



CAPE COD
COMMISSION

Route 28 Visioning Project

Agenda

September 11, 2013

1. Introduction
2. Workshop recap, goal for today
3. Big picture choices
4. Questions and comment
 - BREAK -
5. Specific area choices
6. Questions and comment
7. Open Questions/comments
8. Next steps



CAPT. BASSETT HOUSE

2877

Town of
CHATHAM
Visitor Information
Center



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

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

INTRODUCTION



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Route 28 Visioning Project

Agenda

September 11, 2013

1. Introduction
2. Workshop recap, goals for today
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- BREAK -
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RECAP AND GOALS FOR TODAY



Land Use Study : Aims



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- **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**

KEYPAD INSTRUCTIONS



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Response Instructions:

- Instructions on your handout
- Two types of question
 - Single response (e.g. yes or No)
 - Multiple answers
- Results on the screen



Do you live, own property, or run a business within the Study Area? [pick one]

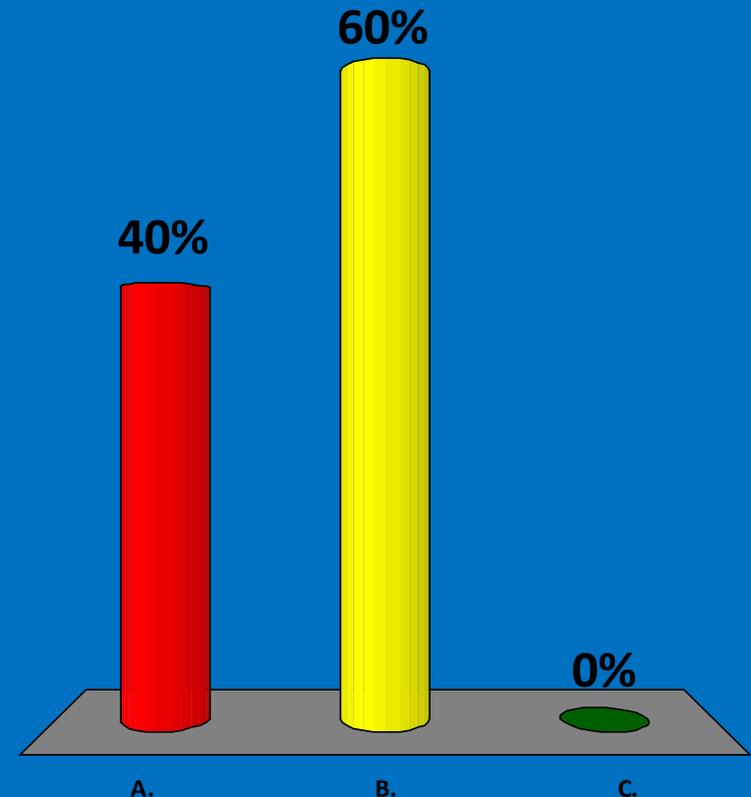
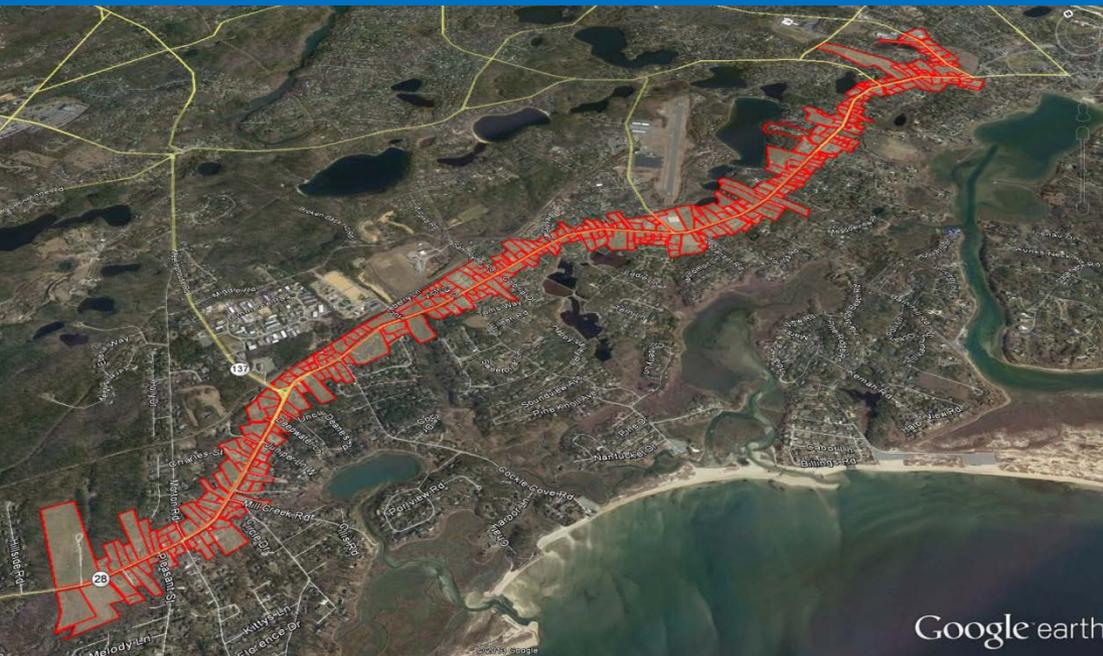


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A. Yes

B. No

C. Not sure



Timeline



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PROJECT
START

PROJECT
END;
DRAFT &
FINAL
REPORT



Workshop Series

1: What's
happening
now

Workshop 1



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



Buildout observations



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- Zoning should enable the land use pattern you envision.
- Buildout revealed:
 - Mostly re-development, very few vacant properties
 - High residential development potential in commercial zones and flexible district
 - High non-residential development in the small business zone
 - Growth potential high outside neighborhood centers
 - Formula businesses in the small business zone

Timeline



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PROJECT
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Workshop Series

1: What's
happening
now

2: Refining
the future
vision

Workshop 2

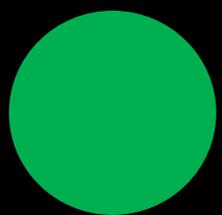
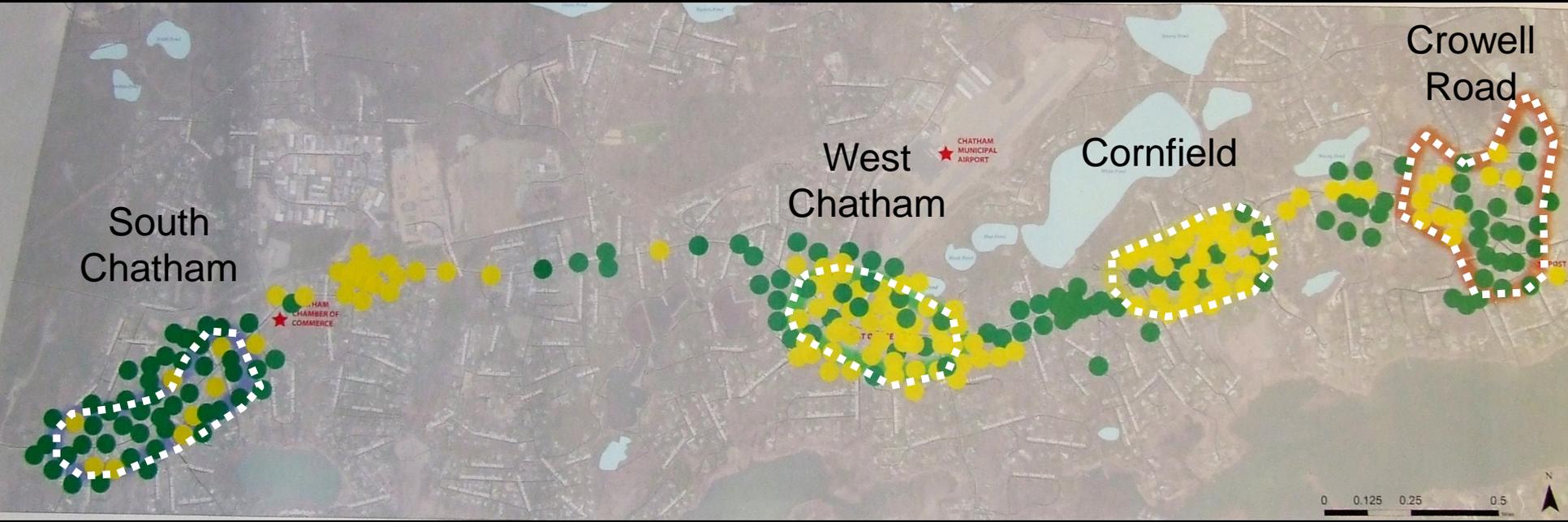


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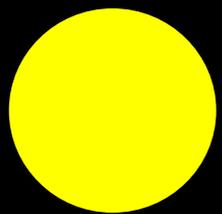
- Aim to get a better sense of the vision
- Build toward a more refined pattern for land use
- Three exercises that built off one another



CHANGE OR NOT?



Like it the way it is....



Some change please....

GENERAL LAND USE

Group 1

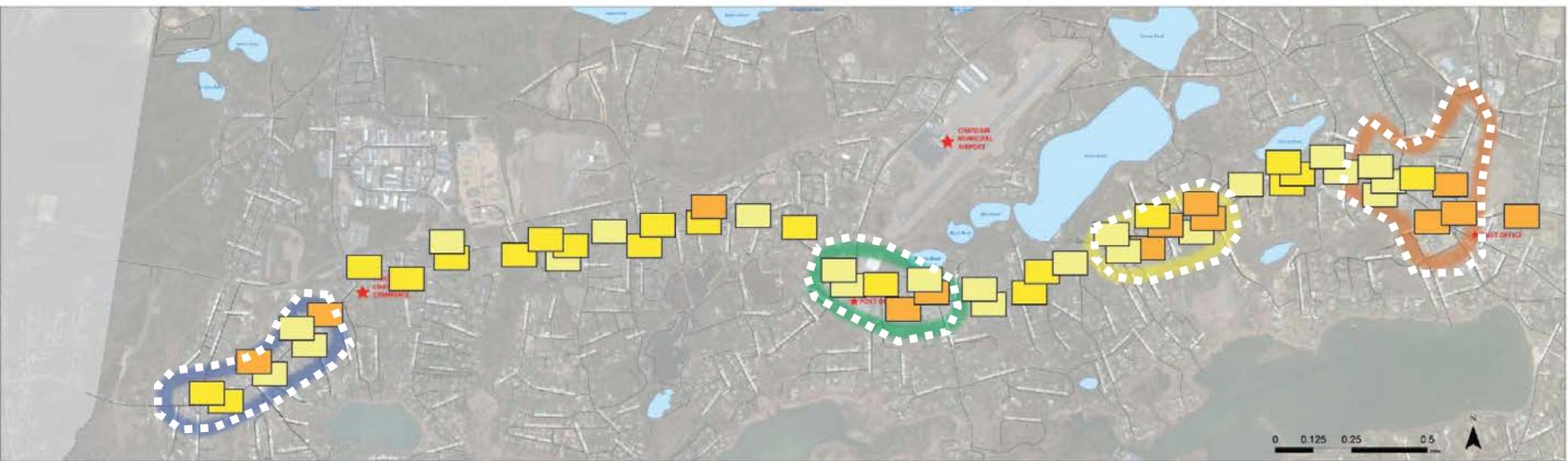


Group 2



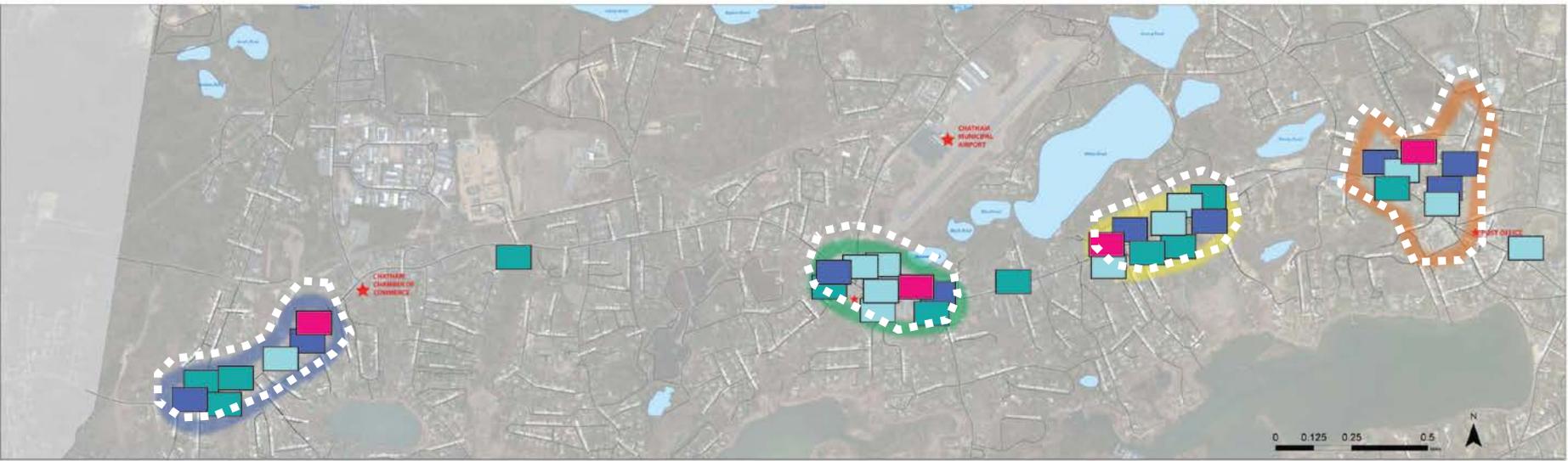
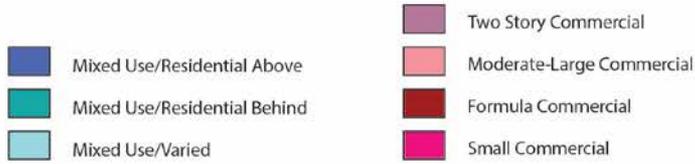
RESIDENTIAL PATTERN

- Single Family
- Single Family with Small Business/Home Occupation
- Multi Family in Small Buildings
- Multi Family in Large Buildings



- Small scale multi-family in centers, re-use of buildings noted
- Concentric rings: neighborhood centers, denser residential outside transitioning to single family homes
- Home occupations/small businesses in between – clarification today

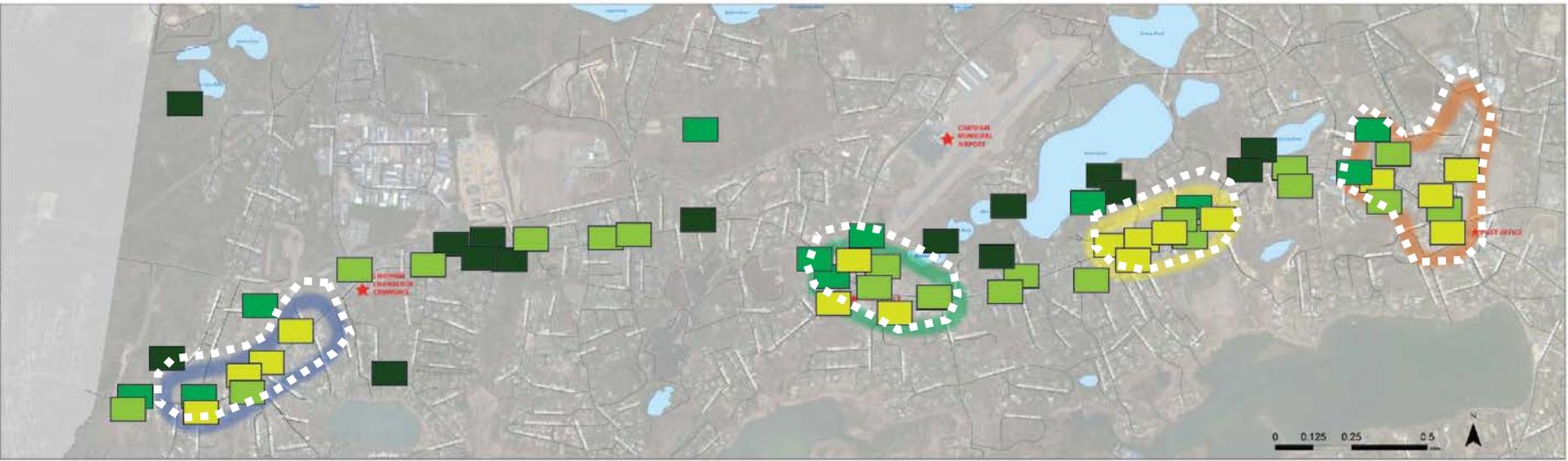
COMMERCIAL/MIXED USE PATTERN



- No formula business/no moderate to large scale or two story
- Only the small commercial focused in the neighborhood centers
- All kinds of mixed commercial/residential identified in these neighborhood centers

GREEN SPACE PATTERN

- Conservation Area
- Recreation Area
- Buffers and Landscaping
- Pocket Park



- Landscaping and streetscape improvements along most of corridor
- Pocket parks in neighborhood centers
- Recreational areas, bike routes & connections to trail
- Conservation areas around ponds and other open space

Timeline



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PROJECT
START

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END:
DRAFT &
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REPORT



Workshop Series

1: What's
happening
now

2: Refining
the future
vision

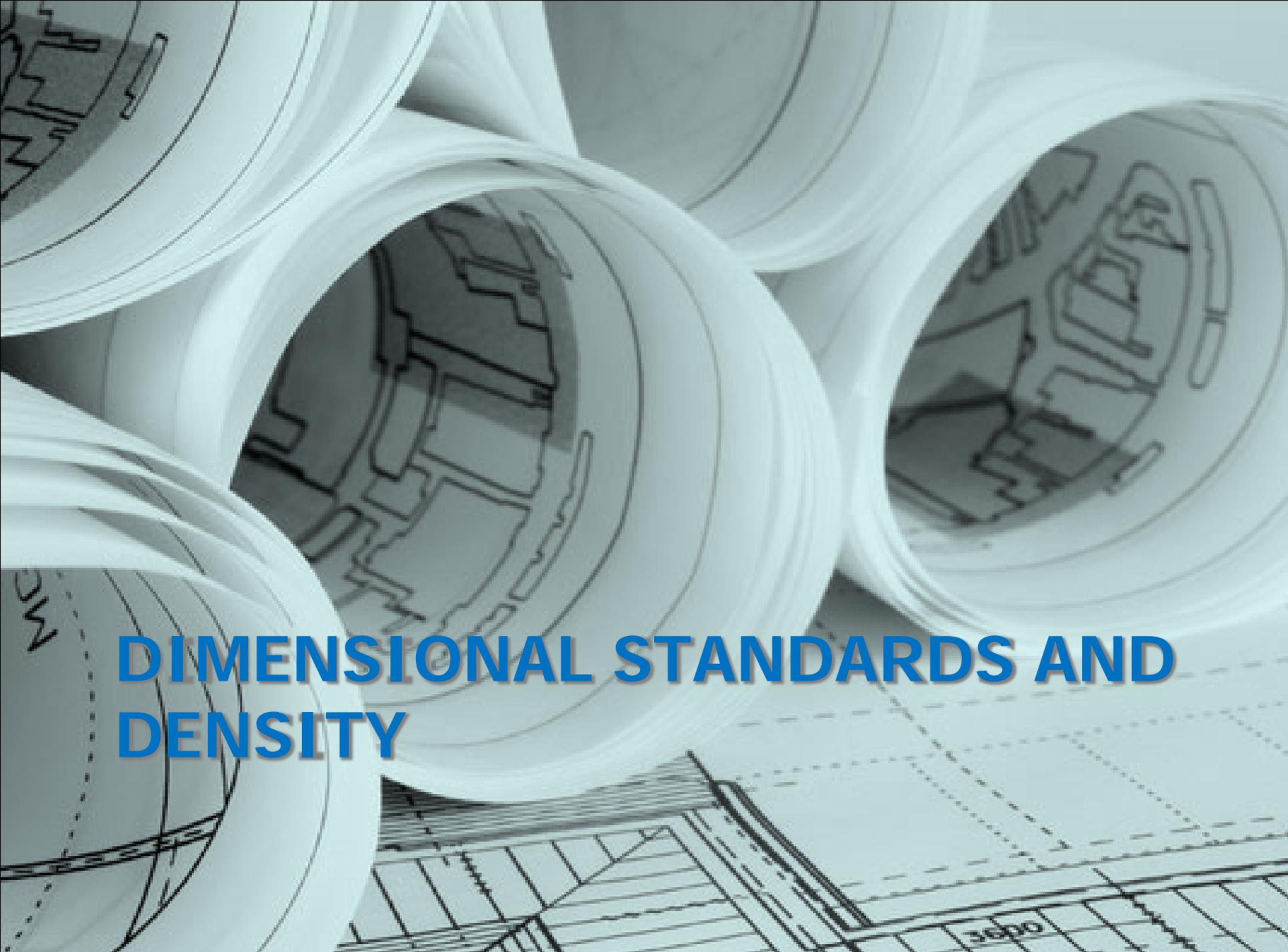
3: Options
for getting
there

Workshop 3



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- Goals for Today:
 - ❖ NOT PRESENTING OUR RECOMMENDATIONS!
 - ❖ Feedback on potential strategies to achieve the vision
 - ❖ Your preferences on land use choices and options
 - ❖ Your input will help shape recommendations

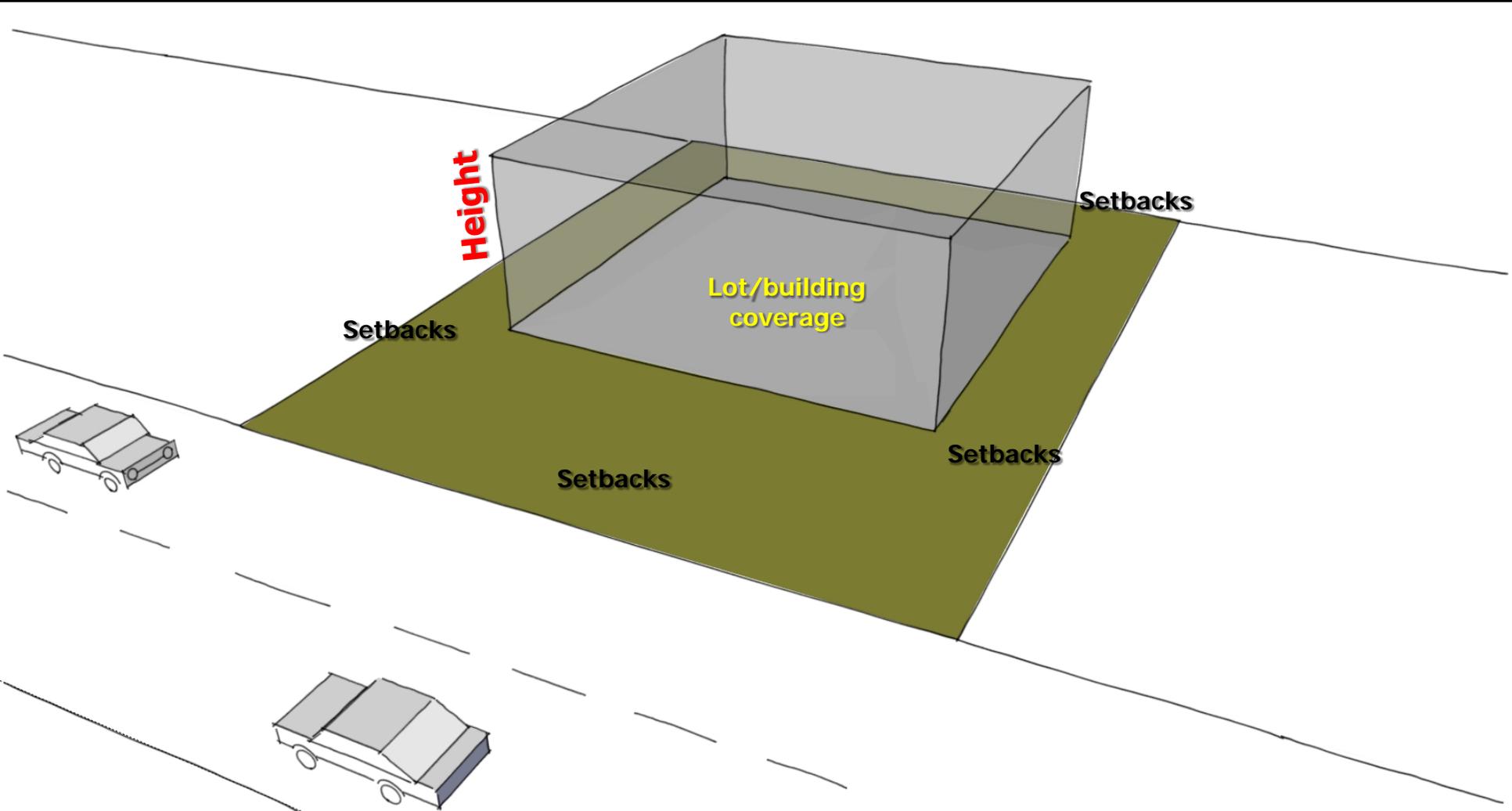
The image shows a stack of rolled-up blueprints or technical drawings. The drawings are light blue and feature various technical sketches, including what appears to be a cross-section of a mechanical part and a grid pattern. The text 'DIMENSIONAL STANDARDS AND DENSITY' is overlaid in a bold, blue, sans-serif font. The background is a light blue gradient.

DIMENSIONAL STANDARDS AND DENSITY

Dimensional Standards



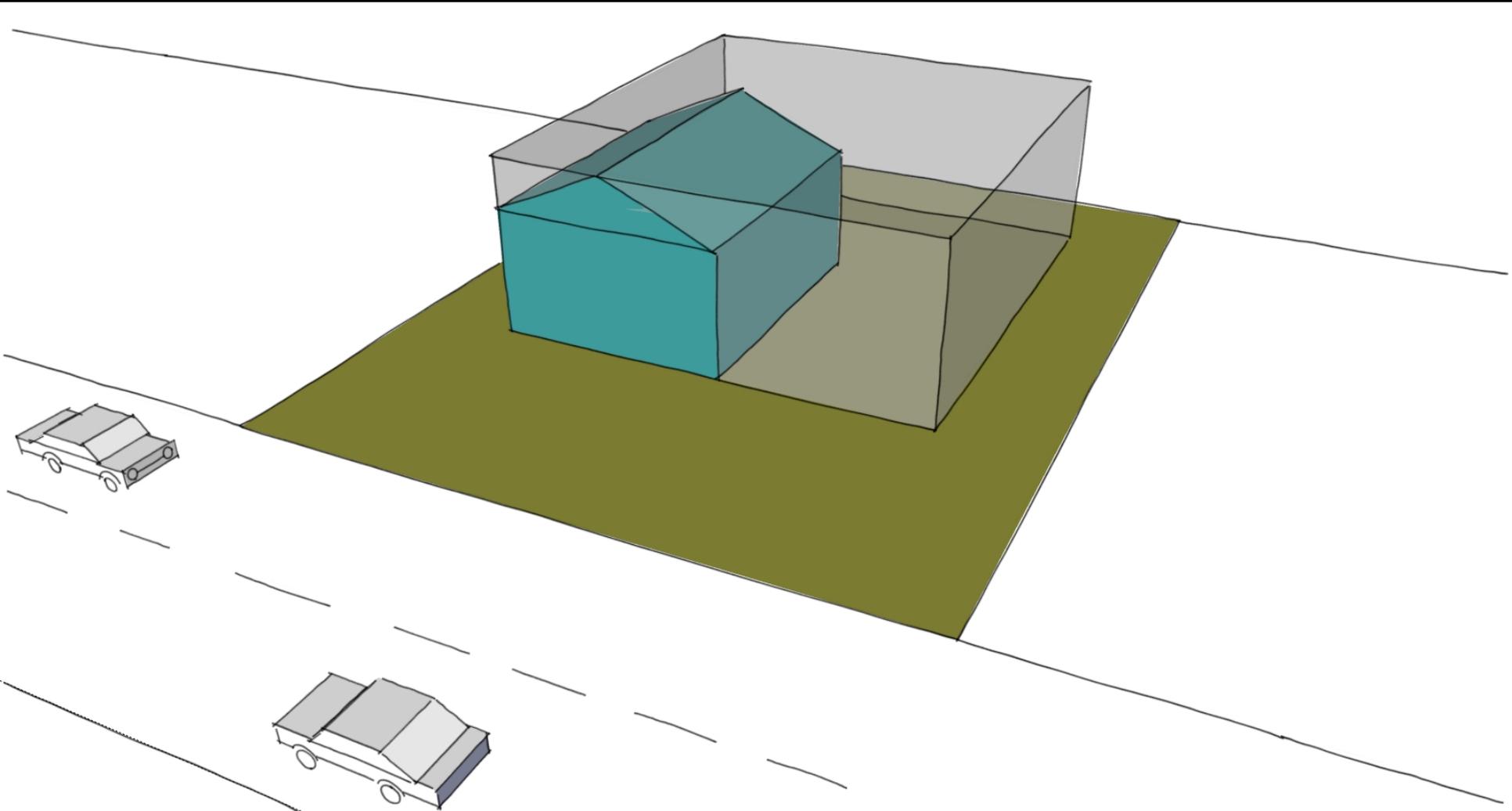
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Dimensional Standards



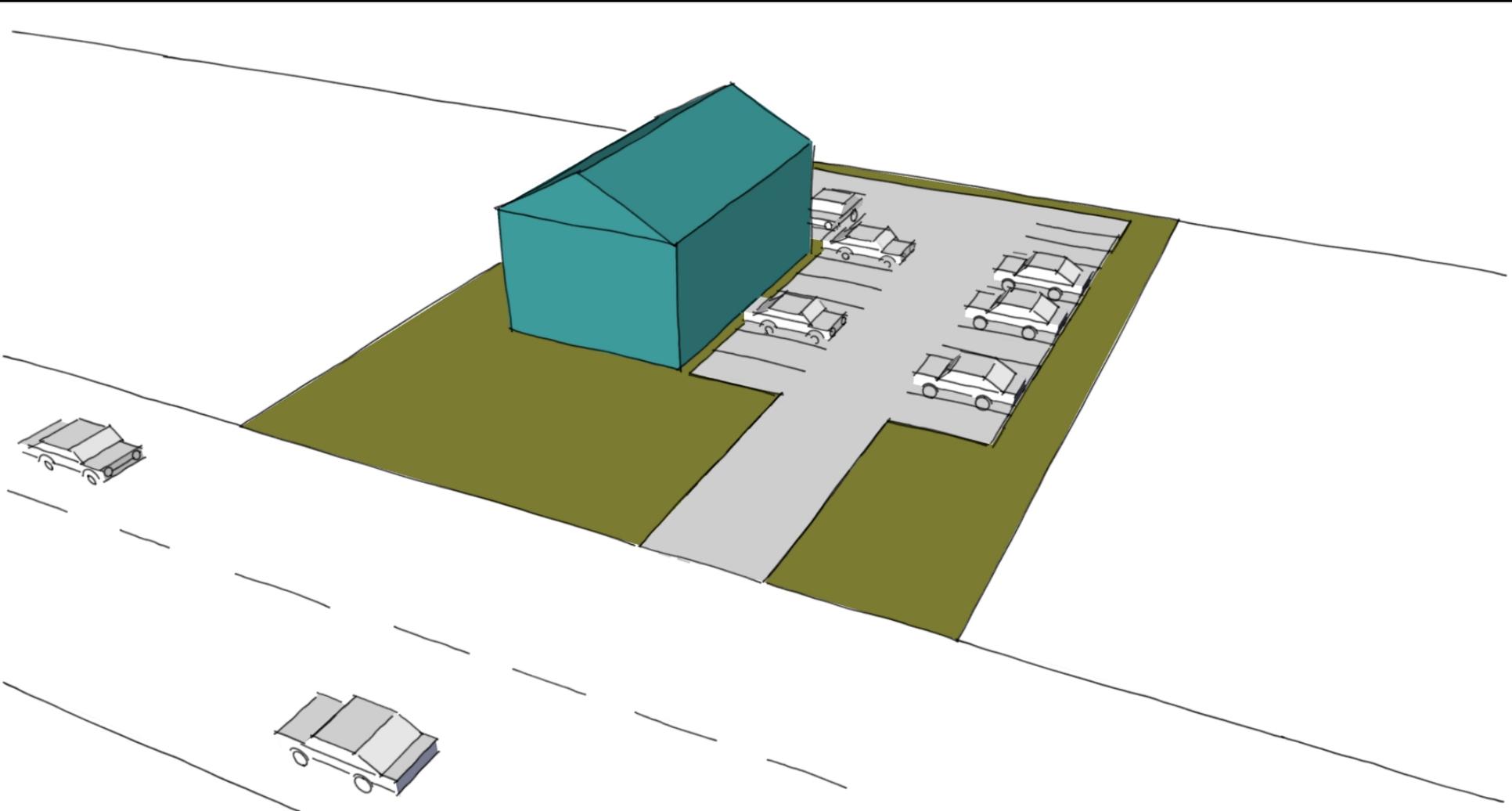
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Dimensional Standards



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Density



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- For our project:

Density = Number of dwelling
(housing) units per acre

**Density is NOT bedrooms per acre, or
buildings per acre**

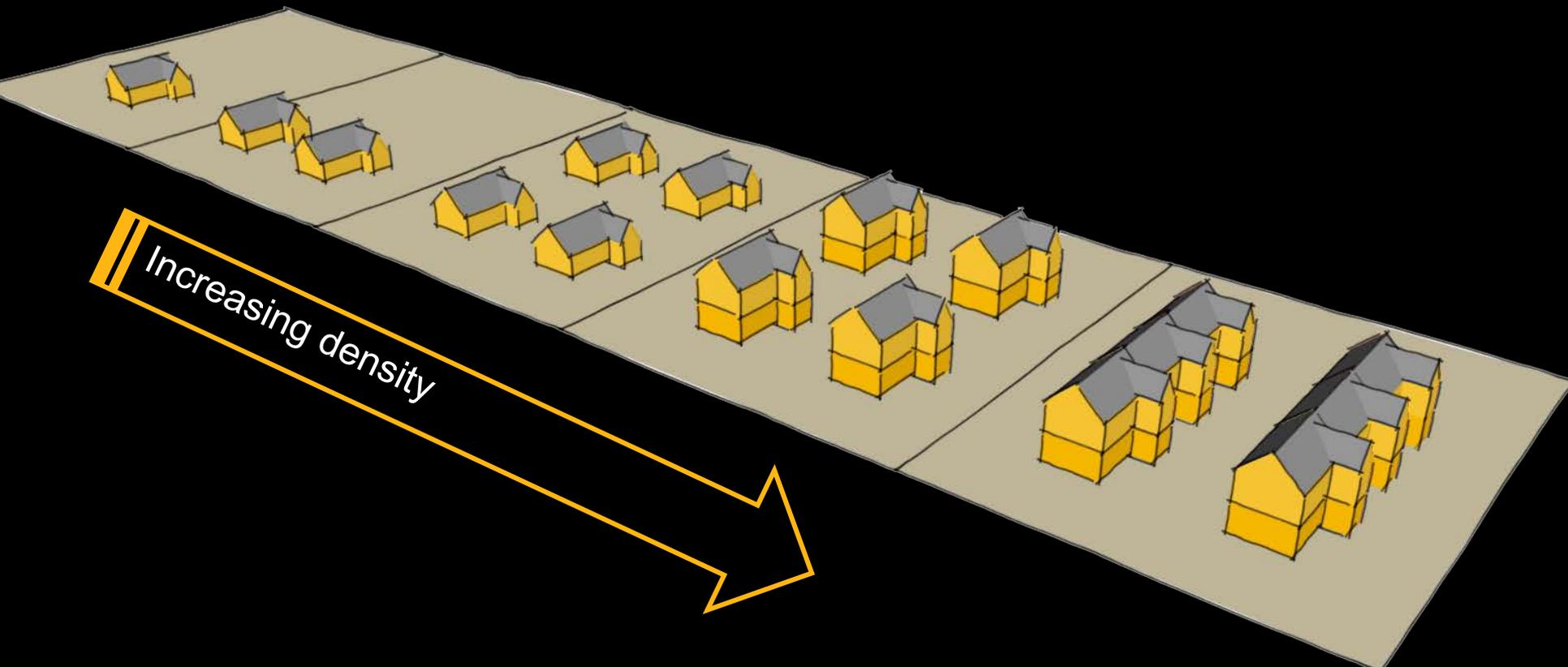
- Important to this project because it is a key standard in zoning

Density



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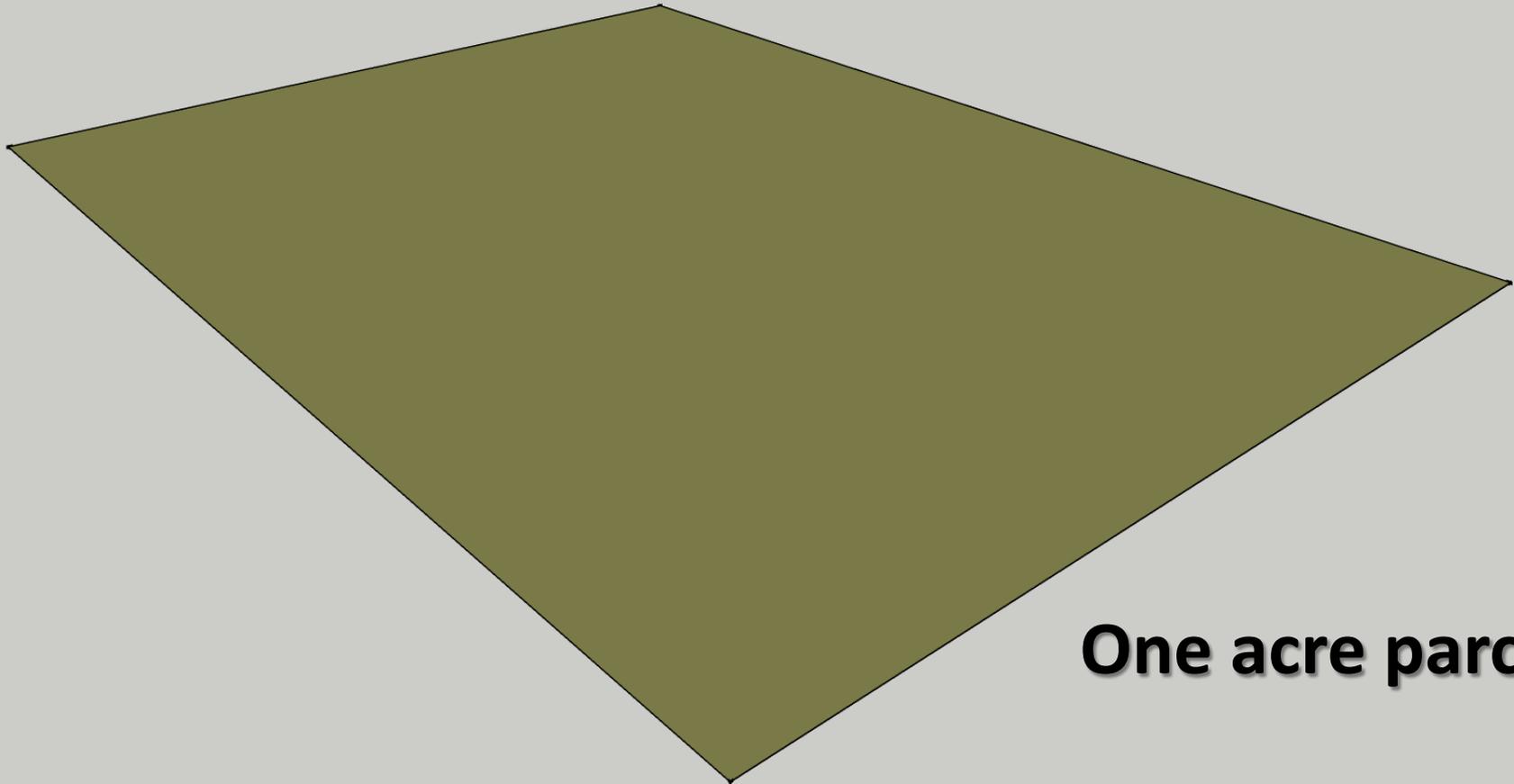
- If all these units are the same size & all areas of land the same size.... Then:



Density - subdivisions



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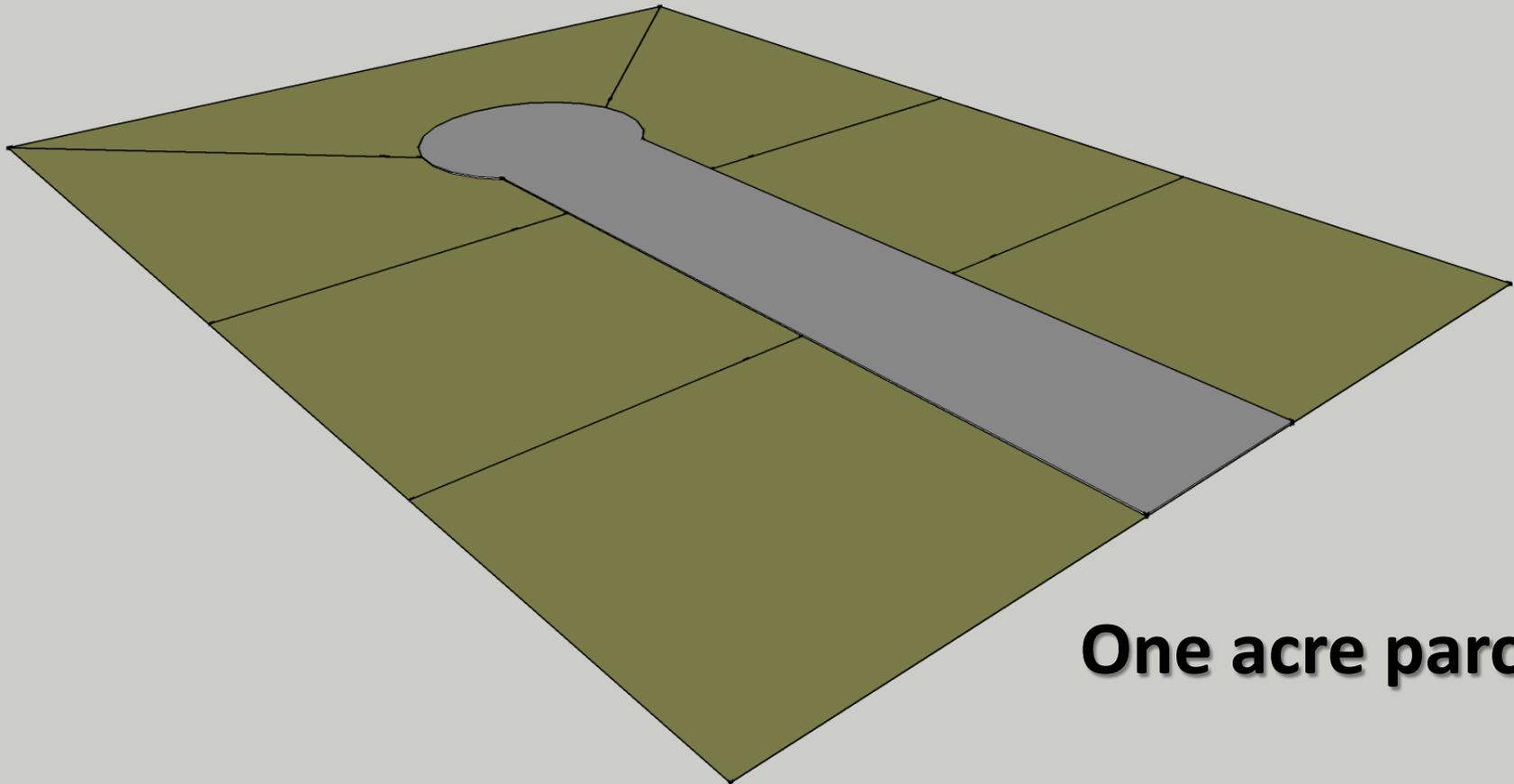


One acre parcel

Density - subdivisions



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One acre parcel

Density - subdivisions



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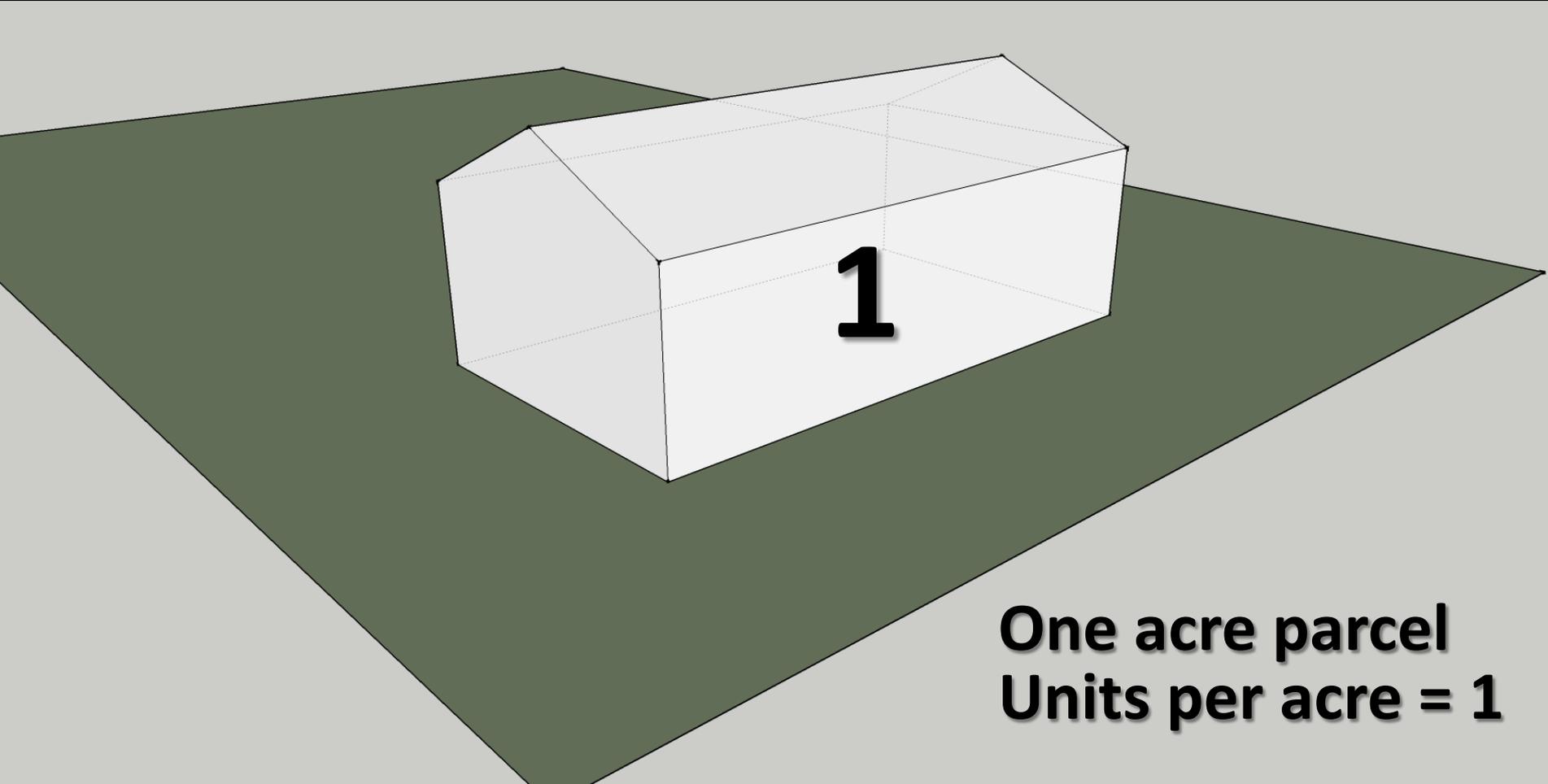


Units per acre = 7

Density – Multi-family



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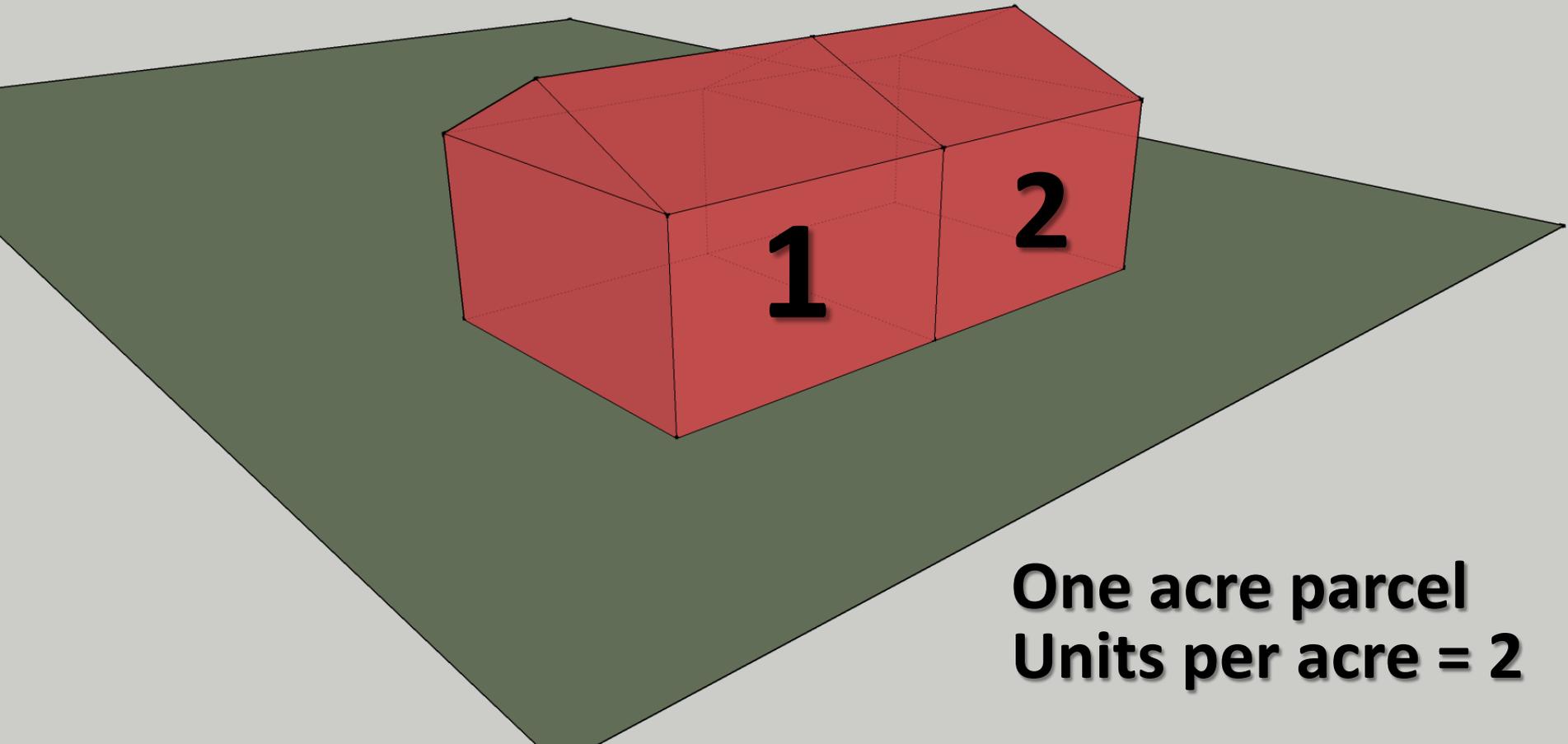


**One acre parcel
Units per acre = 1**

Density – Multi-family



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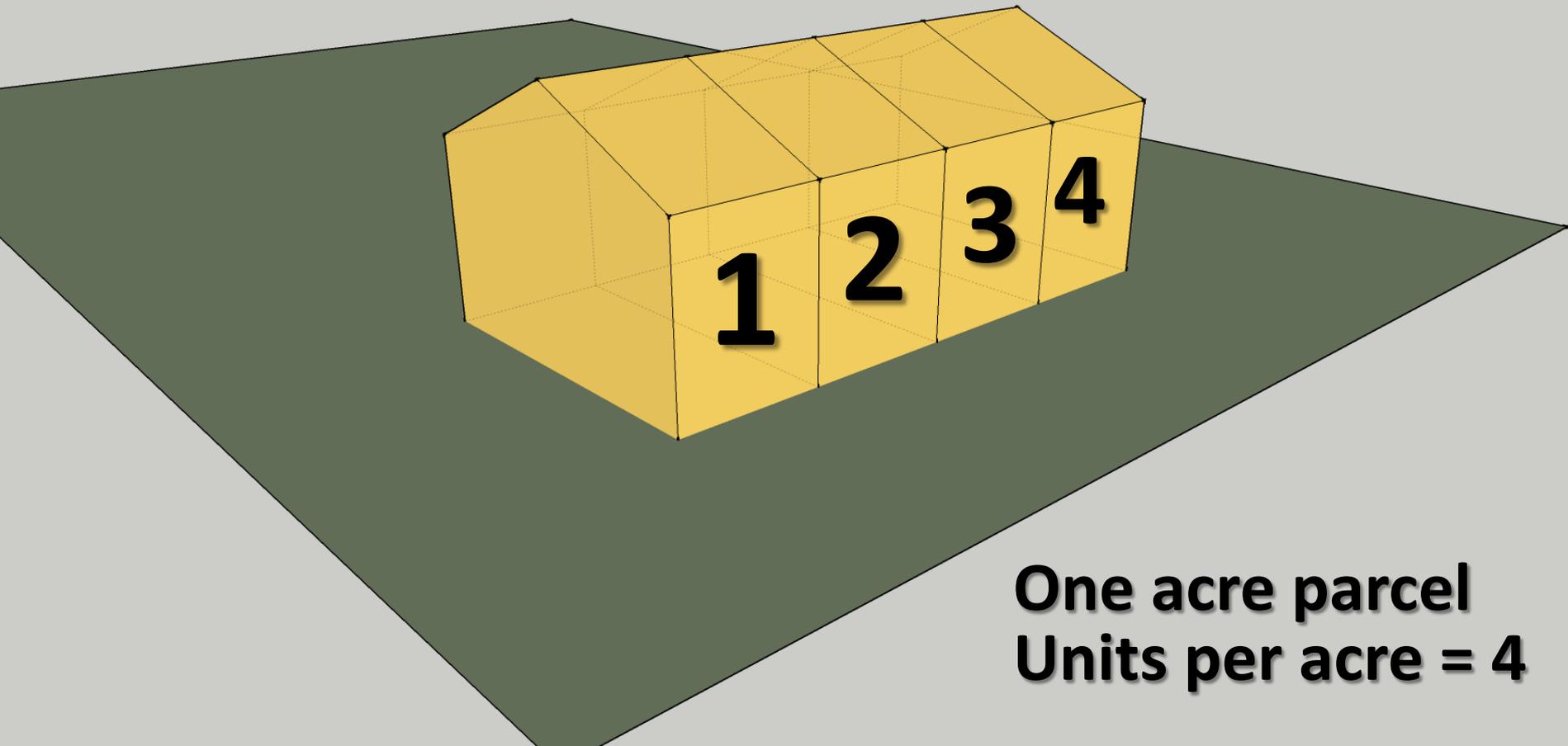


**One acre parcel
Units per acre = 2**

Density – Multi-family



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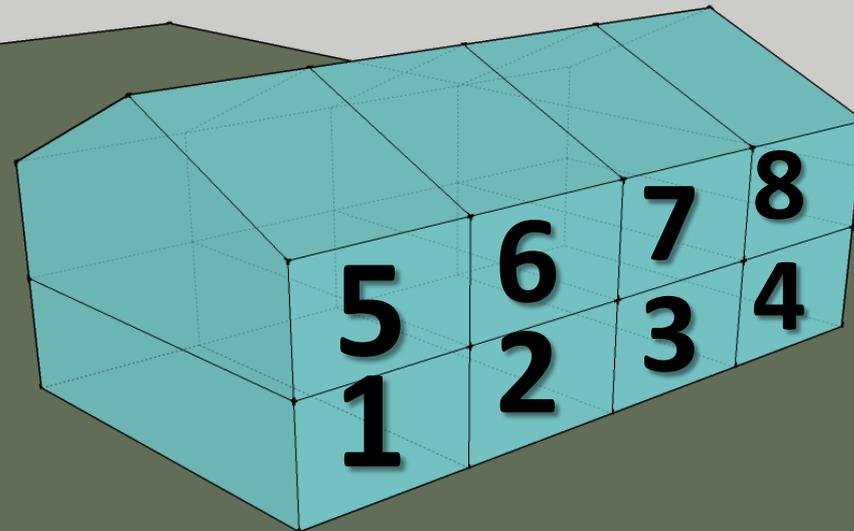


**One acre parcel
Units per acre = 4**

Density – Multi-family



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One acre parcel
Units per acre = 8

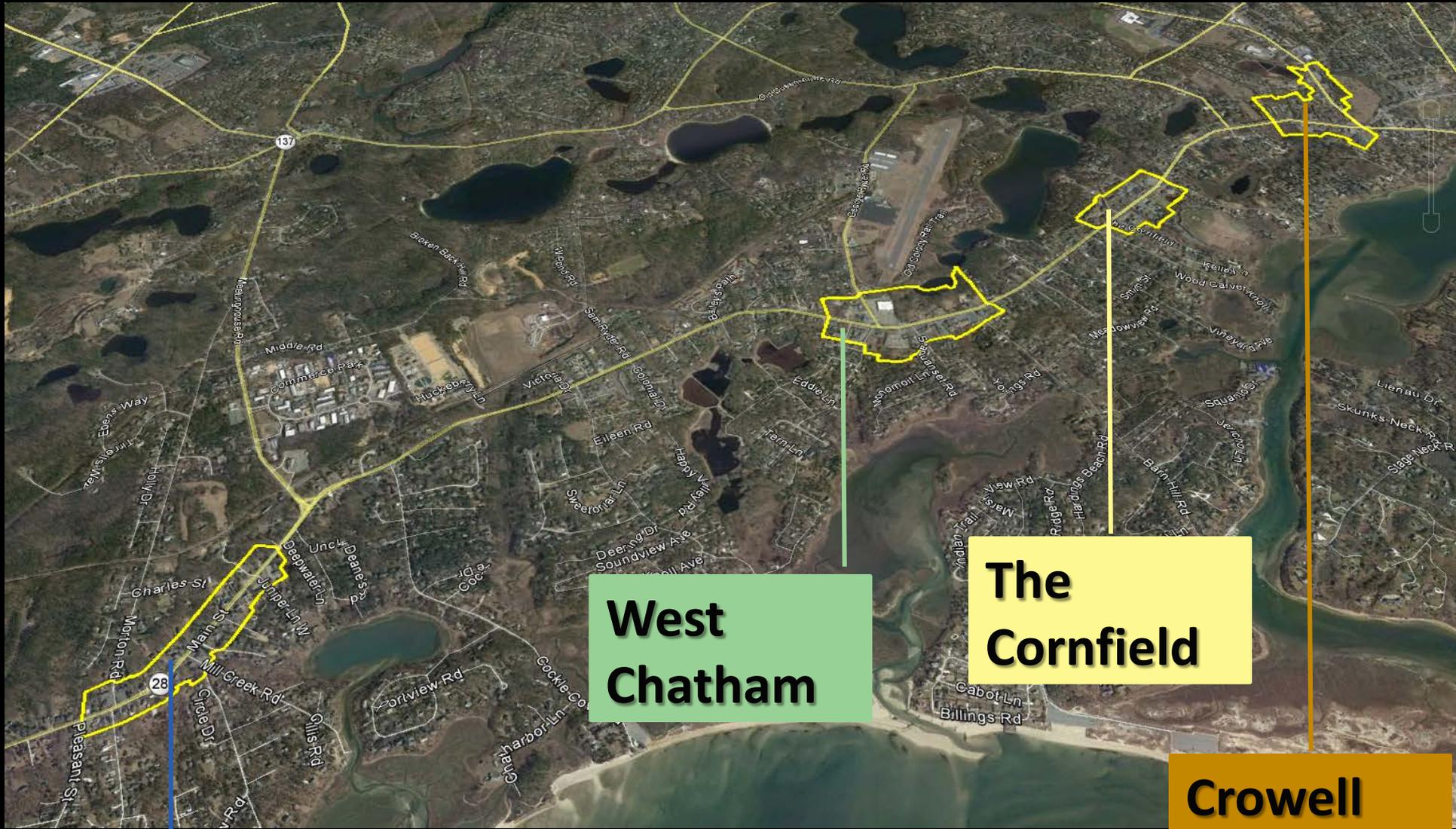
Summary



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- Density isn't necessarily a measure of design, bulk or mass – just dwellings per acre
- Why is it important to know these terms?
- Key provisions of zoning for land use:
 - **Use tables**
 - **Density (only # of dwellings, not bedrooms or buildings)**
 - **Dimensional standards**
 - Setbacks
 - Height
 - Lot coverage

FOUR NEIGHBORHOOD CENTERS



**West
Chatham**

**The
Cornfield**

**South
Chatham**

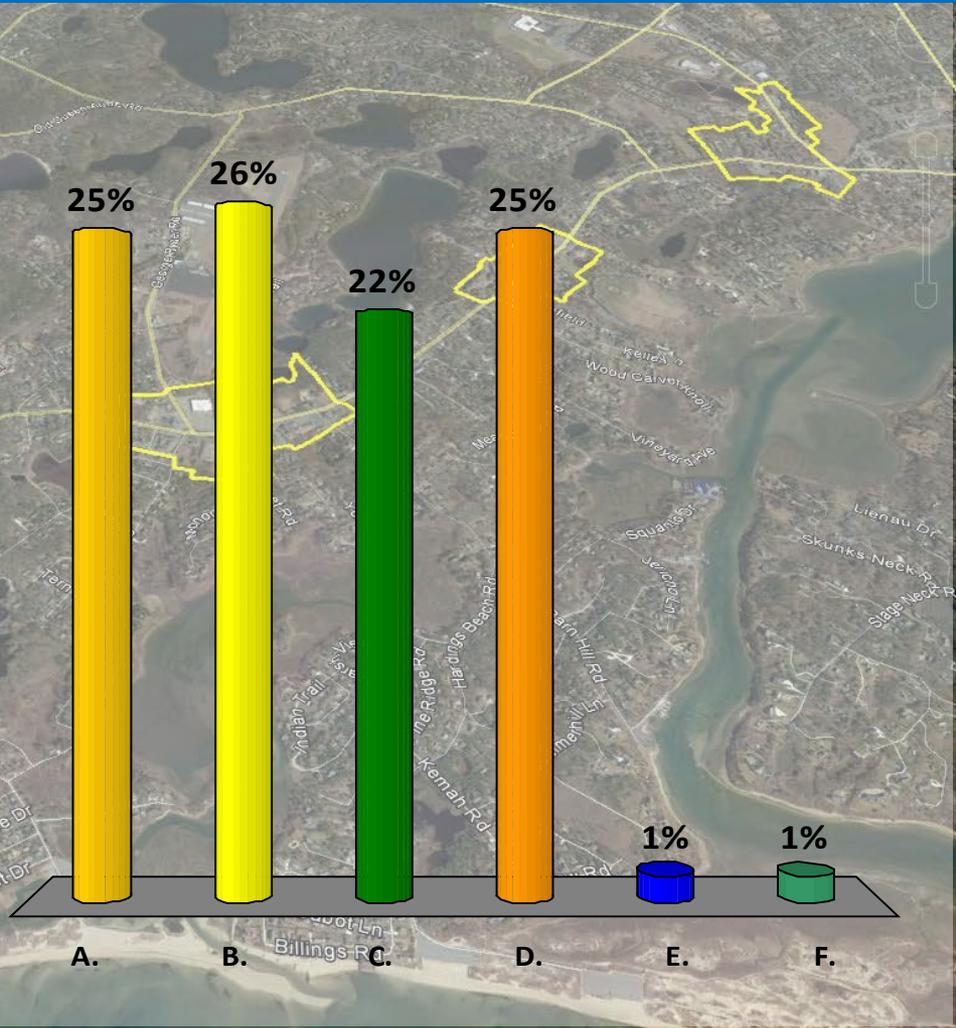
**Crowell
Road**

The long range plan envisions four neighborhood centers, which of these are you in favor of preserving as centers? [pick all that apply]



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- A. South Chatham
- B. West Chatham
- C. The Cornfield
- D. Crowell Road
- E. None
- F. Other



UNIQUE CENTERS?



UNIQUE CENTERS?

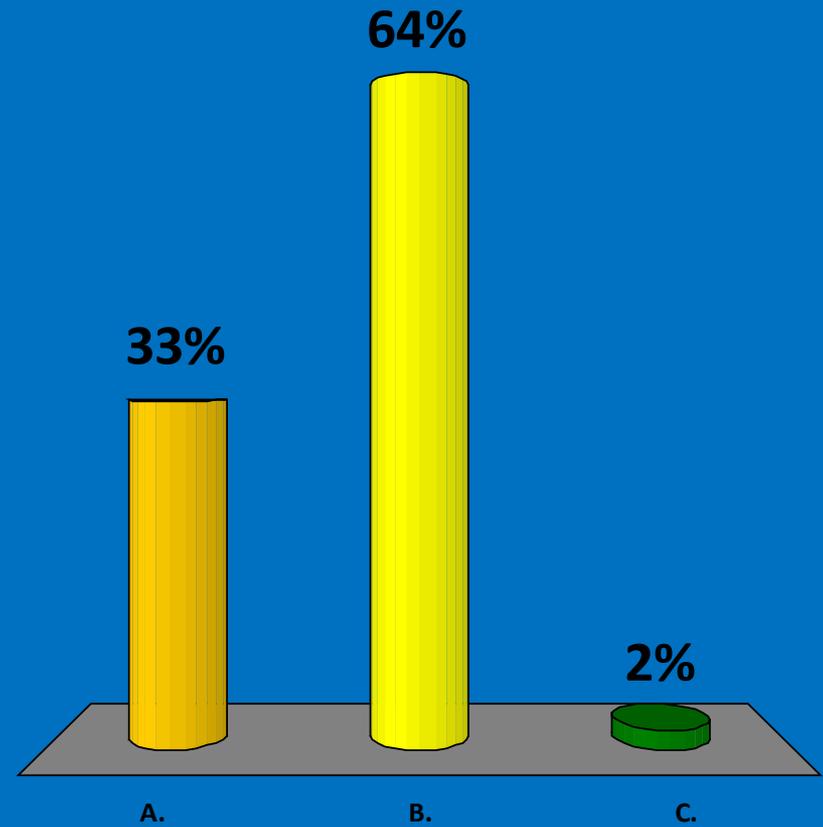


From the perspective of creating new zoning, do you think the four neighborhood centers should be treated the same, i.e. same allowed uses, building placement, bulk, etc.? **[pick one]**



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- A. Yes
- B. No, they should each be different
- C. Neither of these



STAND ALONE COMMERCIAL (BUSINESS)

Group 1



Group 2

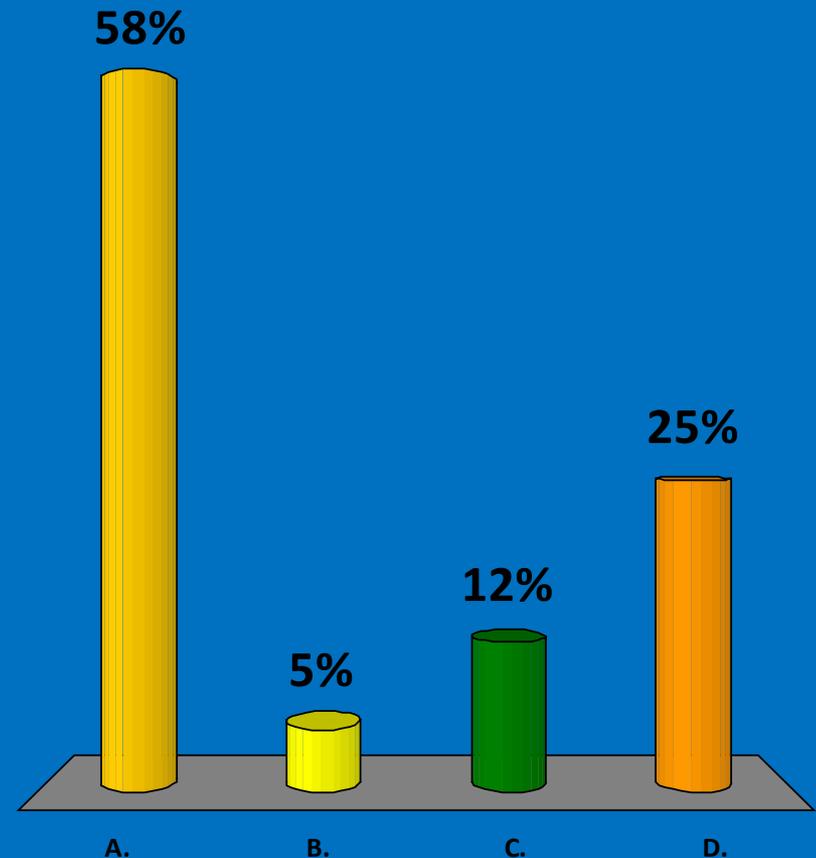


Would you support limiting stand-alone small commercial (businesses) to neighborhood centers? [pick one]

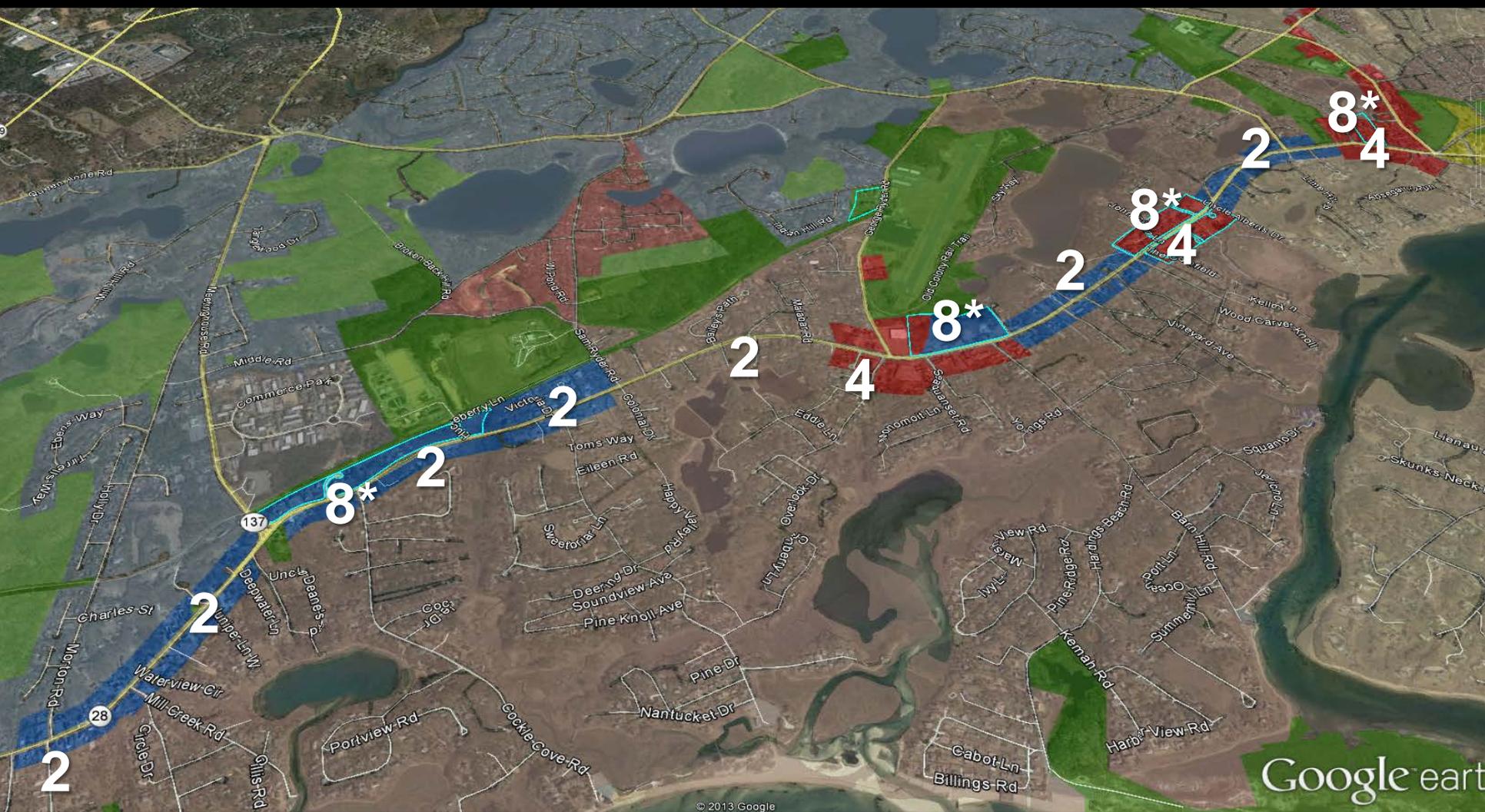


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- A. Yes, just in the neighborhood centers
- B. No, I don't want stand alone commercial (business) anywhere
- C. No, stand alone commercial (business) should be allowed anywhere in the corridor
- D. None of these (other)



RESIDENTIAL DENSITY



Google earth

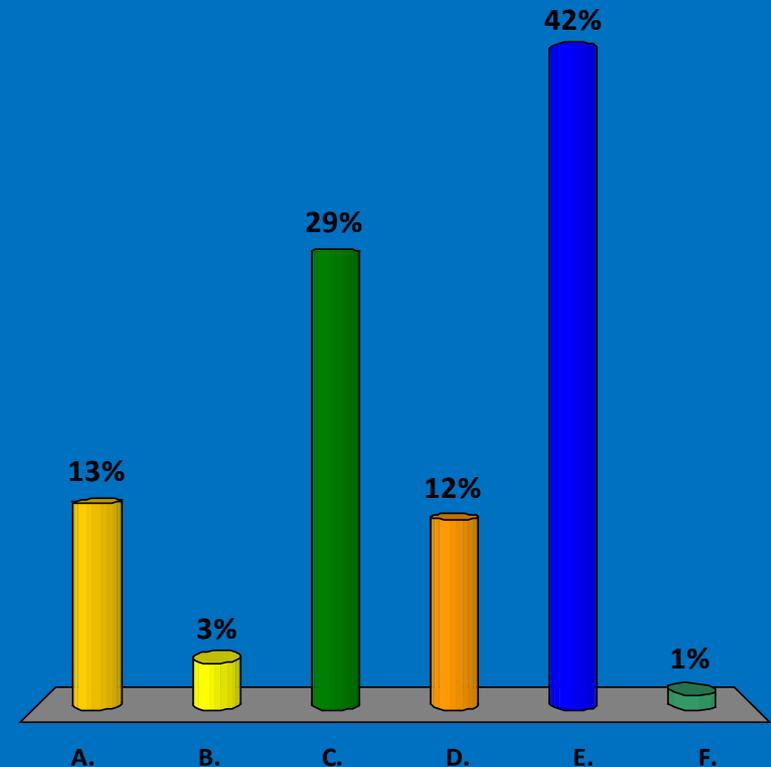
© 2013 Google

Would you be in favor of increasing housing density over what is allowed today? [pick one]



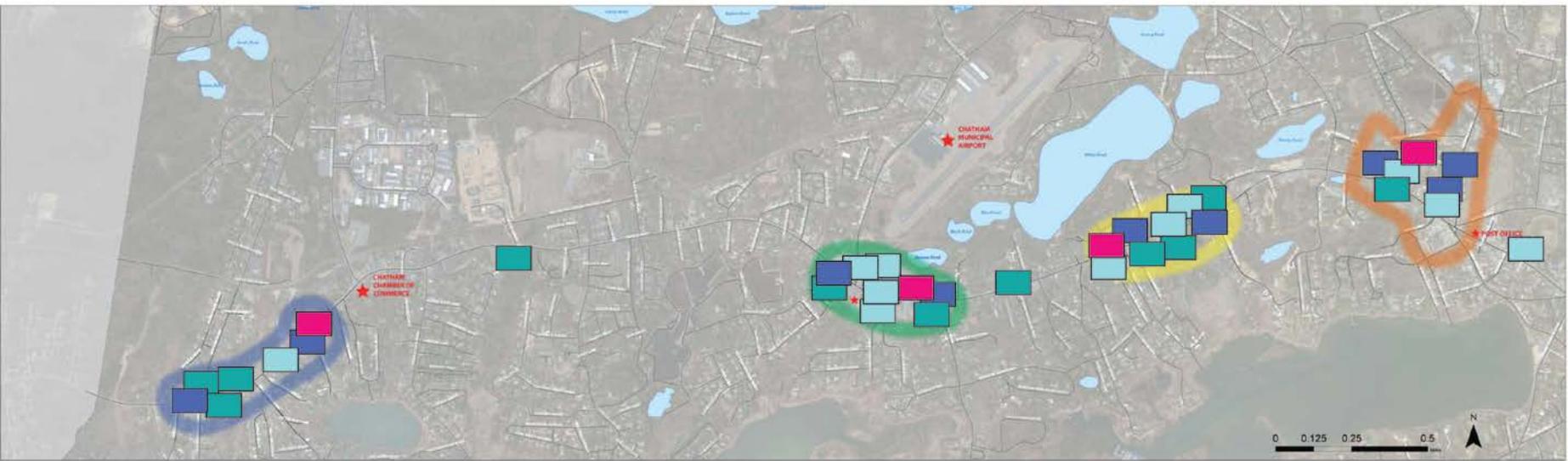
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- A. Yes, but just in neighborhood centers
- B. Yes, along the entire corridor
- C. No, existing density is fine
- D. No, density in between the neighborhood centers should be lowered
- E. No, density should be lowered along the entire corridor
- F. None of the above (other)



MIXED USE

- Mixed Use/Residential Above
- Mixed Use/Residential Behind
- Mixed Use/Varied
- Two Story Commercial
- Moderate-Large Commercial
- Formula Commercial
- Small Commercial



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

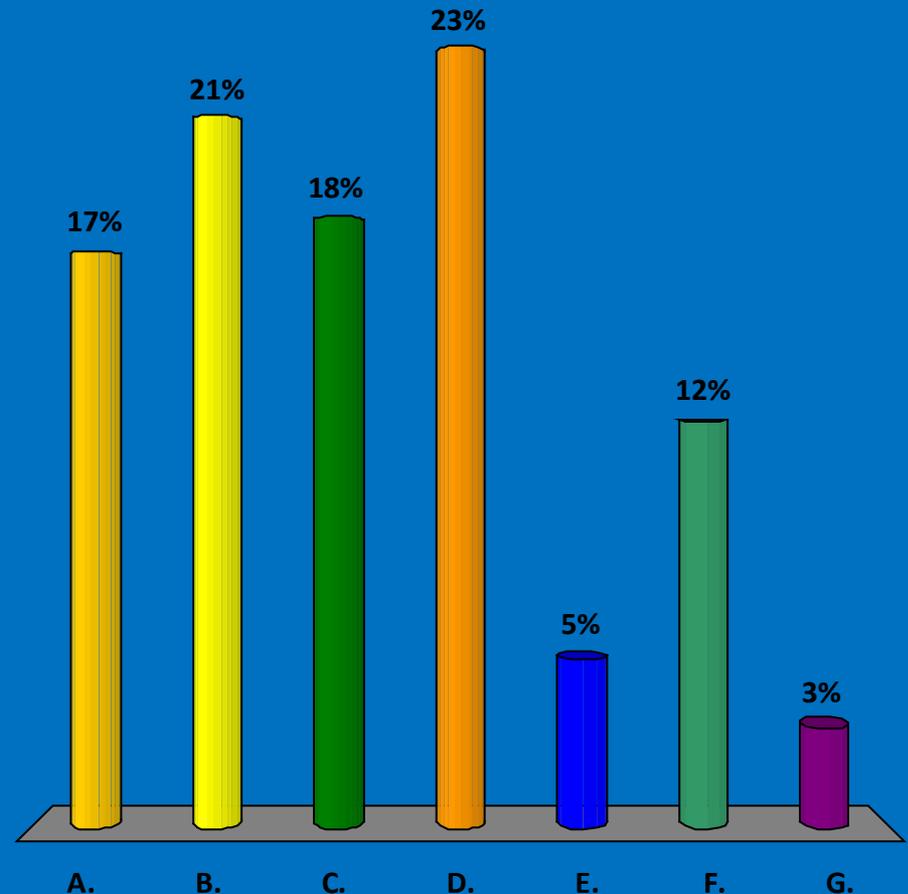


Would you support zoning that encouraged mixed use development in the following? **[click all that apply]**



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- A. South Chatham
- B. West Chatham
- C. The Cornfield
- D. Crowell Road
- E. Along the entire corridor
- F. None of these
- G. Not sure



Building Re-use



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- **Workshop 2 highlighted desire for re-using buildings**
- **Could develop zoning that encouraged re-use as a priority**



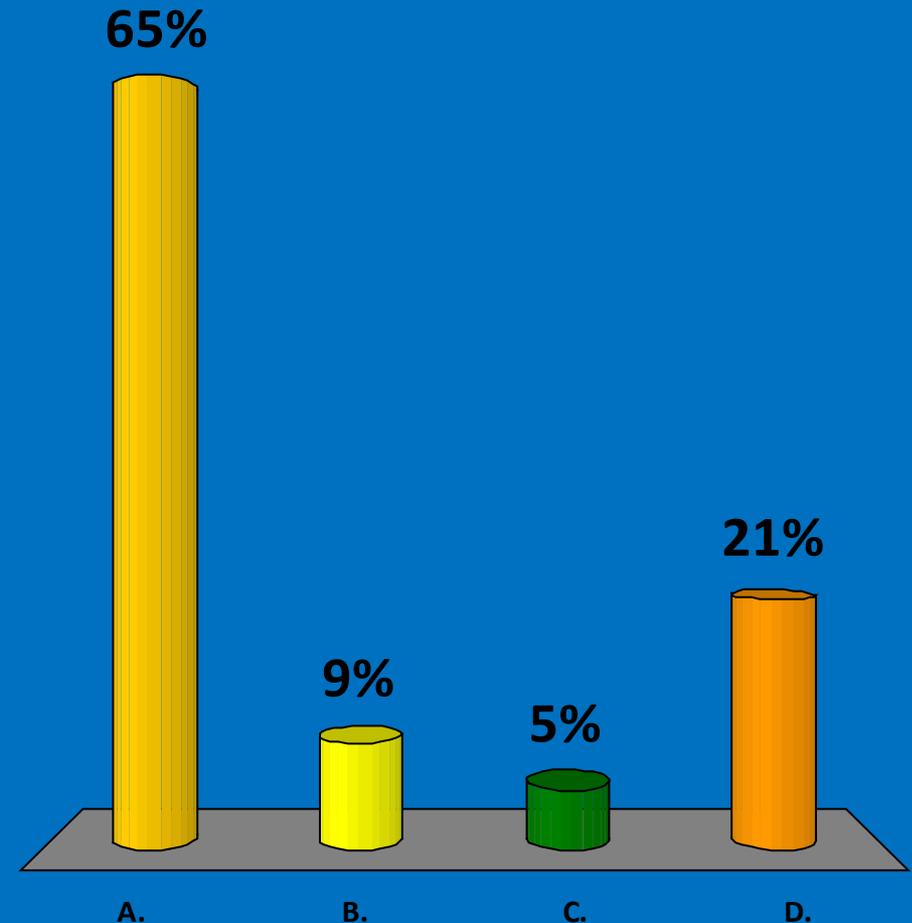
Are you in favor of incentives that encourage re-use of buildings?

[pick one]



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- A. Yes, everywhere
- B. Yes, just in centers
- C. No
- D. Depends



Dimensional standards – parking location



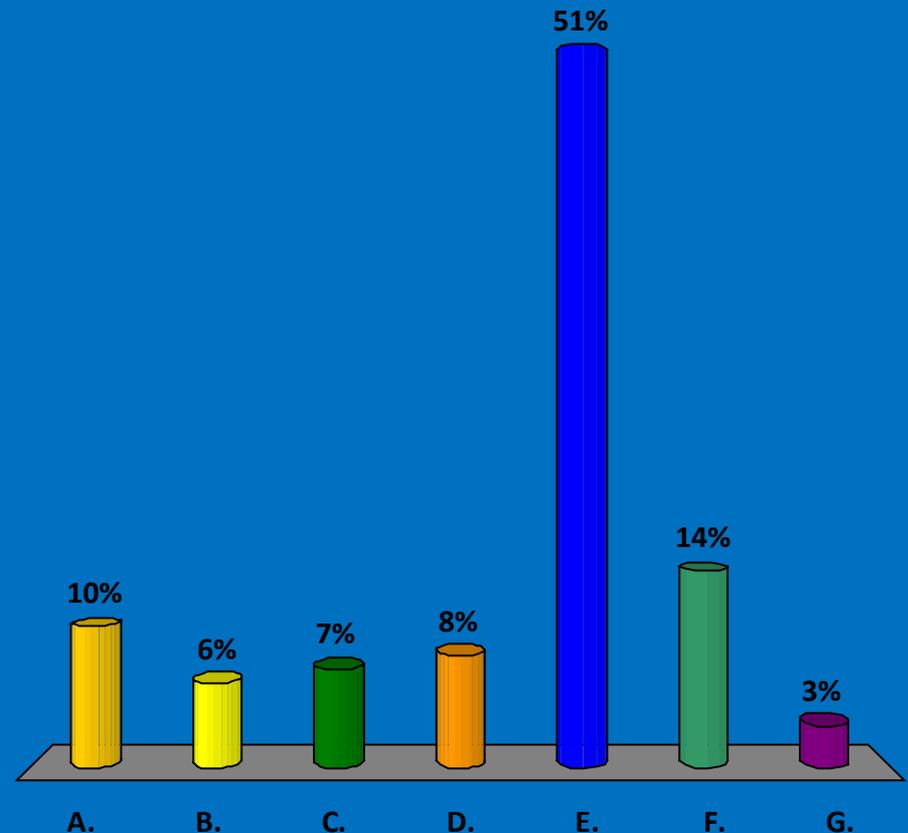
If zoning was changed to require parking to be located to the side or rear of buildings (not in front), where do you think that is appropriate?

[click all that apply]



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- A. South Chatham
- B. West Chatham
- C. The Cornfield
- D. Crowell Road
- E. Along the entire corridor
- F. None of the above
- G. Other

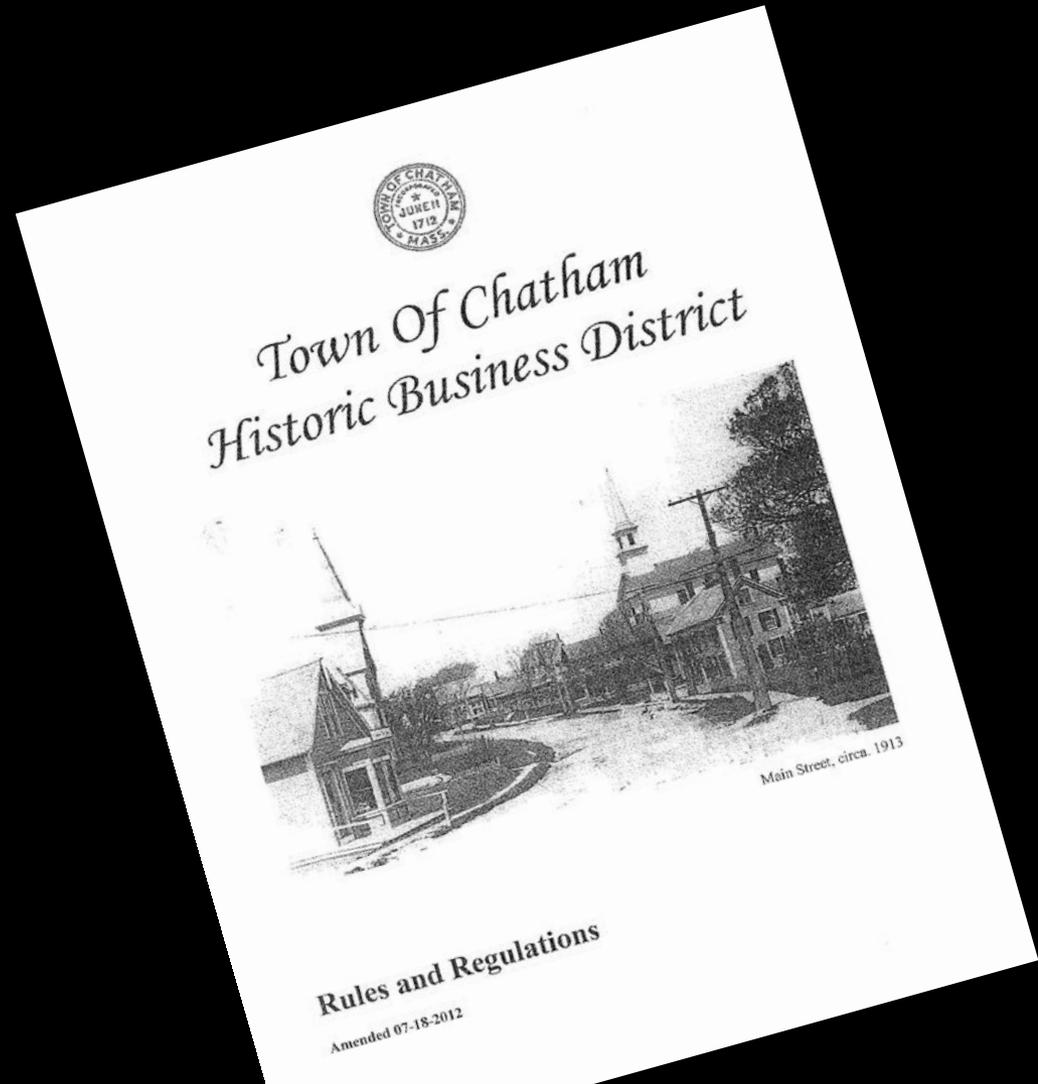


Design guidance



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- Long range plan urges additional design review
- Workshops have revealed a desire for additional design guidelines or standards
- Design guidance in much of the corridor

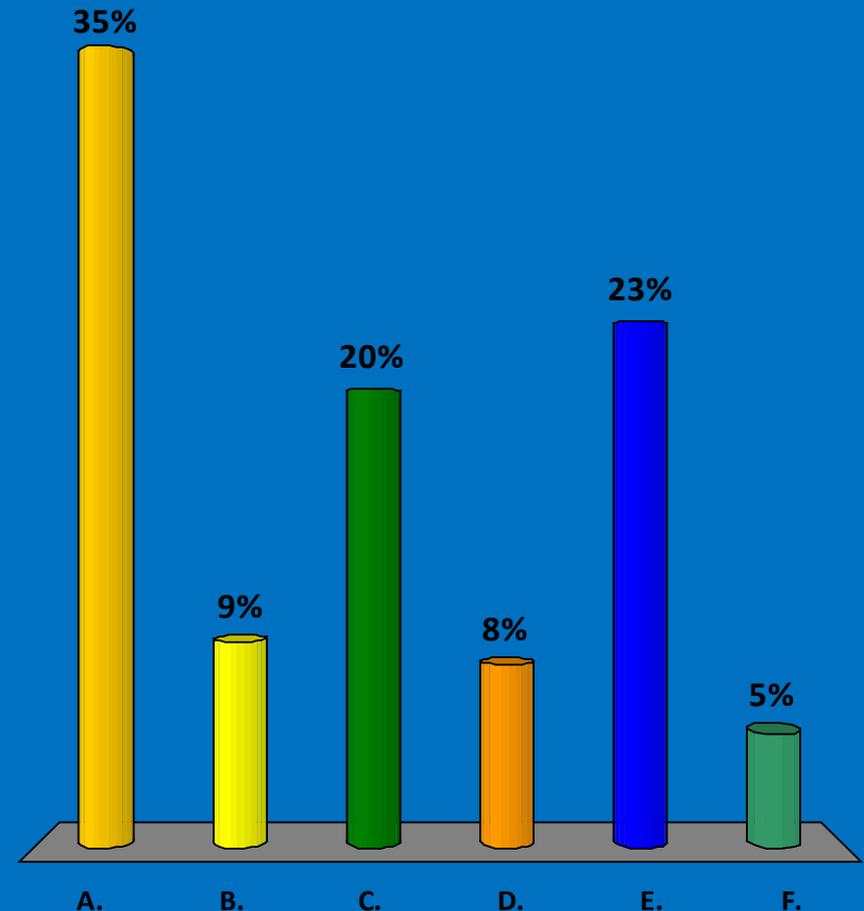


Would you support....? [click all that apply]



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- A. Additional design standards along the entire corridor
- B. Additional design standards in neighborhood centers only
- C. Additional guidance is needed
- D. Existing guidance is enough
- E. Need better enforcement of existing guidance
- F. Other





**Comments, input and
questions on these
“Big Picture” things**



BREAK



SPECIFIC AREAS – SOUTH CHATHAM



South Chatham



South Chatham

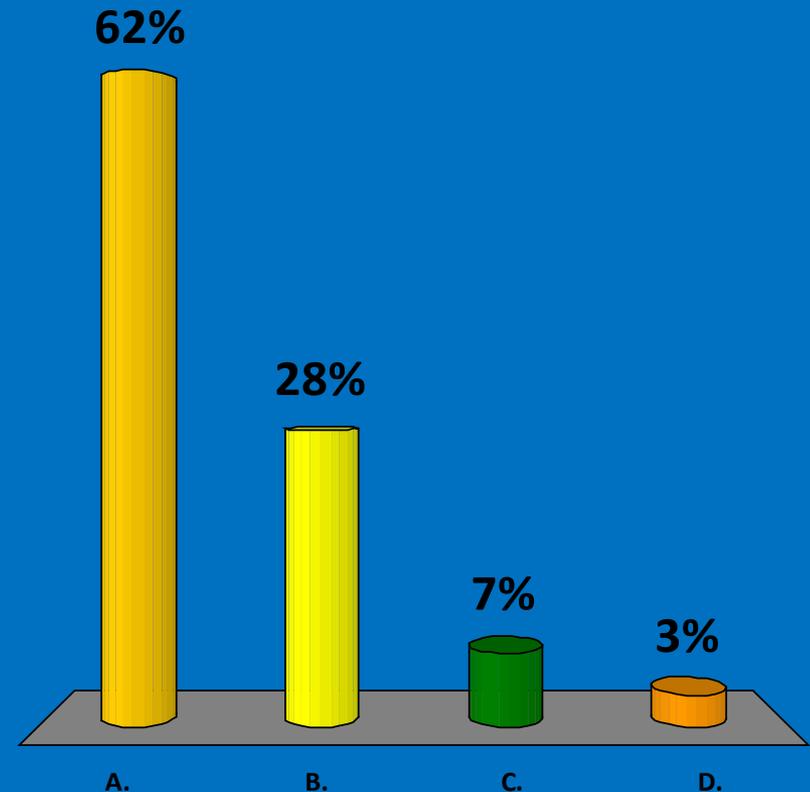
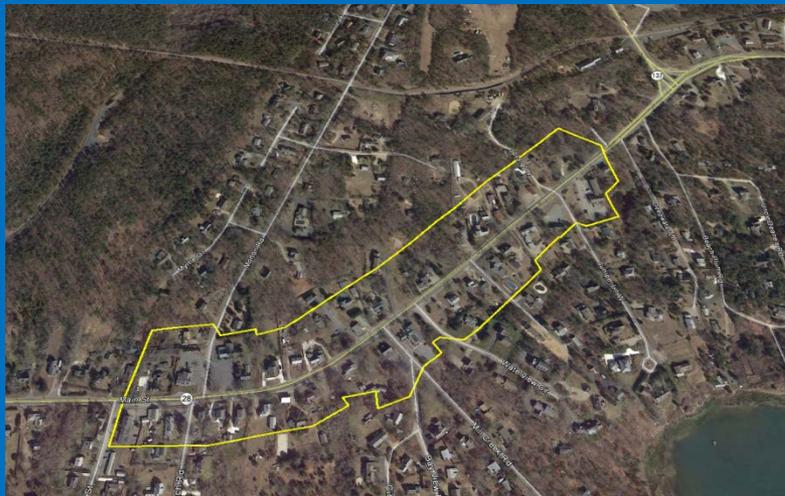


If specific zoning for South Chatham was to be created, would it follow these boundaries? **[pick one]**



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- A. Yes
- B. No, it would be a more focused area and smaller
- C. No, it would be a larger area
- D. None of these

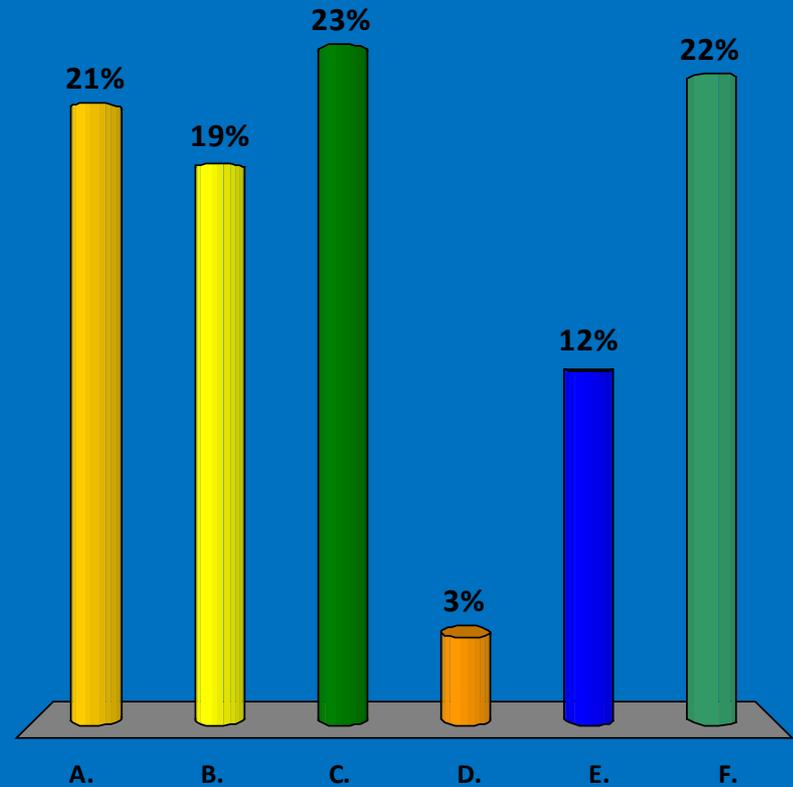


For "South Chatham center", what kind of uses should be allowed? [click all that apply]



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- A. Retail
- B. Offices
- C. Restaurants
- D. Formula businesses
- E. Residential (multi-family)
- F. Residential (single-family)



EXAMPLES OF BUILDING SIZES



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Up to 2,500 sf



Up to 5,000 sf



Up to 10,000 sf



Up to 20,000 sf



For "South Chatham center", what do you think is the appropriate size (bulk and mass) of development? [pick one]



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A. Up to 2,500 sf



B. Up to 5,000 sf

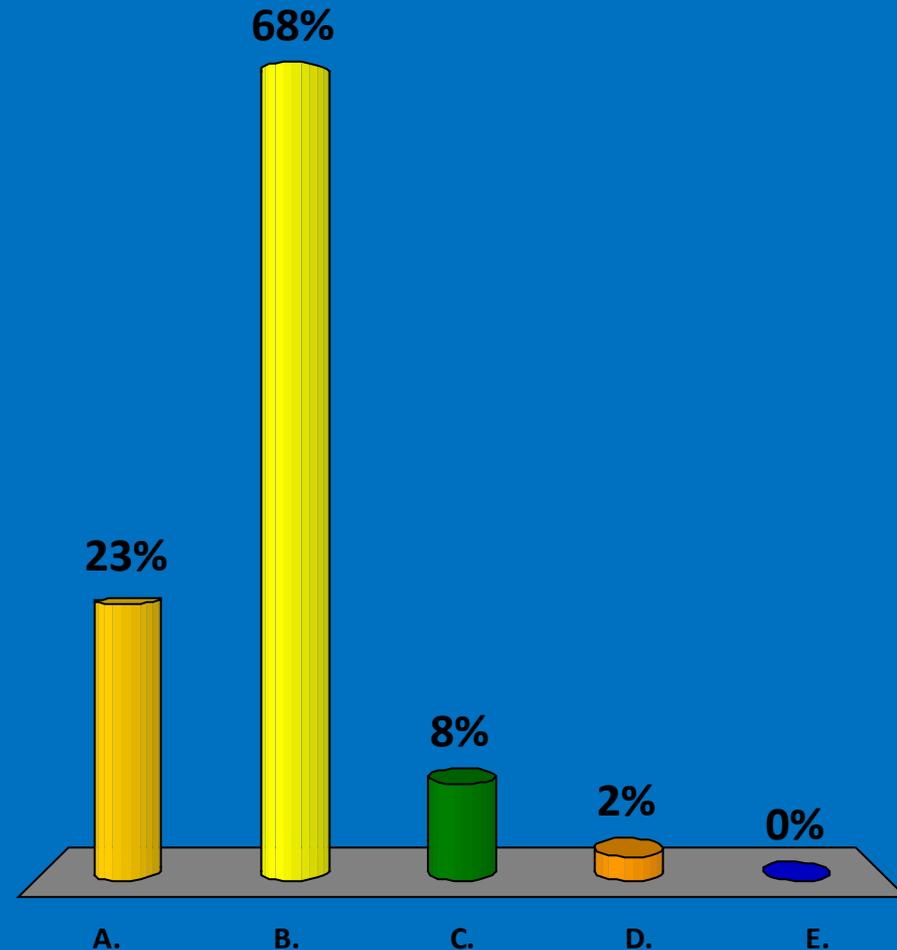


C. Up to 10,000 sf



D. Up to 20,000 sf

E. Higher



South Chatham

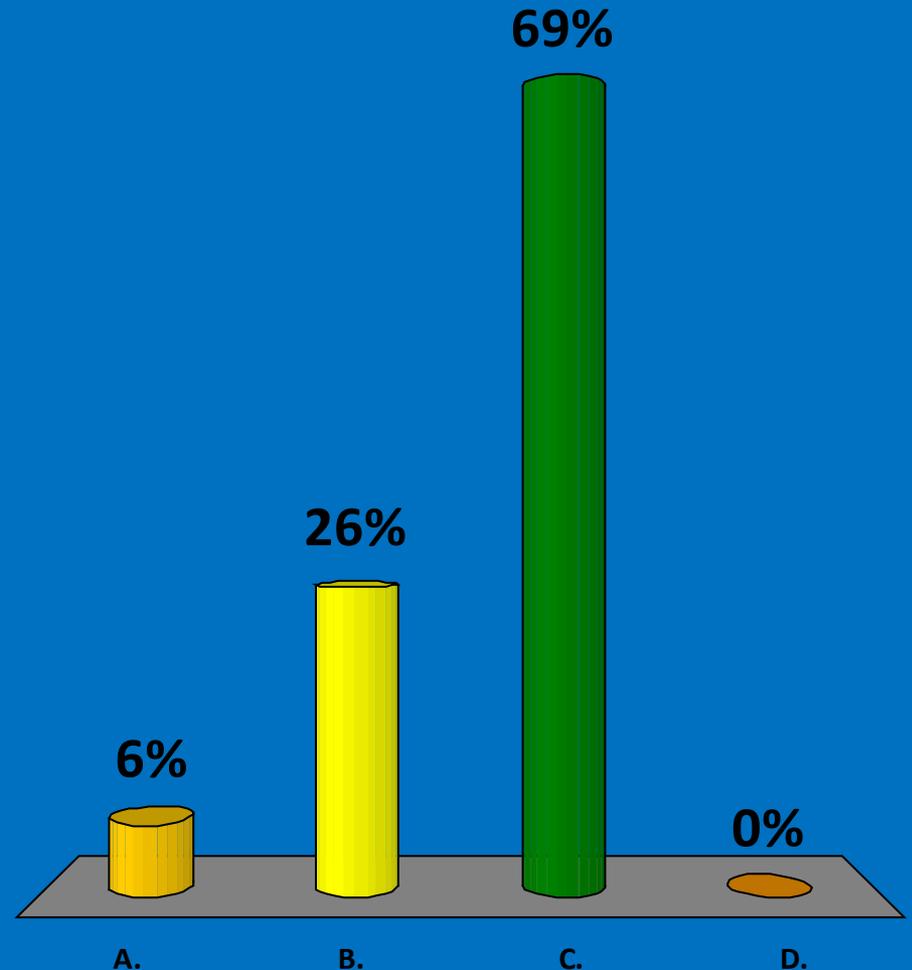


Would you support a zoning change that required buildings to be located close to the street? **[pick one]**



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- A. Yes
- B. No
- C. Match the existing pattern
- D. Other



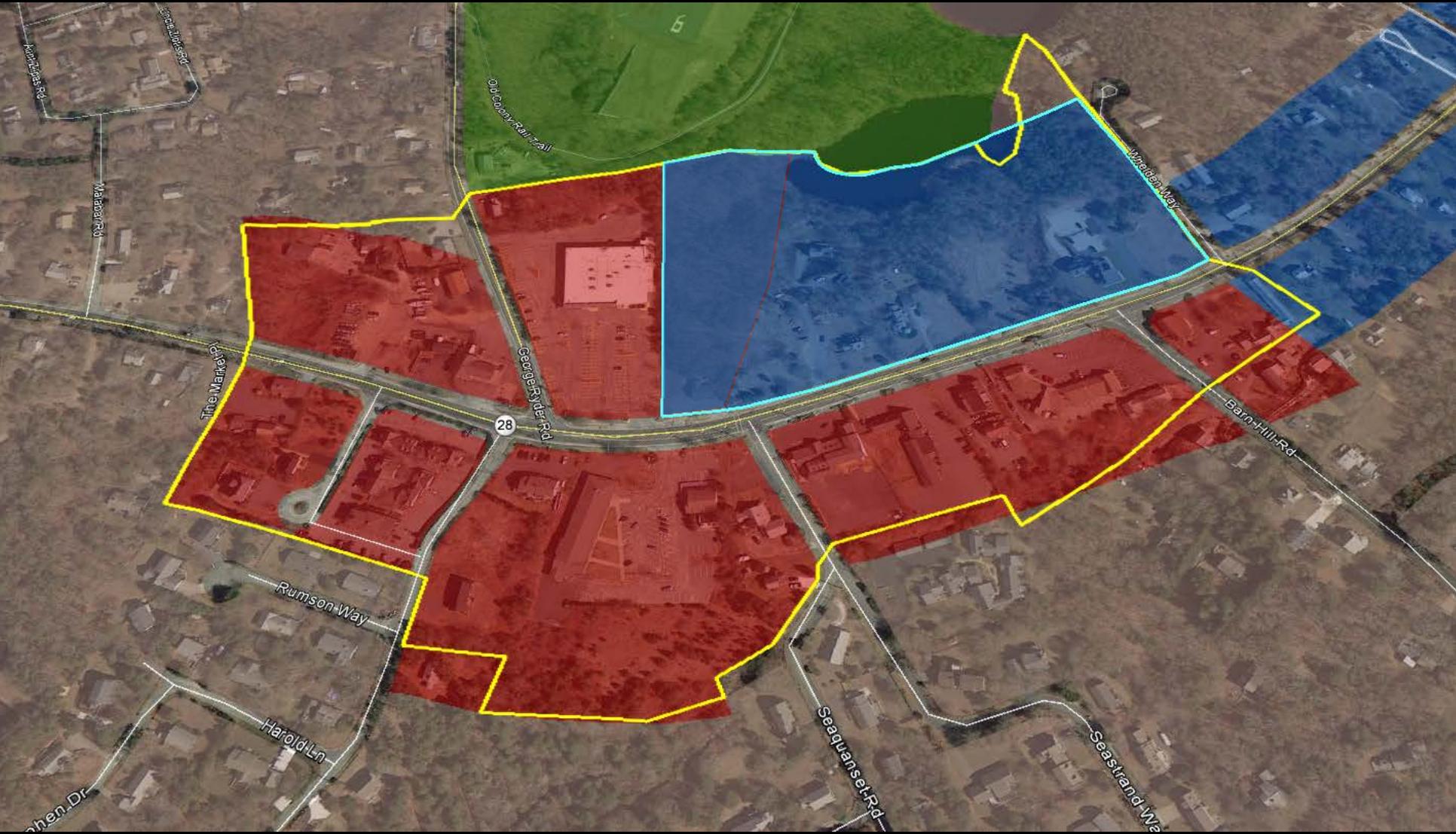


SPECIFIC AREAS – WEST CHATHAM

West Chatham



West Chatham

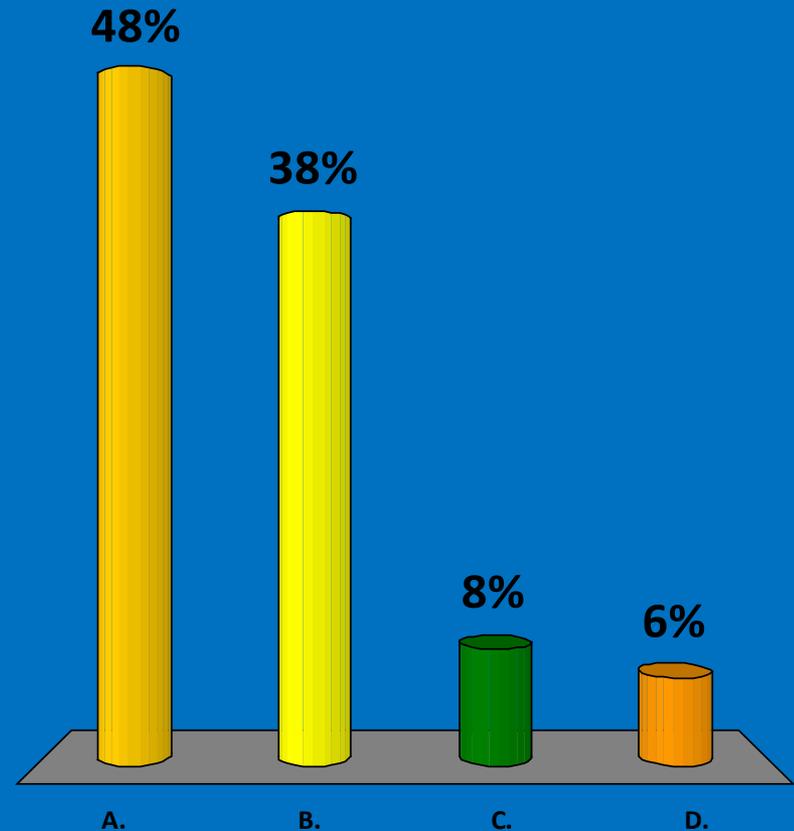
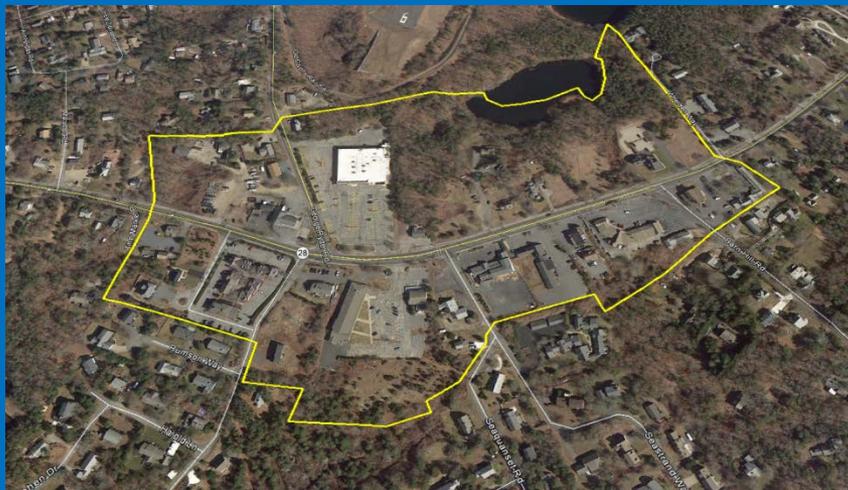


If specific zoning for West Chatham was to be created, should it follow these boundaries?
[pick one]



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- A. Yes
- B. No, it would be a more focused area and smaller
- C. No, it would be a larger area
- D. None of these



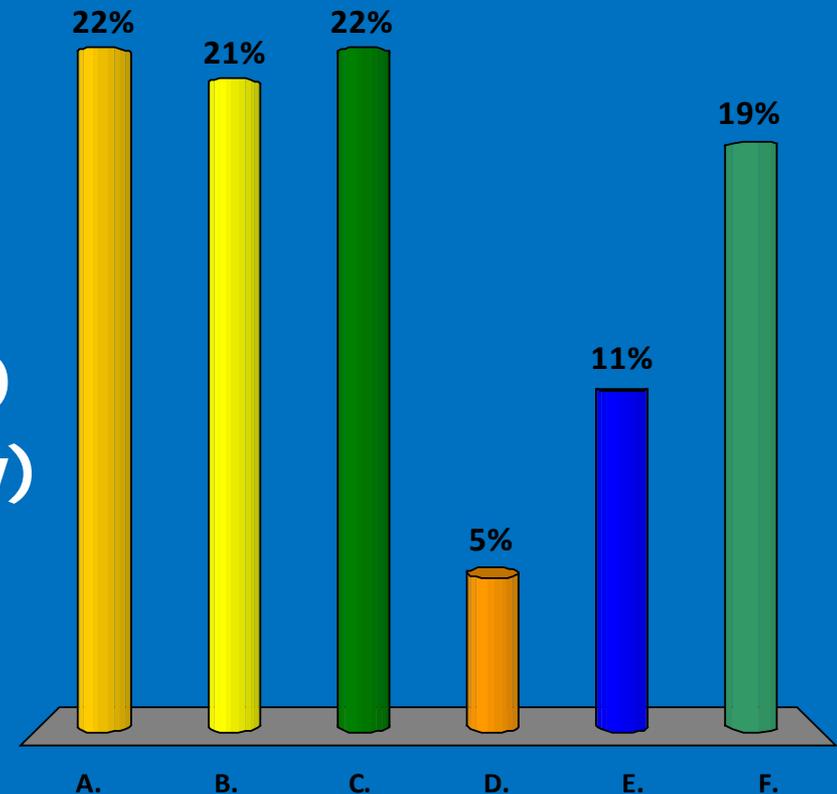
For "West Chatham center", what kind of uses should be allowed?

[click all that apply]



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- A. Retail
- B. Offices
- C. Restaurants
- D. Formula businesses
- E. Residential (multi-family)
- F. Residential (single-family)



For "West Chatham center", what do you think is the appropriate size (bulk and mass) of development? [pick one]



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A. Up to 2,500 sf



B. Up to 5,000 sf

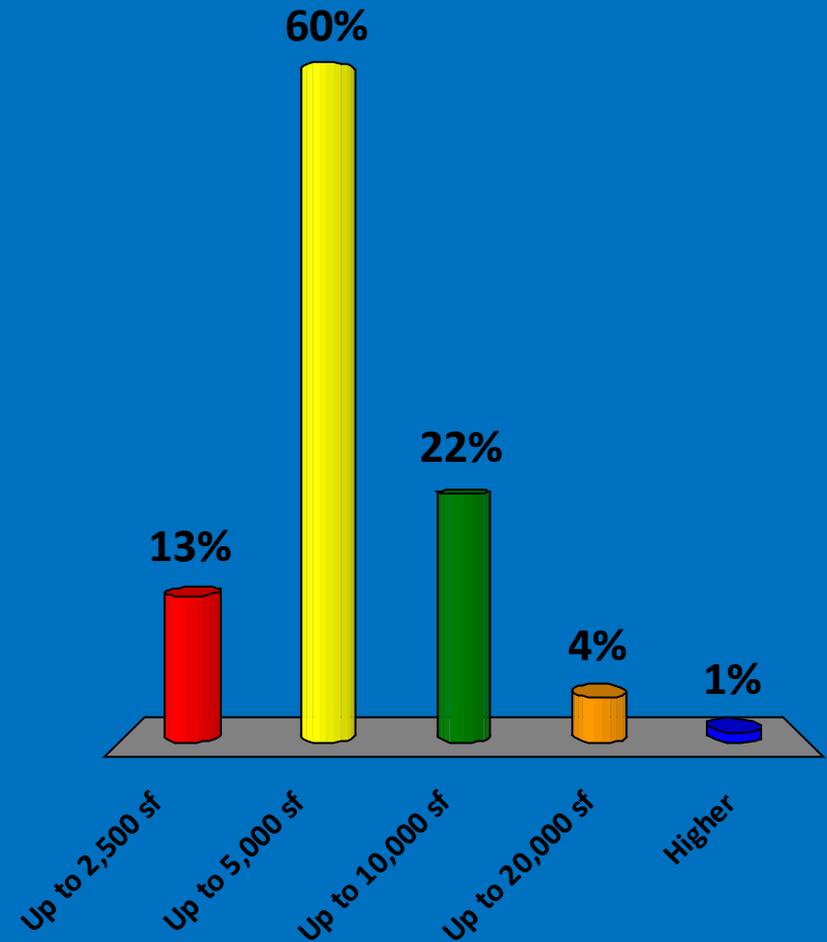


C. Up to 10,000 sf



D. Up to 20,000 sf

E. Higher



West Chatham



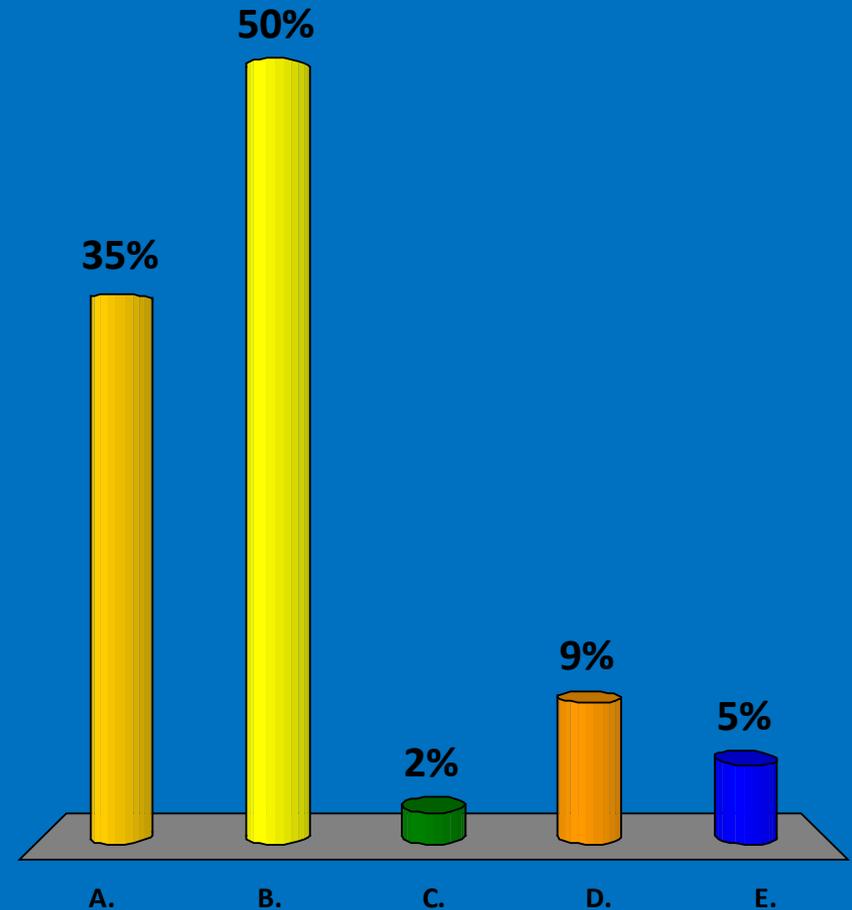
Would you support a zoning change that required buildings to be located close to the street?

[pick one]



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- A. Yes
- B. No
- C. Match the north side pattern
- D. Match the south side pattern
- E. Other



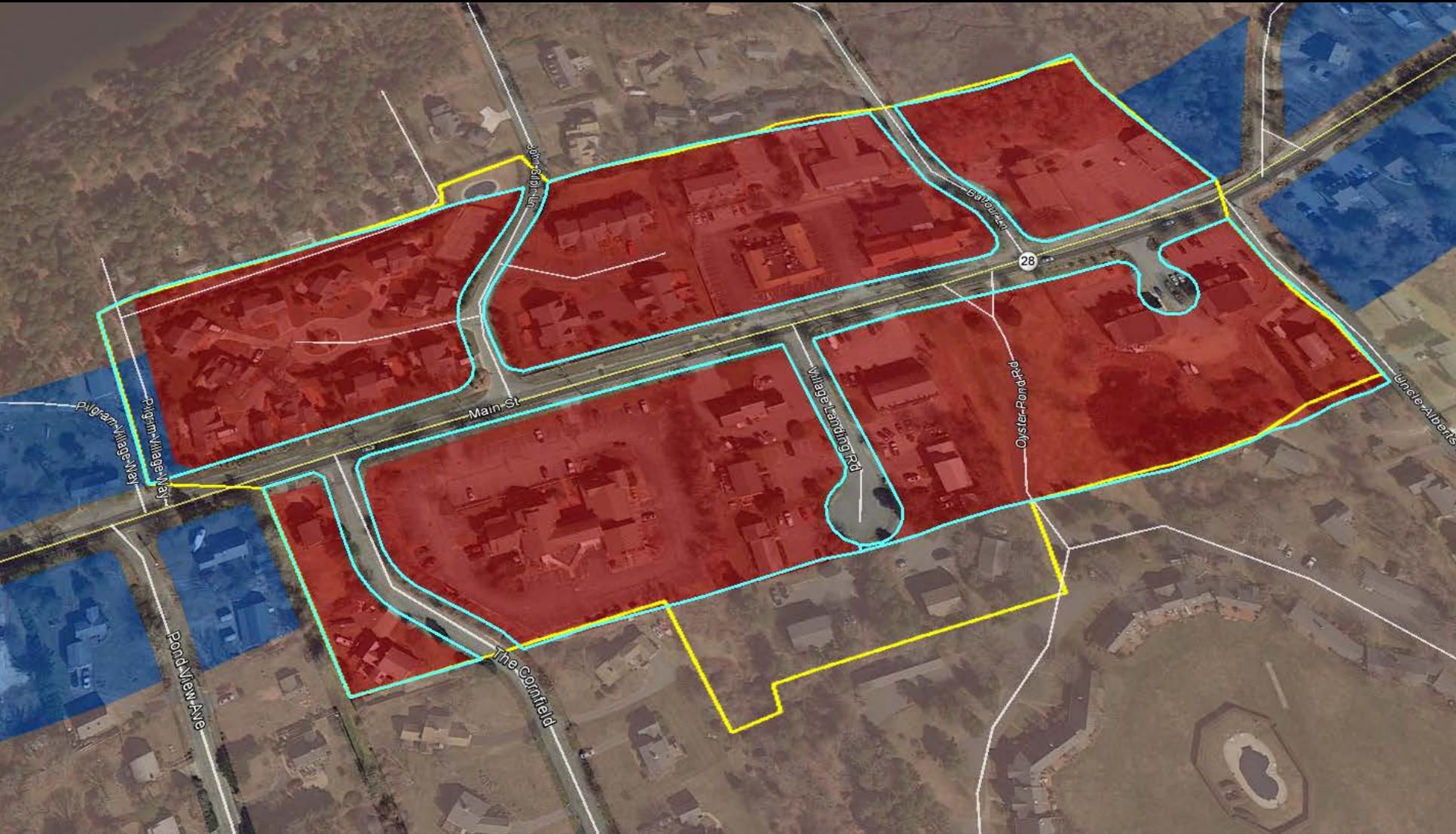


SPECIFIC AREAS – THE CORNFIELD

CORNFIELD



CORNFIELD

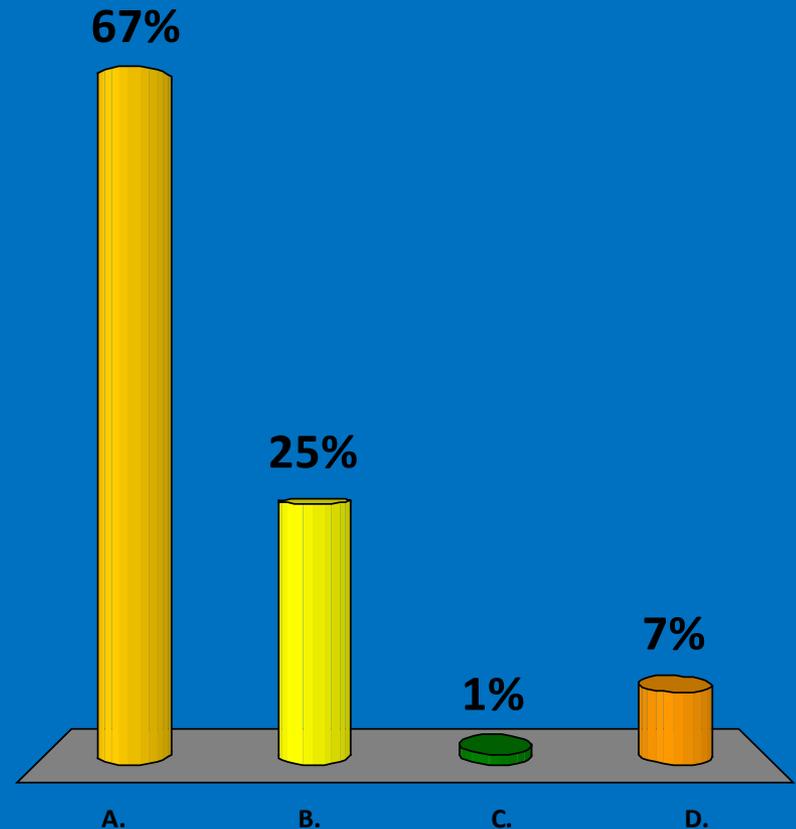
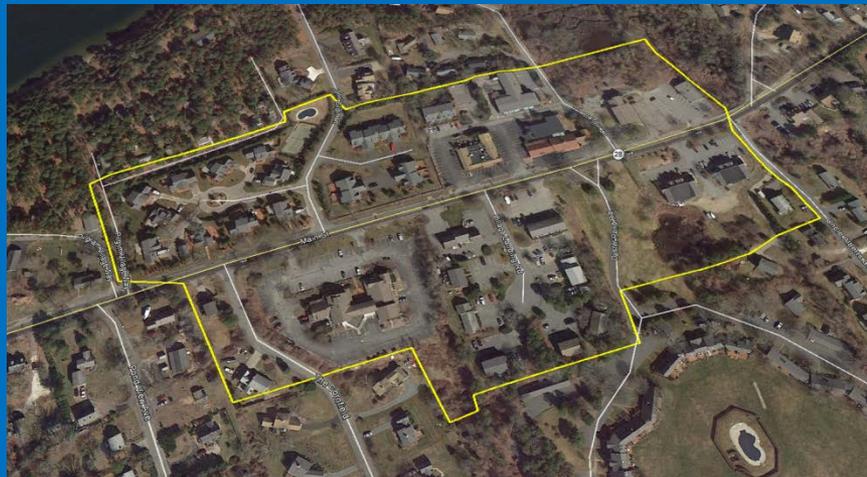


If specific zoning for The Cornfield was to be created, should it follow these boundaries?
[pick one]



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- A. Yes
- B. No, it would be a more focused area and smaller
- C. No, it would be a larger area
- D. None of these



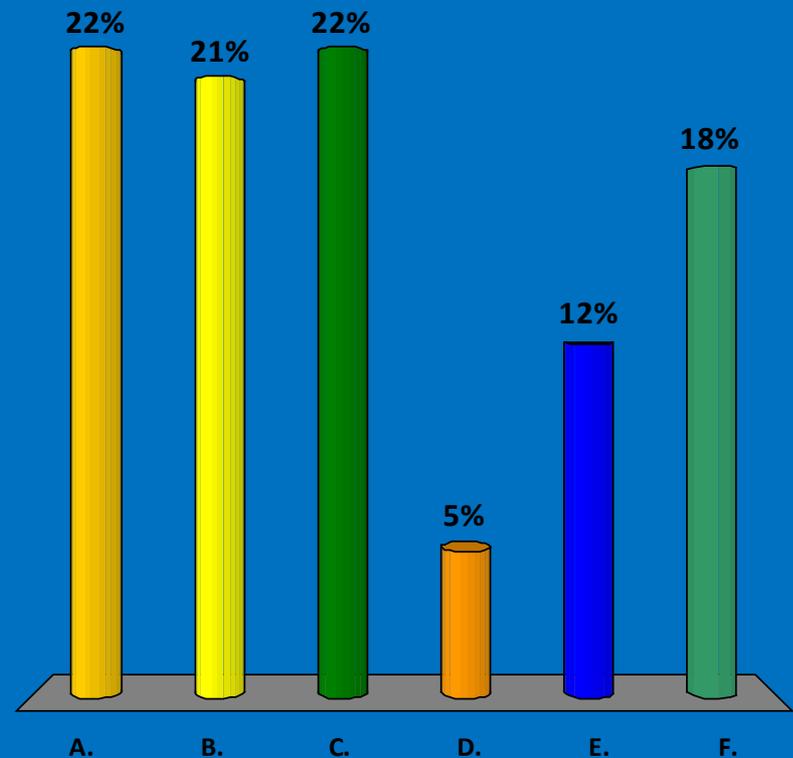
For "The Cornfield center", what kind of uses should be allowed?

[click all that apply]



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- A. Retail
- B. Offices
- C. Restaurants
- D. Formula businesses
- E. Residential (multi-family)
- F. Residential (single-family)



For "The Cornfield", what do you think is the appropriate size (bulk and mass) of development? **[pick one]**



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A. Up to 2,500 sf



B. Up to 5,000 sf

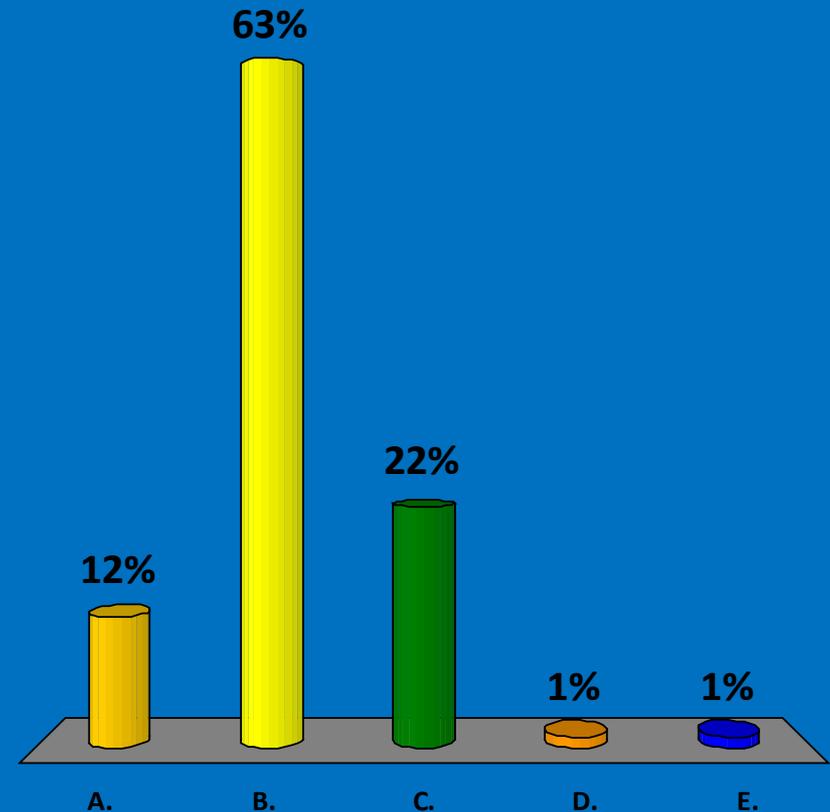


C. Up to 10,000 sf



D. Up to 20,000 sf

E. Higher



CORNFIELD



Pilgrim Village Way
Pilgrim Village Way

W. 10th St

Blalock Ave

28

Main St

W. 8th St

Oyster Pond Rd

Turner-Alberts Dr

Port New Ave

The Cornfield

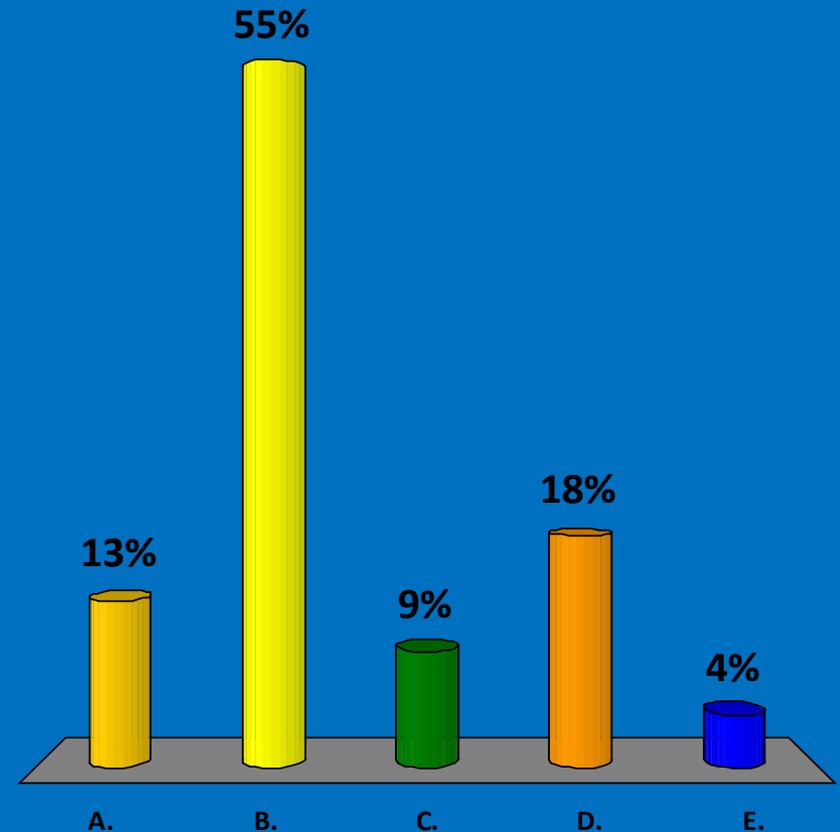
Would you support a zoning change that required buildings to be located close to the street?

[pick one]



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- A. Yes
- B. No
- C. Match the north side pattern
- D. Match the south side pattern
- E. Other



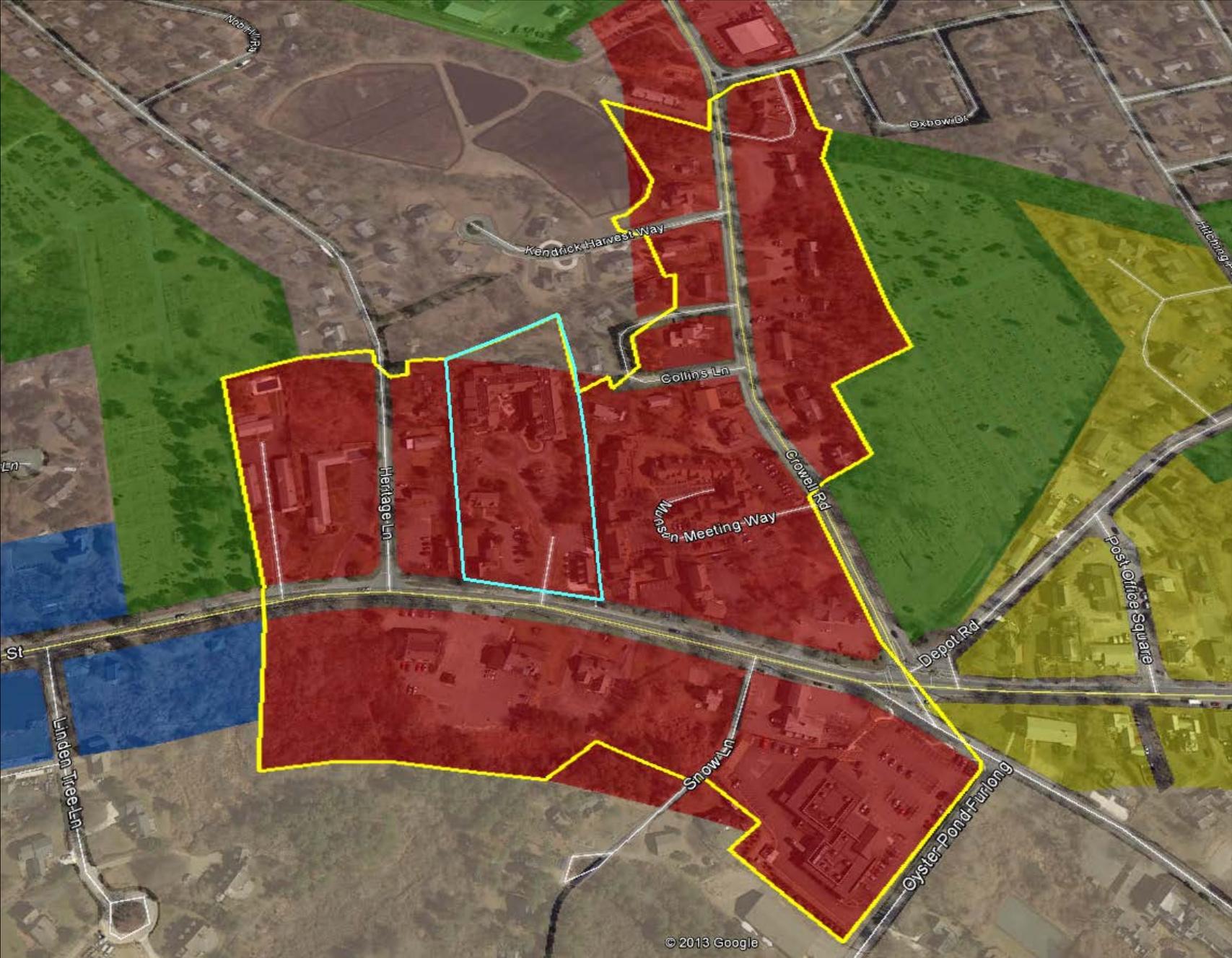


SPECIFIC AREAS – CROWELL ROAD

CROWELL ROAD



CROWELL ROAD

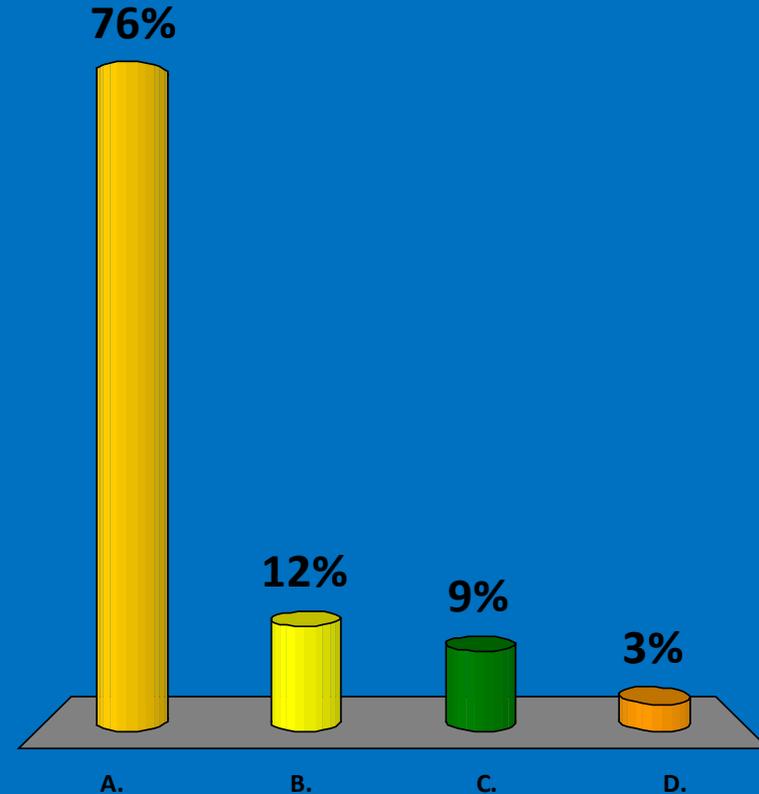
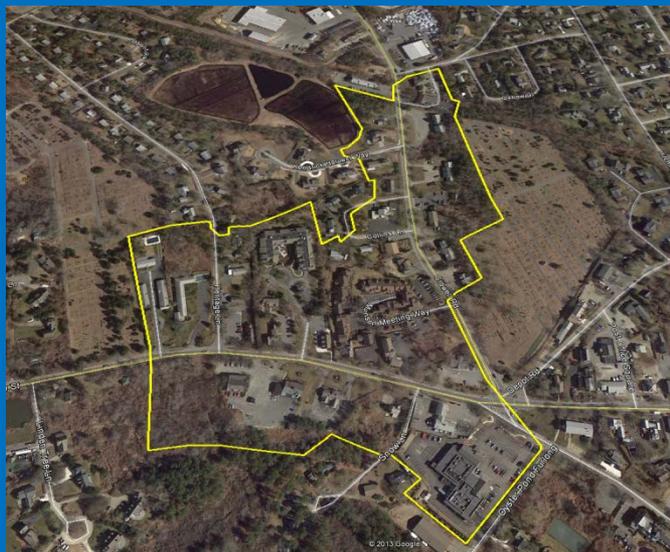


If specific zoning for the Crowell Road Area was to be created, should it follow these boundaries?
[pick one]



CAPE COD
COMMISSION

- A. Yes
- B. No, it would be a more focused area along Route 28
- C. No, it would be a larger area
- D. None of these



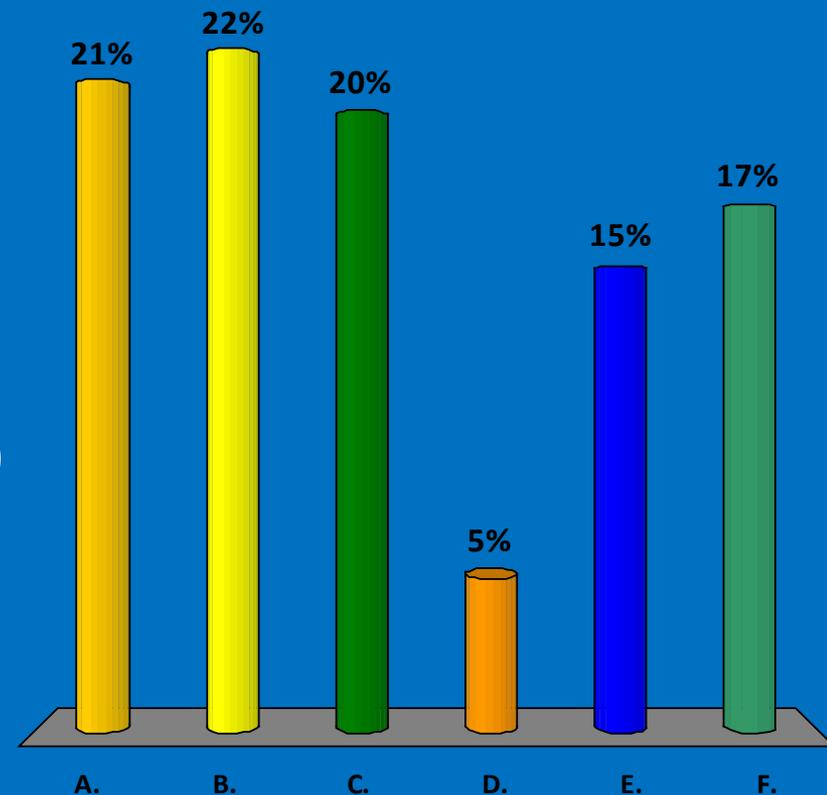
For the Crowell Road area, what kind of uses should be allowed?

[click all that apply]



CAPE COD
COMMISSION

- A. Retail
- B. Offices
- C. Restaurants
- D. Formula businesses
- E. Residential (multi-family)
- F. Residential (single-family)



For "Crowell Road", what do you think is the appropriate size (bulk and mass) of development? [pick one]



CAPE COD
COMMISSION



A. Up to 2,500 sf



B. Up to 5,000 sf

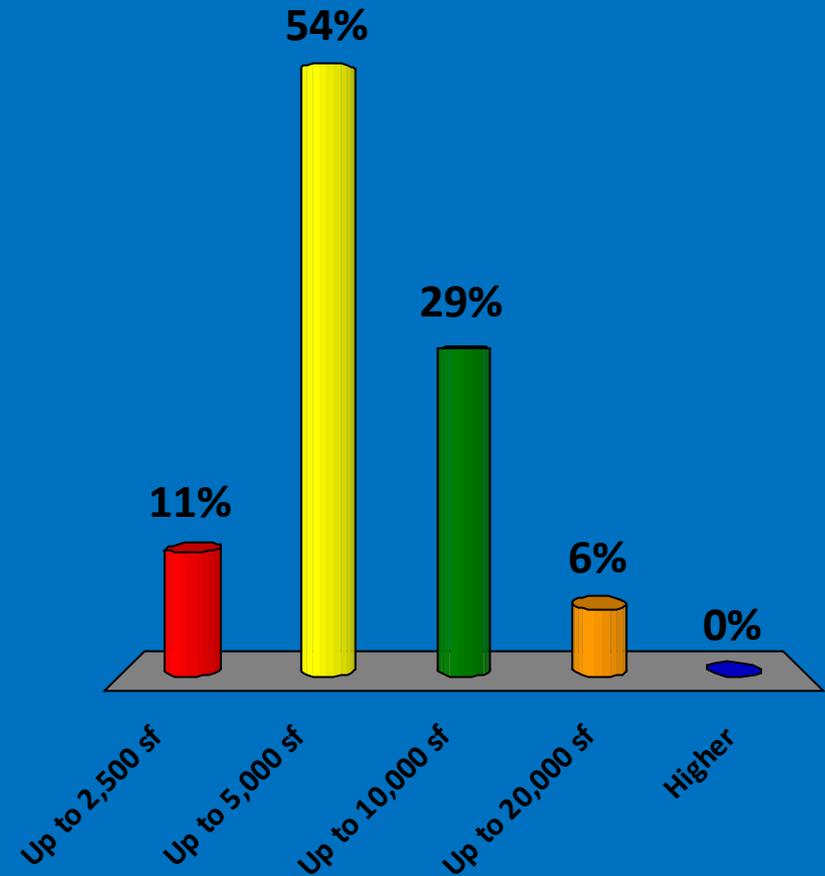


C. Up to 10,000 sf



D. Up to 20,000 sf

E. Higher



CROWELL ROAD

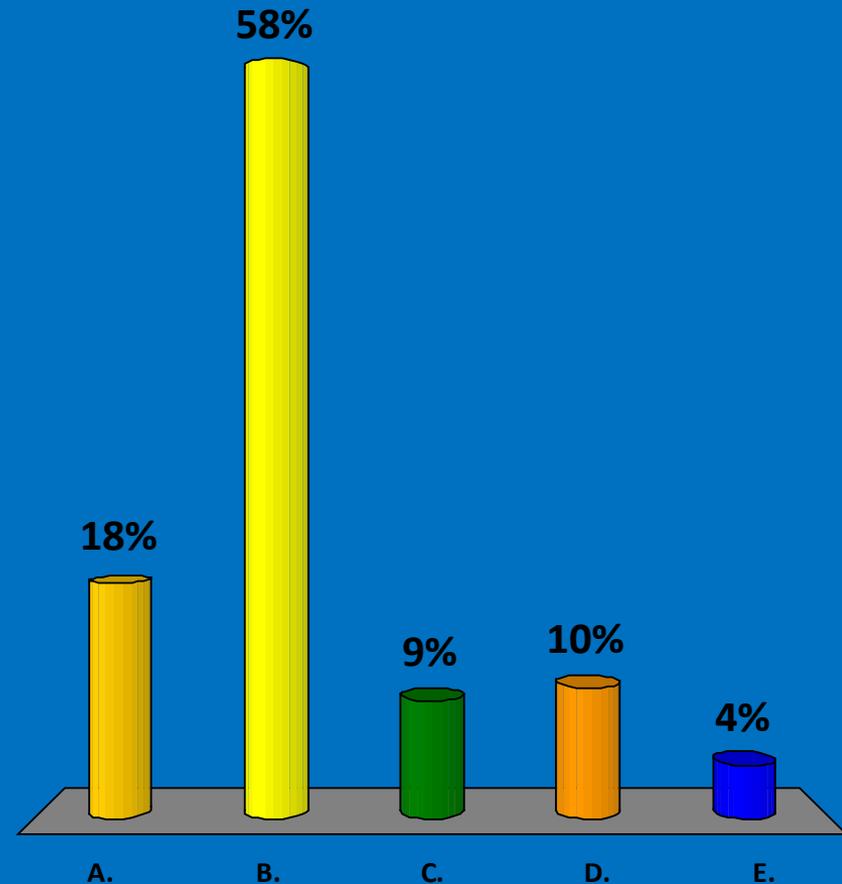


Would you support a zoning change that required buildings to be located close to the street?
[pick one]



CAPE COD
COMMISSION

- A. Yes
- B. No
- C. Match the north side pattern
- D. Match the south side pattern
- E. Other





"IN BETWEEN" AREAS



137

28

Edgewood Way
Terry Way
Holly Dr
Charles St
Morton Rd
Pleasant St
Main St
Cyclops Dr
Mill Creek Rd
Juniper Ln W
Deerwood Ln
Uncle Deness P
Giles Rd
W Rd

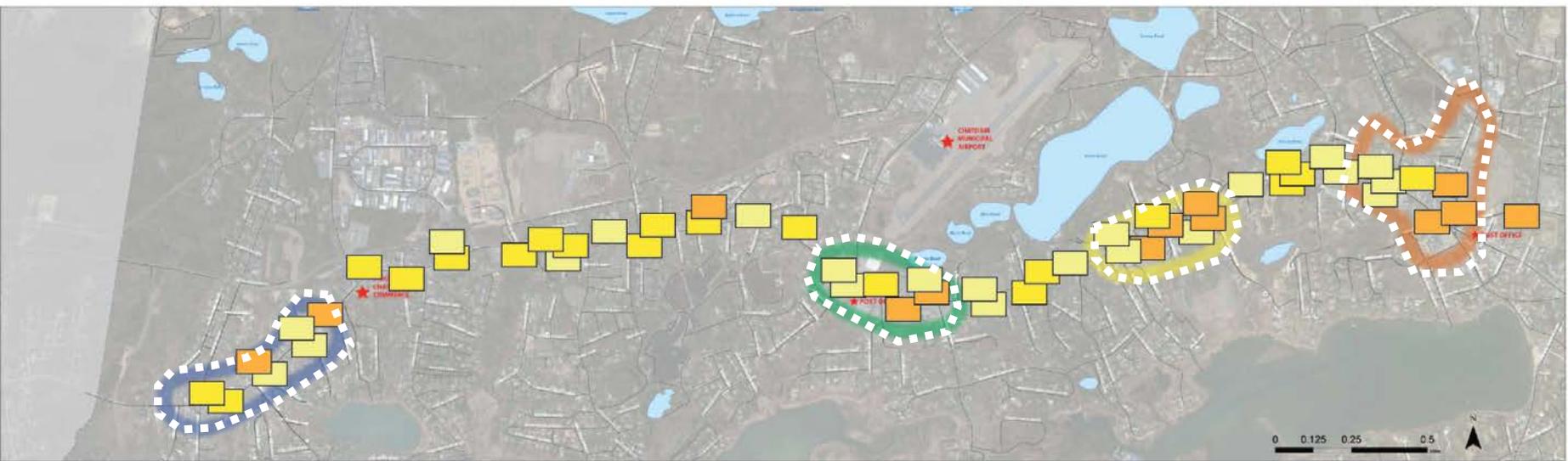
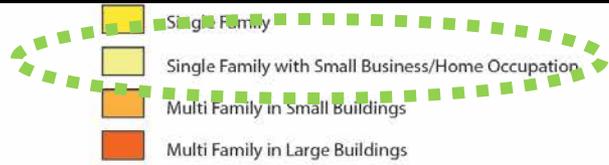
Meadowcreek Rd
Middle Rd
Commerce Park
Huckabay Ln
Victoria Dr
Eileen Rd
Sweetwater Ln
Deerwood Dr
Soundview Ave
Pine Knoll Ave
Pine Dr
Nantucket Dr

Broken Bark Ln Rd
Wendell Rd
Sam Hill Rd
Cypress Ln
Edde Ln
Tern Ln
Happy View Dr
Cockle Cove Rd
Harbor Ln

Blue Bay
Stonemill Ln
Yonkers Rd
Indian Trail
Mares View Rd
P. The Ridge
Hiddings Beach Rd
Keman Rd
Gabot Ln
Billings Rd

Wood Canyon Road
Vineyard Rd
Squaw St
Jericho Ln
Barn Hill Rd
Summerhill Ln
Harbor View Rd
Lanau Dr
Skunks Neck Area
Slugs Neck

NON-RESIDENTIAL PATTERN BETWEEN CENTERS



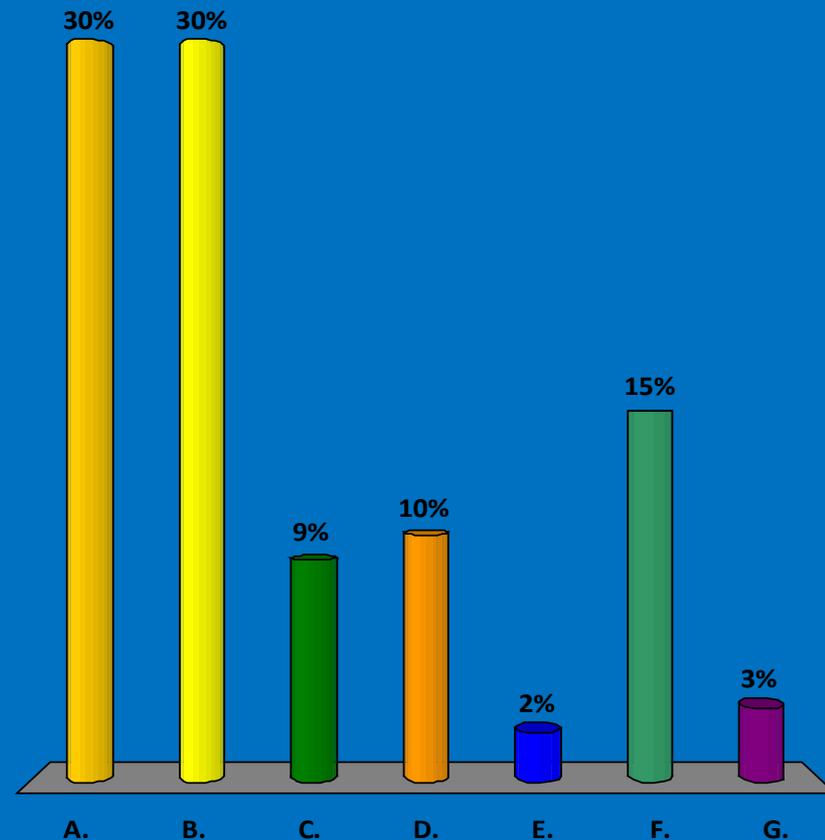
1. LCP says turn to residential
2. Input from Workshops 1 and 2 indicate small business ok

In the areas between the neighborhood centers, what types of **NON-RESIDENTIAL** uses would you be in favor of? **[click all that apply]**



CAPE COD
COMMISSION

- A. Home occupations
- B. Small businesses (retail or office) within a residence
- C. Stand-alone businesses (retail or office)
- D. Lunch rooms
- E. Formula Businesses
- F. No more than there are currently
- G. None of these





FLEXIBLE DEVELOPMENT



Route 137
Area 1

Crowell Road
Area 4

The Cornfield
Area 3

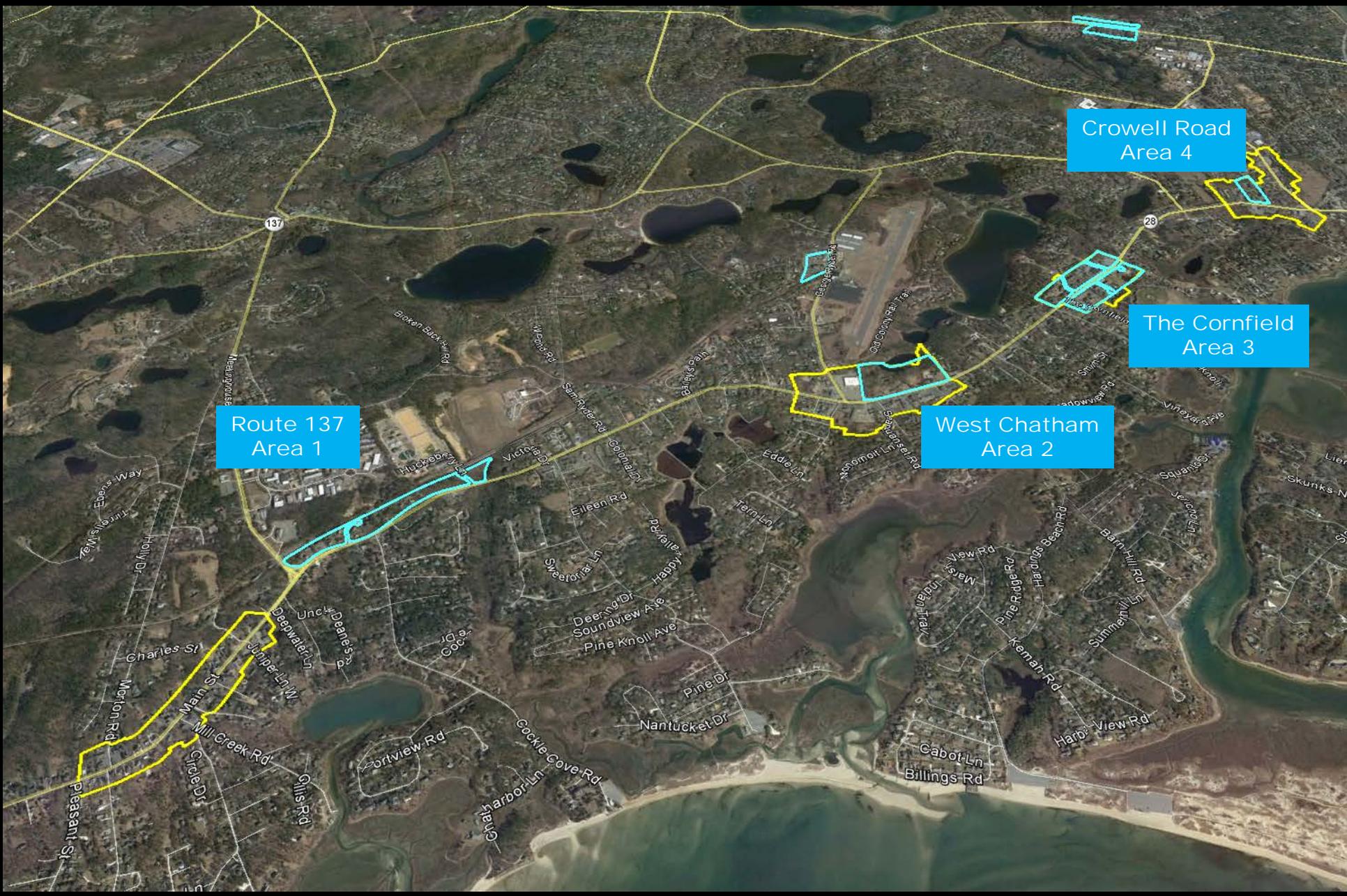
West Chatham
Area 2

Route 137
Area 1

Crowell Road
Area 4

The Cornfield
Area 3

West Chatham
Area 2

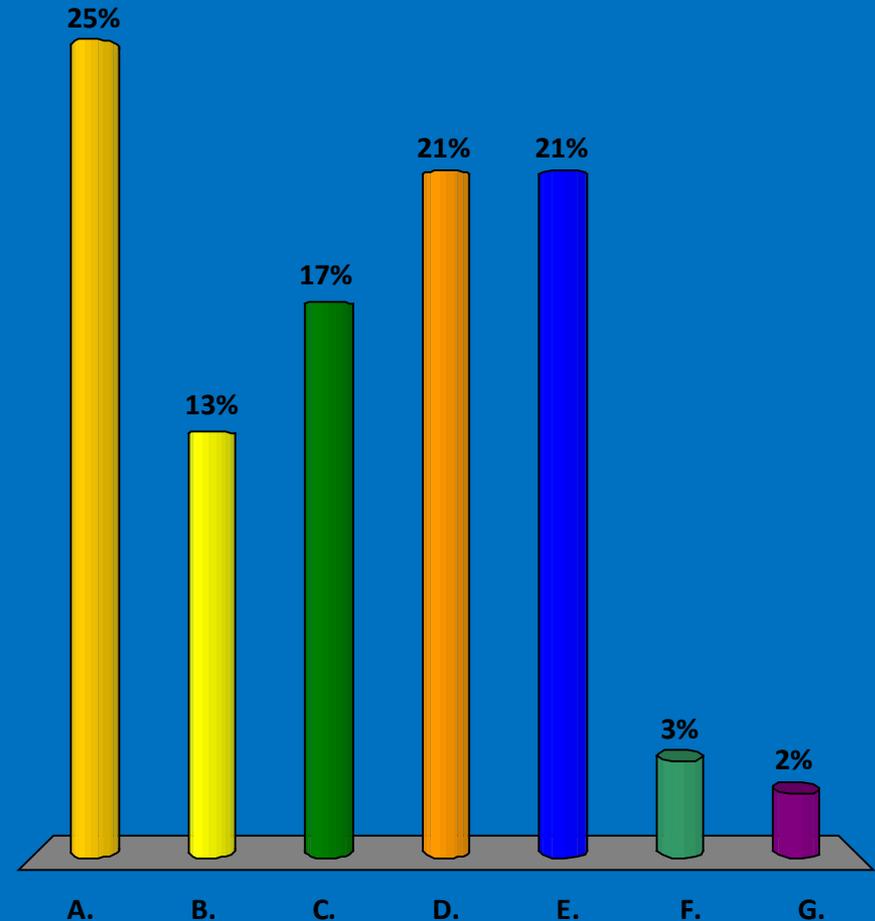


In which areas do you think that **congregate care** facilities should be allowed? [click all that apply]



CAPE COD
COMMISSION

- A. Route 137 (Area 1)
- B. West Chatham (Area 2)
- C. The Cornfield (Area 3)
- D. Crowell Road (Area 4)
- E. None of the above
- F. Other
- G. Not sure

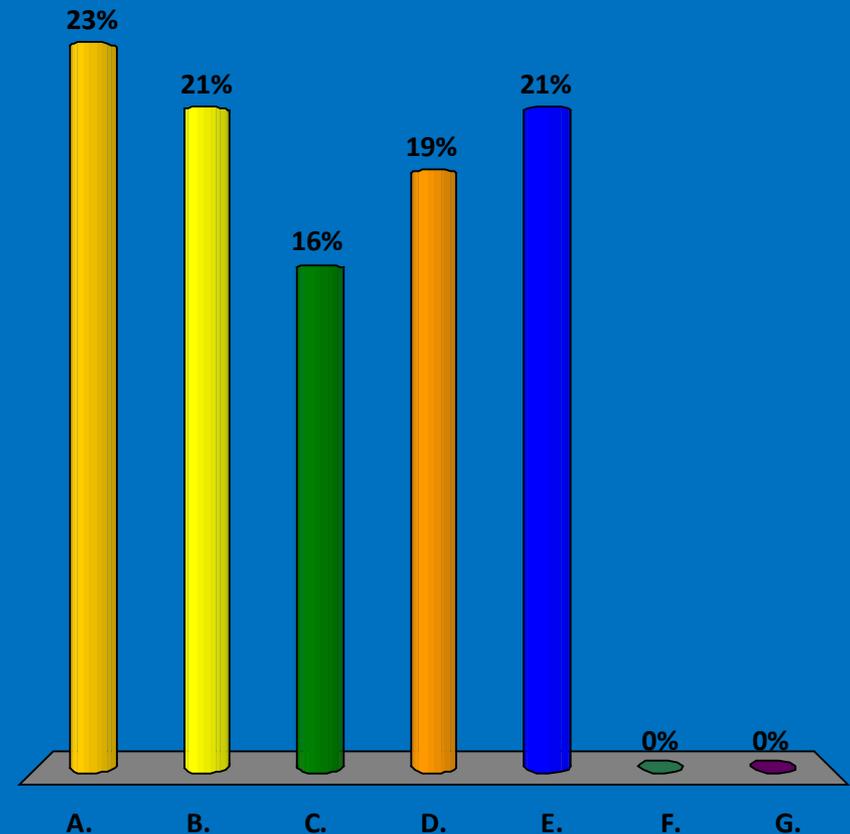


In which areas do you think that **multi-family residential** uses should be allowed?
[click all that apply]



CAPE COD
COMMISSION

- A. Route 137 (Area 1)
- B. West Chatham (Area 2)
- C. The Cornfield (Area 3)
- D. Crowell Road (Area 4)
- E. None of the above
- F. Other
- G. Not sure

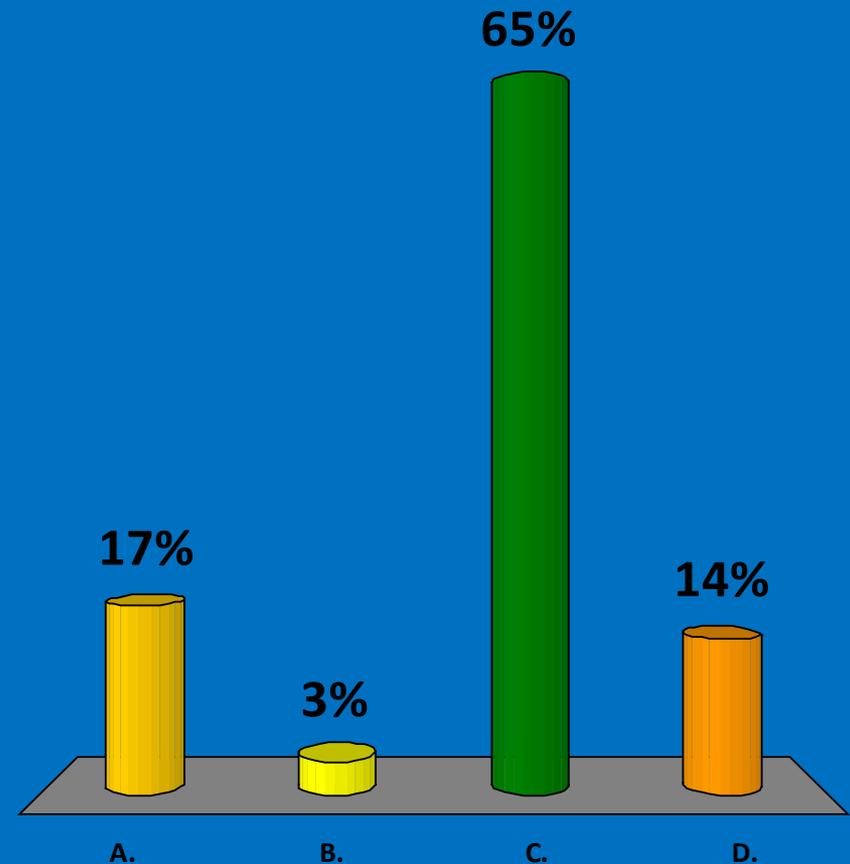


The Flex District allows residential uses at 8 bedrooms/acre, and congregate care facilities at 12 units/acre. Is the density allowed in this district...? **[pick one]**



CAPE COD
COMMISSION

- A. Appropriate
- B. Too low
- C. Too high
- D. Not sure





**Comments, input and
questions on specific
areas**



**Other
comments, input and
questions**



- **Timeline**
 - Draft report to Planning Board and BoS – October 15th
 - Open **COMMENT** period – October 15th to November 15th
 - Final report to BoS – December 17th
- **Website:**
 - [www.chatham-ma.gov/Rte 28corridorproject](http://www.chatham-ma.gov/Rte28corridorproject)