

Cape Cod Comprehensive Economic Development Strategy (CEDS)
Local Capital Projects Form

Local Capital Projects are included in the CEDS to enable towns in the region to seek support from the EDA. Projects can be short-term or longer-term projects currently under discussion or in the earlier phases of design.

Please complete one form per project. Please save the document as a MS Word file (.doc) and use the project name as the file name. To fill out the form, place cursor in empty cells and type; the cells will expand as you type. Questions and completed forms should be directed to Leslie Richardson at the Commission – e-mail: lrichardson@capecodcommission.org

Project Summary

Project Title	West Chatham Roadway Design Project (WCRDP)
Goal of the Project	Improve Route 28 between Barnhill Road and George Ryder Road in a “complete streets” manner to calm traffic, improve the pedestrian and bicycle experience, enhance aesthetics and increase safety for all modes of travel in West Chatham.
Description	The WCRDP involves upgrading an existing stretch of State Highway (Route 28/Main Street) in West Chatham between George Ryder Road and Barnhill Road by making improvements to two intersections by installing modern roundabouts and the approximately 1,200 foot interconnecting corridor by reducing travel lane widths and overall paved area, introducing landscape improvements, adding bicycle and pedestrian accommodations (sidewalks, crosswalks, shoulders and a multi-use path) and making curb cut reductions/consolidations where possible. Full details can be found on the project webpage: www.wcroadwaydesign.info
Overall Project Benefits	<p>Chatham’s Comprehensive Plan identifies the WCRDP’s adjacent land area as a neighborhood center, where a mix of business and residential development is located, and is by Goal 1.2 of the plan (see www.chatham-ma.gov/Public_documents/chathamma_planning/CLRP4 for full text). The Plan establishes common criteria for such centers to maintain a mixture of uses - residential, commercial and offices - in a compact, pedestrian-oriented center where people live and work. In addition to meeting the one of the Comprehensive Plan’s transportation goal’s for the provision of a safe and functional town-wide transportation system, the WCRDP will also help the Town meet its broader neighborhood center goals by:</p> <ul style="list-style-type: none"> • Enhancing the present Neighborhood Center’s identity • Considering the needs of pedestrians with respect to sidewalks, safe crosswalks where necessary, bus stops • Reducing the number and width of entrances and exits to businesses in the Neighborhood Center to cut down on multiple and dangerous turning movements • Improving the safety of intersections, and provide cross-access between commercial properties where desirable • Providing convenient, safe access to parking areas and improving traffic circulation • Encouraging attractive streetscapes

	<p>The Route 28 corridor through Chatham is currently the topic of two significant planning and design efforts. In addition to the WCRDP, the Town in partnership with the Cape Cod Commission (CCC) has conducted the Route 28 Corridor Visioning Project to identify a vision for land use along Route 28, including the WCRDP area. The implementation of designs and recommendations from both these efforts will help enhance West Chatham by reducing the “strip commercial” orientation, upgrading its appearance of public facilities, helping to encourage upgrade of commercial properties and expansion of existing businesses, improve vehicular safety, and adding public amenities making the area more vital, vibrant and aesthetically consistent with the Town’s vision of community character ultimately supporting the creation of new jobs.</p>		
Estimated Job Creation	<p>Construction: Temporary jobs associated with design and construction activities</p> <p>Permanent: As improvements are made, the vitality of the neighborhood center will be enhanced fostering the expansion of existing businesses and the attractiveness of the center to new businesses creating new jobs serving the neighborhood and community.</p>		
Measures of Success	<p>Quantitative: Enhanced overall safety in the corridor, level of service improvements at intersections, installation of bicycle/pedestrian accommodations, and access management measures consolidating curb cuts.</p> <p>Qualitative: Improved aesthetic quality, public investment providing foundation for private improvements to adjacent land uses.</p>		
Estimated Duration	<p>2013 – 2017: Pre-25% concept design started in April 2013 with a 25% design Public Hearing targeted for late spring/early Summer of 2014 and a construction start target of 2016.</p>		
Estimated Total Cost (If on-going insert annual cost)	<p>Design: \$384,000 Construction: \$3,442,000</p>	<p>Public Share: 100% Local/State/Federal – This project is programmed on the TIP</p>	<p>Private Share: N/A for WCRDP</p>

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Project Summary

Project Title	Chatham Municipal Fish Pier
Goal of the Project	Renovations, repairs and enhancements to existing infrastructure associated with the Chatham Municipal Fish Pier
Description	<p>The Chatham Municipal Fish Pier (Fish Pier) is a municipally owned fish offloading facility servicing over 100 local commercial fishing vessels. The primary components of the infrastructure includes the main fish offloading/packing building leased to two independent fish packers; separate building with administrative office space, a baiting room with walk in freezers and public restrooms; two parking lots; bulkhead, pier and float systems; gasoline and diesel fuel tanks and dispensers; dockage for the Chatham Harbormaster and US Coast Guard; and a public viewing platform. The site also includes a private fish market that sells fresh and prepared fish.</p> <p>The main bulkhead and pier system was substantially renovated in 1999 and the main packing house building was substantially renovated in 2004. Improvements to the float systems and other features of the facility have also occurred within the last 5-10 years. The navigation channel providing access to the facility is a federal navigation project and maintenance dredging by either the US Army Corp of Engineers or local interests is routine.</p> <p>The facility is very heavily utilized and is it located in a harsh environmental location at the waterfront. Accordingly, it is in almost constant need of maintenance and repairs. The public deck was recently closed due to structural deficiencies and short term emergency repairs are underway. The following projects are either included or in the planning stages for funding through Chatham’s capital program:</p> <ul style="list-style-type: none"> • New Public Deck and Stair System • Bulkhead Corrosion Control/Repairs • New Fuel Supply System • Replacement of the Main Electrical Service and Panels • Misc. Interior Renovations • Parking Lot Improvements/Expansion

<p>Overall Project Benefits</p>	<p>Chatham is home port to the largest commercial fishing fleet on Cape Cod and the third largest in Massachusetts. The Chatham Municipal Fish Pier (Fish Pier) is the most active fish offloading facility on Cape Cod. The direct value of the commercial fish catch from the Fish Pier is approximately \$15 to \$20 million annually. This direct value of the fish landed has far reaching economic stimulation as it disseminates through the local and regional economy. The Cape Cod Commercial Fishermen’s Alliance recommends utilizing an economic multiplier of 3.16 when assessing the true value of commercial fish landings. This would equate the economic impact from \$45 to over \$60 million in economic stimulation of fish landings derived from the Chatham Fish Pier to the local and regional economies.</p> <p>The Fish Pier is also one of the premier tourist destinations on Cape Cod and is listed on many tourist brochures and web sites as a recommended Cape Cod site to visit. It has a large public viewing platform enabling the public to directly observe the offloading of commercial fishing catch. This facility is frequented by thousands of tourists annually. The Town permits nine charter and sightseeing businesses to operate from the public float system in support of the local tourism economy. Therefore, the Fish Pier has a substantial and far reaching positive impact to Chatham’s local and regional tourism economy.</p> <p>The USCG maintains two permanent vessels from the Fish Pier for search and rescue operations. It is their main facility from Chatham and provides very important safety missions for mariners along this region. Maintaining viable berthing facilities directly benefits preserving the presence of the USCG in Chatham. This has direct economic value to the local economy as well as providing an important safety presence for mariners.</p>		
<p>Estimated Job Creation</p>	<p>Construction: Temporary jobs associated with the construction activities.</p> <p>Permanent: The Fish Pier has substantial impact on maintaining over 500 direct and indirect jobs associated with the fishing industry including the 6-8 on-site employees of the tenants of the packing houses. The tourism associated with the facility is substantial and far reaching.</p>		
<p>Measures of Success</p>	<p>Quantitative: Preserving existing jobs and vessels utilizing the Fish Pier facility.</p> <p>Quantitative: Ensuring that the facility is conducive to efficient commercial fishing operations in addition to continued and improved tourism visitation.</p>		
<p>Estimated Duration</p>	<p>Ongoing as needs arise and funds are available.</p>		
<p>Estimated Total Cost (If on-going insert annual cost)</p>	<p>\$1.1 Million est.</p>	<p>Public Share: 100%</p>	<p>Private Share: N/A</p>

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Project Summary

Project Title	Chatham - Old Mill Boat Yard Improvement Project
Goal of the Project	Renovations and enhancements to existing infrastructure associated with a town landing public water access facility and improvements to the adjacent municipal shellfish propagation facility.
Description	<p>The main components of the town landing portions of the proposed project include the replacement of 285 feet of heavily deteriorated timber bulkhead, incorporation of a commercial fishing vessel washdown pad for effluent containment in the parking lot, replacement of the existing elevated pier and floats with a larger, more durable float system to improve temporary vessel tie-up and usage, increase commercial fishing vessel use and off-loading capacity, and relocation of the existing marine sanitation device (MSD) pump-out station to the new main float.</p> <p>Improvements to the adjacent shellfish propagation facility include relocation of the intake and discharge water lines to a more efficient location, upgrades to the interior physical building space including the re-design, replacement and enhancements to the seawater supply system, seawater supply pumps, grow-out tanks, interior lightening, and electrical supply system.</p>
Overall Project Benefits	<p>The Old Mill Boat Yard (OMBY) is the only public port facility in Stage Harbor and it is in need of substantial renovations due to severe deterioration of the timber bulkheads and inadequacies to the design of the pier and float systems. Chatham is home port to the largest commercial fishing fleet on Cape Cod and the third largest in Massachusetts. The fishing industry is a key component to Chatham's local economy, directly and indirectly supporting over 500 local and regional jobs. The Town also permits seven private fishing and sightseeing charters to operate from the facility in support of the local tourist economy.</p> <p>Many vessels from the commercial fleet routinely alternate between Chatham's eastern port (Fish Pier) and Stage Harbor (OMBY). The OMBY is Chatham's only public facility servicing Chatham's southern, Nantucket Sound waters with the capability to handle commercial fishing vessels. The OMBY is the base of operations for the Chatham Harbormaster where vessels are maintained for patrol and search and rescue operations. The facility is by far Chatham's most actively used public facility, being frequented by hundreds of recreational and commercial vessels throughout the year.</p>

	<p>The improvements sought for the bulkheads and float system will substantially improve the lifespan and functionality of this important public landing facility. Replacement of the bulkheads is reaching a critical state as indicated by recurrent sink holes and loss of backfill adjacent to the existing parking lot. The new float systems will substantially improve their functionality for temporary tie-up of both recreational and commercial vessels. This will support both the commercial and tourism components of the local economy. The vessel washdown pad will provide enhanced containment of washdown effluent generated by powerwashing the bottoms of commercial fishing vessels which are too large to transport over the road to inland facilities. This will reduce the possibility of washdown effluent re-entering the marine environment.</p> <p>Chatham has a robust wild shellfishery and the Town issues between three and five hundred commercial shellfish permits and approximately three thousand family permits annually. Chatham operates the largest municipally run shellfish upwelling facility on Cape Cod which is housed in the ground floor of the Harbormaster building. The upwelling facility is used for the grow-out of juvenile seed quahogs, scallops and oysters. The upwelling system has had a noticeable and substantial positive impact on enhancing the natural viability of our local shellfish resources by maintaining a continuous brood stock. The facility produced approximately 2.3 million quahogs seed in 2013 as well as other shellfish for placement in town waters. Individual recreational and commercial shellfishermen as well as local fisheries wholesalers, retailers, processors and restaurants all benefit economically from Chatham’s sustainable shellfish resources.</p> <p>The upwelling facility has not had any substantial improvements over the past 15 years and there is need of major upgrades to the interior building space and infrastructure including the pumps, tanks, lighting and electrical systems. The improvements sought will allow the facility to operate at a increased level of efficiency with the potential for a 50% increase in shellfish production.</p>		
Estimated Job Creation	<p>Construction: Temporary jobs associated with the construction activities.</p> <p>Permanent: Providing improved berthing/offloading facilities and enhancing shellfish resources will help support well over 500 jobs in the local and regional fishing industry.</p>		
Measures of Success	<p>Quantitative: More frequent usage of the facility by commercial fishing interests. Quantifiable increase in production of juvenile shellfish from the shellfish upwelling system.</p> <p>Qualitative: Enhanced and more efficient overall use of the facility by the general boating public for vessel launching, temporary berthing and the transfer of gear and passengers.</p>		
Estimated Duration	Fall 2014 to Spring 2015		
Estimated Total Cost (If on-going insert annual cost)	\$1,742,000	Public Share: State/local: 100% Project has been submitted for a Seaport Bond grant	Private Share: N/A

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Project Summary

Project Title	Ryder's Cove Landing
Goal of the Project	Relieve congestion, improve traffic efficiencies, increase parking, provide for walking trails, replacement of the timber bulkhead and concrete boat ramp, and provide public restrooms at the Town Landing
Description	Project includes improvements to the existing facility as well as expansion of the Ryder's Cove public landing onto adjacent undeveloped town-owned lot. Project will allow for more efficient vehicle flow within the confines of the landing, better and safer egress onto Rt. 28, increased single vehicle and boat trailer parking spaces and provide a green space and walking trails with vista overlooks of the harbor. A separate project includes the replacement of the deteriorated timber bulkhead system and the removal and replacement of the concrete ramp, both of which have reached their original design life. The facility has no public restrooms and is serviced solely by a single portable toilet year round. A public restroom, likely a self-contained composting system, facility is planned for this landing.
Overall Project Benefits	<p>The Ryder's Cove public landing is the most heavily utilized public town landing in Chatham. It is the only public boat launching facility on the eastern side of Chatham that can provide launching at all stages of the tide to access Pleasant Bay and the Atlantic Ocean. Chatham issues from 300-500 commercial shellfish permits annually and Ryder's cove has been the most heavily utilized landing for commercial shellfishermen for the past several years.</p> <p>The facility often becomes very congested during the summer boating season with both recreational and commercial boaters. The past several years has seen a substantial use of the facility by on-Cape and off-Cape commercial striped bass fishermen due to large presence of striped bass directly offshore. About 20 to 30 commercial shellfishermen use the facility consistently. During striped bass season about 20 local and 40 non-local striped bass fishermen utilize Ryder's Cove to launch and/or sell their catch. The facility is also utilized year round by commercial shellfishermen, tuna fishermen, sea duck hunters and others.</p> <p>Ryder's Cove is the principal landing used by commercial buyers of shellfish and striped bass who purchase shellfish and striped bass (during season) directly from the commercial fishermen. Depending on the season two to five licensed seafood buyers have trucks at the landing to purchase product.</p>

	<p>Chatham's shellfish catch was valued at approximately \$4 million last year and well over half of the commercial shellfish was landed and sold at Ryder's Cove. Ryder's Cove was also the largest landing site for commercial striped bass in the Commonwealth.</p> <p>The proposed project includes expansion of parking and new roadways onto the adjacent town-owned property. This will create additional on-site parking and improve the efficiencies of traffic flow within the facility. This in turn will relieve congestion and shorten turnover time to launch and retrieve trailered boats and facilitate on-site commercial transaction of fish and shellfish. The Town has issued twelve permits to individual private charter businesses to provide fishing and seal tour operations from the facility. These operations are often restrained by the overuse and congestion of the facility during the summer season.</p> <p>The existing intersection used to enter and exit the facility is difficult for vehicles to exit onto RT 28 when towing boats. An alternative egress location is included in the expansion project design which will greatly improve exiting safely onto RT 28.</p> <p>The bulkhead and concrete boat ramp are deteriorating and will need replacement in the next 2 to 5 years. Both projects are included in the town's capital funding program. These two projects are critical to maintaining the functionality of this important public landing.</p> <p>A permanent public restroom facility would be a substantial public service improvement over the current portable toilet.</p>		
Estimated Job Creation	<p>Construction: Temporary jobs associated with the construction activities.</p> <p>Permanent: Maintaining adequate facilities to preserve existing shellfish and fin fish related jobs.</p>		
Measures of Success	<p>Quantitative: Increasing daily usage of the on-site parking as opposed to more distance street shoulder parking.</p> <p>Qualitative: Less congestion during boating season, faster launching and retrieval of vessels and passengers. More efficient buying and selling of commercial fish catch and more amenable restroom facilities.</p>		
Estimated Duration	Expansion Project: Fall 014-2015; Bulkhead & Ramp 2017-2018		
Estimated Total Cost (If on-going insert annual cost)	\$1.6 mil est.	Public Share: 100%	Private Share: \$0

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Project Summary

Project Title	Chatham Shellfish Upwelling Facility
Goal of the Project	To purchase waterfront property for the construction of a new state-of-the-art shellfish propagation upwelling facility, provide for increased public use and access to the water, and build a new and improved berthing facility for the US Coast Guard.
Description	This project would involve the purchase of a specific existing private waterfront parcel that is currently on the market. The primary use of the property would be for relocating Chatham’s shellfish upwelling facility into a newly constructed facility. Additional public access opportunities could be incorporated to include minor public parking and a public fishing platform. The project would also include the construction of a new float system for search and rescue vessels of the US Coast Guard (USCG).
Overall Project Benefits	<p>Chatham has a robust wild shellfishery and the Town issues between three and five hundred commercial shellfish permits and approximately three thousand family permits annually. Chatham operates the largest municipally run shellfish upwelling facility on Cape Cod which is housed in the ground floor of the Harbormaster building. The upwelling facility is used for the grow-out of juvenile seed quahogs, scallops and oysters. The upwelling system has had a noticeable and substantial positive impact on enhancing the natural viability of our local shellfish resources by maintaining a continuous brood stock. The facility produced approximately 2.3 million quahogs seed in 2013 as well as other shellfish for placement in town waters. Individual recreational and commercial shellfishermen as well as local fisheries wholesalers, retailers, processors and restaurants all benefit economically from Chatham’s sustainable shellfish resources.</p> <p>While successful, the current shellfish upwelling system was designed to work within an existing building which presented challenges to the overall design, efficiency, and production capacity of the system. The location of the existing upweller is also not optimum. The upweller is housed at the Harbormaster building located at the Old Mill Boat Yard (OMBY) public landing. The water intake pipes are located directly adjacent to the main float system which is the most actively utilized public float in Stage Harbor. This has presented frequent complications related to debris fouling of the intake pumps and intake of water-borne contaminants derived from boat fueling and cleaning activities.</p> <p>The parcel in question is located at an optimal site for establishing an</p>

	<p>upwelling operation. Property purchase would enable the town to build a new state-of-the-art structure from the “ground up” to include many design features and propagation techniques not available with the current facility. This has the potential to substantially increase the shellfish production when compared to the existing facility. This will have direct benefits to the local shellfish industry including the commercial shellfishermen, local shellfish buyers, fish markets and their employees. The construction would also incorporate as many “green” technologies and energy efficiencies as possible which is not possible with the current facility. Utilizing the same funding and staffing resources, expanding the production by two to three times current levels would be readily achievable with a new, properly designed facility.</p> <p>The US Coast Guard (USCG) annually rents slips for one to two search and rescue vessels from a private marina in Stage Harbor. For several years the USCG has actively looked for an alternative site to relocate their vessels. The current facility does not offer sufficient security of their boats and equipment and there is no guarantee that the slips will be available for rent each year. The USCG’s foremost preference is to enter into a long-term lease with the Town for dockage in a manner similar to their berthing facility at the Chatham Municipal Fish Pier in Chatham Harbor. The parcel in question would provide the opportunity to provide a new float berthing system designed to USCG specifications. This would ensure proper security of their vessels and assurance of a long-term lease for use. The town and USCG have discussed the possibility of relocating their vessels to this specific parcel and the USCG have indicated that it is their most preferred location within Stage Harbor. Providing quality berthing operations helps ensure that the USCG will maintain a base of operations from Chatham which provides economic value to the local economy.</p> <p>Site improvements of the parcel will also look for opportunities to provide additional public use and access to the waterfront to include possible parking and a fishing platform/viewing area.</p>		
Estimated Job Creation	<p>Construction: Temporary jobs associated with the construction activities.</p> <p>Permanent: Expansion and maintenance of the shellfish resources has direct and indirect economic benefits to the local and regional fishing industry which directly and indirectly supports well over 500 jobs.</p>		
Measures of Success	<p>Quantitative: Quantifiable and measurable increase in production of juvenile shellfish from the shellfish upwelling system.</p> <p>Qualitative: Creating a state-of-the-art shellfish upwelling facility will be a showcase project for the outer cape. Long term lease of berthing for the USCG will assure mariners of future quick response for search and rescue operations and provides critical public safety support to this vital part of the local economy.</p>		
Estimated Duration	Fall 2014 to Spring 2015		
Estimated Total Cost (If on-going insert annual cost)	\$1.5 - \$1.8 Million est	Public Share: State/local: 100%	Private Share: N/A