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Town of Sandwich and MassDevelopment propose new plans for waterfront - with Union Studio, Horsley Witten & Rustpoint Advisory

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The Town of Sandwich and MassDevelopment, in partnership with Union Studio, Horsley Witten, and Rustpoint Advisory, have developed a comprehensive, mixed-use district master plan for the town's Marina District. To capitalize on this district's potential, which Sandwich and the Cape Cod Commission have identified as a growth area, the master plan proposes improving access to the waterfront by connecting Tupper Rd. to Ed Moffit Dr.; adding market-driven residential, commercial, hospitality, and civic components to attract residents, businesses, and tourists; and preserving and protecting open space and natural areas. Union Studio, a Providence-based architecture and community design firm, led the master planning process. Horsley Witten, headquartered in Sandwich, assisted with the civil and environmental engineering components, and Rustpoint Advisory supported with the market context. To view the final report, [click here](#).

"This study shows a true vision for showcasing Sandwich's waterfront, both now and for future generations," said Sandwich selectman Sue James. "MassDevelopment, Union Studio, Horsley Witten, and Rustpoint Advisory have been thoughtful and creative partners throughout this effort, and the Town looks forward to future development in the Marina District."

According to the study, Ed Moffit Dr. would serve as the central spine for overall redevelopment, which includes first developing a roughly 22.5-acre parcel owned by the town. This parcel would feature mixed-use live/work and commercial units and a wastewater facility, while maintaining boat storage and parking. The longer-term vision expands development beyond the town parcel to extend Ed Moffit Dr. to Merchant's Sq. at one end and, at the opposite end, building a resort hotel and adjacent open space, which would be the focus of the new waterfront. The plan also proposes a new multi-modal station adjacent to the railroad track, leaving open the possibility for transit uses in the future. The study also proposes expanding the Town Neck neighborhood without compromising the existing natural resources and open spaces in the area. The master planning team began this process in July 2014 with continuous input from local stakeholders and presented the plan to selectmen in June of this year.

"This study outlines an intuitive, complementary vision for the Town's Marina District that highlights one of Cape Cod's greatest assets: its waterfront," said MassDevelopment president and CEO Marty Jones. "I would like to thank Sandwich officials, residents, and businesses for their thoughtful input throughout the master planning process, and Union Studio, Horsley Witten, and Rustpoint for their tireless efforts to build this proposal for the town."

Along with money from the town, MassDevelopment funded the study through its Real Estate Services Division, which offers a range of technical assistance to municipalities. These services help stimulate private investment, job creation, economic growth, and housing development through

predevelopment assistance that supplements local resources.

MassDevelopment, the state's finance and development agency, works with businesses, nonprofits, financial institutions, and communities to stimulate economic growth across the Commonwealth. During FY2014, MassDevelopment financed or managed 314 projects generating investment of more than \$2.9 billion in the Massachusetts economy. These projects are projected to create more than 6,300 jobs and build or rehabilitate more than 1,600 residential units.

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