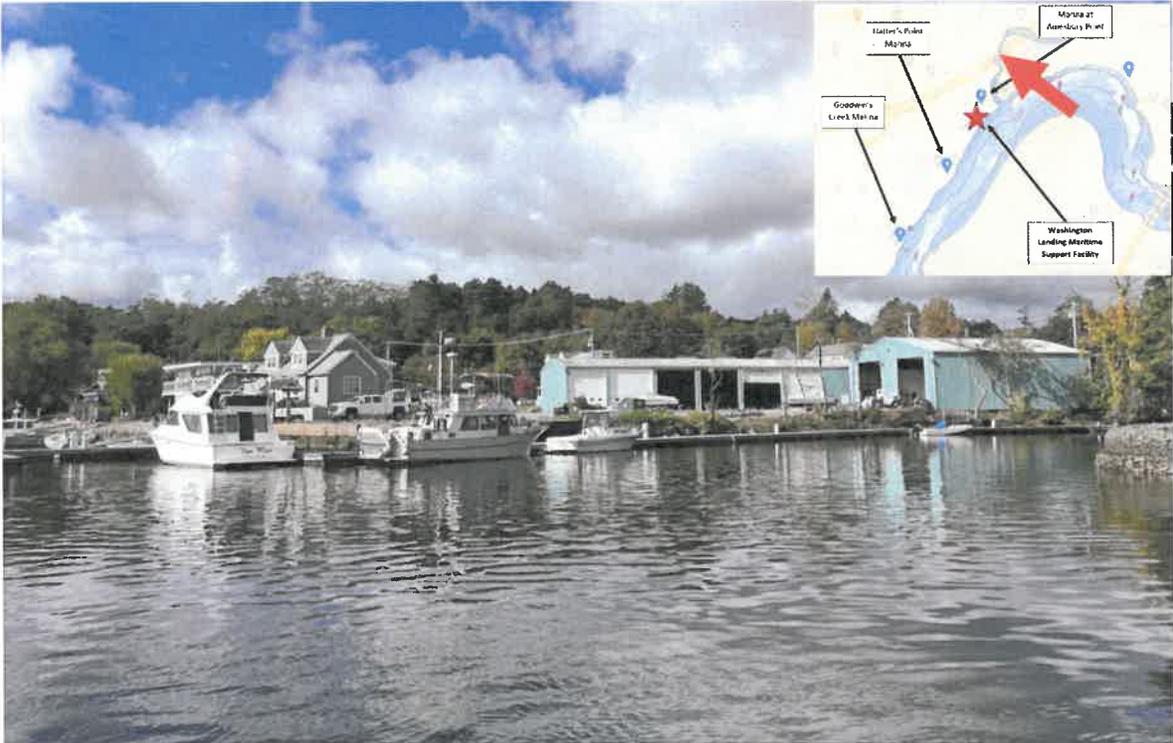


Hatter's Point Marina, 60 Merrimac Street, Amesbury



Hatter's Point Marina Facility Building, 60 Merrimac Street, Amesbury

Marina at Amesbury Point, 2 Merrimac Street, Amesbury

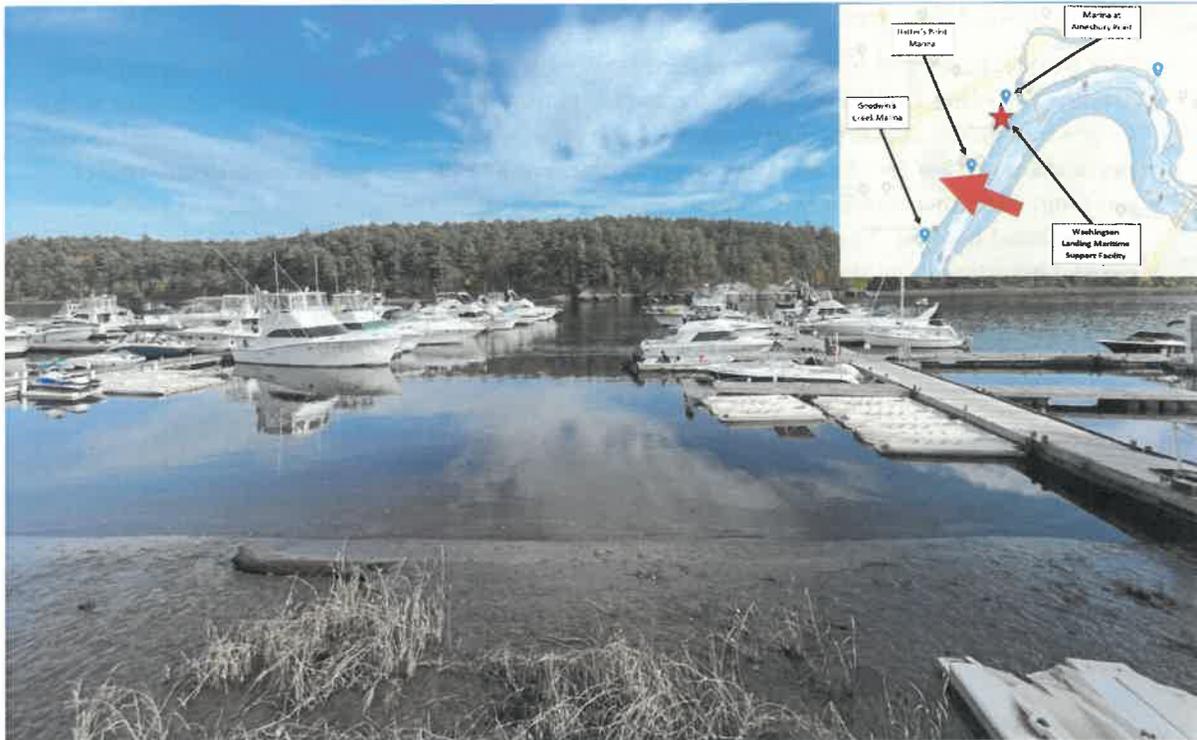


Marina at Amesbury Point, 2 Merrimac Street, Amesbury

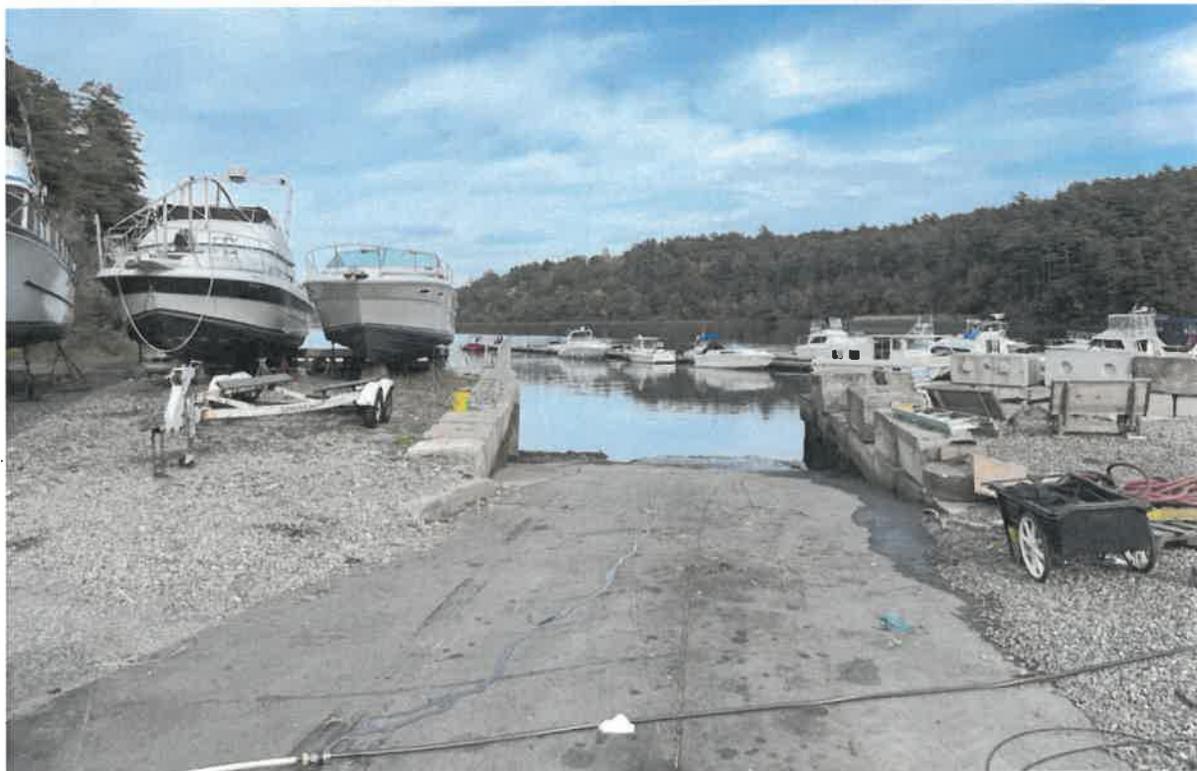


Marina at Amesbury Point, 2 Merrimac Street, Amesbury

Goodwin's Creek Marina, 14 Pleasant Valley Rd., Amesbury



Goodwin's Creek Marina, 14 Pleasant Valley Road, Amesbury



Goodwin's Creek Marina, 14 Pleasant Valley Road, Amesbury

4.2 What are you trying to achieve with this project? Please note specific stakeholders, deliverables and outcomes.

The project is seeking to renovate and revitalize the existing boat ramp facility and parking area (see existing conditions below) to provide consolidated maritime support services at the City's sole public access property on the Merrimac River. Maritime support services include a permanent station for the Harbormaster Office, public toilets, a public boat ramp, trailer parking, and other support services to Amesbury's existing marina operators and other recreational boaters. The proposed project is also expected to support and induce significant capital investments in the adjacent marina facilities (see support letters on pages 21-31). Accordingly, with enhanced maritime support services, this project is intended to significantly expand Amesbury's job and tax base relating to recreational boating on the Merrimack River.



View of Washington Landing from the South

5. ALIGNMENT

5.1 Is your community a designated Housing Choice Community? Housing Choice Initiative – (For info, please visit www.mass.gov/housingchoice)

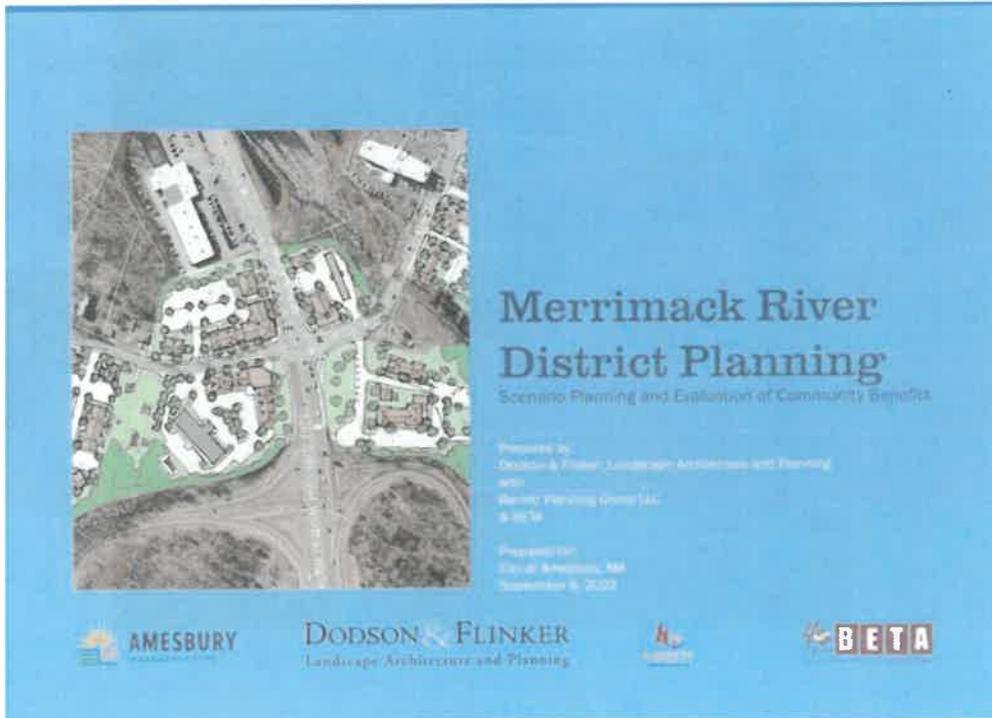
✓ Yes

No

5.2 Please provide a list of all planning documents, particularly those related to the waterfront, that have received public scrutiny and input and the timeframe in which the plans were last updated.

Plan Type	Last Updated/Approved
✓ <input type="checkbox"/> Economic Development Plan	Pending Approval in January 2024
<input type="checkbox"/> State-Approved Municipal Harbor Plan	
<input type="checkbox"/> State-Approved DPA Master Plan	
<input type="checkbox"/> Local Harbor Plan	
<input type="checkbox"/> Climate Change Vulnerability/Resiliency Plan	
✓ <input type="checkbox"/> Other: Merrimack River District Planning	September 9th, 2022
✓ <input type="checkbox"/> Other: 2004 Master Plan	June, 2004
✓ <input type="checkbox"/> Other: Open Space and Recreation Plan	2020

Attach copies of all plans noted above.



<https://www.amesburyma.gov/DocumentCenter/View/2978/Merrimack-River-District-Report---Low-Resolution>

Celebrating our past
Creating our future



The Town of Amesbury Master Plan

Prepared for
The Master Plan Steering Committee



Prepared by
Vanasse Hangen Brustlin, Inc.
Transportation, Land Development, Environmental Services
101 Walnut Street
P.O. Box 9151
Watertown, Massachusetts 02272
617 924 1770

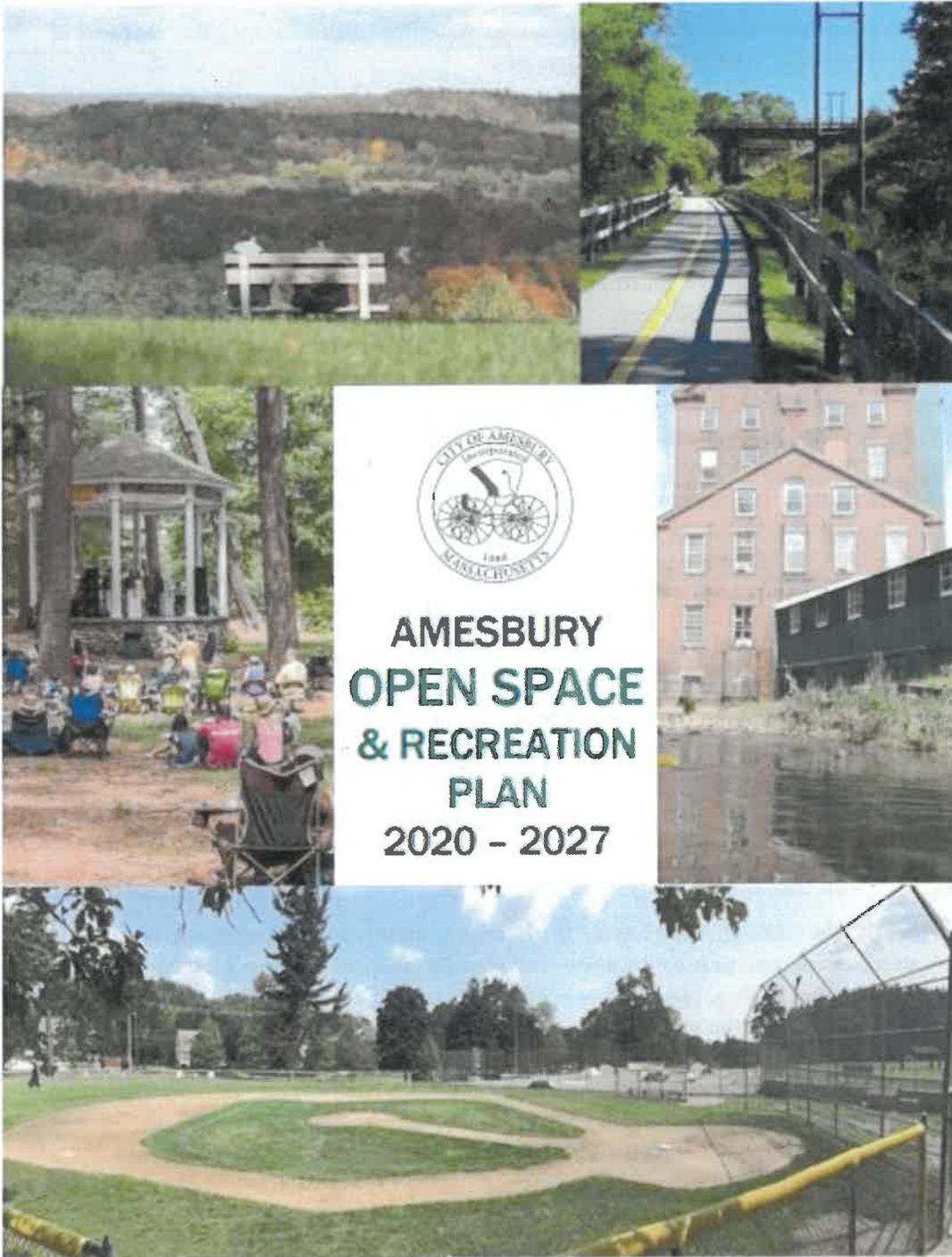
In Association With
RKG Associates Inc.
Durham, New Hampshire

Merrimack Valley Planning Commission
Haverhill, Massachusetts

WildWater International
Newburyport, Massachusetts

June 2004

<https://docs.google.com/file/d/0B78tMxUihqylaHc3VFRJZmVzQ00/edit?resourcekey=0-s6EbKr2p2ksDsFLqds5C4Q>



Cover Photos (Clockwise from Top Left): Ken Aspeslagh; Amesburytrails.net; Andrew P. Watson; City of Amesbury; and Tom Barrasse.

<https://www.amesburyma.gov/DocumentCenter/View/1972/2020---2027-Amesbury-Open-Space-and-Recreation-Plan-6-29-20-PDF>

5.3 Is the project consistent with the community's other waterfront plans that have received public scrutiny and input and, if applicable, state approval?

✓ Yes

No

The 2004 Master Plan, 2020 Open Space and Recreation Plan, and 2022 Merrimack River District Plan identify the Washington Landing as an asset to Amesbury and support its revitalization to build the maritime economy and provide expanded public access to the Merrimack and Powwow Rivers.

5.4 Describe how the proposed project is consistent with each of these plans and note which sections of the plan(s) support the proposed project. Specific recommendations and implementation references from the relevant plans should be provided. If the project proposed in this application is a planning document, please describe how this plan will support the development of the maritime economy in the community. If the proposed project is a planning document that requires state approval, please detail pre-application consultations with relevant state agencies (e.g., Executive Office of Energy and Environmental Affairs, Department of Environmental Protection, Office of Coastal Zone Management), including meeting dates and notes, and how the application reflects guidance provided, if applicable and available.

The Natural Resource section of the 2004 Master Plan identifies Washington Landing as an asset in providing public access to the Powwow and Merrimack Rivers and provide ecotourism opportunities for recreational boating and waterfront access (NR.3.1) The Public Facilities and Infrastructure Element suggests developing new funding strategies to support infrastructure to provide public access to the City's waterways (PFI-1-5) and the Transportation element supports the City funding all modes of transportation; including improvements to the waterfront areas in the City.

More recently, the 2022 Merrimack River District Study identifies the city's strong historical identity as a coastal maritime community with significant contributions to the maritime history of Essex County for fishing, boat building, and industrial operations in the 18th-19th century. The report outlines how the maritime economy shaped land use in the Ferry District and Point shore neighborhoods and recommends expanding ecotourism opportunities along the Merrimack River as well as enhancements to the ecological assets and rare species habitat along the waterfront. The study also includes several resiliency strategies for consideration in dealing with the effects of climate change, flooding, and continued erosion of the riverbank. Additionally, the study recommends the city expand and improve access to the Merrimack and Powwow Rivers to protect resources, generate new tax revenue and economic development as well as strengthen regional efforts to improve safety and resiliency planning along the larger waterfront.

5.5 Please describe how your project addresses relevant climate impact(s) or long-term problem(s), including an explanation of potential future vulnerability and risk to public safety, coastal infrastructure, and natural resources from sea level rise, storm surge, and precipitation, as well as the primary drivers (e.g., economic, environmental or other) for engaging in climate adaptation activities.

(Most up-to-date climate change information available at resilientma.org). If the proposed project does not fully address expected climate change impacts for the design life of the project as shown by the best available information, explain the discrepancy.

Consistent with the goal, objectives, and strategies outlined in the 2020 Open space and Recreation Plan, the proposed project seeks to address climate change impacts by addressing seawall repairs with the integration of a living shoreline and stormwater treatment for the public deck, boat ramp, and parking area. Additionally, the project seeks to support adjacent investments on the Marina at Amesbury Point project where both projects will provide enhanced public access to and along the waterfront as well as public parking and improved pedestrian and bicycle facilities. The project also provides opportunities for the City’s Harbormaster to coordinate with the Amesbury Public Schools in developing a monitoring program for shoreline protection and other environmental monitoring opportunities.

5.6 Does your community have a completed Municipal Vulnerability Preparedness Plan?

✓ Yes

No

5.7 If yes, please describe how this project acknowledges and contributes to that Municipal Vulnerability Preparedness Plan. Please reference relevant sections of that Plan, as needed.

Amesbury’s *Community Resilience Building Report* identified and assessed a wide variety of natural resource infrastructure in Amesbury. Pleasant Valley Road, Merrimac Street and Main Streets were identified as areas with significant soil erosion and areas subject to damage due to sea level rise, river ice action and boat wakes. Living shoreline solutions were recommended as a shoreline stabilization strategy. In 2020, the city retained the BSC group to refine the City’s Open Space and Recreation Plan, updating the plan to incorporate opportunities for climate resiliency. This updated plan received an enthusiastic review from the Massachusetts Office of Energy and Environmental Affairs.

<https://www.amesburyma.gov/DocumentCenter/View/1972/2020---2027-Amesbury-Open-Space-and-Recreation-Plan-6-29-20-PDF>

6. PARTNERSHIP

6.1 Please describe the partners involved in the project and the strategy of involving these key parties.

The City’s Harbormaster is partnering with local marina operators to assist with the design, permitting and maintenance of this project (see letters of support on page 21-31).

6.2 Please list any partners (public / private / non-profit / regional) involved in the project and their role:

Partner	Role
Organization Name: Marina at Amesbury Point Address: 2 Merrimac Street, Amesbury, MA 01913	Operator / Owner – Financial support for project design and consideration for enhanced improvements at the Marina at

<p>Primary Contact Name: Dan Healy Email address: Dhealy@21waterstreet.com Tel. No.: 978 423 2661</p>	<p>Amesbury Point.</p>
<p>Organization Name: Marina at Hatter's Point Address: 60 Merrimac Street, Amesbury, MA 01913</p> <p>Primary Contact Name: Jay McPartland Email address: jjm@mcpartlandcorp.com Tel. No.: 978 815 6869</p>	<p>Operator/ Owner - Financial support for project design.</p>
<p>Organization Name: Goodwin's Creek Marina Address: 14 Pleasant Valley Road, Amesbury, MA 01913</p> <p>Primary Contact Name: Marc Frontiero Email address: marcfontiero@hotmail.com Tel. No.: 978 335 2651</p>	<p>Operator/ Owner - Support for project design.</p>

6.3 Optional: Upload Letters of Support.

See attached letters of support on pages 21-31.



October 31, 2023

Ms. Ellen Cebula, Director
Seaport Economic Council
93 State Pier,
New Bedford, MA 02740

Dear Director Cebula:

I am writing today asking for your consideration of our grant application for capital investments in Washington Landing Maritime Facility. Our heavily utilized boat ramp, which has deteriorated over the years, provides not only recreational access to the Merrimack River, supports three marinas in Amesbury, but also has the potential to connect our community with the region by water-based transit.

Access to the Merrimack River is primarily privately owned in Amesbury. Washington Landing is the city's only public access to this resource and with respectful improvements that balance stewardship, recreation, and management we can support significant economic development, enhance quality of life for the neighborhood, and decrease environmental impacts.

In recent years, recreational use of the river has significantly increased and our ability to manage that with the small harbormaster program we have is no longer reasonable. Our longtime harbormaster largely ran the program from his own boat, on his own dock. He is retiring and we are committed to growing our program. Washington Landing being our only public access to the river will need to be our headquarters. Developing this program requires proper facilities.

The capital improvements for facilities as proposed in our application provide a safe and efficient boat ramp that will support the three marinas in Amesbury as well as recreational boaters. This will also provide opportunities for expanded education programs, training programs, and environmental monitoring. Additionally, Merrimack Valley Transit Authority (MEVA) has been awarded a grant to activate water-based transit and Washington Landing is their desired docking location for this end of the river. However, with the facility in its current condition that is simply not possible. The potential for water-based transit to dock here exponentially increases the potential for economic impact. There is no doubt that these investments will have an immediate economic impact on our community, starting with inducing investments in the adjacent marina facility that is underdeveloped and considering a restaurant and members club with pedestrian and bicycle connections.

Mayor [Kassandra Gove](#)

City Hall • 62 Friend Street • Amesbury, MA 01913
(978) 388-8121 • govek@amesburyma.gov

MAKE HISTORY HERE



Your investment can make this a reality. Pressure on municipal budgets has made improving spaces like this challenging and often lower priority. Your partnership and the commitment from our marinas, which you will see in their letters, confirms the time is now for this project.

The City of Amesbury is committed to completing this project within 12 months and with matching funds pending your approval and funding of our application.

It will be an exciting day when we can open Washington Landing as a safe point of access to the Merrimack River for everyone to enjoy.

Regards,

A handwritten signature in black ink, appearing to read 'Kassandra Gove'.

Kassandra Gove
Mayor

Mayor Cassandra Gove
City Hall • 62 Friend Street • Amesbury, MA 01913
(978) 388-8121 • govek@amesburyma.gov

MAKE HISTORY HERE



DAWNE SHAND
STATE REPRESENTATIVE
1ST ESSEX DISTRICT

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02139-1054

Committee:
Intergovernmental Affairs,
Municipalities and Regional Government,
Cannable Policy,
Children, Families and
Persons with Disabilities,
Consumer Protection
and Professional Licensure

STATE HOUSE, ROOM 124
TEL: (617) 722-2400
Dawne.Shand@MassHouse.gov

November 1, 2023

Ellen Cebula
Director, Seaport Economic Council
93 State Pier
New Bedford, MA 02740

Dear Ms. Cebula:

Representative Adrienne Ramos and I would like to offer a letter of support for Amesbury's grant, "Washington Landing Maritime Support Facility."

The city of Amesbury did not know it qualified for this grant program. Until today, it has never applied for funding from SEC. The city learned of the opportunity approximately two weeks after the September 25th meeting for the coastal caucus, when the grant program was explained to new legislators. Despite the short time frame, it assembled a strong grant application because the city's municipal leaders have wanted for many years to develop a public parcel of river frontage. The vision and plans existed, even if the funds did not.

The Merrimack River is a defining landscape feature of Amesbury. However, access to the river is almost entirely limited to private landowners. The public boat ramp, as you will read, is in dire need of repair. It's difficult for the commercial fisherman to use and tricky for private boaters to access safely. The city has relied on a volunteer harbormaster for decades and has no harbormaster building.

This investment in public waterfront land will also unlock private investments in an adjacent marina. Amesbury's leaders are excited about this grant. It's an economic growth opportunity for this lovely city, which needs the financial help. And it's a good coastal resilience opportunity.

Representative Ramos and I hope that the quality of the project— and Amesbury's status as one of the 11 communities to have never received funding from SEC—will make this a winning proposal.

Sincerely,

Representative Dawne Shand

Representative Adrienne Ramos



Amesbury

Craig J. Bailey
Chief of Police

Kevin Donovan
Deputy Chief of Police

Police Department
19 School St., Amesbury, MA 01913
Tel: 978-388-1217 Fax: 978-388-1220
www.amesburyma.gov
email: police@amesburyma.gov

October 31, 2023

Ms. Ellen Cebula, Director
Seaport Economic Council
93 State Pier,
New Bedford, MA 02740

Dear Director Cebula:

As the Police Chief and Harbormaster for the City of Amesbury, I am writing to share my full support for the application to the Seaport Economic Council being submitted by the City of Amesbury for repair and reconstruction of the Washington Landing Maritime Support Facility. Having been employed for the past 26 years as a police officer, and past 30 years as either an assistant Harbormaster or Harbormaster, I can say without reservation that this grant in support of Washington Landing on the Merrimack River in Amesbury, is a critical piece of Amesbury's infrastructure, utilized by thousands of recreational boaters, kayakers, fishermen, water fowl Hunters, water sports enthusiast, environmentalist and residents which provides parking and access to and from the river.

Having watched the activity on the water grow over the past 30 years, and the use of Washington Landing expand exponentially, I believe the current state of Washington Landing has met its capacity and is in dire need of support from the city. Currently the parking is limited, and the current state of the boat ramp is in extremely poor condition. Just this year we had a local elderly resident, and avid boater, fall due to the condition of the ramp which has clearly deteriorated below the high tide mark, and has become completely unusable below the low water mark. I am constantly met with complaints that the surrounding boat ramps are in much better condition and much safer than what we have to offer in Amesbury.

The poor conditions of the ramp are only exasperated by the absence of a dock system along the edge of the ramp. Boaters are met with extreme challenges by not having a dock to tie their boat up to during the launching and retrieval of their crafts. These challenges are significantly

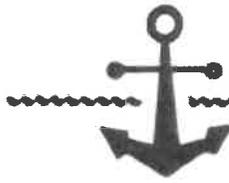
A state accredited law enforcement agency since 2001

increased due to the strong flows of the river and support the need for a tie-up of transient vessels and a permanent location for the Harbormaster, and the Harbormasters vessel, which is currently nonexistent.

Given the safety and operational needs for recreational boating along this section of the Merrimac River, I strongly support all the proposed improvements. Most significantly, I support the addition of a permanent location for the Harbormaster Office at Washington Landing. Currently the Harbormaster boat is kept at a private residence, and the Harbormaster has no office to work out of or store needed equipment at. This is a clear public safety concern as we saw over the past two years where we have seen three fatalities in Amesbury on the Merrimac River. Although at the time the Harbormasters response was not delayed, it very well could have hindered other qualified members getting to the Harbormaster boat if needed. Having the Harbormaster located in one spot, with his boat immediately available to qualified operators, is critical.

In addition to the clear and present public safety needs, this grant will help support a partnership with local marinas as we attempt to revitalize Washington Landing. I strongly believe this partnership will help advance economic activity and needed investment for recreational boating along the Merrimack River and will open additional opportunities for regional cooperation between other marina operators along the river. With that said this can ONLY be done if we address safety concerns and centrally locate the Harbormaster and the Harbormasters resources. Accordingly, I strongly support this application and I request that you give all due attention to the application for this important project, and I thank you for your consideration.


Craig Bailey
Chief of Police / Harbormaster



The Marina at Amesbury Point, LLC

14 Merrimac Street • Amesbury, MA 01913
Phone: (978) 388-5111 • Fax: (978) 388-6595

October 31, 2023

Ms. Ellen Cebula, Director
Seaport Economic Council
93 State Pier,
New Bedford, MA 02740

Dear Director Cebula:

As owner of the Marina at Amesbury Point located at 2 Merrimac Street in Amesbury, I am writing to share my full support for the application to the Seaport Economic Council being submitted by the City of Amesbury for repair and reconstruction of the Washington Landing Maritime Support Facility. As owner of one of three active commercial marinas on the Merrimack River in Amesbury, Washington Landing is a critical piece of Amesbury's infrastructure, utilized by many recreational boaters, to provide parking and access to and from the river.

At the same time, the facilities at Washington Landing have deteriorated whereby the outer extent of the boat ramp has degraded to where it presents a serious safety issue at low tide. Additionally, the absence of a dock system along the edge of the ramp exacerbates the challenge of launching due to the strong flows of the river and the need for a tie-up of transient vessels and a permanent location for the Harbormaster. Given the safety and operational needs for recreational boating along this section of the Merrimack River, we strongly support the proposed improvements and having a permanent location for the Harbormaster Office at Washington Landing.

After spending nearly 18 months formulating redevelopment plans for my abutting marina, in August 2023, I submitted a formal application to the Amesbury Planning Board to make significant capital improvements to the Marina at Amesbury Point. The site currently has an office building and a small members club and two large metal buildings for storage and maintenance. My plan is to replace all the buildings with a new restaurant and multi-story membership club and add site amenities for parking and public access to and along the waterfront. The total investment in the project is projected at over \$5m resulting in approximately 25 new jobs directly related to the project.

However, due to the recent economic headwinds, parking needs for the proposed restaurant use, and continued uncertainty regarding the City's ability to improve the facilities at Washington Landing (directly abutting my marina) I have paused on all permitting while I reevaluate my vision for the marina and the investment needed for the project. As a result, funding this project would significantly address some of that uncertainty through substantial improvements to the functionality of the Landing and by providing a permanent home for the Harbormaster. Thus, I see this project as a partnership between the city and all three marina operators in Amesbury. To that end, I will commit the sum of \$25,000 as matching funds for the final design of the facility if this application is approved by the Seaport Economic Council.

In closing, I believe this partnership will help advance economic activity and needed investment for recreational boating along the Merrimack River and will open additional opportunities for regional cooperation between other marina operators along the river. Accordingly, I strongly support this application and I request that you give all due attention to the application for this important project, and I thank you for your consideration.



Daniel P. Healey III
Owner, Marina at Amesbury Point

Cc: Mayor Gove, Amesbury
Craig Bailey, Harbormaster / Police Chief



October 31, 2023

Ms. Ellen Cebula, Director
Seaport Economic Council
93 State Pier,
New Bedford, MA 02740

Dear Director Cebula:

As owner of The Marina at Hatter's Point [MHP] located at 60 Merrimac Street in Amesbury, I am writing to share my support for the application to the Seaport Economic Council being submitted by the City of Amesbury for repair and reconstruction of the Washington Landing Maritime Support Facility. Washington Landing is a critical piece of Amesbury's infrastructure, utilized by many recreational boaters, to provide parking, as well as access to and from the river.

Importantly, the current facilities at Washington Landing have deteriorated over the years to where the outer portion of the boat ramp has degraded, and it now presents a serious safety issue at low tide as trailers fall off the end of the ramp. Additionally, the absence of a seasonal dock along the edge of the ramp exacerbates the challenge of launching due to the strong flows of the river and the need for a tie-up of vessels. Given these safety considerations and the need for a permanent location for the Harbormaster, this application addresses multiple issues needed to support maritime facilities along the Merrimack River.

Currently, I have over 100 slips serving the same amount of permanent recreational boaters at MHP. Over the past 15 years, I have made over \$1.4M in capital investments at MHP for dock repairs, parking, and construction of a new membership club building.

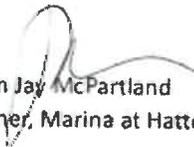
Given that many boaters use Washington Landing as an access point to the river, funding this project would significantly improve the safety and functionality of the Landing as well as provide a permanent location for the Harbormaster.



To that end, I see this project as a partnership between the city and all three marina operators in Amesbury. In support of the project, and in discussions with The Marina At Amesbury Point [MAP] commit to the maintenance of the entire area of the project. Including the following: 1) landscape maintenance, 2) plowing of property, 3) installation of docks, 4) removal and storage of dock system and offsite storage. Together MHP and MAP will share this commitment for 10 years and finance all the costs associated with these endeavors. We estimate these costs to be approximately \$15k/year, bringing our commitment to \$75k/marina or a total of \$150k, final design of the facility if this application is approved by the Seaport Economic Council.

In closing, I believe this partnership will help advance economic activity and the needed investment for recreational boating along the Merrimack River and believe that it will open additional opportunities for regional cooperation between other marina operators along the river. Thus, I strongly support this application and I request that you give all due consideration to funding this project.

Thank you in advance for your consideration.


John Jay McPartland
Owner, Marina at Hatter's Point

Cc: Mayor Gove, Amesbury
Craig Bailey, Harbormaster / Police Chief

Goodwin Creek Marina
14 Pleasant Valley Road
Amesbury, MA 01913
978-335-2651, marcfrontiero@hotmail.com

October 31, 2023

Ms. Ellen Cebula, Director
Seaport Economic Council
93 State Pier,
New Bedford, MA 02740

Dear Director Cebula:

As owner of Goodwin Creek Marina, 14 Pleasant Valley Road, in Amesbury, I am writing to share my strong support for the application to the Seaport Economic Council being submitted by the City of Amesbury for repair and reconstruction of the Washington Landing Maritime Support Facility. Washington Landing is a critical piece of Amesbury's infrastructure, utilized by many recreational boaters, to provide parking, as well as access to and from the river.

Importantly, the current facilities at Washington Landing have deteriorated over the years to where the outer portion of the boat ramp has degraded, and it now presents a serious safety issue at low tide as trailers fall off the end of the ramp. Additionally, the absence of a seasonal dock along the edge of the ramp exacerbates the challenge of launching due to the strong flows of the river and the need for a tie-up of vessels. Given these safety considerations and the need for a permanent location for the Harbormaster, this application addresses multiple issues needed to support maritime facilities along the Merrimack River.

Currently, I have over 135 slips serving and since purchasing the marina in 2019, I have made over \$800,000 in capital investments including upgraded electrical, connecting to city sewer and construction of a new single family home on the property. Thus far, my investment has resulted in 3 new jobs directly related to the marina.

Given my boat ramp has functional issues at low tide many of my boaters use Washington Landing as an access point to the river. Thus, funding this project would significantly improve the safety and functionality of the Landing as well as provide a permanent location for the Harbormaster.

In closing, I believe this partnership will help advance economic activity and the needed investment for recreational boating along the Merrimack River and believe that it will open additional opportunities for regional cooperation between other marina operators along the river. Thus, I strongly support this application and I request that you give all due consideration to funding this project.

Thank you in advance for your consideration.

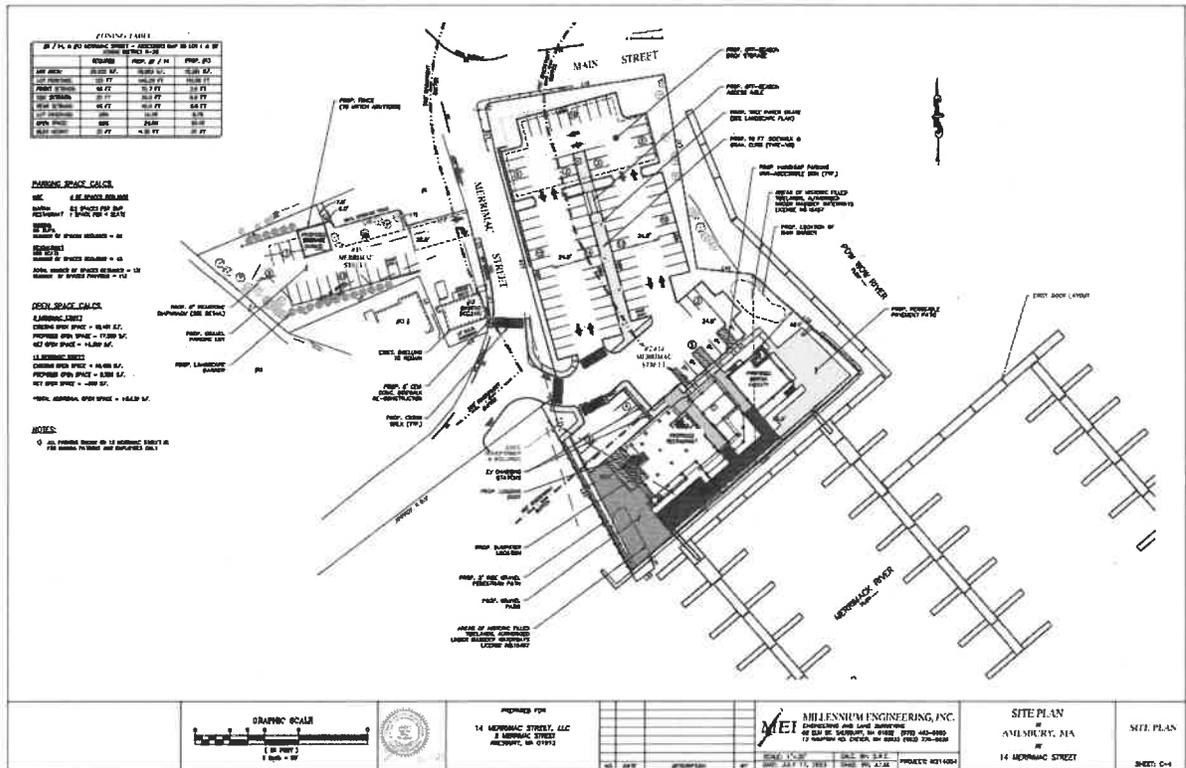
Marc Frontiero
Owner, Goodwin Creek Marina

Cc: Mayor Gove, Amesbury
Craig Bailey, Harbormaster / Police Chief

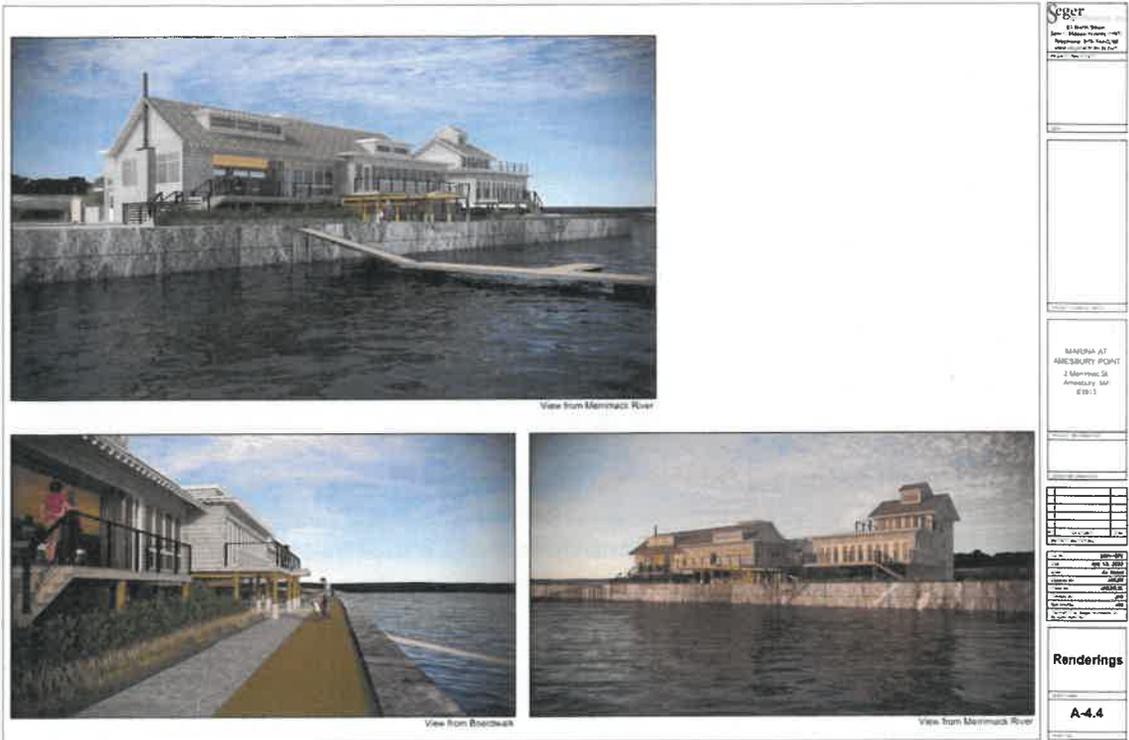
7. ECONOMIC IMPACT

7.1 How does how does the project advance the maritime economy?

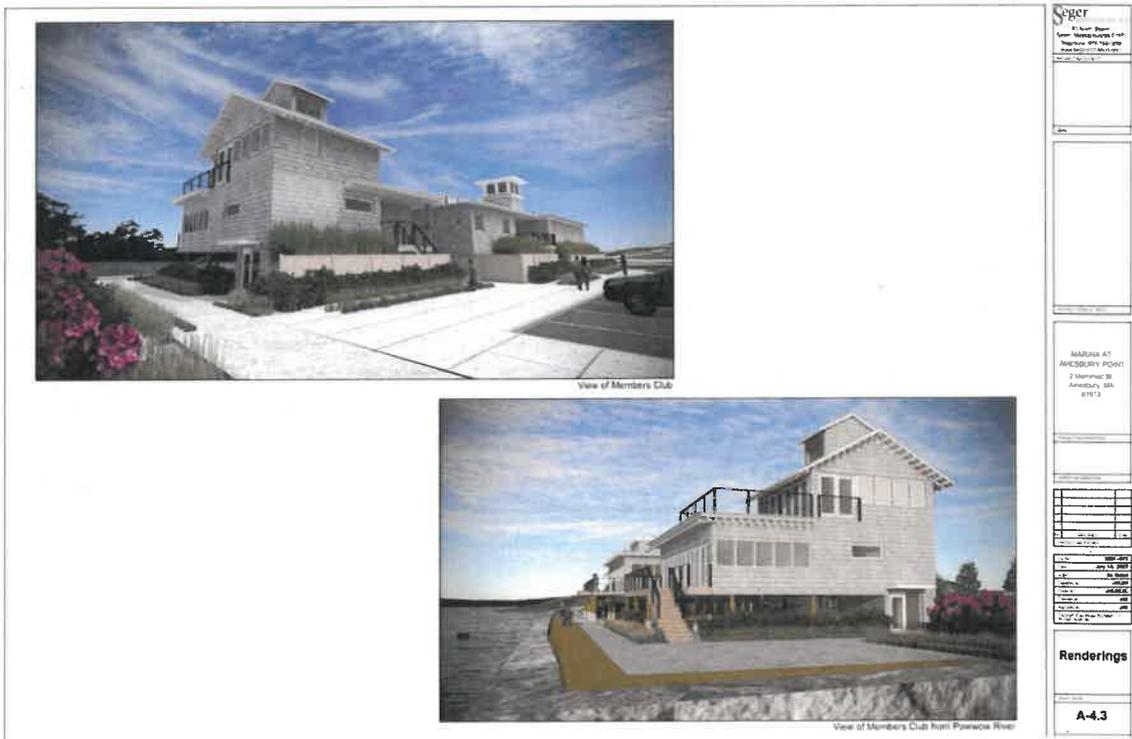
The project proposes to make capital improvements that will provide enhanced maritime support services to recreational boaters on the Merrimack River. Safety improvements will be made to the public boat launch and Harbormaster services will be on-site to facilitate better operational support to the public and users of the three main commercial marina facilities in Amesbury and other smaller marina located along the riverfront. Unlocking future investment for the existing commercial marinas is a primary goal of this project. In particular, the abutting Marina at Amesbury Point will be induced to make over \$5m in new investment to replace the existing buildings and upgrade the facility (see letter of support on page 26-27). The site plan and renderings of the proposed buildings being considered for the Marina at Amesbury Point are shown below.



Proposed Site Plan – Marina at Amesbury Point, 2 Merrimac Street, Amesbury



Proposed Restaurant and Membership Club – Marina at Amesbury Point, 2 Merrimac Street, Amesbury



Proposed Restaurant and Membership Club – Marina at Amesbury Point, 2 Merrimac Street, Amesbury

7.2 How does the project advance the maritime economy of the host community? Please note if this project aligns with community assessment and planning.

In funding the project, the adjacent Marina at Amesbury Point will consider making a \$5m investment in a new marina facility that includes a new expanded restaurant and membership club. Completion of this project will better position the abutting marina to make this investment and expand both the footprint and operations of maritime activities in Amesbury through expansion of the local tax base and added employment opportunities (see letters of support).

7.3 Project Success: How will it be determined that the project is successful? What are the intended measureable outcomes? Where applicable, please note the number of full time, part-time jobs retained or created or the number of students reached by the project.

This project will be successful if it induces the redevelopment of the abutting marina facility and supports continued viability and expansion of the other commercial boating facilities in Amesbury. The projected investment at the Marina at Amesbury Point is expected to exceed \$5m and includes an additional 25 employees. In turn, not funding this project risks the owner of the abutting marina not making the proposed improvements and Amesbury foregoing future tax revenue and employment opportunities.

8. ABILITY TO EXECUTE

8.1 If applicable, has this project held all necessary public meetings or hearings?

Yes

✓ No

If no, please describe the timeline for those public meetings or hearings.

Significant improvement plans have been submitted for a public hearing for the abutting Marina at Amesbury Point. Included in these discussions have been improvements to the City-owned landing property. However, the marina owner has recently opted to delay such review until such time as this project is considered for funding (see letter of support on page 26-27). If not selected for funding, the abutting improvements may not occur or may be likely scaled back significantly due to recent economic headwinds, and the significant physical and financial challenges of redeveloping the abutting marina without expanded maritime support facilities at Washington Landing. However, if this application is funded, the City and the abutting owner are committed to working collaboratively on the design and permitting for both projects independently but concurrently (see letter of support on page 26-27).

8.2 If applicable, has the project applied for and/or acquired all the necessary permits for the project? Have pre-permitting consultations taken place with the relevant agencies?

(Please note, additional questions about Permits will be asked for Infrastructure projects on page 7)

Yes

✓ No

If no, please describe any coordination or meetings with permitting agencies and the timeline for acquiring those permits.

Preliminary design of the project has been completed in order to develop a preliminary budget and timeline for final design, permitting and construction. Upon securing funding, the City commits to filing for permitting within 4 months and completion of the project within 12 months.

8.3 Budget: Please provide a breakdown of the project budget. This should include the cost of each element of the project and should not be limited to the work which will be covered by Seaport Council funding. (Please note: This budget should only include capital uses of the grant, please see section “Use of Fund”)

Spending Category	Funds Requested	Municipal Funds	Federal Funds	Other State Funds	Other Funds	Match Secured? Y/N	Total Budget
Feasibility/Survey	\$0	\$15,000	\$0	\$0	\$0	NA	\$15,000
Design / Engineering	\$35,000	\$10,000	\$0	\$0	\$25,000	NA	\$70,000
Environmental Review/Permitting	\$25,000	\$25,000	\$0	\$0	\$0	NA	\$50,000
Bidding	\$10,000	\$10,000	\$0	\$0	\$0	NA	\$20,000
Construction*	\$660,000	\$0	\$0	\$0	\$0	NA	\$660,000
Contingency	\$60,000	\$0	\$0	\$0	\$0	NA	\$60,000
Construction Admin.	\$50,000	\$0	\$0	\$0	\$0	NA	\$50,000
Equipment	\$0	\$0	\$0	\$0	\$0	NA	\$0
Other / Miscellaneous	\$0	\$0	\$0	\$0	\$0	NA	\$0
Other / Miscellaneous	\$0	\$0	\$0	\$0	\$0	NA	\$0
Total**	\$840,000	\$60,000	\$0	\$0	\$25,000		\$925,000

** See Attached Cost Proposal (excludes a 20% escalator for prevailing wages)*

*** Excludes \$150,000 in matching funds for maintenance and operational support (see commitments in the letters of support for the Marina at Amesbury Point and Hatter’s Point)*

Change Order

Proposal

Proposal Date: 10/31/2023
 Proposal #: 204

Customer:
 Washington Landing Park
 Amesbury Boat Ramp

Project
Amesbury Boat Ramp

Description	Cost	Total
Estimated Cost Based on Schematic Dated 10-17-2023 Civil Engineering - Chapter 91 Approval There is no allowance for this item in proposal	0.00	0.00
Permits & Fees	4,000.00	4,000.00
Architectural Services	8,000.00	8,000.00
Excavation Remove existing pavement (excluding ramp) Grade to proposed plan Supply water, sewer, underground electrical to harbor master office Excavate and backfill for ramp headwall Excavate for curbing and backfill	45,000.00	45,000.00
Granite Curbing	15,000.00	15,000.00
Drainage Possible lineal drainage at top of ramp (TBD)	20,000.00	20,000.00
Paving Approximately 30,000 sq ft of 4" pavement	120,000.00	120,000.00
Lighting (light poles)	18,000.00	18,000.00
Striping Parking Lot	2,500.00	2,500.00
Docks 140 lineal feet = [7] 6x20' sections [1]- 40' aluminum ramp Moorings - [5] wood pilings Chain, rope mooring blocks [3] 20" 6x20 finger piers	132,000.00	132,000.00
Harbor Master Office with/one handicap unisex bathroom	140,000.00	140,000.00
Raised wooden deck around Harbor Masters office and walkway to ramp	44,000.00	44,000.00
Contingency	27,425.00	27,425.00
General Contracting Fee insurance, overhead & management	57,593.00	57,593.00

PRELIMINARY ESTIMATE ONLY	Total	\$633,518.00
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Note that these cost estimates do not include a 20% escalator for prevailing wages.

8.4 Describe the match outlined in the budget. Please describe the sources and the date that each was or will be secured.

If funded, the local match will be secured by the City within 4 months of the application.

8.5 Optional: Please provide any additional information or insight into the budget.

See the letters of support from the local marina owners who have committed to design funding and the long term maintenance of the facility (if funded).

8.6 Timeline: Will the project be ready to proceed within four months of the application date?

Yes

No

The City will finalize the project design, secure local funding, and proceed with permitting within 4 months of the application date.

8.7 Please list the major activities associated with this project, approximate timeframes, and the party primarily responsible for the activity.

Please note, the timeline should start four months after application period.

Major Project Activity	Timeframe	Responsible Party	Additional Details
Complete the survey and final design of the project	Completed by March 1, 2024	City	Project design will be coordinated with permitting for the Marina at Amesbury Point.
Filing of project with the Planning Board, Conservation Commission and DEP Waterways Dep.	Filed by March 1, 2024	City	Project design will be coordinated with permitting for the Marina at Amesbury Point.
Completion of the permitting for the Project	July 1, 2024	City	Project design will be coordinated with permitting for the Marina at Amesbury Point.
Bidding of the Project	August 1, 2024	City	Project bidding will be coordinated with construction for the Marina at Amesbury Point.

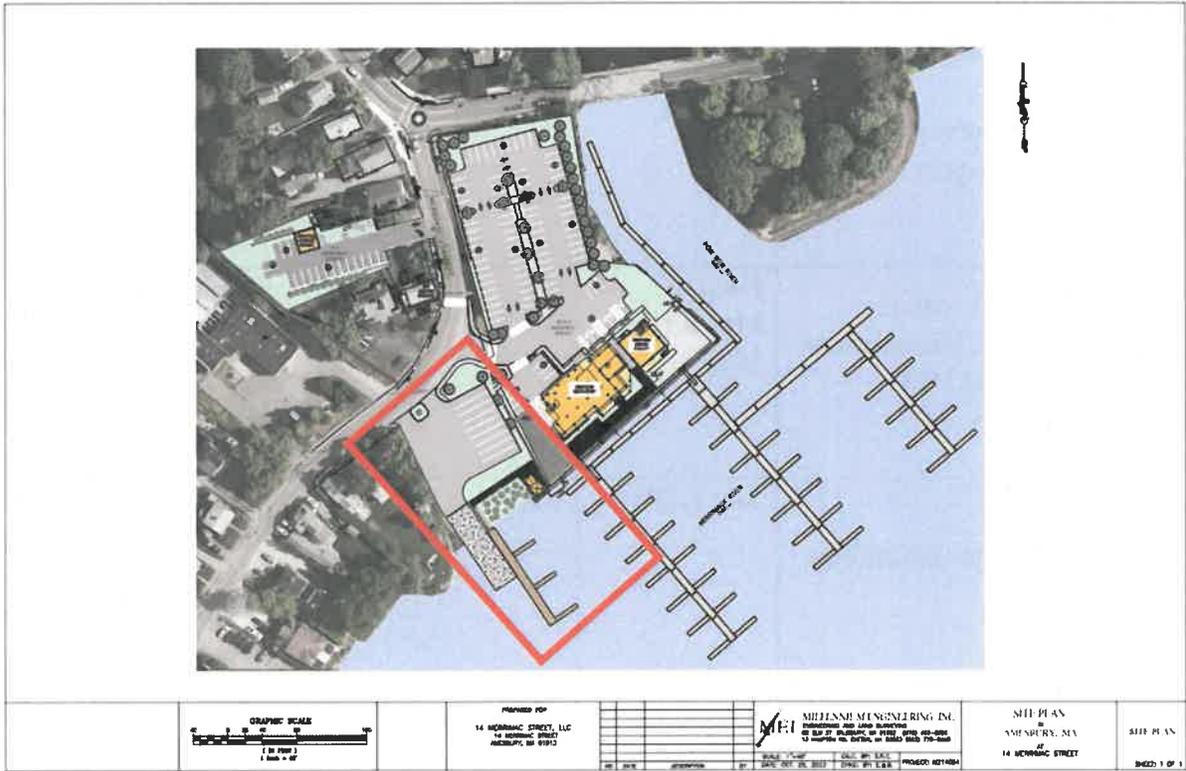
Construction of the Project	October 1, 2024	City	Project construction will be coordinated with construction for the Marina at Amesbury Point.
Completion of the Project	December 1, 2024	City	Project construction will be coordinated with construction for the Marina at Amesbury Point.

ADDITIONAL QUESTIONS FOR SUPPORTIVE COASTAL INFRASTRUCTURE PROJECTS

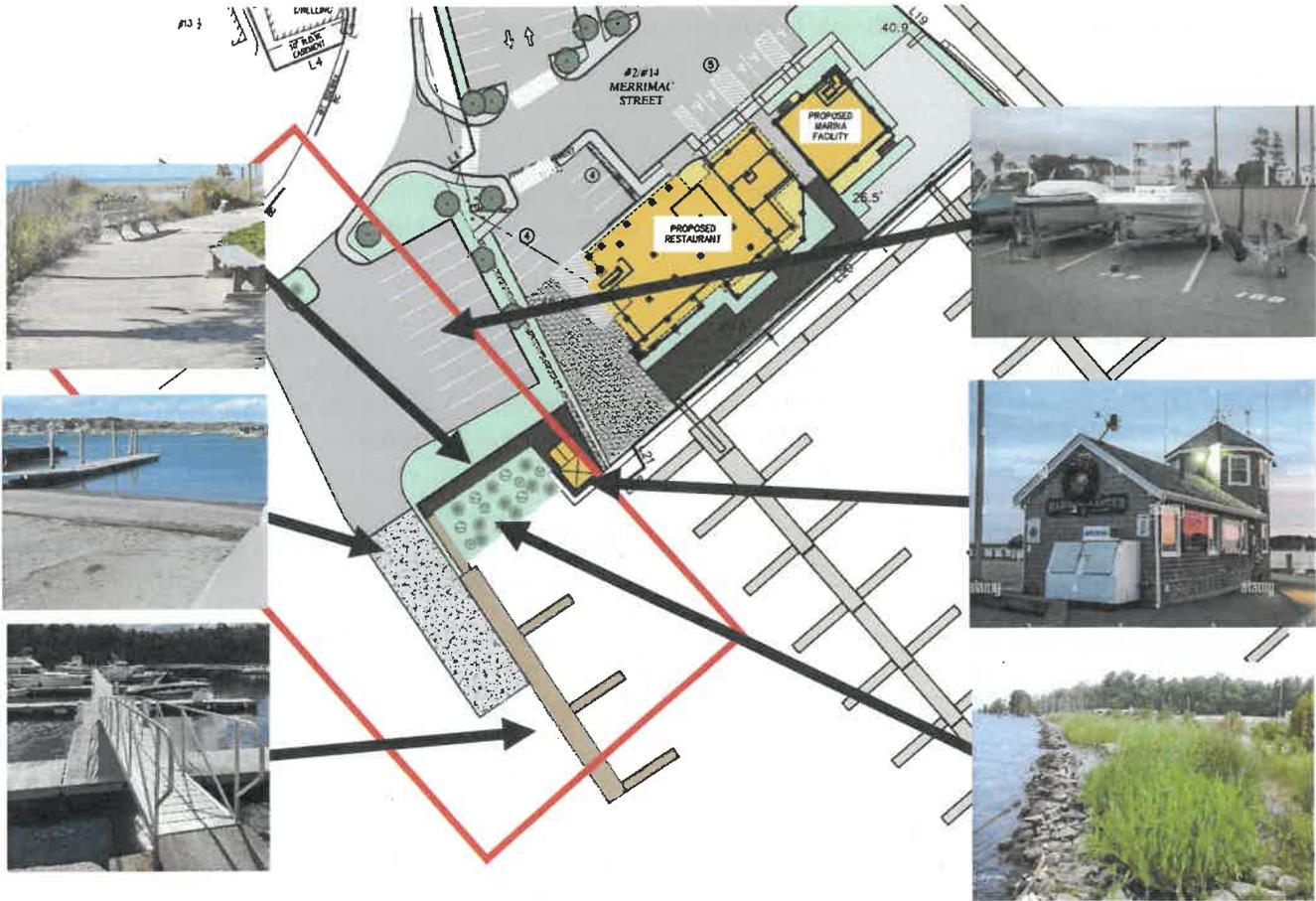
The following questions are for Supportive Coastal Infrastructure Projects only.

9.1 Project site address: 18 Merrimac Street, Amesbury, MA 01913

9.2 Please attach a site plan, conceptual drawing, and/or construction concept design that clearly demonstrates the location and outlines the proposed work.



Washington Landing Maritime Support Facility Showing the Proposed Improvements at the Marina at Amesbury Point



Washington Landing Maritime Support Facility (Showing Proposed Improvements)

9.3 Is the project site publicly owned?

Yes

No

9.4 Describe type of ownership (select all that apply).

Public land

Leasehold

Right of Way

Easement

Other, please explain:

Attach applicable evidence and relevant documents related to the lease, a MOU, or easement noted in the question above.

9.5 If not currently public, will the site be publicly owned by the project start date?

✓ Yes

No

If not, please explain and include details about the nature, timing, and mechanism of the public acquisition or if there is no plan for public ownership please describe the clear public benefit.

9.6 Please provide a project schedule and anticipated project milestones for the coastal infrastructure project for which the community is seeking grant assistance. Please note, the timeline should start four months after the application period. Additionally, it is not expected that all of these milestones are included in a project and it is suggested that a request focus on a singular phase.

Milestone	Start Date	End Date
Feasibility	October 1, 2023	December 1, 2023
Survey	December 1, 2023	January 1, 2024
Design/Engineering	January 1, 2024	March 1, 2024
Environmental Review/Permitting	March 1, 2024	July 1, 2024
Bid/Contract	August 1, 2024	September 1, 2024
Start Construction	September 1, 2024	October 1, 2024
25% Construction	October 1, 2024	November 1, 2024
50% Construction	November 1, 2024	December 1, 2024
75% Construction	December 1, 2024	January 1, 2025
100% Construction	January 1, 2025	February 1, 2025
Punch List	February 1, 2025	March 1, 2025

9.7 Please provide a list of all permits and other actions required for this project, the current status of those permits, and the timeframe in which the permits will be obtained. Please specify all required local permits and the status of each.

Required Permit / Action	Filing/Request Date	Anticipated Date of Issuance
<input type="checkbox"/> Secretary's Certificate on Environmental Notification Form and Environmental Impact Report, if applicable		
✓ <input type="checkbox"/> Notice of Intent		
✓ <input type="checkbox"/> Water Quality Certificate		
✓ <input type="checkbox"/> Chapter 91 Authorization		
<input type="checkbox"/> CZM Consistency Concurrence		
✓ <input type="checkbox"/> US Army Corps of Engineers Authorization:		
<input type="checkbox"/> Other:		
<input type="checkbox"/> Other:		
<input type="checkbox"/> Other:		

Attach copies of all applications and permits obtained as noted above.

All permit applications are pending approval of this project application.

9.8 Please list all pre-application meetings with agencies that have occurred and issues to be addressed.

A pre-Application Conference is tentatively scheduled for November 28th

9.9 Is any part of the project in the current 1% annual chance (100-year) floodplain, the current 0.2% annual chance (500-year) floodplain, and/or within 0.1 miles of a water body?

✓ Yes

No

9.10 Does the project site have a history of flooding?

✓ Yes

No

9.11 Will the project result in a net increase in impervious area at the site?

Yes

✓ No

9.12 If yes to any of the above, describe how the project design will mitigate flood risks, sea level rise, precipitation and storm surge and/or heat-island impacts based on the best available climate change science and data.

The project will reduce impervious surfaces, include stormwater treatment, and incorporate a restoration of the living shoreline.

9.13 Will the project provide positive environmental benefits to the community, such as ecological restoration, improved air/water quality, pretreatment of stormwater discharge, etc.?

Yes

No

The project will reduce impervious surfaces, include stormwater treatment, and incorporate a restoration plan for the living shoreline. The project also includes opportunities for the Harbormaster Office to support educational opportunities for Amesbury students and watershed association members to inventory, study and monitor the shoreline and water resource areas along the Merrimack and Powwow Rivers.

9.14 If yes, describe the benefits provided by this project and provide any supporting documentation.

Upload any supporting documentation.

The project will provide many public benefits to Amesbury and the other communities and users of the Merrimack River. Consolidating the Harbormaster Office with the public landing and central parking area will support a wide range of educational, economic, and environmental opportunities for Amesbury residents and members of the public.