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**2022-2023**  
Project Year

**16 Months**  
Timeline

**27 Sq. Mi.**  
Project Area

**EDGARTOWN MASTER PLAN  
EDGARTOWN, MASSACHUSETTS**

The town of Edgartown found itself contending with affordability issues, sea level rise, and a slowly degrading environment without the help of a master plan and so they commissioned DK&P for their first citywide plan. Edgartown is the largest town by land area in Dukes County. It is located at the southwest corner of Martha’s Vineyard Island and bordered by the town of Oak Bluffs to the north and West Tisbury to the west. The unique historic fabric and natural landscape of the town attract numerous visitors that are looking for an authentic New England experience.

The Edgartown Master plan was created with the collaboration of Edgartown staff, the consultant team led by Dover, Kohl & Partners including Howard Stein Hudson, along with the crucial input of the Edgartown community. In February and June 2022, the design team conducted two charrettes both in person and online to ensure hearing from the year-round residents as well as key seasonal people.

The master plan includes elements such as goals and policies statement, land use plan, housing, economic development, natural and cultural resources, open space and recreation, services and facilities, circulation, and implementation.

Below: Proposed affordable housing can be located on existing public land to assist in retaining civic employees



A new plaza along the waterfront creates a place for community events



Below: New walkable neighborhoods could help to address housing scarcity and affordability concerns



Existing Conditions

The north side of Cannonball Park becomes a welcoming plaza and new vehicular and bicycle circulation around the park makes it safer for everyone



Existing Conditions

Below: can become a place to retain season waters

