

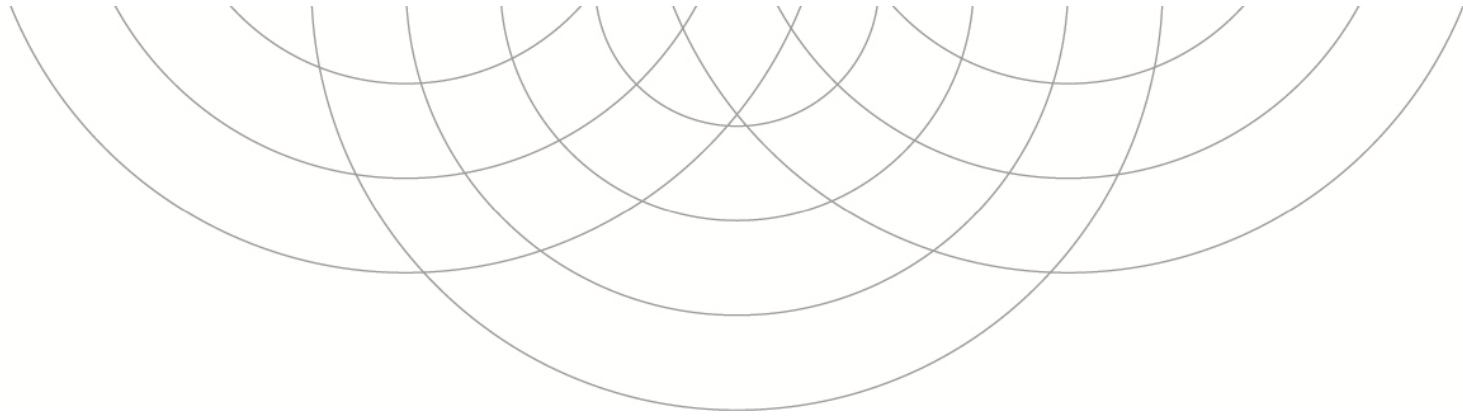


UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

Donald Powers, AIA, LEED-AP, CNU

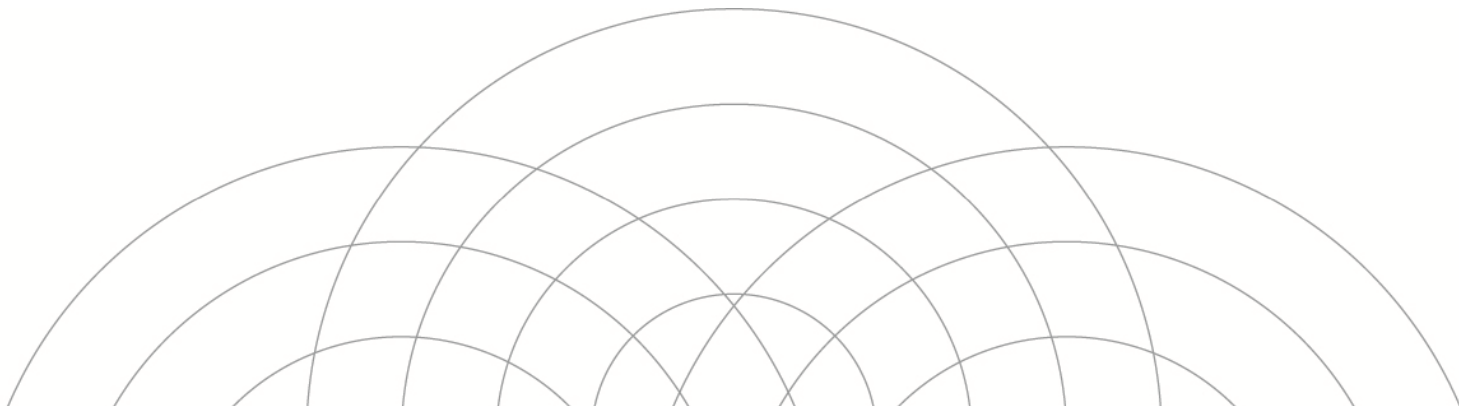
www.unionstudioarch.com

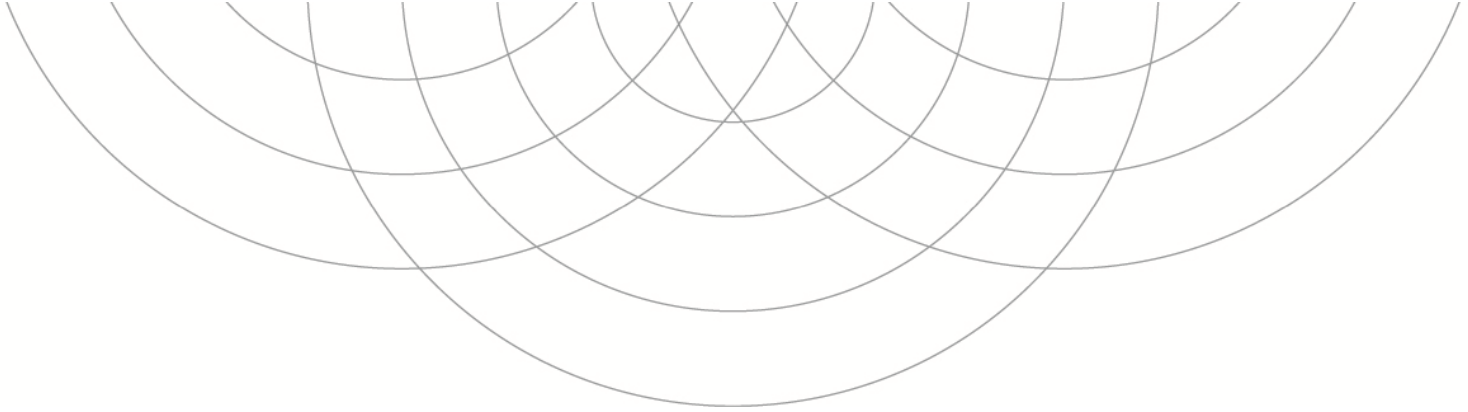



SANDWICH MARINA STUDY

Public Presentation

September 18, 2014



- 
- Team Introduction
 - Why are we here??
 - The Study Area
 - The Opportunity
 - The Constraints
 - Community Input
- 

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DONALD W. POWERS

AIA, LEED-AP, CNU
Founding Principal

Education

Harvard University, Cambridge, MA

Graduate School of Design

Masters of Architecture

University of Virginia, Charlottesville, VA

School of Architecture

B.S. Architecture - Awarded Annual Design Prize

Professional Affiliations

Board of Directors, Grow Smart Rhode Island

Member, Congress for New the New Urbanism (CNU)

Board of Directors, CNU | New England Chapter

Founding Board Member, Institute for Classical Architecture | New England Chapter

Form Based Zoning Subcommittee–Committee Chairman, City of Providence Zoning Commission

Executive Committee & Program Co-Chair, CNU XIV Providence (held in June of 2006)



Union Studio was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a **civic contribution** to communities of all types.



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Horsley Witten Group
Sustainable Environmental Solutions

90 Route 6A • Sandwich, MA • 02563
Tel: 508-833-6600 • Fax: 508-833-3150 • www.horsleywitten.com



rustpoint advisory, llc

Project Team

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- Team Introduction

- **Why are we here??**

- The Study Area
- Clarify Constraints and Opportunities
- Create a Program and a Vision that will:
 - Build on existing resources
 - Contribute to Appropriate Tourism Activities
 - Provide Economic Benefits
 - Enhance the Image of the Waterfront



Precedent Imagery

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Precedent Imagery

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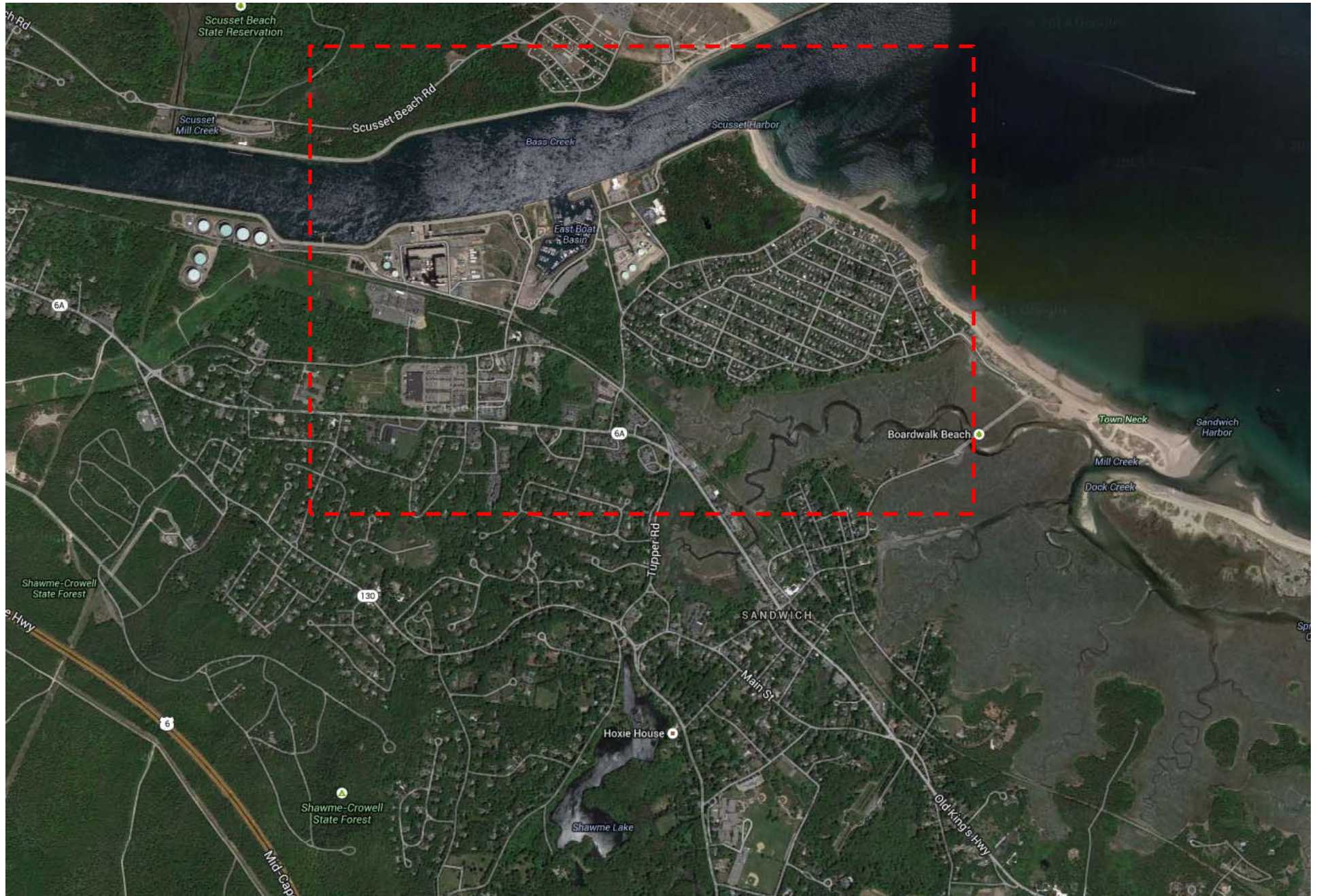
Precedent Imagery

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Project Location



Project Location

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Study Area

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Study Area

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Previous Studies

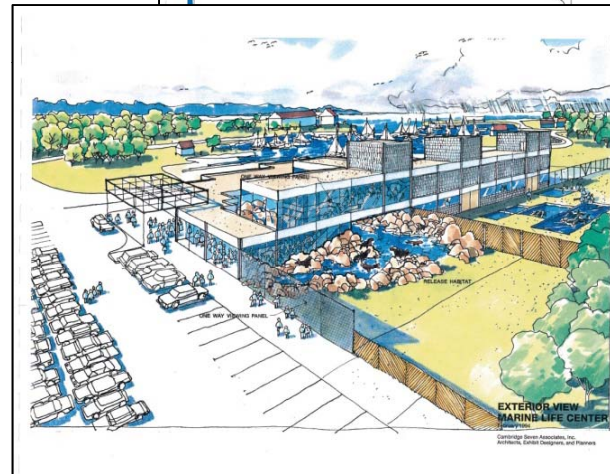
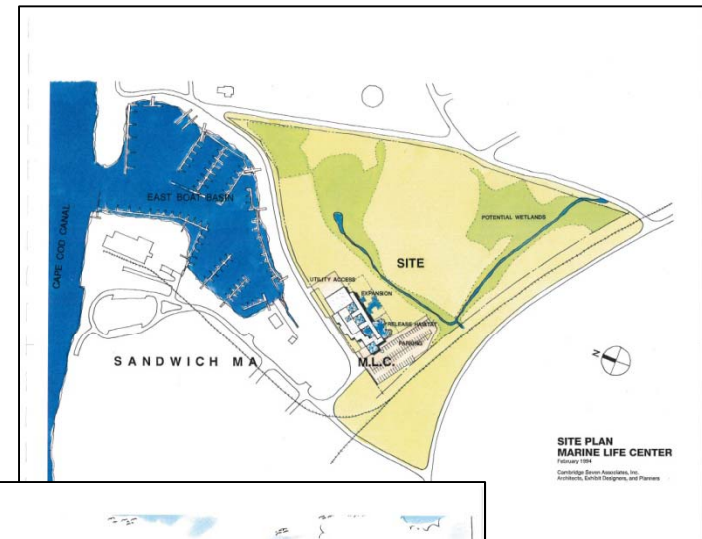
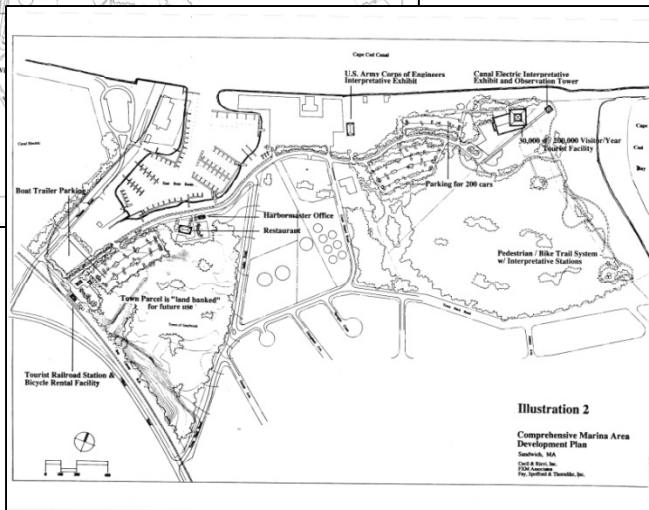
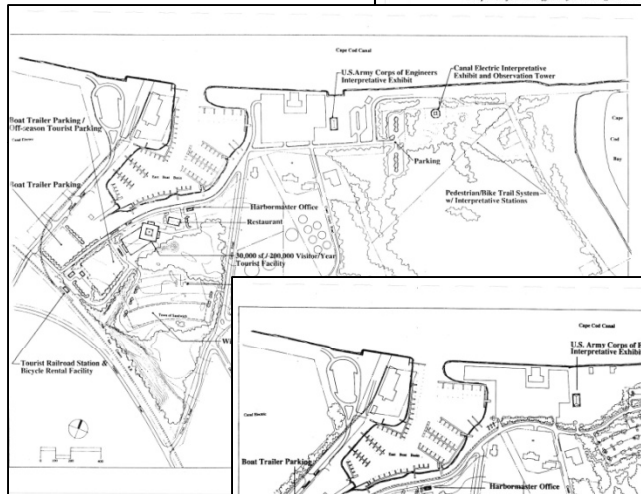
Comprehensive Marina Area Development Plan

Town of Sandwich

TOWN OF SANDWICH
Planning & Development Office
16 Jan. Salomon Drive
Sandwich, MA 02563-2319

Final Report
June 30, 1993

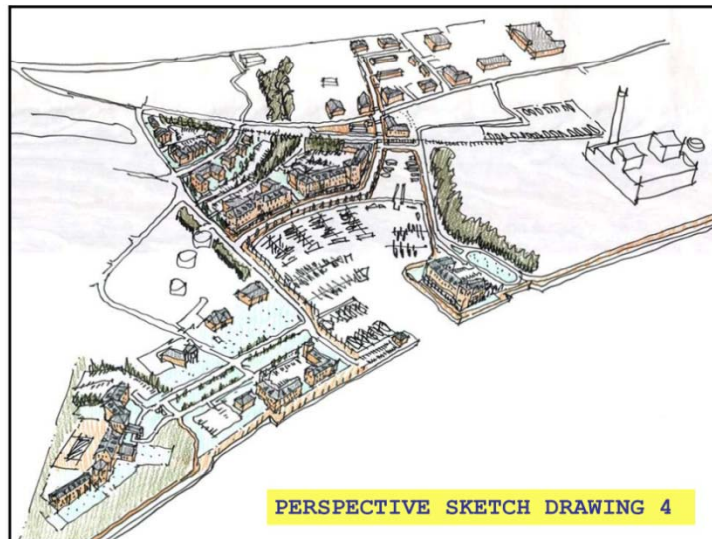
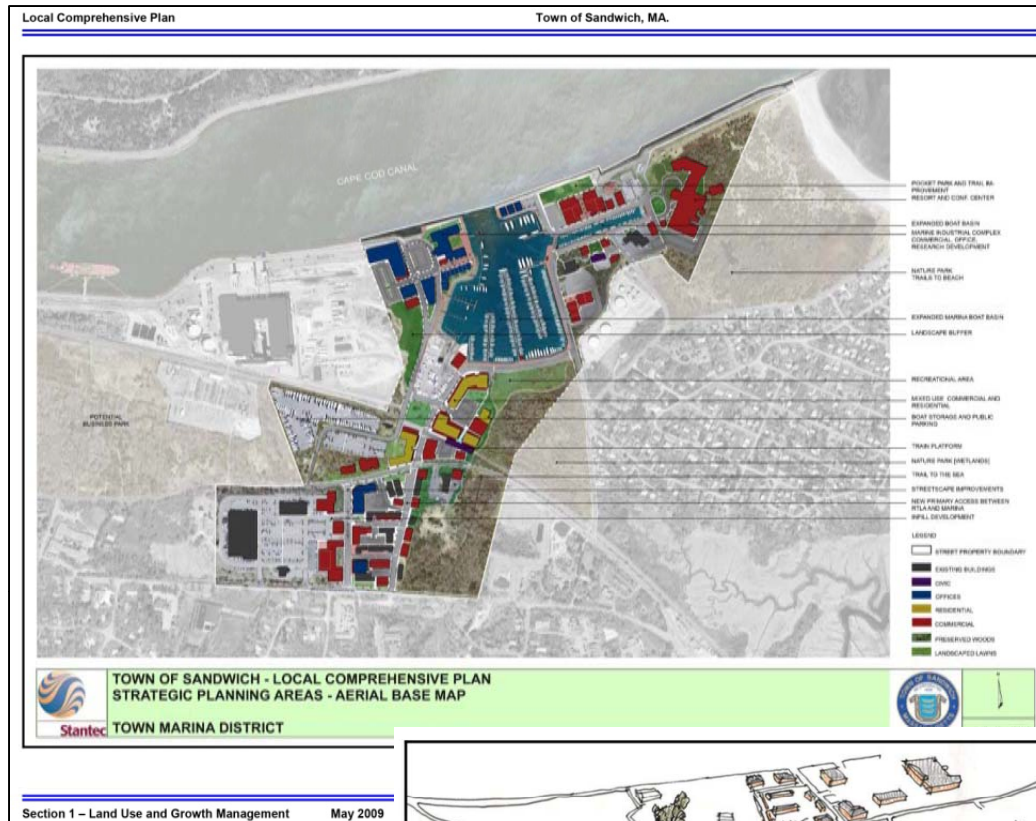
Prepared for the Office of Planning and Development



Marine
Life
Center



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*“The Route 6A/Tupper Road/Town Marina Area is the western gateway to Sandwich, and should be recognized for its value in attracting visitors to the area. Because of its location in the extreme northwestern portion of town, municipal uses are not a primary planning goal for this area except around the boat basin. **The concept plan illustrates a mixture of marine, commercial, residential and recreational uses** for this district including the following:*

- *Small-scale business and professional offices mixed with the complementary residential and commercial uses that currently exist;*
- *Uses designed to provide services to pedestrians and boat visitors from the Marina;*
- *Small retail activity suitable to serve surrounding neighborhoods, visitors to the Marina, and commercial fishermen;*
- *Marine research and technology;*
- *Boating and other outdoor recreation activities;*
- *Commercial aquaculture ventures;*
- *Business parks and corporate offices (off Tupper Road);*
- *Resort and conference center; and*
- *Active and passive recreational activities*

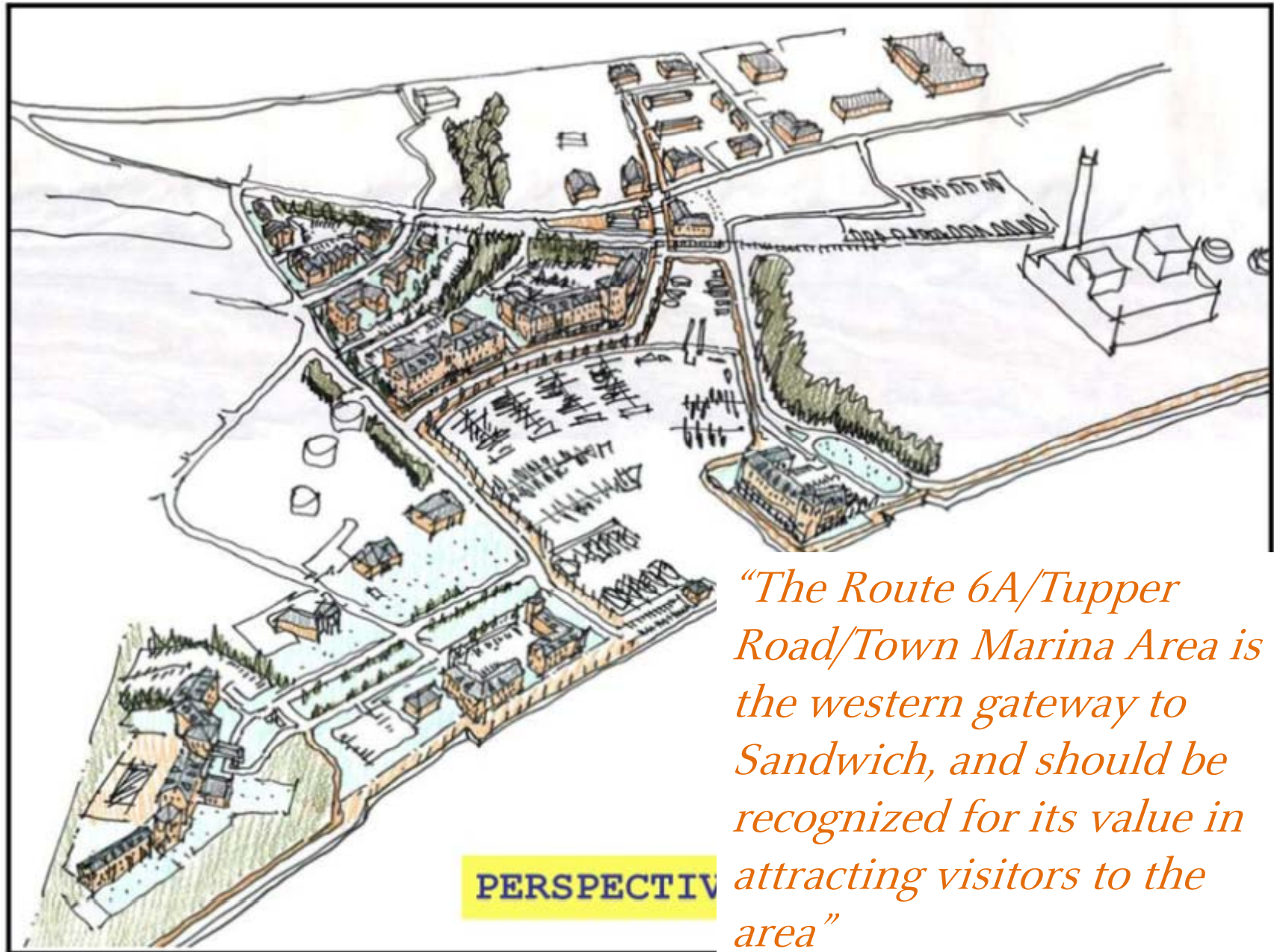
The key opportunity in this strategic planning area is to utilize the area framing the boat basin with higher density mixed uses.”

Local Comprehensive Plan (2009)



Local Comprehensive Plan (2009)

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“The Route 6A/Tupper Road/Town Marina Area is the western gateway to Sandwich, and should be recognized for its value in attracting visitors to the area”

Local Comprehensive Plan (2009)

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Ownership

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Ownership

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Ownership

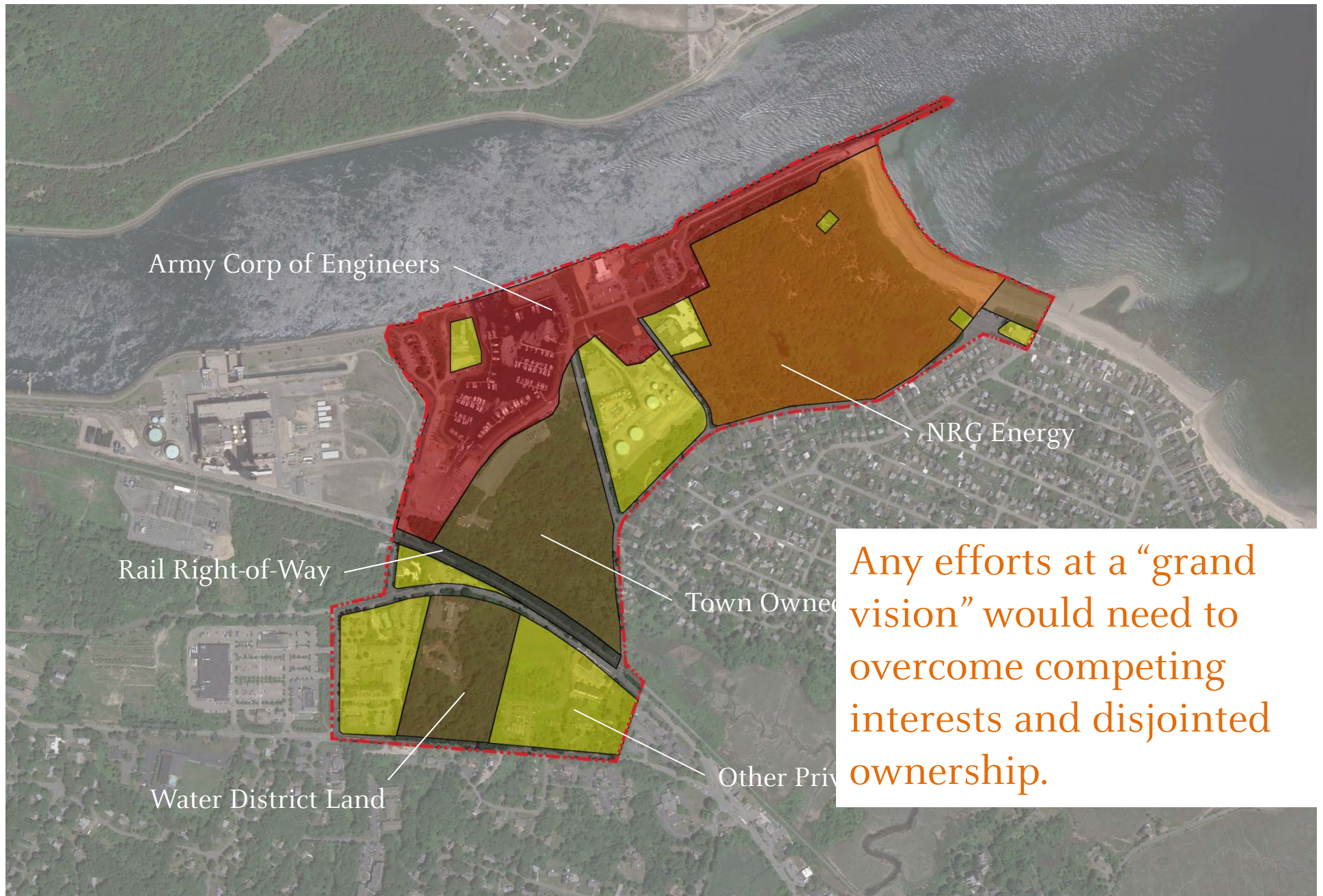
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Ownership

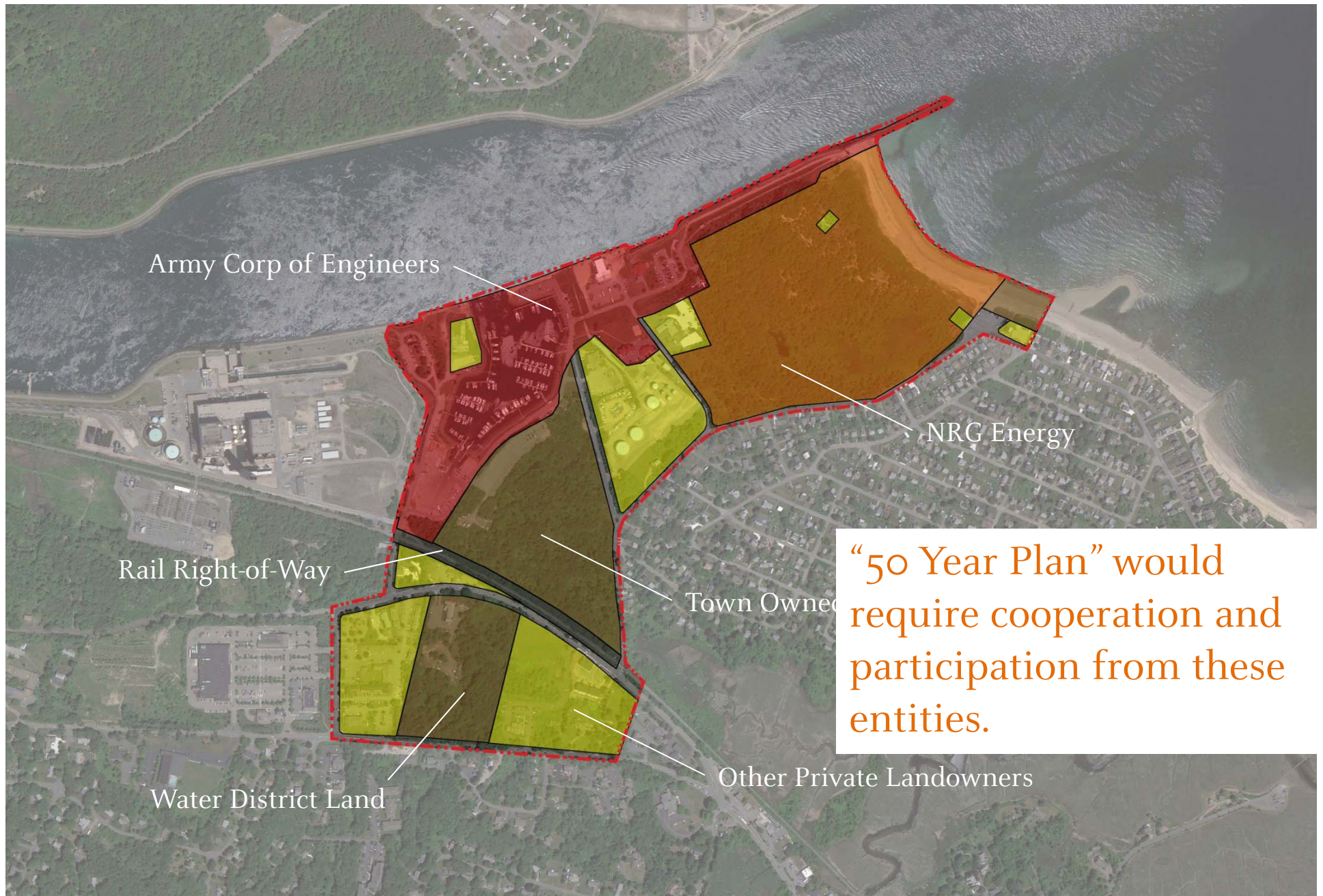


Ownership



Any efforts at a “grand vision” would need to overcome competing interests and disjointed ownership.

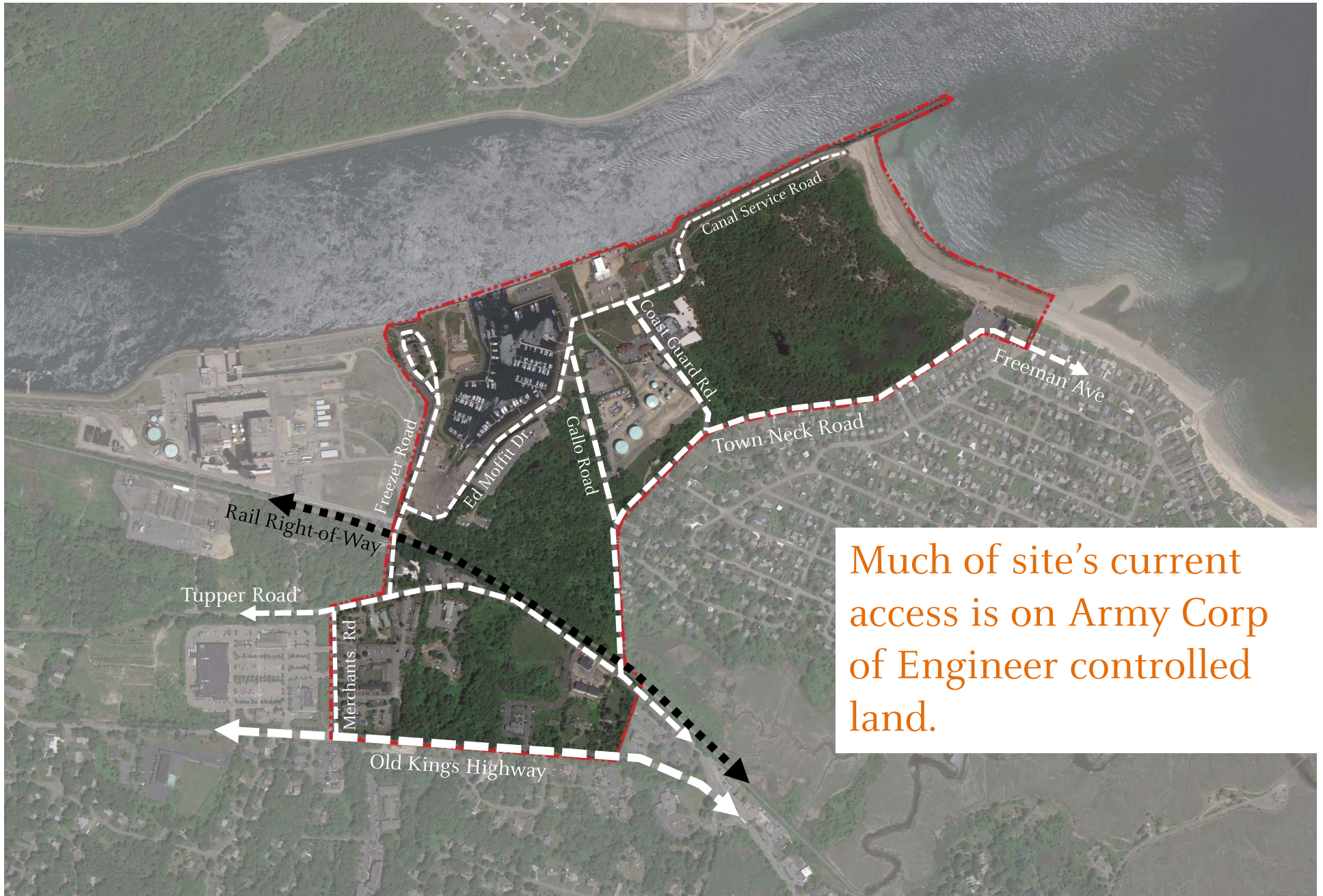
Ownership



“50 Year Plan” would require cooperation and participation from these entities.

Ownership

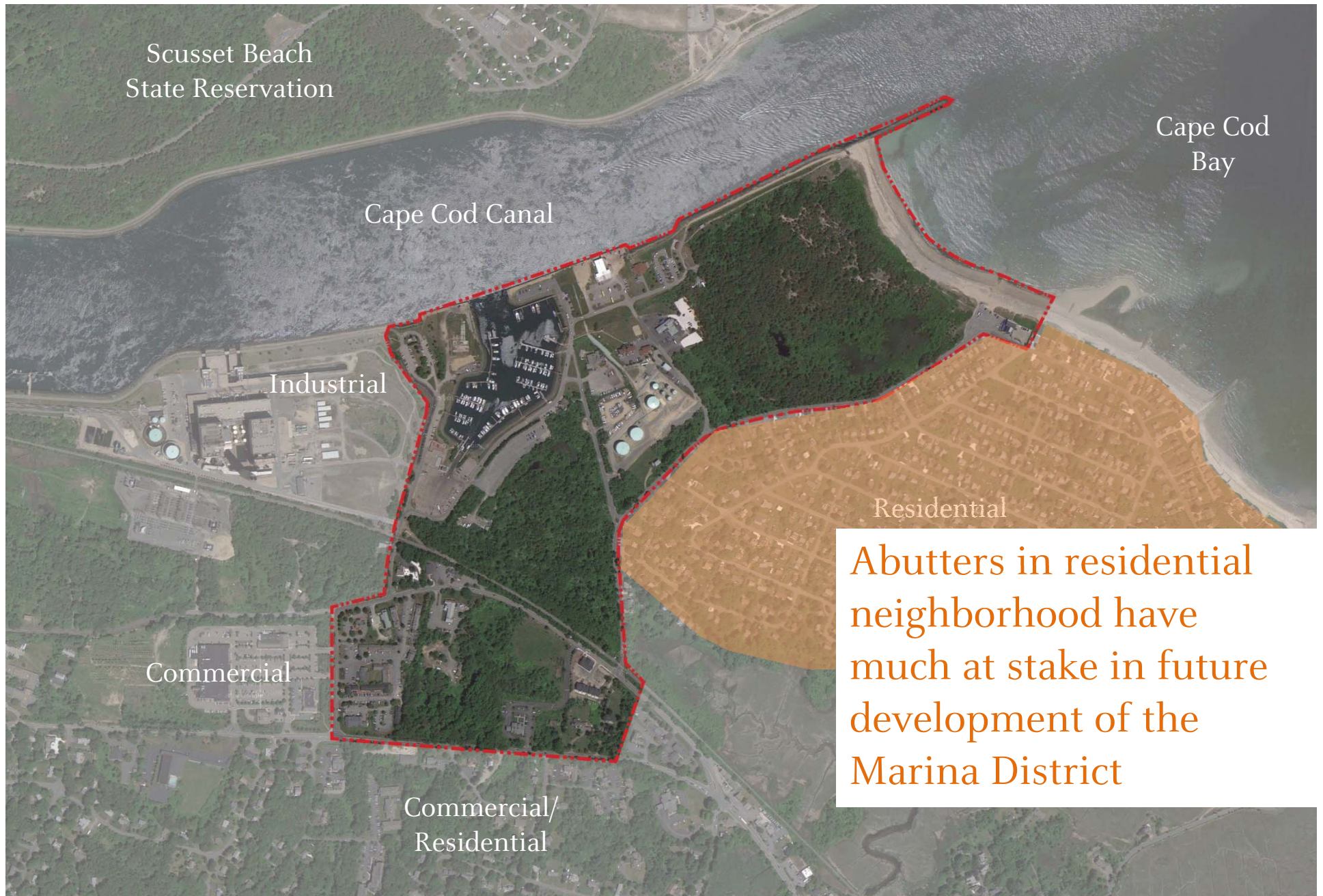
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Much of site's current access is on Army Corp of Engineer controlled land.

Access

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Abutters in residential neighborhood have much at stake in future development of the Marina District



Constraints

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This water feature must be respected. No development allowed within defined setbacks,

Constraints

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These Town owned protected wetlands may be able to be “reconstructed” elsewhere on site.

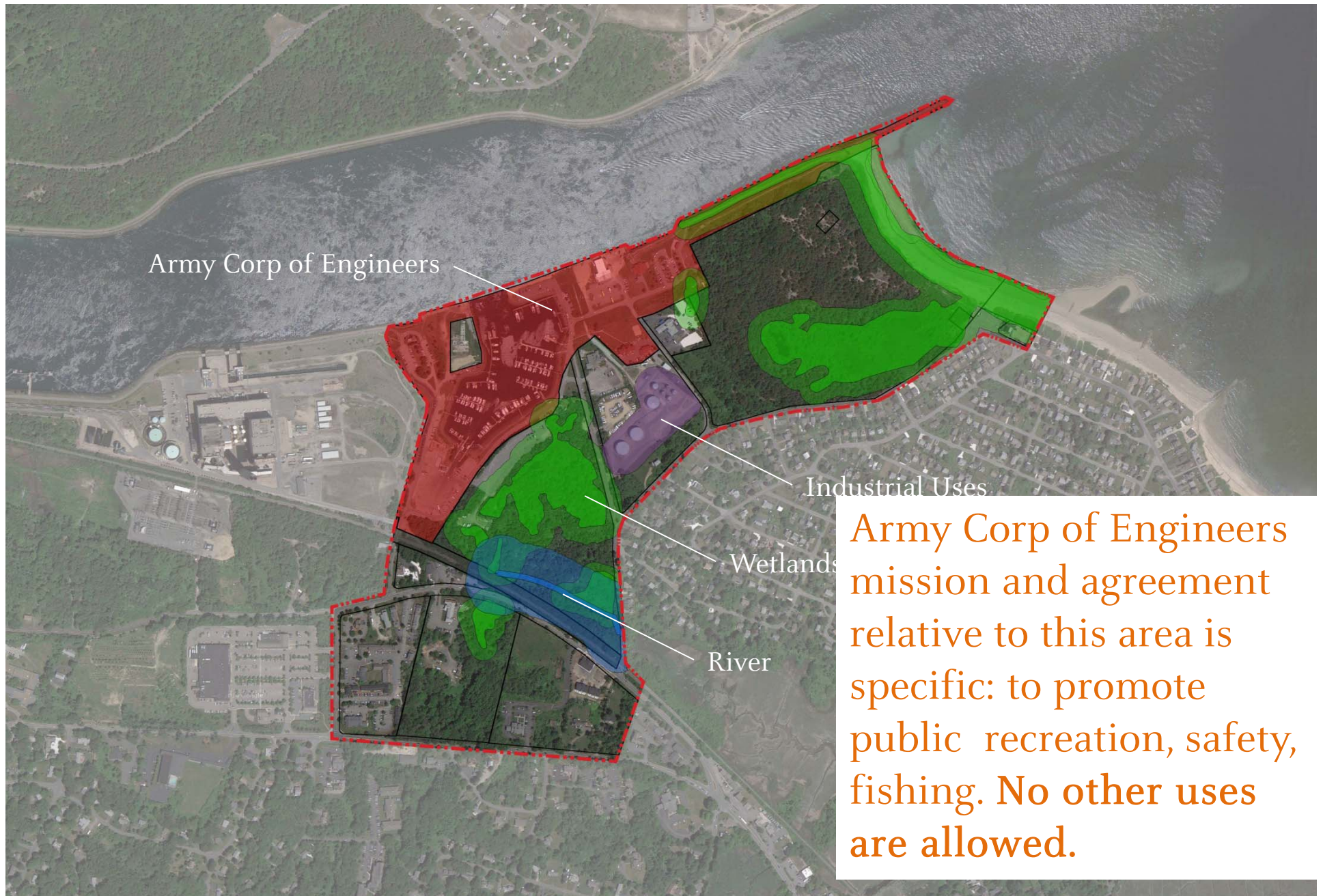
Constraints

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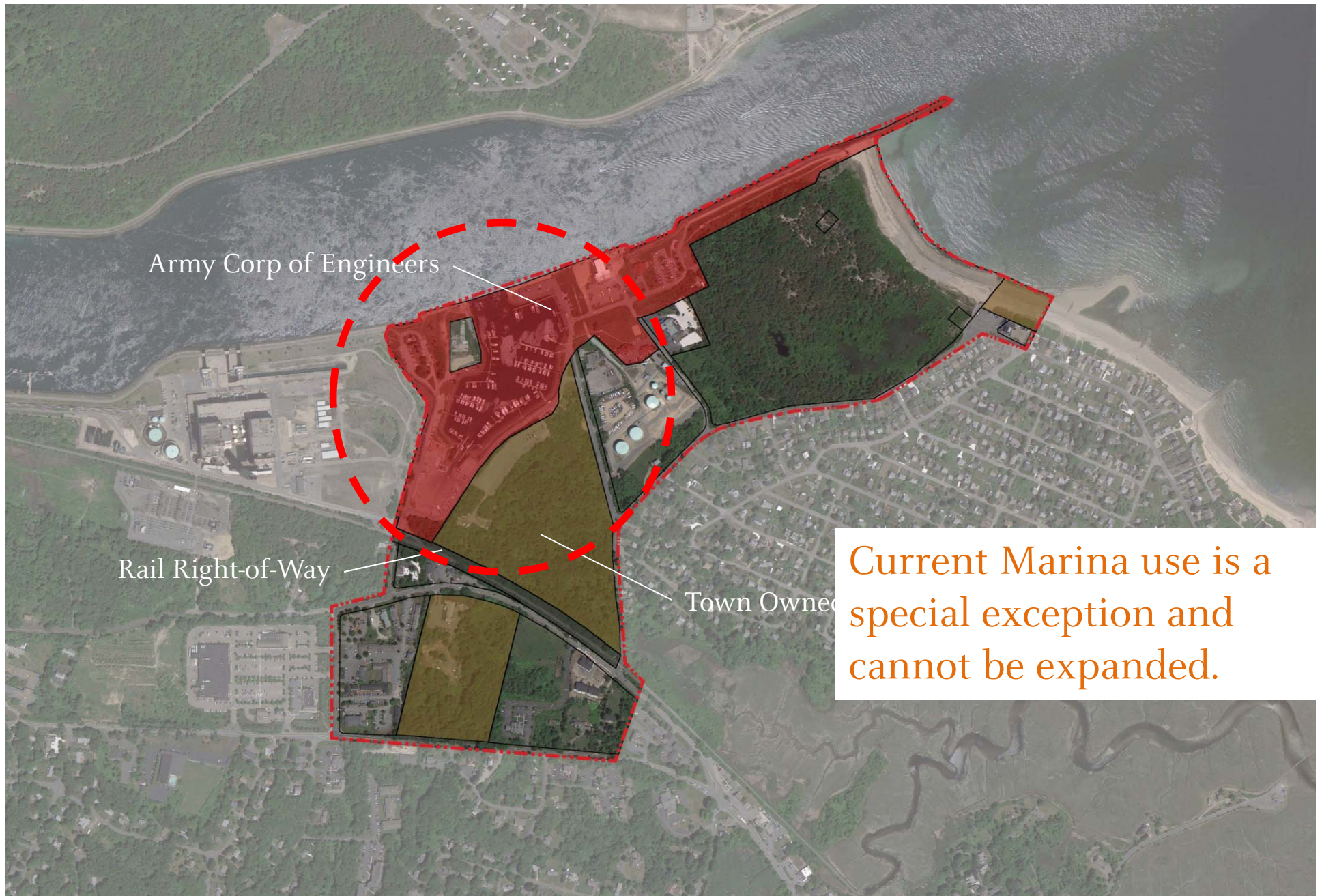
Industrial lands have potential use limitations due to current use that must be dealt with in future scenarios

Constraints



Army Corp of Engineers mission and agreement relative to this area is specific: to promote public recreation, safety, fishing. No other uses are allowed.

Constraints



Current Marina use is a special exception and cannot be expanded.

Ownership

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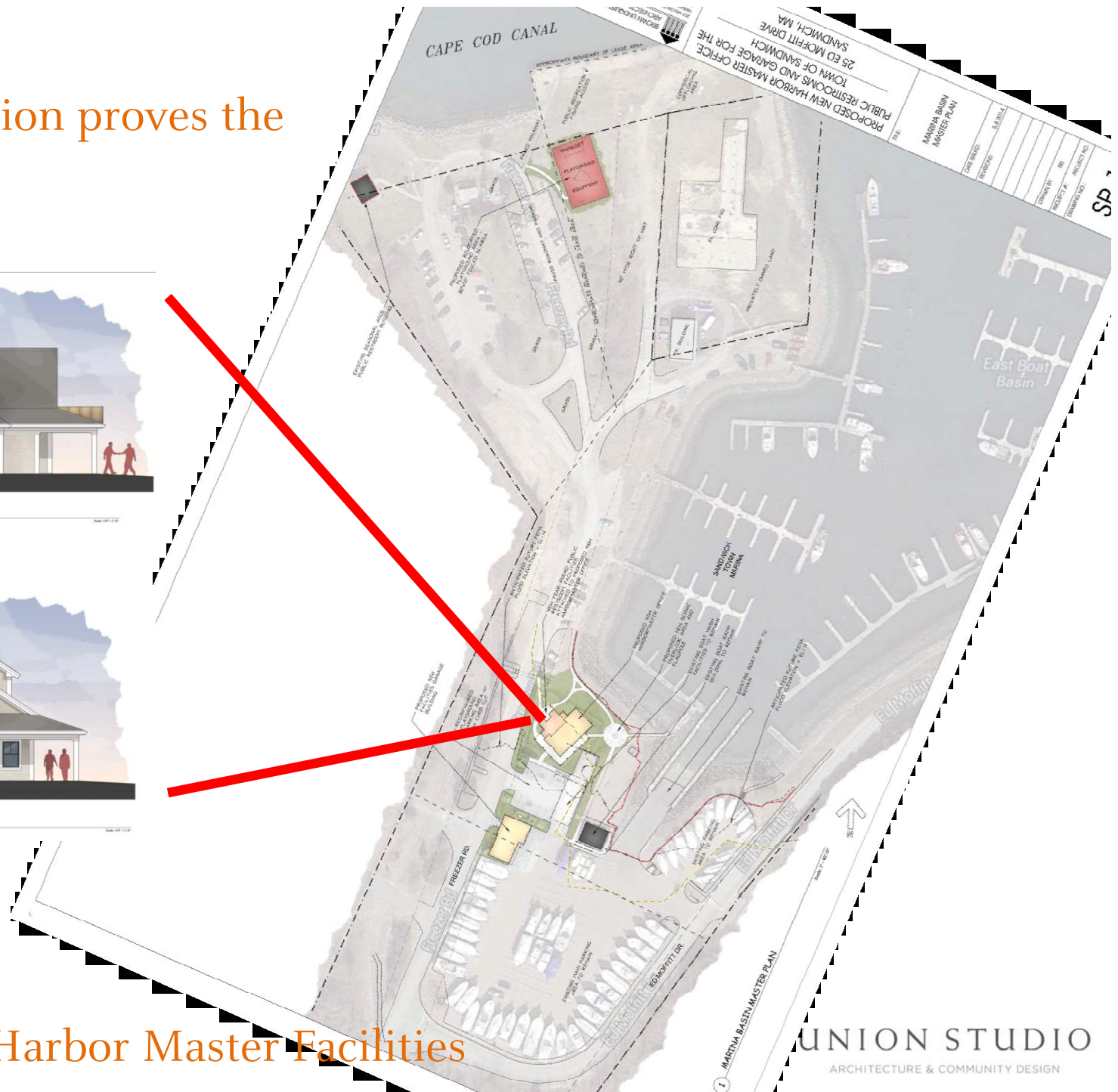
The exception proves the rule!!



2. RESTROOM ENTRY ELEVATION

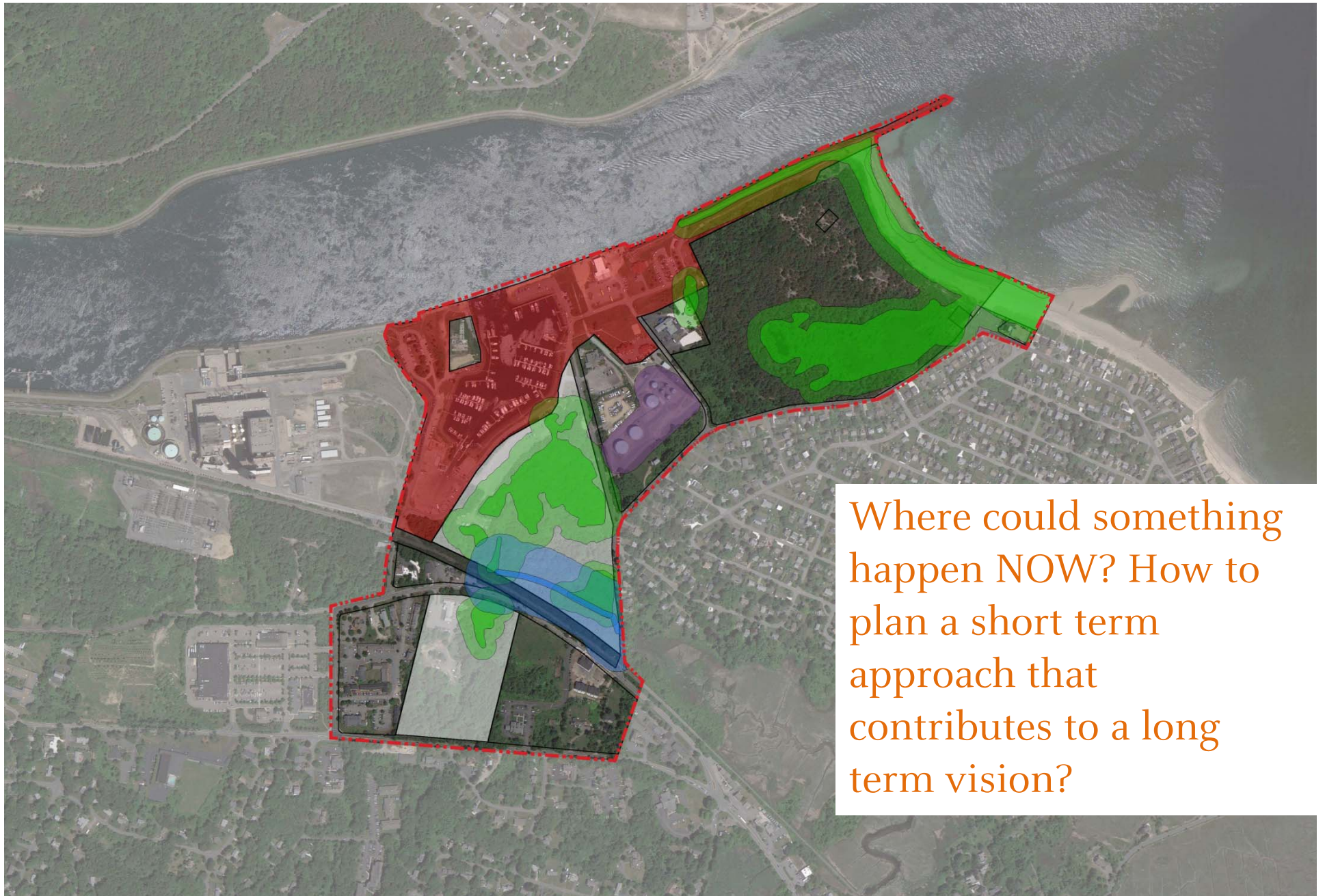


1. MAIN ENTRY ELEVATION



Proposed New Harbor Master Facilities

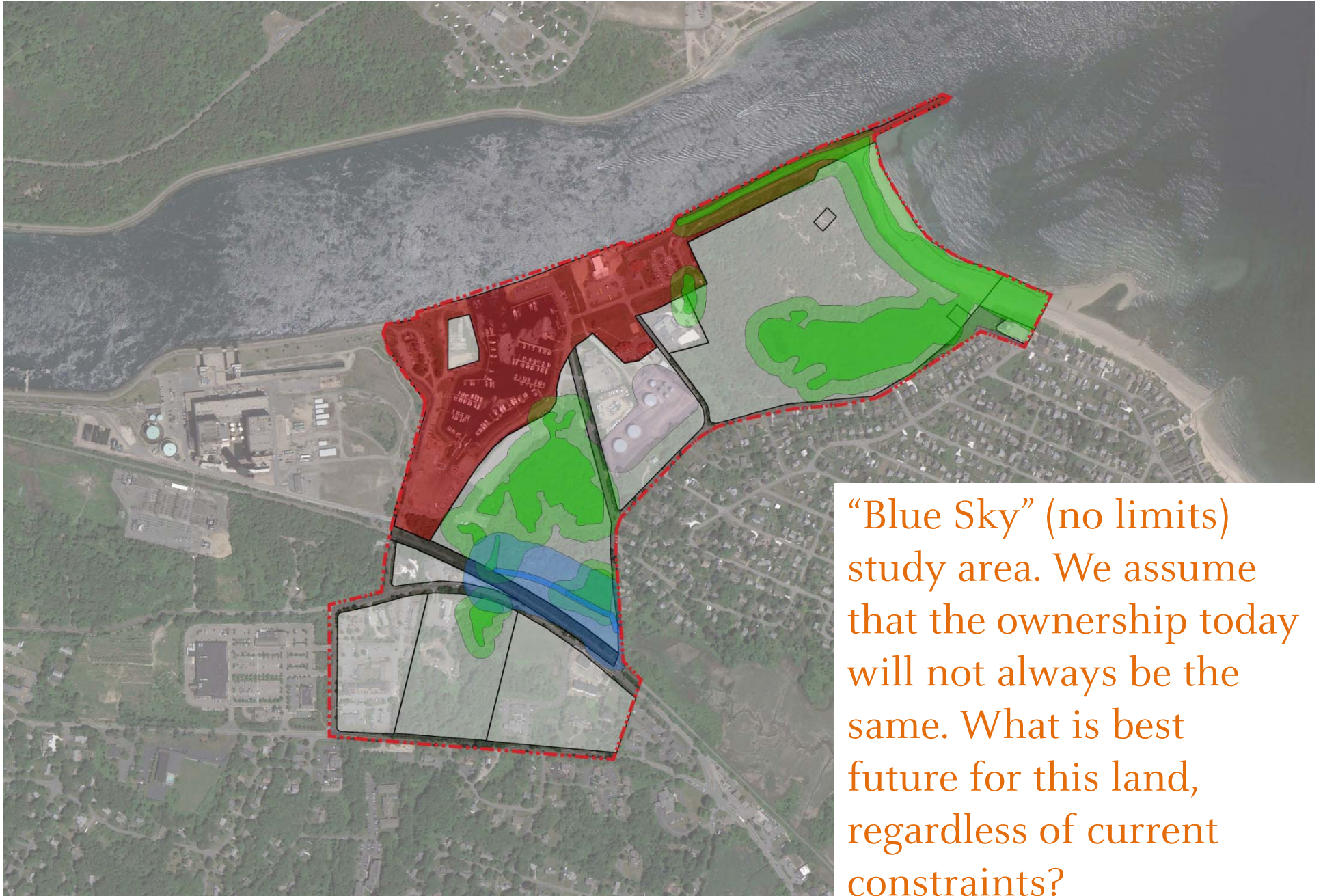
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Where could something happen NOW? How to plan a short term approach that contributes to a long term vision?

Opportunities – Short Term (Town Land)

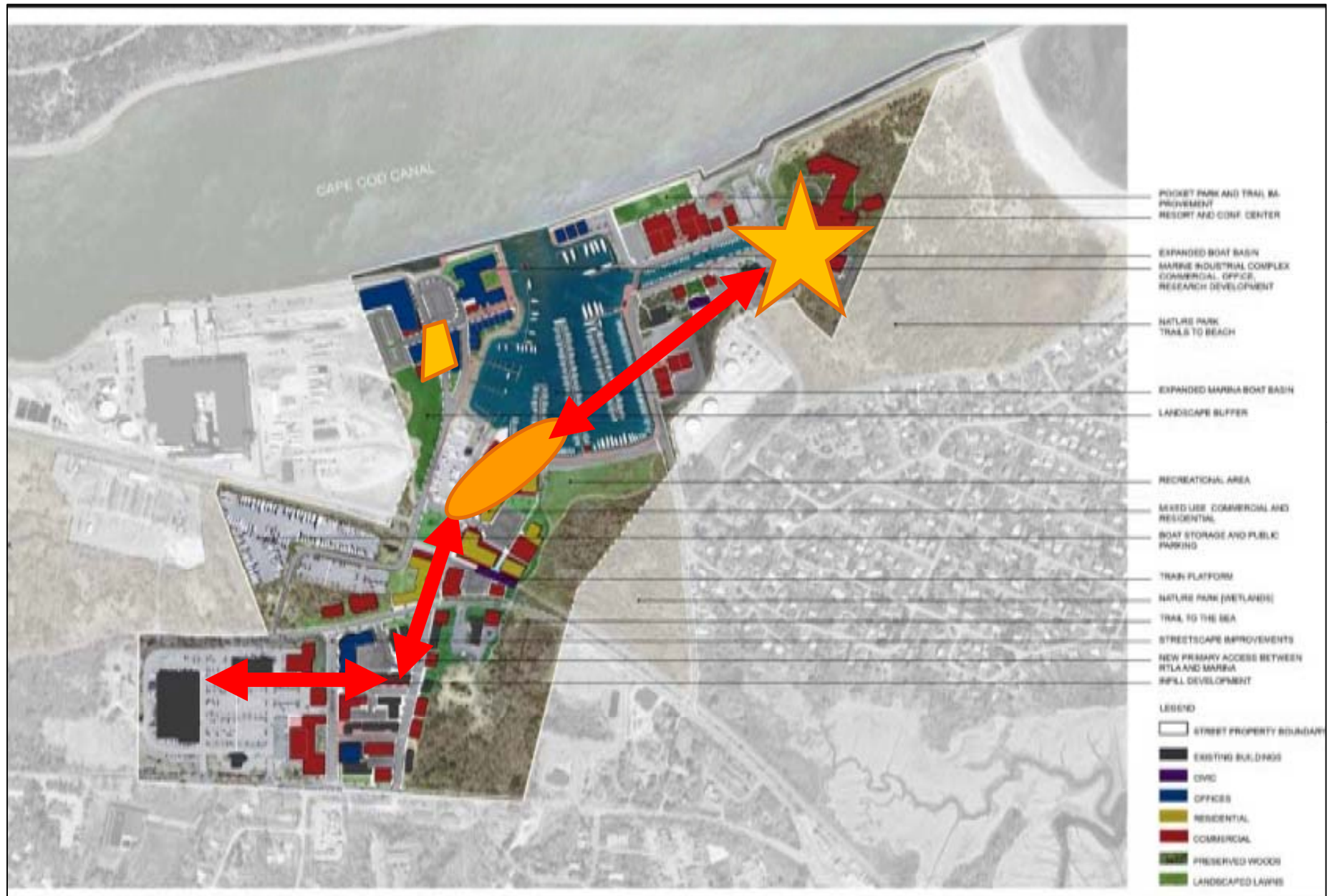
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“Blue Sky” (no limits) study area. We assume that the ownership today will not always be the same. What is best future for this land, regardless of current constraints?

Opportunities – Long Term (Other Private)

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Local Comprehensive Plan (2009)

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Questions for Tonight:

- What are your feelings about the site as it stands? Positive or Negative?
- How do you currently use the site?
- What do you see as the biggest problem with the site now?
- What is its biggest asset?
- What would you LIKE to see??
- What would you NOT LIKE to see?
- What worries do you have? What could go wrong?
- How would you be affected?