



# MANCHESTER-BY-THE-SEA DOWNTOWN PLACEMAKING PLAN

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## ACKNOWLEDGEMENTS

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Downtown Improvement Committee  
Manchester Historic District Commission  
Manchester Historical Museum  
Manchester Bike/Pedestrian Committee  
Manchester Select Board

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## TABLE OF CONTENTS

Introduction	3
Background	5
Methodology	9
Community Engagement + Key Findings	11
Placemaking Projects	14
Streetscape Furniture	15
Wayfinding	24
Public Art	28
Public Restrooms	33
Next Steps	39
References	40





# Introduction

# Introduction

Downtown Manchester is a compact village center with a strong furniture-making and shipbuilding heritage. Residents and visitors are drawn to the downtown's museum, restaurants, retail stores, and the natural beauty of its nearby parks and beaches.

While downtown Manchester maintains many attractions for residents and visitors alike, the public realm could be improved to create a more welcoming environment for people of all ages and abilities. To create a holistic vision for public space, The Manchester-by-the-Sea Downtown Placemaking Plan accomplishes this goal by establishing a holistic vision for public space that amplifies the town's existing sense of place.

Over a six-month planning process, ideas and input were collected from an on-site open house, online survey, and in meetings and site visits with key stakeholders. The Downtown Manchester-by-the-Sea Placemaking Plan identified a need to focus on physical improvements to the town center area to make it more dynamic, compliment the community's character, support the local economy, and encourage a walkable and accessible community. The goals of the placemaking improvements are to:

1. Broaden appeal to visitors,
2. Lengthen customer dwell time, and
3. Expand the range of businesses customers visit.

This plan considers the public realm holistically by making recommendations to fill in gaps within the existing public realm with placemaking components that complement the existing materials and styles. Although this plan presents each component separately for consideration, the recommendations complement one another to ensure that downtown Manchester will remain vibrant, walkable,

and welcoming for people to spend time downtown and to discover all that the town has to offer.

The Manchester Downtown Placemaking Plan builds off previous plans such as the "Manchester-by-the-Sea Downtown Improvements Phase 2" report by VHB (2022), the "Essex/Manchester Rapid Recovery Plan (RRP)" by Dodson & Flinker (2021), the "MBTS Maritime Visitor Center – Facility Siting Assessment" by Tetra Tech (2020), the "Manchester Master Plan" (2019), the "Complete Streets Prioritization Plan" by MAPC and Toole Design Group (2017), the "Summary Report from the Ad Hoc Parking Committee" (2016) as well as the input collected from the community and Downtown Improvement Committee over a six-month process.

The "Rapid Recovery Plan" (RRP, 2021) identified several project recommendations, including creating a placemaking plan, and improving wayfinding, branding, and public restrooms. The RRP as well as meetings with the Downtown Improvement Committee, who oversaw this process, informed the following four projects that are developed further in this plan:

- Streetscape furniture
- Wayfinding
- Public art
- Public restrooms

The public engagement, key findings, and recommendations in this Placemaking Plan offer practical guidance and a solid foundation to catalyze improvements to the public realm and to create a framework that may inspire new projects in the future.





*Manchester-by-the-Sea Town Hall, with a planters, a bike rack, and landscaping.*

# Background

Manchester's compact downtown has evolved over hundreds of years. Stately buildings line its streets, providing a unique historic character that is cherished by residents and visitors throughout the region. Starting in May 1975, this character was officially preserved by the Manchester Historical District Commission which manages the Manchester Historical District. Since the initial guidelines were enacted for existing and new structures and site features, the Town has studied further initiatives to strengthen the Historic District such as the potential to enact a demolition delay.

## Downtown Study Area

Manchester-by-the-Sea is a small coastal town on the southern side of Cape Ann. The Placemaking Plan study area encompasses the section of downtown along MA Route 127 that is registered as the Manchester Historic District. The eastern boundary starts at the intersection of Ashland Avenue and Bridge Street and the western boundary ends where Washington Street and Summer Street meet. The boundaries extend north at Elm Street to include the entrance to the Powder House Hill Reservation. The southern boundary follows the inner harbor, excluding the Manchester Sewer Division property but including Reed Park and Masconomo Park. The southern boundary ends where Old Neck Road meets Beach Street.

In 2020 there were 5,395 residents living in Manchester-by-the-Sea (United State Census Bureau, 2020). Manchester's population is projected to decline over the next decade as seniors become an increasingly larger percentage of the population. Projections indicate that Manchester's population will shrink by almost 700 between 2020 and 2040 (UMass Donahue Institute Population Projections,

Vintage, 2018). However, new zoning, as mandated by the State around MBTA stations, may allow for the construction of additional units of housing which could offset a portion of any potential loss of population.



*Playground and community bandstand at Masconomo Park, the largest park in the downtown study area.*



*View of Reed Park from Beach Street with boat access, overlooking the harbor.*



## Transportation

The MBTA Commuter Rail Station is at the center of the study area and provides access to Metro Boston. The commuter rail brings in daily commuters and visitors, especially during the summer when tourists most frequently visit Singing Beach and other nearby destinations. The “Complete Streets Prioritization Plan” (2017) scores the streetscape based on safety, mobility, and accessibility. The Plan provides project recommendations, including improving crosswalks, improving parking and traffic signage, adding wayfinding signage, and adding more bike racks and benches.

## Bicycle + Pedestrian Access

The sidewalks and roadbeds in Manchester-by-the-Sea are relatively narrow, leaving little room for bike lanes, streetscape furniture on the sidewalk, or other amenities. Notably, part of the Essex Coastal Scenic Byway runs across the east-west extents of the study area; bringing an increasing number of cyclists, who are reported to spend more money per visit than guests who drive (RRP, 2021). The “Manchester-by-the-Sea Downtown Improvements Plan” by VHB (2022) provides an overview of existing conditions and provides recommendations for site furnishings, crosswalk improvements, and bicycle safety and circulation.

## Open Space + Recreation

Manchester-by-the-Sea has several notable open spaces within the study area. The largest is Masconomo Park, which is home to a baseball/softball field, a playground, benches, a pavilion, a large parking lot, and a large grassy area that hosts activities and events, and spectacular views of the harbor. To the north of Masconomo Park is Reed Park, a smaller park with benches and a bike rack. Both parks have dock access to the waterfront.

The northern extent of the study area marks the entrance to the Powder House Hill Reservation, owned and managed by the Manchester Conservation Commission and the Manchester-Essex Conservation Trust (MECT). The reservation is 53-acres of conserved property that has a trail loop that is nearly 1.5 miles long. The “Manchester Master Plan” (2019) highlights promoting awareness and stewardship of conservation areas and improving bike and pedestrian infrastructure. There are several other notable open space and recreation locations just outside of the study area, including Singing Beach to the south (owned and operated by the Town), the Essex County Club to the northeast (a private club), and several smaller conservation areas predominantly to the east and along the shore.



*The MBTA Manchester Commuter Rail Station.*



*Beach Street sidewalk and streetscape.*

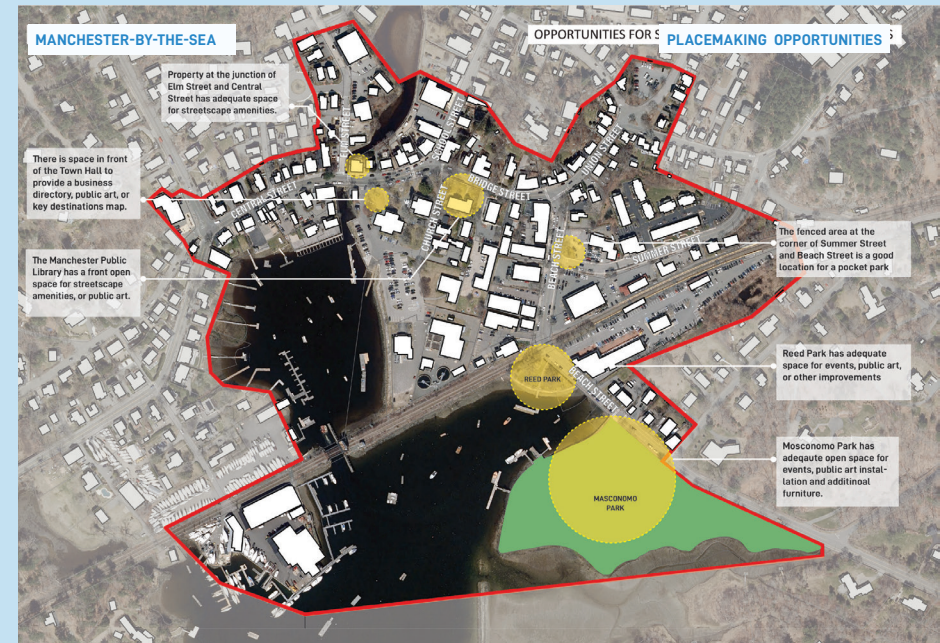
## RAPID RECOVERY PLAN: ESSEX/MANCHESTER-BY-THE-SEA (2021)

The Town of Manchester-by-the-Sea participated jointly with Essex in the Rapid Recovery Program (RRP) in 2021. RRP was designed to support Massachusetts municipalities to develop project-based recovery plans to mitigate the impacts of COVID-19. Customer base information, physical environment, business environment, and the town's administrative capacity were assessed to provide the diagnostic framework.

Project recommendations were made across the following categories: public realm, private realm, tenant mix, revenue and sales, administrative capacity, and cultural /arts. For Manchester-by-the-Sea and Essex, the following are project recommendations that came out of the RRP process that pertains to placemaking.

- Create placemaking plans
- Improve outdoor lighting
- Improve wayfinding
- Provide public restrooms
- Establish an off-season event series

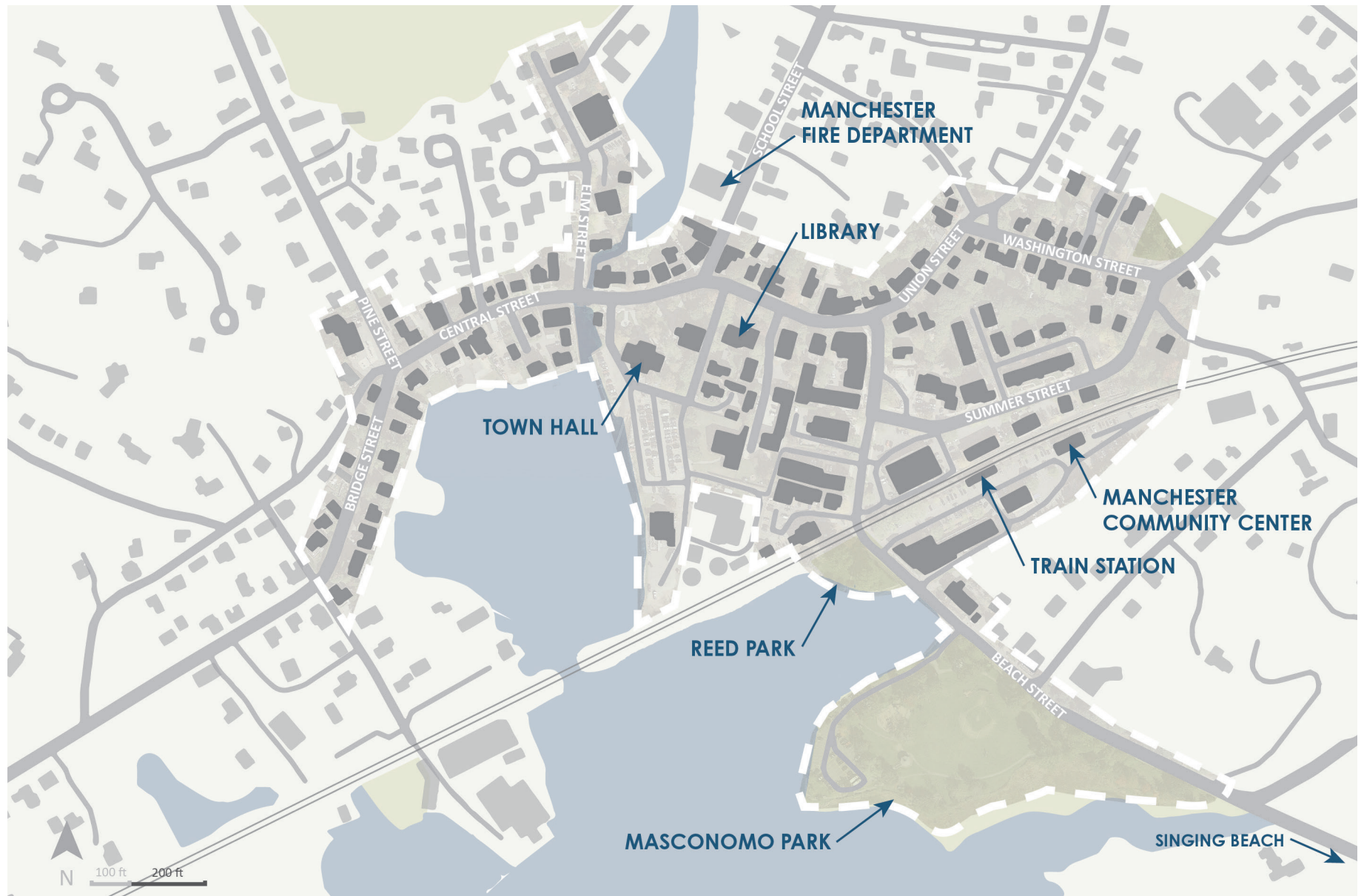
The recommendations for downtown lighting and an off-season event are currently being implemented in both communities. In 2022, the Towns were awarded an Urban Agenda Grant to establish an off-season event series. The Towns also received a One Stop for Community Growth Massachusetts Development Initiative grant for a placemaking plan.



*Manchester placemaking opportunities map. (Rapid Recovery Plan: Essex/Manchester-by-the-Sea, 2021)*



## STUDY AREA



# Methodology

The Placemaking Plan methodology consisted of four phases that aim to collect information and build on previous placemaking recommendations.

The Downtown Improvement Committee provided direction and feedback at each stage of the Plan's development, including its engagement strategy, draft concept designs, project concepts, and final recommendations.

## PHASE 1: EXISTING CONDITIONS ASSESSMENT

The first phase consisted of assessing the existing conditions and reviewing previous plans that contain placemaking-related projects. This information informed the maps developed in Phases 2 and 3 to assess potential placemaking opportunities.

## PHASE 2: PUBLIC ENGAGEMENT

Community members and business owners were engaged to collect feedback on the styles and locations of streetscape amenities using the following methods.

- **Open House:** At the in-person open house at Skate by the Sea, participants were asked to vote on image boards for styles and locations of amenities they did and did not like, leave additional comments on post-it notes, and ask the consultants questions.
- **Online Survey:** An online survey was distributed through social media, flyers, email lists, and newsletters.

- **Stakeholder Engagement:** A site tour was conducted with key stakeholders to discuss project concepts and proposed locations for each placemaking component. The site tour included representatives from the Downtown Improvement Committee, Bike and Pedestrian Committee, Manchester Historical Museum, Manchester Historic District Commission, and the Town Planner.

## PHASE 3: PROJECT DEVELOPMENT + CONCEPT DESIGNS

Phase 4 involved developing project concepts. The following placemaking projects that the Downtown Improvement Committee selected include the following:

1. Streetscape furniture
2. Wayfinding
3. Public art
4. Public restrooms

A map of existing and potential locations was developed for all four project concepts. For streetscape furniture, public art, and restrooms, a "palette" of options was created for the Town to implement over time in a cohesive manner.

## PHASE 4: PLACEMAKING PLAN

The final plan includes a summary of the process, concept designs, and next steps.



# Community Engagement + Key Findings

# Community Engagement + Key Findings

Community input about the streetscape furniture, public art, and public restrooms was gathered at the in-person open house and with an online survey in March-April 2023, as well as through a site tour that discussed wayfinding. This input informed the final placemaking project recommendations for streetscape furniture.

The survey and the summary of results may be found in the Appendix.

## COMMUNITY ENGAGEMENT METHODS

### Open House

In March 2023, the placemaking open house took place at Skate by the Sea, a temporary ice-skating rink with activities at Masconomo Park. To gather feedback, survey images were printed out (see the Appendix), and people were asked to place dot stickers on images they liked and images they did not like. People also voted on their preferred locations for these amenities. Over 150 people participated, ranging in age from 3 to 80 years old, including robust representation from middle-school-aged youth.

### Survey

The online survey gauged people's preferences about streetscape furniture, wayfinding, public art, and public restrooms. The survey received over 280 survey responses over the six weeks it was open. The survey included the same questions asked at the open house, as well as write-in comments and demographic questions.

### Stakeholder Engagement

A site tour was conducted with key stakeholders to discuss locations and the feasibility of the placemaking projects, including access to existing restroom facilities, an assessment of existing streetscape furniture, and a public art tour.

*"I would love Manchester to feel like a community that is inclusive and accessible to all ages and abilities, that provides the infrastructure to maintain personal dignity while still participating in town activities."*

*"Manchester is really in need of a third place. Not home, not work... and ideally not a place you have to pay to access. I'm all for public seating and fountains and pleasant mini parks near town center that you can sit and read in."*



Skate by the Sea special guest Olaf voted for his favorite placemaking elements.

## KEY FINDINGS

Several themes emerged based on participants' preferences at the open house and online survey. Below is a summary of the key findings that informed the direction of the placemaking project recommendations.

### Survey Write-in Responses

- There were numerous write-in comments expressing appreciation for Manchester's natural beauty. Many comments also reflect the desire for current infrastructure to be maintained better, such as sidewalks, crosswalks, and roadbeds. There is also a clear desire for the small-town character and waterfront views to be preserved.

### Streetscape Furniture

- Contemporary wood received the most votes (26%), and contemporary metal and traditional cast iron and wood benches both received 21% of the votes.
- The most popular table styles were circular tables, with 21% of the votes, and picnic tables with 20% of the votes.
- Participants preferred single rack bike racks (29%).

### Wayfinding

- During the site tour, it was noted that there is a considerable amount of visual clutter in the downtown. To address this issue and to help orient visitors to downtown strategically-placed wayfinding elements are needed at key locations for pedestrians.
- Conversations with the Manchester Historical Museum and the Manchester Historical District indicated that existing programs to place historical markers directly on buildings sufficiently celebrates Manchester's history, especially when

paired with the potential to add historical information online, and that adding a historical signage program throughout downtown is not desired.

### Public Art

- Sculptures received the most votes (29%).
- Murals received 20% of the votes, and both painted utility boxes and temporary art installations received 19% of the votes.

### Public Restrooms

- Medium-sized restrooms received 53% of the votes.
- Preferred amenities for a restroom facility include water fountains (31%), public art (20%), and information displays (15%).
- Masconomo Park was voted as a preferred location (38% of votes), with Reed Park as the second most popular location (17% of votes).



*Participants adding their stickers to the image boards.*



# Placemaking Projects

# Placemaking Projects

The Downtown Improvement Committee selected four placemaking projects that complement each other to create a unified sense of place in downtown. The four placemaking projects include the following.

1. Streetscape furniture
2. Wayfinding
3. Public art
4. Public restrooms

These elements can be woven together to support an active public life downtown. The Downtown Manchester-by-the-Sea Placemaking Plan identifies specific locations where each element may be placed and offers a vision for how this kit of parts may be deployed in other areas in the future.



*View of the Manchester Public Library with benches with a historical character.*

# Streetscape Furniture

Streetscape furniture supports an active public realm by creating a place for people to enjoy socializing with their friends or family members, relax, or rest between visiting local businesses. The quality and quantity of amenities offer subtle cues to visitors about how welcome they may be in an area and are often a sign of a community's vibrancy. The following streetscape amenities were considered to bring together a cohesive feel to downtown.

- Benches
- Tables
- Bike racks
- Trash receptacles

This section outlines the challenges and design recommendations for these streetscape amenities that provide a consistent style throughout downtown Manchester.

## Furniture-Making History

Manchester has a long history of furniture fabrication dating to the 18th century when 43 furniture makers operated downtown before the Civil War. After the Civil War only six manufacturers remained (Gloucester Times, 2014). Coming out of the Colonial Period into the Victorian Era, Manchester-by-the-Sea continued to play an important role in developing a unique American sensibility in design with the construction of the Kraggsyde mansion, by Peabody and Stearns in 1885. Even though this house was demolished in 1929 it continues to remain an icon of the shingle style of architecture (Scully, 1971).

Over the past decade, the Town has successfully implemented programs to install commemorative benches and bike racks throughout downtown. However, the ad hoc nature of these programs has led to inconsistencies. Elements of varying styles have been acquired, some elements have been implemented in abundance, while others have been largely overlooked. For example, Reed Park is .35 acres (MBTS Maritime Visitor Center – Facility Siting Assessment, 2021) and contains ten granite commemorative benches lining the harbor, two wooden benches that are in poor condition, a metal barrel with a plastic top used as a trash receptacle, and a new bike rack that is placed in the grass far from the sidewalk. There are no tables. The elements do not work together to create a sense of place.

The plazas outside the Public Library and Town Hall are an exceptional area that is well-planned with a variety of streetscape furniture. At the Library the streetscape furniture creates a harmonious public space. There are five benches, Adirondack chairs, a table and chairs, a trash receptacle, planters, natural landscaping, interpretive signs, path lighting, a bike rack, and even a dog leashing post. All the furniture at the Library is made out of the same material (teak), and in a similar, modern style that alludes to the colonial period in its simplicity. The various elements provide a variety of options for seating as an individual or in a group, and they all work together to create a well-functioning public gathering space.



## EXISTING STREETScape FURNITURE



*Teak benches in front of Town Hall.*



*Teak benches at Town Hall.*



*Granite memorial benches, wooden bench, and trash barrel in Reed Park.*



*Wooden bench at Masconomo Park.*



*Granite memorial benches at the inner harbor, Masconomo and Reed Parks.*



*Trash receptacle in front of the Post Office on Beach Street.*



*Bike rack at Masconomo Park.*



*Outdoor furniture at the Library.*



## RECOMMENDATIONS

The streetscape furniture palette incorporates a new style of streetscape furniture that may complement the existing styles to celebrate the history and character of Manchester-by-the-Sea. The maps and details below recommend that some existing furniture that has reached the end of its useful life be replaced, some styles may remain but be phased out, and a new line that pays homage to Manchester's history of design excellence is proposed to fill in gaps in the existing streetscape palette.

### Benches

#### *Existing Benches*

- Replace benches that have reached the end of their life, including four at Masconomo Park overlooking Reed Park and two at Reed Park.
- Discontinue the commemorative granite bench program. There is already an overabundance of benches in this style. They are uncomfortable to sit on. They are permanent and durable, so they will never reach a natural end of life and cannot be upgraded without potentially upsetting the donor.

#### *New Benches*

- Purchase teak benches for Masconomo Park to match the rest of the benches in Masconomo Park.
- Purchase Victor Stanley FB-324 benches to replace all of the wooden benches at Reed Park. With its metal supports and wood slats, the Victor Stanley FB-324 is reminiscent of public furniture that may have been found in the Kragssyde era. It is also similar to the metal benches that may be found at the train station, but the FB-324's wooden slats will be more comfortable to the touch without being too hot in the summer and cold in the winter.

### Tables

#### *Locations*

- Install tables downtown at Masconomo Park, Reed Park, along the Inner Harbor, and at a potential new pocket park at the corner of Summer and Beach Streets to encourage people to visit local shops and enjoy a meal, snack, or ice cream in public space.

#### *New Tables*

- Purchase the Victor Stanley IP-36 table which compliments the FB-324 benches.
- Install pavers or a granite pad under the tables for ease of maintenance and to improve accessibility.

### Trash Receptacles

- Acquire a consistent set of trash receptacles that will fit with existing and new furniture and install them at all parks, such as Masconomo and Reed Parks, and along the Inner Harbor to create consistency downtown.
- Purchase the recommended receptacle, the Victor Stanley PRS-36 with a rain bonnet. These receptacles can also be used as a recycling station, and the rain bonnet could be a powder-coated green. This style will match a newly installed receptacle near the Post Office on Beach Street.

### Bike Racks

- Complement the newly installed corrals with a post and loop style rack that can support one or two bikes and may be installed in bump-outs, and other small public spaces.
- Purchase customizable bike racks from Dero on which a custom graphic for Manchester could be placed, which could also refer to the signature kiosk described in the wayfinding section.

## COST ESTIMATE

Item	Vendor + Product Name	Cost Estimate Range (per unit)
Bench	Victor Stanley FB-324	\$2,400
Table	Victor Stanley IP-36	\$2,600
Trash Receptacle	Victor Stanley PRS-36 with Rain Bonnet lid	\$1,500
Bike Rack	Dero Logo Bike Rack	\$150 - \$500
Teak Benches		\$2,500



*Existing condition of a potential pocket park on the corner of Summer and Beach Streets. The fence surrounds a small grassy area, and is currently used by the community to share announcements and advertisements.*

*Adding the recommended streetscape furniture at the new park would help to create cohesive feel between all the downtown public spaces.*



## STREETSCAPE FURNITURE PALETTE



*Victor Stanley FB-324 bench.*



*Victor Stanley IP-36 table, with optional gameboard add-on.*



*Victor Stanley PRS-36 trash receptacle, with rain bonnet.*

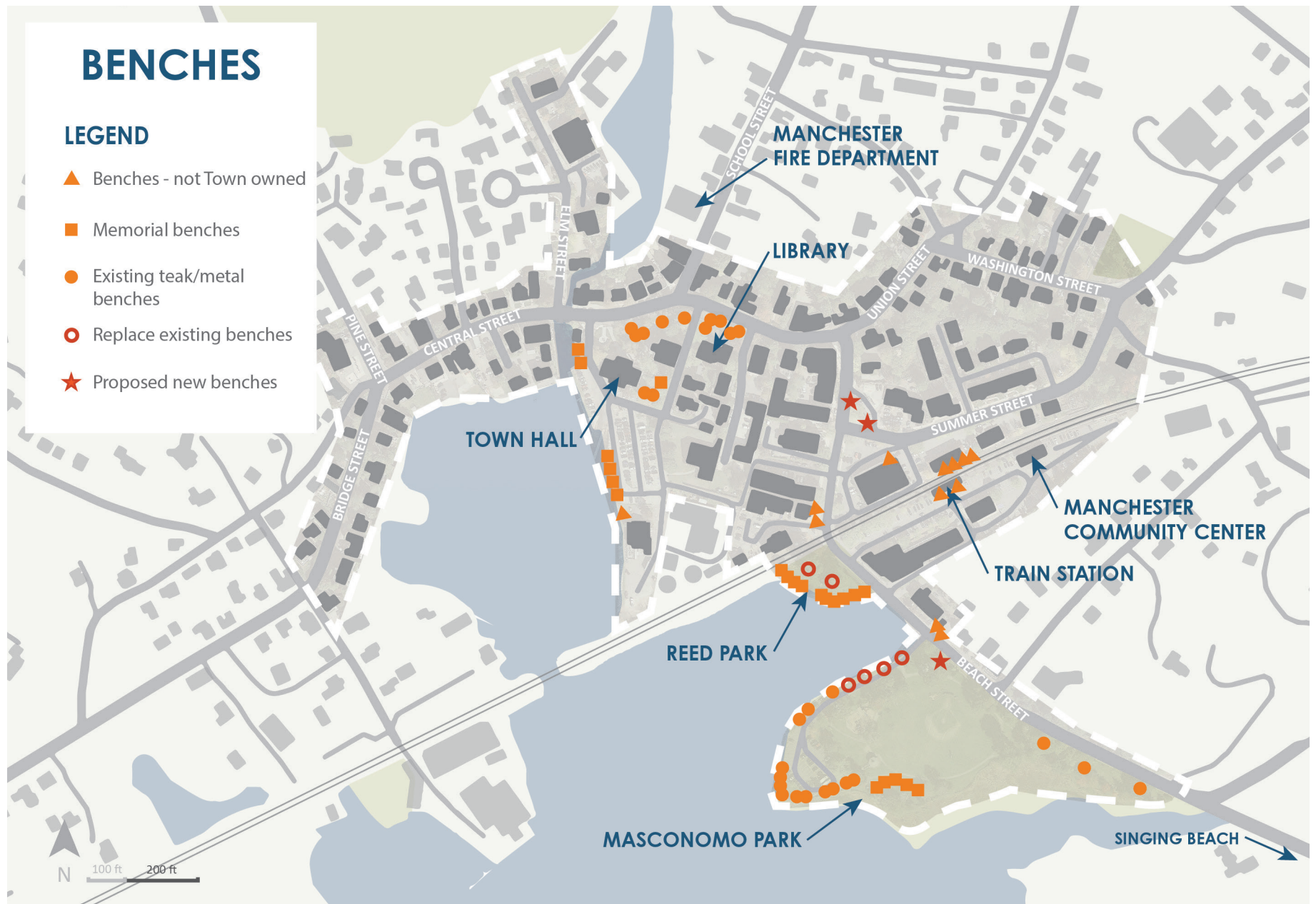


**RAIN BONNET**



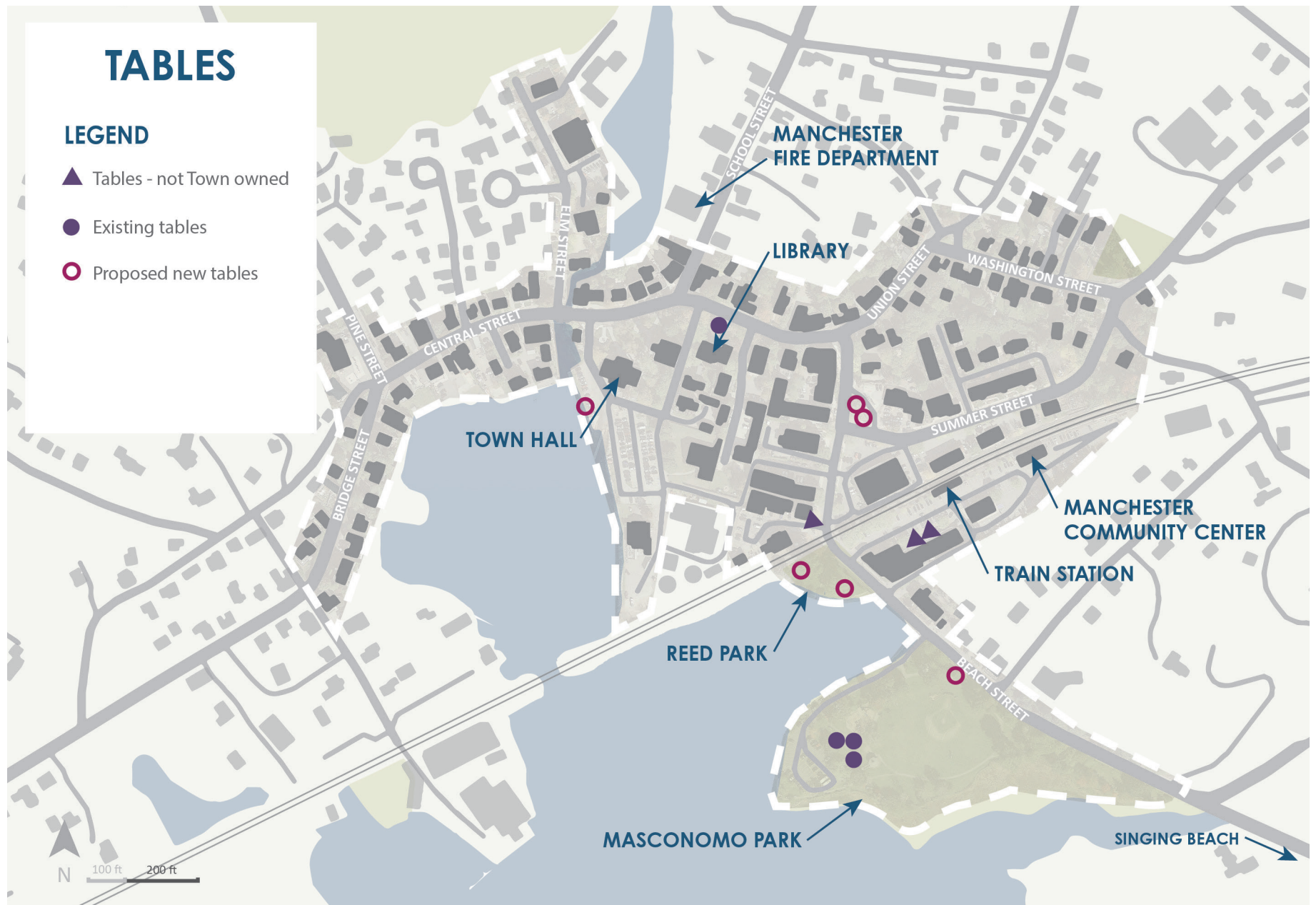
*Dero Logo bike rack with a custom design (example).*





Existing and proposed new benches throughout the downtown study area.

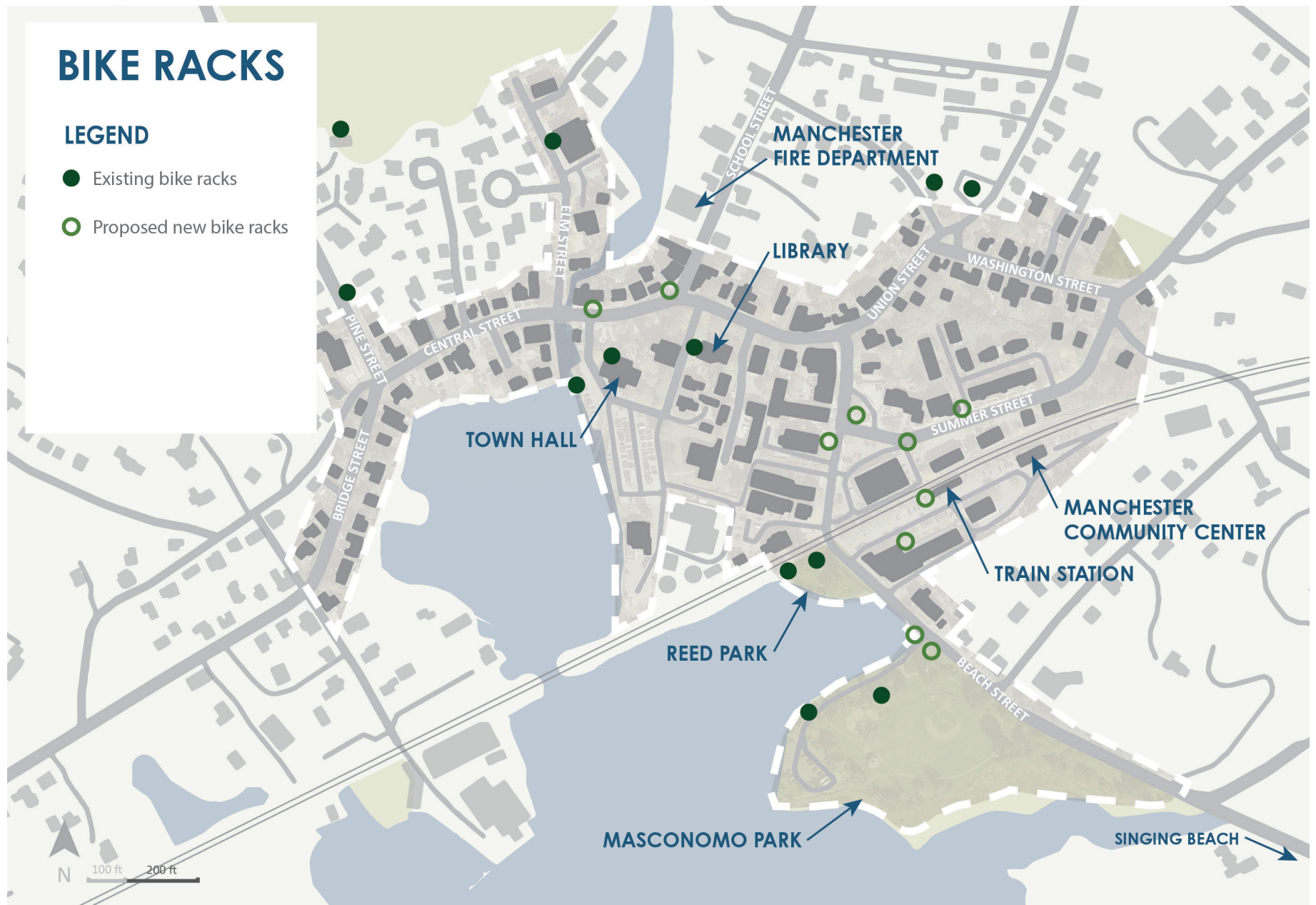
Images not to scale, marked locations are approximate.



Existing and proposed new tables throughout the downtown study area.

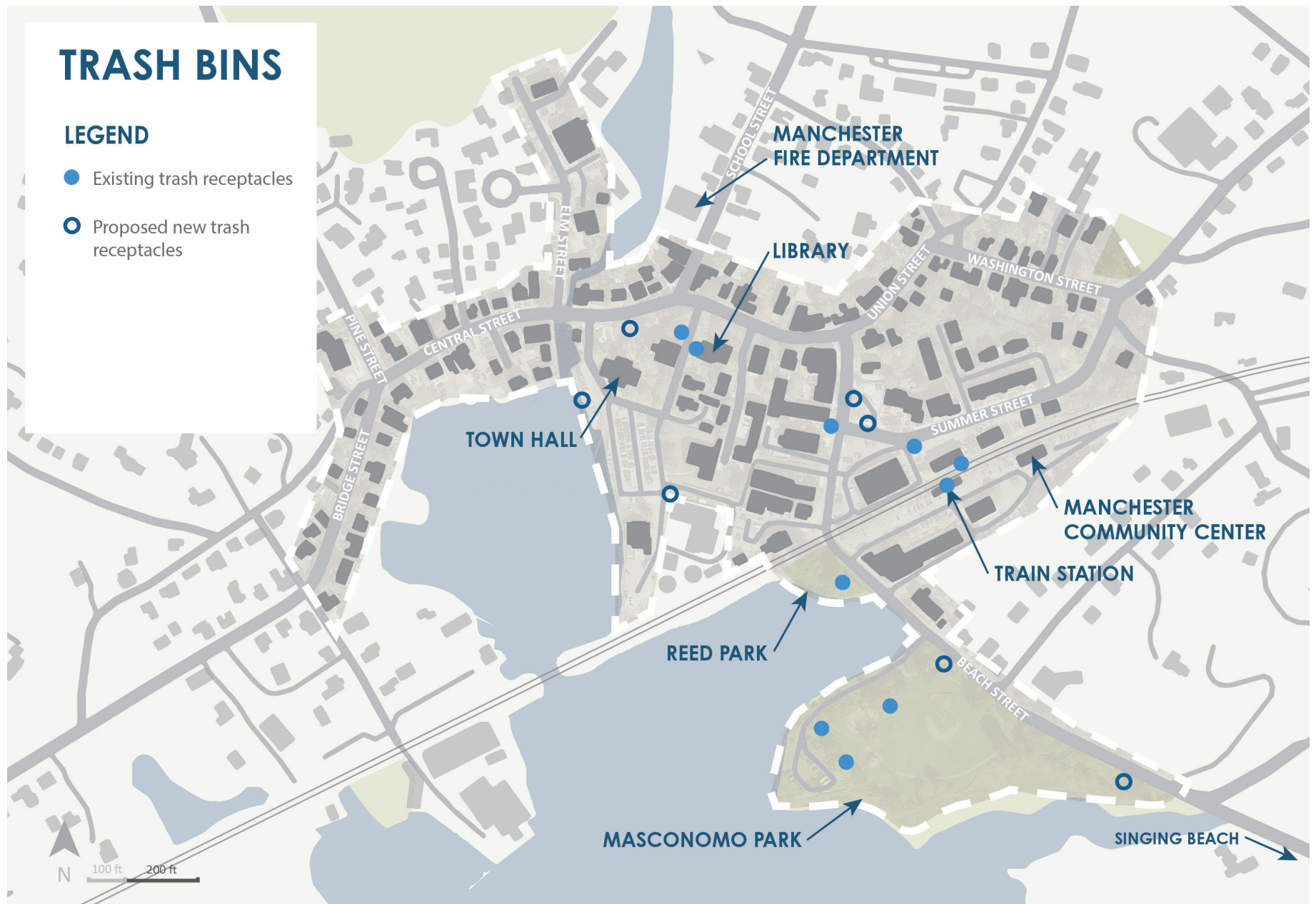
Images not to scale, marked locations are approximate.





Existing and proposed new bike racks throughout the downtown study area.

Images not to scale, marked locations are approximate.



Existing and proposed new trash receptacles throughout the downtown study area.

Images not to scale, marked locations are approximate.



# Wayfinding

To create a more inviting environment for walking, reinforce a sense of place, and incentivize safe pedestrian activity, it is recommended that the Town of Manchester-by-the-Sea install a variety of wayfinding signs and visual cues to create landmarks to guide people through downtown. The recommended projects include the following types of wayfinding elements.

- Signature kiosks at Reed Park, Masconomo Park, and other prominent locations downtown.
- Pedestrian signs to guide people to amenities and landmarks.

It is important to consider how all these projects fit together to avoid creating visual clutter that will compete with the historic character of Manchester.

## EXISTING CONDITIONS

Manchester's compact village center makes it conducive to walking. However, the lack of pedestrian-oriented signage can make it difficult for visitors to navigate to destinations. Installing more wayfinding signage, the standard approach to solving navigational challenges, is challenging in Manchester for the following reasons.

1. Allowable street signage is limited along a number of the core streets in downtown that are designated as State Highway Route 127 (Central Street, Union Street, and Washington Street).
2. Narrow sidewalks leave little room for new wayfinding signs.
3. Adding new signage has the potential to create visual clutter due to the number of existing signs downtown including: directories, temporary signage, and vehicular traffic signage.
4. The majority of the study area is within the Historical District, which entails additional regulations and review.

These challenges and issues with installing wayfinding signs – particularly those for people in vehicles and on bicycles – have also been addressed in numerous studies including: the “Manchester-by-the-Sea Downtown Improvements Phase 2” report by VHB (2022), the “Rapid Recovery Plan Essex/Manchester-by-the-Sea” by Dodson & Flinker (2021), the “Manchester Master Plan” (2019), the “Complete Streets Prioritization Plan” by MAPC and Toole Design Group (2017), and the “Summary Report from the Ad Hoc Parking Committee” (2016).

However, other studies lack solutions that address the needs of pedestrian wayfinding in downtown. This placemaking plan focuses on enhancing the pedestrian experience with well-placed and well-considered anchors to help guide people through downtown.



*Business signage at 17 Beach Street.*



*Wayfinding signs from the public parking lot to Beach Street.*



## RECOMMENDATIONS

This plan endorses the recommendations in preexisting plans regarding wayfinding for people in vehicles and bicycles, and it offers the following original recommendations to orient pedestrians downtown. Rather than specifying a program of numerous small signs throughout downtown, this plan recommends hiring a design consultant to design brand guidelines that can enhance the existing pedestrian wayfinding at pedestrian junctions, supplement those signs with signature kiosks at prominent locations, and to improve character-enhancing signage.

### Wayfinding Kiosks + Branding RFP

- Draft an RFP to hire a branding and wayfinding design consultant to develop a brand identity and logo for MBTS that can drive the design of pedestrian wayfinding in Manchester. The designer can develop a cohesive color palette/town branding, sign structures, and graphic design such as creating a custom map for downtown. Hire the wayfinding designer to develop a signature kiosk that includes a map with public amenities, including restrooms, parks, and transportation networks, such as the train station and road to the highway, Route 128, as well as historic information to orient visitors. The structure may include add-on components such as an electronic screen, wifi hot spot, and/or lighting.
- Install the kiosk at key locations throughout downtown, as shown on the Placemaking Plan wayfinding map.

### Pedestrian Directional Signs

- Replace the existing signs that direct pedestrians to a pathway from Beach Street to the municipal parking lot with new, more colorful and eye appealing signage that could be installed on standard metal sign posts, or on custom posts that would relate to the structure of the kiosk. The variation in posts for these signs account for the wide range of potential costs.
- Create a new pedestrian pathway to the Commuter Rail station from Summer Street by realigning the parking striping and adding directional signage
- Develop new directional signage to nearby open spaces including on Beach Street directing pedestrians to Singing Beach and at Central and Elm Streets directing people to Powder House Hill.

### Character-Defining Signage

- Develop new “Welcome to Downtown Manchester-by-the-Sea” signs at the entrances to downtown on Route 127.
- Promote the historic house marker program that is offered through the Manchester Historical Museum.

## COST ESTIMATE

Item	Cost Estimate Range (per unit)		
Wayfinding/Branding Consultant*	\$10,000	-	\$30,000
Information kiosk	\$5,000	-	\$12,500
Pedestrian signs at Beach Street and the Municipal Lot	\$50	-	\$2,500

\*Consultant estimate for design

## WAYFINDING SIGNAGE EXAMPLE IMAGES



*An example of "Welcome" signage in Melrose, MA.*



*An example of an outdoor map and information kiosk. (Fitness Park Trailhead at Kingsport Greenbelt, TN.)*



*An example of pedestrian scale directional wayfinding signage. (Pedestrian & Cyclist Direction Signs, Traffic Choices: Somerset County Council)*



*An example of a three-sided informational kiosk. (Three-Sided Kiosks, Kirby Built)*



# WAYFINDING

## LEGEND

-  MBTA
-  Existing business directory
-  Existing informational signage
-  Existing pedestrian signage
-  Proposed new pedestrian signage
-  Proposed new kiosk
-  Proposed new welcome sign



Existing and proposed types of wayfinding throughout the downtown study area.

Images not to scale, marked locations are approximate.



# Public Art

Public art can create beauty, and it can also serve other purposes, such as creating a sense of place, a safe pedestrian environment, and it can create awareness about important issues facing a community. As referenced on the public art map, this plan recommends the following types of public art interventions at specific locations to accomplish all of these goals.

- Sidewalk gallery along the pedestrian walkway from the parking lot to Beach Street.
- Creative crosswalk connecting Masconomo Park to Captain Dusty's, a local ice cream shop.
- Murals on the side of Crosby's, the local grocery store, and along the pedestrian path connecting Beach Street and the municipal lot.
- Temporary sculpture along the harbor.
- Painted electrical boxes throughout town.

Together these public art projects will make downtown a more inviting place to spend time and explore.

## EXISTING CONDITIONS

Downtown Manchester is already so visually rich with historic charm, and meticulously landscaped yards, that it seems as if residents do not often turn to public art to express their character.

Instead, public art in Manchester (and even the streetscape furniture) is largely commemorative in nature. Manchester's most iconic sculpture is the World War I monument in Masconomo Park, dedicated in 1931. There are also commemorative bronze plaques on granite boulders near the American Legion and in front of First Parish Church, Congregational. A wooden plaque on City Hall that previously honored veterans was replaced with a granite land art honor roll in 2021 (Gloucester Times, 2021). Even the one mural in downtown – the market scene painted on the back of Crosby's – is commemorative because it depicts the family that started the grocery store.



*Mural behind Crosby's Marketplace.*



*Veteran's Memorial at American Legion.*



*Veteran's honor roll memorial at Town Hall. (image source: Gloucester Times)*



*WWI Memorial statue in Masconomo Park, in honor of "Chief Masconomo."*

## RECOMMENDATIONS

Proposed public art installations in Manchester are recommended to support the following three goals.

1. Improve the walking environment and safety
2. Create a sense of place
3. Propose new futures

Below is a description of public art projects that can be implemented throughout downtown to achieve each of these goals.

To oversee the new public art projects, creating an ad hoc Public Art Committee is recommended. This group can start with “easy wins” that are eye-catching and easy to implement.

### Banners

A sidewalk gallery of banners with reprinted art should be hung along the fence lining the pedestrian walkway from the municipal parking lot to Beach Street. The gallery may feature paintings by local artists or school children, and it could become part of an annual call for art to solicit new artworks to feature in public space, further drawing attention to this unique pedestrian cut-through in downtown.

### Creative Crosswalks

A creative crosswalk is recommended to be designed by an artist and installed at the entrance to Masconomo Park and crossing over Beach Street to Captain Dusty's. It is recommended that this work be completed as a pilot project to gauge people's response prior to any work that is completed to reconstruct the street according to the guidelines proposed in the “Manchester-by-the-Sea Downtown Improvements Phase 2” report by VHB. Once those improvements are made, a creative crosswalk may be repainted.



*Example of a banner gallery at Roxbury Community College, 2023.*



*Example of a painted crosswalk in Northampton, MA. (source: Google Earth)*



## Murals

Murals are recommended at key locations to become visual anchors due to their prominent locations and blank walls. The existing mural at Crosby's may be cleaned and illuminated at night to provide visual interest to people waiting at the train station. A second mural on the east side of the building could create more of an intimate visual boundary to Summer Street which currently feels open and unfriendly to pedestrians due to the vehicular parking in front of the buildings along the southern side of the street. A third mural along the pedestrian pathway connecting Beach Street and the municipal lot would create a destination to draw people to the path.

## Electrical Boxes

Painted electrical boxes should be transformed from rusting objects into canvases for local artists. To develop these projects, a committee of local stakeholders should be formed to administer the program (or an existing group may perform this task). Specific boxes should be identified, permissions to paint them obtained from the local utilities, and funds raised to pay the artists. Interest from local artists may be solicited through a call for art that can be published on social media, through local media outlets, and the schools. The RFP can include a template showing the rough dimensions of each side of the box and allow amateur and professional artists to use the form to draft a proposal. The Committee should evaluate the proposals, select the artist(s), and provide a stipend for their materials, transportation, and labor.

## Temporary Sculpture

Public artwork can start a conversation about themes and issues that Manchester will be facing in the near future. It is recommended that the Town issue an RFP for a temporary sculptural work to be created along the harbor, such as at Masconomo Park, Reed Park, or the border of the municipal parking lot.



*Example of a mural in East Boston on the Mary Ellen Welch Greenway.*



*Example of a painted electrical box.*



*Example of a temporary sculpture: Myth Makers "The Beacon."  
(The Beacon, Harborwalk Artists in Residence, 2018)*

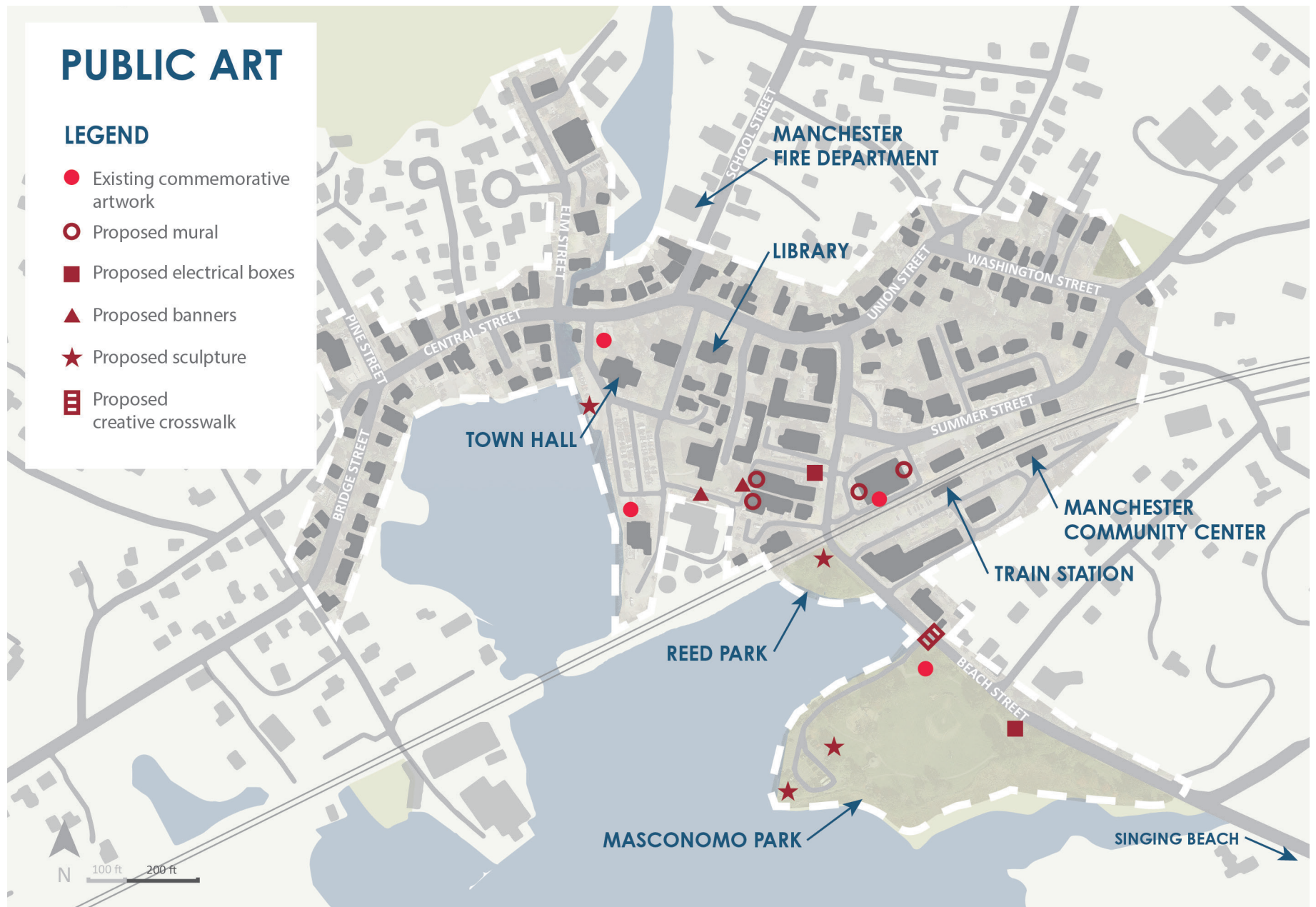
## COST ESTIMATE

Item	Cost Estimate Range (per unit)		
Banners	\$660	-	\$1,500
Creative crosswalks	\$5,000	-	\$10,000
Mural	\$10,000	-	\$25,000
Electrical boxes	\$500	-	\$2,000
Sculpture	\$3,000	-	\$25,000



*Example of a public sculpture in Hyannis, MA that is inspired by the coastal character.*





Map of existing and proposed locations of public art throughout the downtown study area.

Images not to scale, marked locations are approximate.

# Public Restrooms

The recommendation for public restrooms is for the Town of Manchester to create two restrooms in different downtown areas. Nine locations were considered for new facilities, weighing aesthetic concerns, cost, access to utilities, and regulatory and permitting constraints. Of the nine, two locations were chosen to support two distinct sets of users with different kinds of facilities that can take advantage of the unique conditions and character of the area in which they are sited. It is recommended that the Town pursue the installation of both restrooms at the same time, so that if one location gets stuck in the permitting process, the other may be expedited.

## EXISTING CONDITIONS

Manchester-by-the-Sea seeks to be welcoming to guests who visit downtown, especially during the warmer months when a higher volume of tourists visit the area to eat and shop on their way to or back from the beach. However, public restroom facilities are lacking for those visitors and residents who seek to spend time downtown.

Currently, the only public restrooms available downtown are located in the Town Hall and the Public Library. However, for the past few years these facilities have only been available during normal business hours and were not typically open on nights and weekends. Recent upgrades to the restroom at the Town Hall enable it to be ADA accessible and continuously open to the public via the entrance to the police station, but this information is not promoted widely, and the site is relatively far from the train station and Beach Street where visitors assemble during peak tourist season. There are approximately eight private establishments with restroom facilities within the study area, but many of them are not ADA accessible,

more than half are for staff only, and the rest are for customers only; none are open to the general public. A lack of space and outdated plumbing restricts the public use of private facilities.

## SITE SELECTION

There are no suitable public buildings that would be able to allow public access to their facilities on nights and weekends, nor is there space adjacent to public buildings to be able to construct an addition for this purpose, so the Town of Manchester conducted a study to construct a new facility. In 2021, the Town commissioned Tetra Tech to study potential locations for a new, combined facility for public restrooms, showers, an office for the Harbormaster, and a visitor information kiosk. The study compared conditions at proposed locations in Reed Park and Masconomo Park, detailing the different regulatory and permitting constraints, climate change considerations, utility considerations, construction impacts, and cost. The study concluded with a recommendation to build the facility at Reed Park. However, after the study was completed, the MBTA constructed a utility trailer on the preferred site.

The Downtown Improvement Committee agreed that the Town may have more success in moving forward with the creation of a new public restroom facility if new locations were considered, and if the facility did not also need to include an office for the harbormaster and showers, Masconomo Park was identified in the community process as a preferred restroom location, however the sewage infrastructure along Beach Street does not extend to the parking lot, so in order to tap into the existing utility network, a facility would need to be placed close to Beach Street or operate independently from the municipal system.



## EXISTING PUBLIC RESTROOMS



*Existing seasonal porta-potties at Masconomo Park.*



*A portable restroom trailer was placed in this lot previously. This is accessible for pedestrians using the public parking lot and boaters.*

## PREFERRED NEW RESTROOM LOCATIONS



*View from the site of the preferred new restroom location, which is visible from the main commercial area of downtown and is close the train station.*



*View of the preferred new restroom location at Masconomo Park for a new restroom facility next to the existing hedges, adjacent to Beach Street.*



*View of the American Legion (right) and Sewer Division (left) at the end of the public parking lot, another preferred new restroom location.*



## RECOMMENDATIONS

Two locations with different design considerations are recommended for public restrooms in downtown Manchester. Both sites have the same climate change considerations as they are located at similar elevations in FEMA AE Flood Zone with a Base Flood Elevation (BFE) of 10' (MBTS Maritime Visitor Center – Facility Siting Assessment, 2021). These sites are less susceptible to storm surges but are vulnerable to flooding from precipitation and sea level rise.

### Masconomo Park Adjacent to Beach Street

A new public restroom at Masconomo Park will support residents who use the park for playing and public events, visitors eating or shopping downtown, and people passing through from the Commuter Rail Station to Singing Beach.

The park facility is recommended to have a custom design that is inspired by the historic bathhouses at Singing Beach. One of these bathhouses has been preserved and placed on display on the grounds of the Manchester Historical Museum. The custom restroom would have two to three stalls or would be individual bathrooms. There is water, sewage, and electrical utilities buried under Beach Street, and lines could be added to the new facility.

Additional amenities to be located at the new restroom include a water fountain, wayfinding kiosk, seating, bike racks, and public art.

To create space for the new facility, part of the existing hedge row along the path that parallels Beach Street could be removed to accommodate the building in a way that will not further impact views of the water from the street yet would ensure that it would be visible from downtown.

### Municipal Parking Lot Adjacent to the Inner Harbor

A public restroom at the municipal parking lot adjacent to the Manchester Sewer Division is recommended to be different in size and appearance from the one at Masconomo Park. This facility would likely support more sporadic use throughout the day by individuals or small groups, so it is recommended that this facility contains one or two stalls or individual bathrooms. Because this location is out of sight from a main road and situated next to the cinderblock building of the Sewer Division, this facility may be ordered as a prefabricated unit to cut down on the cost.

The facility in this location could tap into the water, sewer, and electrical lines that support the Sewer Division. Water fountains may be added as an amenity which would be especially useful to boaters.

Public art and wayfinding could be installed on the building around Beach Street, and along the pedestrian pathway to the municipal lot, drawing people to the pedestrian pathway and the restroom.



*A historical bathhouse that was formerly located at Singing Beach, currently located at the Manchester Historical Museum that could inspire the new public restroom building.*



## Regulations + Permitting

To permit a facility at Masconomo Park and at the municipal parking lot, regulations must comply with the following:

- Massachusetts Coastal Zone Management Program,
- Massachusetts Environmental Policy Act (MEPA)
- Article 97, the Executive Office of Energy and Environmental Affairs (for Masconomo Park only)
- the Massachusetts Wetlands Protection Act
- the Massachusetts Public Waterfront Act (Chapter 91)
- the Town of Manchester-by-the-Sea Zoning

These areas are outside the boundaries of Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife, the MBTA's Zone of Influence, and the Manchester Historical District. Because of this, it would not be required to coordinate with the Natural Heritage and Endangered Species Program (NHESP), the MBTA, nor the Historical District Commission.

## COST ESTIMATE

Item	Cost Estimate Range (per unit)		
Prefabricated structure	\$80,000	-	\$135,000
Custom build	\$225,000	-	\$520,000

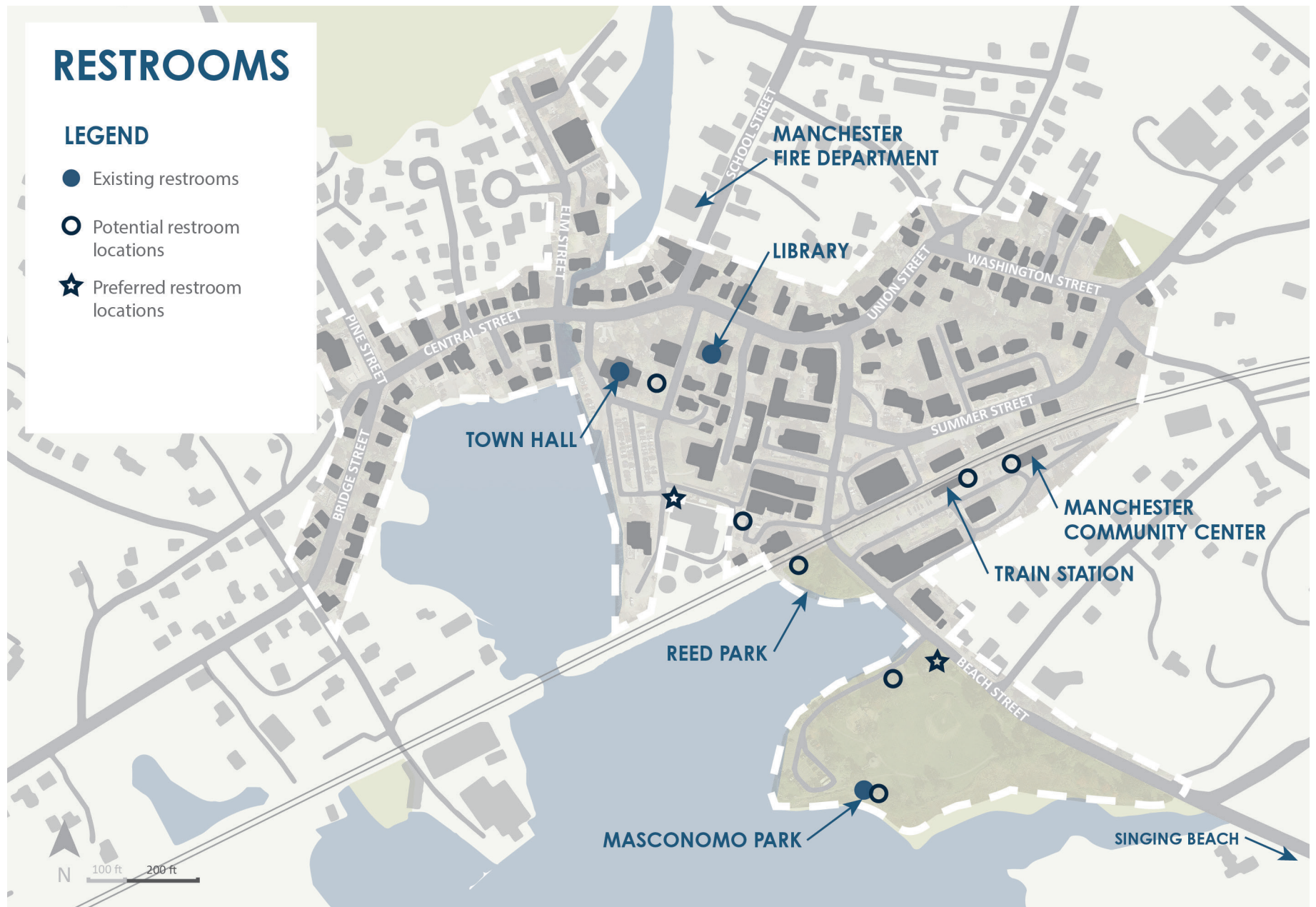
Cost estimates are for design, site work, construction of the building structure, and standard water and electrical hook up. These estimates do not include permitting.



*Example of a public restroom with seating, water fountains, bike racks, and trash bins at the Concord Visitor Center, in Concord MA.*



*Example of a CXT all concrete restroom building in the Denali style. (Denali Flush Restroom, LBFoster CXT Products)*



Existing and proposed new locations for public restrooms throughout the downtown study area. Portable restrooms at Masconomo Park are seasonal.  
Images not to scale, marked locations are approximate.



## Next Steps

# Next Steps

Manchester-by-the-Sea may become more welcoming to pedestrians if it takes a holistic approach to implementing the recommendations in this plan. The projects section includes recommendations that may inspire projects over the next 10 years while the list of projects below are intended to be implemented within a shorter timeframe of the next 1-3 years to ensure that Manchester builds interest in making further improvements to downtown.

## Streetscape Furniture

1. Replace the four benches in poor condition at Masconomo Park with new teak benches.
2. Replace the two outdated wooden benches at Reed Park with new benches (Victor Stanley FB-324) and table sets (Victor Stanley IP-36).
3. Acquire new trash and recycling receptacles with rain bonnets (Victor Stanley PRS-36) and install them in key locations downtown (as referenced on the streetscape furniture map).
4. Install bike racks (Dero Logo customizable bike rack) at visible locations on the street to invite bicyclists to park and patronize local businesses.

## Wayfinding

1. Create an RFP to hire a designer to develop a custom brand for the Town as well as a signature kiosk, directional signs for pedestrians, and new gateway signage. Use brand guidelines to develop new pedestrian and vehicular wayfinding signs.

2. Promote the historic house marker program on the Town's website so residents may become knowledgeable about the program and how to apply for a plaque to be placed on their historic homes.

## Public Art

1. Form an ad hoc Public Art Committee of local stakeholders to pursue funding and to administer a public art program, starting with the creation of RFPs for a creative crosswalk and/or electrical boxes.
2. Following the successful implementation of smaller public artworks, the Committee may commission additional works such as the sidewalk gallery of banners, a mural on the east facade of Crosby's, and a temporary sculpture at a park along the harbor.

## Public Restrooms

1. Secure funding to hire an architect to draw up plans for a signature restroom at Masconomo Park.
2. Begin the permitting process for restrooms at Masconomo Park and at the municipal lot.



# References

Complete Streets Prioritization Plan, MAPC and Toole Design Group, 2017

Denali Flush Restroom, LBFoster CXT Products, <http://www.cxtinc.com/buildings-denali.html>

Exhibit recalls Manchester as furniture hub, Gloucester Times, 2014 [https://www.gloucestertimes.com/news/local\\_news/exhibit-recalls-manchester-as-furniture-hub/article\\_e25b08fc-28e8-5885-af12-1b4761cbc467.html](https://www.gloucestertimes.com/news/local_news/exhibit-recalls-manchester-as-furniture-hub/article_e25b08fc-28e8-5885-af12-1b4761cbc467.html)

Fitness Park Trailhead at Kingsport Greenbelt, TN, <https://www.kingsportgreenbelt.com/trailheads/fitness-park-trailhead>

Manchester Conservation Commission, <https://www.manchester.ma.us/351/Conservation-Commission>

Manchester-Essex Conservation Trust (MECT), <https://www.mect.org/about-mect/>

Manchester dedicates new veterans honor roll, Gloucester Times, 2021 [https://www.gloucestertimes.com/news/manchester-dedicates-new-veterans-honor-roll/article\\_2fb23c22-1d82-11ec-ab90-9f9cb6fdbb995.html](https://www.gloucestertimes.com/news/manchester-dedicates-new-veterans-honor-roll/article_2fb23c22-1d82-11ec-ab90-9f9cb6fdbb995.html)

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Manchester Master Plan, Manchester-by-the-Sea Planning Board and Master Plan Committee, 2019

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Summary Report from the Ad Hoc Parking Committee, Manchester-by-the-Sea Parking Clerk, 2016

The Beacon, Harborwalk Artists in Residence: The Myth Makers, Donna Dodson and Andy Moerlein, 2018 <https://www.themythmakers.org/work/seafaring-ejig5>

The Shingle Style and the Stick Style: Architectural Theory and Design from Richardson to the Origins of Wright, Vincent J. Scully Jr., (New Haven: Yale University Press, 1955; reprinted 1971).

Three-sided kiosk, Kirby Built <https://www.kirbybuilt.com/three-sided-kiosks>

UMass Donahue Institute Population Projections, Vintage, 2018 <https://pep.donahue-institute.org/>

United State Census Bureau, 2020 [https://data.census.gov/profile/Manchester-by-the-Sea\\_town;\\_Essex\\_County;\\_Massachusetts?g=060XX00US2500937995](https://data.census.gov/profile/Manchester-by-the-Sea_town;_Essex_County;_Massachusetts?g=060XX00US2500937995)

# Appendix A

## Online Survey



## Manchester-by-the-Sea Placemaking

The Town of Manchester is undertaking a Placemaking Plan with Civic Space Collaborative to learn people's preferences for public space enhancements and to create a roadmap for future improvements.

We want to know: how do you want to improve downtown Manchester?

Please fill out this survey to let us know what you like, and where improvements should be located.

1.

### PUBLIC RESTROOM

What type of **restroom** would you prefer?



1. Port-a-johns



2. Port-a-johns in Shed



3. Sanisette / Portland loo



4. Public Restroom - Small



4. Public Restroom - Medium



6. Public Restroom - Large

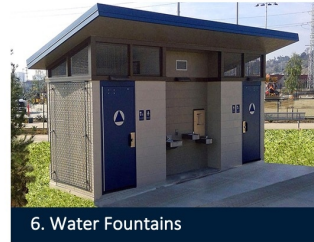
What type of **restroom** would you prefer? (Check all that apply)

- ☐ 1. Port-a-johns
- ☐ 2. Port-a-johns in a Shed
- ☐ 3. Sanisette/Portland Loo
- ☐ 4. Public Restroom - Small
- ☐ 5. Public Restroom - Medium
- ☐ 6. Public Restroom - Large

2.

### PUBLIC RESTROOM

What **amenities** could be included with the restroom?



What **amenities** could be included with the restroom? (Check all that apply)

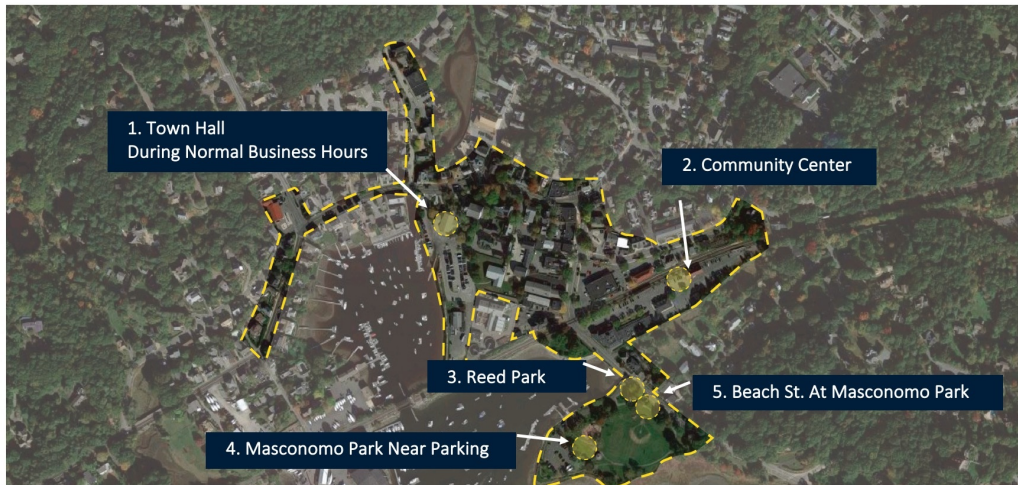
- ☐ 1. Visitor/Information Center
- ☐ 2. Information Display
- ☐ 3. Picnic Seating Area
- ☐ 4. Cafe
- ☐ 5. Public Art
- ☐ 6. Water Fountains



3.

**PUBLIC RESTROOM**

**Where** would you like to locate a public restroom?



**Where** would you like to locate a public restroom? (Check all that apply)

☐ 1. Town Hall (during normal business hours)

☐ 2. Community Center

☐ 3. Reed Park

☐ 4. Masconomo Park, near parking

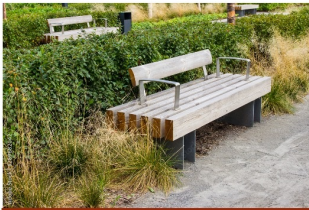
☐ 5. Beach Street, at Masconomo Park

Other (please specify)

4.

### STREETSCAPE FURNITURE

What kind of **benches** do you prefer?



1. Modern – Wood



2. Contemporary – Wood



3. Traditional – Cast Iron + Wood



4. Contemporary – Metal



5. Solar Powered



6. Custom / Artist Bench

What kind of **benches** do you prefer? (Check all that apply)

- ☐ 1. Modern - Wood
- ☐ 2. Contemporary - Wood
- ☐ 3. Traditional - Cast Iron + Wood
- ☐ 4. Contemporary - Metal
- ☐ 5. Solar Powered
- ☐ 6. Custom/Artist Bench



5.

**STREETSCAPE FURNITURE**

What type of **other seating** do you prefer?



1. Chaise Lounge



2. Adirondak chairs



3. Tiered



4. Bistro Style



5. Designer



6. Integrated with plants

What type of other **seating** do you prefer? (Check all that apply)

- ☐ 1. Chaise Lounge
- ☐ 2. Adirondack Chairs
- ☐ 3. Tiered
- ☐ 4. Bistro Style
- ☐ 5. Designer
- ☐ 6. Integrated with plants

6.

### STREETSCAPE FURNITURE

What type of **tables** do you prefer?



1. Picnic Table



2. Picnic Table - Covered



3. Modern



4. Game Table



5. Circular



6. Parklet

What type of **tables** do you prefer? (Check all that apply)

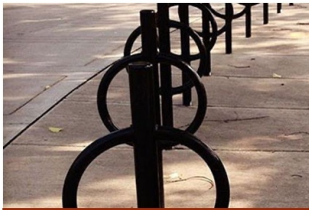
- ☐ 1. Picnic Table
- ☐ 2. Picnic Table - Covered
- ☐ 3. Modern
- ☐ 4. Game Table
- ☐ 5. Circular
- ☐ 6. Parklet



7.

### STREETSCAPE FURNITURE

What type of **bike racks** do you prefer?



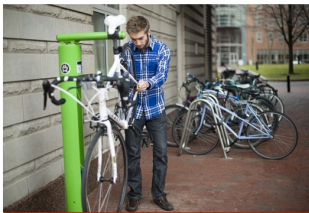
1. Single Racks – Lollipop style



2. Single Racks – Large loop



3. Bike Corral



4. Repair Station



5. Branded for Manchester



6. Artistic / Custom

What type of **bike racks** do you prefer?

- ☐ 1. Single Racks - Lollipop style
- ☐ 2. Single Racks - Large loop
- ☐ 3. Bike Corral
- ☐ 4. Repair Station
- ☐ 5. Branded for Manchester
- ☐ 6. Artistic/Custom

8.

### STREETSCAPE FURNITURE

Would you like to see more **plantings** downtown?



1. Baskets on Light Poles



2. Planters Along Sidewalk



3. Ornamental Plants



4. Native Plants and Grasses



5. Rain Gardens



6. Existing Planting is Great!

Would you like to see more **plantings** downtown? (Check all that apply)

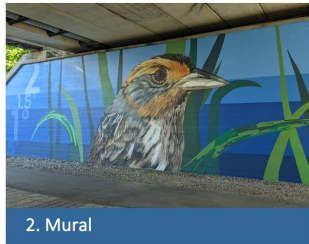
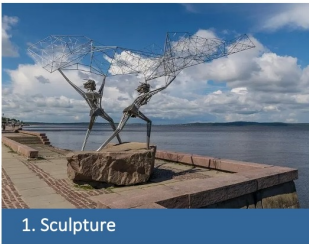
- ☐ 1. Baskets on Light Poles
- ☐ 2. Planters Along Sidewalk
- ☐ 3. Ornamental Plants
- ☐ 4. Native Plants and Grasses
- ☐ 5. Rain Gardens
- ☐ 6. Existing Planting is Great!



9.

## PUBLIC ART

**What** kinds of public art would you like to see?



**What** kinds of **public art** would you like to see? (Check all that apply)

- ☐ 1. Sculpture
- ☐ 2. Mural
- ☐ 3. Groundscape art
- ☐ 4. Creative crosswalks
- ☐ 5. Painted Electrical boxes
- ☐ 6. Temporary/Rotating Art

10.

## PUBLIC ART

Where would you like to see **public art**?



**Where** would you like to see **public art**? (Check all that apply)

☐ 1. Outside Town Hall - Permanent

☐ 2. Outside Town Hall - Temporary

☐ 3. Private Property

☐ 4. Inner Harbor

☐ 5. Reed Park

☐ 6. Masconomo Park

Other (please specify)

11. Please share any additional comments about how to improve public space in downtown here.



12. What is your relationship to Manchester-by-the-Sea? (Check all that apply)

- ☐ I live in Manchester-by-the-Sea
- ☐ I work in Manchester-by-the-Sea
- ☐ I visit Manchester-by-the-Sea

13. What neighborhood do you live in?

- ☐ West Manchester (eg. Glass Head)
- ☐ North Manchester
- ☐ South Manchester (eg. Lobster Cove, Pickworth Point, Singing Beach, etc.)
- ☐ East Manchester (eg. Kettle Cove)
- ☐ Downtown
- ☐ None of the above

Neighboring community: (please specify)

14. What is your age?

- ☐ Under 18
- ☐ 18 - 29
- ☐ 30 - 39
- ☐ 40 - 49
- ☐ 50 - 59
- ☐ 60 - 69
- ☐ 70 - 79
- ☐ 80 and up

15. How do you self-identify by race and/or ethnicity? (Check all that apply)

- ☐ White
- ☐ Hispanic or Latino
- ☐ Black or African American
- ☐ Native American or American Indian
- ☐ Asian / Pacific Islander
- ☐ North African / Middle Eastern

Other (please specify)

16. How do you self-identify by gender?

- ☐ Woman
- ☐ Man
- ☐ Non-binary
- ☐ Prefer not to answer
- ☐ Another gender is not listed (please specify)

17. Do you identify as a person with a disability or are you a person with accessibility needs?

- ☐ No
- ☐ Prefer not to answer
- ☐ Yes (please clarify the type of accessibility need)

18. If you would like to be kept informed about the project, please add your email address. (This survey will be confidential).

# Appendix B

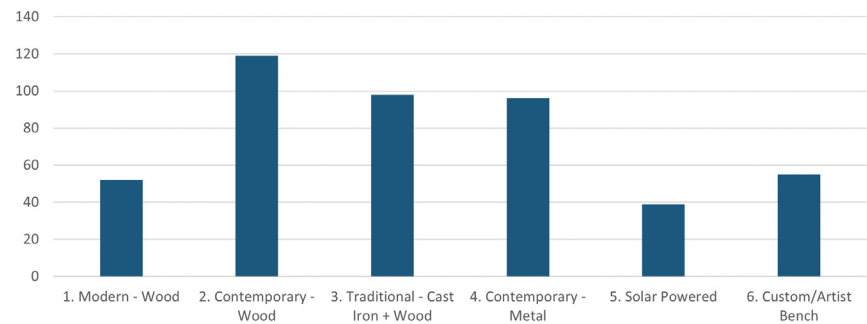
## Survey + Open House Results



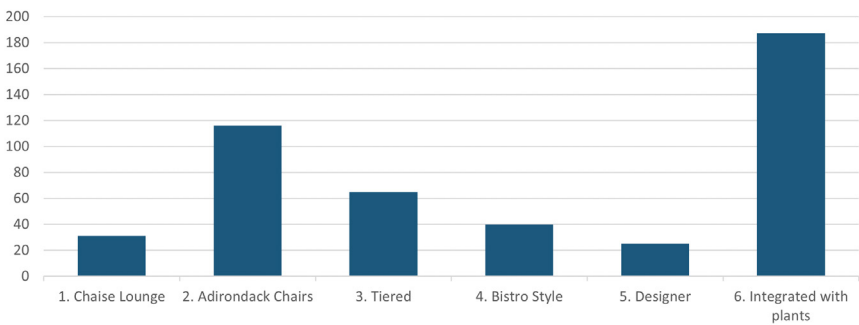
# SURVEY + OPEN HOUSE RESULTS

## STREETSCAPE FURNITURE

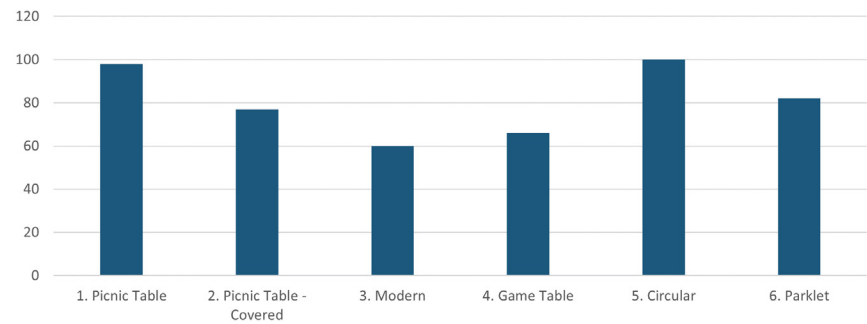
What kind of benches do you prefer?



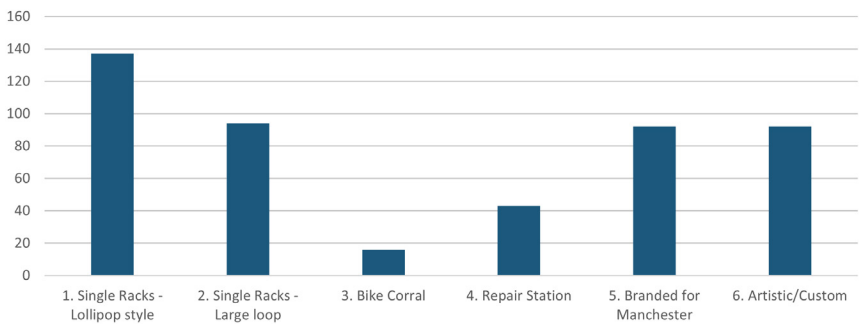
What type of other seating do you prefer?



What type of tables do you prefer?

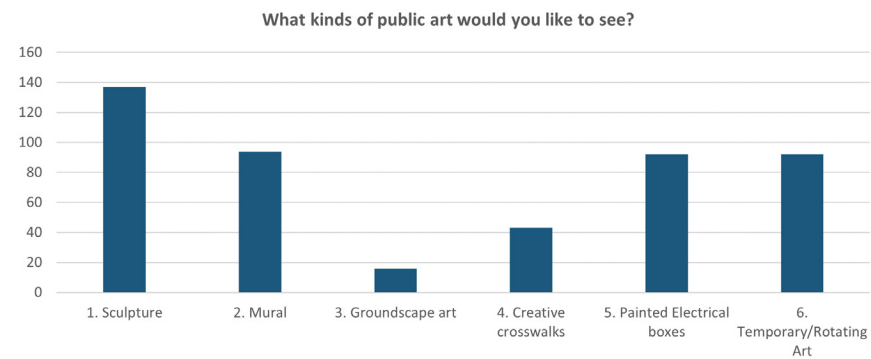
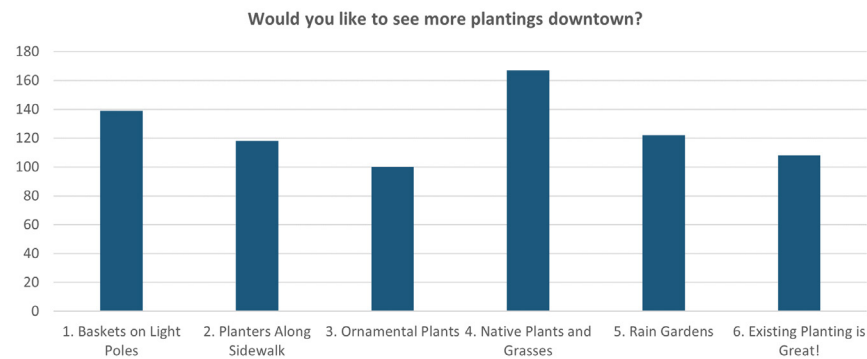


What type of bike racks do you prefer?



# SURVEY + OPEN HOUSE RESULTS

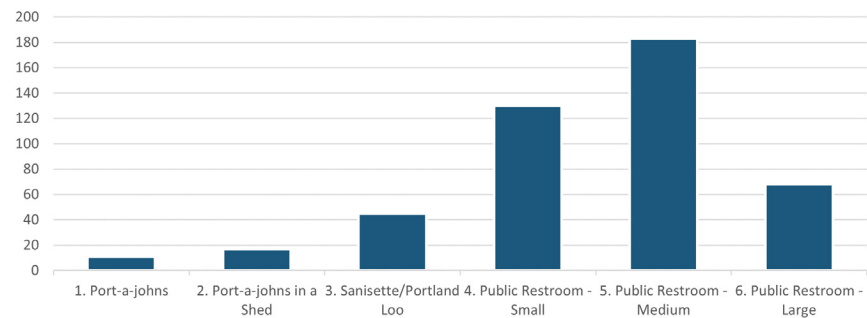
## PUBLIC ART



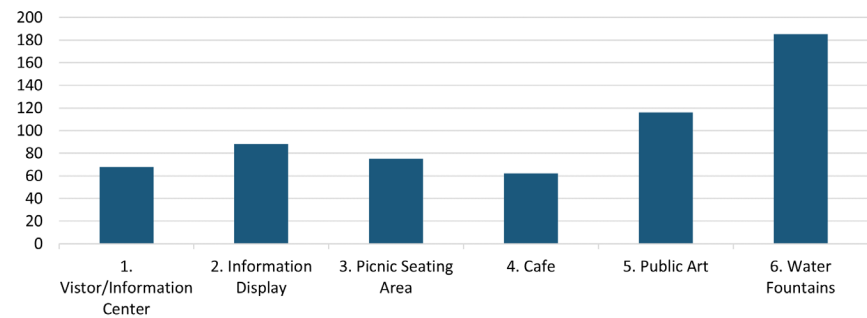
# SURVEY + OPEN HOUSE RESULTS

## RESTROOMS

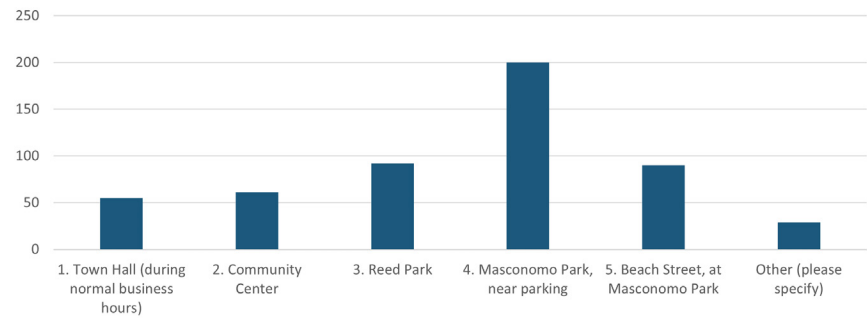
What type of restroom would you prefer?



What amenities could be included with the restroom?



Where would you like to locate a public restroom?

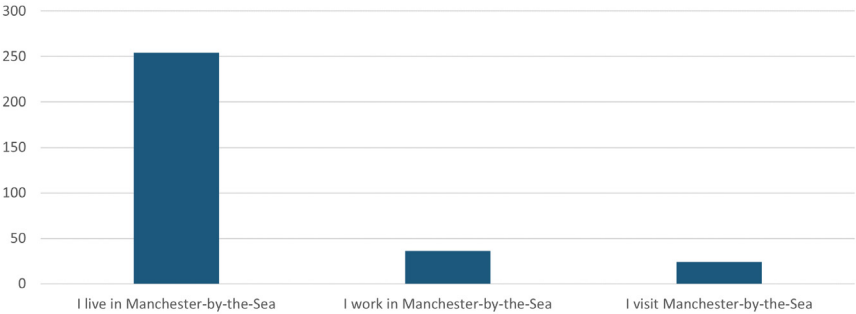




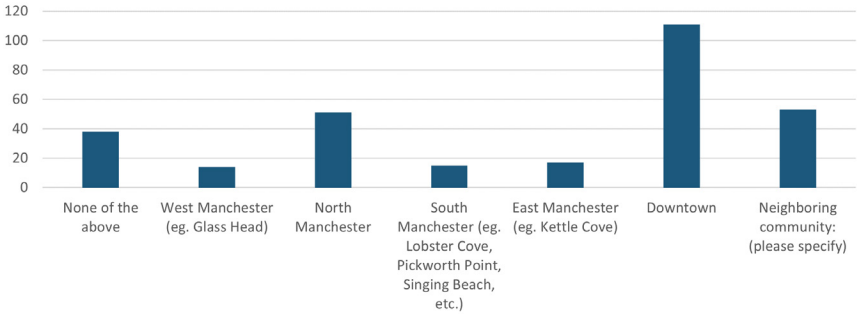
# SURVEY RESULTS

## DEMOGRAPHICS

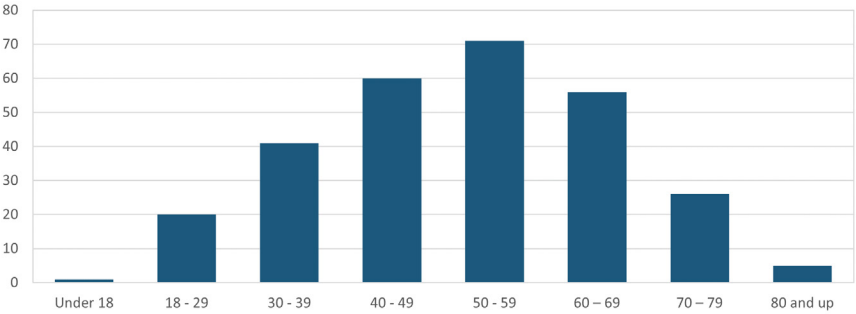
What is your relationship to Manchester-by-the-Sea?



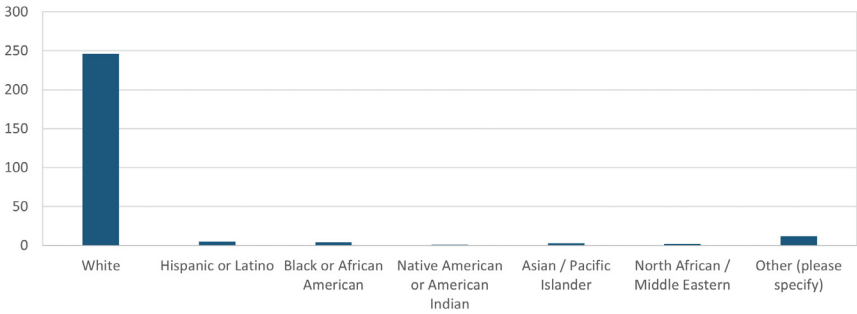
What neighborhood to do you live in?



What is your age?



How do you self-identify by race and/or ethnicity?



# Appendix C

## CXT Restroom Information + Price Sheet



# CXT® CONCRETE BUILDINGS CATALOG



2  
0  
2  
2





ISO 9001: 2015 Certified  
PCI Certified

An **LB Foster**  
Company

# CXT® PRECAST CONCRETE BUILDINGS

*Will Outlast Vandals and the Forces of Mother Nature*

CXT restroom, shower, concession, and multi-purpose buildings are delivered to your site “ready-to-use” and require no construction, concrete blocks or tilt-up panels that increase installation time. Our structures are manufactured with high-strength precast concrete floors, walls and roofs and are aesthetically designed in multiple floor plans, colors, and textures. Our vandal-resistant engineering minimizes abusive wear and maximizes our structures’ service life under extreme conditions caused by flood, snow, wind and zone-4 seismic loads.

CXT buildings meet all local/state building codes and A.D.A. specifications.

## BENEFITS

- Standard and custom designs
- Easy to maintain
- Shipped ready-to-use
- Minimal site construction required

## CONSTRUCTION

- 4” thick steel-reinforced concrete walls
- 5” thick steel-reinforced concrete roof
- 5” thick steel reinforced concrete floor
- Vandal-resistant components

## SIMPLE TO INSTALL

- Minimal site preparation required

## READY TO USE

- Delivered complete and ready to use

## EASY TO MAINTAIN

- Interiors resist abusive wear

TOUGHER THAN KITS, BLOCK OR STEEL

CXT Incorporated is a wholly owned subsidiary of L.B. Foster Company (NASDAQ: FSTR), a leading manufacturer and distributor of products and services for transportation and energy infrastructure markets.





DESIGNED TO LOOK GOOD  
AND BUILT TO LAST

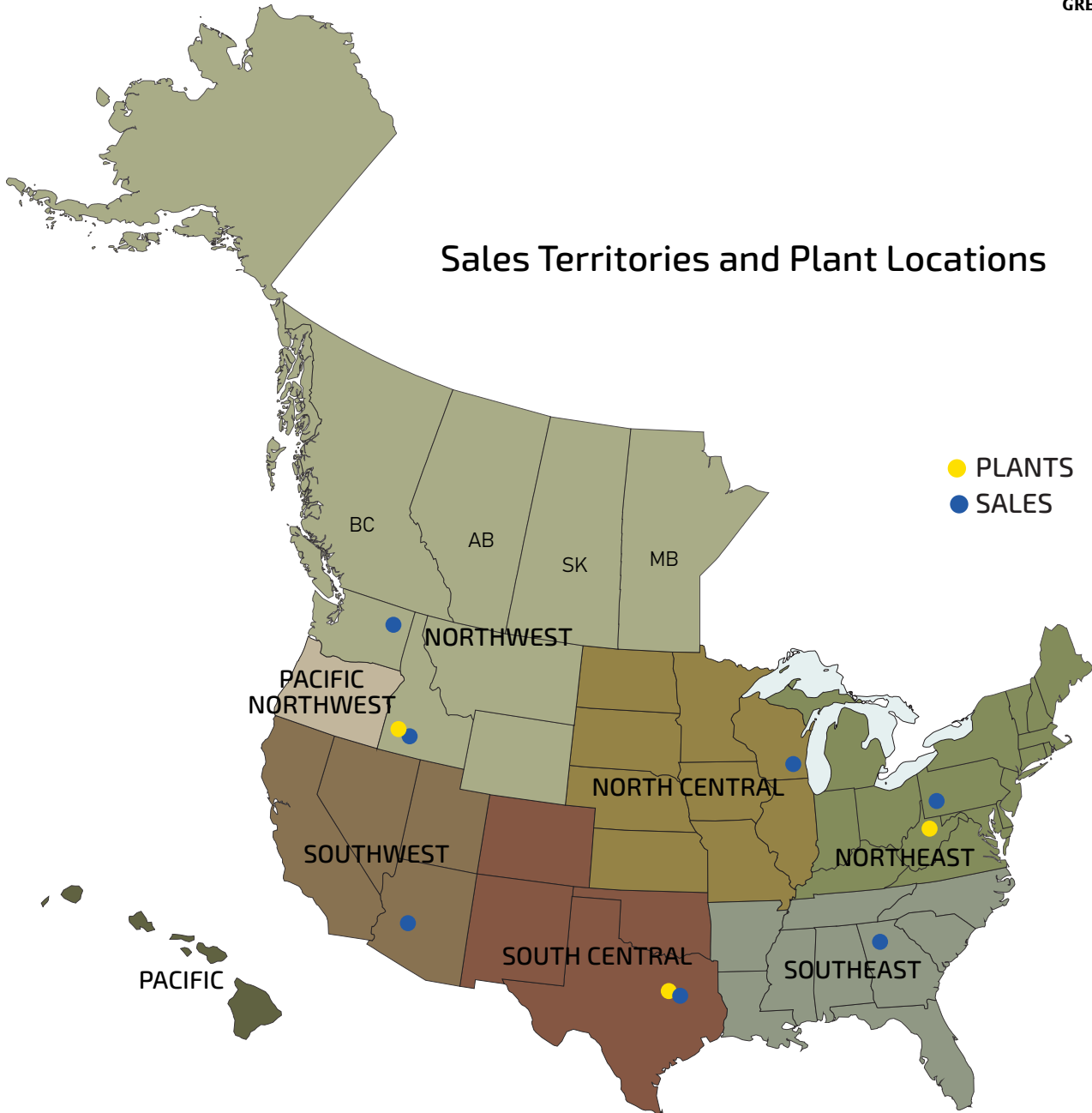


DELIVERED » INSTALLED » READY TO USE



CXT® concrete buildings are manufactured at our facilities in Nampa, ID, Hillsboro, TX and Williamstown, WV. Our plants are ISO 9001:2015 certified and produce a variety of precast concrete buildings and other precast, prestressed concrete products.

CXT buildings require minimal site preparation and can typically be in use on the day of installation. Our buildings are prefabricated and delivered complete and ready to use, including plumbing and electrical where applicable. The interiors are designed to resist abusive wear and can be cleaned quickly with just warm soapy water and a brush.



# VAULT WATERLESS RESTROOMS

## Single Vault

- 1 single user waterless restroom
- 6' 6" x 14' 8" floor plan
- 1 ADA toilet riser with seat
- ADA grab bars
- 1 waste clean out hatch
- 1- 1,000 gallon concrete waste vault

ROCKY MOUNTAIN



GUNNISON



CASCADIAN



## Double Vault

- 2 single user waterless restrooms
- 11' 11" x 14' 4" floor plan
- 2 ADA toilet risers with seat
- ADA grab bars
- 2 waste clean out hatches
- 2- 1,000 gallon/each concrete waste vault

DOUBLE ROCKY MOUNTAIN



TIOGA



DOUBLE CASCADIAN



A full length and width concrete vault lined with a black polyethylene liner that is cast into the side walls of the concrete vault using dovetail embeds provides a dual containment vessel for waste.



DOUBLE VAULT



SINGLE VAULT







## Single User

### CORTEZ (left) AND DENALI (right)

- 2 single user flush restrooms
- 10' 3" x 17' floor plan
- Interior & exterior lights
- 2 ADA toilets
- 2 sinks
- ADA grab bars



### OZARK II

- 2 single user flush restrooms
- 10' 6" x 18' 8" floor plan
- Interior & exterior lights
- 2 ADA toilets
- 2 sinks
- ADA grab bars



### OZARK I

- 1 single user flush restrooms
- 10' 6" x 12' floor plan
- Interior & exterior lights
- 1 ADA toilet
- 1 sink
- ADA grab bars



# STROOMS

## Multi User

### MONTROSE

- 2 multi user flush restrooms
- 15' 8" x 26" floor plan
- Interior & exterior lights
- 3 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars



### ARAPAHOE

- 4 family assist restrooms
- 20' x 26' floor plan
- Interior & exterior lights
- 4 ADA toilets
- 1 urinal
- 4 sinks
- ADA grab bars



### KODIAK

- 2 multi user flush restrooms
- 10' 6" x 23' 8" floor plan
- Interior & exterior lights
- 3 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars



### TAOS

- 2 multi user flush restrooms
- 20' x 26' floor plan
- Interior & exterior lights
- 5 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars





# RESTROOMS W

## CHEYENNE

- 2 multi user flush restrooms
- 4 separate shower rooms (1 ADA)
- 26' x 30' floor plan
- Interior & exterior lights
- Water heater
- 5 toilets (2 ADA)
- 1 urinal
- 4 sinks
- ADA grab bars



## NAVAJO

- 4 individual family assist flush restrooms and showers
- 20' x 26' floor plan
- Interior & exterior lights
- Water heater
- 4 ADA toilets
- 4 sinks
- ADA grab bars



## RAINIER

- 2 single user flush restrooms and showers
- 10' 6" x 23' 8" floor plan
- Interior & exterior lights
- Water heater
- 2 ADA toilets
- 2 sinks
- ADA grab bars



## PIONEER

- 1 single user flush restroom and shower
- 10' 6" x 12' floor plan
- Interior & exterior lights
- Water heater
- 1 ADA toilet
- 1 sinks
- ADA grab bars





# WITH SHOWERS



# CONCESSION BUILDINGS

## KEYSTONE

- 2 multi user flush restrooms with concession
- 10' x 26' floor plan
- 3 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars
- 6' roll-up concession door
- 3-compartment stainless steel sink
- Interior & exterior lights



## MALIBU

- 2 multi user flush restrooms with concession
- 25' 8" x 26' 4" floor plan
- 3 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars
- 6' roll-up concession door
- 3-compartment stainless steel sink
- Interior & exterior lights



## POMONA

- 2 multi user flush restrooms with concession
- 30' x 26' floor plan
- 5 toilets (2 ADA)
- 1 urinal
- 4 sinks
- ADA grab bars
- 6' roll-up concession door
- 3-compartment stainless steel sink
- Interior & exterior lights



## FONTANA

- Concession building
- 10' x 26' floor plan
- 6' roll-up concession door
- 3-compartment stainless steel sink
- Interior & exterior lights









# MULTIPURPOSE BUILDINGS

- Two standard sizes
  - 10' 6" x up to 12'
  - 10' 6" x 12' to 20'
- Galvanized 3068 steel door
- Wall vent
- ***Customizable to accommodate a variety of uses***



UTILITY SUBSTATION



STORAGE/CONCESSION



SCALE HOUSE



PUMP HOUSE



STORAGE

## CUSTOM BUILDINGS

CXT® can customize colors, textures and other options like privacy walls, porches and awnings to match the aesthetics of your project. Other rooms such as laundry, changing rooms, storage rooms and locker rooms can be added to enhance the amenities at your location.



*Flush restroom with custom simulated wood texture and awning*



*Flush restroom with custom stone texture and flat roof*



*Flush restroom with custom awning*



*Double vault restroom with privacy screen*



*Flush restroom with custom golf cart shelter*



*Flush restroom with custom texture and roof pitch*



*Flush restroom with custom covered entry*

*Contact a sales representative in your region to assist with designing a custom building.*

**CXT**®  
www.cxtinc.com



## TOUGH AS MOTHER NATURE

*CXT® steel-reinforced concrete buildings are engineered to maintain their aesthetics and withstand extreme conditions caused by snow, wind, water, and zone 4 seismic loads.*



## INSTALLATION

Building sections are transported via tractor trailer to job site where the sections are then off loaded using a crane and set in place.



Pre-engineered plumbing and electrical for easy placement. The sections are wired and tensioned together, caulked and sealed for a seamless fit.







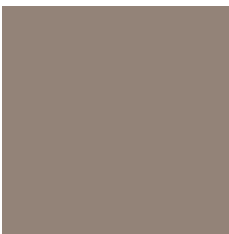
# COLOR OPTIONS



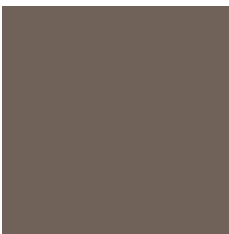
Amber Rose



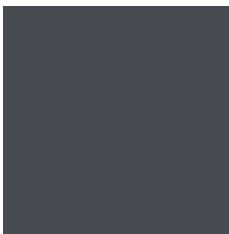
Berry Mauve



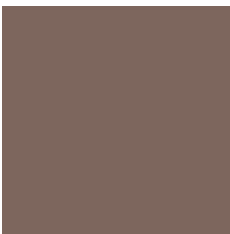
Buckskin



Cappuccino Cream



Charcoal Gray



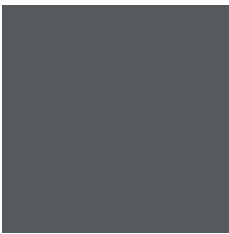
Cocoa Milk



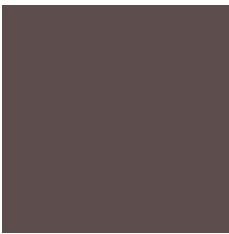
Georgia Brick



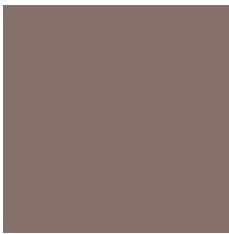
Golden Beige



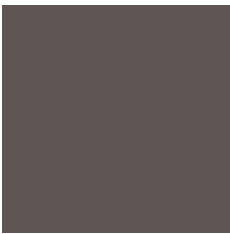
Granite Rock



Java Brown



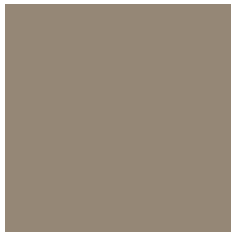
Liberty Tan



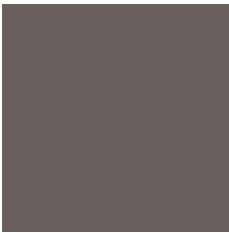
Malibu Taupe



Mocha Caramel



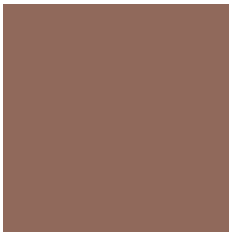
Natural Honey



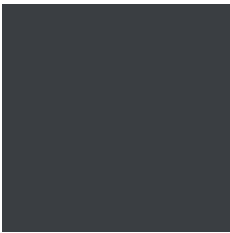
Nuss Brown



Oatmeal Buff



Pueblo Gold



Raven Black



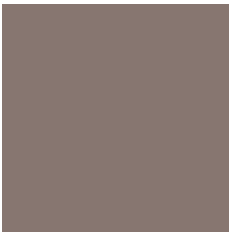
Rich Earth



Rosewood



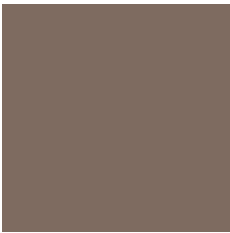
Salsa Red



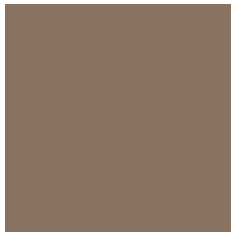
Sand Beige



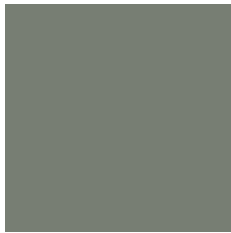
Sun Bronze



Toasted Almond



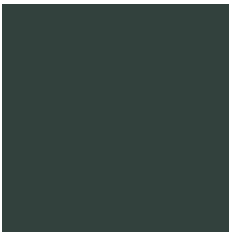
Western Wheat



Sage Green



Evergreen



Hunter Green

DISCLAIMER: The color samples shown are approximations only. Job site-applied colors will vary from this color chart due to printing variances as well as the texture and porosity of the substrate. CXT recommends applying a color sample to an inconspicuous area on the actual substrate to verify color choice.

# STONE COLORS



Mountain Blend



Basalt



Natural Grey



Romana

# TEXTURES

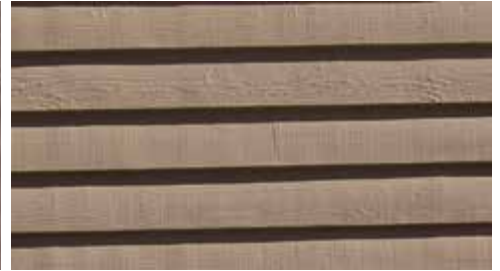
## Wall



Barnwood



Board & Batt



Horizontal Lap



Stucco



Exposed Aggregate



Split Face Block



Flagstone



Napa Valley



River Rock

## Roof



Cedar Shake



Ribbed Metal



Exposed Aggregate





www.cxtinc.com  
800.696.5766





CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

**Remitting by check:**

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

**Remitting by ACH or wire transfer:**

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-

by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**\*\*Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

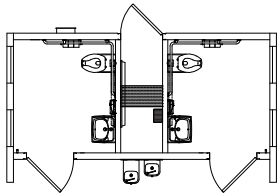
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

DENALI – 10’ 3” x 17’ 2”

Denali with chase has two single user fully accessible flush restrooms. Standard features include simulated board and batt upper and Napa Valley rock lower textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded, and set up at site.



**CXT**  
800.696.5766  
cxtinc.com

\*Base Price \$

Optional Sections

Restroom*	Qty: =	Shower*	Qty: =
Family Assist Shower/Restroom Combo*	Qty: =	Storage	Qty: =
Concession*	Qty: =		

\*Includes 4-gallon water heater. Total for Optional Sections \$

Added Cost Options

	Price per unit	Click to select
Final Connection to Utilities (per section)	\$	
Custom Wall Texture (per section)		
Optional Roof Texture (per section) Ribbed Metal	\$	
Insulation and Heaters (per section)	\$	
Stainless Steel Water Closet (each)	Qty: \$	
Stainless Steel Lavatory (each)	Qty: \$	
Electric Hand Dryer (each)	Qty: \$	
Electronic Flush Valve (each)	Qty: \$	
Electronic Lavatory Faucet (each)	Qty: \$	
Paper Towel Dispenser (each)	Qty: \$	
Toilet Seat Cover Dispenser (each)	Qty: \$	
Sanitary Napkin Disposal Receptacle (each)	Qty: \$	
Baby Changing Table (each)	Qty: \$	
Skylight in Restroom (each)	Qty: \$	
Marine Grade Skylight in Restroom (each)	Qty: \$	
Marine Package (excluding fiberglass doors, frames and front window frames) (per section)	\$	
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: \$	
2K Anti-Graffiti Coating (per section)	\$	
Optional Door Closure (each)	Qty: \$	
Fiberglass Entry and Chase Doors and Frames (each)	Qty: \$	
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty: \$	
Exterior Frostproof Hose Bib with Box (each)	Qty: \$	

Total for Added Cost Options: \$

Custom Options: \$

Engineering and State Fees: \$

Estimated One-Way Transportation Costs to Site (quote): \$

Estimated Tax: \$

Total Cost per Unit Placed at Job Site: \$

Estimated monthly payment on 5 year lease

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales RepresentativeDate

I accept this quote. Please process this order.

Company Name

Company RepresentativeDate



## OPTIONS

**Exterior Color(s)** (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Cappuccino Cream
<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Evergreen	<input type="checkbox"/> Georgia Brick
<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Malibu Taupe	<input type="checkbox"/> Mocha Caramel	<input type="checkbox"/> Natural Honey
<input type="checkbox"/> Nuss Brown	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Rosewood	<input type="checkbox"/> Sage Green	<input type="checkbox"/> Salsa Red
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Western Wheat
Special roof color # _____			
Special wall color # _____			
Special trim color # _____			

### Rock Color

☐ Basalt

☐ Mountain Blend

☐ Natural Grey

☐ Romana

### Roof Texture

☐ Cedar Shake

☐ Ribbed Metal

**Wall Texture(s)** (For single color mark an X. For top and bottom textures use T = Top and B = Bottom.)

<input type="checkbox"/> Barnwood	<input type="checkbox"/> Horizontal Lap	Can only be used as bottom texture			
<input type="checkbox"/> Split Face Block	<input type="checkbox"/> Board & Batt			<input type="checkbox"/> Napa Valley Rock	<input type="checkbox"/> River Rock
<input type="checkbox"/> Stucco/Skip Trowel	<input type="checkbox"/> Brick			<input type="checkbox"/> Flagstone	

(Textures not included in CXT's quote are additional cost.)

### Door Opener

☐ Non-locking ADA Handle

☐ Privacy ADA Latch

☐ Pull Handle/Push Plate

### Deadbolt

### Accessible Signage

☐ Men

☐ Women

☐ Unisex

### Toilet Paper Holder

☐ 2-Roll Stainless Steel

☐ 3-Roll Stainless Steel

### Notes:

cxtinc.com  
800.696.5766

