

PROJECT	Wareham Facilities Feasibility Study																	
DATE & TIME	March 27, 2024 <ul style="list-style-type: none">Part 1 – Site Walk: 2:30 PM to 3:30 PMPart 2 – Kickoff Meeting: 4:00 PM to 6:00 PM (In person and via Zoom) Zoom Meeting Recording: Link needed from Town																	
SUBJECT	Kickoff Meeting (Focus Group Meeting #1)																	
PRESENT	<u><i>Public Members</i></u> <table><tr><td>Dan Butler</td><td>Michael Kiernan</td></tr><tr><td>Karen Butler</td><td>Jilian Morton</td></tr><tr><td>Andy Costello</td><td>Marie Oliva</td></tr><tr><td>Bridget Cunningham</td><td>Danny Warren</td></tr><tr><td>Anne Eisenmenger</td><td></td></tr></table> <u><i>Town of Wareham</i></u> <table><tr><td>Kenneth Buckland</td><td>Josh Faherty</td></tr></table> <u><i>Halvorson Tighe & Bond (HTB)</i></u> <table><tr><td>Lauren Butts</td><td>Dan Ciaramicoli</td></tr><tr><td>Sean Ragan</td><td>Bob Uhlig</td></tr></table>		Dan Butler	Michael Kiernan	Karen Butler	Jilian Morton	Andy Costello	Marie Oliva	Bridget Cunningham	Danny Warren	Anne Eisenmenger		Kenneth Buckland	Josh Faherty	Lauren Butts	Dan Ciaramicoli	Sean Ragan	Bob Uhlig
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Sean Ragan	Bob Uhlig																	
PREPARED BY	Lauren Butts and Sean Ragan																	
NOTES DATE	April 3, 2024																	
DISTRIBUTION	Meeting participants and Town Officials																	
ENCLOSURES	Project Overview Presentation Slides (PDF) Meeting Participant Sign-in																	

These notes represent HTB’s understanding of the discussions and any decisions made during this meeting. Please notify the author of any discrepancies, comments, or changes within five business days. The notes are intended for distribution to the recipients noted above only.

The purpose of this meeting was to initiate the Feasibility Study project by gathering information, uncovering ideas and aspirations, and discussing the project schedule and expectations.

- 1. Introductions:** Meeting participants introduced themselves.
- 2. Project Overview:** HTB provided an overview of the project and a preliminary project approach that was developed for the purposes of the consultant interview. See the attached presentation slides for reference.

Overall, the project team views the shoreline improvements as a:

- i. Means to provide safe and meaningful access to shoreline recreation
- ii. Potential catalyst for economic development in the Wareham Village.

3. Open Discussion of Issues, Ideas, and Considerations

- A. **Fencing** – Kenneth Buckland indicated that MADOT has offered to install a grade-level pedestrian crossing of the RR tracks if the Town were to install the fencing necessary to funnel pedestrians to the safe crossing. Preliminary discussions with MADOT suggest that only one crossing location will be considered (not multiple), considering the significant cost of the crossing.

Participant Comments and Questions

- i. Concern was expressed that a fence would block the view to the shoreline and water, which has been open for as long as anyone could remember.
- ii. What are the requirements for the fencing?
- iii. Could the fence be bollard and chain rather than a full barrier?
- iv. One participant suggested a narrow gauge silver chain link as the fence material, which they said visually recedes from a 50-foot distance.
- v. Is the fence needed only on the west side facing the Downtown or also on the east side facing the proposed boardwalk?
- vi. Concern was expressed that only one access point would limit/trap people on the waterside of the tracks in the event of needing emergency access.

- B. **Merchant's Way** – HTB views the success of shoreline improvements as partially dependent on enhancing the pedestrian experience along Merchant's Way. Participants noted that Wareham Village is currently not considered a popular downtown destination on the level of other regional examples, such as Onset and Bourne.

Participant Comments and Questions

- i. Overhead Utilities -
 - (1) Undergrounding electrical poles would make a significant impact on the pedestrian experience along Merchant's Way.
 - (2) It was also noted that undergrounding the electrical poles could make the infrastructure more resilient.
- ii. Public Realm Improvements
 - (1) Participants expressed a desire for the area to be well-lit and cleaned up from utilitarian features (ex. dumpsters.)
 - (2) Concern was expressed about unhoused persons inhabiting potential future furniture along Merchant's Way.
 - (3) Desire was expressed for more policing.
 - (4) Is the intent for these areas to be outdoor dining public space areas or break areas for employees? HTB noted that public realm improvements, such as furnishings, would need to be constructed incrementally so they were appropriate to the anticipated level of demand and use.
- iii. As a long-term goal, dual-store fronts (ie. stores facing Main Street would have secondary entries from Merchant's Way) would help activate Merchants Way.

- iv. Participants expressed value in further exploring the air rights over Merchant Way to allow for the development of a raised boardwalk and additional density of rentable space, as identified in the “2023 Wareham Village Redevelopment Plan.”

C. Parking

- i. Concern was expressed about reducing the amount of available parking. It was noted that the current need for parking in the Downtown Area exceeds the current parking capacity.
- ii. Participants noted there is additional parking behind tenant buildings on the landside of Main Street but that it was not considered as close enough to Main Street tenants.
- iii. That said, the parking lot across from El Mariachi was generally observed to be underutilized during the day but full at night.
- iv. Are there any other potential parking areas downtown?
- v. Is parking lot behind post office an option?
- vi. Where can kayakers park?
- vii. Wareham advised that a “Wareham Village Parking Study” was performed in 2014, which would be shared with the Focus Group after the meeting. See the link to the report at the end of the meeting notes.

D. Recreational activities and events on or adjacent to the project location to consider:

- i. Crabbing
- ii. Fishing
- iii. Birdwatching
- iv. Kayaking - For reference, it was noted a kayak launch exists at the old Tremont Nail Factory, which is approximately 0.4 miles away by boat.
- v. Swan Fest
- vi. Oyster Fest
- vii. Desire to hold something similar to a Sip and Stroll event but acknowledged Wareham Village currently does not have the space capacity to host an event of this scale.

E. Budget and Funding Feasibility – Concern was expressed about the feasibility of funding improvements along the shoreline and Merchant’s Way. Kenneth Buckland and HTB advised that several potential grant sources could support the project’s implementation.

- ii) Potential Funding Sources
 - (1) Mass Trails Grant (Boardwalk)
 - (2) Mass Fisheries and Wildlife (Fishing Pier and Kayak Launch)
 - (3) Community Preservation Coalition (CPA).
 - (4) Additional funding from WRA?

- (5) Resiliency grants for making infrastructure more resilient?
- (6) Donations

B. How can businesses pay for double entry (on Merchant's Way)?

4. Public Engagement Approach

- i. Public Engagement approach includes both in-person public meetings (as outlined in the schedule in the attached presentation slides) and an online user survey. Participants noted that the link to the user survey could be distributed by Anne Eisenmenger through the Wareham Week and Marie Oliva through the Cape Cod Canal Chamber of Commerce. As per the Project Schedule, we tentatively anticipate that schedule to be distributed in June during Phase 2.

5. Relevant Plans and Studies

- C. 2014 Wareham Village Parking Study ([click this link](#))
- D. 2018 Wareham Village Slum & Blight Inventory ([click this link](#))
- E. 2019 WRA Economic Development Strategy ([click this link](#))
- F. 2020 Wareham Master Plan ([click this link](#))
- G. 2020 Wareham Village ULI Technical Assistance Panel ([click this link](#))
- H. 2020 Wareham Climate Change Floor Vulnerability Assessment and Adaptation Planning ([click this link](#)).
- I. 2023 Wareham Resilient Main Street ([click this link](#))
- J. 2023 Wareham Village Redevelopment Plan ([click this link](#))

6. **Schedule** – A preliminary project schedule was reviewed and presented (see attached slides). The project includes the following phases.

- i. Phase 1: Analysis of Existing Conditions
- ii. Phase 2: Public Outreach
- iii. Phase 3: Draft Conceptual Plan
- iv. Phase 4: Analysis of Feasibility
- v. Phase 5: Recommended Conceptual Plan

7. Next Steps

- A. HTB to meet with MASS DOT and MBTA regarding the at-grade crossing and fencing requirements.
- B. HTB to perform bathymetric survey to inform feasibility and placement of the fishing pier.
- C. Focus Group Meeting #2 is to be scheduled but is tentatively anticipated the week of June 17, 2024. See the forthcoming invitation from HTB.

Sign In - 3/27/24

- + Michael Keenan
- BRENDA LEED for Stone Pool - Sayitsilly@comcast.net
- + Anne Eisenmenger
400 MAIN ST 02571
- + Andy + Gerry Costello
68 Sawyer St. Wareham, 02571
- + Karen Butler, Wareham
- + DAN BUTLER, WAREHAM
- Rick England legacy Insurance Main St
- + Danny R. Wainwright Point
- + Josh Faherty, Town of Wareham Planning Dept.
↓ ↓
- + Kenneth Buckland,
- + Bridget Cunningham
- DEMETRIOS KALKANIS 207-249-251-253-257 MAIN ST
- Leanne Hunt Cafe Soleil@comcast.net 508.304.0488
- + MARIE OLIVA CAPE COD CANAL REGIONAL CHAMBER 508-759-6000 B2L
MOLIVA@CAPECODCANALCHAMBER.ORG
- + Jillian Marton (via zoom)

+ = Attendee of 4:00 P.M. Meeting

COASTAL FACILITIES FEASIBILITY STUDY

WAREHAM MA

HALVORSON
Tighe&Bond STUDIO

Tighe&Bond

 **COASTAL**
engineering co.





Topics for Discussion

1. Introductions
2. Project Overview and Preliminary Approach
3. Open Discussion of Issues, Ideas, and Aspirations
4. Available Resources
5. Project Process and Schedule
6. Next Steps

MEET YOUR TEAM!

HALVORSON
Tighe&Bond STUDIO

Bob Uhlig
Project Director



Sean Ragan
Project Manager



John Bologna
Bathymetric Survey



Lauren Butts
Landscape Architect



WAREHAM
Massachusetts

Sharon Rooney
Principal Planner



Daniel Ciaramicoli
Waterfront Engineer



Dennis Moran
Civil Engineer



HALVORSON

Tighe&Bond STUDIO



FULL RANGE OF DESIGN EXPERTISE

URBAN/LAND USE PLANNING * LANDSCAPE ARCHITECTURE * URBAN DESIGN * HISTORIC PRESERVATION *
PUBLIC OUTREACH & COMMUNITY ENGAGEMENT * SUSTAINABILITY/RESILIENCY



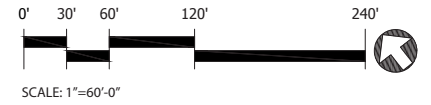
PROJECT UNDERSTANDING

PROJECT STUDY AREA



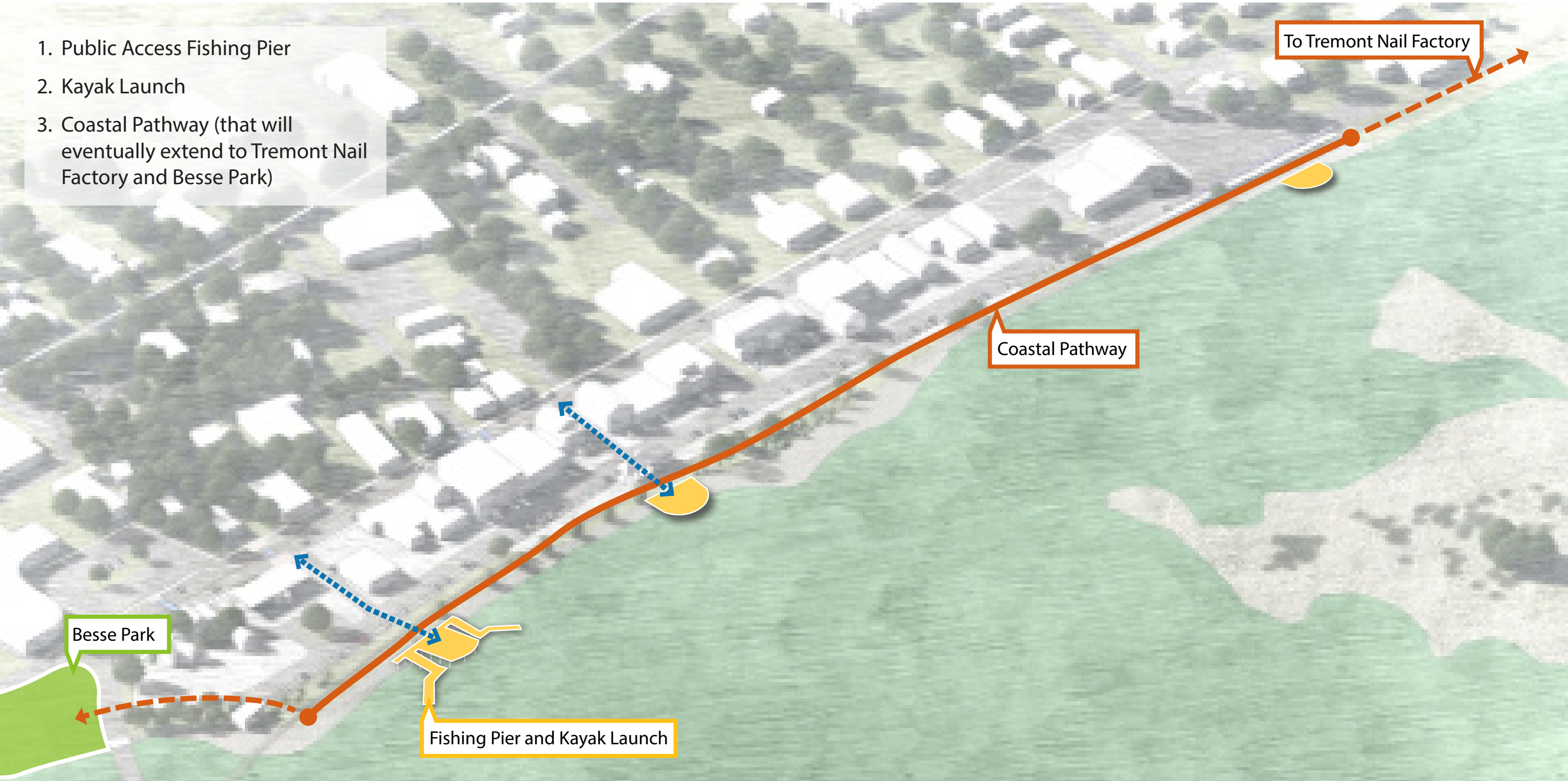
LANDMARKS

- | | | |
|----------------------------|-----------------------|--------------------------|
| 1. Train Station | 6. TD Bank | 11. Scarlet Rose Bistro |
| 2. Sam's Gas | 7. TD Drive-Thru | 12. Riverside Cafe |
| 3. Wareham Fire Department | 8. Mumma Mary's | 13. Speedway Gas Station |
| 4. Minerva Pizzeria | 9. El Mariachi | 14. Tobey Hospital |
| 5. Post Office | 10. Old Train Station | |



PROJECT OBJECTIVES

- 1. Public Access Fishing Pier
- 2. Kayak Launch
- 3. Coastal Pathway (that will eventually extend to Tremont Nail Factory and Besse Park)



Besse Park

Fishing Pier and Kayak Launch

Coastal Pathway

To Tremont Nail Factory

PRELIMINARY PROJECT APPROACH



CHALLENGES & OPPORTUNITIES



SHORELINE ACCESS

CHALLENGES & OPPORTUNITIES



RAILROAD ROW & TRACKS

CHALLENGES & OPPORTUNITIES



CHALLENGES & OPPORTUNITIES

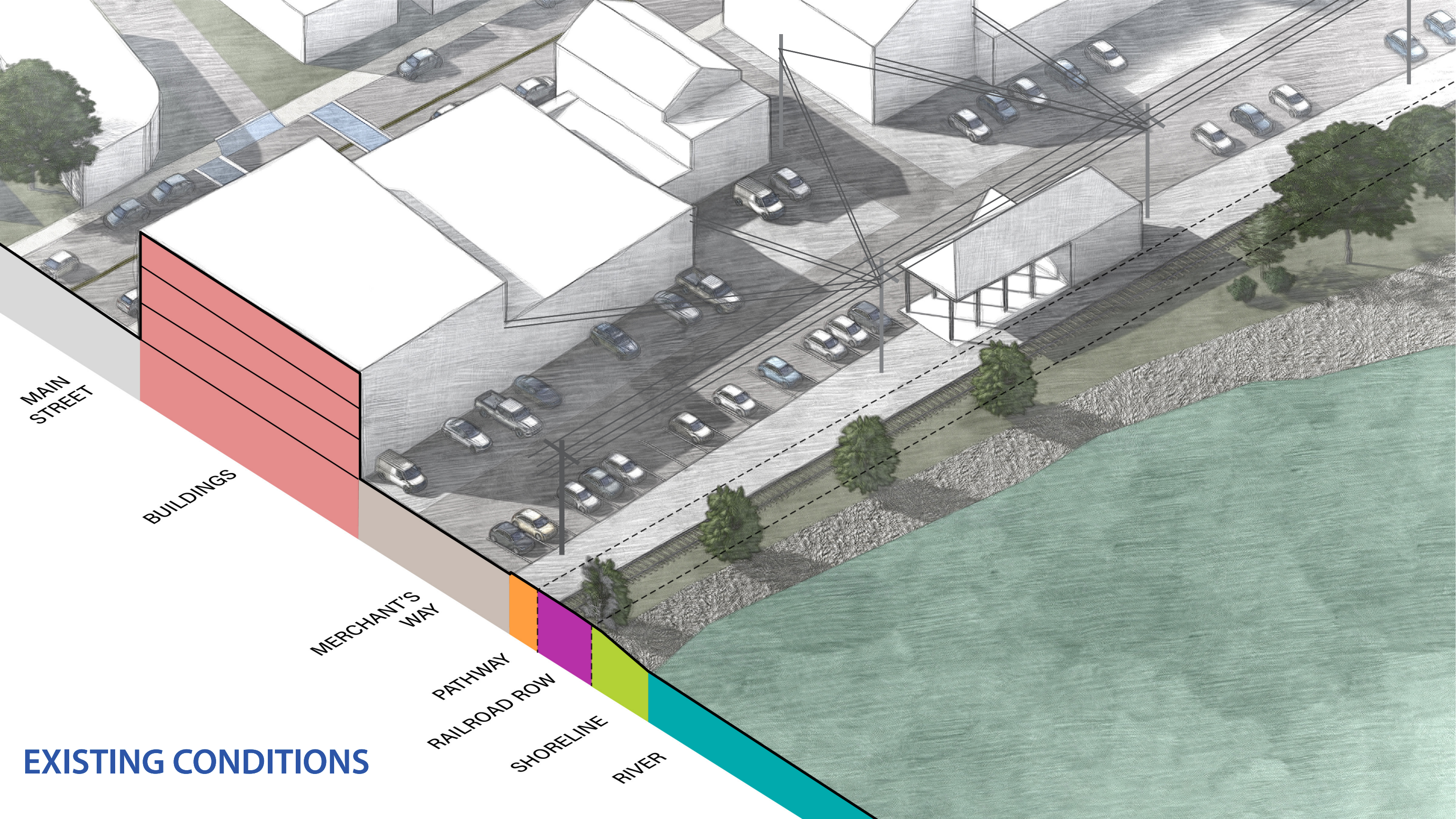


LACK OF PUBLIC REALM

- LACK OF PUBLIC REALM ELEMENTS:
- TREES
 - LIGHTING
 - FURNISHINGS
 - PEDESTRIAN AMENITIES

CHALLENGES & OPPORTUNITIES





MAIN STREET

BUILDINGS

MERCHANT'S WAY

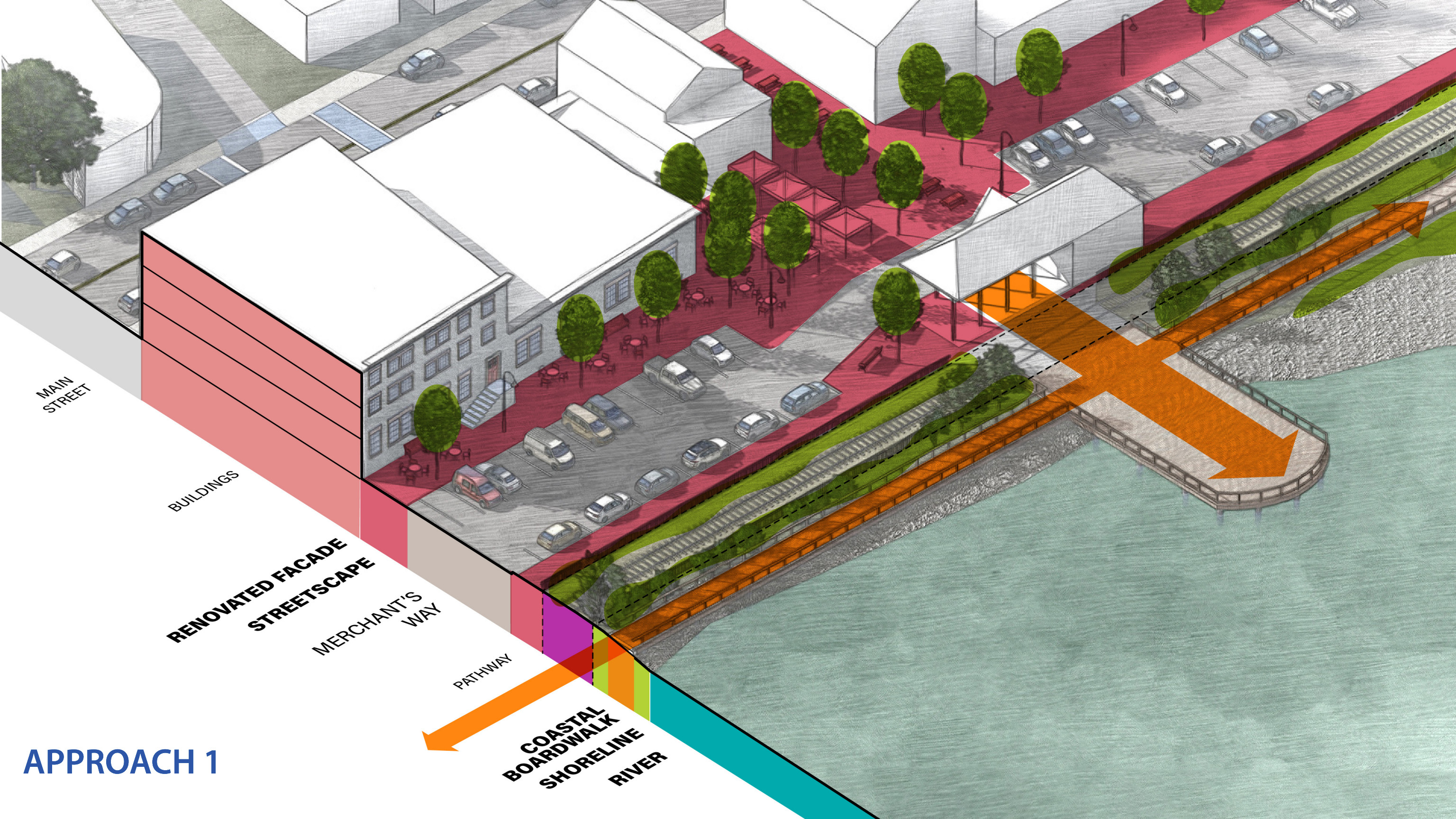
PATHWAY

RAILROAD ROW

SHORELINE

RIVER

EXISTING CONDITIONS



MAIN STREET

BUILDINGS

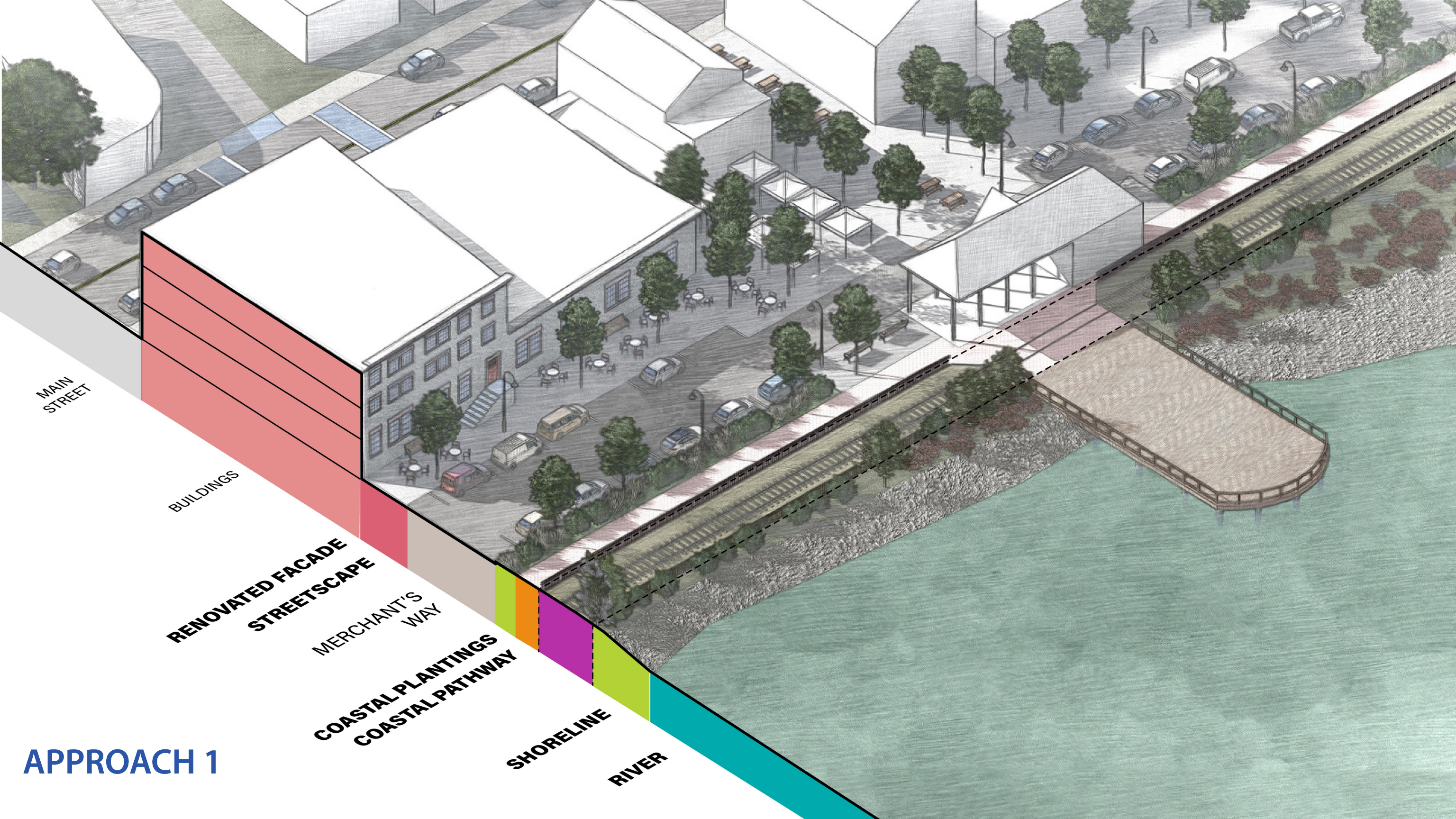
RENOVATED FACADE
STREETSCAPE

MERCHANT'S WAY

PATHWAY

COASTAL BOARDWALK
SHORELINE
RIVER

APPROACH 1



MAIN STREET

BUILDINGS

RENOVATED FACADE
STREETSCAPE

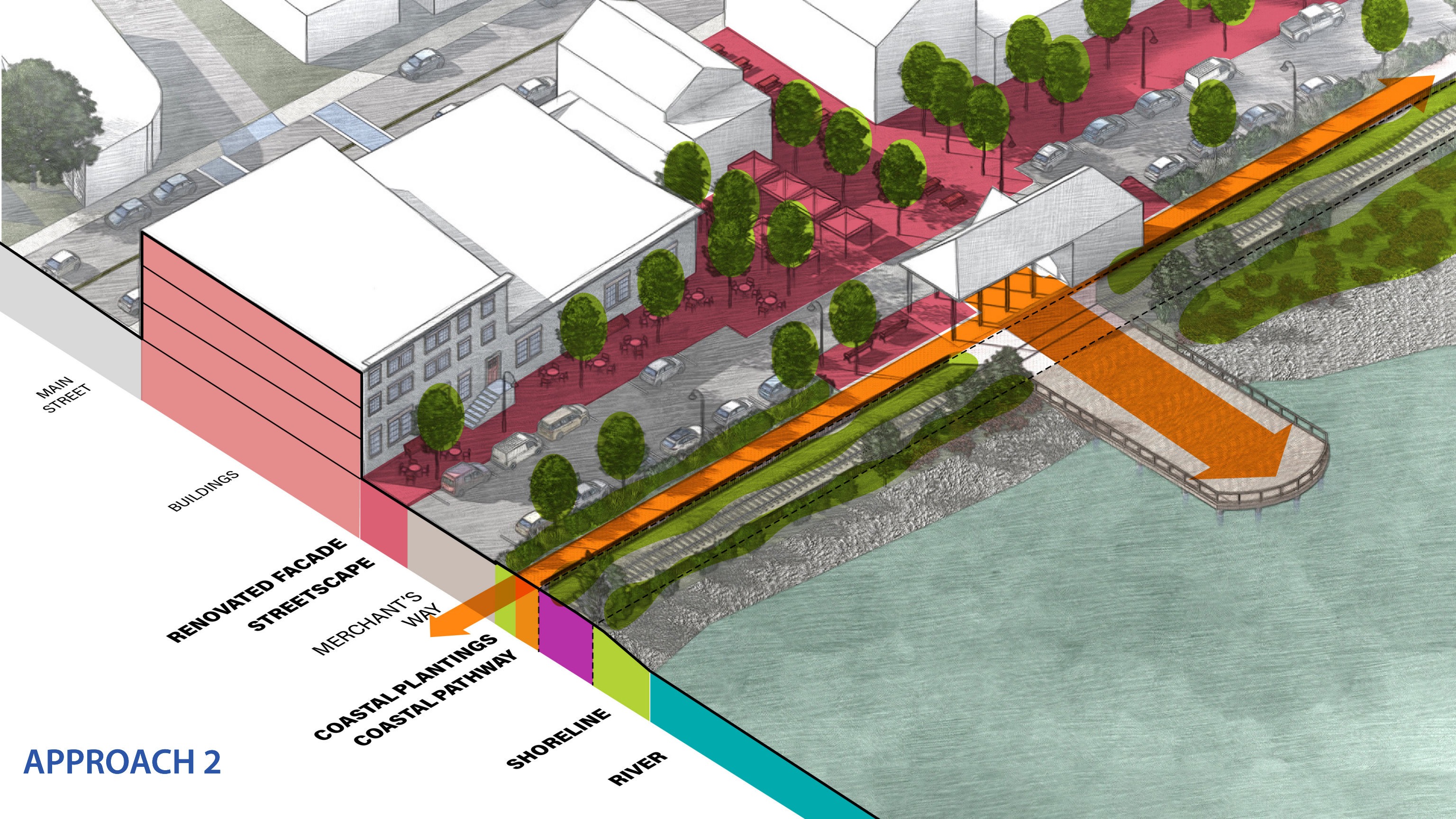
MERCHANT'S
WAY

COASTAL PLANTINGS
COASTAL PATHWAY

SHORELINE

RIVER

APPROACH 1



MAIN STREET

BUILDINGS

RENOVATED FACADE
STREETSCAPE

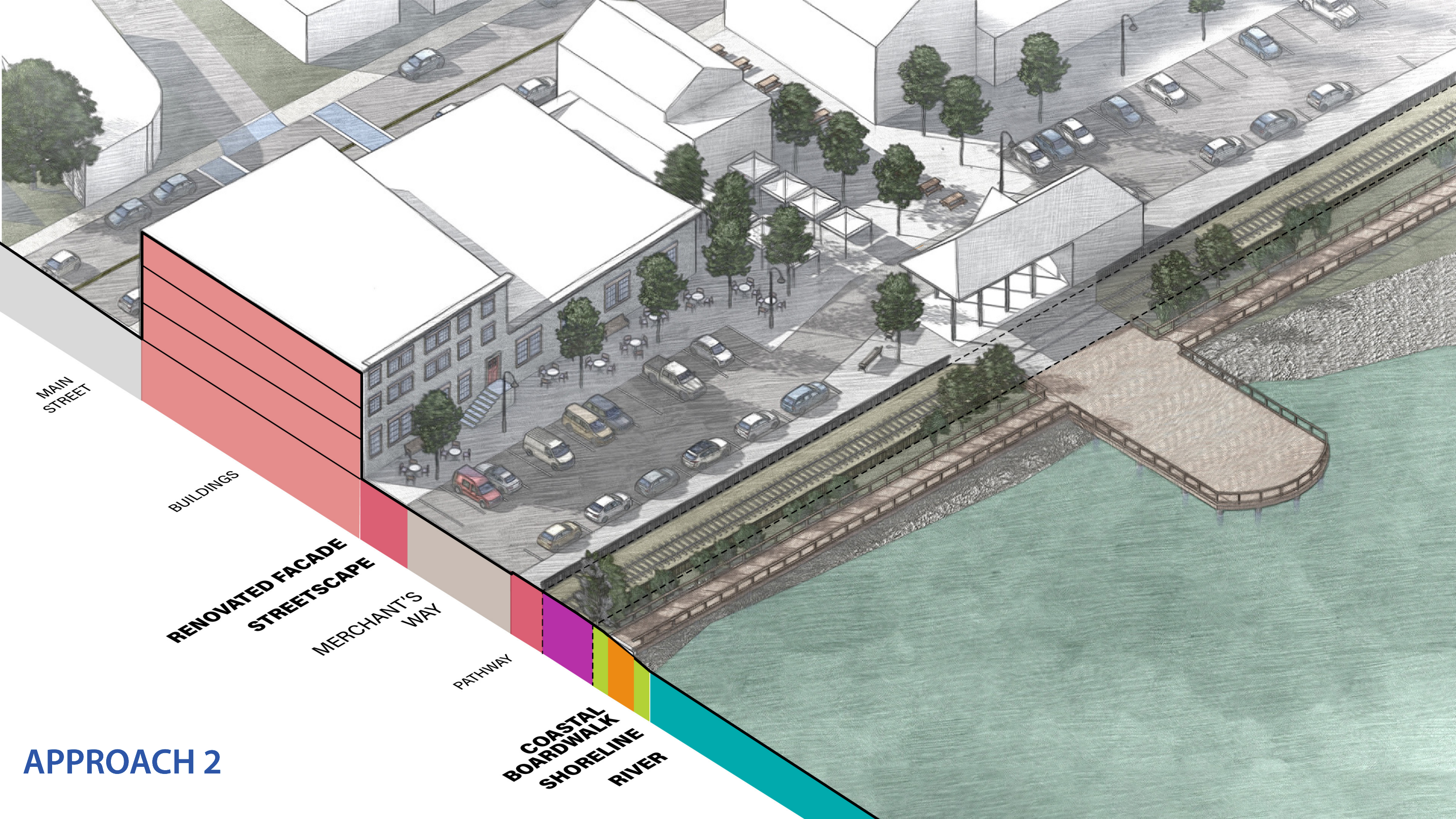
MERCHANT'S
WAY

COASTAL PLANTINGS
COASTAL PATHWAY

SHORELINE

RIVER

APPROACH 2



MAIN STREET

BUILDINGS

RENOVATED FACADE
STREETSCAPE

MERCHANT'S
WAY

PATHWAY

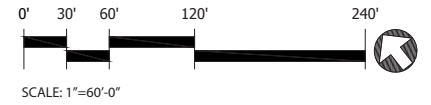
COASTAL
BOARDWALK
SHORELINE
RIVER

APPROACH 2

OPEN DISCUSSION OF ISSUES, IDEAS, AND ASPIRATIONS



- | | | |
|----------------------------|-----------------------|--------------------------|
| 1. Train Station | 6. TD Bank | 11. Scarlet Rose Bistro |
| 2. Sam's Gas | 7. TD Drive-Thru | 12. Riverside Cafe |
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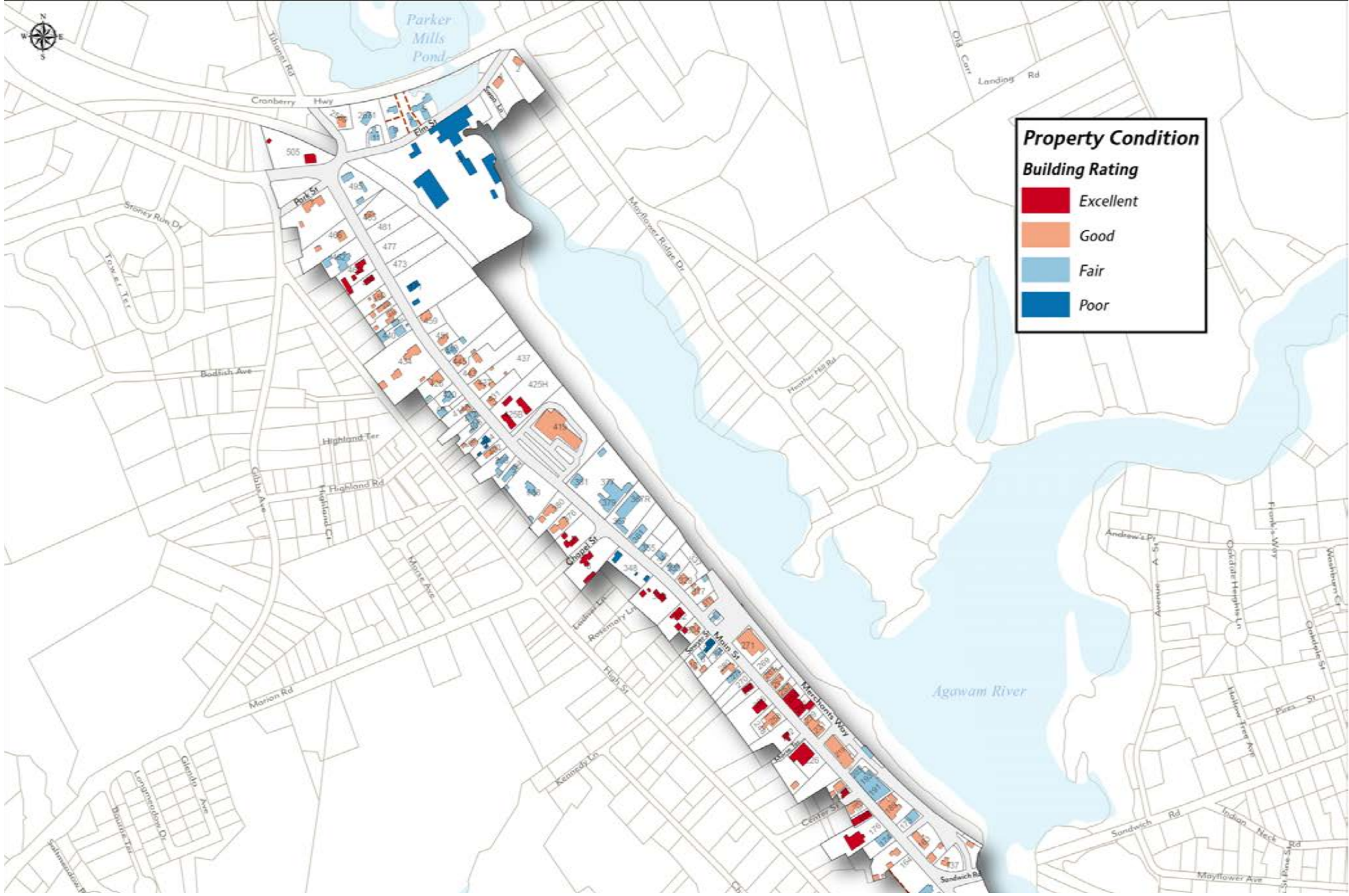




PRIOR PLANNING STUDIES



WAREHAM VILLAGE SLUM & BLIGHT INVENTORY (2018)



WAREHAM WRA ECONOMIC DEVELOPMENT STRATEGY (2019)



WAREHAM ECONOMIC DEVELOPMENT STRATEGY

Prepared by:
FXM Associates

Prepared for:
Town of Wareham
Wareham Redevelopment Authority

March 2019

WAREHAM MASTER PLAN (2020)



Land Use Goal 1:
Focus redevelopment and improvements to Wareham Village and Onset Village

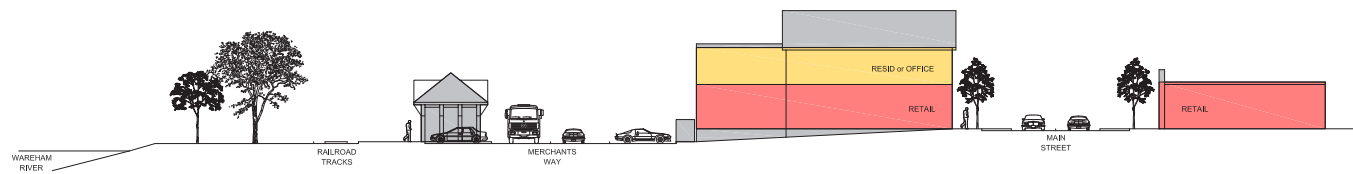
*Wareham
Master Plan
1/27/2020*

ULI TECHNICAL ASSISTANCE PANEL REPORT (2020)

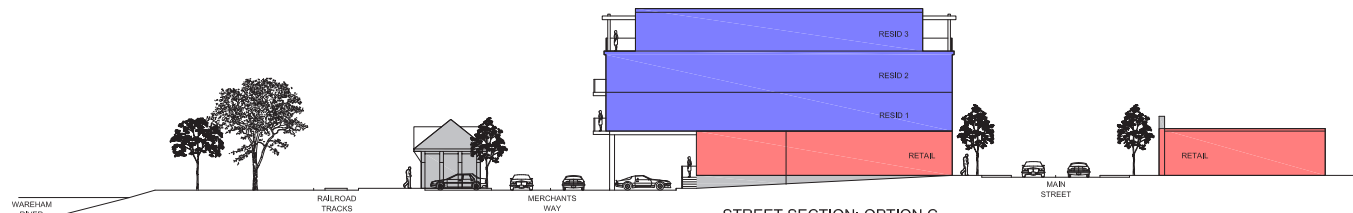


RECOMMENDATIONS

- Keep focus on Wareham Village
- Create a Transparent and Predictable Community Input and Engagement Process
- Improve Communication
- Prepare Waterfront for Climate Resiliency
- Implement Public Realm Improvements (improved crosswalks, add a rail crossing, improve lighting, improve trash pickup)

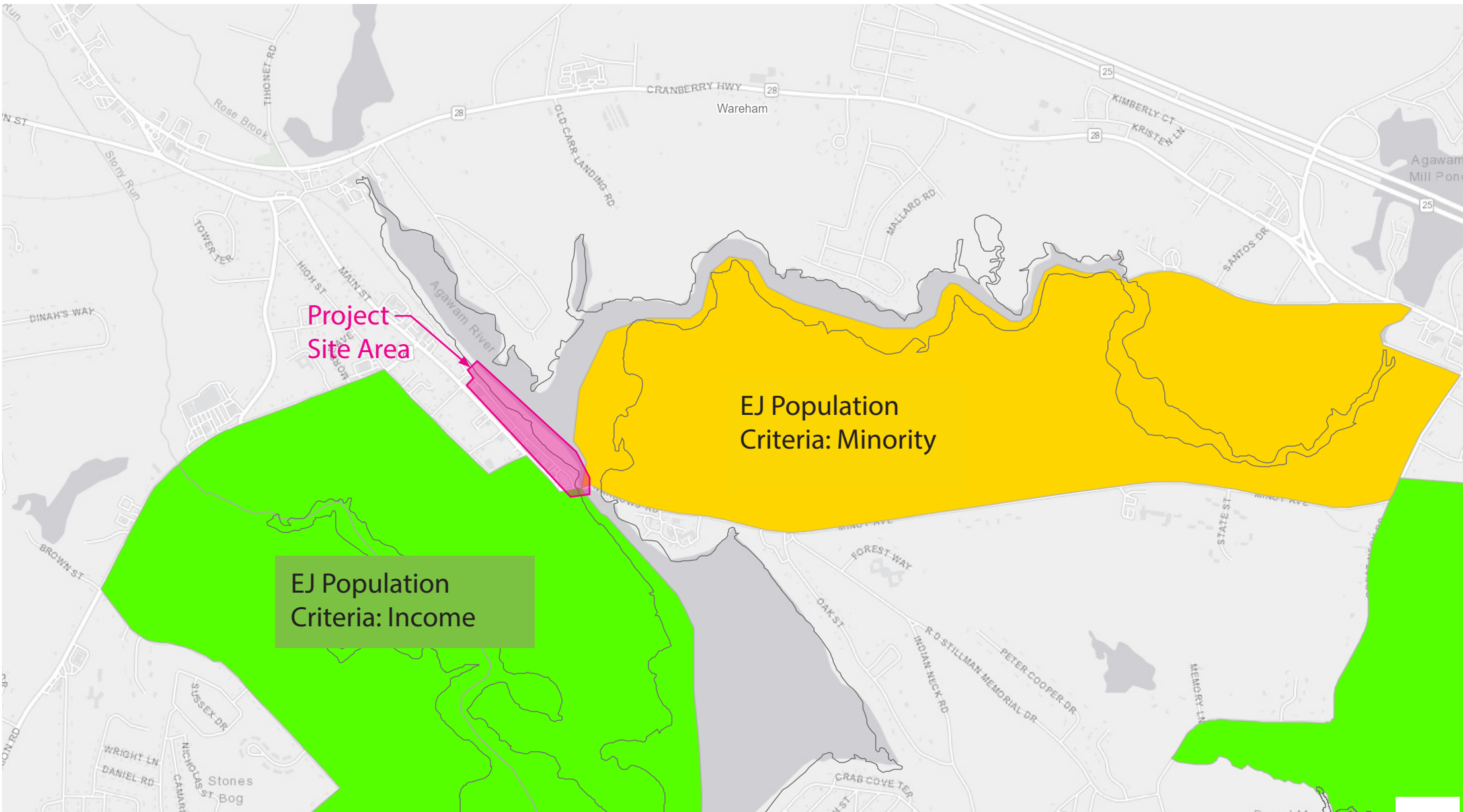


STREET SECTION: EXISTING CONDITIONS
Two-way Merchants Way with no sidewalks and dumpsters / mechanical equipment



STREET SECTION: OPTION C
Allow 4-story mixed-use development with residential above ground floor commercial; Parking, service and rear entries underneath extended building footprint; Setback top floor to keep an appropriate scale to Main Street

ENVIRONMENTAL JUSTICE COMMUNITIES (2020 MAP)

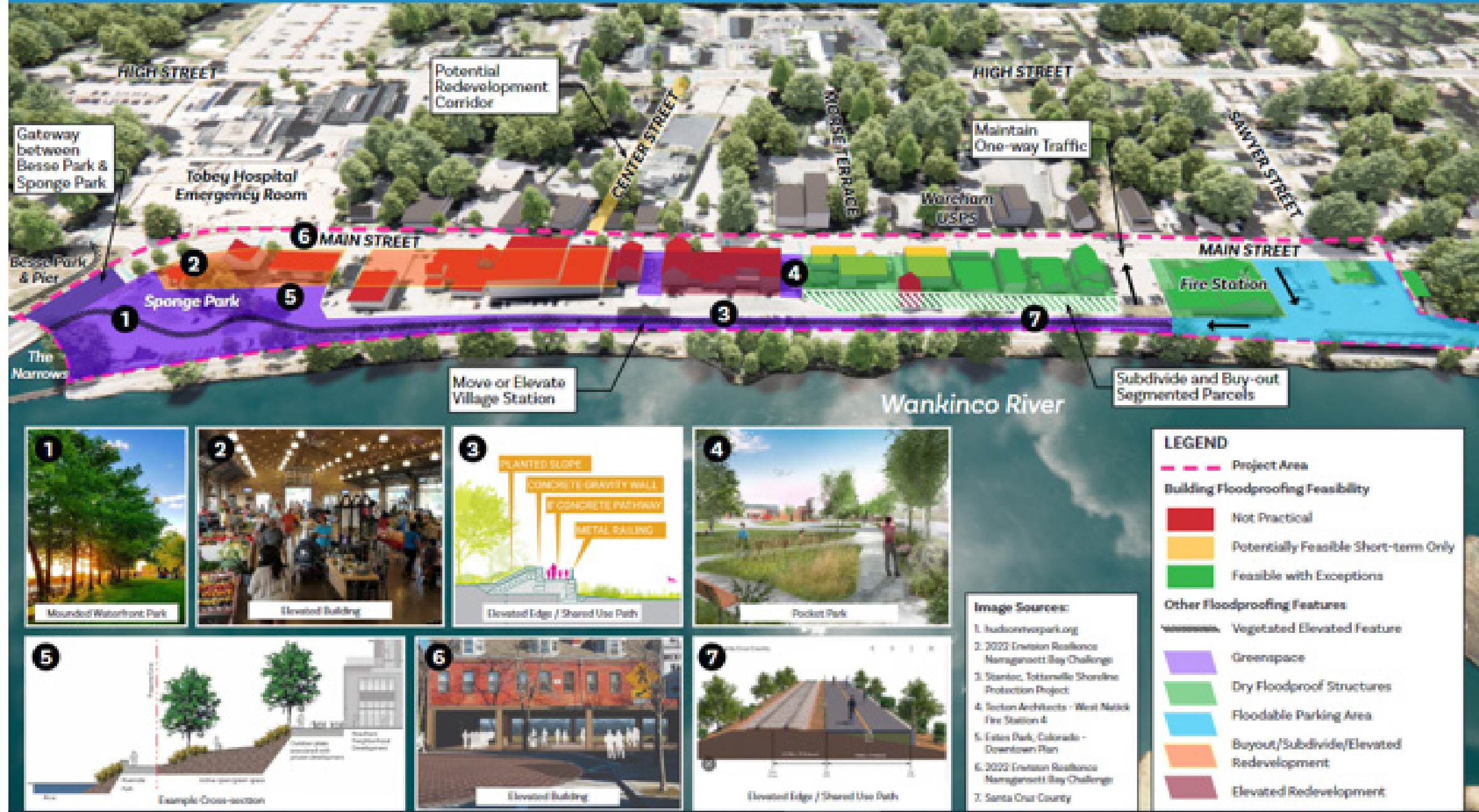


WAREHAM CLIMATE CHANGE FLOOD VULNERABILITY ASSESSMENT AND ADAPTATION PLANNING (2020)



RESILIENT MAIN STREET (2023)

RESILIENT MAIN STREET WAREHAM, MA | ALTERNATIVE 1: MAXIMIZE REDEVELOPMENT

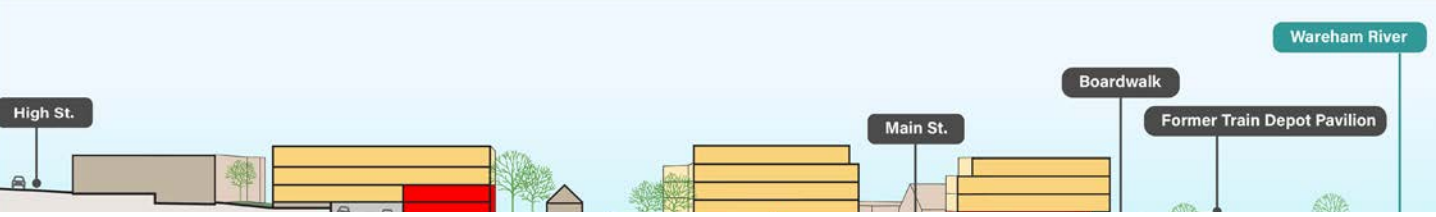


WAREHAM VILLAGE REDEVELOPMENT PLAN (2023)



Wareham Village Redevelopment Plan August 2023

Prepared for the Wareham Redevelopment Authority
by Innes Associates Ltd.





PROJECT PROCESS

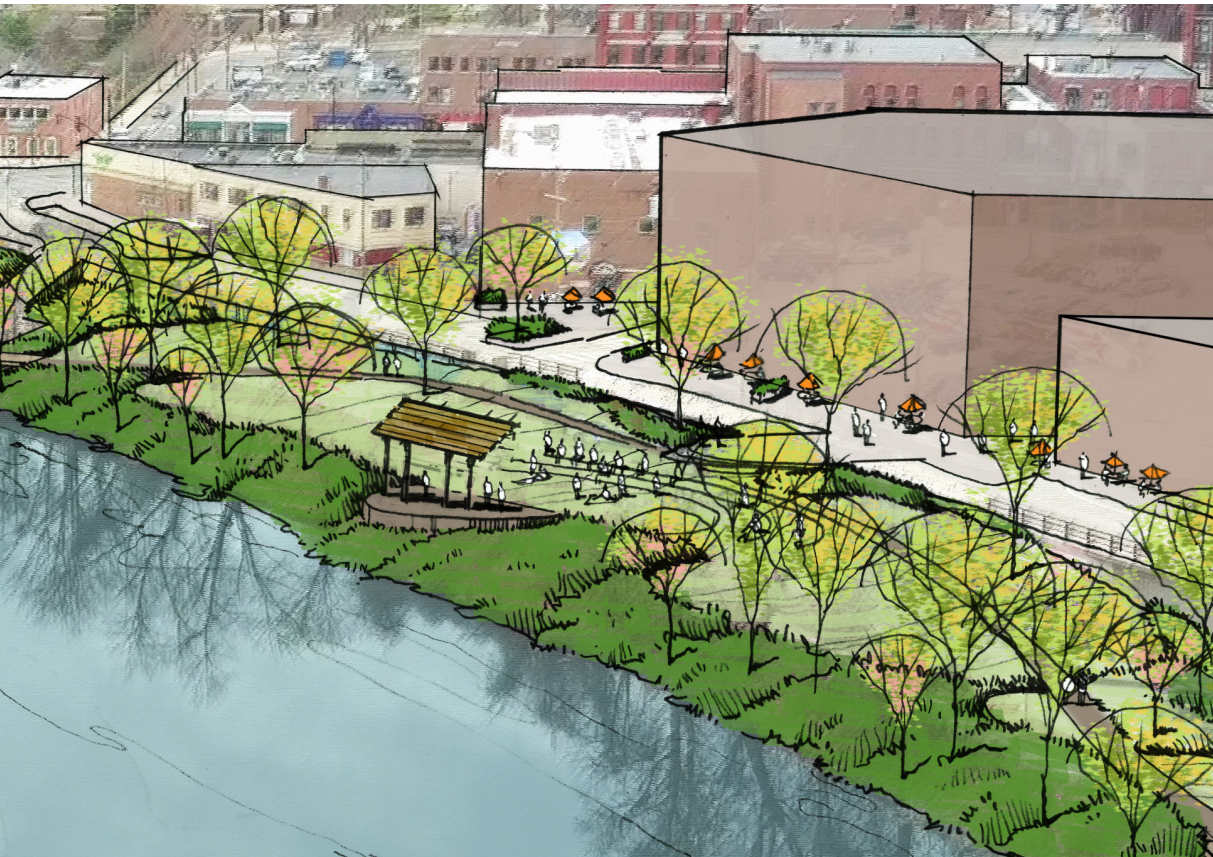
PHASE 1: ANALYSIS OF EXISTING CONDITIONS

- Task 1: Kick-off Meeting
- Task 2: Site Walk with the Steering Committee
- Task 3: Bathymetric Survey / Limited Topography Survey
- Task 4: MassDOT Rail and Transit Division Coordination
- Task 5: Analyze the Existing Site Conditions and Integrate Prior Study Recommendations (ex. Coastal Resiliency Measures)
- Task 6: Board Meeting #1

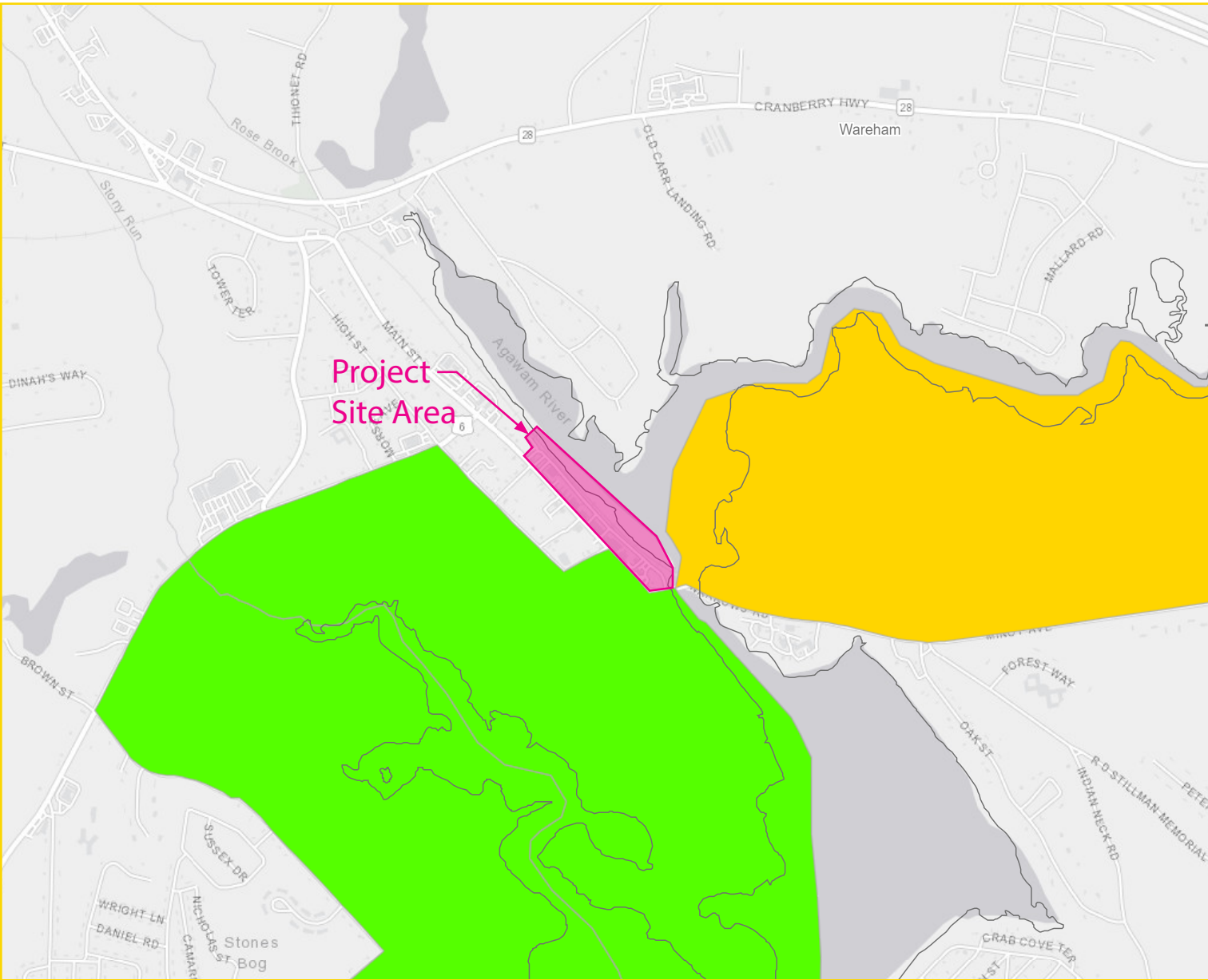


PHASE 2: PUBLIC OUTREACH

- Design Concept Exploration and Graphics
- Refinements with Steering Committee
- Public Meetings #1 - "Listen" Session



PHASE 2: PUBLIC OUTREACH



PHASE 2: PUBLIC OUTREACH

1. Public Meetings
2. Online Surveys



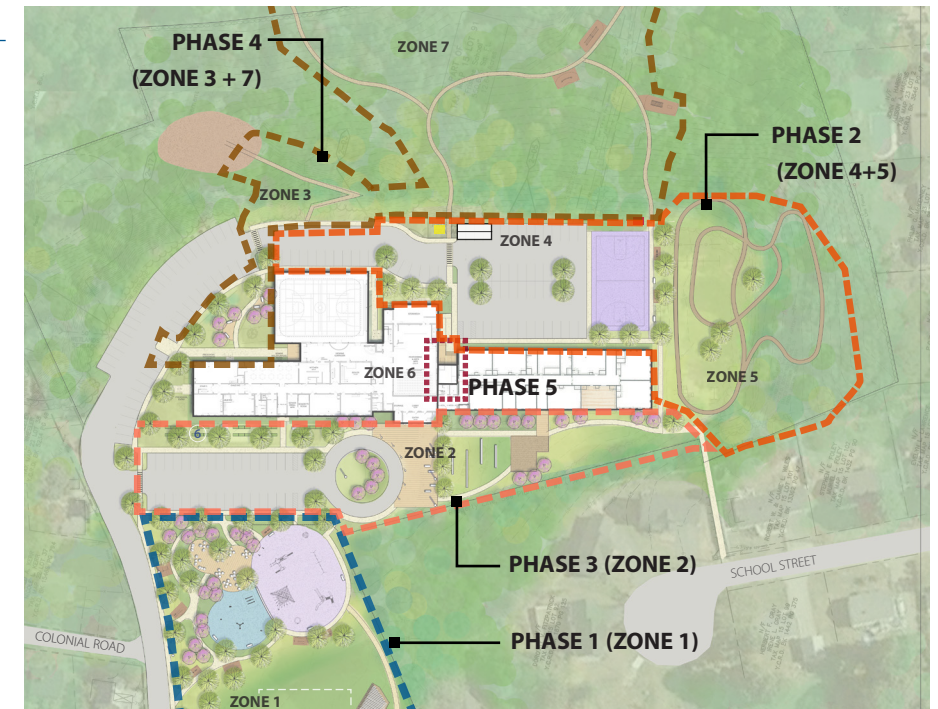
PHASE 3: DRAFT CONCEPTUAL PLAN

- Refine the Preferred Development Plan
- Develop Opinion of Probable Construction Cost
- Board Meeting of Preferred Plan with Costs and Graphics



KITTERY COMMUNITY CENTER | MASTER PLAN + DESIGN
KITTERY, ME

PHASE 1 (ZONE 1)	\$3,096,000
PHASE 2 (ZONE 4+5)	\$894,000
PHASE 3 (ZONE 2)	\$1,232,000
PHASE 4 (ZONE 3 + 7)	\$530,000
PHASE 5 (ZONE 6)	\$2,284,000



PHASE 4: ANALYSIS OF FEASIBILITY

- Develop Pathway Permitting Analysis
- Pre-Permitting Agency Conceptual Review Meetings
 - Town of Wareham
 - Massachusetts DOT RR Division
 - Massachusetts DEP
 - MEPA
 - Massachusetts Office of Coastal Zone Management
 - US Army Corps of Engineers





PHASE 5: RECOMMENDED CONCEPTUAL PLAN


- Synthesize input from permitting agencies and the Steering Committee
- Public Meeting #2 - 'Share' Session
- Refine plans based on public input
- Board Meeting to present Final Feasibility Study Plan
- Feasibility Study Plan Report



PROJECT SCHEDULE

Legend

-  :Steering Committee Meeting
-  IBoard Meeting
-  Public Meeting
-  Deliverable

		MAR	APRIL					MAY				JUNE				JULY					AUGUST				SEPTEMBER				OCTOBER				NOVEMBER					
Week starting on:		3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24	7/1	7/8	7/15	7/22	7/29	8/5	8/12	8/19	8/26	9/2	9/9	9/16	9/23	9/30	10/7	10/14	10/21	10/28	11/4	11/11	11/18	11/25	
PHASE 1: Analysis of Existing Conditions		Mtg																																				
	Kickoff Meeting and Site Walk (in-person)	3/27																																				
	Site Documentation																																					
	Bathymetric Survey (4/12 survey, 4/11 rain date)																																					
	MassDOT RR Meeting																																					
	Base Map Development																																					
	Site Analysis																																					
	Opportunities and Constraints Plan																																					
	Board Meeting #1 (virtual) - 4th Wednesday of the Month preferred?	TBD																																				
	Drone Photography																																					
Phase 2 - Public Outreach																																						
	Consultant Team Workshop (virtual)	TBD																																				
	Design Concept Exploration and Graphics																																					
	Steering Committee Meeting #2 (virtual)	TBD																																				
	Refinement of Concepts and Presentation for Public Meeting																																					
	Board Meeting #2 - dry run presentation and incorporate refinements(virtual)	TBD																																				
	Public Meeting #1 - 'Listen' Session (in-person)	TBD																																				
	Online User Surveys																																					
Phase 3: Draft Conceptual Plan																																						
	Steering Committee Meeting #3 - virtual	TBD																																				
	Preferred Concept Development																																					
	Opinion of Probable Construction Cost (OPCC)																																					
	(3) Perspective Views																																					
	Board Meeting #3	TBD																																				
	Concept Refinements																																					
Phase 4: Analysis of Feasibility																																						
	Permitting Pathway Analysis																																					
	Meeting #1	TBD																																				
	Meeting #2	TBD																																				
Phase 5: Recommended Conceptual Plan																																						
	Steering Committee #4 - virtual	TBD																																				
	Design Refinements																																					
	Public Meeting #2 - in-person	TBD																																				
	Steering Committee #5- virtual	TBD																																				
	Design Refinements																																					
	Board Meeting #4 - virtual	TBD																																				
	Feasibility Study Plan Report																																					



THANK YOU!

