



# Route 28 Visioning Project

MONTHLY PROGRESS REPORT: APRIL 2013

**To:** Jill R. Goldsmith, Chatham Town Manager

**From:** Phil Dascombe, Senior Community Design Planner, Cape Cod Commission (Project Manager)

**CC:** Deanna Ruffer, Chatham Community Development Director

**Date:** April 15, 2013

In accordance with the scope of work for the Route 28 Visioning Project, the Cape Cod Commission is pleased to submit this monthly report of tasks and activities completed between March 15, 2013 and April 15, 2013.

## PUBLIC WORKSHOPS

The preparation for the public workshops has been the main focus of the project team in the past month. This has included developing the presentation, graphics, maps and other visuals.

The first workshop will take place between 6:00 and 8:00 pm on Thursday, May 2, 2013 at the Chatham Community Center. The Commission prepared the public notice of this workshop, which has been mailed to property owners, business owners and neighborhood groups by the town. The focus of this workshop is to establish a common understanding of the existing development pattern and the potential development remaining along the corridor. As such, part of the workshop will be reviewing some of the trends revealed by the buildout analysis conducted by the Commission. In addition, part of the workshop will focus on the sewer/board of health regulations and their effect on development potential in the corridor through a series of “case studies”. These case studies will be used to illustrate how the flow limits may (or may not) shape development options.



## WEBSITE AND OUTREACH

The Commission has coordinated the web outreach efforts with the Community Development Department, with dedicated town and Commission project websites becoming active on April 10, 2013. The Commission's website includes materials generated for the project to date, including maps and information about the upcoming workshops. The website also provides visitors with an opportunity to provide input on the project through a brief poll. Currently, these polling pages offer visitors a chance to weigh in on their likes and dislikes along the corridor, as well as provide feedback on their concerns. Visitors to the website can also see what others have said in answer to the same questions. There are currently five questions that can be answered by the public, these five questions corresponding to the same questions asked of the groups participating in the listening sessions. It is anticipated that different poll questions will appear throughout the process. Following the workshops, presentations and materials used at the workshop will also be posted to the website for public review.

## ZONING BUILDOUT

A baseline buildout report has been drafted that provides detailed information on the assumptions, inputs and results of the baseline buildout scenarios conducted to date. Observations stemming from these results will be presented to the public at the May 2<sup>nd</sup> workshop. Due to the complexity of the topic and the limited time available during the workshop, the presentation will focus on the highlights of this analysis rather than providing a detailed review of the methodology used and the results of the analysis. The baseline buildout report will be posted to the website after the May 2<sup>nd</sup> workshop and can be accessed by members of the public interested in gaining a deeper understanding of the analysis.

## FLOW INFORMATION

Following delivery of the final flow information on March 27, 2013, a comparison of the flow limits to the land use build-out analysis has been conducted. Further analysis of whether these flow limits have any impact on the buildout calculations is being conducted. The results of this



analysis will be presented at the May 2<sup>nd</sup> workshop through a series of “case studies”.

#### ISSUES AND OPPORTUNITIES

The Commission has finalized an opportunities map that highlights environmental resources, circulation patterns, key facilities and destinations in the study area. This will be presented at the May 2<sup>nd</sup> workshop and posted to the website shortly thereafter.

#### NEXT STEPS

- May 2<sup>nd</sup> workshop
- Post-workshop meeting with the town steering committee
- Preparation for the second workshop on June 15, 2013.