

PLYMOUTH CENTER / WATERFRONT AREA MASTER PLAN UPDATE

OCTOBER 2019



Leyden Street - 1620 and 2020

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Table I - Population of Plymouth Center & Town of Plymouth (*Overview pg. 11*)

Table II - Facilities / Infrastructure (*Getting Around & Infrastructure pg. 32*)

Table III – A Typical Year of Special Events Calendar (*History, Culture & Tourism pg. 46*)

Table IV - Undeveloped Available Property for Buildout Potential (*Housing & Neighborhoods pg. 48*)

Table V - Public Parks (*Recreation & Public Spaces pg. 53*)

APPENDIX

Exhibits (maps)

- Exhibit A- Zoning Districts
- Exhibit B- Parks & Trails
- Exhibit C- Open Space (protected & unprotected)
- Exhibit D- Parking Lots

References: (*not attached*)

- A Non-Motorized Transportation Plan- February 2014
- Burial Hill Cemetery Quadricentennial Preservation Master Plan- October 2014
- Plymouth Public Space Action Plan- 2007

- Plymouth Harbor Management Plan- July 2017
- Housing Production Plan- January 2019
- Local Food Systems- September 2018

EXECUTIVE SUMMARY

INTRODUCTION

The Town of Plymouth is the largest municipality in the Commonwealth of Massachusetts, with 103 square miles in area and a current population of approximately 60,000. Plymouth Center is one of the smallest and most densely populated village of Plymouth with just under 10,000 people within 2,330+/- acres. Due to its rich history of Plymouth and origin along the waterfront, Plymouth Center is the focal point of the Town's commerce and tourism.

The Plymouth Center / Waterfront Area Master Plan was originally created in 1989 and last revised in 2004. Many accomplishments from previous master plans have come to fruition. This plan is expanded to include village issues beyond the downtown/waterfront area. The 2019 master plan addresses several topics such as economic development; environmental- open space and natural resources; getting around and infrastructure; history, culture and tourism; housing and neighborhoods; and recreation and public spaces. Each section includes core goals with key policies, actions/benefits to implement them. These goals, policies and actions were established by the Plymouth Center Steering Committee. From these goals, the committee also chose a priority list of items to focus on, and pilot project to initiate the master plan.

MASTER PLAN GOALS

The goals provided in this master plan embrace the vision of the Plymouth Center / Waterfront Area and will continue to shape the future of Plymouth Center with focus on specific objectives. These objectives have been identified through the efforts of the Plymouth Center Steering Committee and residents who have worked together over the years, brainstorming to establish core goals for downtown Plymouth, the waterfront area and surrounding residential neighborhoods that rely on Plymouth Center for their services. These goals are broken down into six sections that specifically describe the current environment and issues with policies and actions that will achieve positive results while growing the community.

GOALS:

- ❖ **Preserve and retain continued vitality and a strong economy**
- ❖ **Protect and enhance our open space and natural resources**
- ❖ **Provide wayfinding and improve and maintain infrastructure**
- ❖ **Preserve history, enhance culture and expand tourism**
- ❖ **Provide a mix of housing opportunities**
- ❖ **Preserve and maintain parks and public spaces**

Brainstorming included a Planning Board and Plymouth Center Steering Committee meeting held on June 5, 2017, an Open House for public input on January 18, 2018 and many guest speakers over the course of monthly Plymouth Center Steering Committee meetings held throughout the process.

MASTER PLAN- PRIORITY CHECKLIST

The Plymouth Center Steering Committee has identified the following key actions for the decision makers of the community to focus on as what's most important to Plymouth residents and visitors as the years unfold. The implementation of these strategies is critical to creating a successful and vibrant village center.

Getting Around & Infrastructure

1. Wayfinding- develop a strong wayfinding program to help guide people around the downtown and waterfront areas safely and efficiently.



PRIORITY

Implementation of wayfinding elements including signs, kiosks, maps, pathway, and identifying links

(pg. 33-35 Getting Around & Infrastructure Section, Goal I)

2. Infrastructure Improvements & Safety



PRIORITY

Improve crosswalk safety by adding elements such as improved lighting, pavement markings, bump outs, raised crosswalks, additional reflective signage, Rapid Flashing Beacons and/or Flashing Blinker Signs

(pg. 35-37 Getting Around & Infrastructure Section, Goal II)

3. Wayfinding- expand parking opportunities and shuttle services



PRIORITY

Implement satellite parking and consistent shuttle service. Adequate and convenient off-street and on-street parking facilities and implementation strategies are necessary to serve tourists, visitors and residents frequenting all the amenities the Plymouth Center & Waterfront Area has to offer.

(pg. 33-35 Getting Around & Infrastructure Section, Goal I)

History, Culture & Tourism

4. Burial Hill



PRIORITY

Implementation of wayfinding elements, renovations, maintenance/upkeep

(pg. 39-42 History, Culture & Tourism Section, Goal I)

History, Culture & Tourism

5. Family and youth



PRIORITY

Increase and promote family / children-oriented activities, events and businesses

(pg.42-43 History, Culture & Tourism Section, Goal II)

Recreation & Public Spaces

6. Maintenance and upkeep of parks and public spaces



PRIORITY

Continual and regular maintenance and clean up- trash removal, sweep sidewalks and walkways, remove graffiti, etc.

(pg.54-57 Recreation & Public Spaces Section, Goal I)



PILOT PROJECT

The Plymouth Center Steering Committee has identified key actions for the Town leaders to focus on as what's most important to Plymouth Center / Waterfront Area residents and visitors as the years unfold.

Due to the interest and critical need for continued and increased wayfinding implementation, a Pilot Project is proposed to address initial critical items for 2020:



7. Wayfinding- Phase I

Potential Steps:

- Map Kiosks:
 - Add 4 granite bases for kiosks at Shirley Square, bottom of North Street, Jenney Grist Mill/Pond and 1749 Courthouse.
 - Add 5 Information Kiosk structures for map inserts- one to be installed on the existing granite base at the Brewster Gardens entrance off Water Street, and four to be installed on the granite bases at Shirley Square, bottom of North Street, Jenney Grist Mill/Pond and the 1749 Courthouse.
 - Update information maps to be installed at the existing Information Kiosks located at Water Street roundabout, the Visitors Center, the Plymouth Train Station (MBTA) at Cordage and at the five new kiosk locations listed above.
- Install historic cast iron street signs around the original settlement area, including Leyden, Carver, Middle, North and Market Streets.
- The previous 9 24" x 48" wayfinding Information Banners that were located on existing light poles have been recreated and reinstalled. Maintain wayfinding banner program.
- Work with the Chamber of Commerce to update and restore Pilgrim Path:
 - Audio tour plaques updated and replaced
 - "Scallop" stencil painted path loop to sites on the audio tour

ACKNOWLEDGEMENTS

**Thanks to everyone in Plymouth who helped with the update of the
Plymouth Village Center & Waterfront Area Master Plan.**

*The committee would like to gratefully acknowledge them for their dedication, support
and professional guidance.*

PLYMOUTH CENTER STEERING COMMITTEE

John Morse, Chair
James Benedict
Carol Bruce
Gregory Krantz
Clare Montanari
Gerry Sirrico
Peter Smith
Evelyn Strawn
Timothy Grandy, Planning Board Liaison

PLYMOUTH PLANNING BOARD

Malcolm MacGregor, Chair
Russel Appleyard
Robert Bielen
Timothy Grandy
Paul McAlduff
Birgitta Kuehn, Alternate
Kenneth Buechs, (previous member)

GUEST SPEAKERS

Jonathan Beder, Director of Public Works
Edward Bradley, Fire Chief
Donna Curtin, Executive Director of Pilgrim Hall Museum
Barry DeBlasio, Director of Community Resources
Patrick Farah, Energy Officer
David Gould, Director of Department of Marine & Environmental Affairs
Lee Hartmann, Director of Planning & Development
Dr. Nate Horwitz-Willis, Director of Public Health
William Keohan, Chair of Community Preservation Committee
Anthony Provenzano, Select Board
Richard Vacca, Conservation Planner

**TECHNICAL & PROFESSIONAL SUPPORT, PHOTOGRAPHS, DEPARTMENT OF PLANNING AND
DEVELOPMENT**

James Baker, Historian
Judi Barrett, Exec Director of Plymouth Regional Economic Development Foundation
Carol Bruce, Plymouth Center Steering Committee

Robin B. Carver, AICP, Town Planner
 Patrick Farah, Energy Officer
 Lee Hartmann, AICP, Director of Planning and Development
 William Keohan, Chair of Community Preservation Committee
 Richard Vacca, Conservation Planner



ACCOMPLISHMENTS

Accomplishments Since 2004

2006	Bethel A.M.E. Church National Register of Historic Places
2006	Plymouth County Courthouse built
2007/08	Depot Park renovations
2008	Plymouth Center for the Arts opens on North Street
2008	Obery Street Corridor Study and rezoning
2008	Plymouth Historic District Handbook
2009	Nelson Park renovations and splash pad
2012	Plymouth North High School
2012	First retrofit of 4 street lights -Installation of LED light fixtures along Market Street
2013	First Electric Vehicle Charging Station installed
2013	Burial Hill National Register of Historic Places
2013	Unified Tourism Map
2013	Spire Center for the Performing Arts
2014	Plymouth Bay Cultural District designation
2015	Retrofit and installation of 6 LED light fixtures along Town Wharf and at Nelson Park
2015	Water Street (North) reconstruction
2015-2018	LED retrofit of 178 Downtown ornamental street light fixtures
2016	Revere Copper and Brass remediation and re-use
2016	Public Art- street furniture commenced
2016	Lobster Crawl Art
2016	State Boat Ramp reconstructed, Hotel 1620 renovated - 2016
2017	T-Wharf Reconstruction
2017	Phase 1 Water Street Promenade
2017	New Town Hall (1820 Courthouse)
2017	Brewster Garden Footbridge
2017	Harbor Plan completed
2018-2019	Holmes Dam and Holmes Park- restoration and reconstruction/renovations
On-going	Town Brook restoration (3 dam removed & other upgrades)
On-going	159 LED "Celebration Light" strings installed on ornamental street light fixtures in Downtown
On-going	Public Art Initiatives
On-going	Burial Hill Gravestone restoration
On-going	Stephen Field renovations

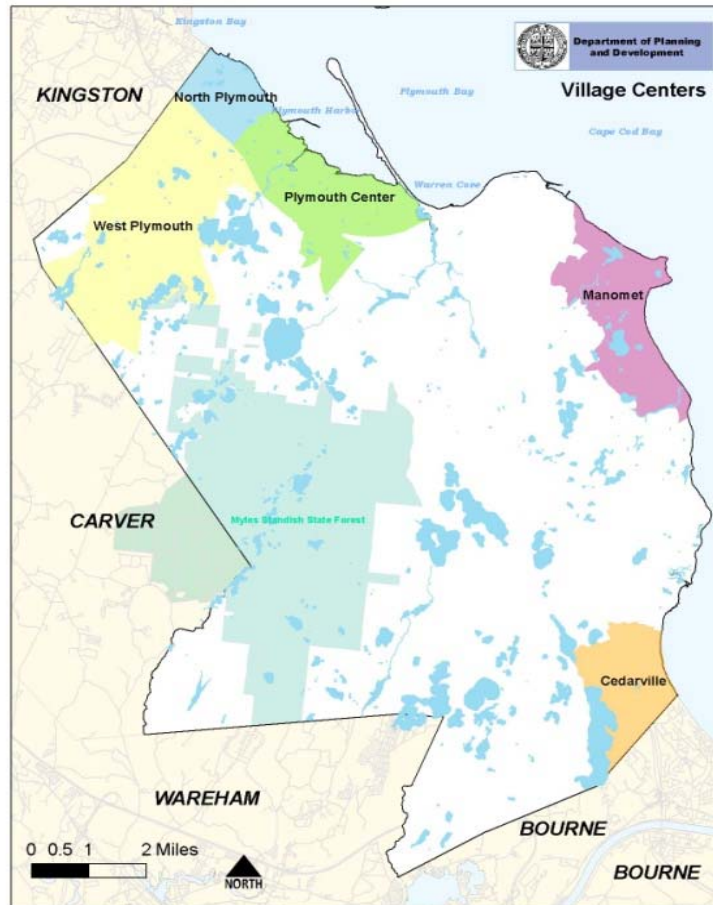
INTRODUCTION

PLAN DEVELOPMENT AND PUBLIC PARTICIPATION

In July of 1977, the Town of Plymouth initiated the “Goals for Plymouth” project, which involved the community and consultant, John Brown Associates, in creating a Report of the Plymouth Goals-Setting Process. A direct outcome of this project was the Plymouth Planning Board’s Plymouth Village Centers Plan, approved in 1979 to guide the Town’s development including updates on a regular basis. This plan established the Village (Commercial) Centers, the Village Growth Areas, the Rural Areas, and the Economic Development Areas town-wide. The intent of the Village Centers Plan is to concentrate growth within the five village centers and identify areas for commercial, institutional, political and public focus within the physical boundaries of each village. Plymouth Center is one of the five Village Centers recognized in this plan.

In November 1989, the Plymouth Center / Waterfront Area Master Plan was created by a task force that included a variety of board and committee members, citizens and professionals. The plan addressed public spaces and recreation, historical preservation, parking, traffic and pedestrian circulation, and commerce. Successful outcomes from this plan included the establishment of Visitors Service Board and the Plymouth Development Corporation (PDC).

In the spring of 2004, the next version of the Plymouth Center / Waterfront Area Master Plan was developed again by a task force with input from members of the community. Updates on the progress of Plymouth’s growth continued over the years with many accomplishments from outcomes of the 2004 plan, as listed in this document.



THE COMMITTEE

The Plymouth Center Steering Committee with the Planning & Development Department's assistance initiated this update of the 2004 Plymouth Center / Waterfront Area Master Plan. The original five sections have been recategorized to address more current conditions and objectives, dividing the study and analysis into the following sections: Economic Development, Environmental – Open Space & Natural Resources, Getting Around & Infrastructure, History, Culture & Tourism, Housing & Neighborhoods and Recreation & Public Spaces. Each section has an introduction or general overview of the subject and a list of the key goals to focus on. Each goal has several policies with actions to take and benefits realized from the outcome from the action.

A brainstorming session with the Planning Board and the Plymouth Center Steering Committee was held on June 5, 2017 and a well-attended public open house was conducted at Memorial Hall on January 18, 2018 to welcome input from residents and businesses in the community and other interested parties. We gathered ideas, comments, concerns and desires that are incorporated into this document, under the appropriate section. Generally, the consensus is to preserve and enhance the history, character, natural resources, amenities and quality of life of Plymouth while promoting complementary uses and connectivity to comfortably guide residents and visitors alike throughout our downtown and waterfront area.

Guest speakers were scheduled throughout the fall of 2018 and into the spring of 2019 to meet with the Plymouth Center Steering Committee sharing points of view, current and future projects, concerns, opportunities and goals. The guests consisted of many Town department directors, a Select Board member, a Community Preservation Committee member, the Executive Director of the Pilgrim Hall Museum, the Executive Director of Destination Plymouth and members of the Plymouth Bay Cultural Committee. This master plan will serve as a guide to continue positive and successful growth while maintaining Plymouth's history, vitality and resources.

Plymouth Center Steering Committee:

John Morse, Chair
James Benedict
Carol Bruce
Gregory Krantz
Clare Montanari
Gerry Sirrico
Peter Smith
Evelyn Strawn

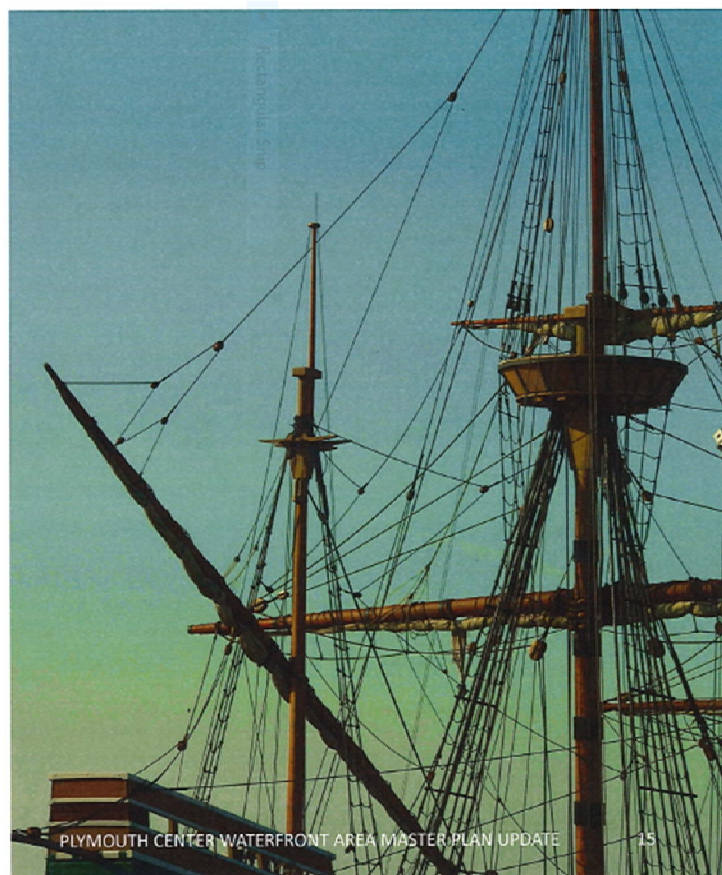
Guest Speakers:

Judi Barrett, Exec Director of Plymouth Regional Economic Development Foundation
Jonathan Beder, Director of Public Works

Edward Bradley, Fire Chief
Donna Curtin, Executive Director of Pilgrim Hall Museum
Barry DeBlasio, Director of Community Resources
Patrick Farah, Energy Planner
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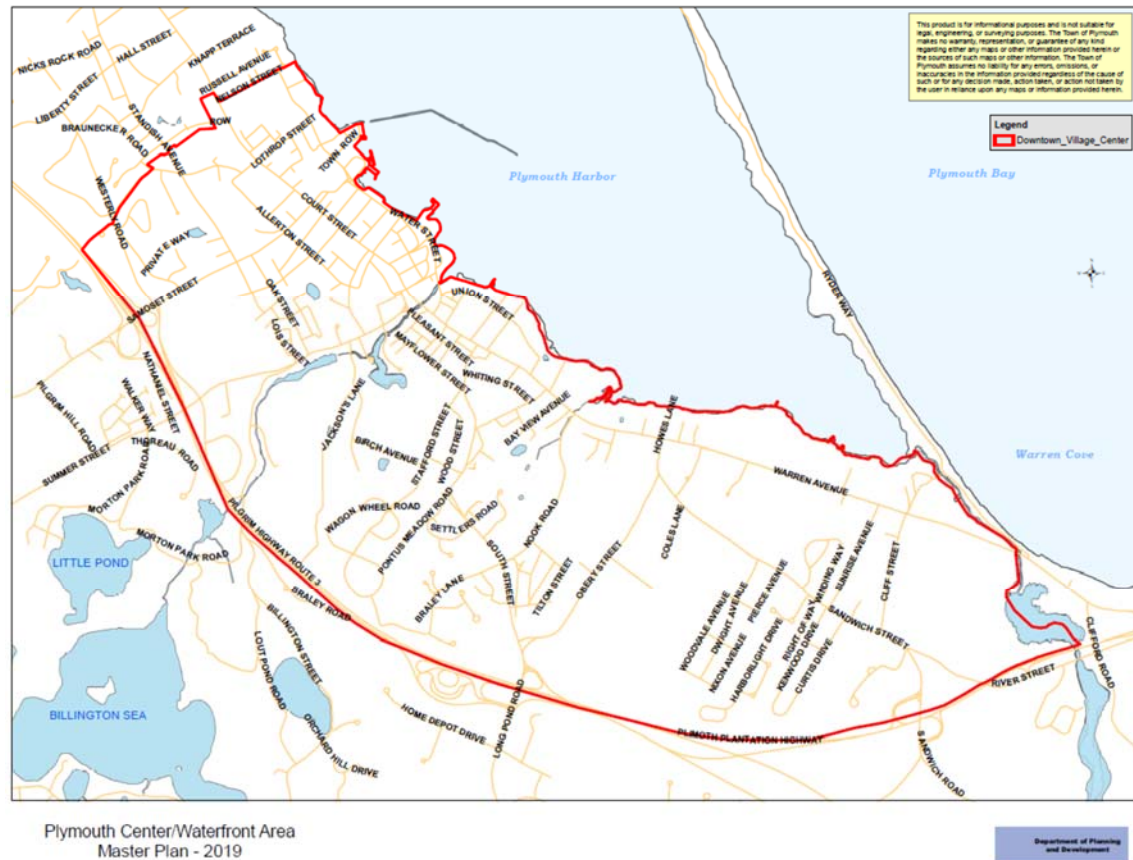
What should we be doing for the *next* 10 years?

Help us plan for
the future of the
Plymouth Center-
Waterfront Area!



OVERVIEW

Plymouth Center is the most recognized and identifiable of the five village centers in the Town. It is a quintessential traditional village with an established downtown main street, a working waterfront and a tourism destination. Municipal and historic buildings, public spaces and parks, cultural venues, businesses and residences are constructed in a “centuries old” land use pattern of tight blocks and streets with a density that creates a classic village sense of place.



LAND USE PATTERNS & ZONING

Zoning is established to address the particular uses from the waterfront to the downtown and residential neighborhoods beyond. Waterfront (WF), Downtown/Harbor (DH), Transitional Commercial (TC) and Residential zones (R-20 and R-25) make up the village boundaries (see Exhibit A – Zoning Districts in the Appendix). Recent development in the downtown area continues to grow, including waterfront improvements and harbor dredging, restoration of the 1820 Courthouse and construction of new Town Hall, current renovations to the Plymouth Center for the Arts and conversion of historic municipal buildings such as The Armory, The Registry and the Mt. Pleasant Elementary School into residential condominiums.

The recent need for rental apartments and age-restricted housing, along with the desire to live downtown, has created an influx of multi-family residential development within

the village center boundaries. A combination of smaller infill projects and larger greenfield developments offer these preferred housing options.

Public spaces and parks continue to be renovated with infrastructure updates to address beautification, current needs and compliancy.

POPULATION

Overall, Plymouth's population increased by almost 24% from 1990 to 2010, to a total of 56,468 residents. According to the 2010 US Census, much of the increases in newer development occurred in rural residential areas within West and South Plymouth comprised of single-family homes. Projected population growth shows a continued housing demand in the region.

The Town of Plymouth's population as a whole is approximately 60,000 with an expected increase to approximately 70,278 by 2035. Plymouth Center, where most of the development occurred in the earlier 1900's, experienced an 11.4% increase in population from 1990 to 2010; growing from 8,537 to 9,509 residents over the twenty-year period. Since the 2010 US Census is almost ten years old, assumptions for projected population can be made by applying the average annual growth of 6.4% over the forty-year period from 1980 to 2010 within Plymouth Center. *

This analysis projects a population in downtown Plymouth of 10,118 in 2020 and 10,766 in 2030.

*Source: January 2019 Housing Production Plan Plymouth, Massachusetts

Table I: Population of Plymouth Center in relation to the Town of Plymouth				
Area	1980	1990	2000	2010
Plymouth Center	7,880	8,537	8,941	9,509
Overall Plymouth	35,913	45,608	50,907	56,468

The average household size has decreased with 73.1% of households in Plymouth consisting of 3 people or less. Data shows significant population growth in all age groups above age 45. The town continues to age and non-family households, or households consisting of one and two people, continue to increase which suggests a need for smaller living spaces. Although these statistics are for Plymouth as a whole, this information specifically applies to the downtown village area as more residents of all ages are interested in living in close proximity to amenities and services. The historic development of Plymouth Center has a variety of housing types that address these needs.

EMPLOYMENT

Four hundred years of significant history in a coastal setting creates unique opportunities for economic vitality. Historic sites, culture, tourism and waterfront commerce are major contributors to the commercial success of downtown Plymouth. Plymouth's working waterfront includes fishing, tour boats and marine facilities that promote restaurants and

retail shops, all providing jobs for local and regional residents. Along with tourism, Plymouth has a vibrant art scene with performing and visual arts and cultural events throughout the year. These experiences bring visitors and residents to town to enjoy the sites and spend money supporting small businesses, restaurants and shops. On the southwestern edge of the village is the Obery Street Overlay District that includes Beth Israel Deaconess Hospital, Plymouth County Courthouse and The Registry of Deeds. The hospital alone employs over 1,000 people and is the largest hospital in the southern region of the South Shore serving 12 towns in Plymouth and Barnstable Counties. Due to the location of these facilities, the district has developed with medical offices and services businesses to support these industries.



Plymouth County Registry of Deeds and Courthouse

POLICE & FIRE COVERAGE

Police

The Police Department has divided the Town of Plymouth into seven (7) patrol sectors. Though the downtown/waterfront sector is the smallest of the seven it generated 4,800 calls for service, or 23% of total police calls, in 2018. This is to be expected due to the high number of multi-family residences and commercial businesses including hotels, restaurants, and bars.

In 2018 there were 216 arrests in the downtown/waterfront sector that accounted for 24% of all arrests. Officers responded to 333 disturbance/noise complaint calls and 287 motor vehicle accidents including 12 involving pedestrians. Over 1400 motor vehicle citations were issued in the downtown/waterfront area during same time period.

The summer season brings a large increase in visitors to the downtown and waterfront area. As such the Police Department increases staffing levels in the summer to include a foot patrol officer and bicycle officers. Year-round directed patrols are assigned to the downtown/waterfront area during closings of the bars and restaurants to discourage gatherings and loitering to alleviate noise and other issues that adversely impact nearby residents.

With the revitalization of the downtown/waterfront area, including relocation of Town Hall, rehabilitation of the former Smith's building, and the transformation of the Governor Bradford Hotel to residential units, there will undoubtedly be an increase in requests for police services. The Police Department will continue to work closely with residents and business owners to ensure needs of all stakeholders are met and that visitors enjoy all the Town of Plymouth has to offer.

Fire

Currently, approximately 25% of all Fire and EMS calls originate from Plymouth downtown and waterfront area, which amounts to approximately 2,350 calls annually. Station 1 (Headquarters Station) located at 114 Sandwich Street is the first to get these calls and is the busiest of the seven (7) stations throughout Plymouth. Since 2016, 16 personnel have been added to the Fire Department with an overall of 139 employees on the roster. The increase in staff has assisted the operation of a ninth engine company (Rescue Truck 1) which aids in reducing response times to emergency calls. EMS calls alone amount to 60% of the combined Fire and EMS call volume. The growing economy and increase in multi-family and age-restricted housing, along with commercial development, has increased the area's population and emergency call volume.

VISION

VISION STATEMENT

The vision for the Plymouth Center / Waterfront Area is to preserve our historic village identity while allowing prosperous and balanced growth. Much of Plymouth's history revolves around the Plymouth Center Village. Along with a breathtaking waterfront, vibrant downtown, cultural activity and beautiful natural resources, more people are aware of the opportunities Plymouth has to offer and are coming here to live and visit. Continuing our historic heritage, growing our cultural and natural resources tourism, expanding our waterfront amenities, providing a mix of needed housing for all economies and supporting our local businesses are all key to maintaining a strong community for residents and visitors alike.

Of prime importance is the development of a strong wayfinding program to help guide people around the downtown and waterfront areas safely and efficiently. Incorporating sufficient parking areas and convenient vehicular circulation with safe intersections; and pedestrian connectivity with visible crosswalks and visual elements such as signs, maps, banners and information kiosks are essential to accommodate both residents and visitors as they enjoy Plymouth's extensive amenities.

Plymouth's Overall Master Plan identifies six planning priorities that were formulated throughout the master plan development creative process:

- *CONTROL SPRAWL*
- *ENCOURAGE ECONOMIC DEVELOPMENT*
- *BALANCE COSTS AND GROWTH*
- *PRESERVE CHARACTER*
- *PROTECT ENVIRONMENT*
- *IMPROVE QUALITY OF LIFE*

These priorities are supported within the six sections established through the Plymouth Center / Waterfront Area Master Plan visioning process:

- *ECONOMIC DEVELOPMENT*
- *ENVIRONMENTAL- OPEN SPACE & NATURAL RESOURCES*
- *GETTING AROUND & INFRASTRUCTURE*
- *HISTORY, CULTURE & TOURISM*
- *HOUSING & NEIGHBORHOODS*
- *RECREATION & PUBLIC SPACES*

These goals should guide preservation of our heritage, culture and natural resources while providing a balance of reasonable growth to maintain a strong community.

ECONOMIC DEVELOPMENT

INTRODUCTION

Plymouth is widely acknowledged as an historic and vital place situated on the coast between Boston and Cape Cod. Over time it has experienced many developmental changes in its evolution from a small downtown to a regional, national and to a large degree international destination.

Historically, the diversity of its shops, businesses and commercial activities has grown naturally and purposefully, responding to the needs of its merchants, workers, visitors and residents alike. The business community has adapted its significant industrial and commercial activities with a changing waterfront and broadened downtown main street businesses that provide commerce for all.



As with many other small downtowns, for years Plymouth served the traditional role as the center of shopping, services and other business activities. This was dramatically eroded and replaced by automobile-oriented shopping malls, plazas, strips, and parks; however, the revival of the classic downtown is an appealing trend that Plymouth is experiencing. Plymouth's waterfront and historic downtown provides a unique experience- a way of life where one walks to restaurants, banks and take-out establishments, and relishes nightlife of entertainment and people watching. Specialty shops provide a variety of goods and services such as clothes, jewelry, cosmetics, gifts and coffee houses and juice bars. A place where the automobile is an inconvenience for the traditional downtown guest. Not only visitors, but Town residents and potential homeowners from the region along with trending businesses, are eager to become part of the fabric of a community that offers such assets.

The continued success of Plymouth Center's eating and drinking establishments is further expanded with the opening of breweries/distilleries and wine bars. Plymouth Waterfront commercial businesses continue to be vibrant. Improvements including Water Street upgrades, renovations to Pilgrim Memorial State Park, and the new Town Wharf and boardwalk provide continuous pedestrian links to businesses along the waterfront.



Water Street

Investments in major commercial development are occurring with the restoration of the 1820 Courthouse and construction of new Town Hall, the construction and restoration of the Twelve Tribes mixed use project at Shirley Square, the redevelopment of 150 Water Street, the Governor Bradford Hotel, and potential redevelopment of Benny's commercial site on Court Street and on School Street. The continued redevelopment and elevation of the Plymouth Center / Waterfront Area is enticing a higher quality of businesses and

establishments which increase property values and bring an expansive mix of visitors and residents to experience the downtown.

The goals set forth in this plan reflect a desire and need to preserve commercial and business activities, to provide complementary opportunities and trades, and to implement policies that will insure the continued vitality of the Plymouth Village Center / Waterfront Area.

GOALS

- I. Mix of Uses in the Downtown: Promote uses that maximize Plymouth's rich history and economic potential and complement and enhance the existing businesses and enterprise of the Plymouth Center / Waterfront Area.
- II. Waterfront: Promote and expand ocean-related businesses and educational facilities; and create pedestrian friendly environments for residents and visitors.
- III. Historic & Cultural: Promote uses that complement and enhance nationally and regionally significant historic properties; promote and expand cultural facilities, activities and events; and incorporate art into public spaces.

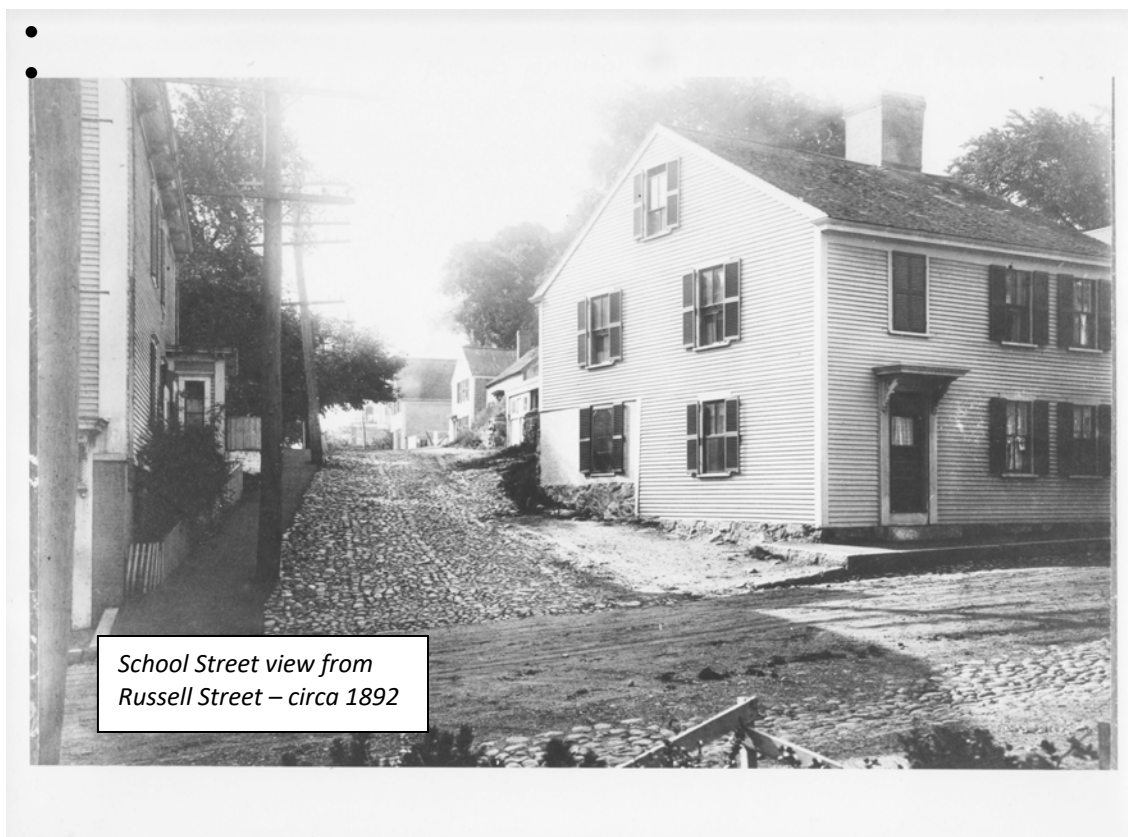
GOALS/POLICIES/ACTIONS

- I. ***Mix of Uses in the Downtown: Promote uses that maximize Plymouth's rich history and economic potential and complement and enhance the existing businesses and enterprise of the Plymouth Center / Waterfront Area.***

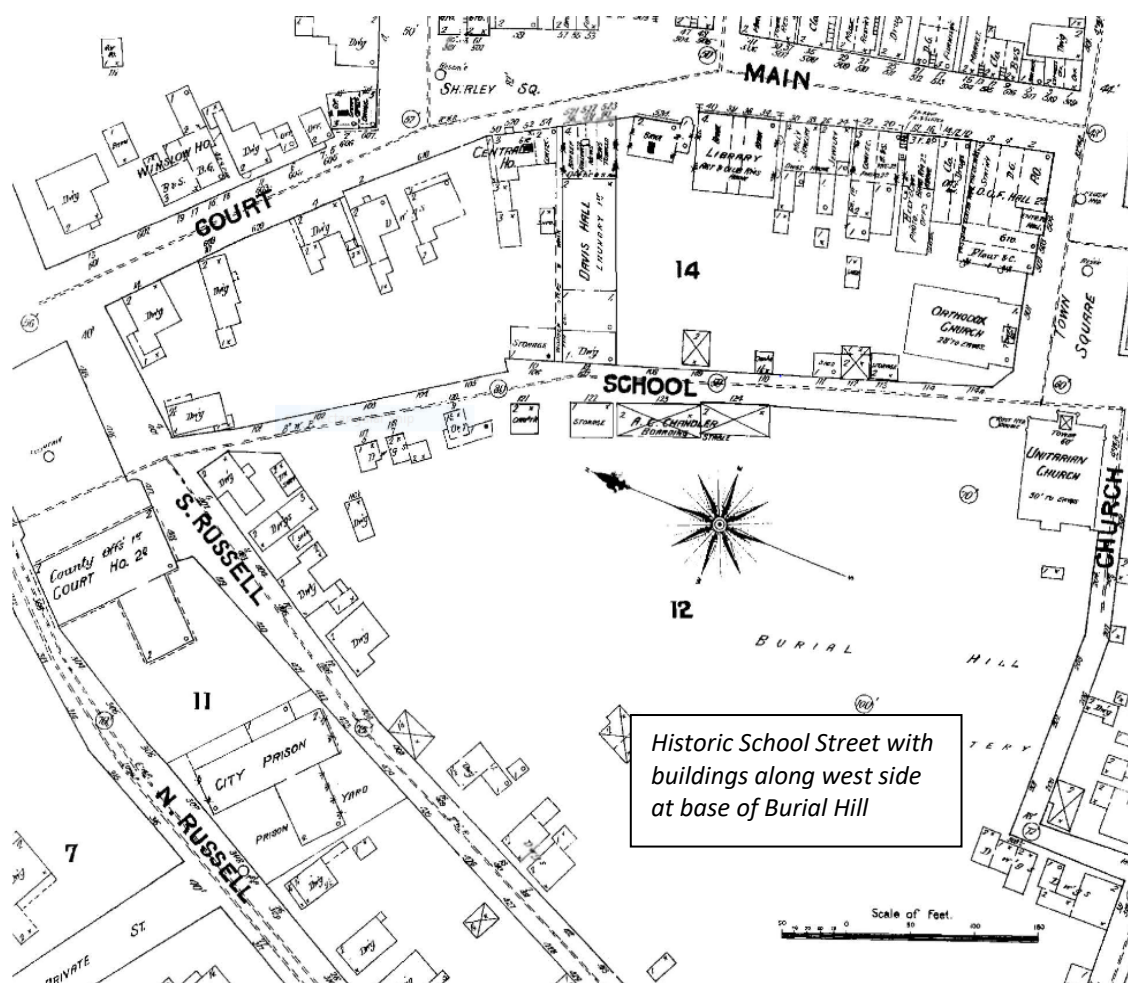
1. Policy: Develop, expand and promote the entertainment, recreation, retail and dining activities at different venues and locations throughout the Downtown Center / Waterfront Area.

Actions/Benefits:

- Expand and encourage more outdoors seating at sidewalk cafes and eating establishments to increase the vitality and synergy of the Downtown and Waterfront Area.
- Support existing entertainment venues such as The Spire, Memorial Hall and the Plymouth Center for the Arts.
- Provide sufficient parking and implementation strategies throughout the year to meet the needs of the entire business community, including consumers and employees; and to entice businesses, visitors and residents to the area.
- Create user friendly signage, media and digital content that connects and coordinates entertainment, recreation and cultural activities.
- Encourage private/public investment and funding to assist with improvement costs for potential development. Strategically utilize public improvements to leverage private development, such as street improvements and burying of utilities to create attractive opportunities and encourage property owners to invest in assets, increasing property values.



- SCHOOL STREET REDEVELOPMENT/REVITALIZATION:** Local business and building owners along School Street are interested in development of the east side of School Street with retail frontage and residence's above, not unlike how it was in the 19th Century. These changes and additions to the street will help with efforts to draw tourists up from the waterfront, through the center of downtown, and to Burial Hill. This development will be a catalyst towards enhancing Burial Hill and the surrounding area. The first twenty-yard depth along the west side of School Street is where original structures used to stand and is technically not a part of Burial Hill. This represents a great opportunity to bury the electrical service, improve accessibility, and create a park like environment spanning from Town Hall south to the Universalist Unitarian Church in Town Square. School Street is due to be resurfaced and the idea of something historical like cobblestone is being looked at. Improved lighting, wayfinding, benches, and historical plaques are amongst the ideas being considered. Enhanced retail, restaurants, and residences will increase revenue for the Town in the form of property taxes, increased tourist activity, and regular visits from all Plymouth residents.



2. Policy: Research rezoning the Small Lot Residential (R-20SL) zone to Downtown Harbor (DH) zone in the area between the downtown and waterfront.

Actions/Benefits:

- Potential street level businesses will expand commerce and encourage visitors and residents to venture to and from the Waterfront Area and Downtown Plymouth.
 - Infill projects on vacant properties and public or private surface parking lots that are located on prime real estate could be developed to address connectivity and access.
3. Policy: Conduct a massing study to examine possible height increases in strategic areas to increase density appropriately and effectively.

Action/Benefit:

- Appropriately located increased building heights would provide a wider range of housing and commercial opportunities and hospitality facilities to accommodate more visitors and residential living downtown.
4. Policy: Implement an Architectural Preservation District to preserve the fabric of our Town.

Action/Benefit:

- Continued property improvements and upgrades are encouraged but may impact surrounding properties, with such issues as the need for expanded parking. An Architectural Preservation District will allow for redevelopment without the potential loss of or impact to historic structures and sites to accommodate potential development requirements in some of the more historic neighborhoods.
5. Policy: Promote and expand hospitality facilities including convention, conference, and meeting space. The Hotel 1620, previously known as the Radisson Hotel, has been renovated and continues to provide conference services and venues.

Action/Benefit:

- Encourage the creation of another conference or multi-use educational center or small convention facility.

II. *Waterfront: Promote and expand ocean-related businesses and educational facilities; and create pedestrian friendly environments for residents and visitors.*

1. Policy: Maintain and expand ocean-related businesses including commercial and recreational fishing, whale watching, and harbor sightseeing. The new Town Wharf improvements and boardwalk constructed in 2017-2018 advanced the connection between the State Pier and the Town Pier.

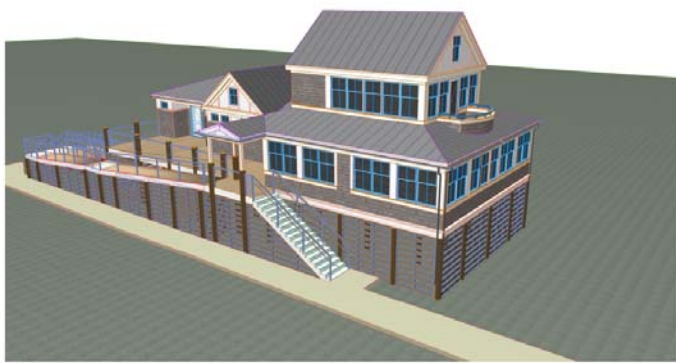
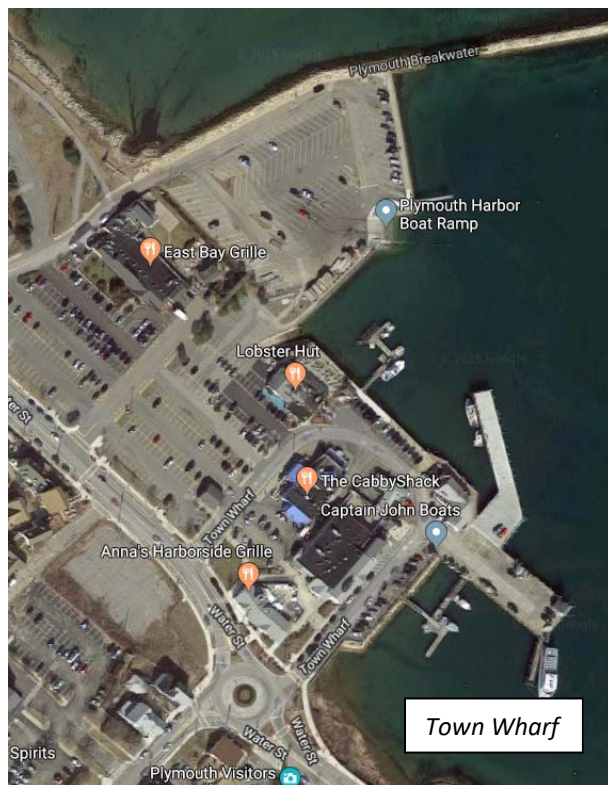
Action/Benefit:

- The dredging of Plymouth Harbor began in 2018 with plans to be completed within two years. This will expand existing maritime activities and allow visits from larger vessels and small cruise ships increasing tourism and visitor opportunities.

2. Policy: Promote opportunities for education on ocean habitat and environments.

Action/Benefit:

- A new Maritime Facility is under construction and planned for completion in 2020, providing space for educational exhibits, presentations and training. This facility along with interpretive signage bordering the waterfront will encourage Eco-tourism and Natural Resource outings.



3. Policy: Create pedestrian friendly environments for residents and visitors.

Actions/Benefits:

- The completion of the Waterfront Promenade is key to the success of the Waterfront Area. The northern portion of the Waterfront

Promenade that was completed in 2015, including the roundabout at Water Street, has aesthetically improved the appearance of the primary gateway to the waterfront and encouraged new development.

- The 2018 renovations of the Pilgrim Memorial State Park are essential for Plymouth's 2020 celebration and beyond. This will encourage more activity and interest from visitors and residents alike.

4. Policy: Explore the feasibility of additional docking and marine facilities.

Action/Benefit:

- Once the harbor dredging is completed, opportunities for more docking and facilities will increase boating access and accommodations for residents and visitors to enjoy Plymouth's waterfront activities and venues.

III. Historic & Cultural: Promote uses that complement and enhance nationally and regionally significant historic properties; promote and expand cultural facilities, activities and events; and incorporate art into public spaces.

1. Policy: Promote year-round opportunities for historic, cultural, entertainment, and recreation to encourage year-round visitors.

Action/Benefit:

- Continue to create offseason family-oriented events such as Winterfest and ArtWeek to encourage visitors and residents alike to visit Plymouth throughout all seasons of the year.
2. Policy: Promote and advertise seasonal or summer evening shopping events supported with strolling musicians and street artists, and later hours for shops and businesses.

Actions/Benefits:

- The success of Downtown evening entertainment and cultural events have proven to bring people into town. Along with eating and drinking establishments and cultural venues, keeping the shops and galleries open will enhance the mix of activity and synergy that recreates the historic classic downtown.



- Encourage the Town, businesses and non-profits to budget funds to hire entertainment such as a band or musicians to play during evening strolls and events. Providing music in key locations during events adds levity, inspiration and energy.
- Support the development of a stronger merchants or business group to promote each other and the Downtown as a whole, with use of group advertising, later hours of operation and organized events. Expand memberships of the Downtown Improvements Association and task the Association with oversight of coordination and communication.

3. Policy: Research the potential of creating a municipal or private position such as an Arts & Culture Coordinator for scheduling of all entertainment, productions, cultural and arts events throughout the year.

Actions/Benefits:

- The Plymouth Bay Cultural District, Destination Plymouth, Project Arts and the Plymouth Area Chamber of Commerce continue to coordinate information on activities and events through social media, promotions, maps and sponsorships. A Coordinator may assist with eliminating overlap and improving efficiency.
- The growing public arts initiatives and cultural performances and events have created a positive impact, increasing the number of residents and visitors that come to Plymouth Center and the Waterfront. Currently these programs are organized primarily by volunteers. The continued success of these programs depends on funding, leadership, oversight and commitment.



4. Policy: Explore central downtown location(s) for ongoing community events that are accessible to residents and visitors.

Actions/Benefits:

- Explore the opportunity to relocate the annual Christmas Tree and Lighting Celebration to the 1820 Courthouse / Town Hall lawn.

In 2015, the Massachusetts Food Council developed and published The Massachusetts Local Food Action Plan. The Plan envisions: “a strong, abundant and resilient food system that is rooted in communities, provides quality jobs, contributes to a vibrant economy, utilizes, enriches and sustainably manages our State’s Natural Resources; supplies healthy, affordable and accessible food for all residents of the Commonwealth.” Plymouth has a growing local food scene and local food production can be a viable economic engine for the community. Rooftop farms and apiaries, urban farming on front or back yards, vacant lots, parks, open spaces and underutilized warehouse spaces are among the potential locations for these farming methods. Plymouth has several commercial farms in the Downtown Village Area, including hayfields, the Plymouth County Farm and Plimoth Plantation. The resident fishing fleet includes four (4) commercial fishing boats and 40 lobster boats that call Plymouth Harbor home.

The desire for organic foods and the “farm to table” initiatives are offered in several local restaurants as well as co-ops or farmers markets. The following two goals of the Local Food Action Plan should be included in Plymouth’s vision:

- Increase production, sales and consumption of Massachusetts-grown foods.
- Create jobs and economic opportunity in food and farming and improve the wages and skills of food system workers.

GUEST SPEAKERS:

Lee Hartmann, Director of Planning & Development

ENVIRONMENTAL - OPEN SPACE & NATURAL RESOURCES

INTRODUCTION

The Plymouth Center / Waterfront Area is the oldest and most densely developed village center in Plymouth, yet it remains an area rich in natural resources. The area's wealth of natural resources includes shellfish beds, eelgrass beds, salt marsh, barrier beaches, herring runs, riparian areas and open water that provide habitat for a variety of fish, marine mammals and migratory shorebirds. The proximity of the Plymouth Center / Waterfront Area to these natural



resources helps make it a truly unique area. In pre-Colonial times, this was a Native American village and many Native artifacts have been found at many sites.

The Pilgrim Trail that runs along Town Brook from Brewster Gardens out along Billington Street, was historically the Namasket Trail indicating that the area around Jenney Pond was an important part of early Native American and Pilgrim settlements. More residents and visitors are embracing healthy lifestyles that keep them active and fit. The opportunity to walk or hike along a brook or experience natural habitats along the shore within a village setting creates an enticing destination for all. Accessibility and walkable links to these resources increases usage and broadens the success of the Downtown and Waterfront.

The completion of the new commercial wharf and boardwalk along the waterfront linking the commercial wharf with the Town and State boat ramps will improve pedestrian connectivity. Current projects underway include the dredging of Plymouth Harbor and the Holmes Dam removal and reconstruction of Holmes Park. Projects in the queue over the next few years include the construction of a bypass in Town Brook at the Jenney Grist Mill to assist herring migration in both directions and the reconstruction of the Town boat ramp which will be dedicated to aquaculture farming and other commercial uses, relieving the State ramp for recreational use.

There is limited open space within the Plymouth Center / Waterfront Area village. The challenge is to protect and enhance these valued resources for the benefit of the Town's present and future residents and visitors, while creating a vibrant and accessible downtown where people can live, work and play. Open space within the limits of the Plymouth Center Village include 226 acres of protected open space and 164 acres of unprotected open space. Protected open space includes burial grounds and lands that are under conservation. Unprotected open space includes public parks and Plimoth Plantation (see Exhibit C – Open Space in the Appendix).

Climate change is an ongoing issue globally. As weather patterns continue to be more extreme, coastal environments are particularly vulnerable. Local planning and implementation efforts will be needed to minimize these impacts to residents, businesses, infrastructure and natural resources. This work will require local coordination with State and Federal resources. The Town has received a grant from the State to create an MVP (Municipal Vulnerability Program) report to identify actions to implement in the future.

GOALS/POLICIES/ACTIONS

GOALS

- I. Eliminate wastewater outfall into Plymouth Harbor and enhance and improve the water quality of Plymouth Harbor, thereby protecting public health and eliminating the closure of swimming beaches and shellfish beds.
- II. Protect and enhance Plymouth's habitat resources for the benefit of wildlife and people.
- III. Nurture an environmental ethic by educating residents and visitors about Plymouth's natural resources.
- IV. Provide connectivity of natural resources, open space, coastal waterfront and parks to support the growing interest in Ecotourism and outdoor adventure.

I. Eliminate wastewater outfall into Plymouth Harbor and enhance and improve the water quality of Plymouth Harbor, thereby protecting public health and eliminating the closure of swimming beaches and shellfish beds.

1. Policy: Complete the Water Street Promenade to reduce the impacts of stormwater pollution through the implementation of "best management practices" at existing paved areas, catch basins, and outfall pipes.



Action/Benefit:

- This will help prevent new sources of non-point source pollution by treating stormwater on-site at newly developed or redeveloped areas.
2. Policy: Educate residents and visitors about protecting Plymouth Harbor's water quality to improve public health and protect our open space and natural resources.

Actions/Benefits:

- Encourage residents and visitors to clean up after their pets through education, signage and the enforcement of the town's "Pooper Scooper" bylaw.
- Educate residents and visitors on the problems caused by feeding waterfowl and enforce the town's "Waterfowl Feeding" bylaw.
- Develop and implement a fertilizer/herbicide plan for the public waterfront areas such as Brewster Gardens, Stephens Field, Jenney Pond and Nelson Park.

II. *Protect and enhance Plymouth's habitat resources for the benefit of wildlife and people.*

1. Policy: Reconstruct the stone dike at Long Beach to secure and protect downtown Plymouth and coastal areas.

Actions/Benefits:

- The Army Corp of Engineers (ACOE) allocated funds to update drawings and permitting. Additional funds are needed to implement the project requiring Congressional appropriation. The deteriorating condition of the stone dike on Plymouth Long Beach puts the downtown waterfront and coastal area in a vulnerable position.
- Prevent and treat non-



point source pollution in ocean outfall (as stated under Goal #1) to restore the historic shell fishing beds in Plymouth Harbor.

- Protection of Plymouth Harbor
2. Policy: Explore the potential for additional river restoration projects and adjacent land acquisitions.

Actions/Benefits:

- Construct a water bypass at Jenney Grist Mill to assist the herring migration in both directions in Town Brook.
- Acquire additional lands along Pilgrim Trail to expand the open space network to connect the coastal waterfront, Morton Park, the Myles Standish State Forest, the Town Forest, Plimoth Plantation, Plymouth Long Beach and other open space areas.



- Improve the wildlife habitat and aesthetics of Jenney Pond, Stephens Pond, and Billington Sea through the management of non-point sources of pollution, and restoration efforts that may include the dredging of Jenney Pond of sediments and increase of flushing/aeration.
- Control the invasion of non-native plant species, such as purple loosestrife and phragmites, along the banks of Town Brook, the Eel River, Jenney Pond, Stephens Pond and Billington Sea.

III. Nurture an environmental ethic by providing awareness of Plymouth's natural resources.

1. Policy: Plymouth has been selected to host the International "World Fish Migration Day" for North America in 2020.

Action/Benefit:

- This opportunity will generate international exposure of Plymouth and expanded interest in nature-based tourism.
2. Policy: Provide educational programs at the proposed Maritime Facility on the waterfront.

Actions/Benefits:

- Encourage non-profit groups such as the Whale & Dolphin Conservation Society to provide programs and presentations.
 - Provide boating and water related training classes and certifications for a more knowledgeable and safer environment.
3. Policy: Complete a Waterfront public walk project.

Action/Benefit:

- Create a linear waterfront park that includes interpretive signage on the waterfront to educate locals and tourists about the natural resources visible along Plymouth's coastline, such as fish, birds, vegetation, and marine mammals.
4. Policy: Celebrate the annual migration of herring and other anadromous fish that are important to Plymouth's heritage.

Actions/Benefits:

- Establish festivals and events such as a "Herring Run" road race along the Pilgrim Trail, which is coordinated with Plimoth Plantation and the National Oceanic and Atmospheric Administration (NOAA).
- Beautify public areas while celebrating Plymouth's natural heritage through decorative art such as the murals recently painted on the wall of the Market Street Bridge underpass and at Holmes Skate Park on Newfield & Summer Streets. Future locations include the underpass of the Main Street Bridge and the underpass of Route 3 on Billington Street leading to Morton Park, and other



public spaces.

Funds were locally raised with a match from MassDevelopment for a public art initiative that included three murals at the Holmes Skate Park and Market Street and Main Street Bridges underpasses. Two of the murals were created and installed in 2018 by Plymouth High School at the Holmes Skate Park and Market Street Bridge underpass. The third mural will be designed and installed in the Main Street Bridge underpass in 2019. The skate park mural is a whimsical design of ocean and coastal images and the Market Street Bridge underpass mural along Town Brook incorporates the natural, historic and industrial heritage of Plymouth.

- Involve school children in the community's environmental restoration efforts, to help foster an environmental ethic in the next generation of Plymouthers. Currently, the Town and Mass Audubon are partnering to provide such programs as NOAA's Bay Watershed Education and Training (B-WET).

IV. *Provide connectivity of natural resources, open space, coastal waterfront and parks to support the growing interest in nature-based and outdoor adventure.*

1. Policy: Encourage walking to explore these resources with self-guided tours, interpretive signage and a designated route (loop) identifying points of interest and distances between – “park further, walk further” or “park once”.

Action/Benefit:

- Implement wayfinding elements and designated pedestrian routes that include our natural resources points of interest.

Addressing the Massachusetts Local Food Action Plan, Plymouth is a Right to Farm Community with increased interest in local food production and farm to table initiatives. Studies have shown that local and urban farming techniques actually yield greater harvests using less energy, water, pesticides or herbicides. These techniques also lend themselves to production of organically grown local foods that are safe, wholesome and widely available while reducing the overall environmental impact of traditional farming. The following two goals of the Local Food Action Plan should be included in Plymouth's vision:

- To protect the land and water needed to produce food, maximize environmental benefits from agriculture and fishing and ensure food safety.
- To reduce hunger and food insecurity, increase the availability of healthy food to all residents, and reduce food waste.



*Cold Springs Elementary
School & Healthy Plymouth-
Community Garden*

GUEST SPEAKERS:

David Gould, Director of Department of Marine & Environmental Affairs
Patrick Farah, Energy Planner
Richard Vacca, Conservation Planner

GETTING AROUND & INFRASTRUCTURE

INTRODUCTION

Plymouth draws thousands of visitors from around the world to explore historic sites throughout the town, as well as visitors and residents who wish to engage the cultural arts or stroll around Plymouth's beautiful colonial downtown business district and waterfront. Whatever the mode, getting around town efficiently and effectively is vital for economic success and consumer convenience. Many modern American towns like Plymouth evolve around the automobile, however, growing interest in stepping back to enjoy the quaint historic villages along with healthy lifestyle trends are encouraging people to get out of their cars and return to being pedestrians on the sidewalks and streets.

A priority of this master plan is to develop a standard for wayfinding to be implemented in

Downtown Plymouth and along the Waterfront while enhancing the overall appearance and maintaining the historic character. Wayfinding is not only critical in moving pedestrians and vehicles around town efficiently and effectively, but it is particularly needed to guide visitors who prefer to walk or bike to their destinations. Pedestrian paths and walkways that link historic, cultural and recreational sites and events, with visual cues such as signs, kiosks, public art and physical elements not only direct people but also engage them as they explore the Plymouth Center / Waterfront Area. Self-guided tours through phone applications and social media are becoming a convenient way for visitors to navigate the routes. While providing these opportunities, it is critical to provide accessibility that accommodates disabled, handicapped, temporarily incapacitated visitors and



residents, baby carriages and other mobile devices.

Like most towns along the south shore, Plymouth is an historic town with aging infrastructure that is continually being addressed and upgraded. Plymouth's charm comes from its tight street layouts and narrow spaces which also makes it difficult to expand and provide for the more contemporary wider sidewalks, bike lanes and public spaces that make it convenient for

pedestrians to traverse. Traffic flow can be difficult for automobiles and emergency vehicles to maneuver during critical events and gatherings.

More recent projects that benefit the Town effectively and visually include the roundabout and reconstruction of the harbor access on Water Street, the completion of the parking garage on South Russell Street adjacent to the new Town Hall and Burial Hill; the Jenney Grist Mill Park renovations to upgrade the parking, sidewalks and drainage; the retrofitting of older street lights to accommodate celebration lights and cost effective LED light fixtures; and Pilgrim Memorial State Park renovations as we prepare for 2020.



Table II - Facilities / Infrastructure in Plymouth Center/Waterfront Area

Ongoing & Proposed Projects	Task	Priority
Allerton Street	Drainage, re-surfacing and sidewalks	On-going
Jenney Pond Parking Lot	Drainage, re-surfacing and sidewalks	On-going
School Street	Re-surfacing and sidewalks	On-going
Water Street	Re-surfacing	Summer 2019
Transportation Improvement Project (TIP)	Obery Street	March 2019-April 2021
Court/Main/Main Ext/Sandwich Streets (Samoset St to Warren Ave)	Re-surfacing	Summer 2019
Pleasant Street	Re-surfacing	TBD
South Street	Re-surfacing	TBD

Energy efficiency and sustainability are also important for Plymouth's future. Plymouth currently has 6 energy efficient EV (Electric Vehicle) charging stations, town wide. The first EV was installed in 2014 at the top of Russell Street with a second EV station added on Water Street. Together they have been extensively used to charge both residents and visitors vehicles. For the overall Town, data shows visitors from 16 different states from as far away as Arizona, and 1094 users from March 2018- March 2019. The Plymouth Office of Community Development worked with State agencies and grant programs to fund these units. By partnering with public agencies and the private sector, the Town of Plymouth has successfully been able to attract electric vehicles making this a viable transportation option. By continuing the effort, Plymouth seeks to increase local electric vehicle use, resulting in less air pollution while boosting our local economy.

GOALS

- I. Wayfinding: Create continuity with signage and wayfinding elements for vehicular and pedestrian circulation. Expand parking opportunities and provide pedestrian connections with information kiosks and signage for historic, cultural and recreational destinations throughout the Plymouth Center / Waterfront Area. ***The initial critical items to be addressed for 2020 are listed as the Pilot Project in this master plan update.***
- II. Infrastructure Improvements: Provide parking, traffic and implementation strategies throughout the year and meet the needs of the entire business community, including consumers and employees.

GOALS/POLICIES/ACTIONS

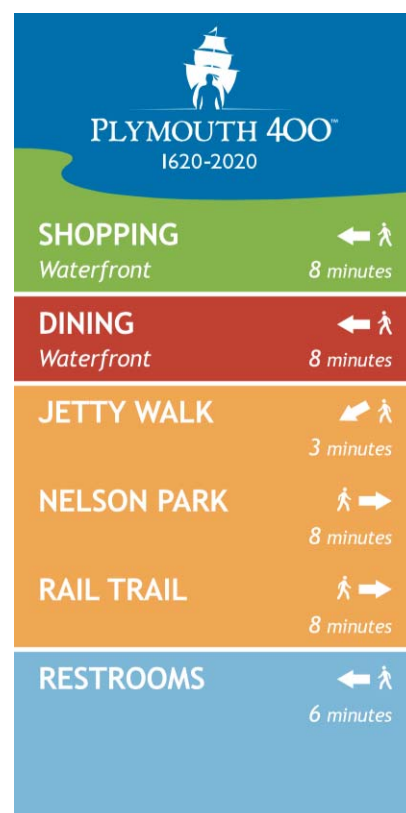
- I. ***Wayfinding: Create continuity with signage and wayfinding elements for vehicular and pedestrian circulation. Expand parking opportunities and provide pedestrian connections with information kiosks and signage for historic, cultural and recreational destinations throughout the Plymouth Center / Waterfront Area.***

1. Policy: Explore and implement elements of the wayfinding program in “A Non-Motorized Transportation Plan for Plymouth Massachusetts” prepared by Beals & Thomas in February 2014.

Actions/Benefits:

- Secure funding for consultant to prepare updated wayfinding report / analysis.
- Inventory and prioritize sites and features to be included.
- Obtain estimated cost breakdown for preparation of wayfinding programs.
- Incorporate elements that tell a story- the history of Plymouth.
- Define three (3) looping paths to sites and destinations with varying distances and interests.
- Determine key areas to enhance street surfaces with materials such as cobblestone, brick or stamped concrete- for example Leyden Street and Town Square.

2. Policy: Design a plan that can be funded and implemented in phases.



Actions/Benefits:

- The Pilot Project will be completed for 2020 that includes welcome and wayfinding banners and map kiosks located in key locations around Plymouth Center / Waterfront Area.
 - Phase I: Define and map the route of the existing Tip Tour “Pilgrim Path” trail provided by the Chamber of Commerce with either a painted color line or reoccurring symbol and upgrade existing plaque signs at currently identified locations.
 - Phase II: Create other loop trails of varying lengths (based on time or distance) with a mix of interests including historic and cultural sites, public parks and art, galleries and shops, and natural resources.
3. Policy: Prioritize improvements to east-west connector streets (Middle, Carver, North, Brewster, Chilton, Howland and Memorial Drive) between Water Street and Court & Main Streets. Connections from the Waterfront to Downtown need to be visibly and aesthetically improved to entice visitors to the Downtown, extending their stay and patronage.

Actions/Benefits:

- Analyze the potential to bury utilities and appropriate funding to implement it.
 - Explore visual arts opportunities that enhance connections from Water Street to Court/Main Street.
 - Research the potential of one-way traffic, possibly creating additional parking.
4. Policy: Implement off-site parking and consistent shuttle service. Adequate and convenient off-street and on-street parking facilities and implementation strategies are necessary to serve tourists, visitors and residents frequenting all the amenities the Plymouth Center & Waterfront Area has to offer.



Actions/Benefits:

- Search for potential properties for satellite parking.
- Work with Plymouth Growth & Development Corporation (PGDC) and Destination Plymouth on shuttle opportunities.

- Secure reliable scheduled shuttle service from MBTA Plymouth Train Station at Cordage Park to downtown Plymouth Center.
 - Provide continuous loop shuttle/trolley service with stops around downtown and waterfront from Nelson Park to Stephen's Field.
 - Relocate the GATRA bus stop from Memorial Hall to a safe convenient location.
5. Policy: Upgrade the information kiosk maps with interactive and lighted elements that provide a map and promote recreation, entertainment, cultural and historic facilities, locations and events.

Actions/Benefits:

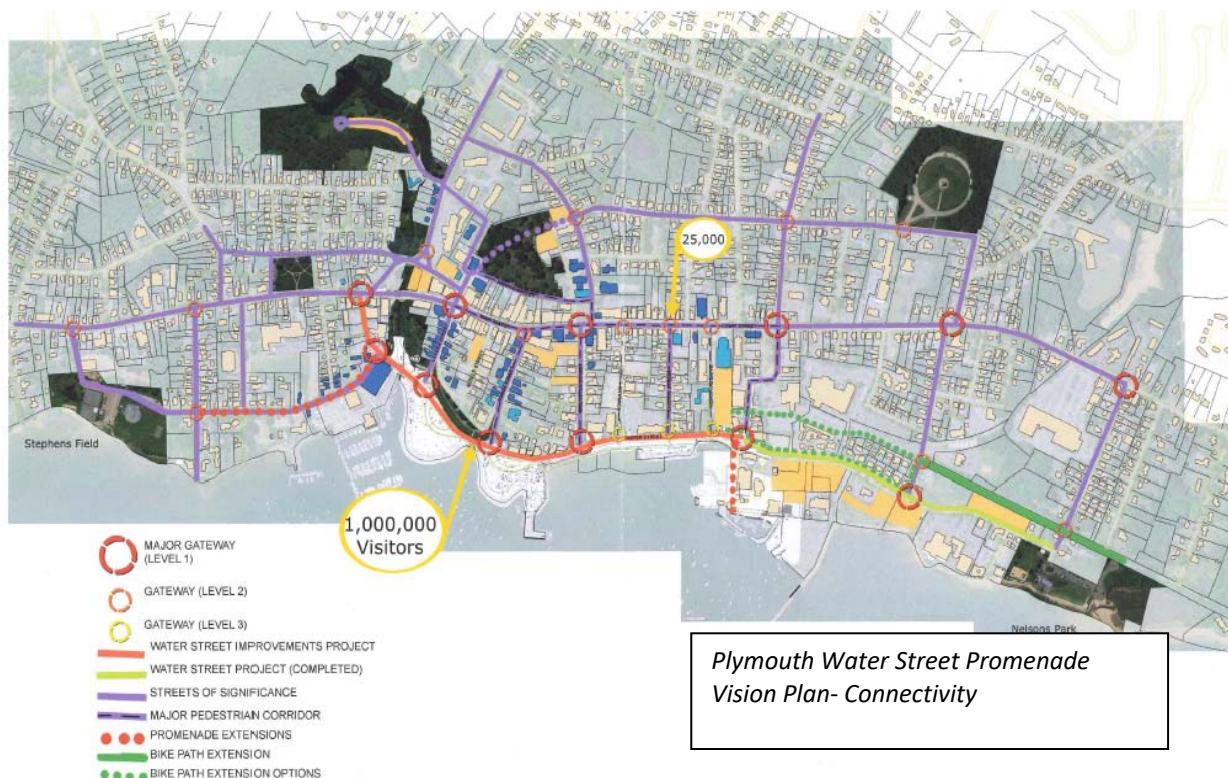
- Currently there are eight (8) Event Boards located around the downtown and waterfront that display a calendar and list of cultural and historic events throughout the seasons. These interactive kiosks could potentially replace the Event Boards which will eliminate physical updates and maintenance.

II. Infrastructure Improvements

1. Water Street and Waterfront Improvements:

Actions/Benefits:

- The reconstruction of the northern and southern sections of Water Street have been implemented. Although the completion of the Waterfront Promenade did not receive



Town Meeting support at the 2017 fall ATM; in the interim, the middle section of Water Street has been repaved to improve the appearance and better define the vehicular flow and parking.

- Waterfront Promenade: continue to support the reconstruction and redevelopment of the waterfront with improved pedestrian connectivity.
 - Create a linear park along the waterfront to include visual arts, gathering spaces, viewing areas and pedestrian pathway to expand tourism and interest.
 - Repair and redesign of the waterfront seawall, access and stormwater drainage to secure the structural integrity of the waterfront infrastructure.
 - Place utilities lines underground along the middle section of Water Street to complete the aesthetic improvements and reduce potential storm damage.
- 2. Accessibility Improvements: Update and provide accessibility to sites and events to accommodate disabled, handicapped, and temporarily incapacitated visitors and residents, baby carriages and other mobile devices and equipment.

Actions/Benefits:

- The Town Community Resource Department is in the process of completing the ADA Self-Evaluation and Transition Plans for State review and approval.
 - Work with Community Resources Department to prioritize projects within the Plymouth Center / Waterfront Area.
 - Secure funds to implement priority projects identified in the Transition Plans.
3. Improve and upgrade existing sidewalk and crosswalk conditions for safe access and mobility. Pedestrian safety is a priority and a few on street parking spots may need to be lost in order to provide visibility at some of the existing crosswalks.

Actions/Benefits:

- Assess and prioritize sidewalks and crosswalks for improvements within the Plymouth Center / Waterfront Area.
- Appropriate funds for further infrastructure improvements at future Town Meetings. The sidewalk area in front of Post Office Square and the Stifel Nicolaus building (18 Main Street recently been renovated.



Bump Out

Ext.) has

- Add enhanced lighting, pavement markings, bump outs, raised crosswalks, additional reflective signage, Rapid Flashing Beacons and/or Flashing Blinker Signs, etc. where needed.

GUEST SPEAKERS

Jonathan Beder, Director of DPW



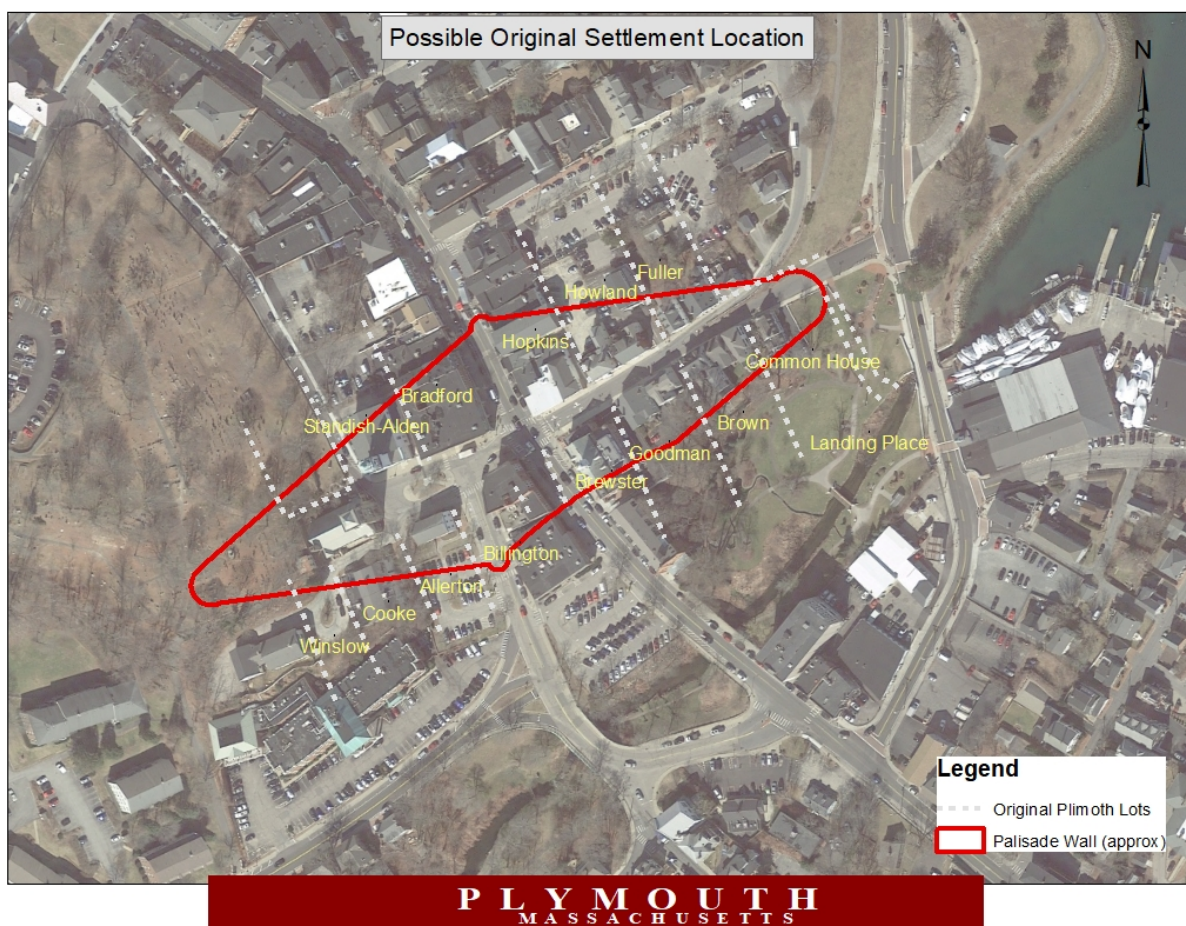
Pedestrian Crossing

HISTORY, CULTURE & TOURISM

INTRODUCTION

This quintessential New England destination, settled conveniently between Boston and Cape Cod, is best known for its Native history, the Pilgrim story, and historic landmarks such as Plymouth Rock, the Forefathers Monument, Plimoth Plantation and Burial Hill. But history is just the beginning of what visitors come to experience here in Plymouth.

This diverse community is rich with culture and heritage expressed through the arts with outdoor events, concerts, festivals and public spaces enhanced with public art. Enjoy a vibrant waterfront with active fishing, boat tours, restaurants and shops. Walk through downtown to view historic homes as you shop and dine; and explore Burial Hill Cemetery and its' breathtaking view of the harbor. Quaint bed and breakfasts and family-friendly hotels are conveniently located downtown to accommodations visitors; as they step out the door to



explore this unique village.

Historic tourism is complemented by the expanding interest in cultural tourism and the public art movement, and the ongoing pursuit of nature-based tourism. Plymouth continues to



Burial Hill & Church of the Pilgrimage

expand these elements and experiences into a discovery tour that visitors embrace. These movements in tourism continue to grow and draw a broader range of visitors to Plymouth.

Wayfinding is essential for the success of our tourism industry and community. It directs vehicles and guides pedestrians through our community with signage, visual markers, and public art that link historic sites, cultural spaces, natural resources, recreational amenities and public facilities. Continuity and consistency with signs and elements that tell the story of Plymouth and its history is a priority goal of the Plymouth Center & Waterfront Area Master Plan.

GOALS

- I. History: Promote uses that complement and enhance the national and regional significance of the Town of Plymouth and maximize the economic potential of the area.
- II. Culture: Continue to grow our cultural assets such as walking tours, theaters and movie houses, museums and cultural centers, art galleries and artist studios, performance spaces and concerts, festivals, farmers markets, recording and film studios, and creative economy businesses.
- III. Tourism: Promote all types of tourism that Plymouth has to offer such as historic, cultural/arts, and ecological/natural resources.

GOALS/POLICIES/ACTIONS

- I. ***History: Promote uses that complement and enhance the national and regional significance of the Town of Plymouth and maximize the economic potential of the area.***
 1. Policy: Explore funding and implementation of interpretive signage and wayfinding elements. Wayfinding is a major component of the “Getting Around & Infrastructure” Section of this Master Plan; however, elements of wayfinding are also found in this section due to the critical outcome and effect it has on tourism.

Actions/Benefits:

- Improved visual signage and elements will guide visitors and link historic sites.
- Incorporate updated technology at points of interest with such items as digital interactive touch screens with built-in security and surveillance. Focus on social media and digital applications that will attract younger visitors who utilize this technology in their daily lives.
- Coordinate existing walking tour guides. There are several operations that overlap and could be better coordinated.
- Explore ways to bring history to life with holograms and digital applications during special events and programs.



Plimoth Grist Mill- reconstruction of the Jenney Grist Mill

2. Policy: Burial Hill is on the National Register of Historic Places and is an iconic historic, cultural and natural resource of Plymouth. This historical asset should be embraced, promoted and maintained with convenient access and more prominent connection to the Downtown.



*Burial Hill
Illustrative Plan*

Halvorson Design Partnership Planning + Landscape Architecture

Actions/Benefits:

- Elevate Burial Hill's status as a significant historic site and destination of Plymouth's heritage.
- Improve visibility, maintenance and access to and throughout the site, creating a "park-like" destination.
- Relocate the trash barrels and replace the old faded informational sign at the Town Square entrance into Burial Hill
- Install complementary new signs at other entrances off South Russell Street, Summer Street, and at the potential future access at the corner of School Street and South Russell Street.
- Install the reclaimed granite stoop into the slope of Burial Hill near the corner of School and South Russell Streets to provide a needed access to the hillside where people climb and sit to enjoy the breathtaking view of Plymouth Harbor. This stoop was originally located at the South Russell Street entrance to the 1852 County Jail and was salvaged by the Community Preservation Committee (CPC) during the site demolition and construction of Town Hall to reuse in an historic location.



3. Policy: Broaden public awareness and interpretation of all Plymouth Historical Eras.

Actions/Benefits:



- Explore opportunities to highlight history such as was done on the utility box wraps currently installed around town that depict historic images in the vicinity of the box.
- Provide self-guided information at each box with a "QR" code or

mobile app that can be downloaded providing a verbal description of the historic image and era.

- Provide plaques for historic buildings through a membership program. Membership fees for private historic homes and buildings will support the cost of plaques.
- Encourage community residents to share and submit their 'historic interest stories' that could be included on signage telling the story of Plymouth.

4. Policy: Retain and maintain the structural integrity of historic buildings in the Plymouth Center / Waterfront Area.

Actions/Benefits:

- Research funding mechanisms such as a Façade Restoration program to help offset potential financial burdens to owners of historic buildings. Maintaining historic structures can be costly and funding support will promote restoration and maintenance of historic elements.
- Strengthen enforcement of Plymouth Historic Commission's Guidelines.

II. Culture: Continue to grow our cultural assets such as walking tours, theaters and movie houses, museums and cultural centers, art galleries and artist studios, performance spaces and concerts, festivals, farmers markets, recording and film studios, and creative economy businesses.

1. Policy: Update our Plymouth Bay Cultural District Assets Map

Actions/Benefits:

- Cultural asset mapping is a foundational step in cultural planning. It identifies a community's strengths and resources through the process of inventorying tangible and intangible cultural assets. Tangible assets include arts and natural heritage resources on public and private land -- including urban design and public art, cultural facilities, cultural industries, artist networks, cultural festivals and events, cultural occupations, and cultural organizations. Intangible assets include stories and traditions that contribute to defining a community's unique identity and sense of place. The Massachusetts Cultural Council has produced a cultural assets inventory check list that will be used in this process.



2. Policy: Engage and use central public spaces for cultural events and opportunities for convenient access that will draw visitors and residents to the Plymouth Center / Waterfront Area.

Actions/Benefits:

- Review opportunities for the Town Hall 1820 Courthouse lawn for events such as a holiday tree lighting.
 - Research potential for a water show such as Water Fire in Providence, RI at the Waterfront or at a smaller scale along Town Brook.
 - Promote and identify locations for pop-up shops.
3. Policy: Continue to support cultural and arts initiatives. This evolution of entertainment is moving in a positive direction that brings a robust and sophisticated crowd of residents and visitors to Plymouth.

Actions/Benefits:

- Identify public spaces for public art such as sculptures, permanent and temporary art and create a map of potential locations for public art and prioritize the locations and type of art to program for the space.
- Promote more family-friendly events year-round such as ArtWeek and Winterfest.
- Support our arts institutions such as The Spire to fund restoration and renovation of structures to continue the success of performing arts.



III. Tourism: Promote all types of tourism that Plymouth has to offer such as historic, cultural/arts, and ecological/natural resources.

1. Policy: Continue to update and expand essential projects for the continued success of tourism in Plymouth. The following is a list of various beneficial actions:

Actions/Benefits:

- Provide reliable public transportation from Boston. Increase the MBTA train schedule to Cordage Park and provide reliable transportation from Cordage Park to Plymouth Center.
- Place all utility lines underground on Water Street, Leyden Street, North Street and Middle/Carver Streets.
- Provide more events that draw visitors to Plymouth (such as the Draken Viking Ship).
- Complete harbor dredging to accommodate small cruise ship accessibility. Cruise ships will provide some of the needed hotel rooms - “floating hotel”.
- Strive to keep cruise ship tourists intown - not hopping on a bus for an out-of-town day trip excursion.
- Maintain and expand ocean-related businesses including commercial and recreational fishing, whale watching, and harbor sightseeing.



- Nature-based tourism is one of the fastest growing in the industry. Explore Natural Plymouth is a local grass roots entity that provides a website with information on natural places to explore and events to attend. These amenities help to increase the length of stay and entice visitors to return.
- Define and enhance elements of each connector street between Water Street and Court / Main Street.
 - Define and enhance elements of Leyden Street to create the historic residential connection from Water Street to Main Street. Use reclaimed materials such as the Hedge brick, granite and marble to outline the boundary, walls or entrance to the original palisade.

- Define and create North Street as an historic and cultural connection with the many historic buildings and the Plymouth Center for the Arts. Develop artistic visual wayfinding elements that lure visitors up the street from the waterfront area.
- Define and create Memorial Boulevard as a cultural and commercial connection from with pop-ups and artist shanties.
- Build a new Visitors Center with better visitor amenities: tourism information, restrooms and parking.
- There is a need for 1000 additional hotel rooms in Plymouth County. Make efforts to assure some are built in the Town of Plymouth.
- Provide workforce development/housing for tourism workers and employees.
- Plymouth needs to prepare for “beyond 2020” to continue the momentum of visitor influx and sustained economic vitality.

GUEST SPEAKERS

Donna Curtin, Director of Pilgrim Hall Museum

William Keohan, Chair of the Community Preservation Committee and member of the Zoning Board of Appeals

Paul Cripps, Executive Director of Destination Plymouth

Andrew Botieri and Malissa Kenney, Chair and Vice Chair of the Plymouth Bay Cultural District



Table III – A Typical Year of Special Permits

<p><i>January</i></p> <ul style="list-style-type: none"> Frozen Pilgrim 	<p><i>February</i></p> <ul style="list-style-type: none"> Mardi Grass Madness 5K 	<p><i>March</i></p> <ul style="list-style-type: none"> First Saturday Shamrock Stampede 5K Polar Plunge Mayflower Brewing Company
<p><i>April</i></p> <ul style="list-style-type: none"> First Saturday Walk MS Plymouth Plymouth Music 5K Plymouth Grist Mill Herring Run Celebration Burrito Run 26.2 Challenge – Team Relay Plymouth Youth Baseball & Softball Little League Opening Day 	<p><i>May</i></p> <ul style="list-style-type: none"> Bark in the Park First Saturday Myles Standish State Forest RR Wings for Life World Run Run Through the Pines Ragier Cape Cod Relay Huntington Disease Walk Mother's Hope Pirates Ashore Angelman Syndrome Walk Heroes Live Forever 5K Memorial Day Parade Public Archaeology in Plymouth 	<p><i>June</i></p> <ul style="list-style-type: none"> First Saturday Best Buddies Challenge Cycling Pilgrim Progress L Knife Concert Series The Harvest Triathlon PISA Jamboree Scleroderma Walk for Cure Art on the Green Project Arts Free Concert Series March Against Elder Abuse Bethesda House Soccer Tournament Gregg's Ride PMC Kids Ride Bike MS Cape Cod Getaway
<p><i>July</i></p> <ul style="list-style-type: none"> Old Colony Club Parade July 4th Philharmonic Independence Day Parade Independence Day Fireworks July 4th 5K Acoustic Nights Summer Concert First Saturday Project Arts Free Concert Series L Knife Concert Series Plymouth Rockin' Recreation Night 8th Annual Blackbeard's Ride Arts Market at the Pinehills Project Arts Free Concert Series Holy Ghost Mayflower Summer 5K Draken Viking Ship at Town Wharf Jennifer Kane Memorial Softball Tournament An Afternoon on the Manomet Common 	<p><i>August</i></p> <ul style="list-style-type: none"> First Saturday The Pilgrim Progress PTA Carnival Acoustic Nights Summer Concert Series Arts Market at the Pinehills Project Arts Free Concert Series L Knife Concert Series The Pilgrim Progress Shakespeare in the Park Plymouth Waterfront Festival 	<p><i>September</i></p> <ul style="list-style-type: none"> Acoustic Nights Summer Concert First Saturday Run to the Rock Thirsty Pilgrim Pilgrimman Triathlon South Shore Walk to End Alzheimer's Harbor To The Bay Aids Bike Ride America's Hometown Throwdown Redbrook Music & Brewfest Healthy Plymouth Amazing Race Plymouth Police Chase Autumn Escape Bike Trek Run for a Child
<p><i>October</i></p> <ul style="list-style-type: none"> First Saturday Fishing Derby on Billington Sea Cranberry Harvest Celebration Love Heels Trick or Trot Halloween on Main 	<p><i>November</i></p> <ul style="list-style-type: none"> Pumpkin Run First Saturday Veterans Day Ceremony Myles Standish 1620 & Relay Thanksgiving Parade Thanksgiving Harvest Market Illuminate Plymouth America's Hometown 5K Redbrook Food Truck Festival The Pilgrim Progress Running of the Pilgrims 5K 	<p><i>December</i></p> <ul style="list-style-type: none"> First Saturday Kiwanis Christmas in Historic Plymouth Lights of Hope Winter Lights 5K Forefathers parade Winterfest

HOUSING & NEIGHBORHOODS

INTRODUCTION

As a coastal village with a beautiful harbor and waterfront to enjoy and an active commercial downtown, Plymouth Center is blessed and provides a unique opportunity for residents to embrace all of this without even having to get behind the wheel of a car. Living in walkable villages with access to a range of services and amenities allows residents more time to enjoy conveniences, while seeking healthy active lifestyles that are strengthened through community facilities and support.



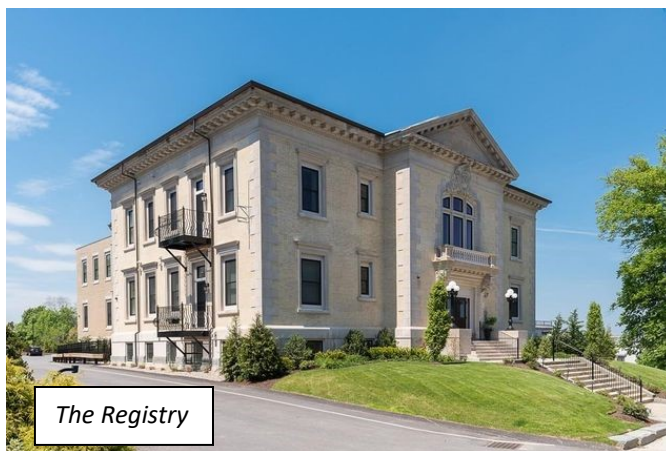
Leyden Street

It is the residents who live amid such commerce that provide the stability and vibrancy essential to the success of village centers and the Main Streets of America. Such is the quality of life in Plymouth Center as a significant increase in living downtown is apparent with more people moving in from the region. Several historic buildings have been converted into residential condominiums such as The Armory, The Registry and the Mt. Pleasant School. The Bradford Hotel is planned

for a mix of uses including residential units. The interest in Plymouth is expanding with the influx of age-restricted housing developments such as Summer Reach on Summer Street and Rolling Mill on Newfield Street. For the Downtown to continue to thrive, residents need to be involved in and supportive of the Plymouth Center / Waterfront Area.

As the popularity of “in-town” living grows, there are challenges that come with it. Affordability increasingly is a concern as real estate values rise, core services such as grocers and pharmacies are lacking and active parks such as Stephens Field are limited. And as Plymouth Center continues to grow as a place where people want to live, the need to address the decades-old parking issues become more critical.

The table below identifies lands within the residential zones, Chapter 61*, and partially developed areas that may be available for development or potential development. “Potential” development



The Registry

lands have constraints such as wetlands, limited access, easements and other such impediments.

* Chapter 61 is a Massachusetts use program for forestlands, agriculture land and recreational land that gives preferential tax treatment to landowners who maintain their property as open space for timber production (Chapter 61), agriculture (Chapter 61A) or recreation (Chapter 61B).

Table IV- Undeveloped available property for buildout potential

AVAILABLE LAND	AREA (acres)	SF Required	Potential Units	Population (2.5 per/house)
Chapter 61	23.3	25,000	40	100
R25- medium lot residential zone	67.9	25,000	118	295
R25 > 2 Acres	69.2	25,000	120	300
R20SL- small lot residential zone	5.5	20,000	12	30
Partially Developable- Mix of zones	48.5	≥20,000	≥84	>210
Total	214.4		374	935

Note: Land buildout may be limited due to wetlands, limited access, easements, etc.

GOALS

- I. Provide a balanced mix of housing to meet all lifestyles, age groups, and income levels of residents of the downtown/waterfront area.
- II. Identify, embrace and enhance the quality of life characteristics of existing residential neighborhoods (ie. traditional architecture, nature paths, outdoor seating and public art).
- III. Provide a variety of pedestrian pathways, connections, and links from residential neighborhoods to shopping, dining, and recreation activities and facilities within the downtown and harbor area.
- IV. Promote, expand, and enhance the hospitality facilities, such as bed & breakfasts and inns, within the downtown/waterfront area.
- V. Provide adequate and convenient off-street parking facilities and implementation strategies to serve the residents of the Plymouth Center / Waterfront Area.

GOALS/POLICIES/ACTIONS***I. Provide a balanced mix of housing to meet all lifestyles and incomes of residents of the Downtown Village Center & Waterfront Area.***

1. Policy: Compile a comprehensive inventory of housing types within the area, such as single family, two-family, multi-family, apartments, subsidized and age-restricted.

Actions/Benefits:

- Inventory will help determine housing availability, demand, price, location, condition and needs.
 - Rehabilitate existing housing where possible and coordinate with state and town programs for such purposes.
 - Construct infill housing in character with existing neighborhoods.
2. Policy: Adjust zoning bylaws to permit greater flexibility of housing types, such as accessory apartments, mixed use, affordable, age-restricted, multiple buildings and height.

Action/Benefit:

- An Accessory Dwelling Units bylaw is being considered at the 2019 Fall Town Meeting as a potential solution to affordable housing for the aging population and young adults who struggle financially to afford housing.
- The Economic Development Section Goal I. Policy 3. is to conduct a massing study for possible height increases in strategic areas to increase density appropriately and effectively.

II. Identify, protect and enhance the characteristics of existing residential neighborhoods that embrace quality of life.

1. Policy: The following actions continue to support the need to preserve and enhance the quality of life in existing neighborhoods.

Actions/Benefits:

- Identify existing



neighborhoods as to historical origin, relationship to schools, parks, playgrounds, shopping, jobs, etc.

- Encourage and support the Downtown Improvements Association in all areas of the Downtown Village Center/Waterfront Area.
- Educate residents and visitors and enforce all bylaws that ensure a high quality of life, such as noise, dogs, waterfowl, and littering.
- Encourage and support funding of the police department through public and/or private sources to ensure safe neighborhoods.

III. *Provide a variety of pedestrian pathways, connections, and links from residential neighborhoods to shopping, dining, and recreational activities and facilities within the Downtown Village Center/Waterfront Area.*

1. Policy: The following actions support the goal.

Actions/Benefits:

- Identify and maintain existing connections from each neighborhood to Downtown Plymouth and the Waterfront.
- Identify potential connections and new pedestrian pathways.
- Improve and enhance pathways with street furniture, lighting and signage.
- Provide attractive unified signage to identify neighborhoods.

IV. *Promote, expand and enhance the hospitality facilities, such as bed & breakfasts and inns, within the Plymouth Center / Waterfront Area.*

1. Policy: Bed and breakfasts and inns with historic character and charm are a popular alternative to larger hotels and motels.

Actions/Benefits:

- Produce an inventory of types of hospitality units available and create a map identifying the locations of all bed and breakfasts and inns within Plymouth Center & Waterfront Area.
- Support new hospitality ventures,



By the Sea Bed & Breakfast

such as short-term rentals, proposed in the village area to increase room availability and accommodate more visitors.

V. Provide adequate and convenient off-street parking facilities and implementation strategies to serve the residents of the Plymouth Center /Waterfront Area.

1. Policy: Continue to address parking issues and opportunities to accommodate residents.
 - Identify off-street parking areas or portions of parking areas to be used exclusively by residential users. Parking areas might include lots and/or garages.
 - Explore feasibility of providing parking stickers for residential users.
 - Improve signage and lighting to identify resident parking areas, including hours of enforcement.

GUEST SPEAKERS

Lee Hartmann, Director of Planning & Development Department

Dr. Nate Horwitz-Willis, Director of Public Health

RECREATION & PUBLIC SPACES

INTRODUCTION

Plymouth Center / Waterfront Area has long been recognized for its historic significance as the place of the Pilgrims' landing in America. Over time historic interests have expanded, recreational and cultural activities have increased, and public spaces continue to be improved to the benefit of the Town's residents and many visitors that come to Plymouth throughout the year.



There is an increasing interest in downtown village areas that have pedestrian connectivity and use of public parks and open space (intown and on the edges) linking active and passive spaces with historic sites, cultural activities, and restaurants and shops. Approximately 390 acres of protected and unprotected open space exists in the

Plymouth Center / Waterfront Area which includes sixteen passive and active parks containing 41 acres of land. (See Exhibits B- Parks & Trails and C- Open Space in the Appendix). This doesn't include Plymouth Memorial Park which consists of 17 acres within the Plymouth Rock waterfront park and the Forefather's Monument on Allerton Street. This State Park is owned and operated by the Massachusetts Department of Conservation and Recreation.

Three named trail systems exist in the Plymouth Center / Waterfront Area: The Pilgrim Trail, the Seaside Rail Trail and the Claire Saltonstall Memorial Bikeway. The Pilgrim Trail runs along Town Brook from Brewster Gardens out along Billington Street; soon to be extended to Morton Park. The Seaside Rail Trail extends from North Plymouth down to Nelson Park with a future northern extension to Cordage Park and the last segment into Plymouth Center currently under review by MassTrails for funding to construct the connection from Nelson Street to just north of Lothrop Street. The original rail system was buried and resurfaced to accommodate pedestrians and bicyclists. The third named trail is the Claire Saltonstall Memorial Bikeway that runs along Summer Street, Sandwich Street and South Street extending out along Long Pond Road to the southwest (see Exhibit B – Parks & Trails Map in the Appendix).

More active parks and spaces to accommodate outdoor activities and physical fitness are needed in the downtown area. Holmes Park located on the corner of Summer and Newfield

Streets is currently under renovation with plans for completion this year. The reconstructed park will have a new basketball court and skate park along with green space and walking paths that connect to the Pilgrim Trail along Town Brook. Stephens Field, located at the southern end of Plymouth Center on the waterfront, was redesigned through a committee process that includes tennis courts, a softball field, basketball court, playground, picnic area and concessions, boat ramp and water feature with walking paths and seating/gathering areas. The Town is currently addressing how to fund this concept design or use available funds with a modified scope of work.

Table V: Public Parks in Plymouth Center Village

Name	Acres
Allerton Street Playground	.9
Avery Memorial Playground – Haskell Memorial Field	3.8
Bates Park	.4
Billington Street Park	7.0
Brewster Gardens	2.2
Burton Park	1.1
Depot Park	.4
Holmes Playground	2.3
Jackson Park	1.0
Jenney Pond Park	6.7
Mabbett Park	.9
Nelson Park	4.0
Sirrico Memorial Playground	1.1
Stephens Field	6.9
Town Brook Nature Trail	.7
Training Green	1.5
Total	40.8



Nelson Park



*1820 Courthouse /
Town Hall Green*

There is also a demand for passive parks and public spaces where one can engage visual art, meditate, observe the natural environment or just relax and people-watch. These trends and lifestyles entice guests to lengthen their stay and encourage residents to enjoy the amenities that Plymouth has to offer. Continued maintenance and upkeep of public spaces and facilities is an ongoing challenge that Plymouth continues to address.

The wide variety of opportunities for entertainment and pleasure, along with the charm of the coastal village and ways to effectively connect these spaces and activities support the goals and policies that follow.

In 2007, a Public Space Action Plan was created for the Town by Carlone & Associates. The plan included a Public Space Prioritization list of nine projects: Water Street Promenade, Leyden Street & Town Square, Court Square with Burial Hill Ramp/Steps, Jenney Park and Pond, Depot Square, Town Pier, Nelson Park and Beach, Stephen's Field and the Waterfront Walkway. Most of these projects have either been completed or are partially done. The second priority on the list, Leyden Street & Town Square, is the region's oldest street and public space. At the Spring 2019 Annual Town Meeting, an article was passed to appropriate funds from the Community Preservation Fund for the creation of an open space and recreational development plan and historical preservation and restoration plan for this area. (Goal I. Policy 2. below)

GOALS

- I. Maintain and improve pedestrian connections, public parks and recreational facilities throughout the downtown and harbor.
- II. Provide sufficient passive recreation and open spaces to enhance the scenic beauty of the Plymouth Center / Waterfront Area.
- III. Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds.

GOALS/POLICIES/ACTIONS

I. Maintain and improve pedestrian connections, public parks and recreational facilities throughout the downtown and harbor area.

1. Policy: Civic Beautification- Increase the attractiveness of major public spaces including existing parks, burial grounds, harbor edges and downtown streetscapes and squares.

Actions/Benefits:

- Town Department of Public Works (DPW) to seek funds to provide a maintenance program with a regularly scheduled designated maintenance crew focusing on removal of trash and recycling, sweeping and cleaning sidewalks and pathways and maintaining public spaces.
- Provide sufficient trash barrels and benches conveniently located throughout parks and public spaces.
- Adopt-A-Facility Program. Engage area businesses and residents to volunteer to maintain a portion of a street, sidewalk, or public space with cleanup and beautification routines.
- Regularly monitor and assess the condition of park equipment and furnishings.

2. Policy: Redesign of Town Square and Leyden Street

Action/Benefit:

- Appropriate funds from the Community Preservation Committee to create an open space and recreational plan and historic preservation and restoration plan for Town Square and Leyden Street.
 - Utilizing historic materials as decorative and functional elements will restore the site with historic appeal.
 - The creation of a pedestrian-oriented public space with less vehicular access will expand the gathering place for events and lead people up Leyden Street, through Town Square, and up to Burial Hill.

3. Policy: Create safe and visible pedestrian connections to parks and public spaces.

Actions/Benefits:

- Incorporate complementary lighting and visual elements along pedestrian connections from surrounding neighborhoods into the Plymouth Center / Waterfront Area for safety and visual appeal.



- Expand on and incorporate consistent wayfinding signage and elements to create continuity and guide visitors to all the sites, parks and facilities within the downtown and waterfront areas.

4. Policy: Complete the Seaside Rail Trail and pedestrian connection from Nelson Park along the waterfront and downtown to Stephen's Field.

Actions/Benefits:

- Complete the Seaside Rail Trail link between Nelson Park and the Copper Cove path at Lothrop Street. A grant was submitted in January 2019 and received from MassTrails for \$50,000 for the engineering and permitting of

the trail connection. Once this is done, the Town will apply again for construction funds.

- This missing link will provide continuous trail access from North Plymouth to the Plymouth Center / Waterfront Area.
- Define the continuous pedestrian connection from Lothrop Street to Stephen's Field. This connection should be visually identifiable along the sidewalk system on Water Street and Union Street.
- Research a potential east/west connection north of the Cold Springs Club property to the former Benny's commercial development on Court Street for additional access to the Rail Trail. This could provide additional parking opportunities and access from the neighborhood west of Court Street.

5. Policy: Connect pathways to parking areas, trolley and bus stops.

Actions/Benefits:

- Relocate the GATRA bus stop from Memorial Hall area to reduce loitering in and around Memorial Hall – a safety and public health issue.
- Identify GATRA location that is practical and appropriate for ridership needs.
- Improve visibility around public buildings and spaces with lighting for safe connection and access.
- Identify and use intriguing historic alleyways as pedestrian connections throughout the downtown.



6. Policy: Continue to expand pedestrian path and trail systems to outlying areas from downtown Plymouth.

Actions/Benefits:

- The extension of the Pilgrim Trail along Town Brook to Morton Park is a priority. The Department of Marine & Environmental Affairs (DMEA) is currently working with the Conservation Department on permits for wetland crossings and construction of a footbridge to continue the trail along Billington Street.

- Provide major pedestrian pathways and identify links needed to connect trails to Morton Park, State Forest, Plimoth Plantation and other outlying areas as part of a comprehensive pathway system.

II. Provide sufficient passive recreation and open spaces to enhance the scenic beauty of the Plymouth Center / Waterfront Area and its residential neighborhoods;

1. Policy: Incorporate existing historic cemeteries into open space network.

Actions/Benefits:

- Elevating Burial Hill's status and improve access, visibility and maintenance to create a significant and desirable historic park.
- Enhance pedestrian links to Vine Hill and Oak Grove Cemeteries for walking opportunities and seeking historic grave stones and monuments.

2. Policy: Protect additional open space along Town Brook, Jenney Pond and the Eel River.

Actions/Benefits:

- The reconstruction of Holmes Dam and Park includes a linear green space and plantings along Town Brook and the Pilgrim Trail. This work is planned to be complete in 2019.
- Jenny Pond Recreation Area is currently being renovated by the Town DPW. Construction includes parking lot resurfacing, lighting, sidewalk and stormwater upgrades.
- Install additional lighting along Town Brook pathway for public safety and visibility.

3. Policy: Preserve and expand open space areas along the length of the waterfront.

Action/Benefit:

- Complete the Waterfront Promenade to create vistas and pedestrian access along the waterfront.

4. Policy: Implement enhancements to Plymouth Beach to improve access and enjoyment for residents and visitors.

Actions/Benefits:

- Improve public access to Long Beach.
- Upgrade the existing bathrooms.
- Provide ongoing and more consistent maintenance, such as beach sweeps and trash pick-up and removal.
- Explore the potential for Burt's Landing property to become passive open space.

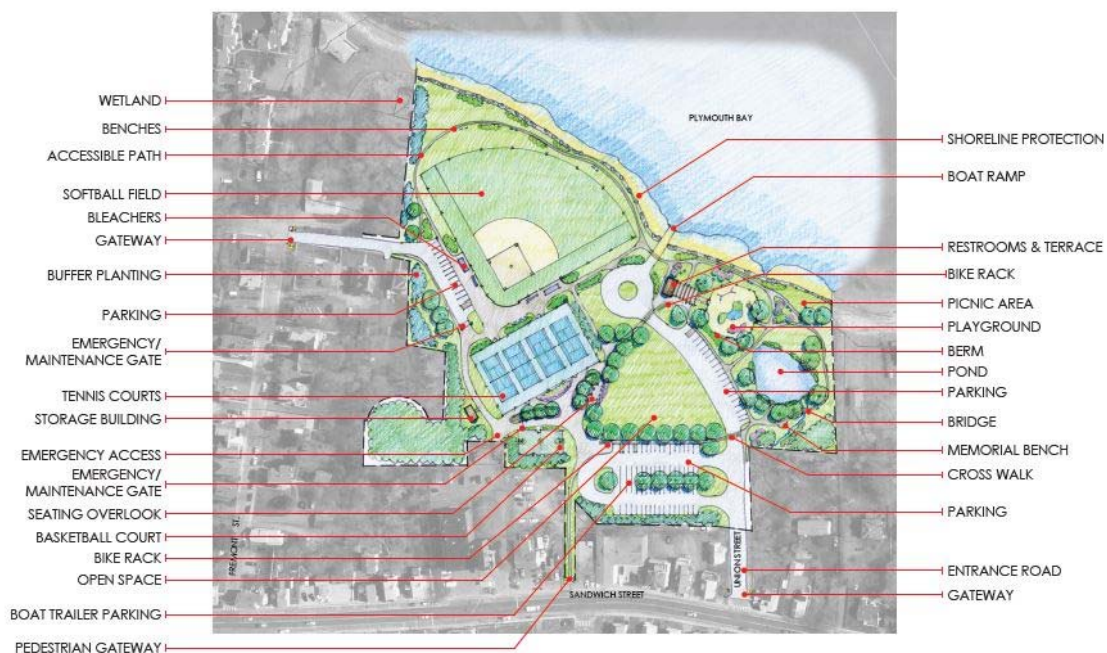


III. Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds.

1. Policy: Improve, enhance and maintain existing recreational facilities.

Actions/Benefits:

- Fund and complete Stephens Field renovations.



- Training Green has historical significance as a Civil War training green and muster field; and Frederick Law Olmstead designed the landscape and pathways for the Green.
 - Enhance Training Green with supplemental plantings, flower beds and seating for passive recreation.
 - Increase the use of Training Green public park for cultural events.
 - Provide more public bathroom facilities, extend hours and make more accessible to handicap and elderly visitors.
 - Increase maintenance and upkeep of all public parks and spaces.
2. Policy: Research potential opportunities to add park locations in the downtown area to address the increasing population and interest in outdoor activities and healthy lifestyles.
- Actions/Benefits:
- Investigate potential locations for additional pocket parks, recreation fields and playgrounds that are within walking distance of the Plymouth Center / Waterfront Area and surrounding neighborhoods.
 - Research potential locations for additional small “tot lots” and playgrounds in residential neighborhoods and tourist locations.

GUEST SPEAKERS

Barry DeBlasio

APPENDIX

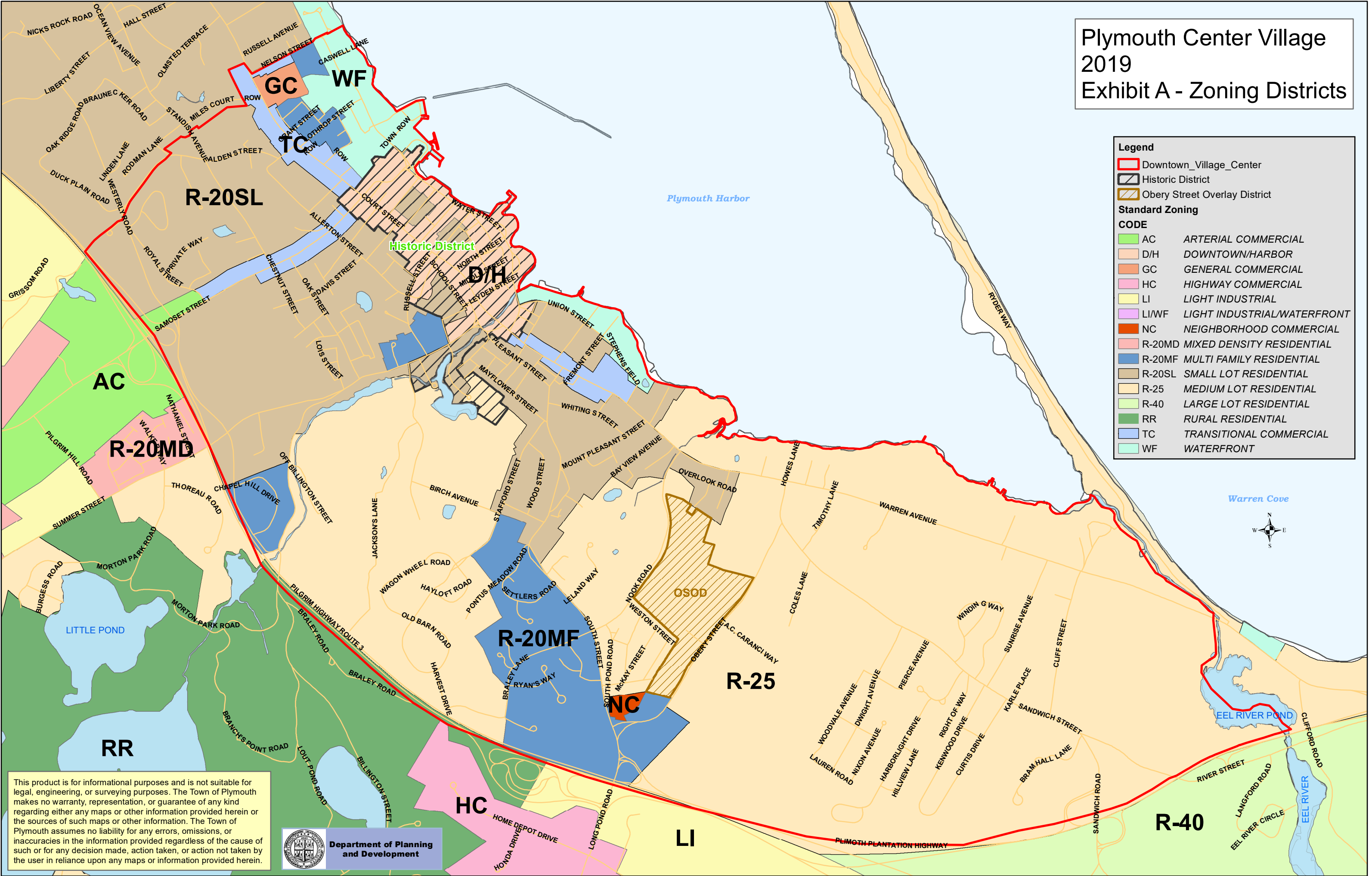
EXHIBITS (maps)

- Exhibit A- Zoning Districts
- Exhibit B- Parks & Trails
- Exhibit C- Open Space (protected & unprotected)
- Exhibit D- Parking Lots

References: *(not attached)*

- A Non-Motorized Transportation Plan- February 2014
- Burial Hill Cemetery Quadricentennial Preservation Master Plan- October 2014
- Plymouth Public Space Action Plan- 2007
- Plymouth Harbor Management Plan- July 2017
- Housing Production Plan- January 2019
- Local Food Systems- September 2018

Plymouth Center Village
2019
Exhibit A - Zoning Districts



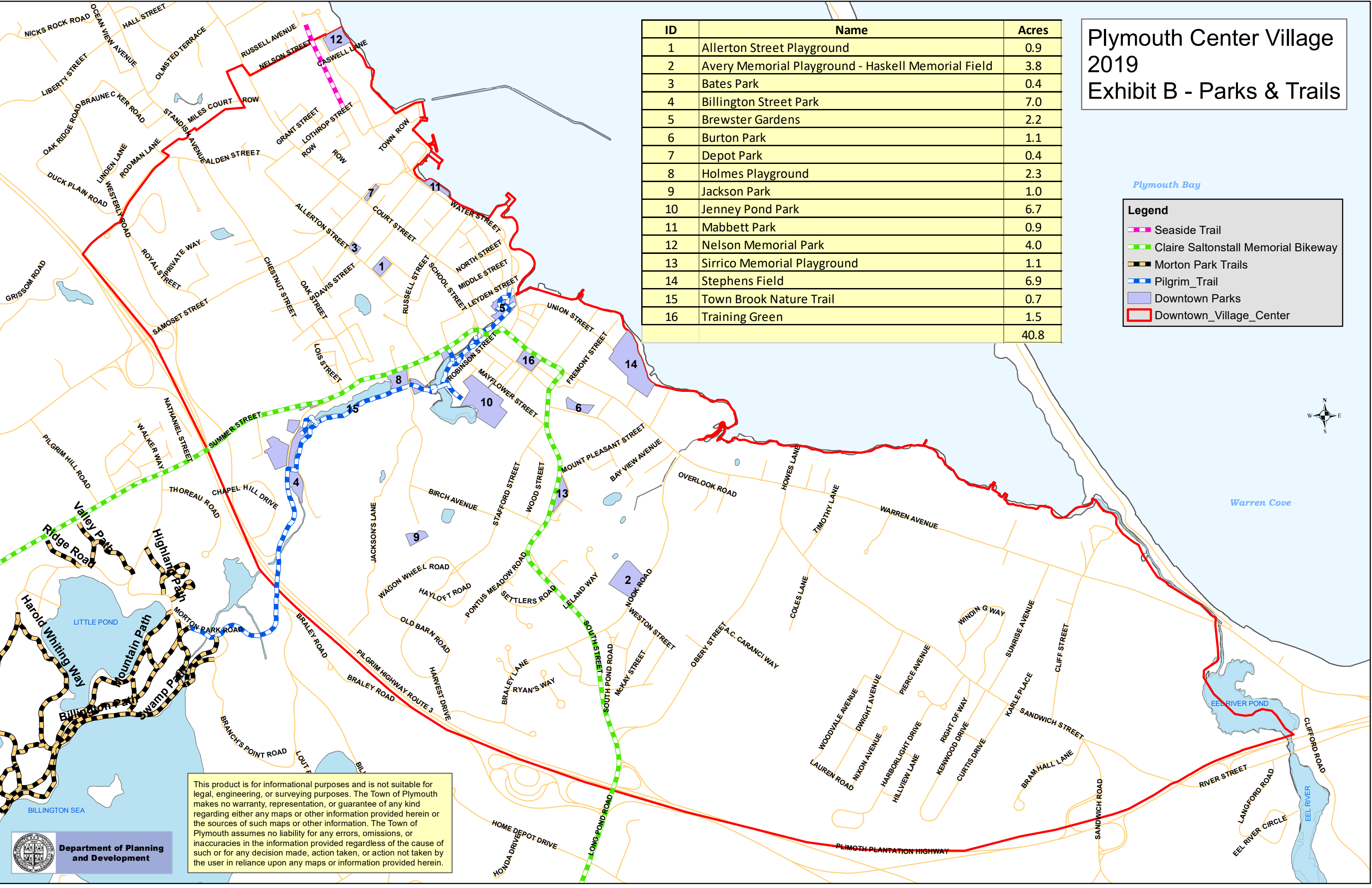
Plymouth Center Village
2019
Exhibit B - Parks & Trails

ID	Name	Acres
1	Allerton Street Playground	0.9
2	Avery Memorial Playground - Haskell Memorial Field	3.8
3	Bates Park	0.4
4	Billington Street Park	7.0
5	Brewster Gardens	2.2
6	Burton Park	1.1
7	Depot Park	0.4
8	Holmes Playground	2.3
9	Jackson Park	1.0
10	Jenney Pond Park	6.7
11	Mabbett Park	0.9
12	Nelson Memorial Park	4.0
13	Sirrico Memorial Playground	1.1
14	Stephens Field	6.9
15	Town Brook Nature Trail	0.7
16	Training Green	1.5
		40.8

Plymouth Bay

Legend

- Seaside Trail
- Claire Saltonstall Memorial Bikeway
- Morton Park Trails
- Pilgrim_Trail
- Downtown Parks
- Downtown_Village_Center



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Plymouth Center Village

2019

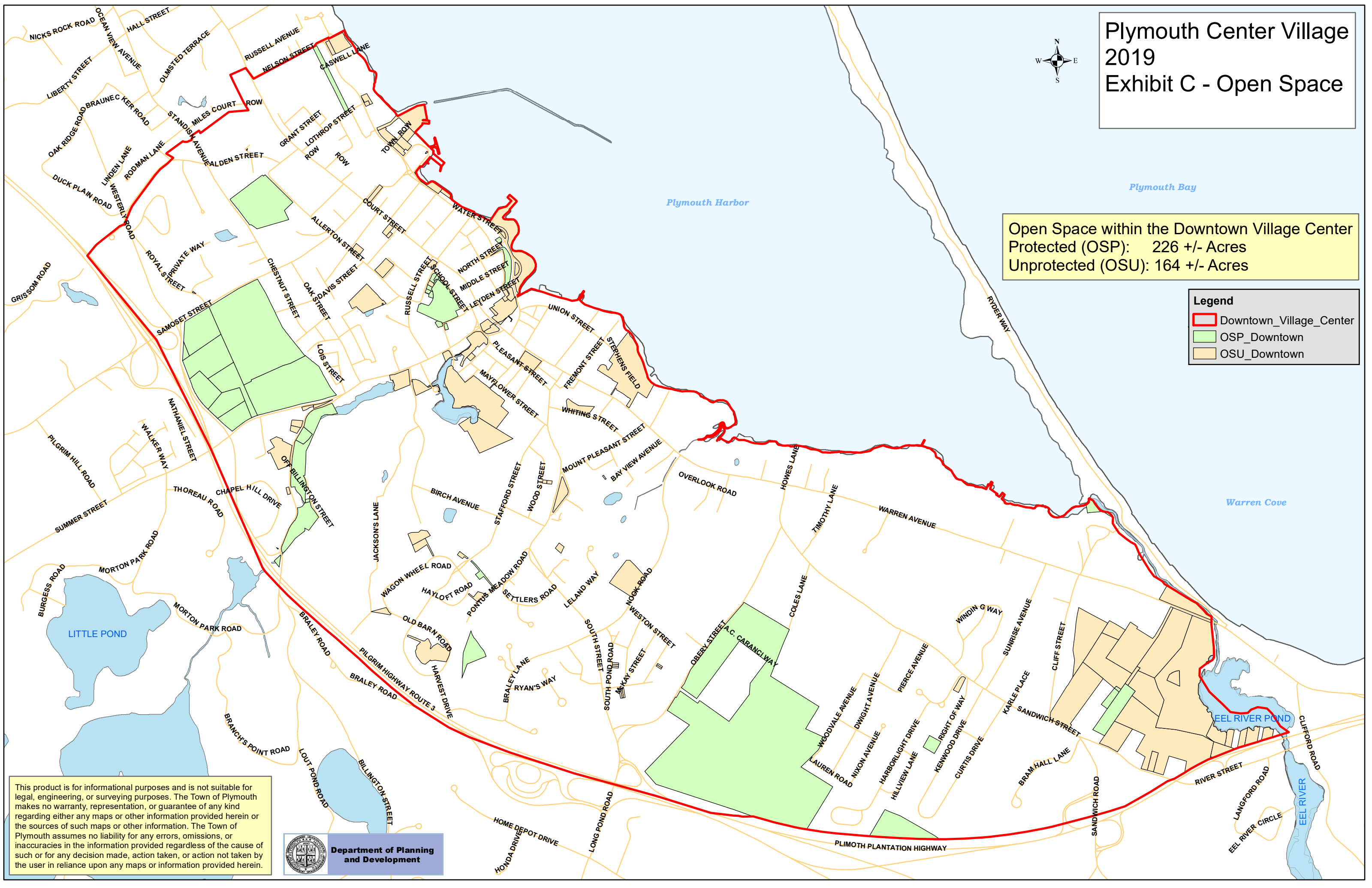
Exhibit C - Open Space



Open Space within the Downtown Village Center
Protected (OSP): 226 +/- Acres
Unprotected (OSU): 164 +/- Acres

Legend

- Downtown_Village_Center
- OSP_Downtown
- OSU_Downtown



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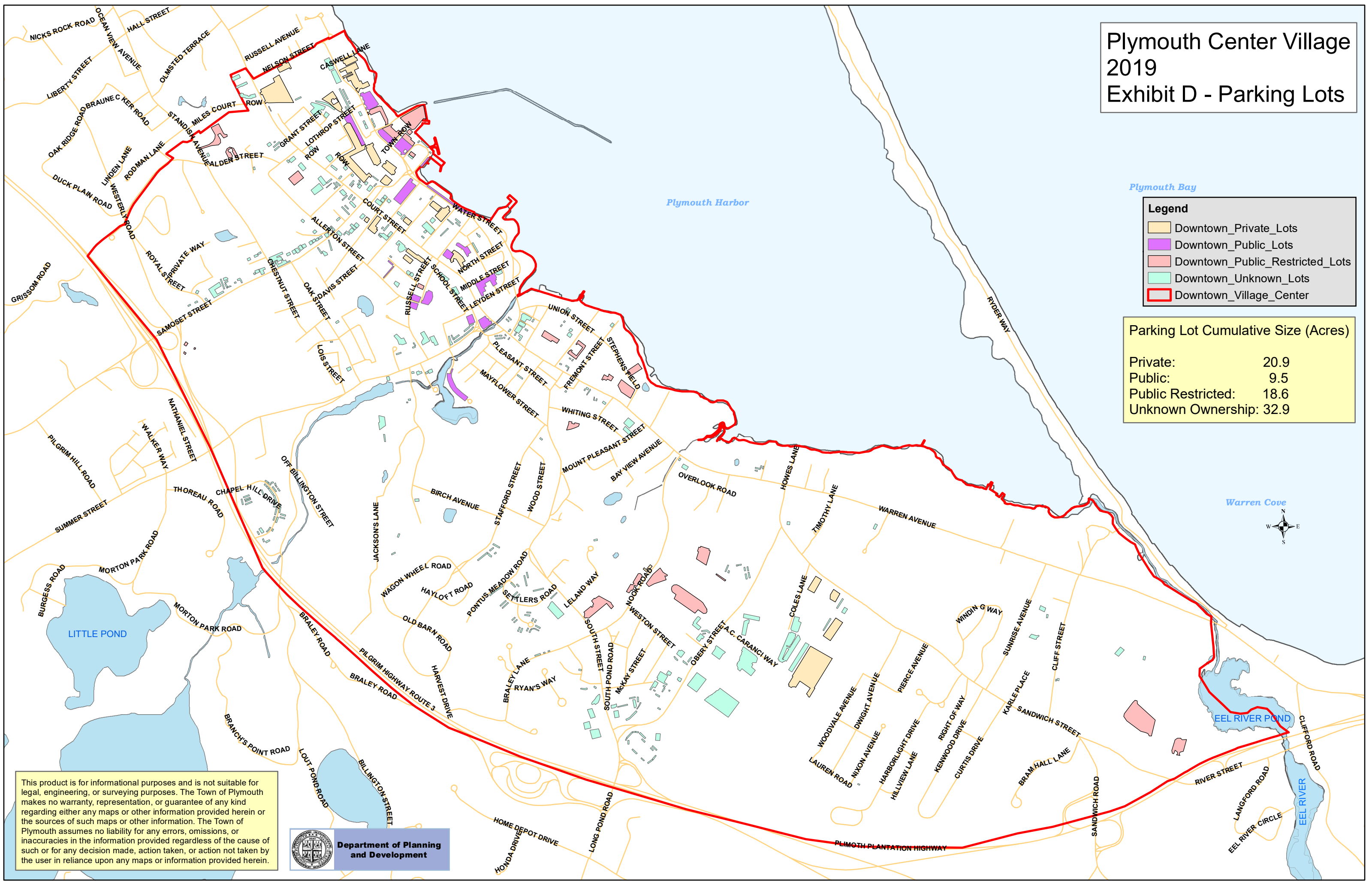


Department of Planning
and Development

Plymouth Center Village

2019

Exhibit D - Parking Lots



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