

hampton township visioning project

Hampton is a beautiful rural township, set in a farming countryside dating to colonial times. Verdant residential areas surround several lakes. But set against this ideal of rustic beauty is the southeast corner of the township along Route 206 north out of Newton, developed over the last 20 years with large asphalt parking lots, strip malls, big signs, car lots and big box stores. This highway corridor is the subject of this study.

The Vision is to develop a mixed use corridor, including residential uses in variety of building types and densities, office and other service uses, lower reliance on big box commercial balanced by shifting density from single family development elsewhere in the township, conserving open space, farming, views and natural ecologies.

Slowly developing over the next 40 to 50 years, Hampton Township residents, stakeholders, and their consultants have envisioned balanced highway corridor development reinforced by a mix of uses, laced by a diversity of traffic choices, and graced by natural beauty.

Where now there exists a generic highway strip, the community sees two traditional villages, each composed of two or three neighborhoods. “Big-box” commercial and automotive uses will remain, but will be joined by smaller-scale service, craft, and office uses. Transferred from elsewhere in the township, residential development will create walk-able and well-served neighborhoods with a mix of accommodations and incomes.

Open space is conserved in the corridor for residential amenity – for walking trails, bikeways, active recreation, and the passive enjoyment of nature – while open space elsewhere in the township is conserved at a much larger scale for farming uses, rural views, and ecological diversity. Traffic will be diffused by a more connective network of minor collectors and local roads, with parking in smaller shared lots and along residential streets.

In place of the currently sprawling commercial corridor, Hampton Township envisions a mature traditional community.

The Client:

Hampton Township

The Team:

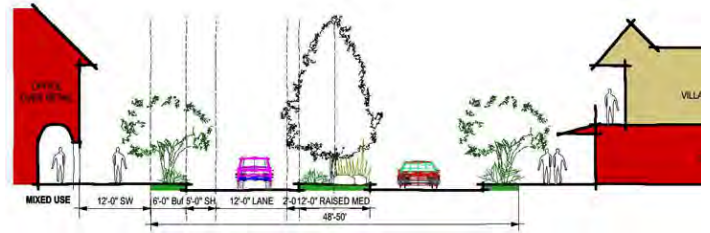
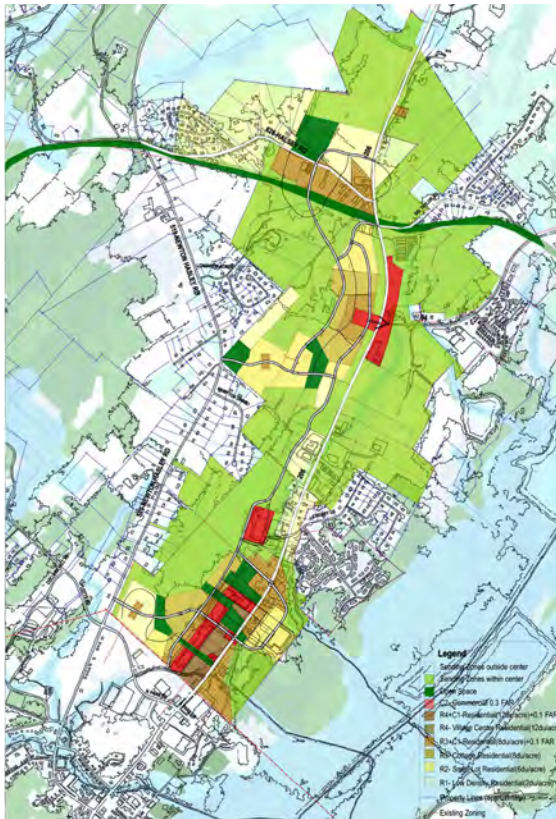
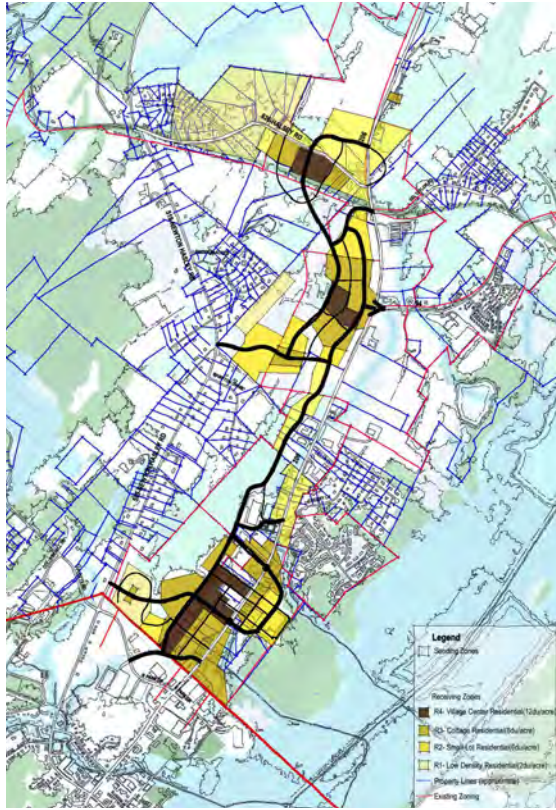
Kiss + Cathcart, Architects
Regional Planning Association
BFJ Planning
Phillis Preiss Shapiro Associates, Inc

Project Details:

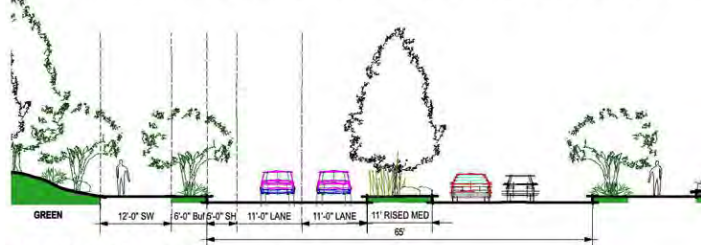
1600 acres area of study

Final Report and Consensus Diagram completed June, 2009

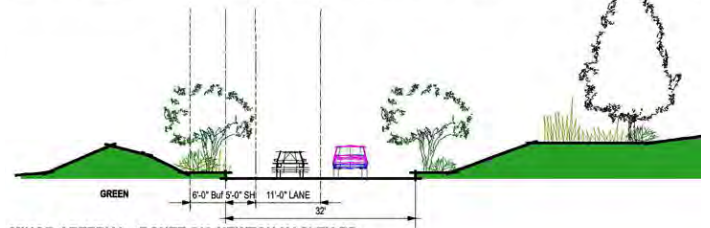




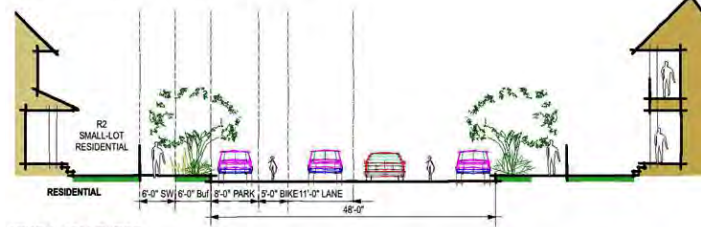
MAJOR ARTERIAL - ROUTE 206 CENTER
SECTION A-A (Section of Route 206 Between Roundabout with Right-Turns-In and Right-Turns-Out Only. Pedestri



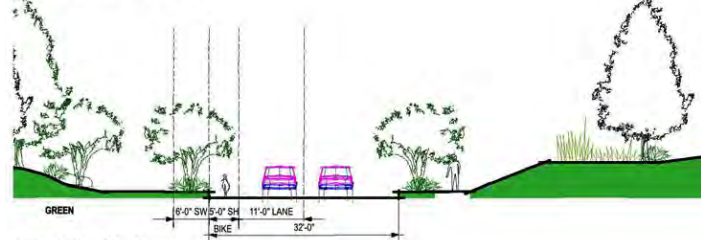
MAJOR ARTERIAL - ROUTE 206 BOULEVARD
SECTION B-B (Section of Route 206 with Signalized Intersections and Four Lanes Plus Left-Turn Lane as Needed)



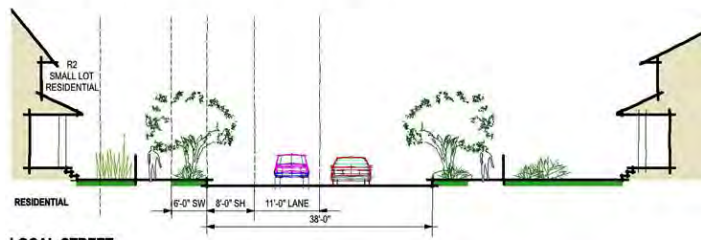
MINOR ARTERIAL - ROUTE 519 NEWTON HASLEY RD
MAJOR COLLECTOR - ROUTE 626 HASLEY RD
 (Additional Left-Turn Lane as Needed)



MINOR COLLECTOR
With ON-STREET PARKING



MINOR COLLECTOR
Without ON-STREET PARKING (Sidewalk on One Side Only)



LOCAL STREET