



Compact, Mixed-Use Center for South Sandwich Village

Tsakalos Realty Trust

The Horsley Witten Group, Inc. (HW) is providing planning and engineering design services for a new pedestrian-oriented downtown center, South Sandwich Village, in the Town of Sandwich, Massachusetts. South Sandwich Village is a compact, mixed-use village design project that incorporates low-impact development (LID), traditional neighborhood design features that encourage vehicle trip reduction, pedestrian and bicycle access and water quality improvement features. The project is located in an area designated by the Local Comprehensive Plan as a new town center. It integrates municipal, commercial, medical, educational, and residential uses.

A carefully planned network of walkways, boulevards, and pocket parks provide efficient and attractive pedestrian access throughout the village. Where possible covered walkways and awnings enable access in inclement weather. Bicycle paths and storage facilities are also provided. Parking is minimized and located on the outskirts of the village center and behind commercial/municipal buildings. Uses have been planned to encourage shared parking to minimize vehicle trips and parking areas.

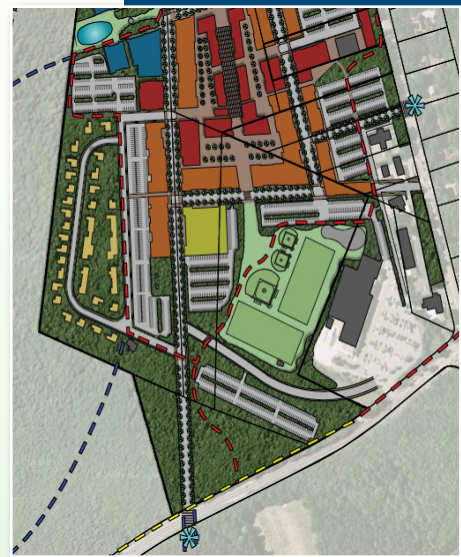
A recreational area features a large-scale indoor sports complex that provides year-round soccer, basketball, field hockey, and a 60-foot rock climbing wall. Outdoor football, soccer, field hockey, softball, and baseball fields are also provided. These recreational amenities are located within ½ mile from the village center, providing easy and safe pedestrian access to a wide variety of services for parents and children.

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Section of Conceptual Plan



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