

East Harwich Planning 2006 to 2014

- Many of the same themes have run through East Harwich planning documents since 2006. Examples of guiding principles, growth concepts, design guidelines, buildout estimates, zoning district boundaries and lot coverages are shown in this slideshow.

Reports/Documents

- Guiding Principles for East Harwich, 2006
- East Harwich Village Initiative Report, 2007
- Zoning Framework - EH Village Center, 2009
- East Harwich Village Center Handbook, 2011
- Proposed East Harwich Zoning Bylaw, 2012
- Vision Statements, Board of Selectmen, 2013
- East Harwich Commercial Zone Concept, 2014

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.

Guiding Principles (continued)

5. **Provide Offsets and Match the Carrying Capacity**
 - Do not overburden existing infrastructure and the environment, particularly groundwater and wastewater.
6. **Improve the Access**
 - To use the land most efficiently and with the least impact, carefully design new access ways that serve the kind of development desired.
7. **Retain Cape Cod Character**
 - Adopt design guidelines that define a local tradition.
8. **Make it Green**
 - Sustainable designs help both the district and the community as a whole.



Development of Land Use and Infrastructure Alternatives EAST HARWICH VILLAGE INITIATIVE REPORT



Prepared for:
The Town of Harwich

Prepared by:
The Cecil Group
Horsley Witten Group
FXM Associates

2007

Figure 5: Side Roads concept



EAST HARWICH VILLAGE INITIATIVE

11

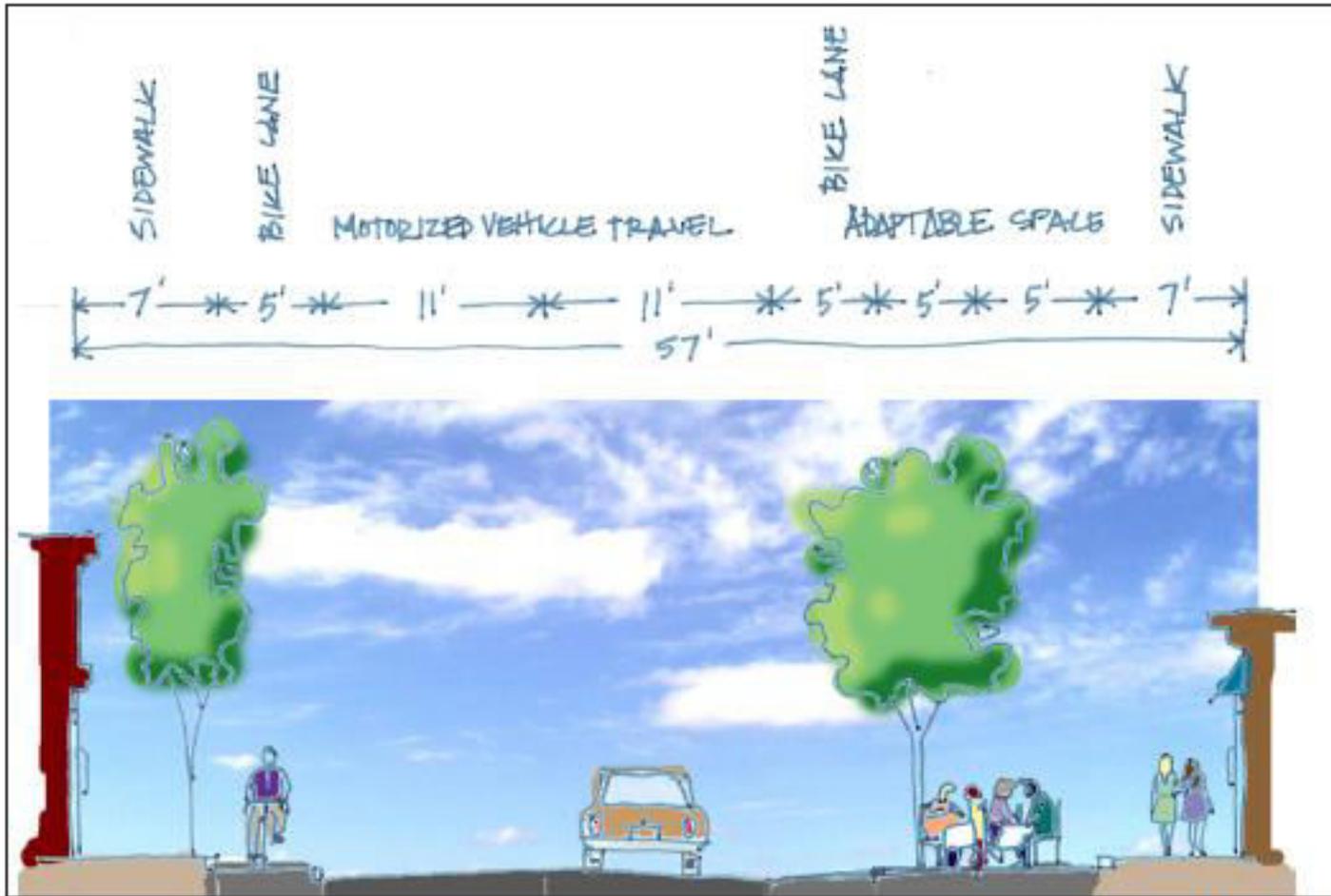
2007

Residential



- Provide low income component
 - Walking access to commercial areas
 - Variety in styles, density, and proximity to street edge
-

2007



Road Section: Adaptable Space A

2007

Treatment of Arterial Roads



2007

A Community Vision: Infrastructure

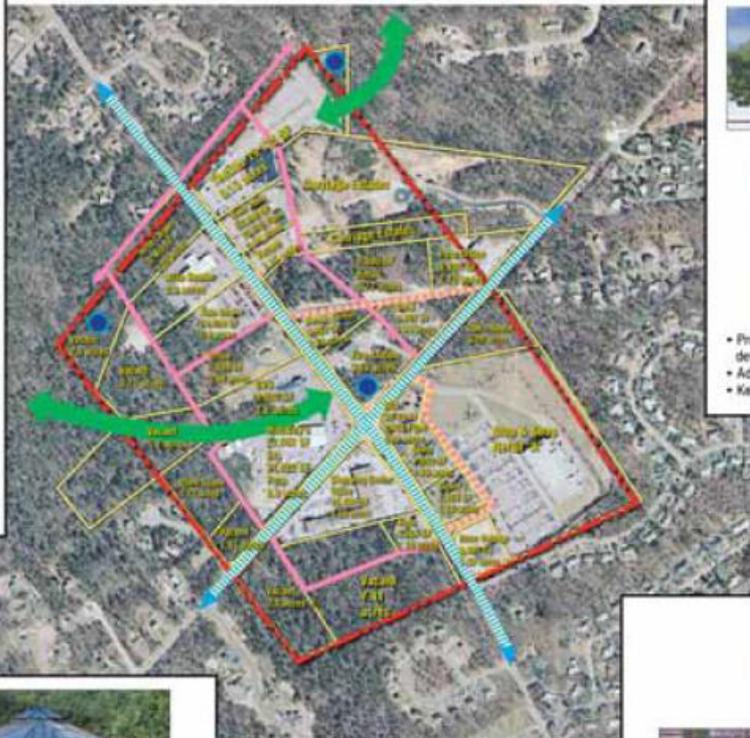


Shared Use Path Dimensions



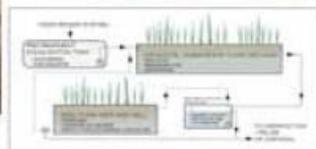
- Provide continuous pedestrian access (residential/commercial)
- Provide bike lanes (connected to other ways)
- Address accessibility for all ages

Paths



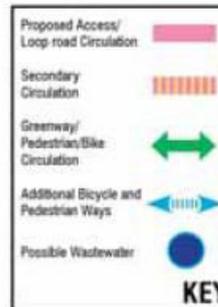
- Provide access/loop road to open development opportunities
- Add trees where possible
- Keep traffic slow for safety

Roads



- Provide package treatment plant
- Clean storm water before recharge (keep the bay healthy)

Water/Wastewater



- Cluster buildings to reduce impermeable surfaces
- Contain and treat storm water on site
- Seek alternative energy sources
- Share parking where possible

Sustainability (Low Impact Development)

Horsley Witten Group

Sustainable Environmental Solutions

90 Route 6A • Sandwich, MA • 02563
Phone - 508-833-8600 • Fax - 508-833-3150 • www.horsleywitten.com



A Zoning Framework for East Harwich Village Center

Harwich, Massachusetts

November 24, 2009

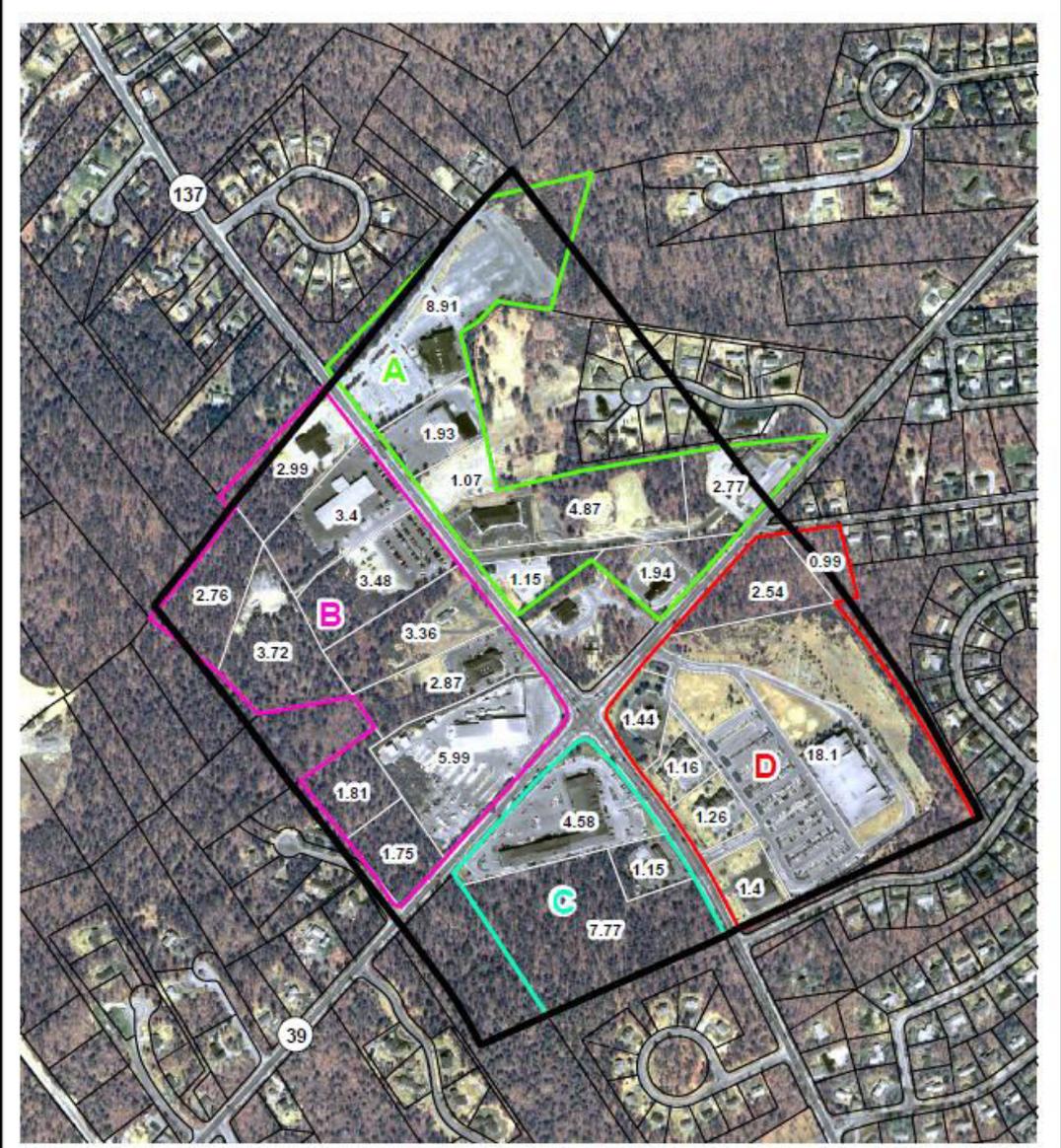


Submitted to:
Town of Harwich
732 Main Street
Harwich Center, MA 02645

Submitted by:
Horsley Witten Group, Inc.

2009

2009



Legend

Existing CH-2 District Boundary

Acreage by Section:

A - 22.64	✓	C - 13.5	✓
B - 32.13	✓	D - 26.89	✓

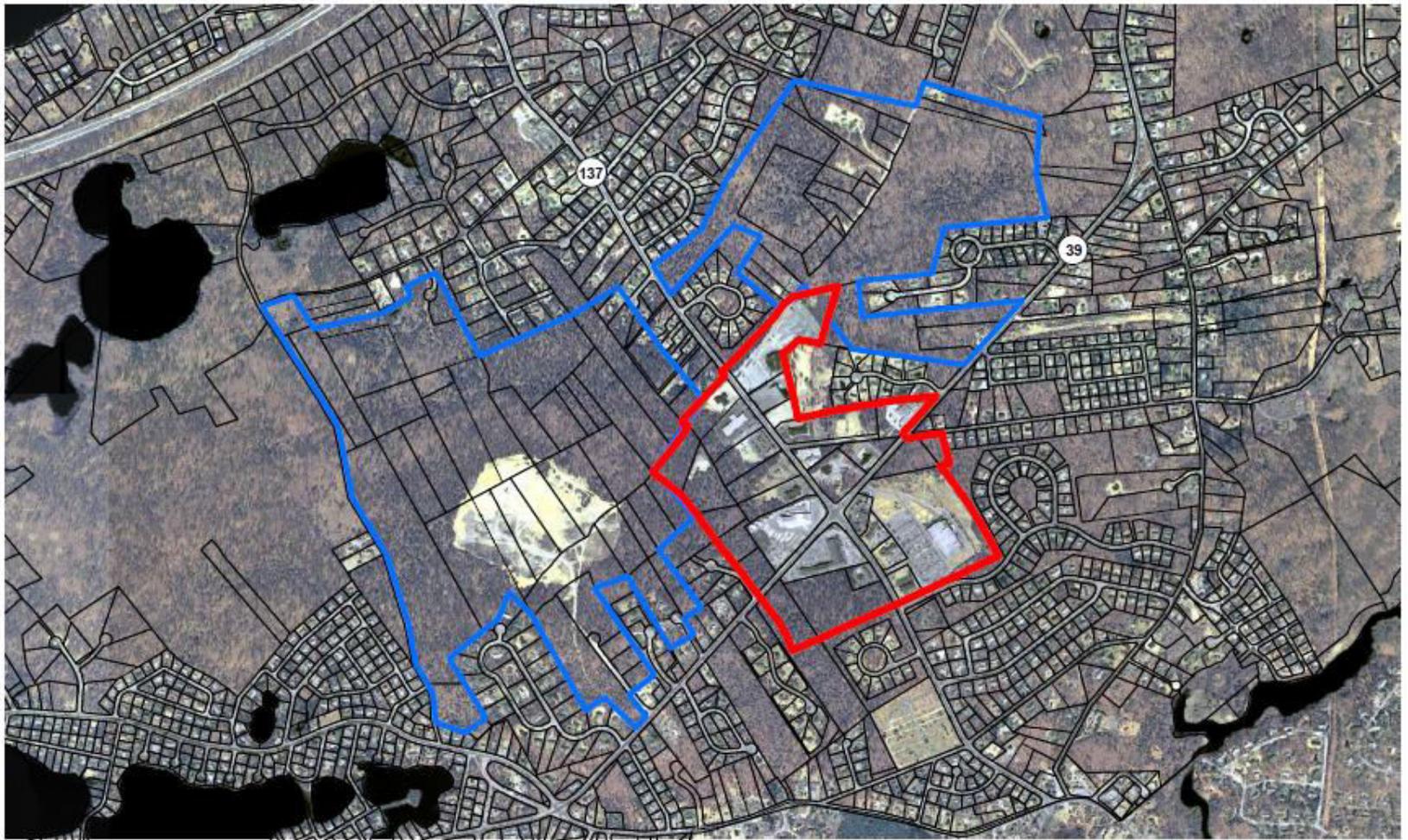

 500 Feet

Horsley Witten Group
 phone: 506-833-0800
 www.horsleywitten.com

East Harwich
 Village Center
 Buildout Quadrants

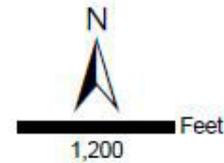
10/23/08 ec
 2/17/09 East Harwich Village Center/GIS

Figure 2



Legend

-  Potential East Harwich Special Residential Overlay District
-  Potential East Harwich Village Center Overlay District



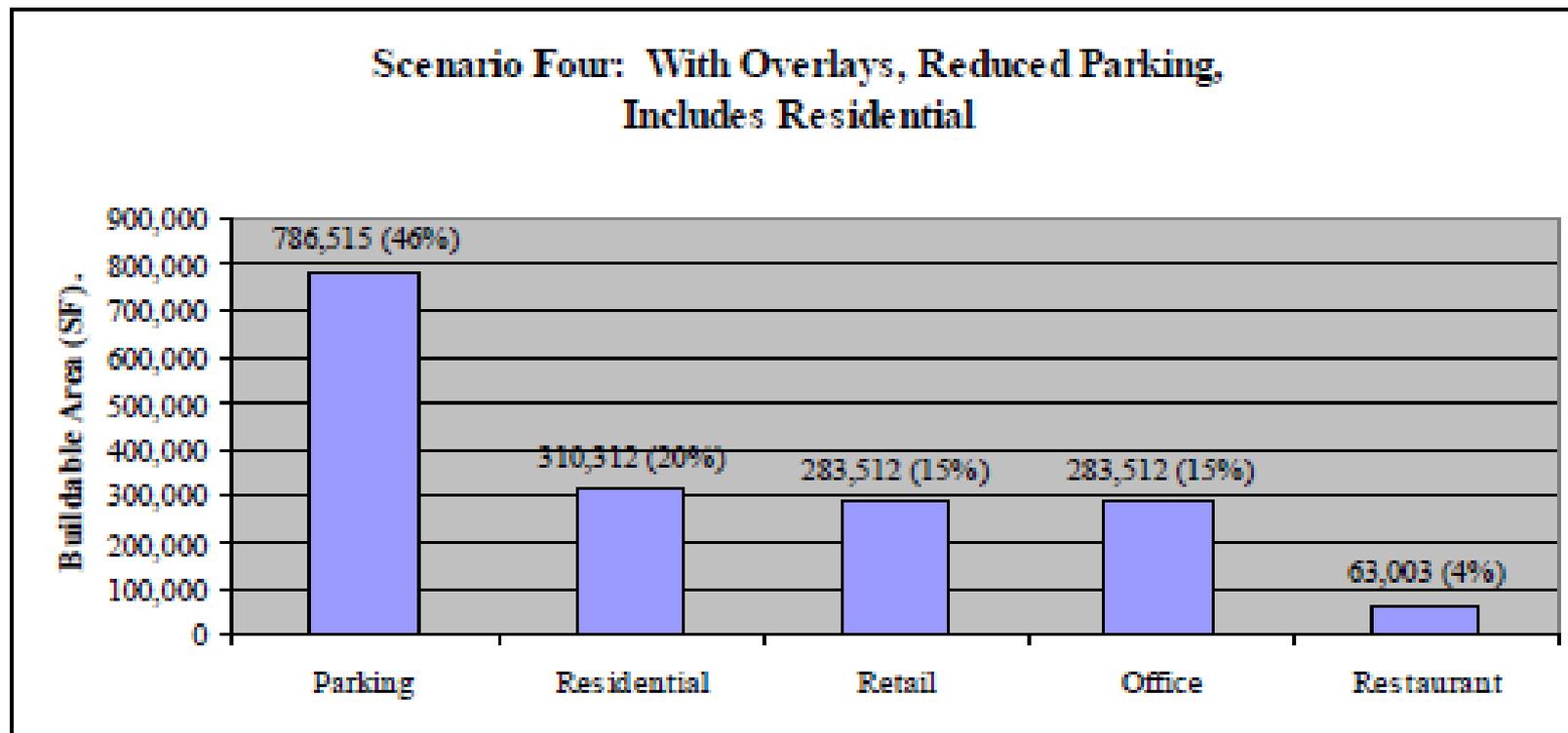
Horsley Witten Group
 phone: 508-833-8300
 www.horsleywitten.com

Potential East Harwich
 Special Residential
 Overlay District

J:\17099 East Harwich Village Center
 GIS

Figure 10

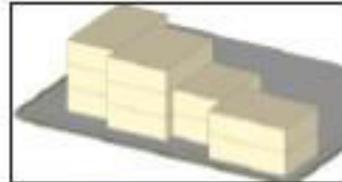
Figure 6. Results of Buildout Scenario Four



2009

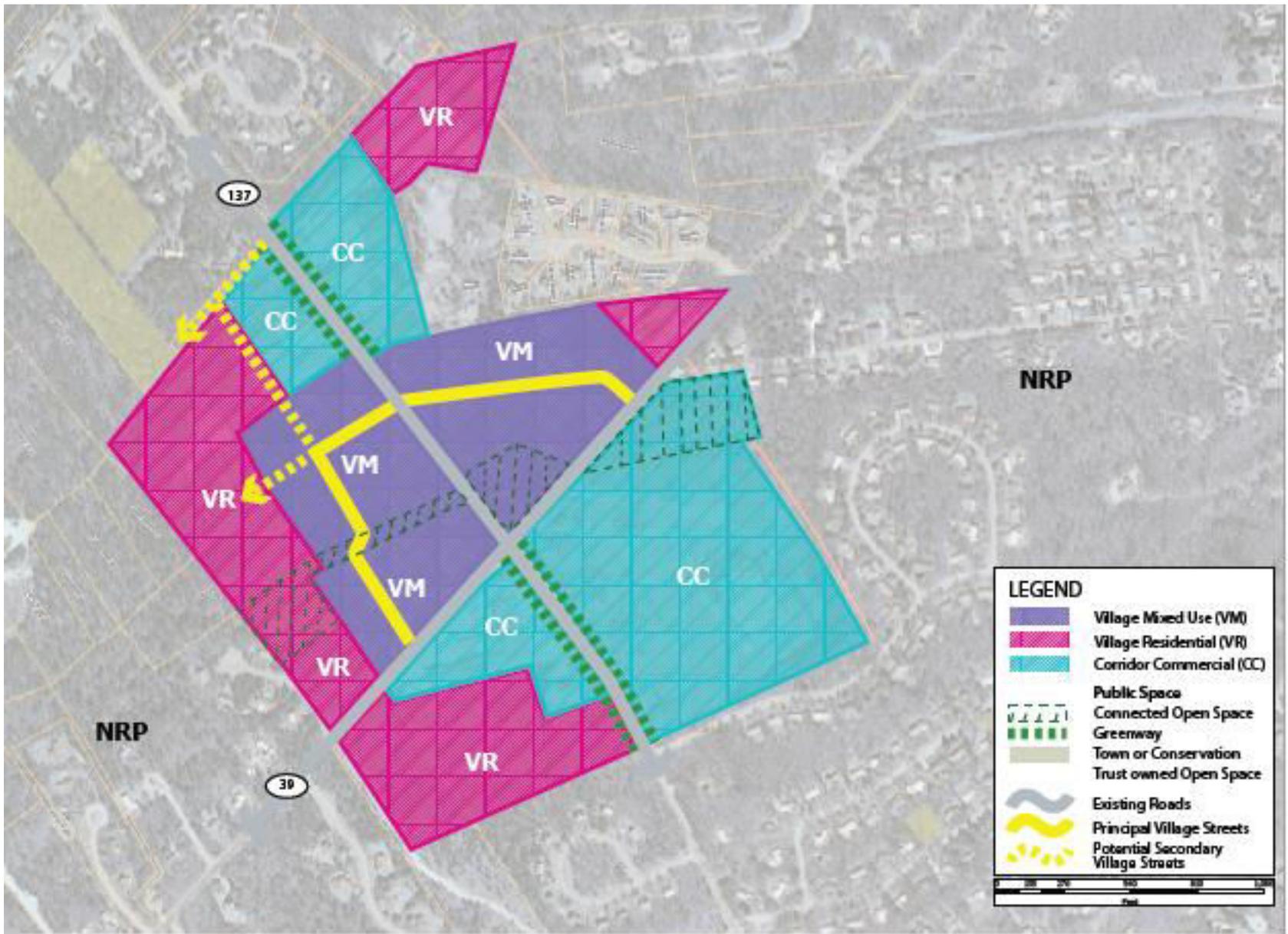
EHVC HANDBOOK:

Concept Plan, Regulations and Design Guidelines

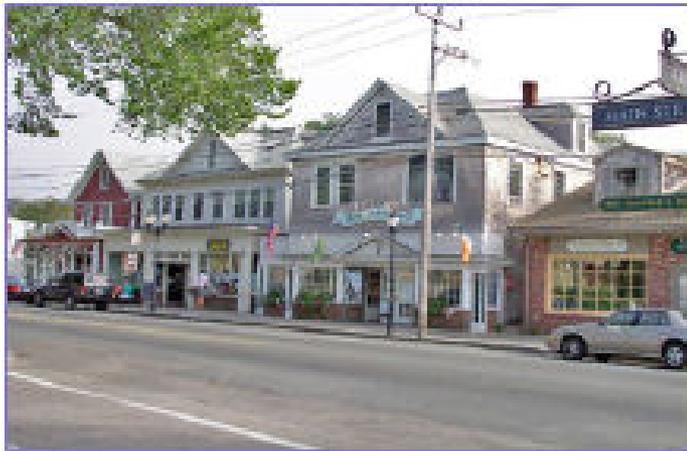


PREPARED FOR THE TOWN OF HARWICH &
THE EAST HARWICH COLLABORATIVE

2011



2011



Village Mixed Use (VM)

The purpose of this district is to create a compact, mixed residential and commercial use main street neighborhood with a pedestrian focus and on-street parking. Buildings will be oriented toward the street to give priority to providing an interesting pedestrian experience. Pedestrian connections between properties and public green space are important features of the VM district. The district is intended to be similar to traditional villages in the region in scale and character. The VM district may accept residential development potential transferred from the more sensitive Natural Resource Protection District (see Section 325-125K on Transfer of Development Rights).



Village Residential (VR)

The purpose of this district is to encourage residential development that provides a transition from the mixed-use VM district to the more rural residential neighborhoods outside the village core. The VR district is within easy walking distance of the main street and adjacent commercial areas. Residential dwelling units in these neighborhoods may be in multi-family structures or within attached single family dwellings such as townhouses. Some neighborhood scale live-work or small commercial uses may also locate in mixed use buildings. The VR district may accept residential development potential transferred from the more sensitive Natural Resource Protection District (see Section 325-125K on Transfer of Development Rights).

1C. PUBLIC SPACE



The EHVC Public Space system encompasses all open space areas and includes greenways, conservation lands, pocket parks and plazas, and greens. More broadly, the Public Space includes pedestrian and bicycle travel ways along streets and all outdoor spaces open to the public. The purpose of the Public Space is to encourage the integration of open spaces with non-motorized travel ways within the built environment of the EHVC. All new development or redevelopment projects are encouraged to arrange their site plans to facilitate pedestrian and bicycle travel along areas of public open space, particularly those designated in the concept plan for East Harwich Village Center.

2011

Building Massing

Height (stories)	1.5 story min.; 2 story max.
Height (max. feet)	30 feet
Height if 8 dwelling units/acre or more (max. stories)	3 stories
Height if 8 dwelling units/acre or more (max. feet)	42 feet
Accessory buildings	2 stories

Lot Coverage

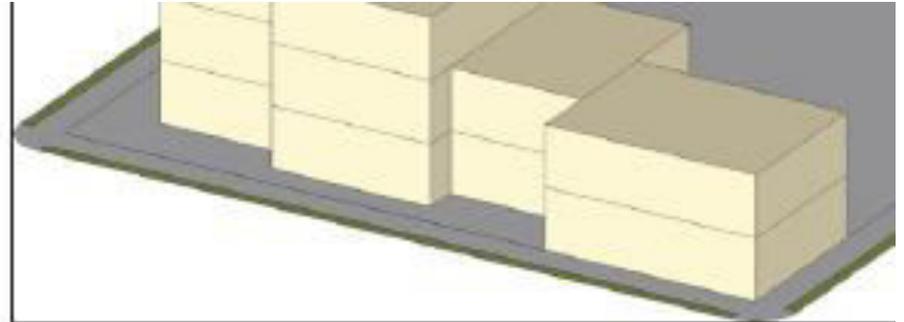
Base lot coverage	per CH2 zoning 1/1/11 ³
Lot coverage with bonus	70% ⁴

³ Former CH2 lot coverage described in Section 325-121B

⁴ Base lot coverage may be increased up to the lot coverage with bonus in accordance with Section 325-121B3

Street Enclosure/Transparency

Building frontage on Principal Village Street	70% min. at setback
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2011

SECTION 3:

DESIGN GUIDANCE



LANDSCAPING AND PLANTING STRIPS | Photo Credit: Cyburbia.org



BUILDING ORIENTATION



BUILDING FORM

2011

3C: GUIDELINES FOR DESIGN OF PUBLIC SPACES



GREENWAYS | Photo Credit: Kameido Greenway Park



PLAZAS | Photo Credit: Streetswiki.com



POCKET PARK



GREENS | Photo Credit: John Phelan

**Proposed Zoning By-law
East Harwich Districts
Town of Harwich, MA
December 10, 2012**

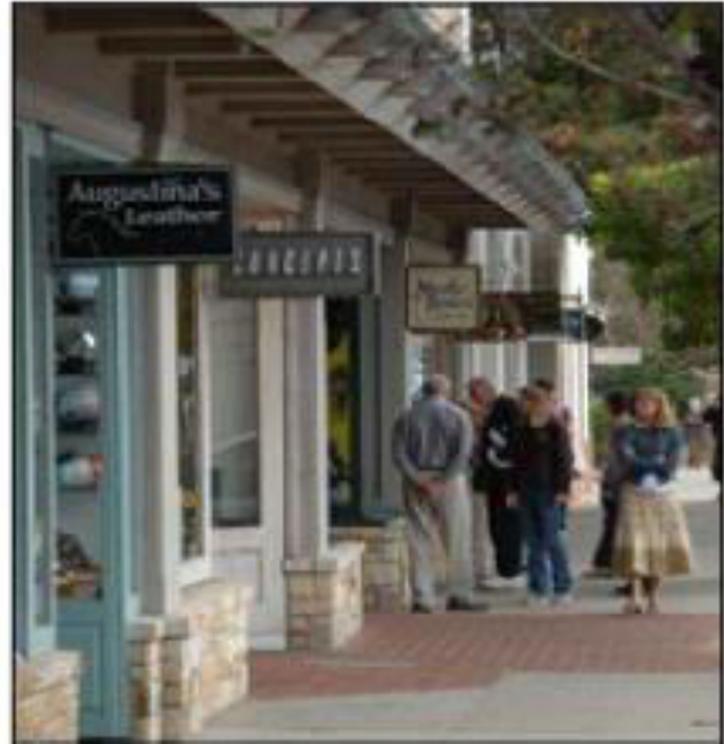
5. Façade variation

Blank building walls longer than 30 feet without an opening that are adjacent to streets, residential neighborhoods, and to open spaces are discouraged. Long façade lengths shall be broken up by varying the wall plane and by articulating the base, middle, and top of the façade or different segments of the building façade with architectural trim and changes in the surface materials. For large buildings where multiple window and door openings are impractical, liner buildings that have articulated



14. Signage

Building signs shall be either flush or perpendicular to the building wall, and placed within a sign band just above the first floor windows or above the doorway. Flat wall signs shall have horizontal proportions and shall not protrude above the sill line of the second floor. Projecting signs shall be placed above the doorway.



E. Landscaping

1. Street trees. New development shall provide a minimum of one 3" caliper tree at 40-foot intervals on both sides of new village streets. Where necessary, spacing exceptions may be made to accommodate curb cuts, fire hydrants, and other infrastructure elements, but exceptions shall not deviate from the street standard any more than is necessary.

Tree wells in planting boxes shall be located within the 9' wide sidewalk area along village streets.



EAST HARWICH VISION STATEMENTS

Board of Selectmen
East Harwich Subcommittee
March 6, 2013

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.
6. The town's vision should include an element of "offset" zoning for outlying districts in the East Harwich area.
7. East Harwich zoning should be considered in the context of other principal villages in Harwich.
8. The East Harwich vision should be integrated with Harwich wastewater planning.

East Harwich Commercial Zone Concept

- A work in progress ...

2014