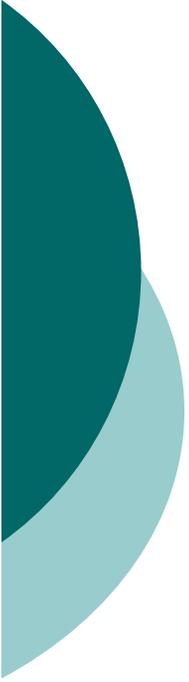


Open Space Planning

East Harwich Workshop #3

June 18, 2014

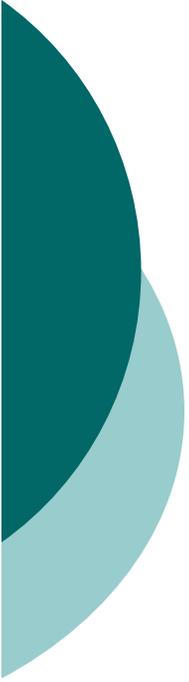


Tonight's Presentation

- Concept

- Open Space Principles
- Harwich Today – Developed/Undeveloped Land
- History of Public Acquisition vs. Clustering

- Proposal for Harwich Open Space Planning



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)

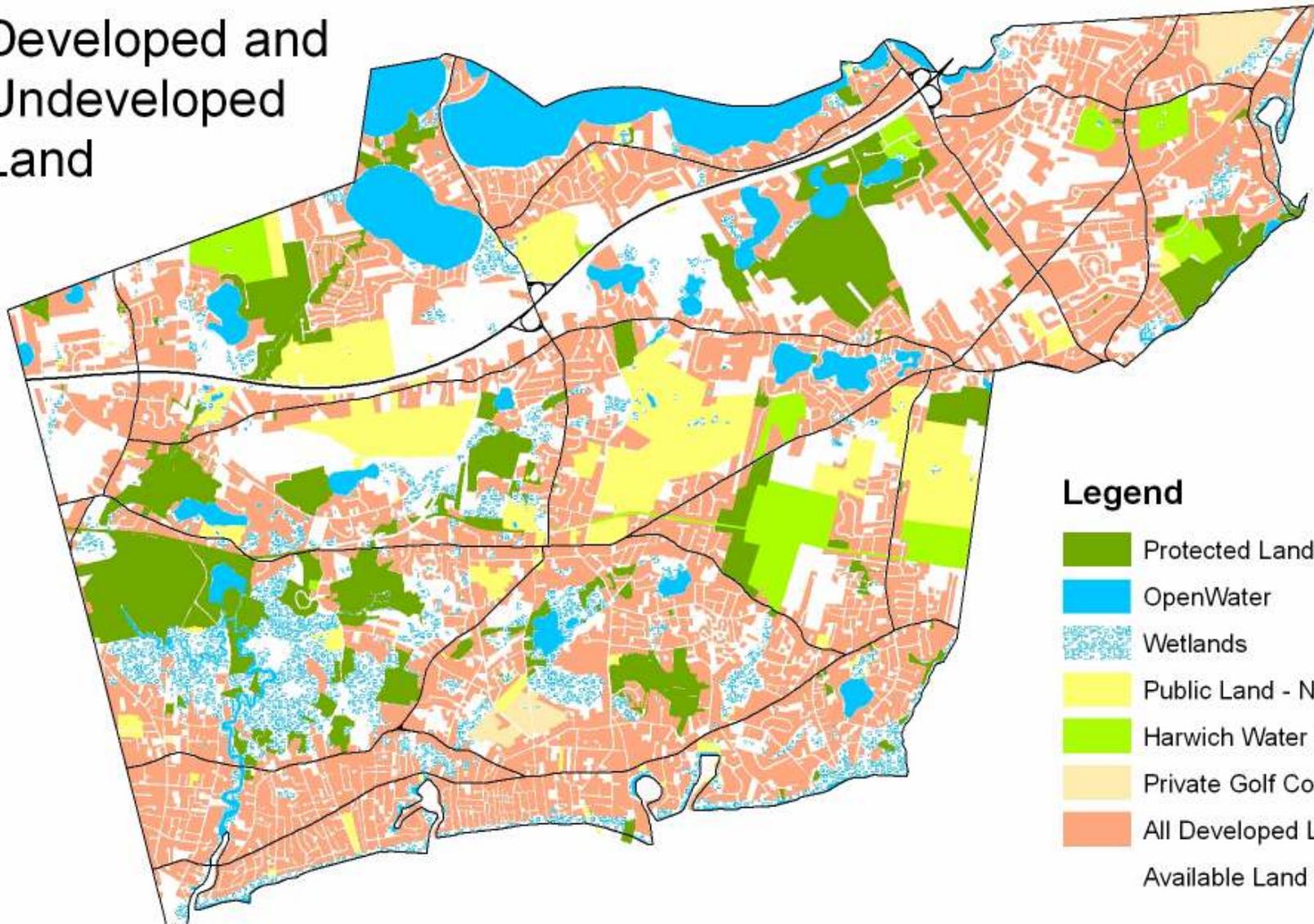
5. **Provide Offsets and Match the Carrying Capacity**
 - Do not overburden existing infrastructure and the environment, particularly groundwater and wastewater.
6. **Improve the Access**
 - To use the land most efficiently and with the least impact, carefully design new access ways that serve the kind 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.

EAST HARWICH VISION STATEMENTS

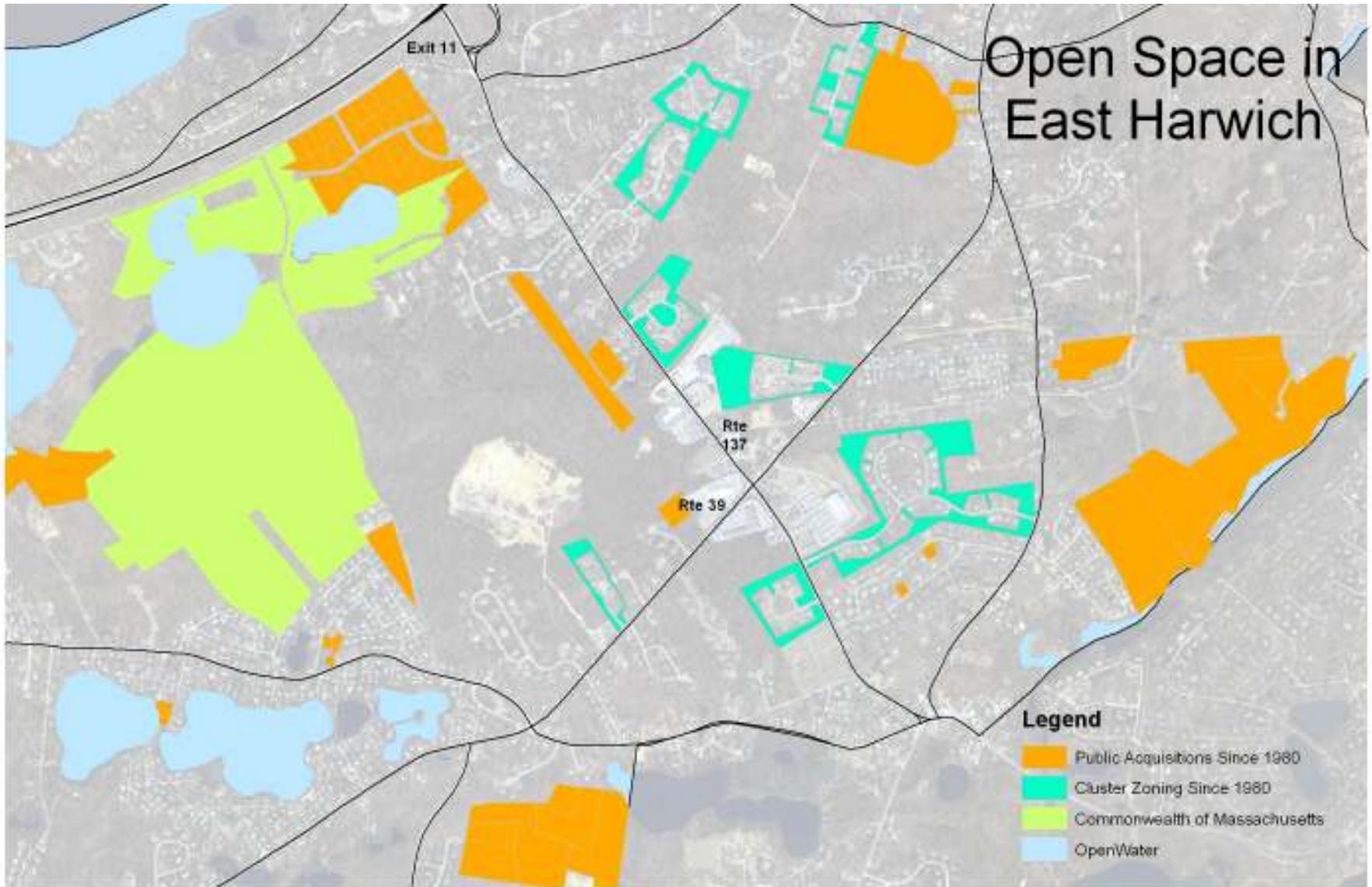
Board of Selectmen East Harwich Subcommittee

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.**
- ...
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.**

Developed and Undeveloped Land



Open Space in East Harwich





Harwich Open Space Planning

- Meet minimum Cape Cod Commission requirements for GIZ designation
- Pursue additional town-wide open space protection
- Pursue an open space plan for East Harwich



Growth Incentive Zones - Purpose

- To direct development and redevelopment into areas with existing development and adequate infrastructure and away from sensitive resource areas ... may enhance designated Economic Centers by encouraging a concentrated mix of residential and commercial uses within these locations.



Growth Incentive Zones - Offsets

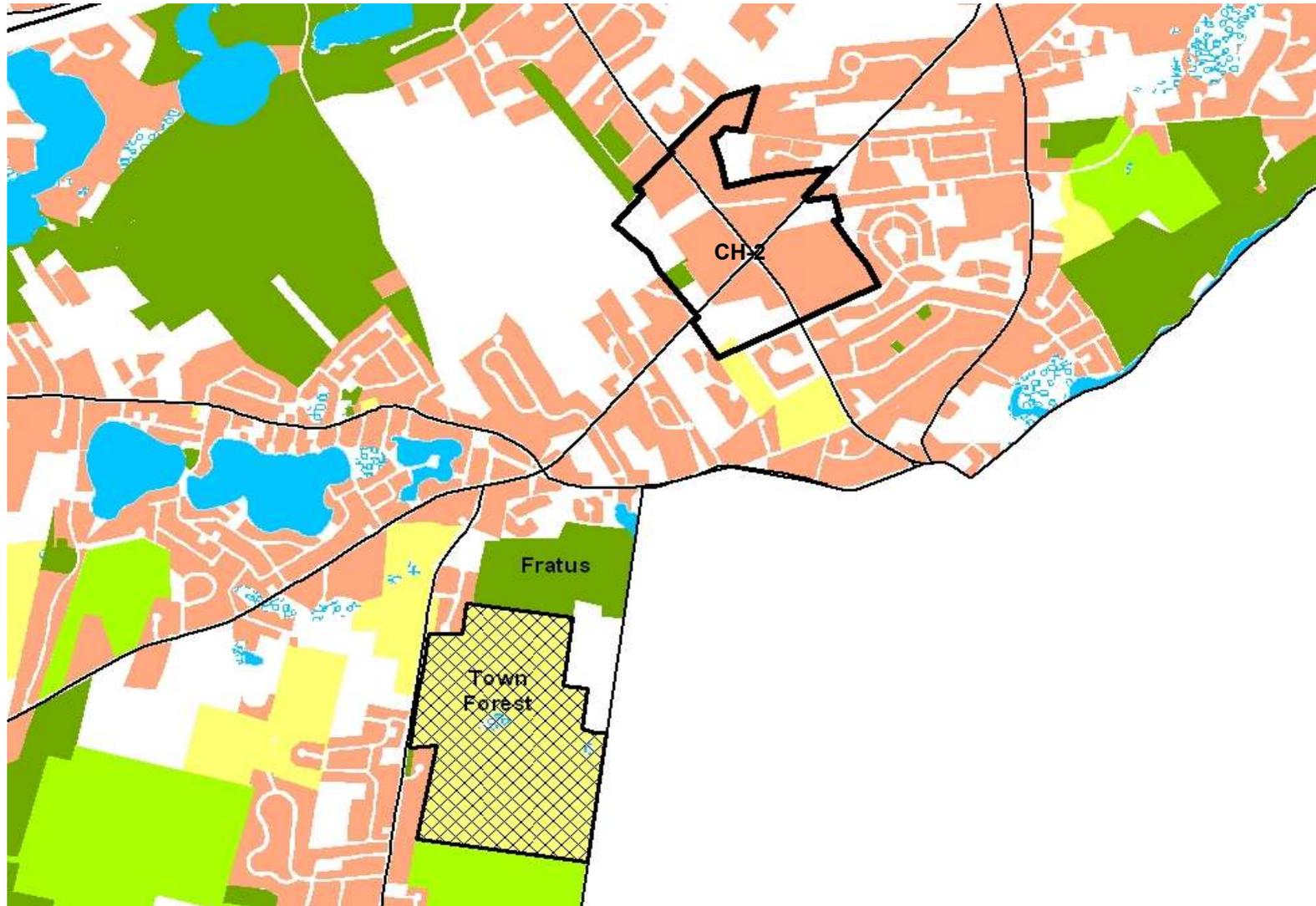
- In exchange for raised DRI thresholds and reduced regulatory review inside the GIZ, towns shall implement development reduction and growth management actions (“offsets”) outside the GIZ including land preservation, downzoning, and lower DRI thresholds.



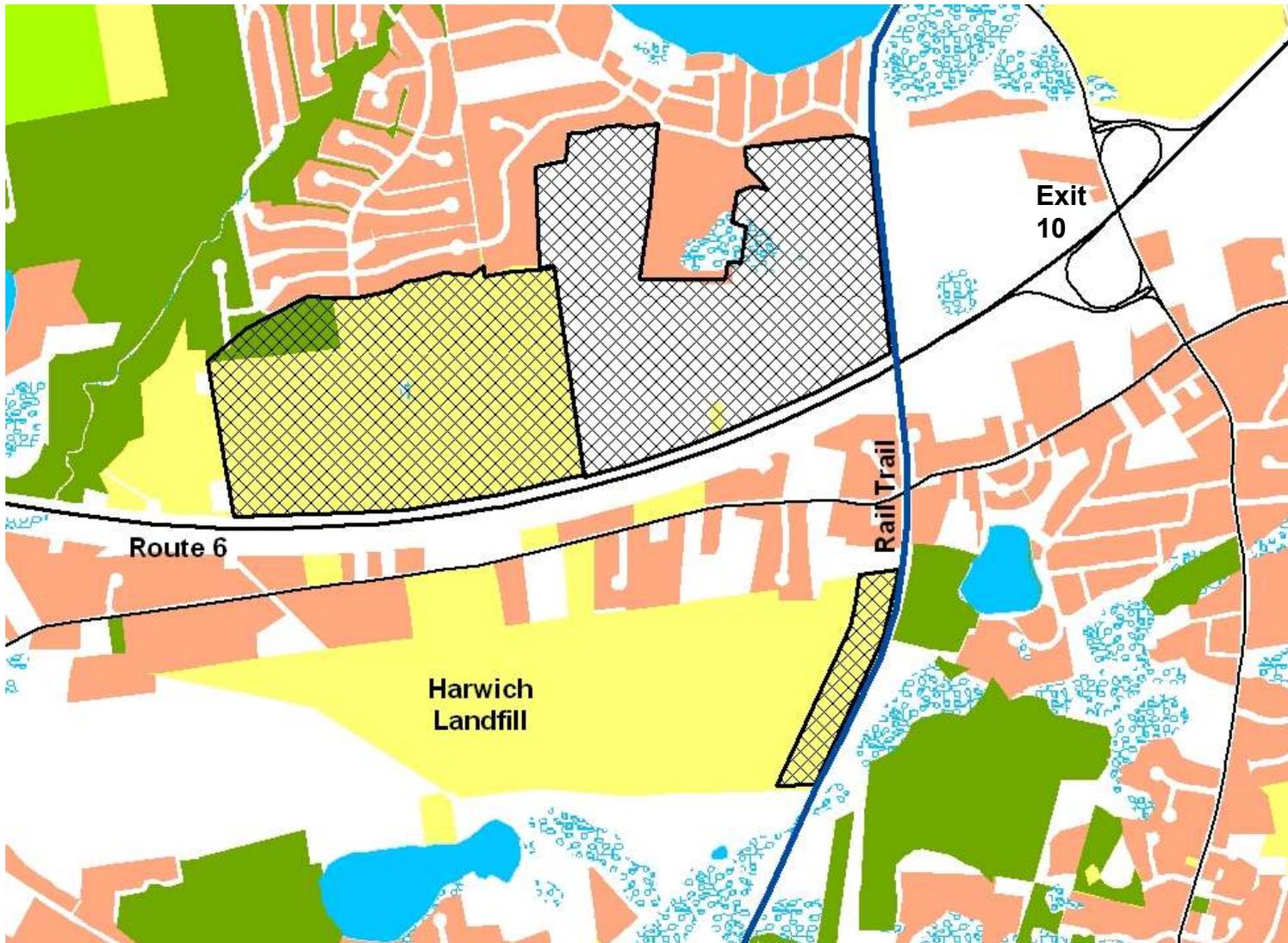
Town-wide Open Space Planning

- Place conservation restrictions on town-owned land
- Use approved CPC funds for title work on “owners unknown” parcels
- Real Estate and Open Space Committee to continue acquisitions

Possible Harwich Offsets – Area 1



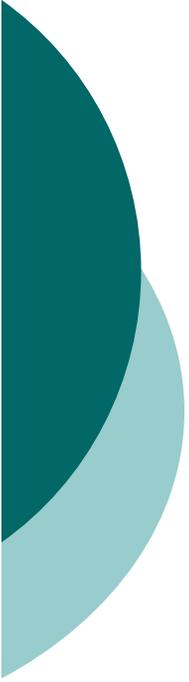
Possible Harwich Offsets – Area 2





Possible Harwich Offsets - Summary

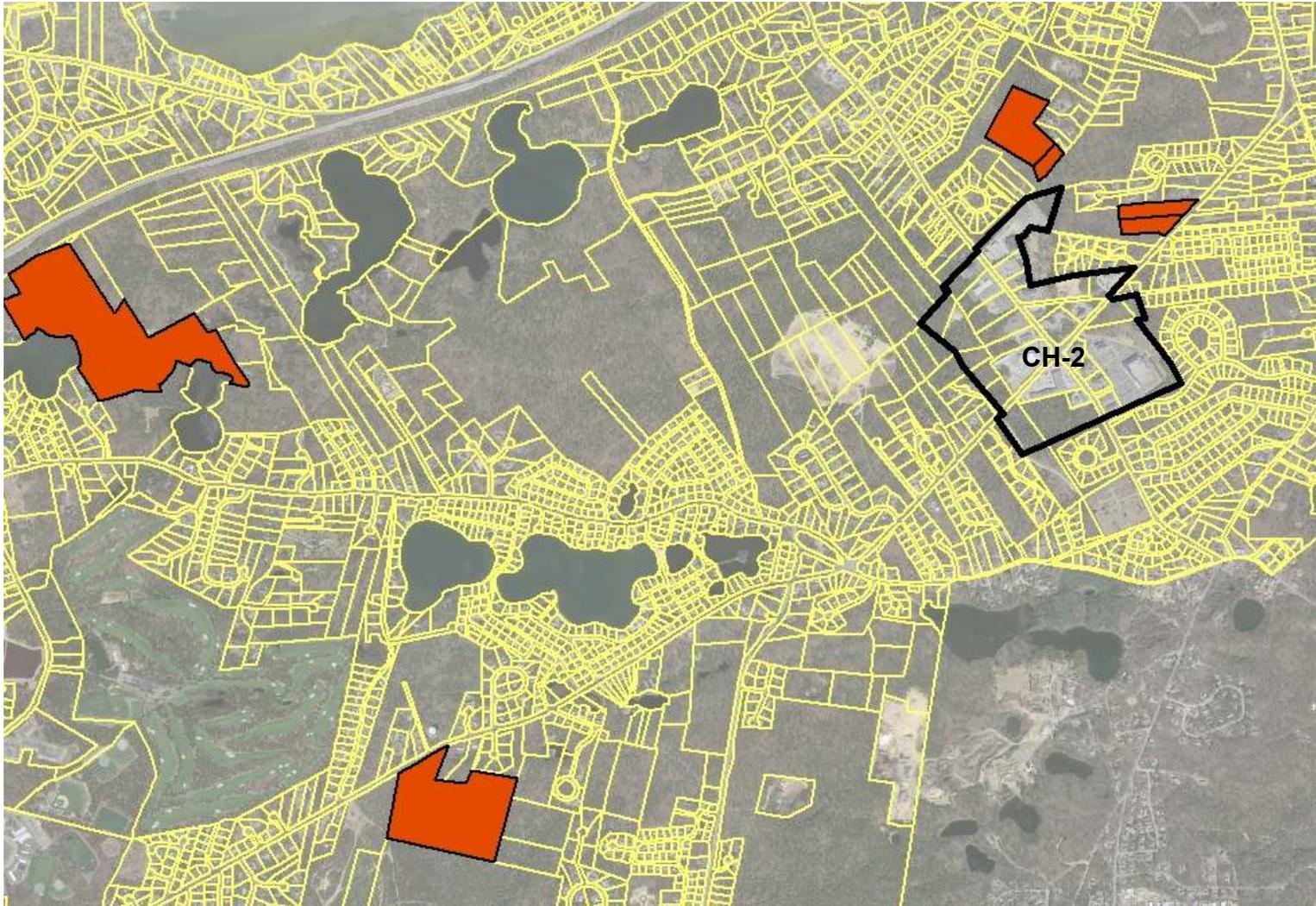
- Conservation Land
 - Recent acquisitions – Fratus, Verrochi, Sutphin – 47 acres
 - Proposed CRs on town-owned land – Town Forest, Headwaters – 225 acres
- GIZ Development Land
 - CH2 Incentive Area – 66 acres



Acquisition of Owners Unknown Land

- May 2011 Special Town Meeting, Article 9
- For professional/legal services related to the potential acquisition of land in tax title or owners unknown which would qualify for CPA funding – affordable housing, conservation, etc.
- \$50,000 approved; none used to date

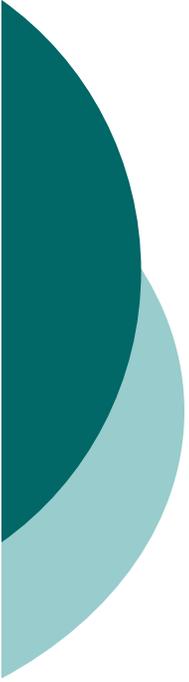
Owners Unknown Parcels (sample)





Real Estate and Open Space

- Long history of open space acquisition in Harwich
- Recent efforts to identify high-priority parcels for acquisition or conservation restrictions



East Harwich Open Space Plan

- Set standards for “usable open space” within village district
- Pedestrian/bike corridor between village and Hawksnest State Park
- Improve standards for “flexible cluster development” in Six Ponds

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



East Harwich to Hawksnest Corridor





Improved Clustering Standards

- Limited success with 50% clustering in 1-acre zoning districts
- Six Ponds District – require 75% open space with average $\frac{1}{2}$ acre lot sizes
- Flexible Cluster Development to be “by right” rather than requiring Special Permit
- Encourage parcel consolidation to create larger blocks of open space