



Basic Concept

Create a pedestrian-friendly,
interconnected development
pattern in the East Harwich
Commercial District.

Guiding Principles for East Harwich

1. **Keep it Green**

- Open and green spaces define Cape Cod and should be included in any definition of East Harwich.

2. **Relate to the Pedestrian**

- **The village neighborhood should not only allow but encourage walking.**

3. **First Reuse and Redevelop**

- Expansion of commercial uses is not desired without benefits and offsets to the neighborhood and to the town.

4. **Compact Development**

- Pull development into the village center instead of allowing it to sprawl into adjacent open space.

EAST HARWICH VISION STATEMENTS

Board of Selectmen East Harwich Subcommittee

1. **Current zoning and the development that it leads to should be changed.**
2. **Appropriate commercial development is a priority and should take place in a pedestrian-friendly and interconnected pattern.**
3. **A strong residential component should be included.**
4. **The town should provide active direction in pursuit of its vision.**
5. **Growth levels should be reasonable, and growth patterns should be managed.**



Tonight's Presentation

- Commercial/Village Examples
- Components of the Plan



Commercial/Village Areas New and Old

Existing Development – What Should Change



Existing Development – What May Be Improved



Harwich and Chatham



Hyannis



Mashpee



Off-Cape





Components of the Plan

- Commercial Uses
- Residential Mix
- Village Form
- Where Will Development Occur
- How Much Development
- Manage Impacts



Commercial Uses

Ability to Encourage Desired Uses

- Many uses are possible – retail, office, restaurant, personal service, educational, etc.
- Zoning may allow a use, but an applicant must propose and build it
- Zoning and other techniques may provide incentives for desired development

Current Limitations

- Water quality protection – health regulations
- Site coverage – zoning overlay districts
- Slow commercial market

Ability to Restrict Unwanted Uses

- Exclude use from table of permitted uses – e.g. gas station
- Exclude category of use – e.g. drive-up or drive-through facility
- Size limits per building and/or individual use

Proposed Use Table (partial)

Dwelling, multi-family	P
Mixed-use	P
Lodging – hotel or motel	S
Educational use	P
Nursing home or assisted living facility	S
Art gallery, artisan studio, cultural center	P
Indoor recreation	P
Medical clinic or medical office	P
Office – professional, business or consumer service	P
Retail sales	P
Eating and drinking establishment	P
Drive-up or drive through facility (regardless of type)	X
Gas station	X

P = Permitted, S = Special Permit, X = Not Permitted



Residential Mix

Residential Mix - Goals

- Provide built-in market for commercial goods and services
- Provide day-night vitality for mixed-use district
- Allow residents to walk to stores, restaurants, medical services, etc. - reduce vehicular traffic

Residential Markets

- Seniors – downsized living units; short walking distance to village amenities
- Workforce – affordability due to higher density; proximity to jobs
- Anyone – convenient location and vibrant village setting

Residential Options



Proposed Residential Mix

- Permit a variety of residential types/locations
 - 2nd and 3rd story above 1st floor commercial uses
 - In stand-alone residential buildings within a mixed-use district (but not interrupting commercial flow of “Main Street”)
- Require 10% of all residential units to be long-term affordable
- Allow number of residential units to be controlled by site coverage limitations



Village Form

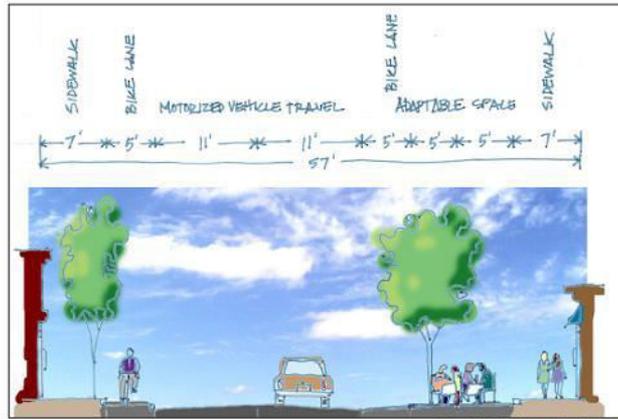
Village Form

- Buildings located at sidewalk line along interconnected streets
- Include on-street parking and parking lots behind buildings
- Include usable public open space – pocket parks, greenways, etc.

More Elements of Village Form

- Street character – landscaping, lighting and signage
- Blocks and lots – facilitate pedestrian travel along streets and through/around buildings
- Building design – size, detail and materials

Location of Buildings and Parking

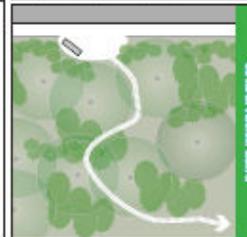
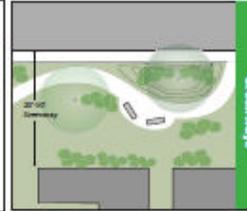


Road Section: Adaptable Space A



Usable Public Space

General Definition	Dimensions	Access	Landscaping Requirement	Uses
GREENWAYS: Areas that act primarily as corridors for pedestrians and bicyclists to enable linkages to open space areas between developments.	20 ft. min. width/50 ft. max. width	Street facing frontage access @ intervals of 1 per 100 feet	3" caliper trees at intervals of 40 ft. on center; 20% LID landscaping requirement	Recreational Corridor
CONSERVATION LAND: Areas that provide important ecological functions designated as conservation land. Passive recreational activity is allowable in street fronting setback areas only, and may include paths, landscaping, interpretive signage, pedestrian amenities, and trailheads.	N/A	Limited to unimproved trailheads	Native only in groupings according to plant community	Limited to unimproved trails
POCKET PARK/PLAZA: Public open spaces, with public access defined spatially by building frontages or village street frontage. Pocket parks incorporate landscaping, with turf; Plazas consist primarily of hardscape.	May occupy up to 15% of road frontage of single property or block segment; Min. 3,000 SF; Max. 5,000 SF	Street facing frontage access @ intervals of 1 per 75 feet	3" caliper trees at spacing of 40 ft. on center; 20% LID landscaping requirement	Public civic space, passive recreation
GREEN: Centrally located public open space consisting of paths, landscaping and trees. Building frontages and streets spatially define a green.	Min. 5,000 SF; Max. 150, 000 SF	Street facing frontage access @ intervals of 1 per 75 feet	3" caliper trees at spacing of 40 ft. on center; 20% LID landscaping requirement	Public civic space, active recreation



GREENS | Photo Credit: John Phelan



Design Standards (sample)



LANDSCAPING AND PLANTING STRIPS | Photo Credit: Cymbria.org



SIGNAGE



BUILDING ORIENTATION



FENESTRATION & FACADE VARIATION



BUILDING FORM



Where Will Development Occur?

Adjusted CH-2 District



East Harwich Zoning Boundaries

Legend

-  Proposed Zoning
-  Existing CH2 District

Cecil Group Design Concepts



Figure 5. Side Roads concept



Figure 6. Main Street concept plan

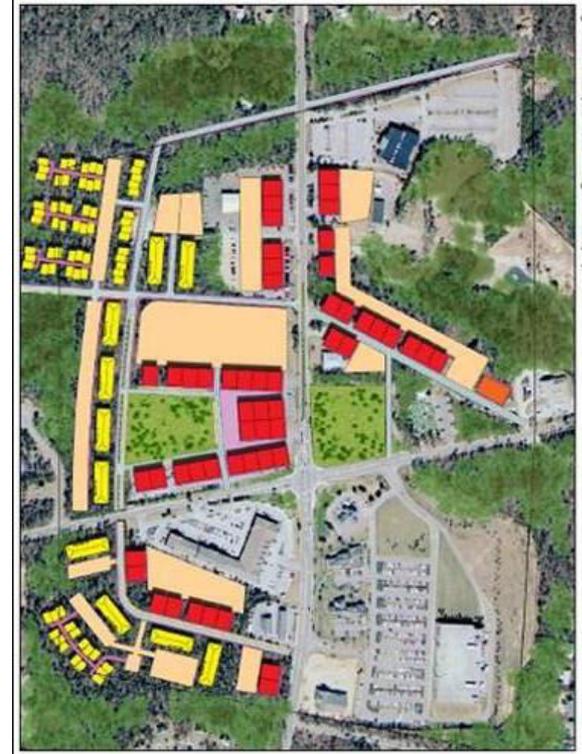
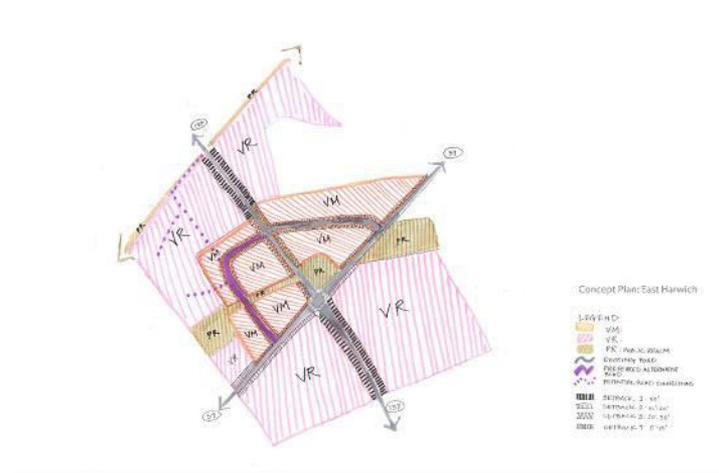
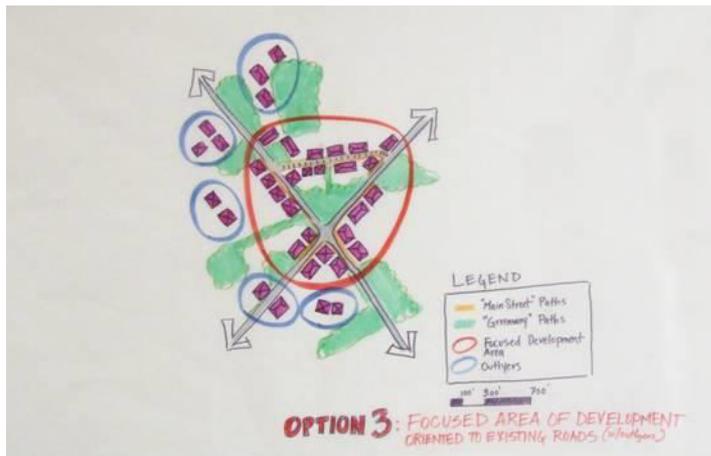
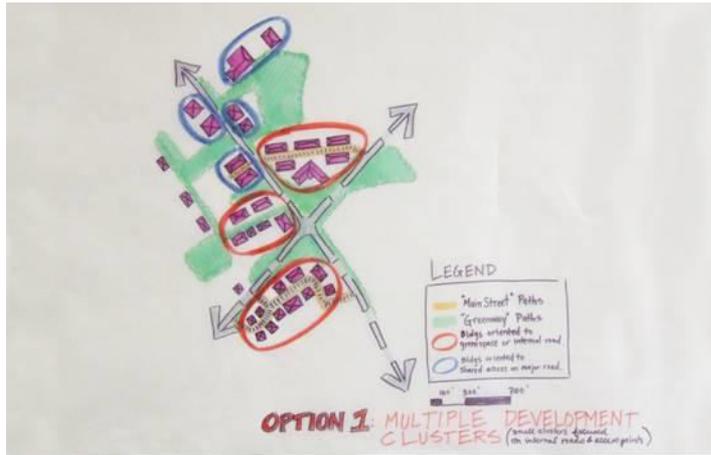


Figure 7. Campus Quadrangle concept plan

2007

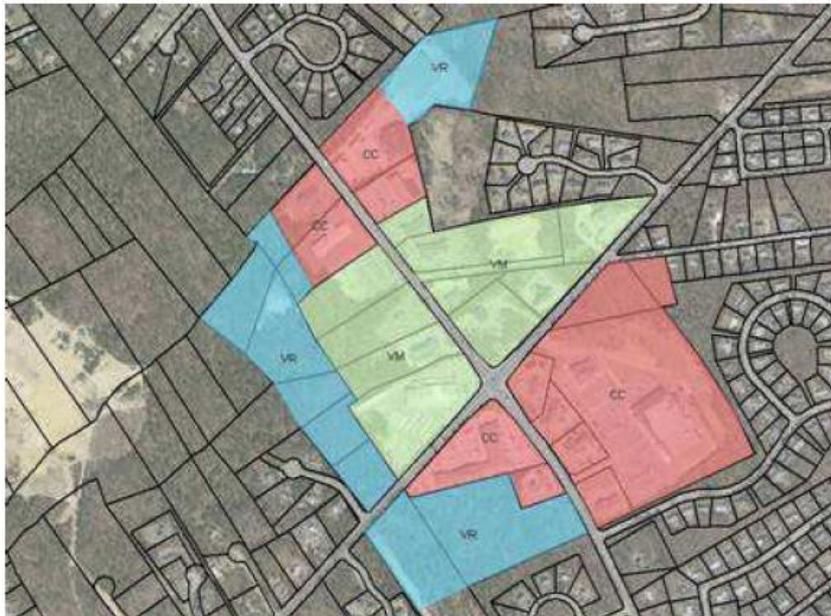
Cape Cod Comm. Concepts



2011

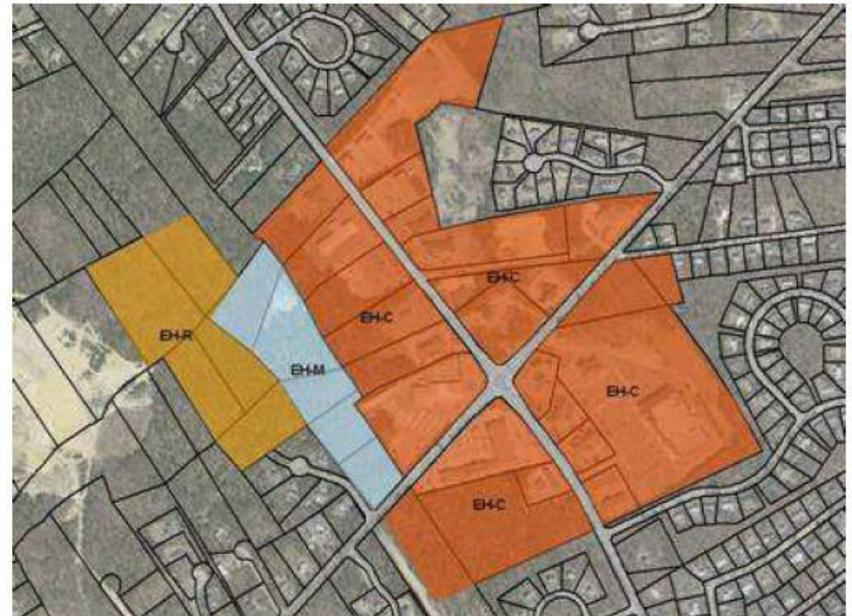
EHVC Handbook

VM, CC and VR Districts



2012 Public Hearing

EHC, EHM and EHR Districts



2011-12

EH Subcommittee Proposal



2014



How Much Development?

How Much Development

- Buildout and Long-term Growth Projections
- Site Coverage and Building Coverage
- Maximum Size of Buildings and Uses

Growth Projections

- Buildout – theoretical maximum under current or proposed zoning
- Growth projections based on historic trends and future expectations
- “Short-term” projections used in connection with phasing
- “Long-term” projections used for wastewater planning

Base Site Coverage

- Site coverage is the aggregate portion of a parcel covered by buildings, parking, driveways, walkways, etc.
- Current zoning overlay site coverage:
 - Drinking Water Protection (WR) - 40%
 - Six Ponds – 15% to 30%
- Proposed Base Level: Site coverage of 40% throughout CH-2 District with provision of advanced wastewater and storm-water treatment

Site Coverage Incentives

- Level 1: Increase to 55% with pedestrian-friendly design
- Level 2: Increase to 75% with design based on village form
- Incentives allowed only in shaded area (approx. 66 acres); Stop & Shop quadrant, Charter School and U.S. Post Office not included

Why Allow Higher Site Coverage

- Provide high enough site coverage to facilitate cohesive development and pedestrian connectivity
- Provide high enough density to facilitate affordable housing
- Proposed site coverage is consistent with other commercial/industrial districts in Harwich - CH-2 70%, CV 80%, IL 70%

Site and Building Coverage

- Any incentive for higher site coverage must be accompanied by usable public space
- Maximum building coverage is not needed
 - Site coverage is an effective control of total permitted development; if building area increases then parking area must decrease
 - Reduced parking is a goal of mixed use development and village design

Maximum Building/Use Size

- Maximum size of individual use:
 - Footprint not to exceed 7,000 sq. ft.
 - Total area not to exceed 10,000 sq. ft.
- Maximum size of building – square footage not limited but exterior appearance controlled by design standards



Manage Impacts

Manage Impacts

- Control Rate of Growth
 - Allow time to monitor and respond to impacts
- Specific Impacts
 - Traffic
 - Water Quality
 - Conservation/Open space
 - Other

Rate of Growth - GlZ

- Use Growth Incentive Zone (GlZ) tool as a supplement to zoning
- Must meet minimum Cape Cod Commission standards
- Initial proposal – 200,000 sq. ft. commercial and 200,000 sq. ft. residential (160 dwelling units)
- More details at 3rd workshop

Traffic Impacts

- East Harwich traffic study done in 2009
- Cape Cod Commission is now updating traffic study based on 10-year development assumptions provided by the Town
- More details at 3rd workshop

Water Quality Impacts

- Testimony by Cape Cod Commission staff at 2011 Planning Board meeting regarding groundwater flow
- Extensive water quality analysis as part of Harwich Comprehensive Wastewater Management Plan
- Wastewater treatment regulations – Health Board supplemented by Zoning

Conservation/Open Space Impacts

- Provide open space within CH-2 in connection with “village form” standards
- Provide open space throughout East Harwich as part of town-wide open space strategy
- More details at 3rd workshop