

BOURNE DOWNTOWN SITE PLANNING



Prepared for:
The Town of Bourne, MA

In Cooperation with:
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INTRODUCTION AND SUMMARY

This document is a written summary of the site planning conceptual designs developed for a site of approximately 15 acres in Downtown Bourne. The site planning and conceptual design services for these parcels located in the heart of Downtown Bourne have been prepared for the Town of Bourne, through coordination by the Bourne Financial Development Corporation (BFDC) and funded by a grant from the Massachusetts Department of Housing and Community Development (DHCD).

The purpose of this study is to apply recently enacted zoning regulations to these strategically located properties to illustrate the properties' potential to support appropriate mixed-use development that might act as a catalyst for Downtown Bourne's redevelopment and revitalization. Several concept alternatives were developed and presented to the Town of Bourne and the BFDC for review. The final conceptual site plan presented in this written summary is a product of that process. This study will be used by the BFDC and the Town of Bourne to market Downtown Bourne in general and this site in particular to potential developers as an example of the type of development that could be achieved.

The economic vitality of Downtown Bourne suffered dramatically when the Interstate Highway System by passed the Town's commercial district and original town center to reach Cape Cod. After decades of experiencing a deteriorating downtown, the Town of Bourne has recently taken active steps to address the existing barriers to development in the Downtown area and initiate a revitalization of the commercial district. The BFDC identified approximately 15 acres of parcels that remain largely undeveloped. These parcels are centrally located in the downtown area across from the Town Hall, between Main Street and the Cape Cod Canal and given their collective size and location represent an ideal opportunity for redevelopment as an initial step in a overall Downtown Bourne revitalization effort.

SITE EXISTING CONDITIONS

The site chosen by the Town of Bourne and the BFDC for conceptual site planning consists of four different parcels totaling approximately 15 acres of land. The property is located between The Cape Cod Canal and Main Street and abuts Perry Avenue directly across from the Bourne Town Hall. While vehicular access is possible only from Perry Avenue, pedestrian access is available through an easement to Main Street, the pedestrian and bicycle path along the Canal and walking trails that exist in public conservation land located to the west of the site. The property is mostly undeveloped land, with areas of heavy vegetation. The site is primarily low lying land and is located within the 100 year flood area. Nearly the entire 15 acres is in the Flood Zone AE 14, which requires any structure constructed in the area to have all finished floors no lower than 14 feet above Mean Sea Level. As seen in Figure 1.

This site was chosen by the BFDC and the Town of Bourne for site planning conceptual design services because of the high likelihood of its future development and because of its ideal setting for leading redevelopment and revitalization efforts throughout Downtown Bourne. In 2004 the site's parcel owners pursued plans for a low density affordable housing development. While the 2004 development plans did not come to fruition the BFDC and the Town of Bourne believe that interest remains in developing these properties, either by the current owners or by a future owner. In addition to the interest shown by the owners to advance development plans, the site's size and setting are strategically important to the effectiveness of any long term Downtown Bourne redevelopment initiatives. The combined parcels are large enough to support significant development in a number of different concepts, and the site has the opportunity to connect the Main Street business district with the Cape Cod Canal and engage the Town's civic center, the Bourne Town Hall. This site has the potential to generate activity along Main Street, provide civic and commercial uses that support Town Hall activities and become a waterfront destination for both Bourne residents and visitors. This site's size and prominent location provide a significant opportunity for an appropriate development to initiate change in other undeveloped and underutilized properties in Downtown Bourne.

Figure 1: Issues and Opportunities



CONCEPTUAL SITE PLAN REDEVELOPMENT STRATEGY

The goal of the conceptual site planning process was to produce developable mixed-use building program and site layout, featuring an engaging pedestrian environment and a connection to the Cape Cod Canal, Main Street and the Town Hall, which could initiate revitalization and redevelopment in Downtown Bourne. The conceptual site plan presents seven mixed use buildings between 2 and 4 stories, two 1 story retail buildings and twenty-four townhouses. The building and site layout is detailed in Figure 2 and modeled in Figure 3 and Figure 4. Combined these buildings constitute 358,000 square feet of new development and require 531 parking spaces. The parking spaces required to support the building uses will be located below the building in parking structures. Providing the parking in this manner allows for a greater area of the site to be developed and maximizes the space created by the flood zone requirements that the finished floors of all structures be located 14 feet above Mean Sea Level. The building program details are listed below in Table 1.

Table 1. Building program for the conceptual site plan.

CONCEPT ILLUSTRATION BUILDING PROGRAM	
Residential Area	313,800 SF
Residential Units	211 Units
Commercial/Retail Area	22,400 SF
Restaurant Area	12,800 SF
Hospitality/Inn Area	9,000 SF
Hospitality/Inn Units	12 Units/Rooms
Floor Area Ration	0.54
Total Development Parking	531 Spaces
Total Developed Area	358,000

Mixed-Use Development

The conceptual site plan achieves the mixed-use development goal through the distribution of types, variations and location of the uses throughout the conceptual development. The conceptual development includes commercial uses (both professional services and retail), restaurant and hospitality uses, open space areas and various types of housing styles and options. Each use designated in the conceptual site plan conforms to the Bourne Zoning Regulations for the Downtown Core district. Together these uses create a conceptual development that is active throughout the day, provides various types of destinations and will energize other uses in Downtown Bourne.

The most prominent feature of the conceptual design is the boat basin located along the Cape Cod Canal. The boat basin is design as a temporary public docking facility to allow the boating traffic that exists in the Canal to interact with Downtown Bourne and as a central activity element within the development. The boat basin is not designed as a marina and would not include slip ownership or refueling services. The Cape Cod Canal is controlled by the U.S. Army Corp of Engineers and the creation of the boat basin would require their

Figure 2: Concept Illustration



Figure 3: Model View 1



Figure 4: Model View 2



approval and likely the involvement and support of Bourne's Congressional representatives. While approvals are being pursued, the area designated for the boat basin would be developed as a waterfront open space area, providing passive recreation opportunities along the Canal. The conceptual design also presents two other areas as designated recreation and open spaces, the town common area across from the Town Hall and the tennis courts that abut the public conservation land. The town common open space mirrors the open space surrounding the Town Hall and formalizes the relationship between the conceptual development and the existing civic center. The tennis courts are a low impact recreational use adjacent to the public conservation property.

Variations in the types of residential units are included in the conceptual site plan in an effort to build a diversified residential base within the conceptual development and Downtown Bourne. The inclusion of town houses, apartments of different sizes and condominiums is designed to attract a variety of residents to ensure support for a variety of business and uses. Additionally residential use is designated for nearly all of the buildings to ensure consistent activity levels and resident distribution throughout the conceptual development.

Setting and Pedestrian Connectivity

The conceptual site plan emphasizes the site's proximity to the Cape Cod Canal by ensuring water views for the buildings, locating space designated for restaurant and inn uses overlooking the Canal, preserving public access and parking close to the water's edge and by proposing a boat basin along the waterfront. By concentrating these types of uses along the Canal's edge and providing public access, the Cape Cod Canal will be the site's central focal point and identifying element. Cultivating the waterfront's presence within the development will strengthen its ties to the Main Street commercial district and this conceptual development as the main conduit connecting the two areas.

The site plan capitalizes on the pedestrian opportunities by connecting to the existing pedestrian and bicycle path, which runs along the Cape Code Canal, the existing walking trails in the public conservation land to the site's west and by creating a new pedestrian path from the Canal to Main Street using an existing walkway easement. Not only does the site plan link to existing pedestrian resources outside of the site area, but it also provides a pedestrian friendly environment within the development with the use of sidewalks, pedestrian paths and extended view corridors. The consistent dispersion of residential units and first floor commercial and restaurants uses throughout the development creates walkable destinations in all areas of the site plan.

An area of open space is incorporated into the conceptual site plan and is designed in a formal town common style to engage and acknowledge the presence of the Town Hall located on Perry Avenue facing the site. The town common open space directly faces the Town Hall and is bordered within the conceptual site plan by three 3 story buildings. Each building features two floors of residential units overlooking the town common open space and first floor uses of retail, restaurant or commercial businesses. Additionally the open space itself includes two small buildings each 1 story and approximately 900 square feet of designated retail space, each intended for a coffee or sandwich shop. The town common open space adds to the inventory of open space surrounding the Town Hall and provides an opportunity for outdoor civic activities and functions to be held at this location.

Future Development

The conceptual site plan's layout is designed to allow for the compatible if not seamless future development of the two undeveloped parcels to its west. The conceptual layout does not back buildings up to the property line nor has it obstructed the water views from those parcels for potential future development. Additionally, the development is designed that a north-south axis could be constructed creating two parallel pedestrian and view corridors connecting Main Street with Cape Cod Canal. The conceptual site plan's layout is purposefully designed to invite and encourage the compatible future development of the two undeveloped parcels to the site's west.

RELATIONSHIP TO TOWN VISION PLAN FOR THE AREA

The conceptual site plan is consistent with the Town of Bourne's vision plan for the area, *A Vision Plan for Bourne's Downtown*, March 2008. The following vision plan design principles and redevelopment objectives for future development in Downtown Bourne were incorporated into the conceptual site plan in the following manner:

- ***Builds off local assets*** - the conceptual site plan engages the Cape Cod Canal, the Canal pedestrian trail and the Town Hall through its layout and design elements
- ***Illustrates a broad range of commercial development alternatives*** – the conceptual site plan designates a mix of commercial uses that include retail, professional, restaurant, and hospitality
- ***Designed for high density with a traditional village development pattern*** – although the conceptual site plan has a higher building density than other existing areas in Downtown Bourne it is consistent with the surrounding development patterns
- ***Inviting destination for residents and visitors*** – by creating design elements that engage with the Town Hall and the Cape Cod Canal and by maintain a mix of uses the conceptual development will attract residents for civic activities and visitors for the unique water features

A Vision Plan for Bourne's Downtown, divides the Downtown Bourne area into ten transects for closer examination and highly specified vision objectives. The 15 acre site identified by the Town of Bourne and BFDC for the conceptual site planning services is part of the 28 acre *Transect 5: Canal View Mixed Use District Opportunities*. The conceptual site plan remains consistent with the vision plan's objectives for this specific transect.

- ***Provide a new connection between Main Street and the waterfront*** – by developing the walking easement and the Canal waterfront, the conceptual site plan creates a new direct connection between Main Street and the waterfront
- ***Contain a strong mix of civic, commercial and residential uses*** – the conceptual site plan incorporates commercial and residential uses while providing opportunities for civic engagement adjacent from the Town Hall
- ***Incorporates higher density mixed-uses and waterfront activities*** - the conceptual site plan presents a high density mixed-use building program that features waterfront activity centers

A Vision Plan for Bourne's Downtown developed two concept plans for the entire Downtown Bourne area. The Concept Plan B features a boat basin in the *Transect 5* area lay out. While the boat basin was carried over from the Concept Plan B to the conceptual site plan, changes in its design and size were made. The redesign reflects the conceptual site plan's smaller development site and a higher functionality of the basin. The size of the boat basin was determined by replicating the existing Massachusetts Maritime Academy boat basin on the Cape Cod Canal to the west of the conceptual development. Although the conceptual site plan's boat basin is smaller in size and has a different design, it functions as an activity center in the development and an interface between the Cape Cod Canal and Downtown Bourne in a manner consistent with design of Concept Plan B.

RELATIONSHIP TO TOWN REGULATIONS

The conceptual site plan conforms to the Downtown Core district (DTC) zoning regulations and is consistent with the purpose and intent of the Town of Bourne's zoning regulations for the DTC district in the following ways:

- *Facilitate a higher density mix of commercial, civic, recreation, marine and residential uses* – the conceptual site plan lays out a high density mixed use development with residential and commercial uses and recreation, civic and marine spaces
- *Create an environment that is desirable place to live, work, and socialize* – the conceptual site plan presents a development that in itself will be a place to work, live and socialize based on its use distribution and will be desirable based on its location
- *Create a network of attractive street, intermodal transportation, and open spaces* – the conceptual site plan creates three different types of open spaces and connects them all to pedestrian and bicycle pathways
- *To connect Downtown with the waterfront* – the conceptual site plan creates direct pedestrian access from Downtown Bourne to the Cape Cod Canal waterfront and based on its design layout provides the opportunity for additional direct connections between these two areas
- *To preserve and enhance the distinct characteristics of buildings and places significant in their history of Bourne and to maintain and improve settings for such buildings and places with compatible designs* – the conceptual site plan enhances and improves the only historical building in its adjacency, the Bourne Town Hall, by creating a formal town green style open space directly across from the Town Hall and engaging it with appropriate and active uses

All of the uses presented in the conceptual site plan are permitted by right in the Downtown Core district. The conceptual site plan's building program also conforms to the building dimensional standards for the Downtown Core district including Floor Area Ratio (F.A.R.), building height minimums and maximums, and parking requirements and parking integrating into the buildings. Additional review of the building setbacks and dispositions will be required when the building design phase is initiated. The conceptual site plan conforms to the existing zoning regulations' intent, usage and building dimensional standards for the Downtown Core district.



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