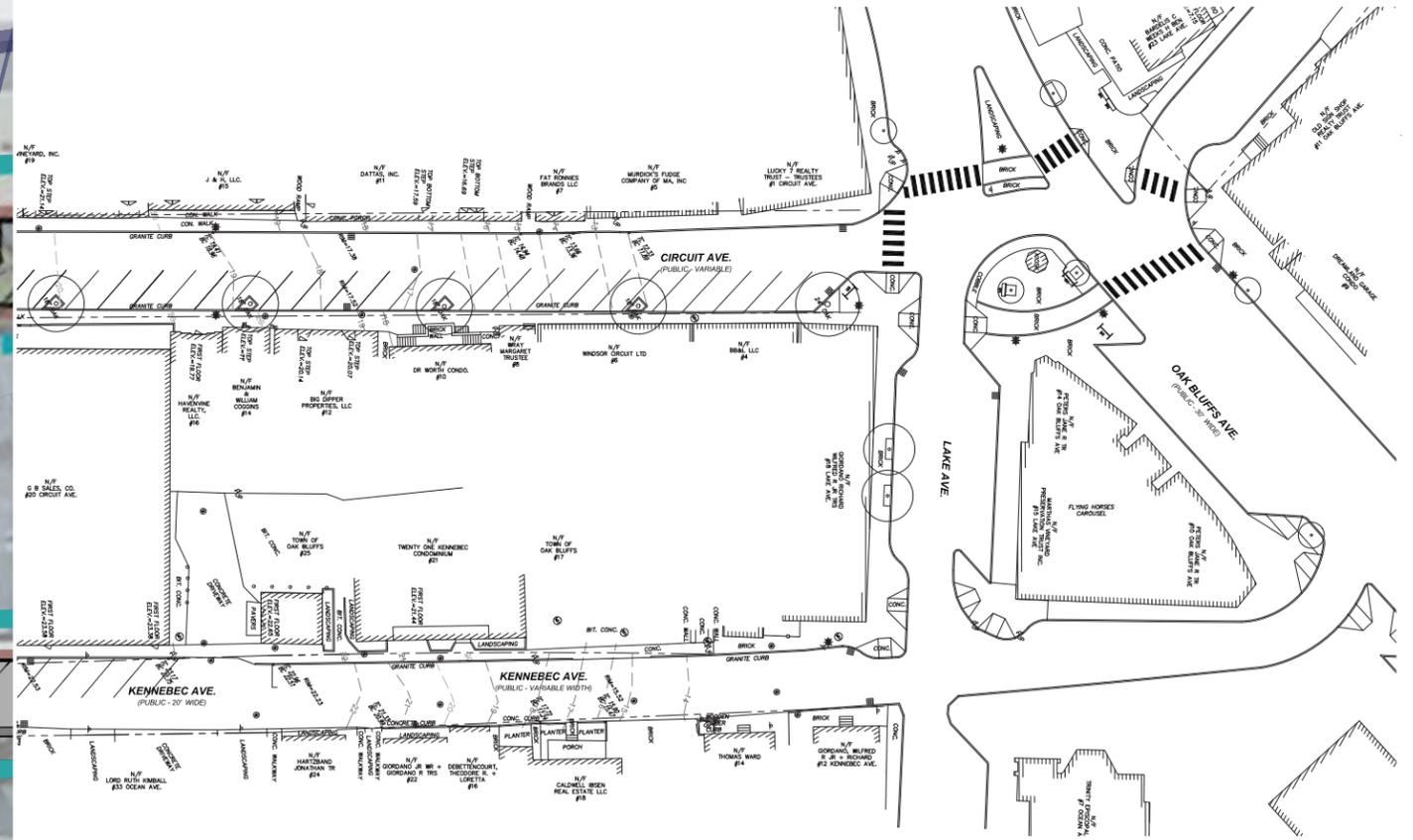
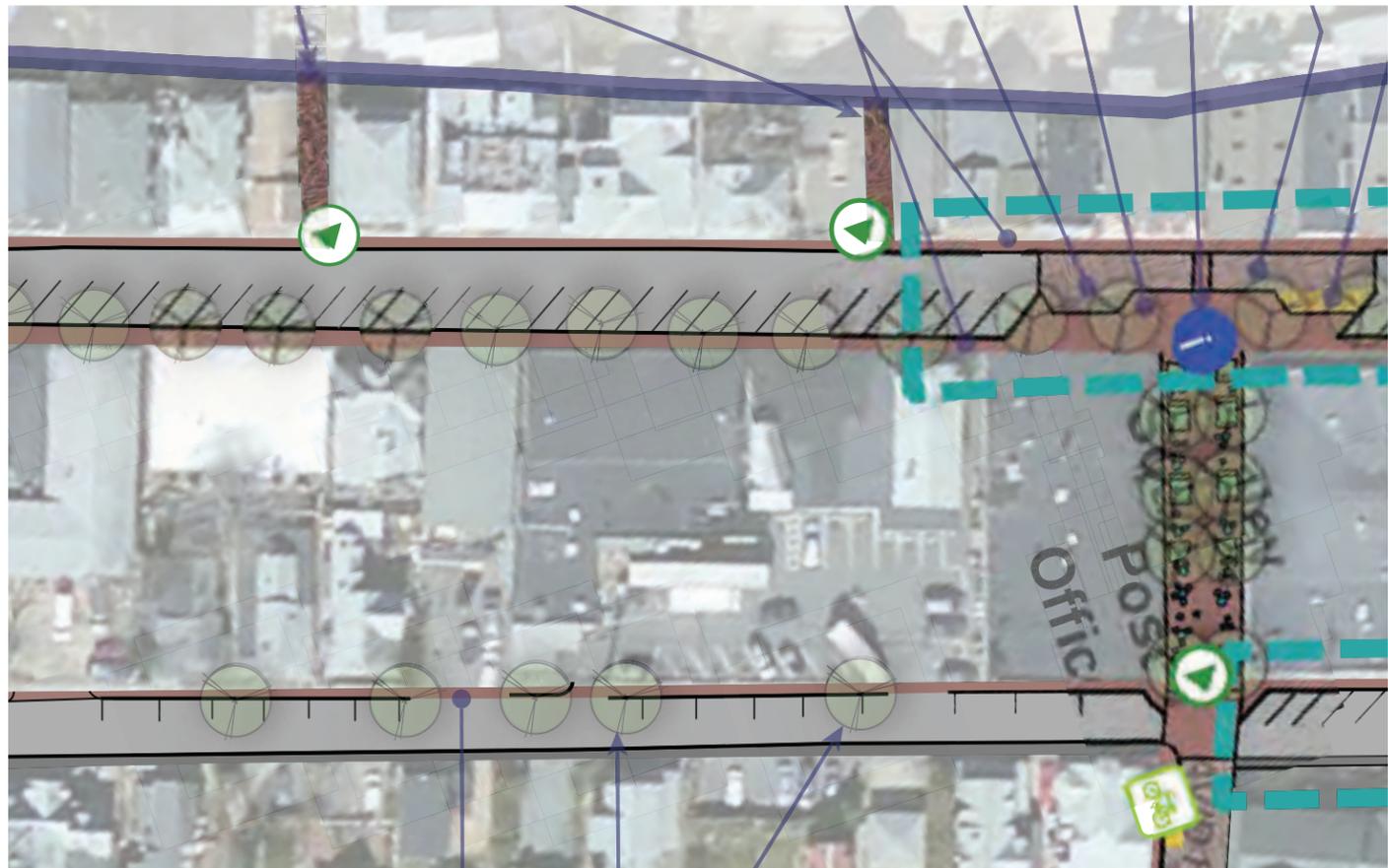


# TOWN OF OAK BLUFFS STREETSCAPE MASTER PLAN DESIGN PROJECT

## MASTER PLAN RECONCILIATION REFERENCE SHEETS





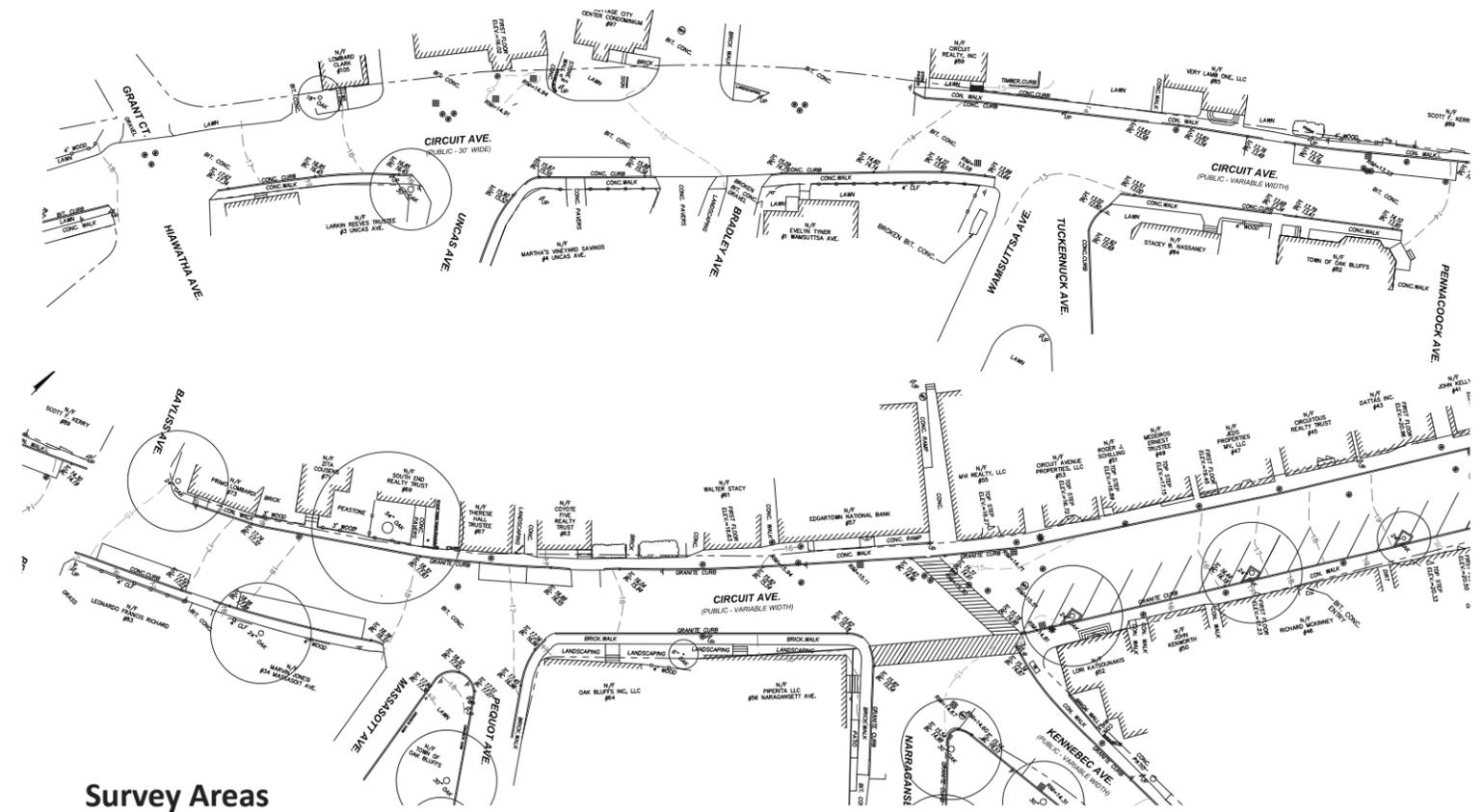
Concept Plan



View to Niantic Park



Typical View of Upper Circuit Ave



Survey Areas

### Master Plan Proposal

Extend streetscape materials to this area. Add street trees. Extend sidewalk to Uncas Ave. New crosswalks. Extend parks at Wamsutta Ave/Tuckernuck Ave (Niantic Park) and Pequot Ave/Massasott Ave to crosswalks.

### Analysis

Add 4'W sidewalk on east side of Circuit Ave from #89 to #97. Replace concrete curb with granite. Many proposed street trees are not needed- existing landscaping is sufficient. Niantic Park is currently being renovated, with a sidewalk connection to Circuit Ave.

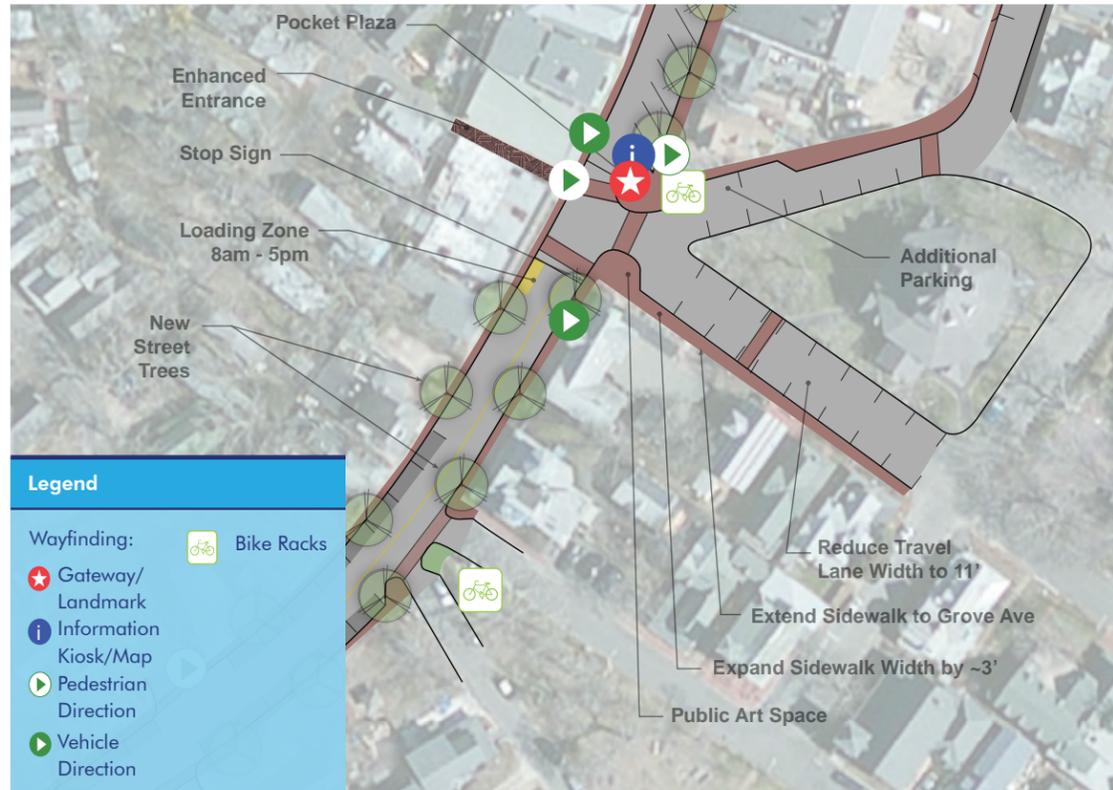
### Recommendation

Because master plan is very schematic, we should make a more detailed concept plan sketch of area, to give better definition to locations of improvements and new trees.



# STREETSCAPE DESIGN / MASTER PLAN RECONCILIATION

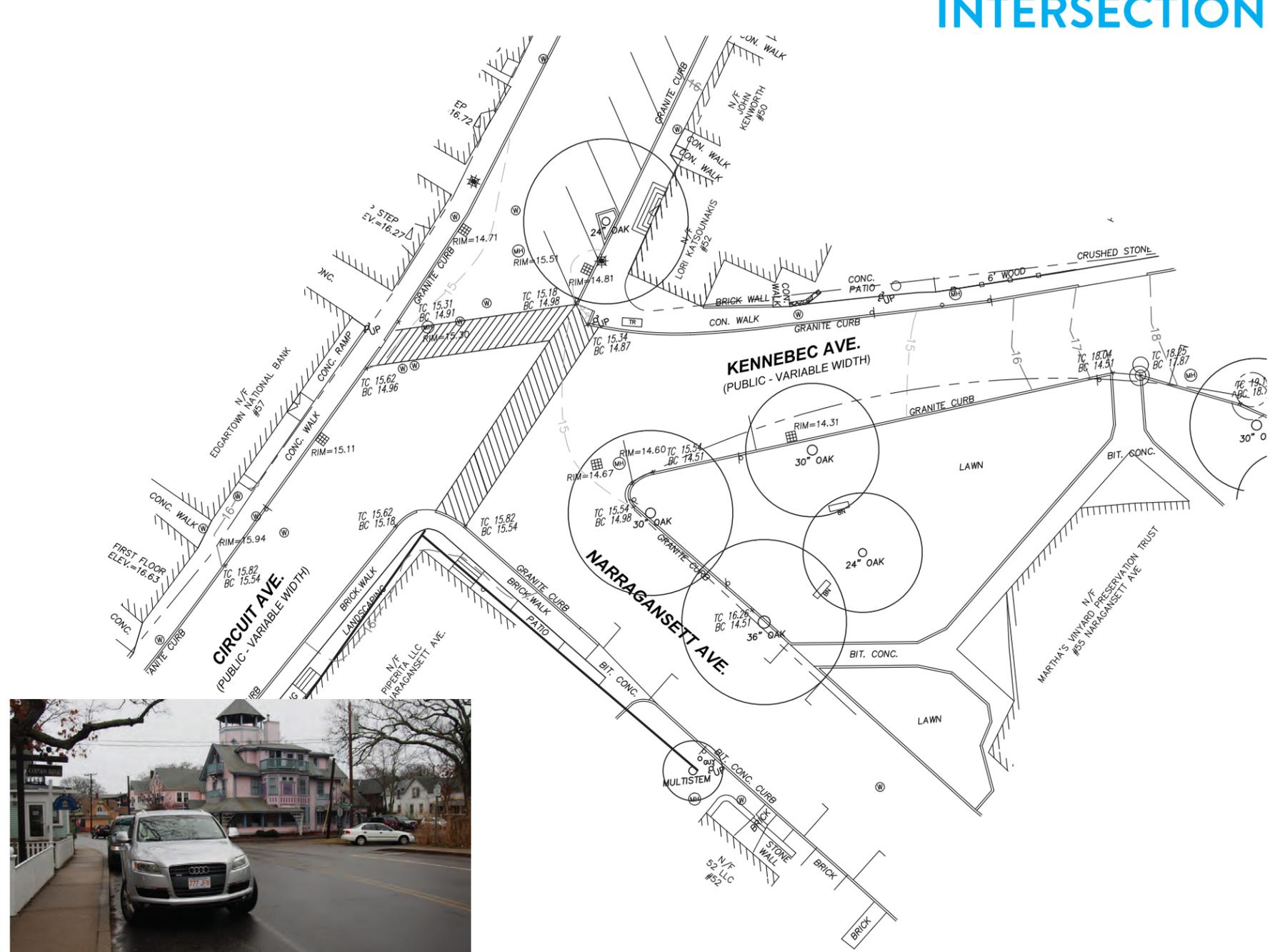
# CIRCUIT AVE & KENNEBEC AVE INTERSECTION



Concept Plan



View to Circuit Ave & Kennebec Ave Intersection



Existing Condition

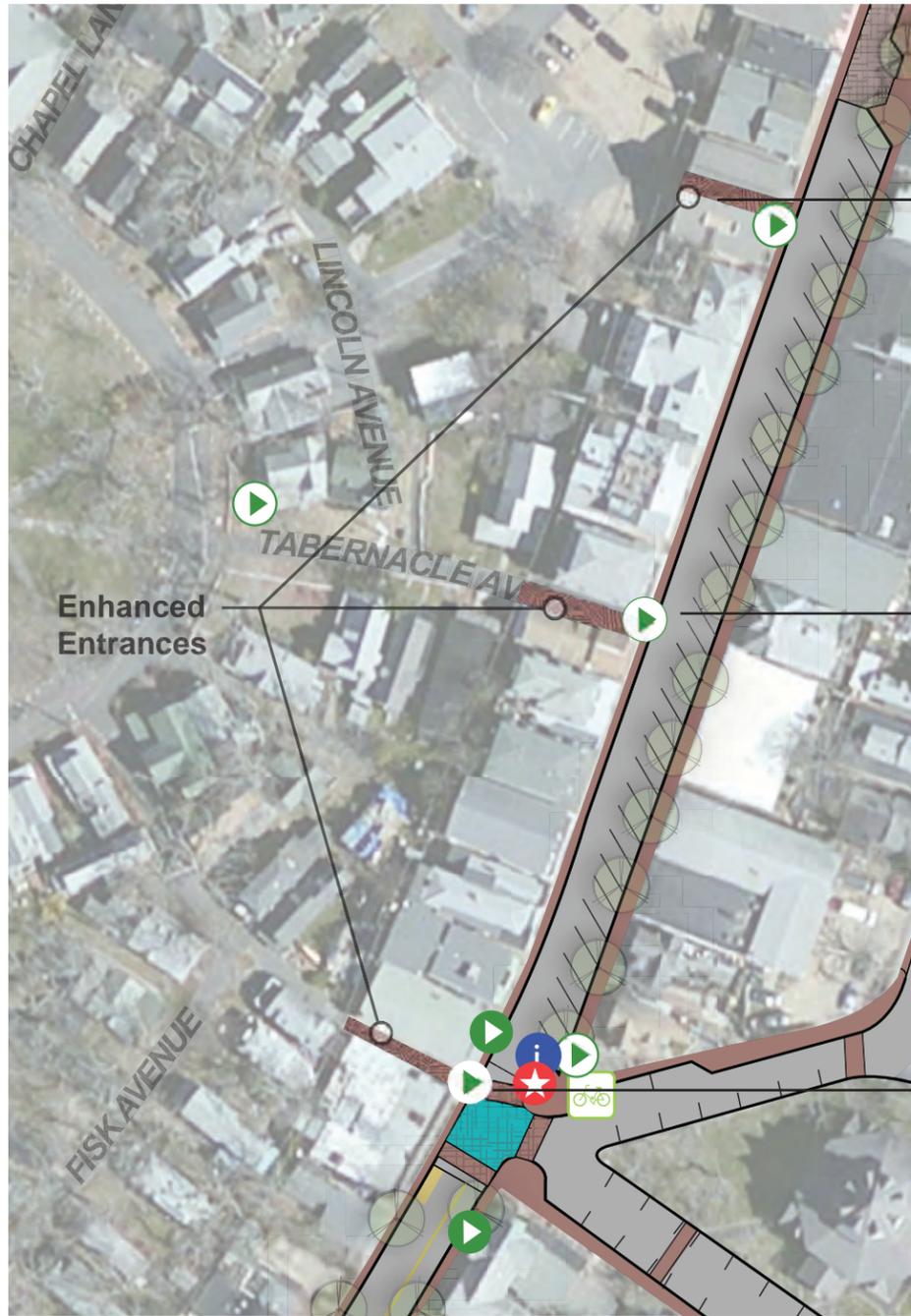
Survey Area

**Master Plan Proposal**  
 Make pocket plaza at corner with with gateway landmark and info station. Make bumpout for public art space. Install enhanced crosswalks.

**Analysis**  
 Ample room for bumpouts and pocket plazas. Can extend sidewalk along Narragansett Ave to Grove Ave and narrow roadway to ~20' W. Can add 2 parkings spaces and widen sidewalk on Kennebec Ave.

**Recommendation**  
 Master plan concept sketch can be incorporated into DD design.

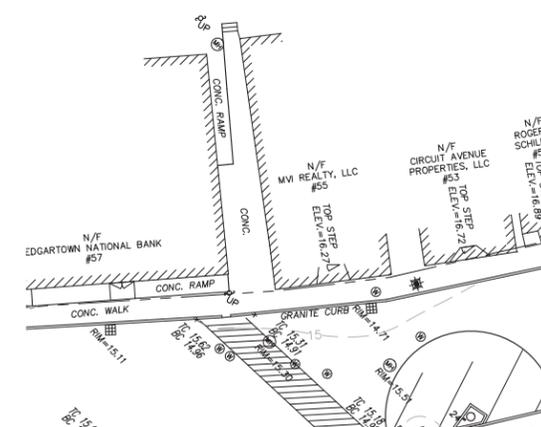
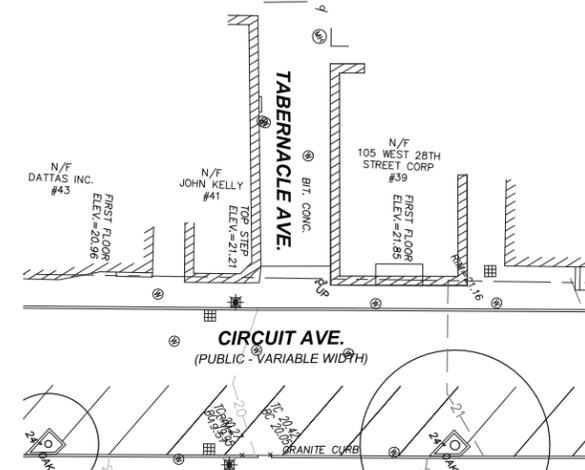
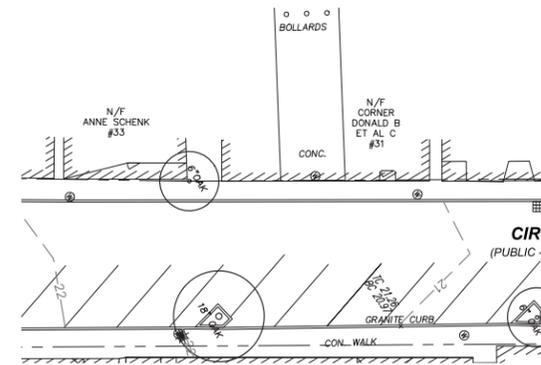




Concept Plan



Existing Entrance Areas

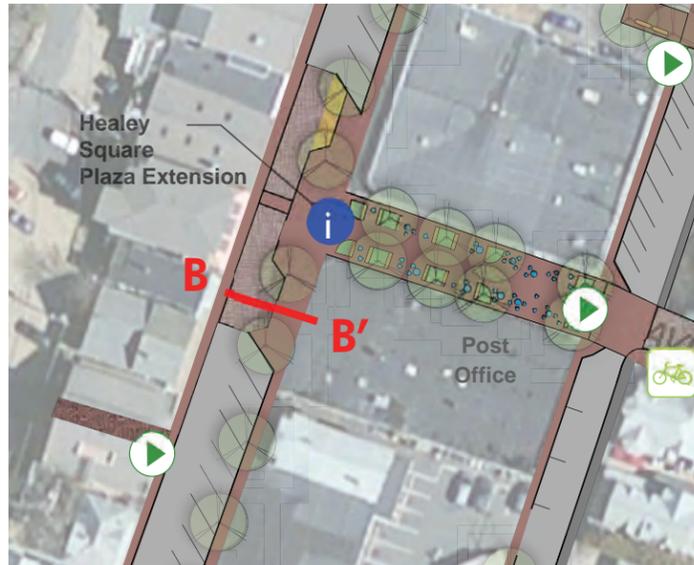


Survey Areas

**Master Plan Proposal**  
 Extend streetscape elements into alleys.  
 Enhance signage, markers, and lights.

**Analysis**  
 Entrances can be better marked and enhanced with streetscape improvements.

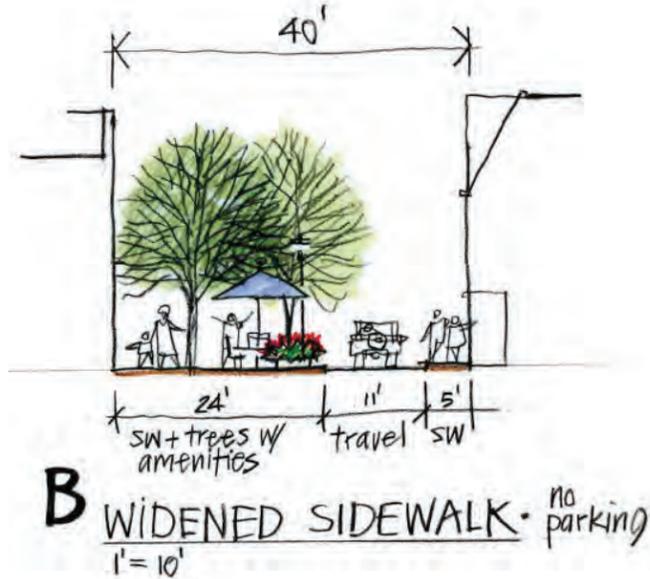
**Recommendation**  
 Master plan concept sketch can be incorporated into DD design.  
 Make concept perspectives of renovated alleys to show to public and property owners.



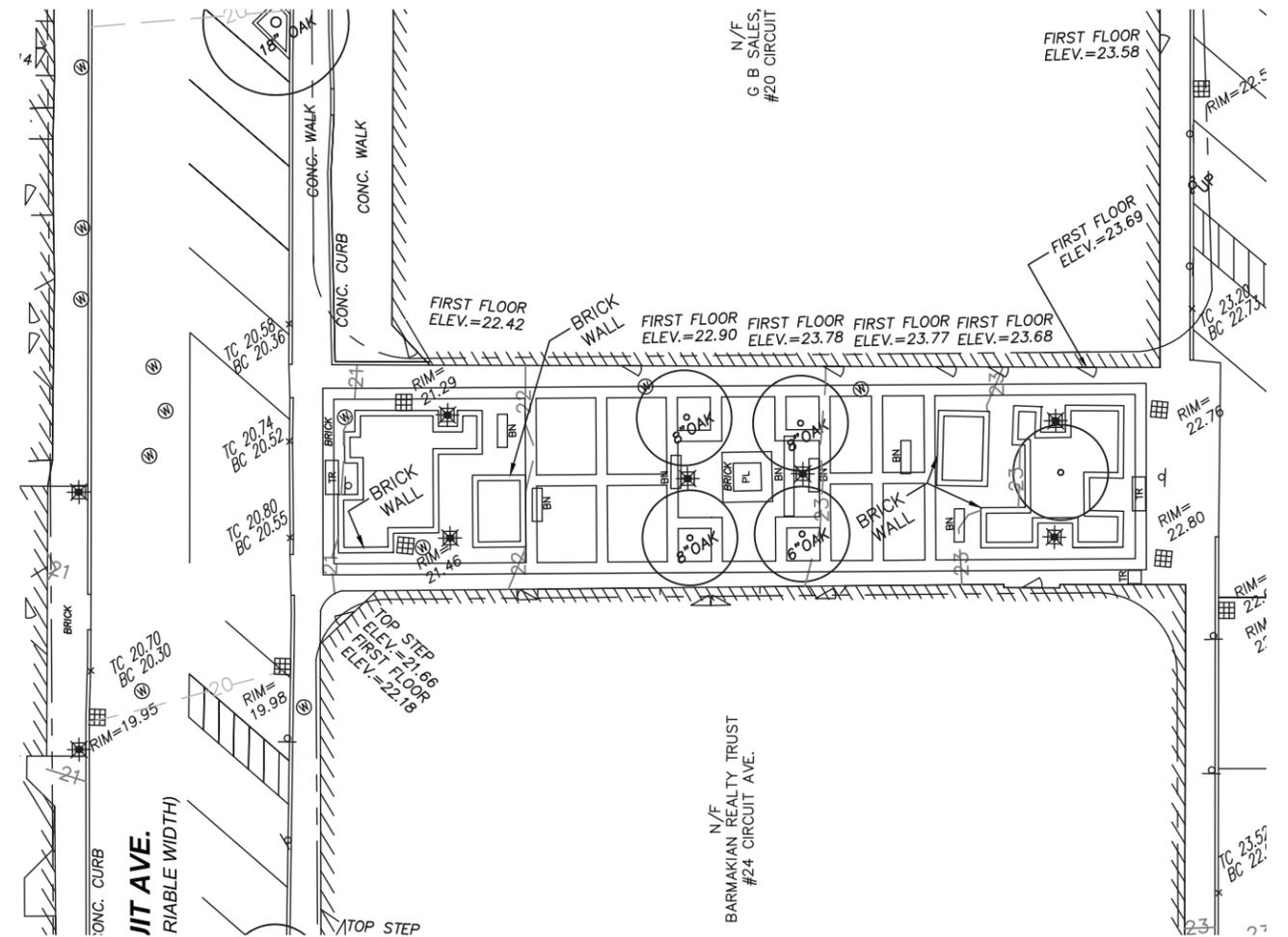
Concept Plan



Existing Area



Pedestrian extension into Circuit Ave



Survey Area

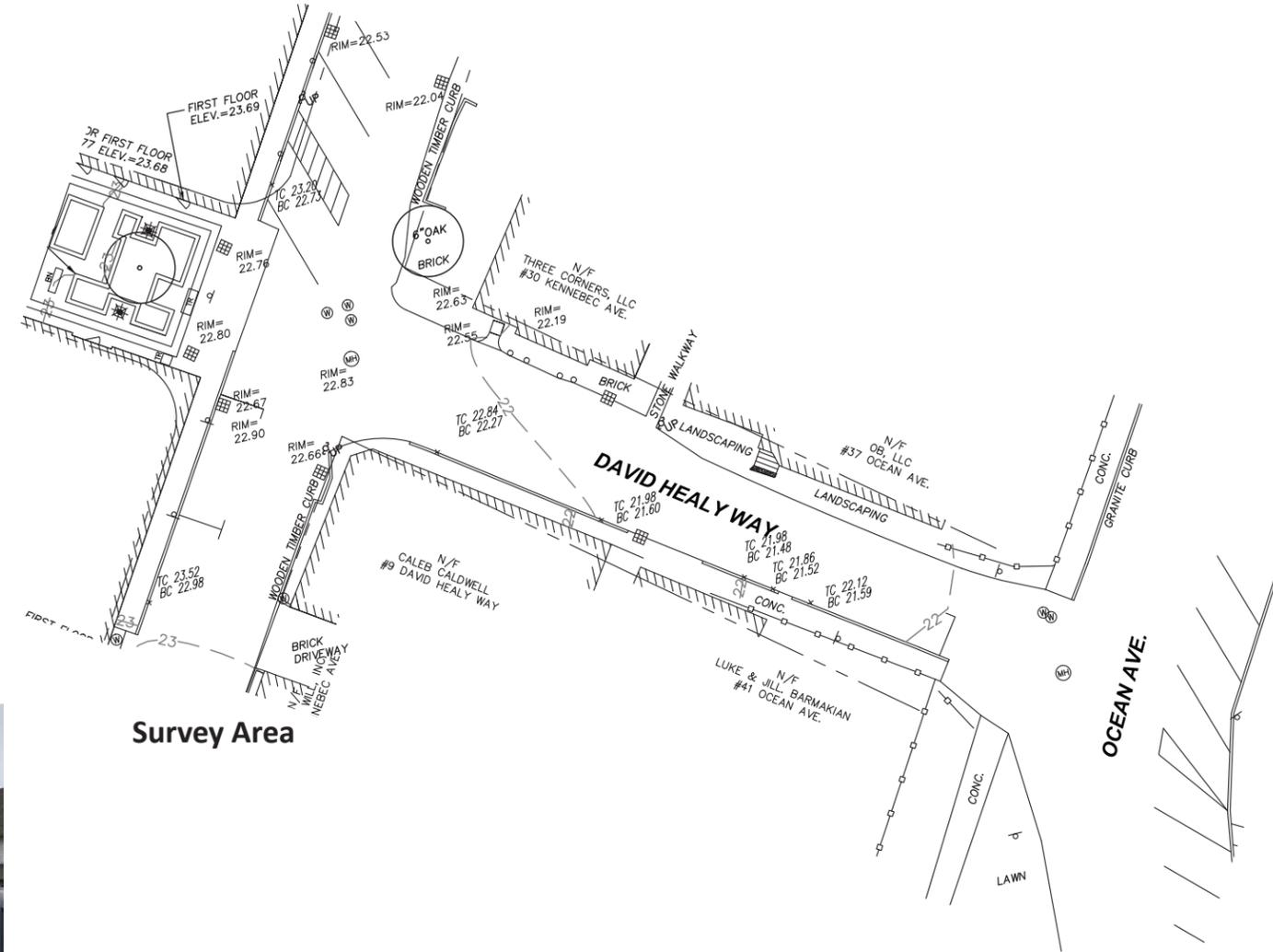
**Master Plan Proposal**  
 Reconfigure Healey Square to create open view corridor to Ocean Park. Extend pedestrian area into Circuit Ave.

**Analysis**  
 Alley width is about 32'. Can make 5' walkway by buildings, 6' width planters on each side, then 10' walkway through middle. Can reconfigure park while keeping existing oak trees. Can extend plaza into Circuit Ave.

**Recommendation**  
 Master plan concept plan can be incorporated into DD design.



Concept Plan



Survey Area



View towards Ocean Park



View of David Healey Way from Ocean Park

### Master Plan Proposal

Make into 'shared street' (sidewalks flush with roadway). Enhance crosswalk to Ocean Park with landscaped bumpout.

### Analysis

Grades are similar at buildings on both sides of David Healey Way. Can raise roadway to make flush with sidewalk. Can make enhanced crosswalk to Ocean Park walkway.

### Recommendation

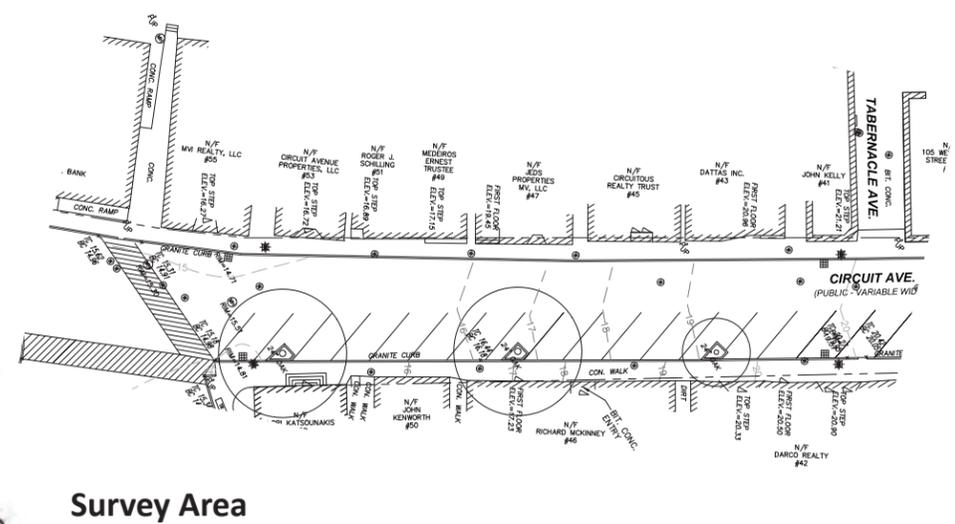
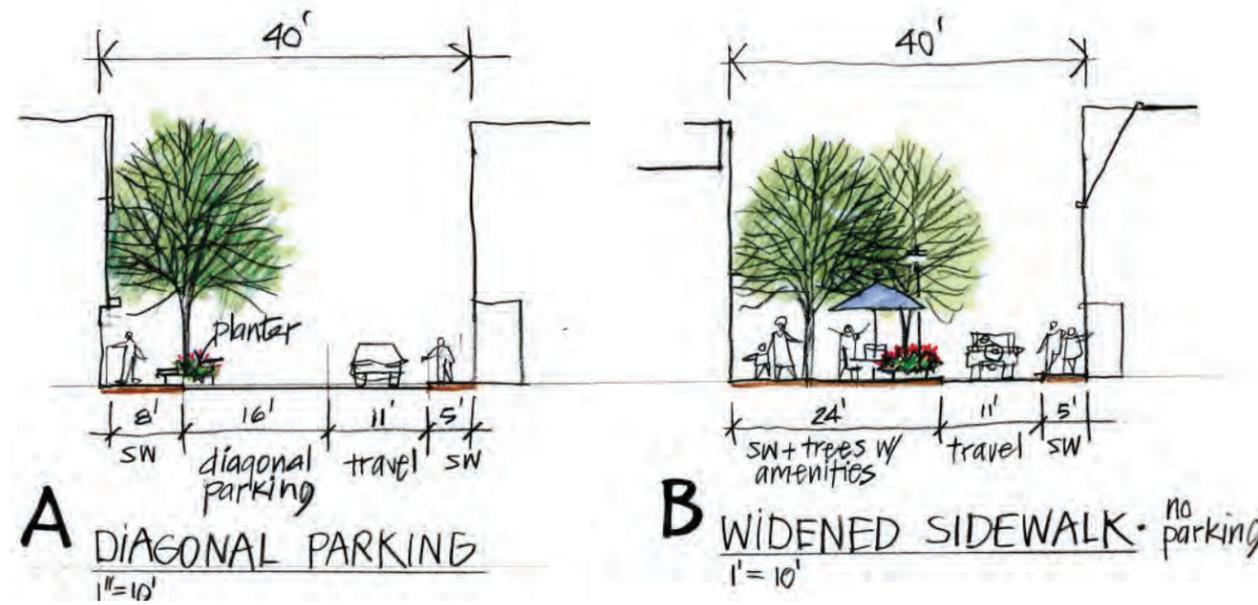
Master plan concept sketch can be incorporated into DD design.



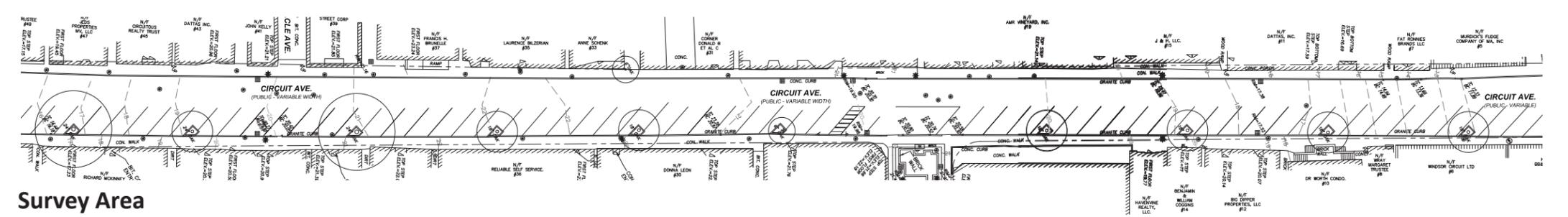
# STREETSCAPE DESIGN / MASTER PLAN RECONCILIATION CIRCUIT AVE TYPICAL CROSS SECTIONS



Circuit Ave Concept Plan



Survey Area



Survey Area

**Master Plan Proposal**  
Widen sidewalks and narrow the driving lane to 11' wide. Typical section as shown above.

**Analysis**  
ROW is 40' wide between Lake Ave and Healey Plaza, then widens to 48' at Kennebec Ave intersection.  
16'W for angle parking is narrow. Actual width of travel at Section A would be less than the 11'W shown, with parked cars and trucks, since rear bumpers will stick out. Existing width of sidewalk from ROW line varies. Typical section sketch does not include width of curbs, so available width for sidewalk is 1' less than shown in sketch. In most parts of the west side the sidewalk is 5-6'W, so it would be narrowed if made 5'W.

**Recommendation**  
Because widths vary at different sections of Circuit Ave, we should make a concept sketch showing existing distances between the ROW line and the back of curb at various points on both sides of Circuit Ave. Draw concept sections (similar to those in the master plan, but including the curb) showing proposed widths at different parts of the street. Perform a vehicle turning study to see if standard cars can easily pull in and out of angle parking given the narrower travel lane. Redesign sections as needed.



Callery Pears on Circuit Ave North



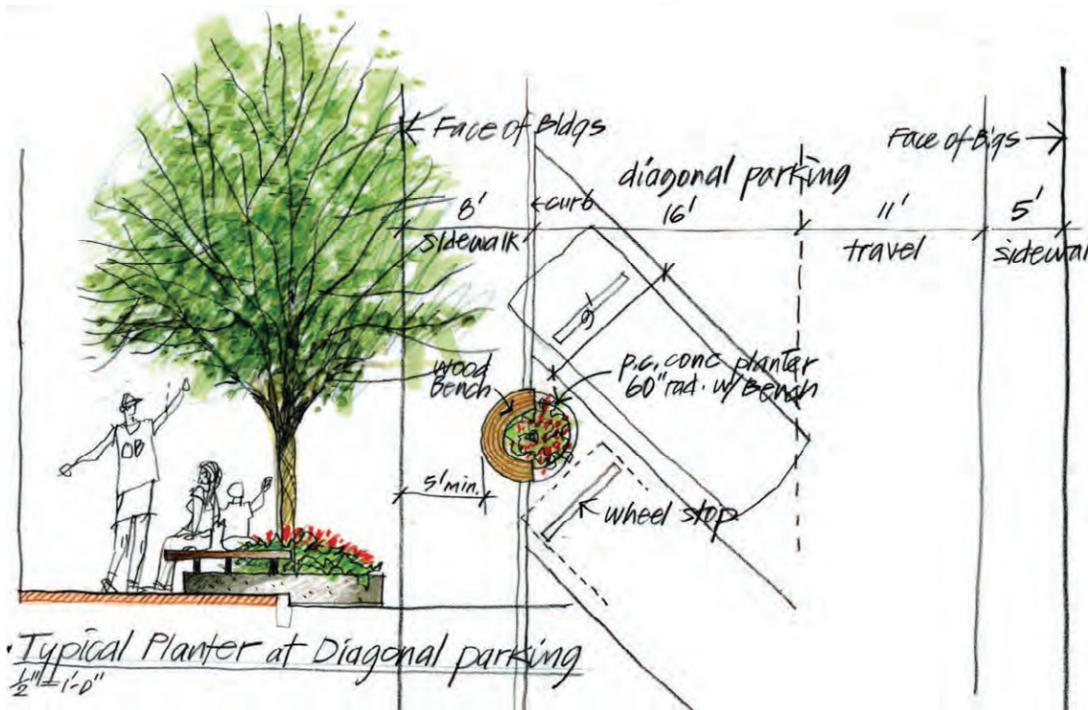
Oak on Circuit Ave North



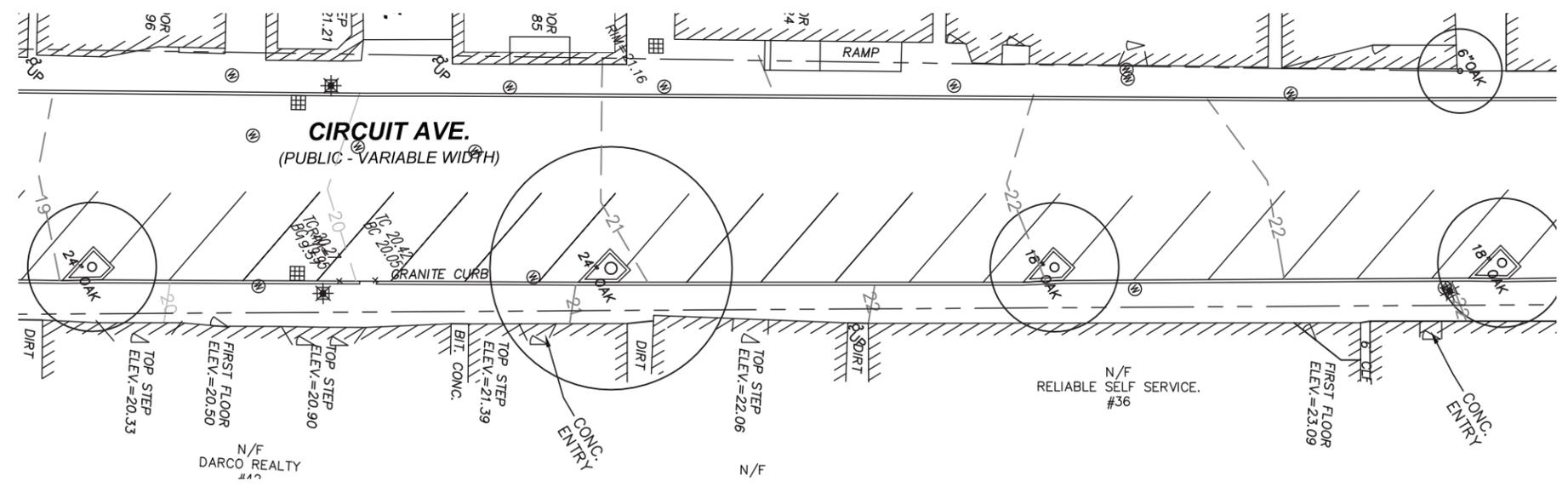
Kinnebec Ave North



Lake Ave Tree Pits



Proposed Planter



Example of Existing Tree Planters on Circuit Ave

**Master Plan Proposal**  
 Change existing wood planters to circular planters with benches. Enhance diversity of tree species and ages.

**Analysis**  
 Planter would be 5' diameter (not 5' radius). Existing street trees are oaks and callery pears.

**Recommendation**  
 Master plan concept sketch can be incorporated into DD design. Perform more comprehensive tree survey with landscape architect in spring/summer.

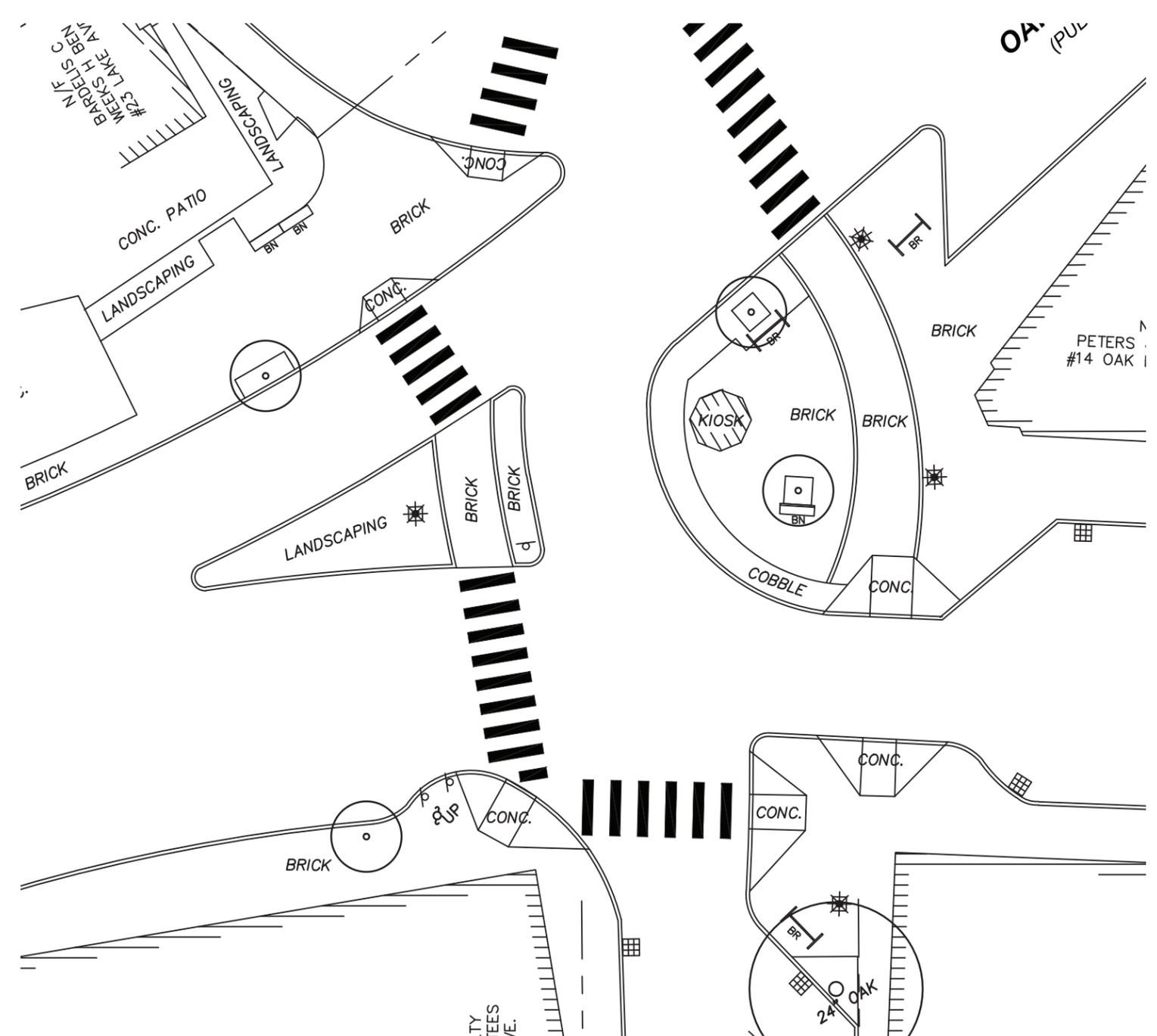




Concept Plan



View to Circuit Ave



Survey Area

**Master Plan Proposal**  
 New pocket plaza at Island Theater. Expand pocket plaza on opposite side of Circuit Ave. Enhanced crosswalk to Oak Bluffs Ave.

**Analysis**  
 Streetscape has already been renovated around Island Theater. Can implement special crosswalk paving, art, and landscaping in the intersection.

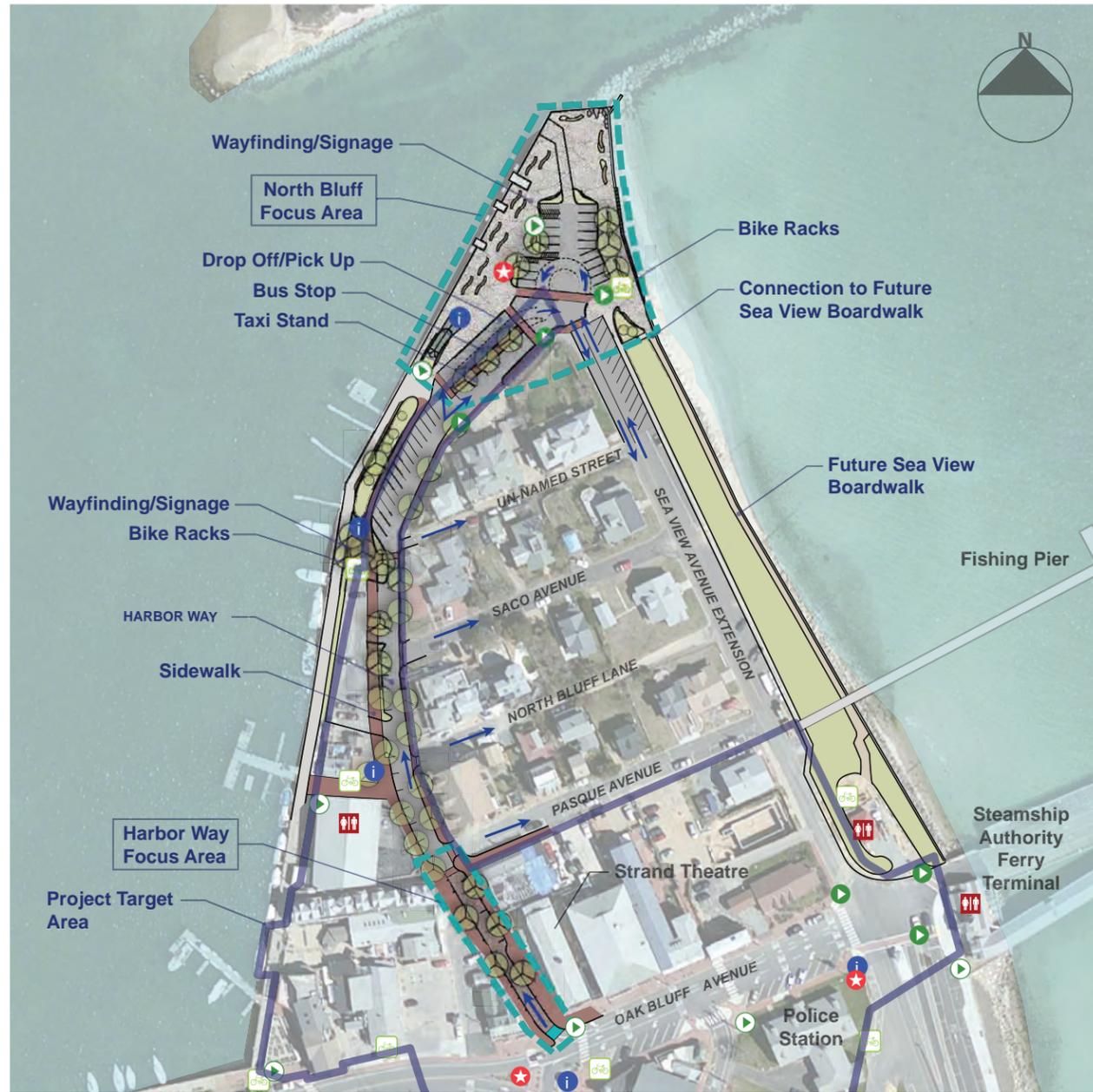
**Recommendation**  
 Master plan concept sketch can be incorporated into DD design.





# STREETSCAPE DESIGN / MASTER PLAN RECONCILIATION

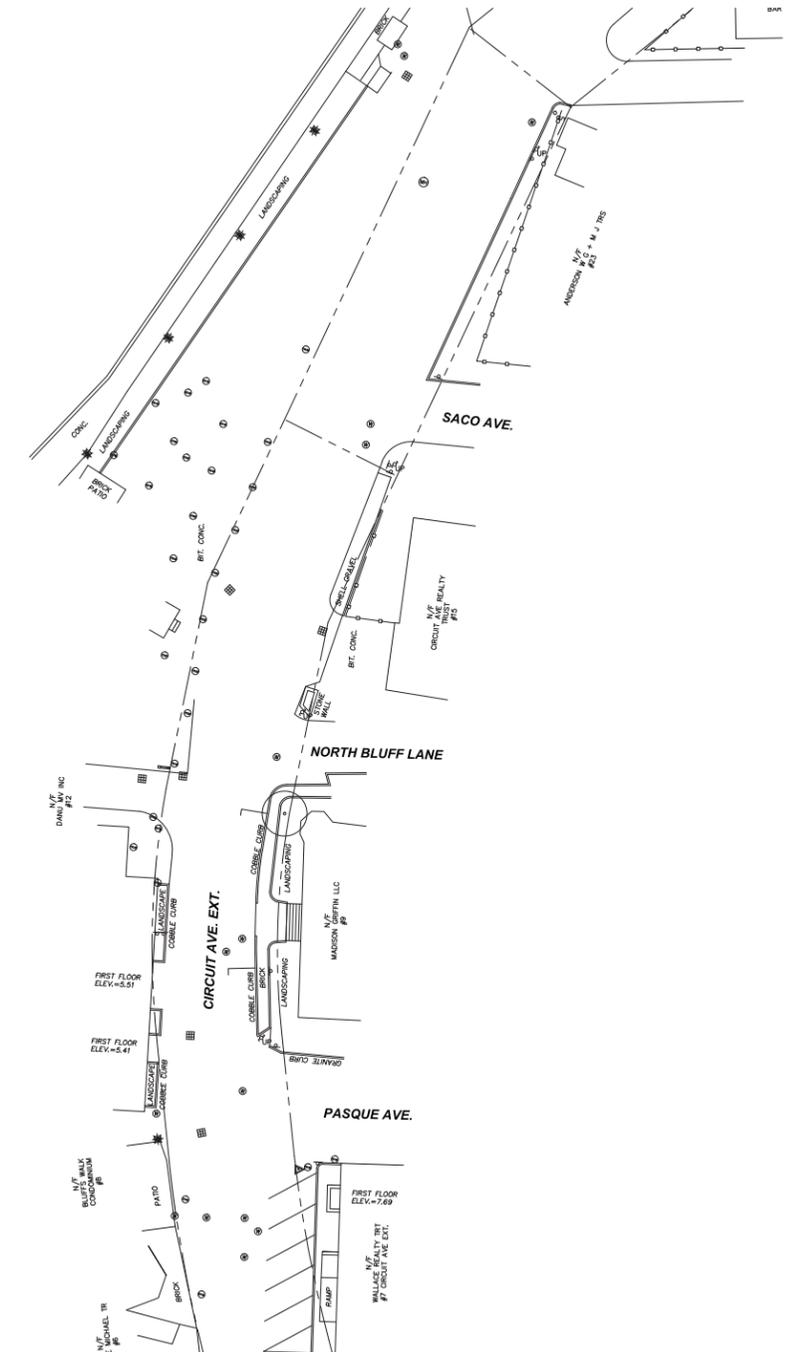
# CIRCUIT AVE EXTENSION (HARBOR WAY) NORTH



Concept Plan



Typical Views



Survey Area



**Master Plan Proposal**  
Create designated pedestrian ways.

**Analysis**  
ROW has space for expanded sidewalks while maintaining parking and traffic lane.

**Recommendation**  
Master plan concept sketch can be incorporated into DD design.

# STREETSCAPE DESIGN / MASTER PLAN RECONCILIATION

# NORTH BLUFF PARK



Concept Plan



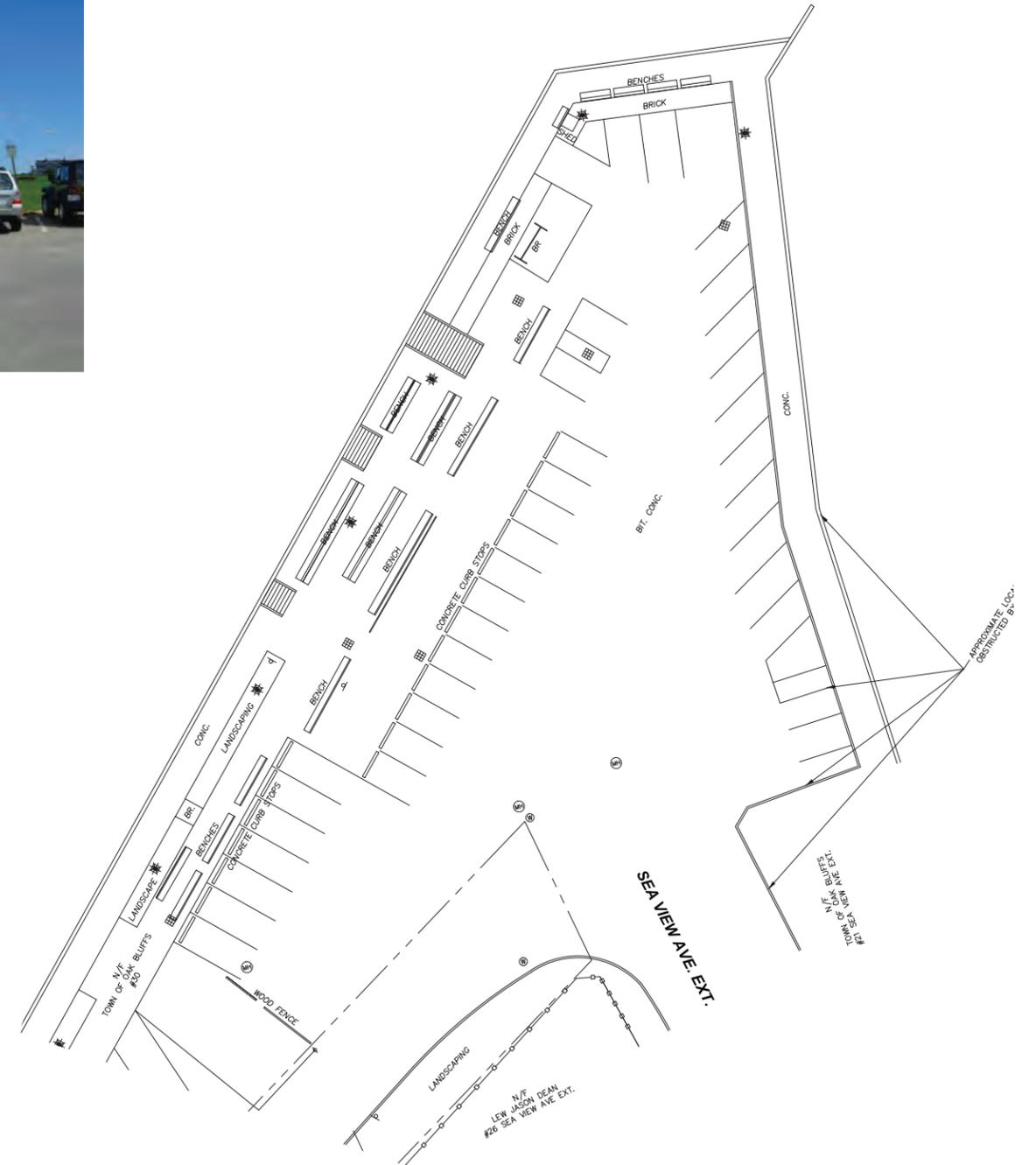
View from Arriving Ferry



Existing Bus Stop



Proposed Vehicle Circulation Pattern



Survey Area

**Master Plan Proposal**  
 Create waterfront park. Reconfigure bus and taxi stands. Reconfigure vehicular and pedestrian circulation routes. Accommodate ferry queue lines into pedestrian areas.

**Analysis**  
 Turnaround area in sketch is about 30' outside radius. **This is sufficient for passenger vehicles, but insufficient for commercial trucks.** (Current turning area is about 40' radius.) There is sufficient width for the bus and taxi stands.

**Recommendation**  
 Need to evaluate turning radius needs, and if needed draw a concept sketch of park with 40' radius turning area. Other elements of master plan sketch can be incorporated into DD design.



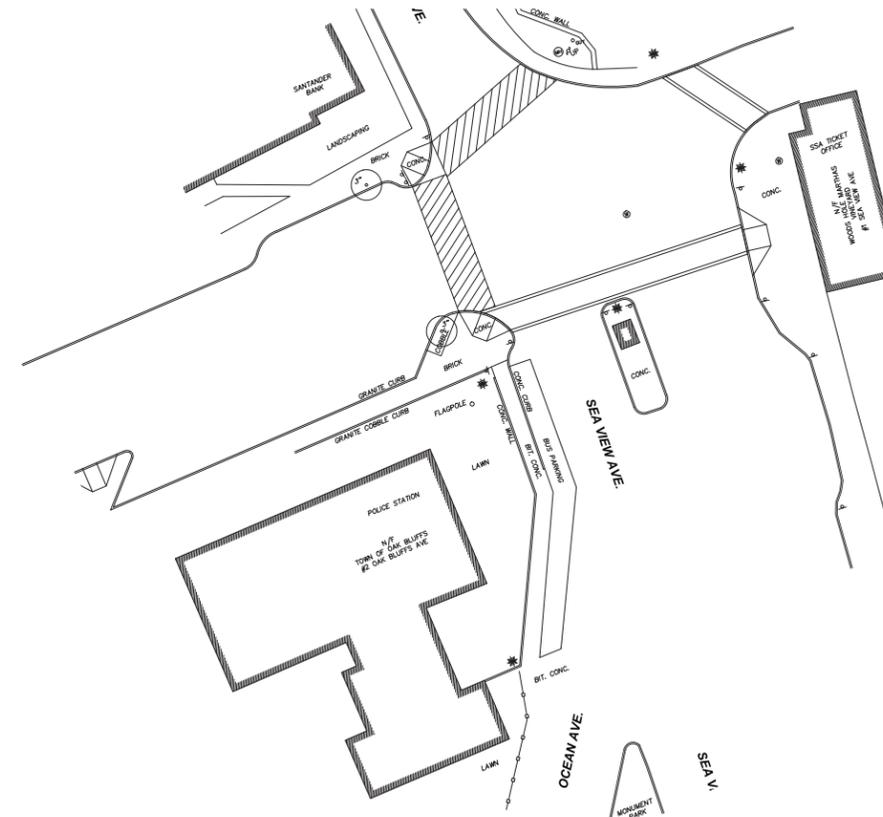
Concept Plan



View of Police Station from intersection



View of Intersection of Seaview & Oak Bluffs Aves



Survey Area



View from SSA Ferry

**Master Plan Proposal**  
 Enhance wayfinding at ticket office, SSA building, and police station. Pocket plaza at police station. Evaluate whether bus parking rental spaces can be relocated down the street. Add crosswalk to Monument Park.

**Analysis**  
 Wayfinding can be placed outside SSA Ticket office and by police station. Paving around police station has been recently renovated- can add benches but difficult to expand plaza further. Should renovate sidewalk and landscaping on east side of police station and make crosswalk to monument park. **Relocating bus parking would impede traffic on Ocean Ave.**

**Recommendation**  
 DD Phase design should focus on wayfinding improvements and renovating the streetscape on the east side of the police station.





Concept Plan - Proposed Areas



Porous Pavement at the Buzzards Bay ACOE parking lot



Porous Pavers



Planter Box Rain Garden



Tree Filter Pits in Milton, MA



Bioswale



Bioretention Area



**Master Plan Proposal**

Add 'Green Streets' elements such as pervious pavers, tree filter pits, and bioretention areas.

**Analysis**

Can use pervious pavers at new plaza areas. Can use tree filter pits at new ground-level tree pits. At raised tree planters application is more difficult.

**Recommendation**

Master plan concept sketch can be incorporated into DD design. Additional bioretention areas can be explored at Healey Square and North Bluff Park.