

# Newport's Past, Present, and Future

## *A Brief Overview of Newport's Economy & Infrastructure*

- Paul L. Monette, Mayor, *City of Newport*
- Laura Dolgin, City Manager, *City of Newport*
- Karen Geraghty, Economic Development Specialist,  
*Northeastern Vermont Development Association*
- Tracy Zschau, Conservation Director, *Vermont Land Trust*
- Jessica Booth, Director of Parks and Recreation, *City of Newport*
- Mike Welch, Senior Project Manager,  
*Northern Communities Investment Corporation*



NEWPORT, VERMONT



CENTENNIAL 1918-2018

St. Mary's Star of the  
Sea Catholic Church

Cornerstone laid 1904

Formally dedicated  
August 1, 1909





BEDARD  
PHOTO

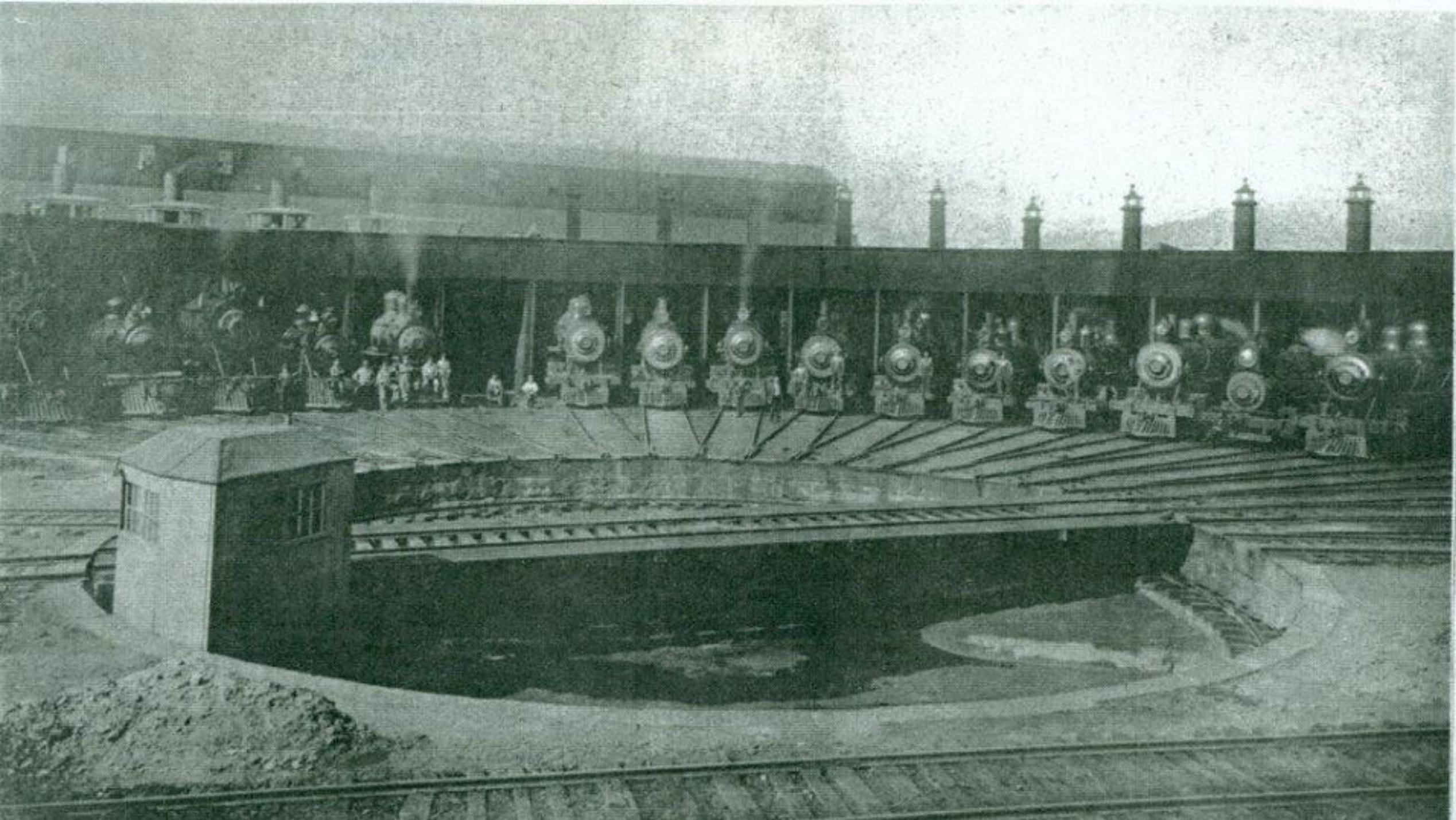






HARVESTING ICE ON LAKE MEMPHREMAGOG, NEWPORT, VT.







m yard  
Newport, VT



1062

CANADIAN PACIFIC

1068

CANADIAN PACIFIC

ILLINOIS CENTRAL

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10527





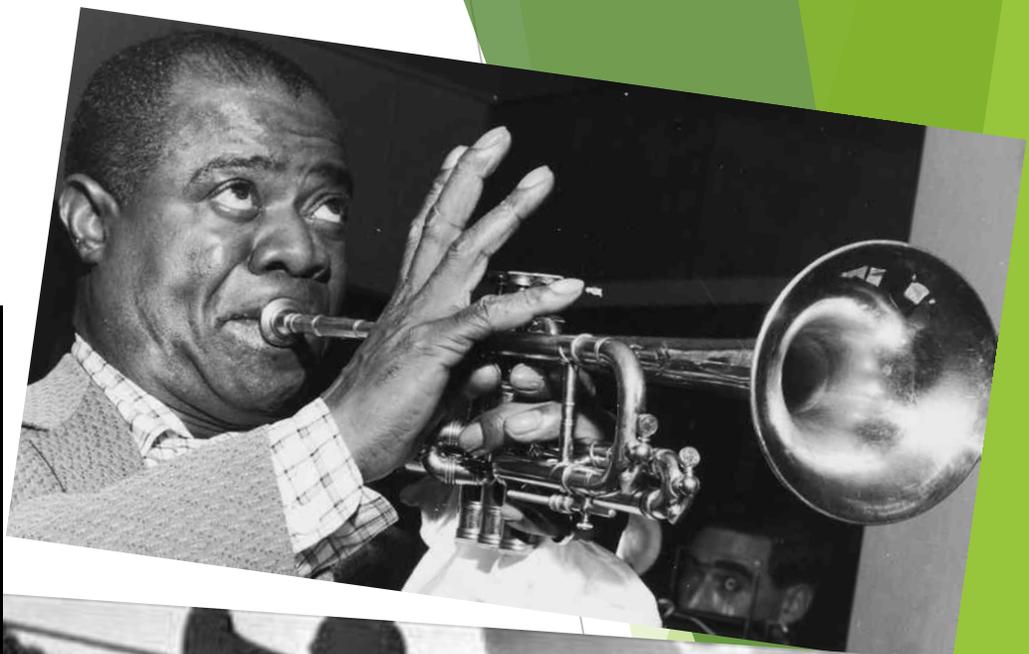
MAIN STREET  
NEWPORT, VT.

103











WHEN THE SALMON RUN  
NEWPORT, VERMONT.

© Richardson  
1368











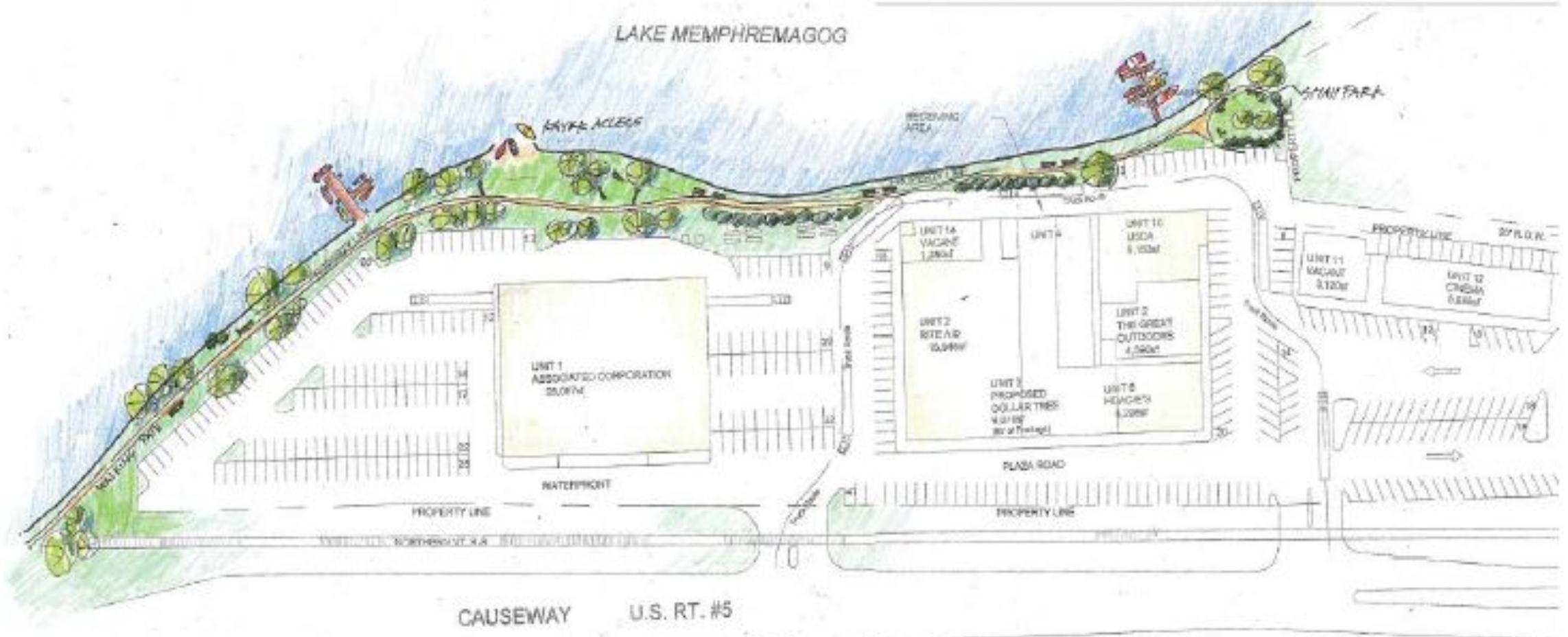








# WATERFRONT RECREATIONAL PATH AND BOAT ACCESS



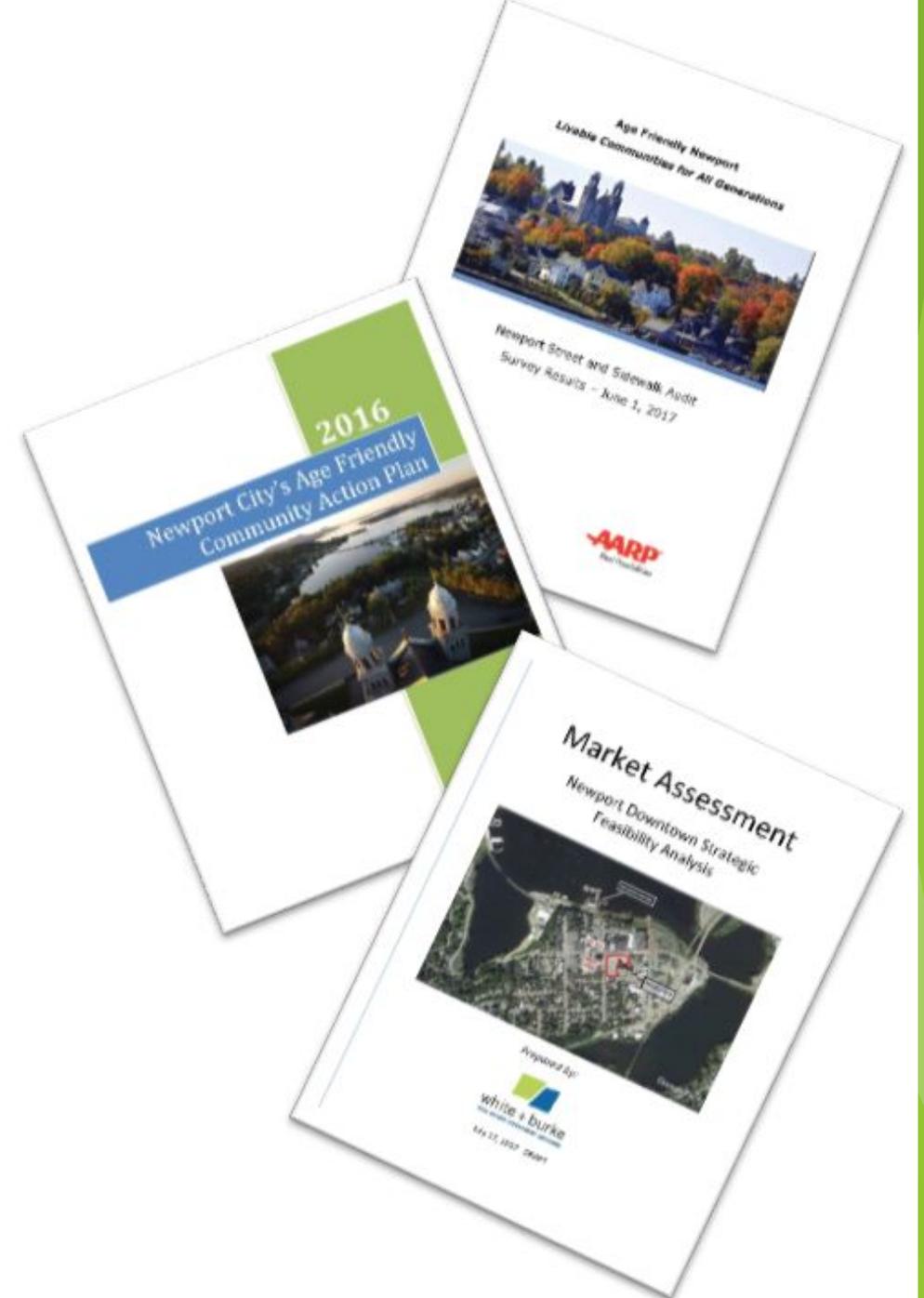


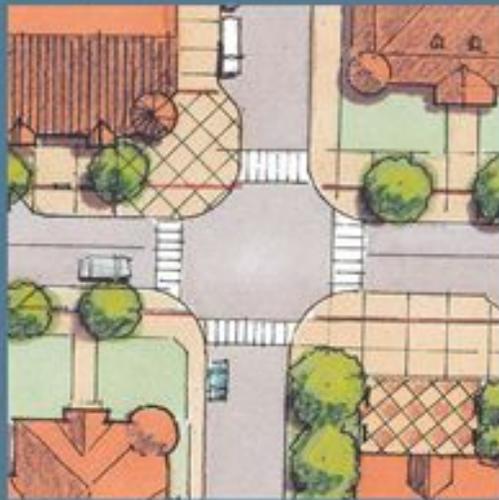
Walking Path Option A

Black River Design Architects  
February 03 2017

# Previous Studies

- AIA Regional/Urban Design Assistance - 2011
- Newport City Market Analysis – 2014
- AARP Newport City's Age Friendly Community Action Plan – 2016
- Newport Intersections Study – 2017
- Community Health and Wellness Center – 2017
- AARP Newport Street & Sidewalk Audit - 2017
- Market Assessment: Newport Downtown Strategic Feasibility Study - 2017
- Market Demand Study Potential Hotel – 2017
- Newport City Downtown Development Strategic Analysis – 2017





# Waterfront and Downtown Master Plan



Prepared For  
City of Newport, VT

Prepared By  
  
October 2018

# Setting the Framework for Downtown and the Waterfront

## Area 1: Waterfront

- Make the waterfront a regional destination

## Area 2: Main Street

- Position Main Street to become Newport's 'Hub' of activity

## Area 3: Gardner Memorial Park

- Key investments to Gardner Park that set the stage for enhanced recreation and programming

## Area 4: Eastern Waterfront

- Plan for long-term reinvestments along Causeway and the Eastern Waterfront

## Area 5: Downtown Commercial

- Target investments and growth that reinforce Downtown's "City Fabric"



# 1) Make the Waterfront a Regional Destination



# 1) Make the Waterfront a Regional Destination

3

Vision Plan

## 1.1 Expand marina and operations

The existing marina facility offers a range of recreational boating activities. Expanding the marina and its operations will enable this resource to grow and serve a bigger population of users that will activate the waterfront. Key to this expansion is enhancing the use of the marina when the day-to-day operations take place. (See Figure 7)

- A Expanded large vessel berths**  
Building out the existing pier to accommodate additional large vessels would provide infrastructure for different waterfront, and could draw in large groups of visitors especially from Canada.
- B Seasonal slips**  
Implementing a flexible system of piers that can be assembled or disassembled depending on seasonal demand can ensure that the marina facilities are responsive to periodic fluctuations.
- C Customs dock**  
The creation of a specially designated customs dock separate from recreational piers could facilitate a more efficient processing and regulatory oversight.

- D Service pier**  
Vital emergency services such as fire fighting craft must be allocated designated space and suitable facilities that enable immediate response and reaction.
- E Transition slip**  
To encourage visitors on small crafts to make a short-term visit to Downtown, a separation of vessels from permanently docked boats can be achieved by specially designated transient piers.
- F Utilities service pier**  
Pumping services for fuel and waste disposal should be conveniently and strategically located to service vessels without blocking other craft.

- G Newquek kiosk and info centre**  
To complement wayfinding efforts throughout the rest of the city, a new kiosk could serve as a landmark for visitors and also provide relevant information and directions into downtown.

Waterfront

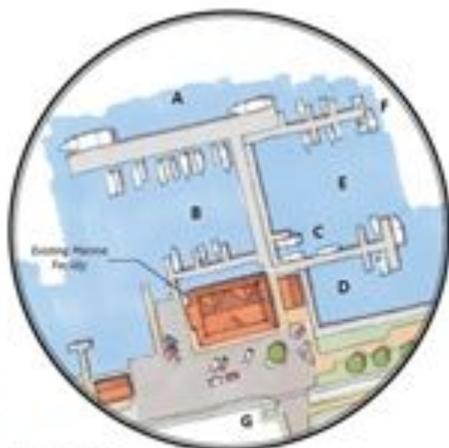


Figure 7 - Pier Deck proposal



# 1) Make the Waterfront a Regional Destination

## 3 Vision Plan

### 1.4 Connect Pomerleau Park to the water

Pomerleau Park is an underutilized resource that would benefit from active programming. This programming would offer the potential to connect the park to the west and north and would offer reasons for patrons to stop and enjoy the park. Suggestions in this area include the potential to move the existing lighthouse structure and implement improvements that could bring seasonal kayak and canoe rentals. Improved access and storage would be needed to support these seasonal uses. (See Figure 10)



Figure 10 Pomerleau Park proposal

#### A Small craft rental and transient dock

Extending a portion of the boardwalk into the water could create a transient dock large enough to accommodate kayaks and other small craft. Depending on investments along other portions of the waterfront, this dock could become a primary or secondary transient dock.

#### B Structural repairs to the existing boardwalk

On account of weathering and aging, portions of the existing boardwalk are in need of significant repairs. This could represent an immediate and short-term project that shores up an existing waterfront amenity. Plans to further expand the boardwalk in the future could also be considered.



#### C Kayak and canoe storage

Contingent upon plans along the remainder of the waterfront, a structure could also be built on a portion of the park near the waterfront for the purpose of small craft storage. A storage space could also alleviate vessels from accumulating at the nearby docks.

#### D Loading and truck parking

In anticipation of greater water-related activities, a designated space for large vehicles to park and unload will be necessary. Such a space will need to be carefully designed to keep the nearby rail road tracks intact and unaltered.

#### E Lighthouse as a seasonal visitors center or snack pavilion

Built as an homage to Newport's historic lighthouses, the existing lighthouse pavilion in the park could be renovated and repositioned as a seasonal visitors center, or outfitted to serve concessions or for kayak rentals.



Waterfront

## 2) Position Main Street to become Newport's 'Hub' of Activity



## 2) Position Main Street to become Newport's 'Hub' of Activity

### 3 Vision Plan

#### Repositioning Main Street

- 1 Main Street
- 2 City Hall
- 3 New Plaza
- 4 Addition to City Hall
- 5 Improved Sidewalks
- 6 Goodrich Memorial Library
- 7 Future Development
- 8 Intersections Improvements
- 9 Drop-out
- 10 New street lanes



Figure 11  
Vision for Main Street

#### Creating a new plaza at City Hall



Public seating areas or outdoor drop-out



Commissioned public art along activity



Outdoor public seating along pedestrian path



Figure 12  
New City Hall Plaza

# Main Street - Area 1



Key Plan

Potential Addition  
to City Hall

Library

Future  
Development

New Street  
Trees



Landscaping

City Hall Plaza

Benches

Bump-Out

Trees and  
Landscaping

# Main Street - Area 2 Scenario 1

- A. Reconfigure Promenade for Events / Add Streetscape Elements
- B. Maintain Drop-off
- C. Expanded Development
- D. Plan for Large Waterfront Venues



### 3) Make Key Investments to Gardener Park that set the stage for Enhanced Recreation and Programming



### 3) Make Key Investments to Gardener Park that set the stage for Enhanced Recreation and Programming

- A. Rebuild Playground
- B. Renovate Bathrooms and Skate rental Facility
- C. Make Improvements to the Boat Ramp and Waterfront Access



**Example:  
Modern  
Playground  
Equipment**

## 4) Plan for the Long-Term reinvestments along Causeway and the Eastern Waterfront



# 4) Plan for the Long-Term reinvestments along Causeway and the Eastern Waterfront

- A. Zone for future Uses
- B. Set Building and Street/Edge Goals for Causeway Corridor
- C. Set Building and Edge Goals for Lake
- D. Advance Intersection Improvements

## General

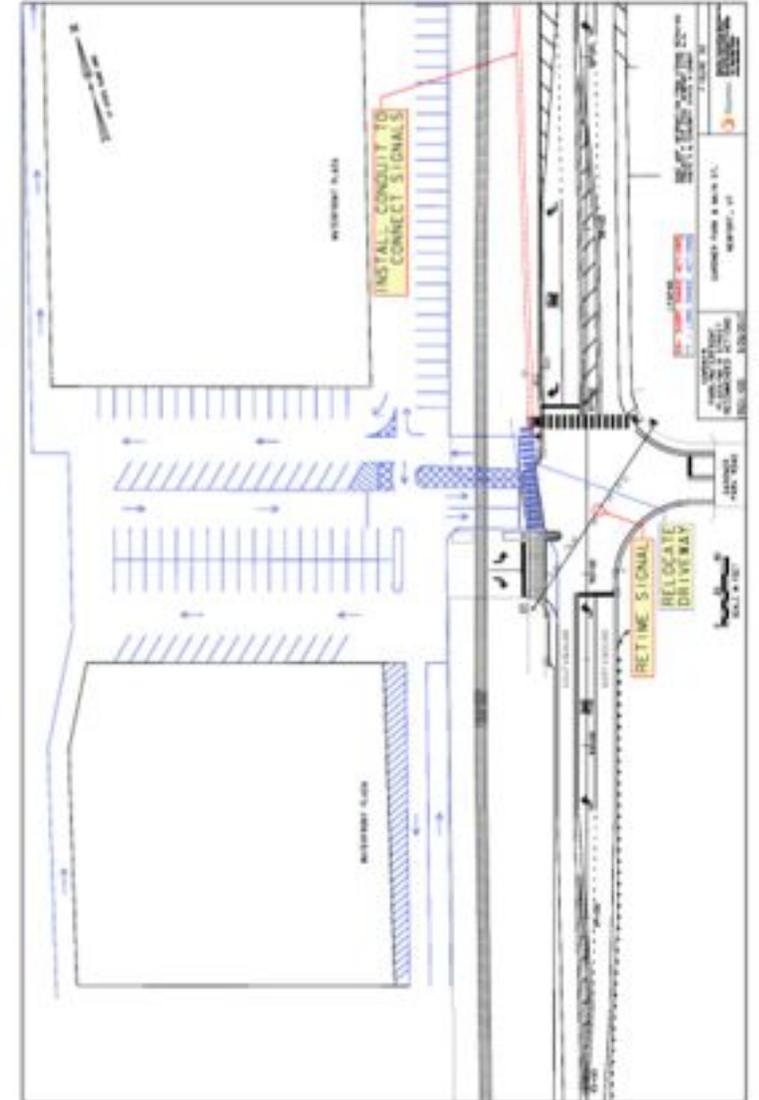
- Implement Wayfinding
- Identify connection to Bluff Side Farm
- Advance ideas for transient dock – link to shopping



Rear Edge Today



Example: Kiosks



Proposed intersection Improvements

## 5) Target Investments and Growth that Reinforce Downtown's "City Fabric"



## 5) Target Investments and Growth that Reinforce Downtown's "City Fabric"

- A. Allow / Promote appropriate Land Uses
- B. Infill Street Wall with new development
- C. Create Landscape buffers
- D. Allow for Shared Parking & Access



Example: Infill Development



Example: Landscape Buffers



# A Focus on Implementation...

## 4 Implementation Strategies

Initiative #	Title	Project Description	Champion	Timeframe	Key Actions	Estimated Costs	Comments
<b>1.2</b>	<b>Reorganize private sheds</b>						
1.2.a	Small craft rental with restrooms	A small structure should be constructed that offers public facilities as well as rental services. Depending on the size of the structure, staff offices or vendor space could also be incorporated.	City + Bic Development Committee	1-5 years	Develop design plans for proposed improvements / Permitting / Construction	\$125,000	For design and construction of a Boat Rental Center, VT Access Greater Station and Public Restrooms west of the Gateway
1.2.b	Improved storage	At present, this space serves as an informal outdoor storage area for vehicles and equipment. Small, enclosed storage spaces could be put to good use, offering weather-proof facilities for sensitive equipment or seasonal inventory.	City / Parks & Recreation	5-10 years			
1.2.c	Small park and landside overlook	Improving the green space and adding street furniture would help extend the active waterfront and offer options for visitors arriving at the city dock, or those coming from Downtown.	City / Parks and Recreation + Committee		Develop programming for the park space / Develop design plans for proposed improvements / Permitting / Construction	\$200,000 - \$500,000	
1.2.d	Maintain gravel parking and boatyard	This area provides vital parking spaces for cars and boat trailers. In lieu of financing the paving of this area, the lot should remain a gravel lot but would benefit from minor landscaping and formal signage.	City / Public Works/Parks & Recreation	5-10 years			
1.2.e	Retain and reposition sheds & pier	The existing sheds and launching docks have largely been poorly maintained, despite the fact that they still see active use. Rebuilding the sheds and adding to their number would encourage greater use, and also provide permanent facilities for residents in lieu of other transient docks along the waterfront.	City / Parks & Recreation / Public Works	10 - 20 years	Work with property owners / Fund a study / Develop design plans for improvements / Permitting / Construction	\$300,000 - \$500,000	

Initiative #	Title	Project Description	Champion	Timeframe	Key Actions	Estimated Costs	Comments
<b>1.3</b>	<b>Invest in waterside activities</b>						
1.3.a	Small craft rental slips	Kayaks, small sail boats, or canoes could be made available for hourly or daily rentals. Locating the rental slips away from the primary City dock would prevent any overlap in uses, and would also activate a different portion of the waterfront.	City /Parks & Recreation/ Bic Development Committee	1-5 years	Study for size and type of vessels / Develop design plans for proposed improvements / Permitting / Construction	\$50,000 - \$100,000	For rental fleet purchase, construction/installation of dry storage racks for small craft, and floating launch dock designed for small craft launching.
1.3.b	Small craft rental dock	Landscaping and grade changes could create a dock that allows people to walk directly into vessels, or easily access the park and boardwalk.	City /Parks & Recreation/ Bic Development Committee	5-10 years	Study for size and type of vessels / Develop design plans for proposed improvements / Permitting / Construction	\$250,000 - \$400,000	For engineering structural survey of sheet pile sea wall, improve deck surface with a concrete cap fitted with decorative bollards, cleats and security fencing, lighting.
1.3.c	Small food truck & pavilion vendor	There are currently no dining options readily accessible along the waterfront. Creating facilities to accommodate food trucks would allow for flexible spaces that would not necessitate the need for a permanent structure. Alternatively, a small pavilion could be built that features a local vendor.	City / Parks and Recreation/ Bic Development Committee	5-10 years	Develop programming for the park space / Develop design plans for proposed improvements / Permitting / Construction	\$50,000	For engineering study to design waterfront vending facility drive floating docks to provide day use docking to access food vendors and downtown business.
1.3.d	Slips	In order to address overflow capacity from the primary City docks, additional slips could be constructed elsewhere along the boardwalk that could cater to both small and large vessels.	City /Parks & Recreation/ Bic Development Committee	5-10 years	Study for size and type of vessels / Develop design plans for proposed improvements / Permitting / Construction	\$200,000	For additional floating docks and power and water services
1.3.e	Landside overlook and picnic area or small venue space	Especially if dining options are introduced to this area of the waterfront, a seating area could serve as a picnic space and offer spectacular views of the adjacent docks and the lake. This area could also be designed as a multi-purpose space that allows for other types of activities and events.	City / Parks and Recreation / Committee	5-10 years	Develop programming for the park space / Develop design plans for proposed improvements / Permitting / Construction	\$200,000 - \$500,000	



Vermont Land Trust  
Conserving Land for the Future of Vermont



A Path to a Better Economic  
Future for Newport





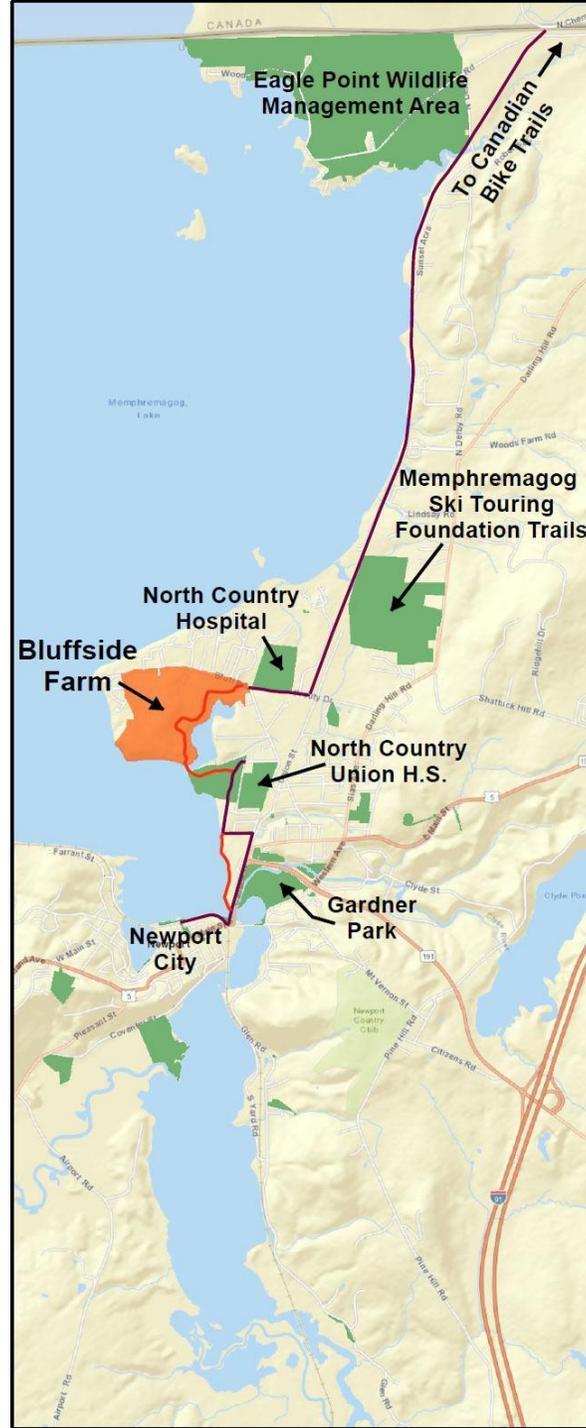
Bluffside Bike Path Bridge  
October 23, 2017



- Bluffside Farm
- North Country Hospital
- City Owned Properties
- Federal Land
- Other Protected Lands
- Newport Recreation Path
- Beebe Spur Rail Trail
- Potential Trail Connector



**Bluffside Bike Path**  
October 03, 2017



Eagle Point Wildlife Management Area

To Canadian Bike Trails

Memphremagog Ski Touring Foundation Trails

North Country Hospital

Bluffside Farm

North Country Union H.S.

Gardner Park

Newport City





Proposed Shade Structure



Proposed Splashpad



Proposed Play Structure







## VERMONT OUTDOOR RECREATION COLLABORATIVE PILOT COMMUNITY GRANT PROGRAM 2018-19

### PROGRAM DESCRIPTION

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The Vermont legislature established the Vermont Outdoor Recreation Communities pilot grant program in 2018 with the passage of Act 194. The program's purpose is to make grants from \$10,000 up to \$100,000 available to help one or more Vermont communities fully leverage their local outdoor recreation assets to achieve a status of being a truly "outdoor recreation friendly community" as envisioned by the Vermont Outdoor Recreation Economic Collaborative (VOREC) steering committee. VOREC's goals are to:

- Grow the outdoor recreation related business opportunities
- Increase participation in outdoor recreation activities
- Strengthen the quality and extent of outdoor recreation resources
- Increase stewardship of outdoor recreation resources



Northern Community Investment Corporation

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# Newport's Centennial Grand Marshall

**Antonio "Tony" Pomerleau**

**September 28, 1917 – February 8, 2018**

**Who started his business career  
as a young boy in Downtown Newport**

**And did so much, for so many, throughout his life**

