



CAPE COD
COMMISSION

Route 28 Visioning Project



Agenda

June 15, 2013

- Introduction
- Workshop 1 recap, goal for today
- Exercise 1: **Change or not?**
- Exercise 2: **General Land Use Pattern**
 - BREAK –
- Overview of density
- Questions
- Exercise 3: **Refining the pattern**
- Next steps



CAPT. BASSETT HOUSE

2877

Town of
CHATHAM

Visitor Information
Center



ANTIQUES SHOW
Chatham Elementary School
10 a.m. - 5 p.m.
Friday & Saturday

These facilities are provided as a service
by the Chatham Chamber of Commerce

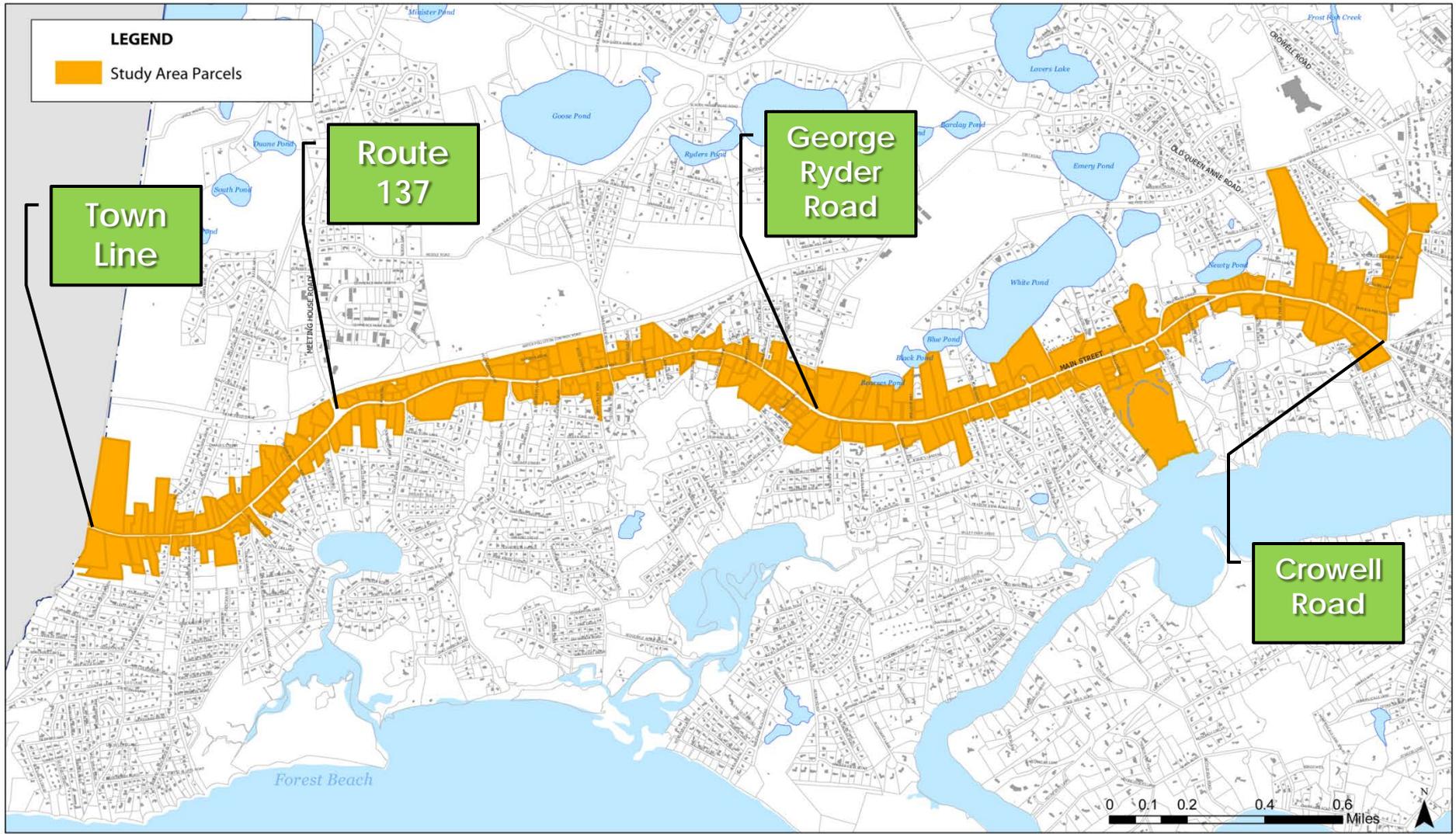
INTRODUCTION

Land Use Study : Aims



CAPE COD
COMMISSION

- Community vision already in the long range plan
- CCC asked to:
 - Suggest ways to implement that vision
 - Identify opportunities to enhance or change development patterns consistent with the vision



Chatham Route 28 Visioning Study | Study Area Map

This map is produced by the GIS Department of the Cape Cod Commission, a division of Barnstable County. The information depicted on these maps is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. It should not substitute for actual on-site survey, or supersede deed research. The parcel data layer was acquired from the Town of Chatham's GIS Department and all other base data layers were acquired from MassGIS. Illustrative additions to this map were created using Adobe Illustrator CS4 by T11.





CAPE COD
COMMISSION

Our focus....

- Two studies currently underway:

Chatham Route 28 Visioning Project



WEST



CHATHAM
ROUTE

ADWAY DESIGN PROJECT

Our focus....



CAPE COD
COMMISSION



Timeline



CAPE COD
COMMISSION

PROJECT
START

PROJECT
END



Workshop Series

**1: What's
happening
now**

**2: Refining
the future
vision**

**3: Options
for getting
there**

Workshop 1



CAPE COD
COMMISSION

- Background on the study areas
- Review of development regulations
- Feedback from listening sessions
- Effect of sewer regulations
- Buildout analysis

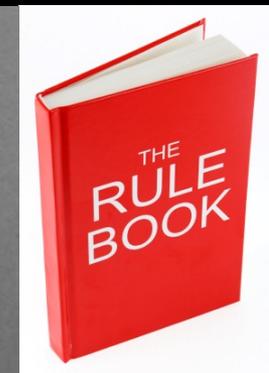
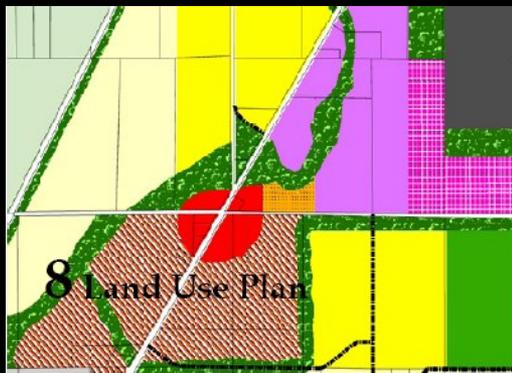


Aim of buildout



CAPE COD
COMMISSION

- One tool to help our understanding
- Helps us understand the potential:
 - amount
 - distribution
- Allows comparison between scenarios/test different assumptions
- Helps us understand how zoning rules can shape development



Buildout does not...



CAPE COD
COMMISSION

- try to predict the future
- aim to scare anyone
- predict:
 - when, if ever, we reach buildout
 - how likely buildout is
 - placement, configuration or style



Development potential - amount



CAPE COD
COMMISSION

RESIDENTIAL DWELLINGS



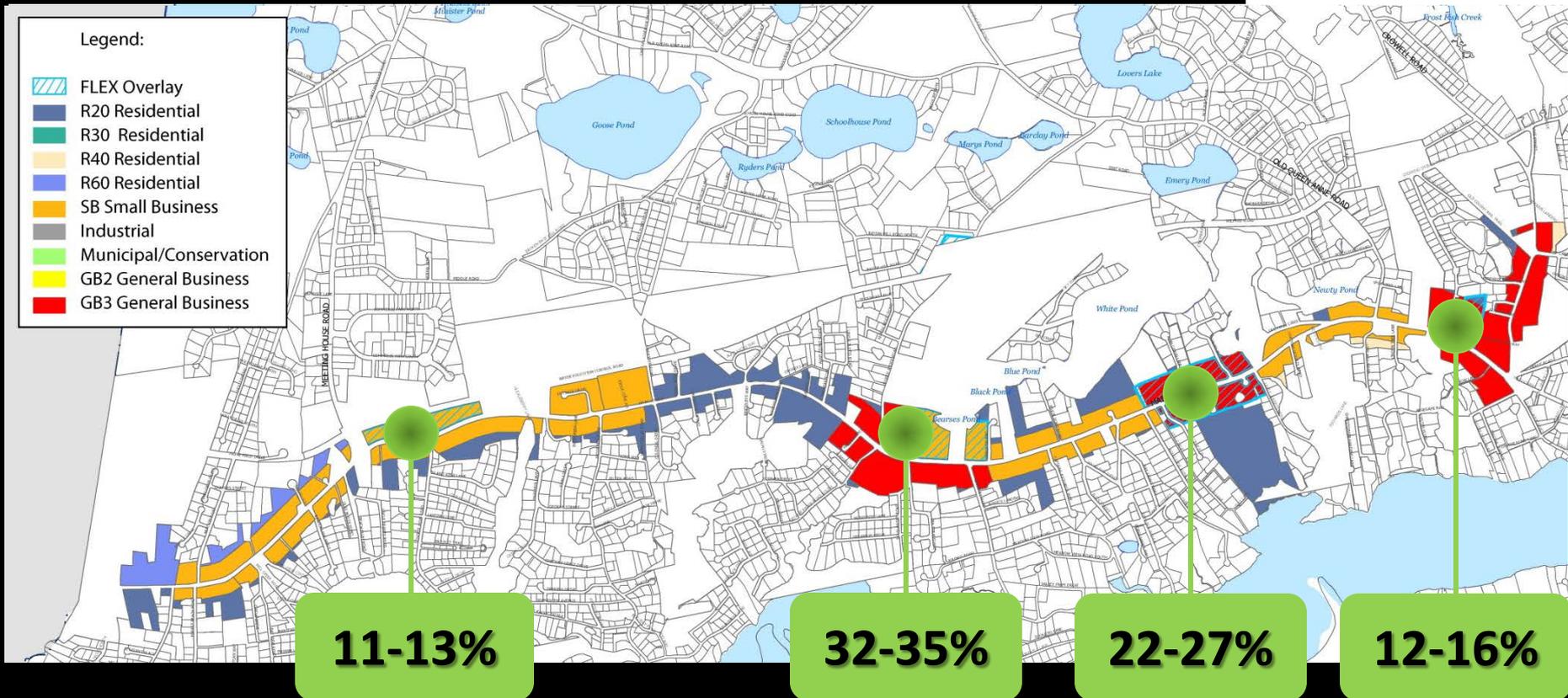
Decreasing likelihood

NON-RESIDENTIAL SQUARE FEET



Distribution

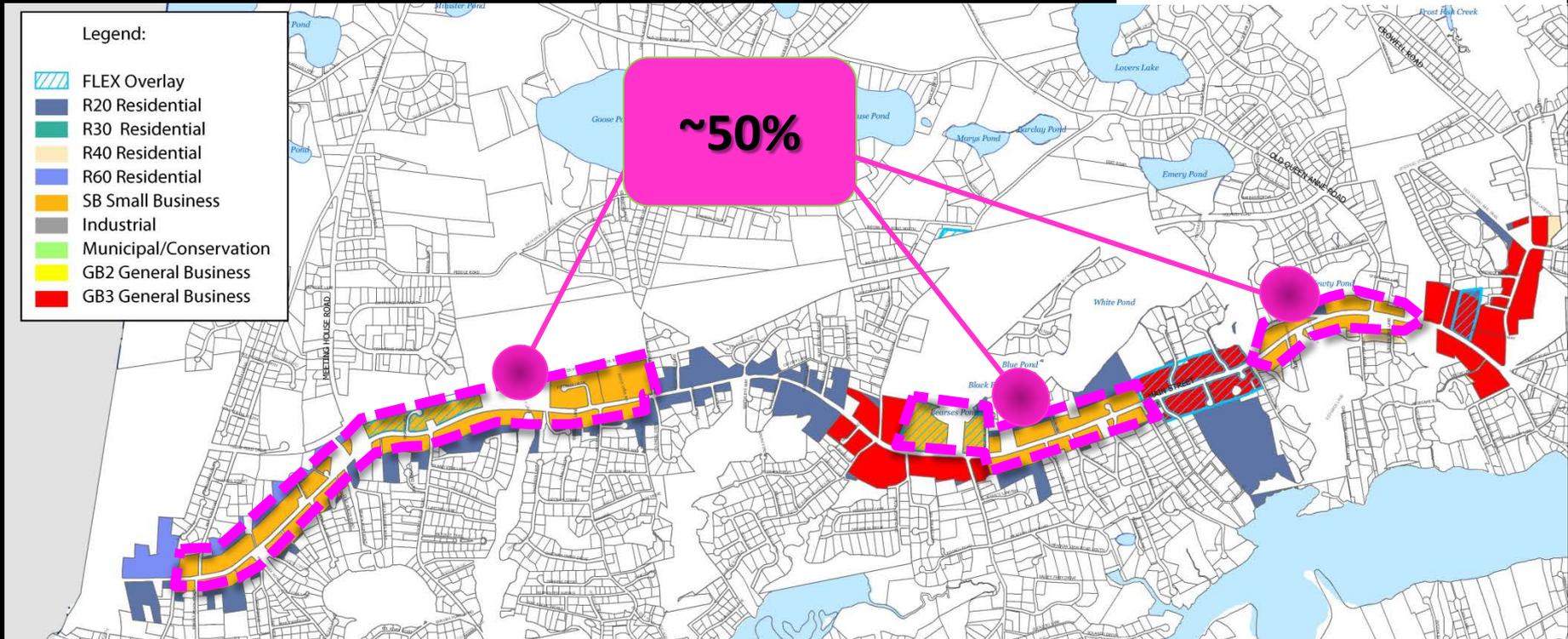
Residential



- Residential zones essentially builtout
- Highest residential development potential is in the flexible development districts
- High potential also in GB3 – commercial areas

Distribution

Non-residential



- 50% of potential in areas between the neighborhood centers identified in long range plan
- 2x more potential in Small Business than in General Business
- Small Business District allows formula retail, but not local retail (stand alone)

Buildout observations



CAPE COD
COMMISSION

- **Zoning should enable the land use pattern you envision for the future.**
- **70% of people at the first workshop said that the buildout picture didn't match their vision for the future.**
- **So..... What is that vision?**
- **Aim of today: Refining the long range plan vision.**

1

Exercise 1:

CHANGE OR NOT?



- South Chatham
- West Chatham
- The Cornfield
- Crowell Road

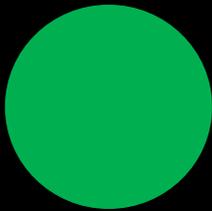
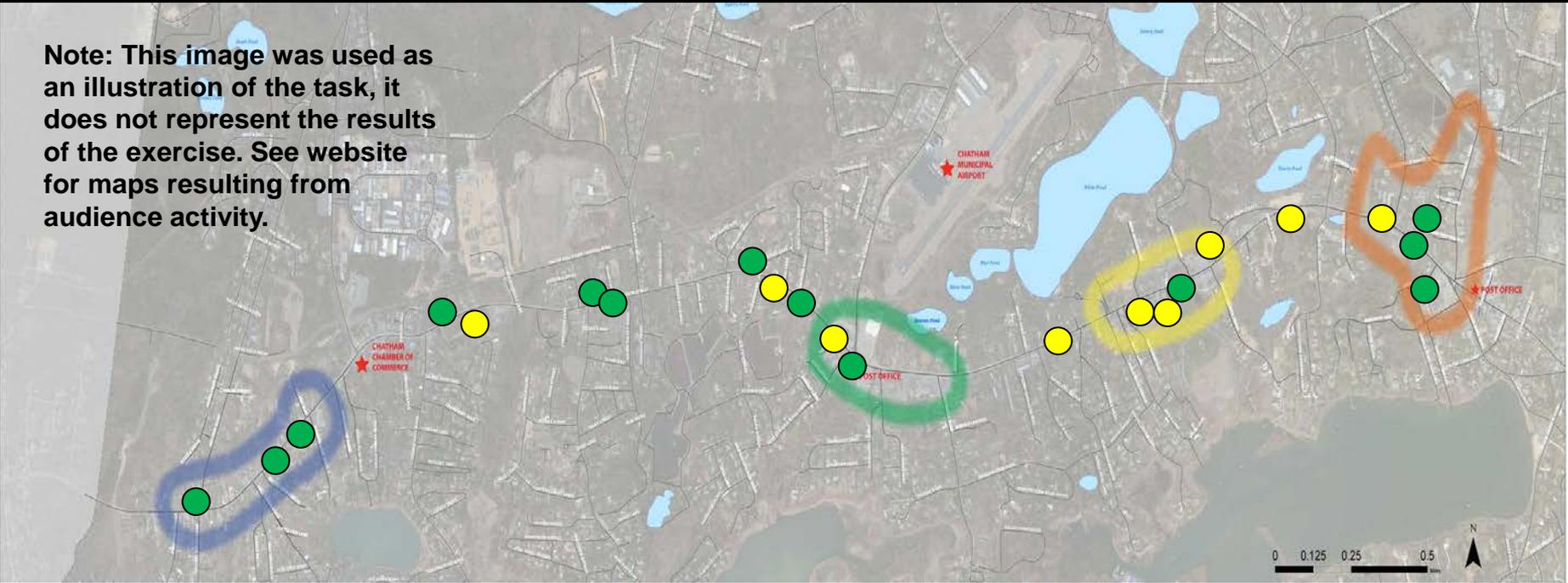
**South
Chatham**

**West
Chatham**

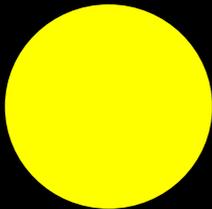
**The
Cornfield**

**Crowell
Road**

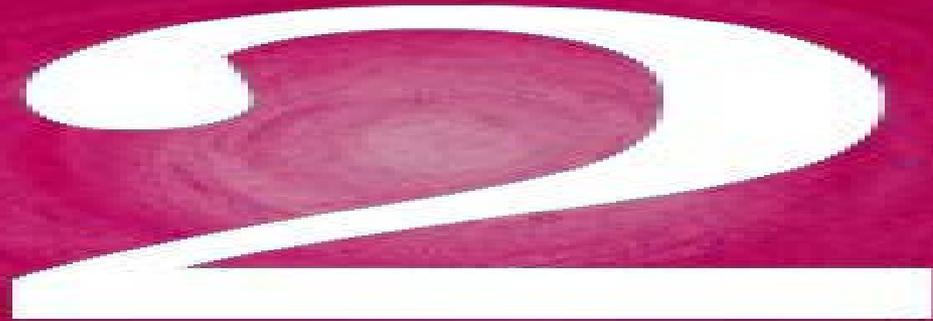
Note: This image was used as an illustration of the task, it does not represent the results of the exercise. See website for maps resulting from audience activity.



Like it the way it is thanks....



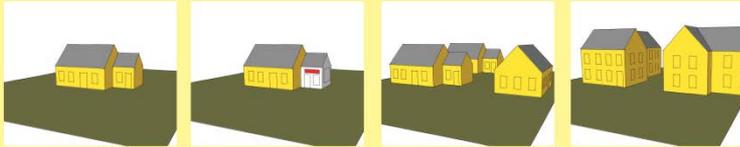
Some change please....



Exercise 2:

GENERAL LAND USE PATTERN

RESIDENTIAL DEVELOPMENT



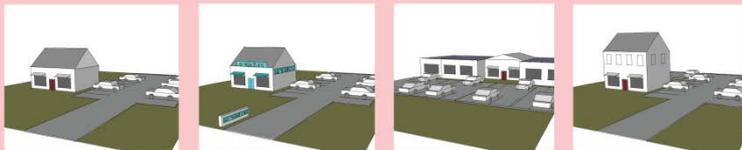
Residential Development includes a variety of solely residential buildings. It includes single family homes, as well as multi-family developments found in a variety of building forms. This category also includes residential buildings with Home Occupations as defined under the Chatham zoning bylaw. It does not include other forms of Mixed Use Development (combining residential and commercial uses on one property) which has its own category.

MIXED USE DEVELOPMENT



Mixed Use Development combines residential and commercial development on a single parcel of land. It may combine residential and commercial development into a single building, typically with commercial development on the first floor and residential development above, or it may locate the uses in separate buildings located on the same parcel. Mixed Use Developments come in a wide variety of forms and sizes, reflecting the variety of residential and commercial development types.

COMMERCIAL DEVELOPMENT

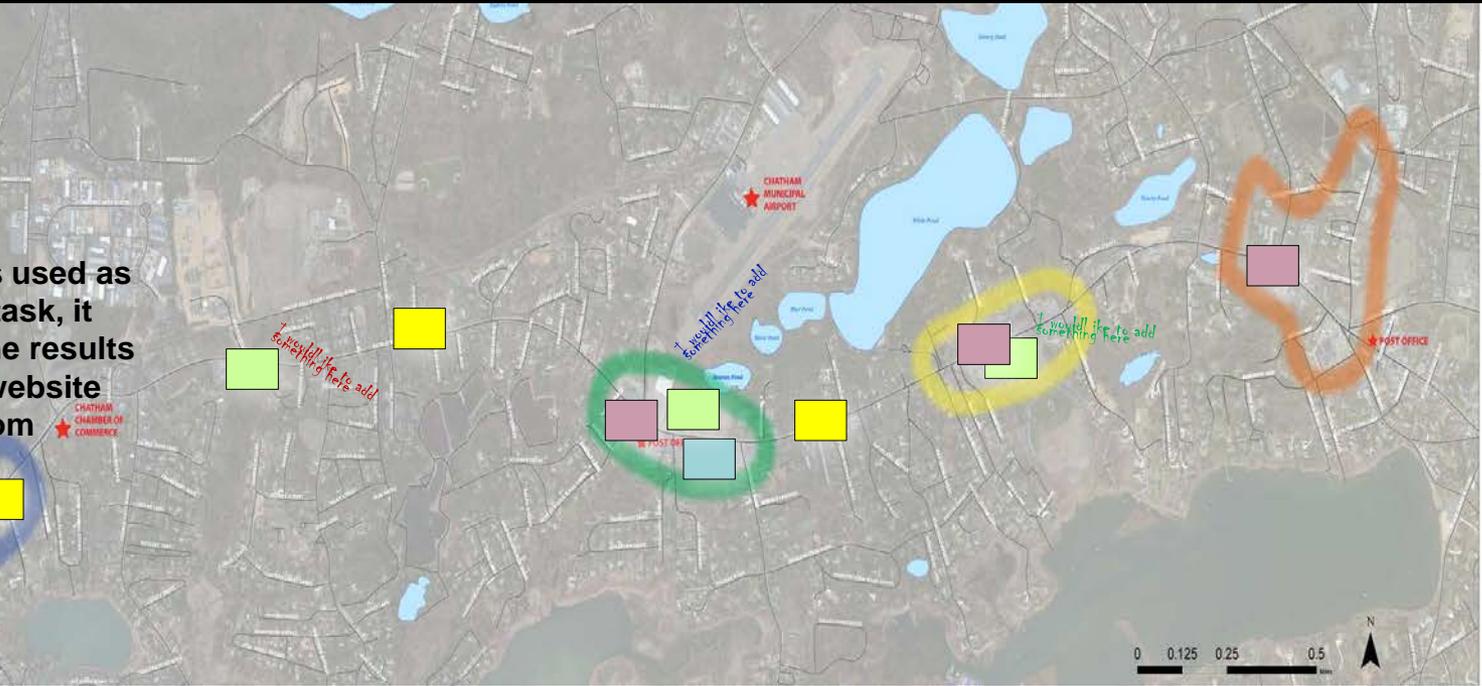


Commercial Development comes in a wide range of sizes and forms. This land use category includes all forms of stand-alone commercial development, from small retail buildings that mimic houses, to moderate and large scale structures, to commercial complexes that combine several commercial uses on one property. This category also includes Formula Business developments. It does not include Home Occupations, which are grouped with Residential Development, and does not include Mixed Use Development (combining commercial and residential uses on one property) which is a separate category.

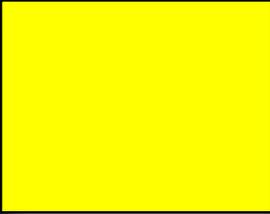
GREEN SPACE



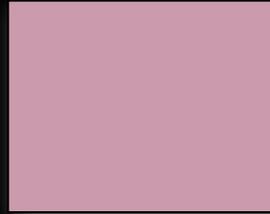
Green Space is land without buildings, and it provides a break from developed areas. This category includes land that cannot be developed due to land use restrictions, as well as land set aside for parks, recreation and landscape buffers.



Note: This image was used as an illustration of the task, it does not represent the results of the exercise. See website for maps resulting from audience activity.



Residential



Commercial



Mixed use



Green space



**Reporting from
Groups**

Density

- Term used differently by different people
- For our project:
 - Number of dwelling (housing) units per acre

den·si·ty  *noun* \ˈden(t)-sə-tē\

plural **den·si·ties**

Definition of DENSITY



- 1** : the quality or state of being *dense*
- 2** : the quantity per unit volume, unit area, or unit length: as
 - a** : the mass of a substance per unit volume
 - b** : the distribution of a quantity (as mass, electricity, or energy) per unit usually of space (as length, area, or volume)
 - c** : the average number of individuals or units per space unit
<a population *density* of 500 per square mile> <a housing *density* of 10 houses per acre>
- 3**
 - a** : the degree of opacity of a translucent medium
 - b** : the common logarithm of the opacity

 See [density](#) defined for English-language learners »
See [density](#) defined for kids »

Examples of DENSITY

- We were surprised by the fog's *density*.
- the *density* of her writing style
- These instruments are used for measuring the *density* of the atmosphere.

First Known Use of DENSITY

1598

Density



CAPE COD
COMMISSION

**Population
Density**
of people
living in an
area

**Building
Density,**
Square
footage in an
area

**Housing
Density,**
Dwellings in
an area

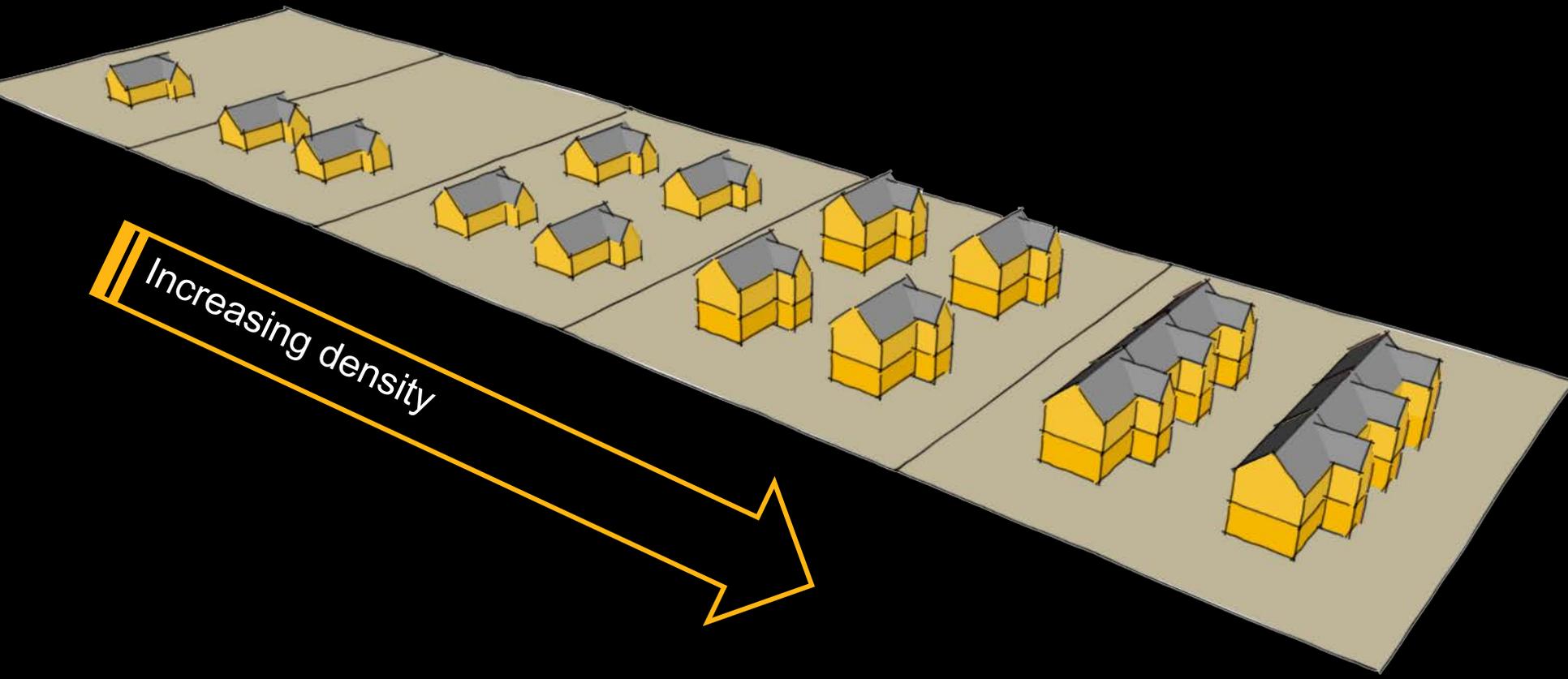


Density



CAPE COD
COMMISSION

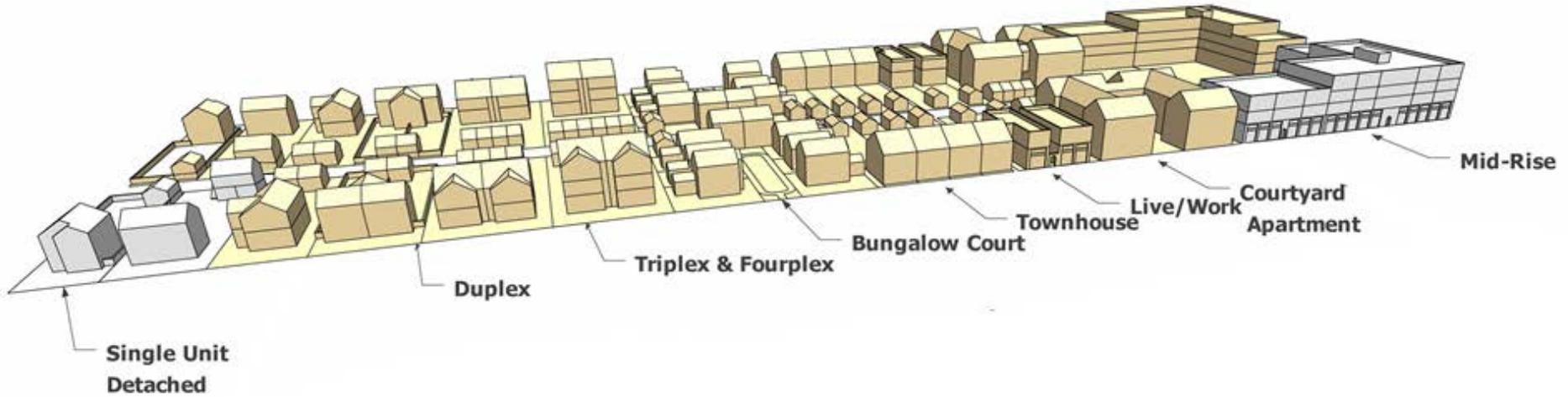
- All units the same size, all areas of land the same size.... Then:



Housing types



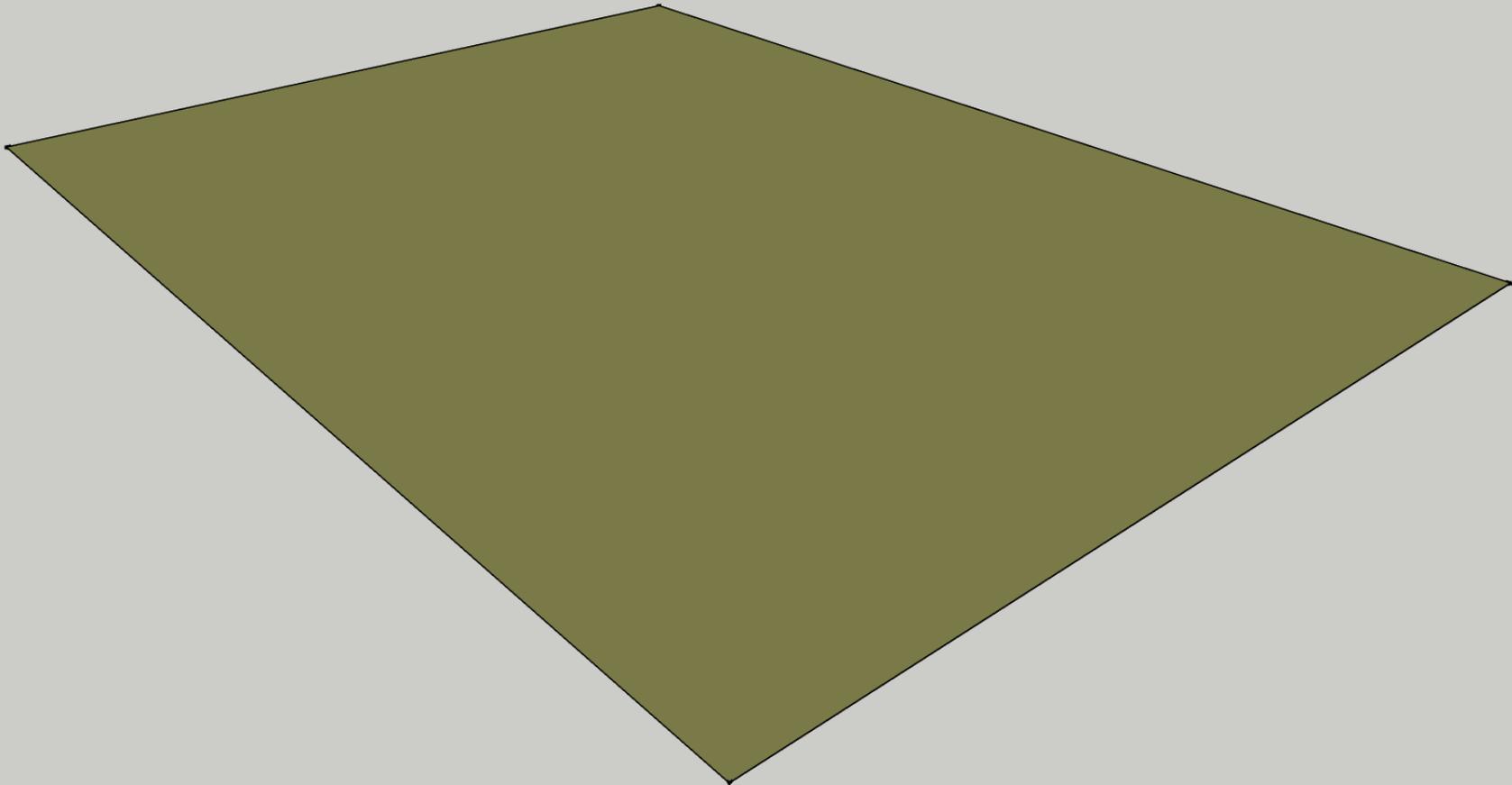
CAPE COD
COMMISSION



Density - subdivisions



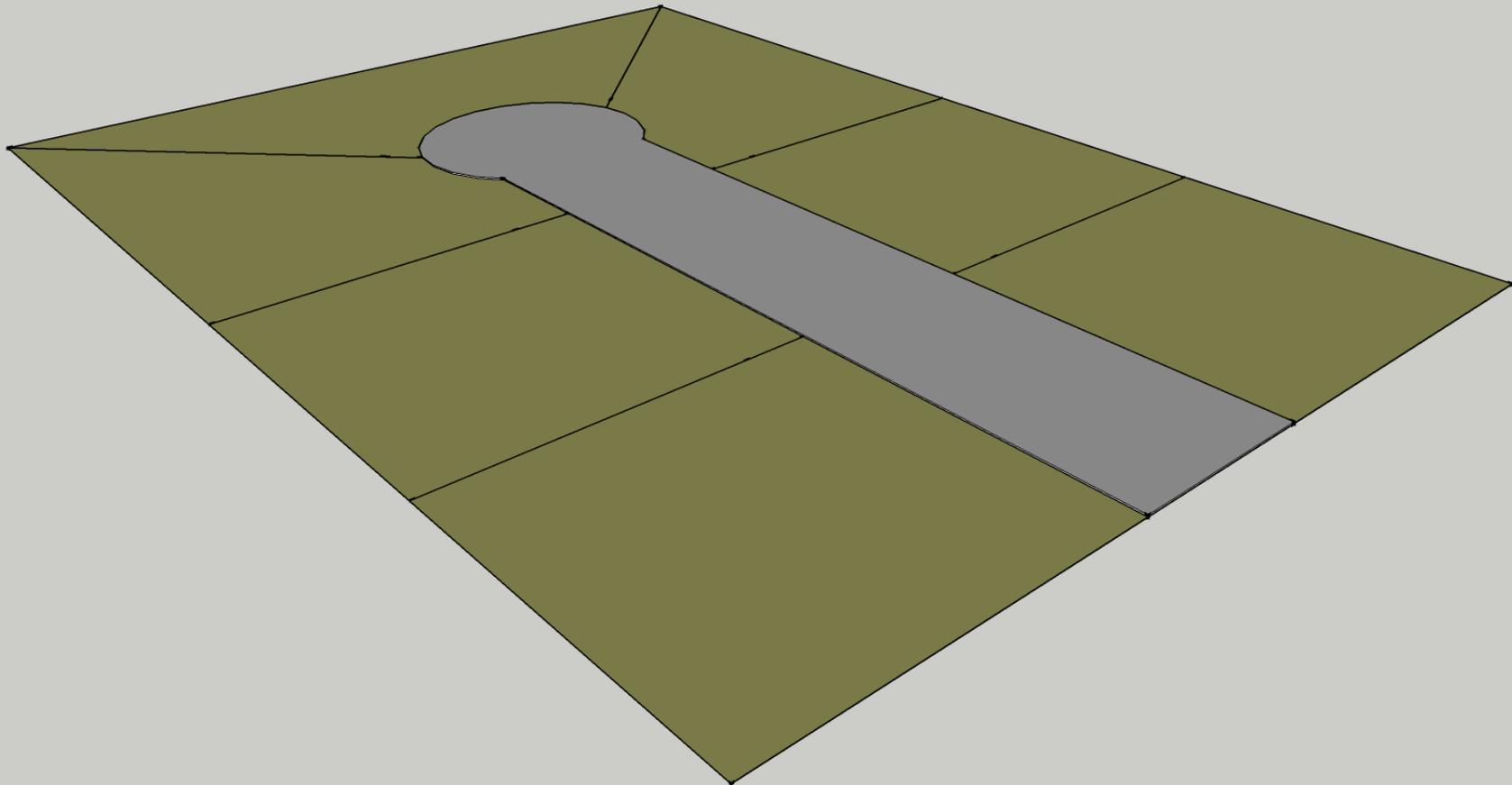
CAPE COD
COMMISSION



Density - subdivisions



CAPE COD
COMMISSION



Density - subdivisions



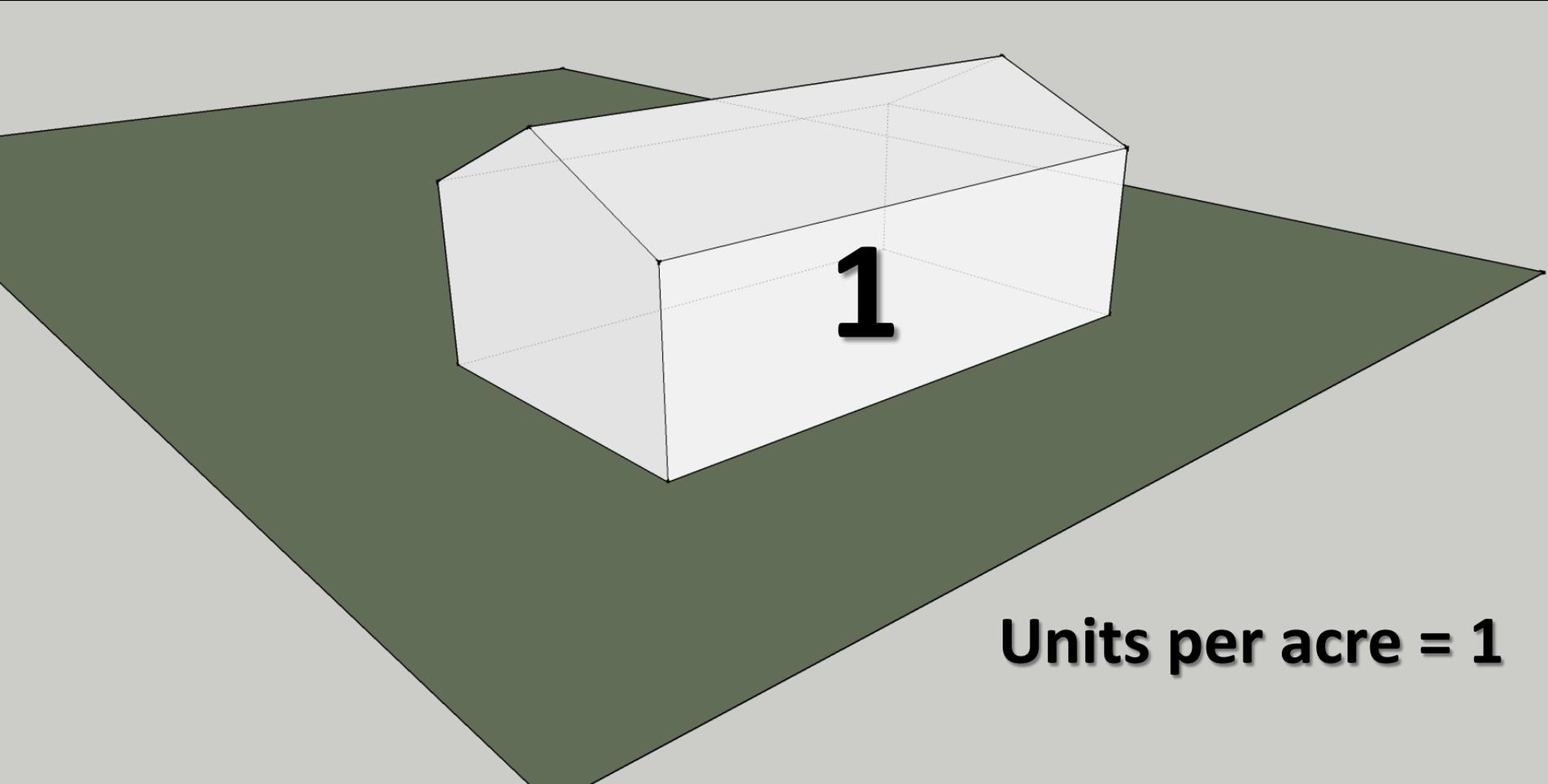
CAPE COD
COMMISSION



Density – Multi-family



CAPE COD
COMMISSION

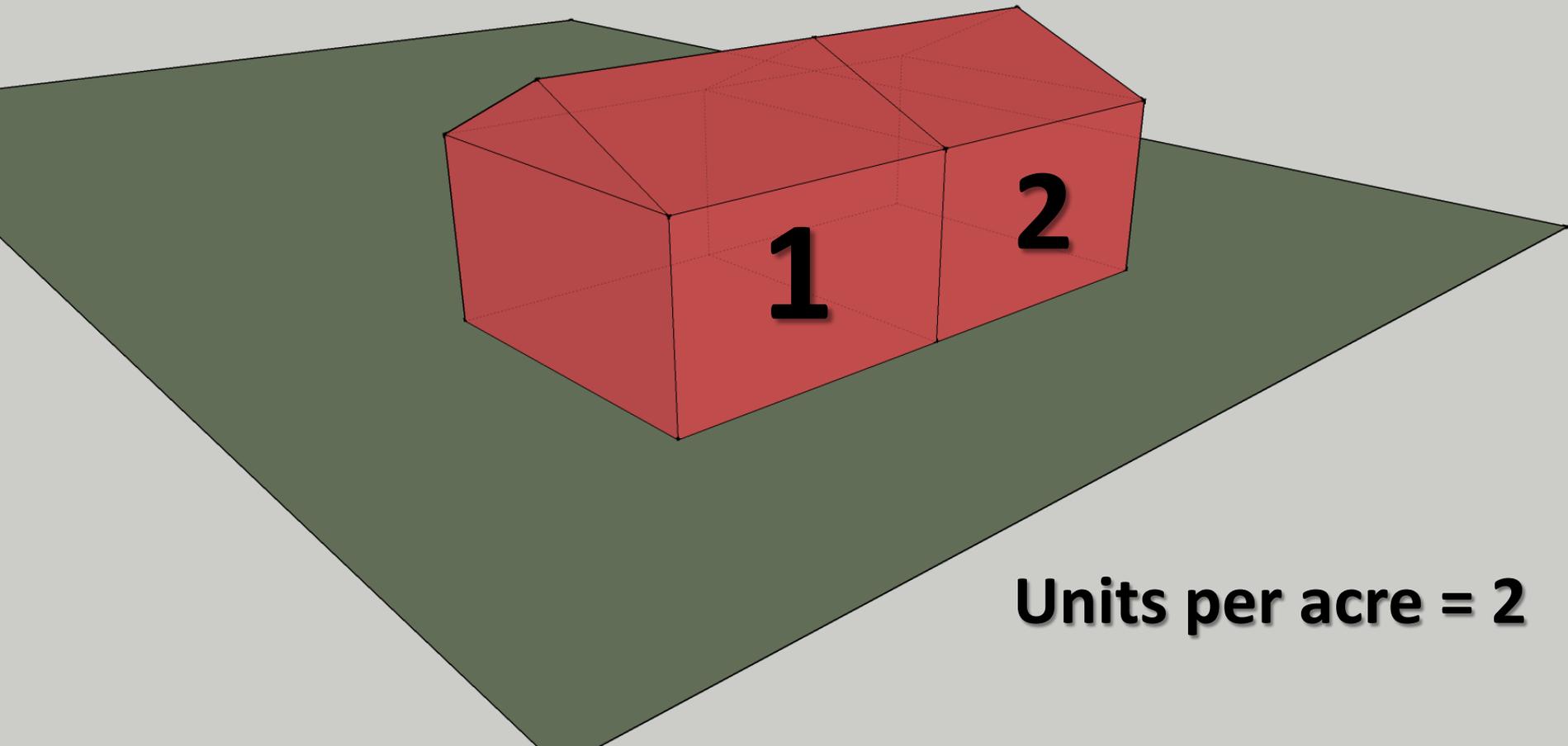


Units per acre = 1

Density – Multi-family



CAPE COD
COMMISSION

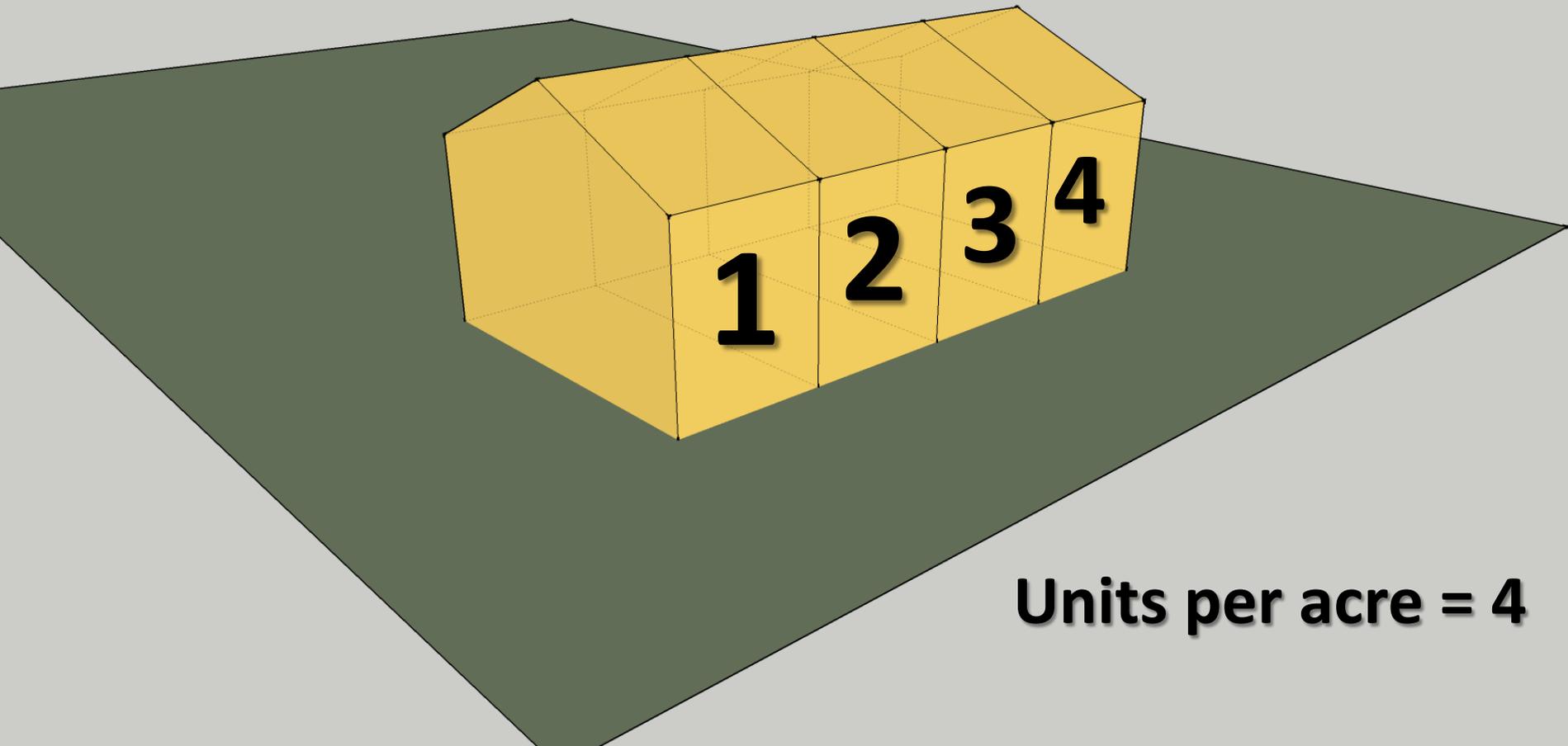


Units per acre = 2

Density – Multi-family



CAPE COD
COMMISSION

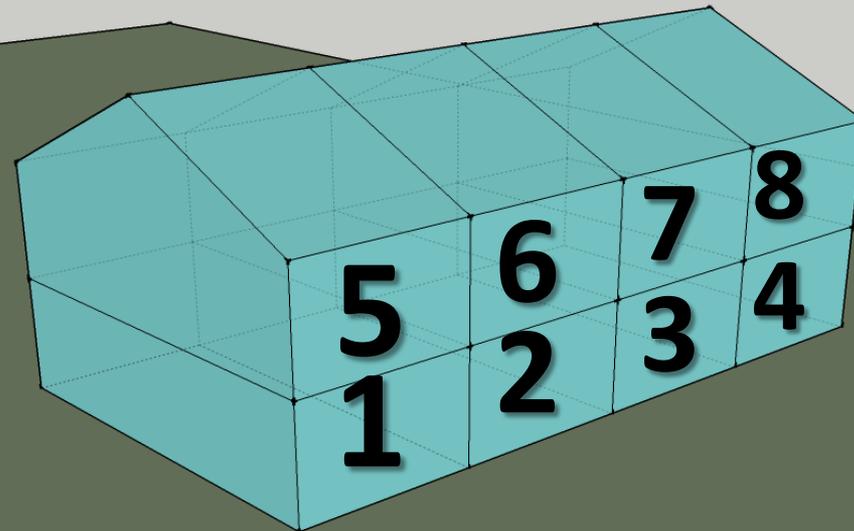


Units per acre = 4

Density – Multi-family



CAPE COD
COMMISSION



Units per acre = 8

Density



CAPE COD
COMMISSION

- Density not a measure of design or style



Density



CAPE COD
COMMISSION



- Density not a measure of green space or building form/placement

Density



CAPE COD
COMMISSION



- Density not a measure of bulk/mass

Density summary



CAPE COD
COMMISSION

- **Density set in the zoning**
 - **But only the number of dwellings in an area**
 - **Doesn't dictate size of dwellings**
- **Other zoning standards can guide:**
 - **Style**
 - **Green space**
 - **Placement**
 - **Bulk and mass**

Questions?

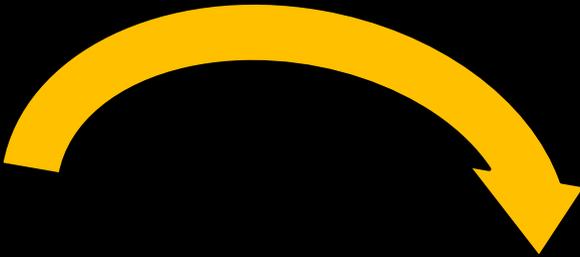




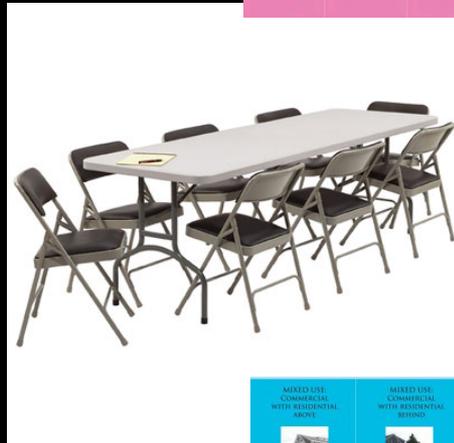
Exercise 3:

REFINING THE PATTERN

<p>RESIDENTIAL DEVELOPMENT SINGLE FAMILY HOUSES</p>  <p>Stand alone buildings with a single residential unit.</p> <p>RESIDENTIAL SINGLE</p>	<p>RESIDENTIAL DEVELOPMENT SINGLE FAMILY WITH HOME OCCUPATIONS</p>  <p>Stand alone residential houses with home occupations. Allowed by a City Ordinance where the use is a commercial use occupying no more than 30% of the floor area.</p> <p>RESIDENTIAL HOME OCC</p>	<p>RESIDENTIAL DEVELOPMENT MULTI-FAMILY IN HOUSE-SIZE BUILDINGS</p>  <p>Multiple residential units in buildings that on average have more than one family home in the area.</p> <p>RESIDENTIAL MULTI-SMALL</p>	<p>RESIDENTIAL DEVELOPMENT MULTI-FAMILY IN LARGE BUILDINGS</p>  <p>Multiple residential units in an apartment or structure that are significantly larger than single family homes in the area.</p> <p>RESIDENTIAL MULT-LARGE</p>
---	--	--	--



<p>COMMERCIAL DEVELOPMENT SMALL RETAIL</p>  <p>Small scale buildings solely for commercial use.</p> <p>COMMERCIAL SMALL</p>	<p>COMMERCIAL DEVELOPMENT FORMULA BUSINESS</p>  <p>Buildings with a uniform or repetitive floor plan design exposed to signage and/or building design.</p> <p>COMMERCIAL FORMULA</p>	<p>COMMERCIAL DEVELOPMENT MID-SCALE TO LARGE SCALE RETAIL</p>  <p>Medium to large size buildings designed for commercial use, generally one or two stories high.</p> <p>COMMERCIAL MOD-LARGE</p>	<p>COMMERCIAL DEVELOPMENT TWO-STORY COMMERCIAL</p>  <p>Two-story buildings designed for commercial use, often with retail below and office use above.</p> <p>COMMERCIAL 2-STORY</p>
--	---	---	--



<p>MIXED USE COMMERCIAL WITH RESIDENTIAL ABOVE</p>  <p>Three floor story buildings with commercial use above the ground floor and residential units above.</p> <p>MIXED ABOVE</p>	<p>MIXED USE COMMERCIAL WITH RESIDENTIAL BEHIND</p>  <p>Commercial buildings on the street portion of the site with the residential units behind the commercial building.</p> <p>MIXED BEHIND</p>	<p>MIXED USE COMMERCIAL AND RESIDENTIAL MIXED FORMS</p>  <p>A combination of commercial and residential buildings where both can be readily perceived, typically having two or three or more stories.</p> <p>MIXED VARIED</p>
--	--	--



<p>GREEN SPACE-POCKET PARK</p>  <p>A small park located within a residential neighborhood or a cluster of buildings, providing public seating or gathering place in an area where pedestrian travel. Typically includes benches and signage.</p> <p>GREEN POCKET</p>	<p>GREEN SPACE-LANDSCAPING AND BUFFERING</p>  <p>Natural or planted landscape that are designed to limit the visibility of development, screen a street, adjacent uses, or enhance the overall character.</p> <p>GREEN BUFFER</p>	<p>GREEN SPACE-CONSERVATION AREA</p>  <p>Land that is restricted from development, either for natural resource protection purposes.</p> <p>GREEN CONSERVATION</p>	<p>GREEN SPACE-RECREATION AREA</p>  <p>Land set aside for recreational purposes, ranging from walking or bicycle trails to athletic fields and playgrounds.</p> <p>GREEN RECREATION</p>
---	--	--	--



1

RESIDENTIAL
DEVELOPMENT:
SINGLE FAMILY
HOUSES



Stand-alone buildings with
a single residential unit.

RESIDENTIAL
SINGLE

2

RESIDENTIAL
DEVELOPMENT:
SINGLE FAMILY
WITH HOME
OCCUPATIONS



Stand-alone residential
homes with home occupa-
tion, defined by Chatham
zoning bylaw as a com-
mercial use occupying no
more than 30% of first
floor area.

RESIDENTIAL
HOME OCC

3

RESIDENTIAL
DEVELOPMENT:
MULTI FAMILY
IN HOUSE-SIZE
BUILDINGS



Multiple residential units in
buildings that are roughly the
same size as single family
houses in the area.

RESIDENTIAL
MULTI-SMALL

4

RESIDENTIAL
DEVELOPMENT:
MULTI FAMILY IN
LARGE BUILDINGS



Multiple residential units or
apartments in structures that
are significantly larger than
single family homes in the
area.

RESIDENTIAL
MULTI-LARGE

COMMERCIAL
DEVELOPMENT:
SMALL RETAIL



Small scale buildings solely for commercial use.

COMMERCIAL
SMALL

1

COMMERCIAL
DEVELOPMENT:
FORMULA BUSINESS



Buildings with a national or regional chain identity expressed in signage and/or building design.

COMMERCIAL
FORMULA

2

COMMERCIAL
DEVELOPMENT:
MODERATE TO
LARGE SCALE RETAIL



Moderate to large size buildings devoted to commercial use, generally one story high.

COMMERCIAL
MOD-LARGE

3

COMMERCIAL
DEVELOPMENT:
TWO-STORY
COMMERCIAL



Two-story buildings devoted to commercial use, often with retail below and office use above.

COMMERCIAL
2-STORY

4

MIXED USE:
COMMERCIAL
AND RESIDENTIAL
MIXED FORMS



A combination of commercial and residential buildings where both uses are equally prominent, typically located in a village or pedestrian-oriented setting.



Two or three-story buildings with commercial uses on the ground floor and residential units above.

MIXED
ABOVE



Commercial buildings on the front portion of a lot, closer to the main roadway, with separate residential buildings located to the rear.

MIXED
BEHIND

MIXED
VARIED

COMMERCIAL
DEVELOPMENT:
SMALL RETAIL



Small scale buildings solely
for commercial use.

COMMERCIAL
SMALL

COMMERCIAL
DEVELOPMENT:
FORMULA BUSINESS



Buildings with a national
or regional brand identity
expressed in the architecture
or branding.

COMMERCIAL
FORMULA

COMMERCIAL
DEVELOPMENT:
MODERATE TO
LARGE SCALE RETAIL



Moderate to large size
buildings designed to
attract customers.

1

MIXED USE:
COMMERCIAL
WITH RESIDENTIAL
ABOVE



Two or three-story build-
ings with commercial uses
on the ground floor and
residential units above.

MIXED
ABOVE

COMMERCIAL
DEVELOPMENT:
TWO-STORY
COMMERCIAL



Two-story buildings de-
signed for commercial
use.

2

MIXED USE:
COMMERCIAL
WITH RESIDENTIAL
BEHIND



Commercial buildings on
the front portion of a lot,
closer to the main road-
way, with separate resi-
dential buildings located to
the rear.

MIXED
BEHIND

3

MIXED USE:
COMMERCIAL
AND RESIDENTIAL
MIXED FORMS



A combination of commer-
cial and residential buildings
where both uses are equally
prominent, typically located
in a village or pedestrian-
oriented setting.

MIXED
VARIED

1

GREEN SPACE: POCKET PARK



A small park located within a developed neighborhood or cluster of buildings, providing a public resting or gathering place in an area where pedestrians travel. Typically includes benches and plantings.

GREEN POCKET

2

GREEN SPACE: LANDSCAPING AND BUFFERING



Natural or planted landscapes that are designed to limit the visibility of development, screen it from adjacent uses, or enhance its overall character.

GREEN BUFFER

3

GREEN SPACE: CONSERVATION AREA



Land that is restricted from development, often for natural resource protection purposes.

GREEN CONSERVATION

4

GREEN SPACE: RECREATION AREA



Land set aside for recreational purposes, ranging from walking or bicycle trails to athletic fields and playgrounds.

GREEN RECREATION

**RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY HOUSES**



Stand-alone buildings with a single residential unit.

RESIDENTIAL SINGLE

**RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY WITH HOME OCCUPATIONS**



Stand-alone residential homes with home occupation, defined by Chatham zoning bylaw as a commercial use occupying no more than 30% of first floor area.

RESIDENTIAL HOME OCC

**RESIDENTIAL DEVELOPMENT:
MULTI FAMILY IN HOUSE-SIZE BUILDINGS**



Multiple residential units in buildings that are roughly the same size as single family houses in the area.

RESIDENTIAL MULTI-SMALL

**RESIDENTIAL DEVELOPMENT:
MULTI FAMILY IN LARGE BUILDINGS**



Multiple residential units or apartments in structures that are significantly larger than single family homes in the area.

RESIDENTIAL MULTI-LARGE

**GREEN SPACE:
POCKET PARK**



A small park located within a developed neighborhood or cluster of buildings, providing a public resting or gathering place in an area where pedestrians travel. Typically includes benches and plantings.

GREEN POCKET

**GREEN SPACE:
LANDSCAPING AND BUFFERING**



Natural or planted landscapes that are designed to limit the visibility of development, screen it from adjacent uses, or enhance its overall character.

GREEN BUFFER

**GREEN SPACE:
CONSERVATION AREA**



Land that is restricted from development, often for natural resource protection purposes.

GREEN CONSERVATION

**GREEN SPACE:
RECREATION AREA**



Land set aside for recreational purposes, ranging from walking or bicycle trails to athletic fields and playgrounds.

GREEN RECREATION



**MIXED USE:
COMMERCIAL WITH RESIDENTIAL ABOVE**



Two or three-story buildings with commercial uses on the ground floor and residential units above.

MIXED ABOVE

**MIXED USE:
COMMERCIAL WITH RESIDENTIAL BEHIND**



Commercial buildings on the front portion of a lot, closer to the main roadway, with separate residential buildings located to the rear.

MIXED BEHIND

**MIXED USE:
COMMERCIAL AND RESIDENTIAL MIXED FORMS**



A combination of commercial and residential buildings where both uses are equally prominent, typically located in a village or pedestrian-oriented setting.

MIXED VARIED

**COMMERCIAL DEVELOPMENT:
SMALL RETAIL**



Small scale buildings solely for commercial use.

COMMERCIAL SMALL

**COMMERCIAL DEVELOPMENT:
FORMULA BUSINESS**



Buildings with a national or regional chain identity expressed in signage and/or building design.

COMMERCIAL FORMULA

**COMMERCIAL DEVELOPMENT:
MODERATE TO LARGE SCALE RETAIL**



Moderate to large size buildings devoted to commercial use, generally one story high.

COMMERCIAL MOD-LARGE

**COMMERCIAL DEVELOPMENT:
TWO-STORY COMMERCIAL**



Two-story buildings devoted to commercial use, often with retail below and office use above.

COMMERCIAL 2-STORY



**Observations from
Exercise 3**



- **Gather information from today's workshop**
- **Shape Workshop 3**
 - **“How to implement the long range plan vision”**
 - **Choices and options**
 - **August/September timeframe**



- **Continued involvement**

Website:

[www.chatham-ma.gov/Rte 28corridorproject](http://www.chatham-ma.gov/Rte28corridorproject)

- **Comments form**
- **All documents/materials generated**
- **FAQs**
- **Come to Workshop 3**