

Preliminary Proposal East Harwich Development

March 2014

As presented to the Harwich
Board of Selectmen

Section I

Background

GOALS

- Comply with the Board of Selectmen's vision/direction
- Make the plan consistent with the Town's Local Comprehensive Plan
- Consider the future needs of the entire town of Harwich including East Harwich
- Develop an effective outreach plan to the community while the process is ongoing
- Integrate wastewater and storm-water run-off planning to preserve the aquifer and adhere to MEP requirements
- Balance growth with open space and conservation needs
- Focus on village form with pedestrian-friendly design and interconnected green space
 - Follow Cape Cod Commission and similar guidelines developed in previous reports
- Include a strong residential component
 - Include affordable housing and make it appeal to all ages
- Use the Growth Incentive Zone tool to plan for a 10-year horizon with flexibility to allow for changes in development trends/technology/materials

RESOURCES (to date)

Documents and Studies

- East Harwich Village Initiative Report (2006)
- Retail Marketing Assessment (2008)
- Zoning Framework (2009)
- Traffic Analysis (2009)
- EHVC Handbook (2011)
- Harwich Local Comprehensive Plan (2011)
- Planning Board Proposed Zoning (2012)
- East Harwich Vision – Board of Selectmen (March 2013)
- Implementation of East Harwich Vision (July 2013)

Fall 2013/Winter 2014 Input

- East Harwich Village Collaborative – Ted Nelson and Carole Ridley (10/23/2013)
- Harwich Chamber of Commerce – Jeremy Gingras (10/29/2013)
- Mashpee Commons Developer – Douglas Storrs (11/5/2013)
- East Harwich Community Association and Area Residents – (12/3/2013)
- Harwich Realtors – Michael Ulrich and Richard Waystack (12/12/2013)
- East Harwich Commercial Property Owners (2/6/2014)

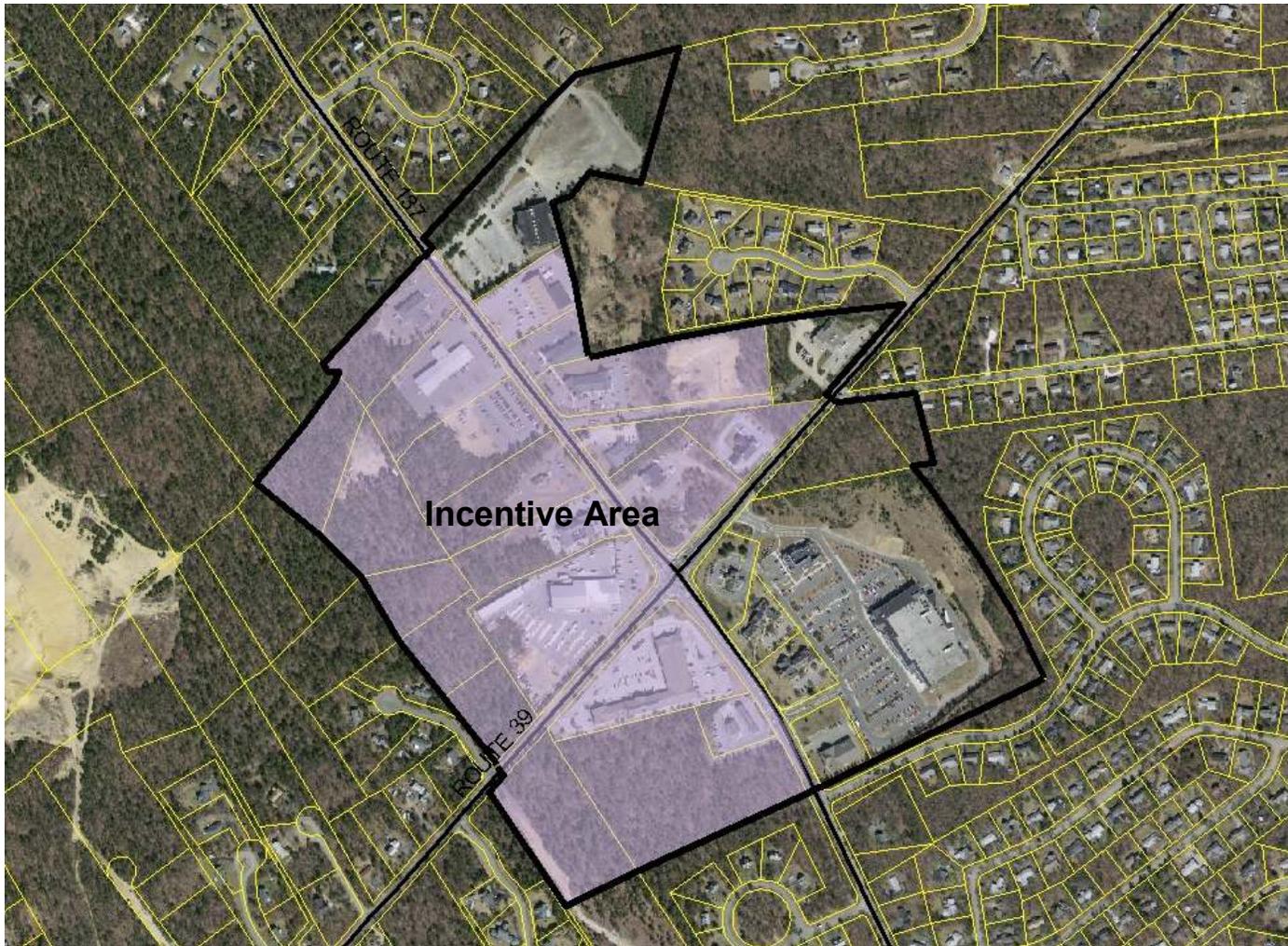
Section II

preliminary proposal

East Harwich “EH-V” Village Overlay

- Existing East Harwich Commercial zone: 100 acres
- Development to be controlled by Zoning and Growth Incentive Zone rules (CCC GIZ)
- Development limited to 200,000 sq. ft. commercial and 200,000 sq. ft. residential for at least ten years
- Incentives may be granted in all of northwest and southwest quadrants and part of the northeast quadrant

EH-V Overlay District



May 14, 2014

Objectives for Incentive Area

- Wastewater treatment standards that will protect water resources in the area
- High enough site coverage to facilitate cohesive development and pedestrian connectivity
- Include a residential component
- High enough density to facilitate affordable housing
- Site coverage bonuses based on compliance with village form design standards
- Low enough total development to minimize traffic and other impacts
- Prohibition of unwanted uses e.g., big-box retail, drive-through facilities, gas stations, etc.

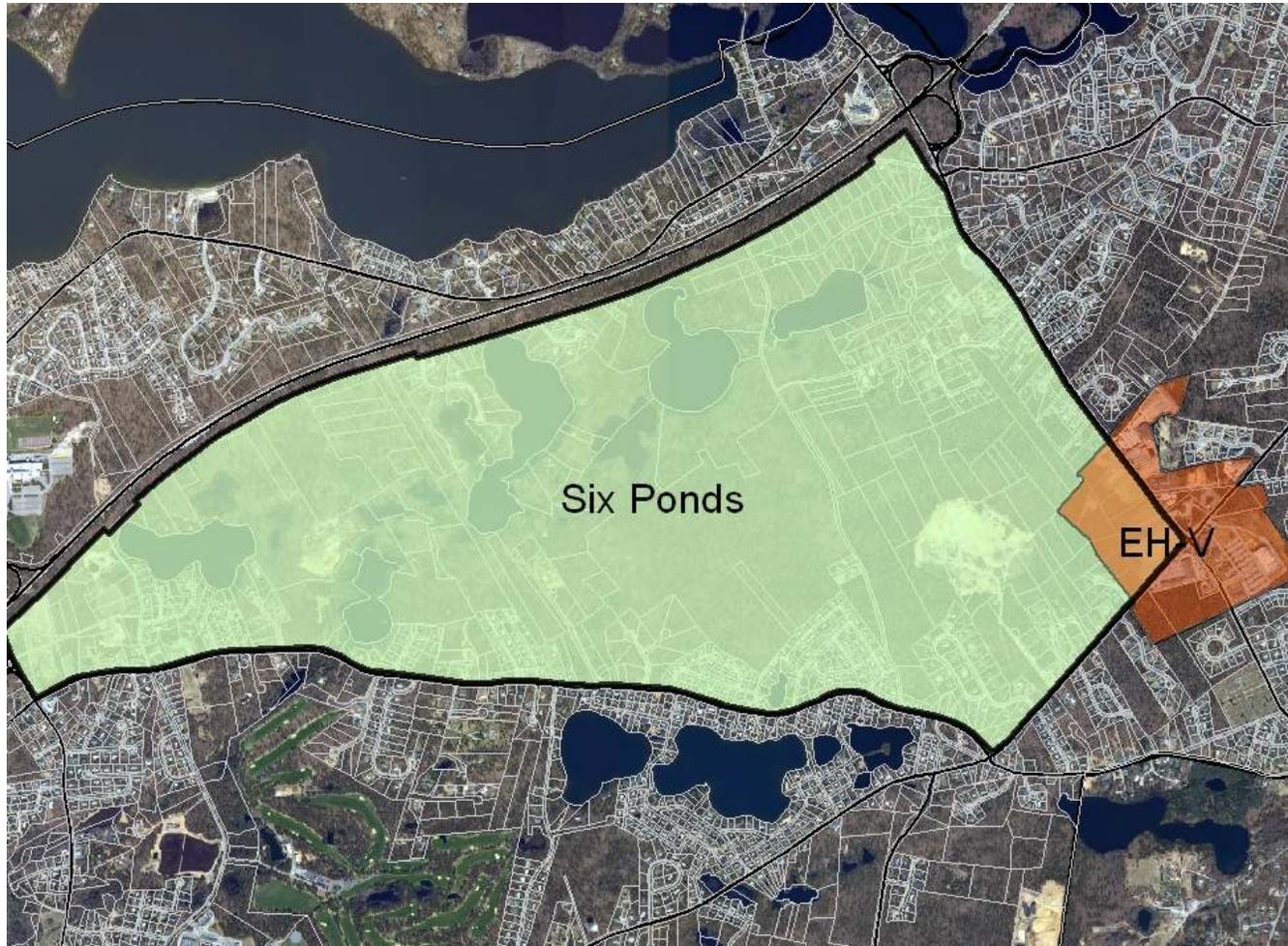
Site Coverage Bonuses

- Current zoning allows 15% - 40% site coverage
- Base Level: Site coverage of 40% throughout
- Level 1: Increase to 55% with provision of advanced wastewater and storm-water treatment and pedestrian-friendly design
- Level 2: Increase to 75% with design based on village form

Zoning for All of East Harwich

- Retain existing drinking water resource protection overlay district (WR).
- Remove the Six Ponds overlay only from the Northwest quadrant of CH-2 district
- Work with Cape Cod Commission to satisfy all District of Critical Planning Concern (DCPC) requirements
- Work with Cape Cod Commission to meet GIZ offset requirements
- Work with Health Board and wastewater planning groups on details of “advanced wastewater treatment” for new development
- Determine zoning for balance of East Harwich - including minimum lot size, density and clustering requirements – before bringing any zoning proposal for East Harwich to town meeting

Six Ponds Overlay



May 14, 2014

Village Form

- Focus on village form accompanied by a simplified use table
- Require a village pattern for all buildings regardless of use
 - 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.
- Design standards
 - No large scale stores (i.e., footprint not to exceed 7,000 sq ft, or total footage not to exceed 10,000 sq ft)
 - Site access standards; no drive-thru facilities; use pedestrian “walk-thrus” to break up long buildings
 - Street “furniture” - signage, landscaping and lighting
 - Design for attractive appearance
- Residential
 - 10% “Affordable” housing requirement
 - Encourage mixed-use buildings with village form
 - Additional residential available at non-central locations without village form

Building Design (sample)

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 building facades shall be used to screen blank walls from the street and public spaces. All facades visible from public streets, parking areas or green spaces shall have characteristics similar to the front façade of the building.



(from Planning Board 2012 draft and from EHVC Handbook)

Additional Standards and Bonuses

- **Level 2 only available in incentive area**
 - Southeast quadrant (Stop and Shop, etc.) not included
 - Charter school and US post office in northeast quadrant not included
- **Building height**
 - One or two story for Base Level and Level 1
 - Minimum two story for Level 2 buildings except that a small portion (<20%) may be one story
 - Third story available only in Level 2
- **Residential density**
 - Limited only by site coverage rather than # of units per acre
- **Affordable housing**
 - 10% long-term affordable units required in all residential development

Partial Use Table

Dwelling, multi-family	P
Mixed-use	P
Lodging – hotel or motel	S
Educational use	P
Municipal use, public library, museum	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 (on-site consumption only)	P
Drive-up or drive through facility (regardless of type)	X
Production and/or sale of food and beverage	S

Growth Incentive Zone

- Prerequisite – adoption of Regional Vision Map (available in draft form) and CCC-Certified Local Comprehensive Plan
- Prepare impact studies as part of GIZ designation
 - Water Quality and Wastewater
 - Traffic mitigation
- Follow Cape Cod Commission standards for offsets
 - Open space land in equivalent amounts to new development
 - Cumulative offsets, possibly more than required by CCC
- GIZ in effect for 10 years with phased development reviews
- Review all impacts before GIZ totals are reached
 - Determine if lot coverage and other zoning incentives should be continued or reduced
 - Seek extension of GIZ provisions only if impacts are acceptable
- Non-regulatory actions
 - Create an Economic Development Committee
 - Seek State funding where possible for economic development

GIZ Development Map (hypothetical)



East Harwich Concept - December 2013

This map is produced by the Cape Cod Commission, a division of Barnstable County. The information depicted on this map 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 onsite survey or separate street approach.

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Section III

NEXT STEPS

PB Subcommittee Next Steps

- GIZ Prerequisites
 - Seek CCC certification of Local Comprehensive Plan
 - Adopt Regional Land Use Vision Map
 - Describe GIZ boundaries and status of sensitive mapped areas.
 - Request cap on square footage for cumulative DRI threshold
 - Determine GIZ offsets
- Provide outline to interest groups and obtain input
- Make a presentation at the May Town Hall meeting