



# Route 28 Visioning Project

MONTHLY PROGRESS REPORT: MARCH 2013

To: Jill R. Goldsmith, Chatham Town Manager

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Commission (Project Manager)

CC: Deanna Ruffer, Chatham Community Development Director

Date: March 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 February 22, 2013 and March 15, 2013.

## PUBLIC WORKSHOPS

The date of the first public workshop has been re-scheduled for May 2, 2013 at the Town Hall Annex. A second workshop is also tentatively scheduled for June 15, 2013. Additional information, such as start times and content, will be made available as the meeting dates approach and as part of the planned outreach for the project.

The Commission is intending for the workshops to be structured as a series, the end product of which will inform recommended approaches to implement the long range (comprehensive) plan. The first workshop will focus on the existing setting and the current rules governing development along the corridor. The workshop will include a brief description and characterization of the study area, a summary of the main points highlighted by the buildout analysis and an analysis of the effect of the sewer/board of health regulations on development potential in the corridor. The second workshop is anticipated to focus on the types of land use that the community envisions along the corridor in the future. The final workshop will be focused on refining this future vision by focusing on specific choices and options that the community can consider. At each



workshop, participants should expect an interactive process for providing feedback and it is our intention to fully illustrate important information with visuals, graphics and maps.

#### WEBSITE AND OUTREACH

The Commission is finalizing the structure and content of a project website that will be available for distributing materials, informing the public of upcoming important dates and for providing opportunities for the public to provide comments. This website will be linked from the town's website, and both are intended to be in operation by April 1, 2013.

#### ZONING BUILDOUT

A preliminary buildout has been completed and the results of this analysis are being compiled in preparation for the first public workshop. The buildout is intended to estimate the development potential remaining in the study area; to aid in the understanding of how the town's regulations affect development; and to allow comparison between different scenarios and assumptions. The results of these baseline buildout scenarios will be presented to the public in order to help the public understand the effects of zoning on development in the corridor. Lessons learned from this analysis will be essential as the community considers future development patterns. It is not anticipated that there will be a detailed review of all the buildout results at the workshop, however, a report outlining the baseline buildout scenarios and more detailed results will be delivered to the town after the first workshop.

#### FLOW INFORMATION

The town has collected the septic design data from the disposal system permits issued by the Board of Health and sent the results to the Commission on February 15, 2013. A review of this data revealed that additional information was needed from the town before the Commission's analysis could begin. Delivery of this revised data is pending.



The Commission is tasked with conducting an analysis of the effect (if any) of these regulations on development potential in the study area and presenting the results of this analysis at the first public workshop. The delivery of this information is essential to the completion of this analysis in time for the first workshop.

#### ISSUES AND OPPORTUNITIES

The Commission is also developing a map to highlight opportunities and constraints along the corridor, including environmental resources, circulation patterns, key facilities and destinations in the study area. This map(s) will be delivered to the town, and/or presented at the public workshops to aid in understanding the surrounding land use context.

#### NEXT STEPS

- Commence sewer regulation analysis.
- Preparation for first public workshop, including outreach and content development. Initial planning for second workshop will begin.
- Website launch