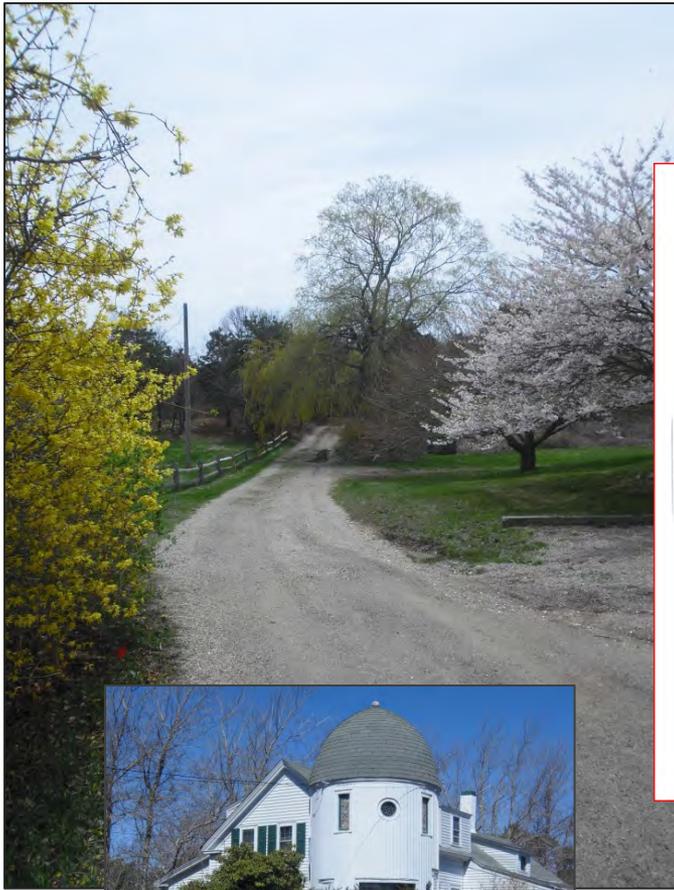


West Chatham Visualization

Designing Your Future



COMPREHENSIVE PLAN
UNANIMOUSLY ADOPTED BY TOWN MEETING
MAY 13, 2003

Richard Batchelder - Chairman
Stephen Buckley - At Large
David Clark - At Large
Janet Daly - Chatham Housing Authority
Victor DiCristina - At Large
Robert Dow - Parks and Recreation Commission
Paul Kelley - Board of Health
Skip Kendrick - Planning Board
Lee Kimball - Conservation Commission
Paul Puskas - School Committee
Ali van der Burg - At Large



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Agenda

▶ Presentation

- Attributes and constraints of the area
 - Historic, ecologic, infrastructure
- Cape Cod Commission Visualization
- Visual Comparison of Neighborhood Designs

▶ Open Discussion

- Do we have a problem?
- If so, how do we define the problem?

▶ June forum: Devising conceptual solutions

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▶ West Chatham Today

- 40 feet curb-to-curb
- Two travel lanes plus continuous center-turn lane
- High-speed traffic, difficulty turning from Geo. Ryder and Barn Hill onto Route 28
- Fragmented, scattered development
- Unattractive setting
- Difficult/dangerous to walk



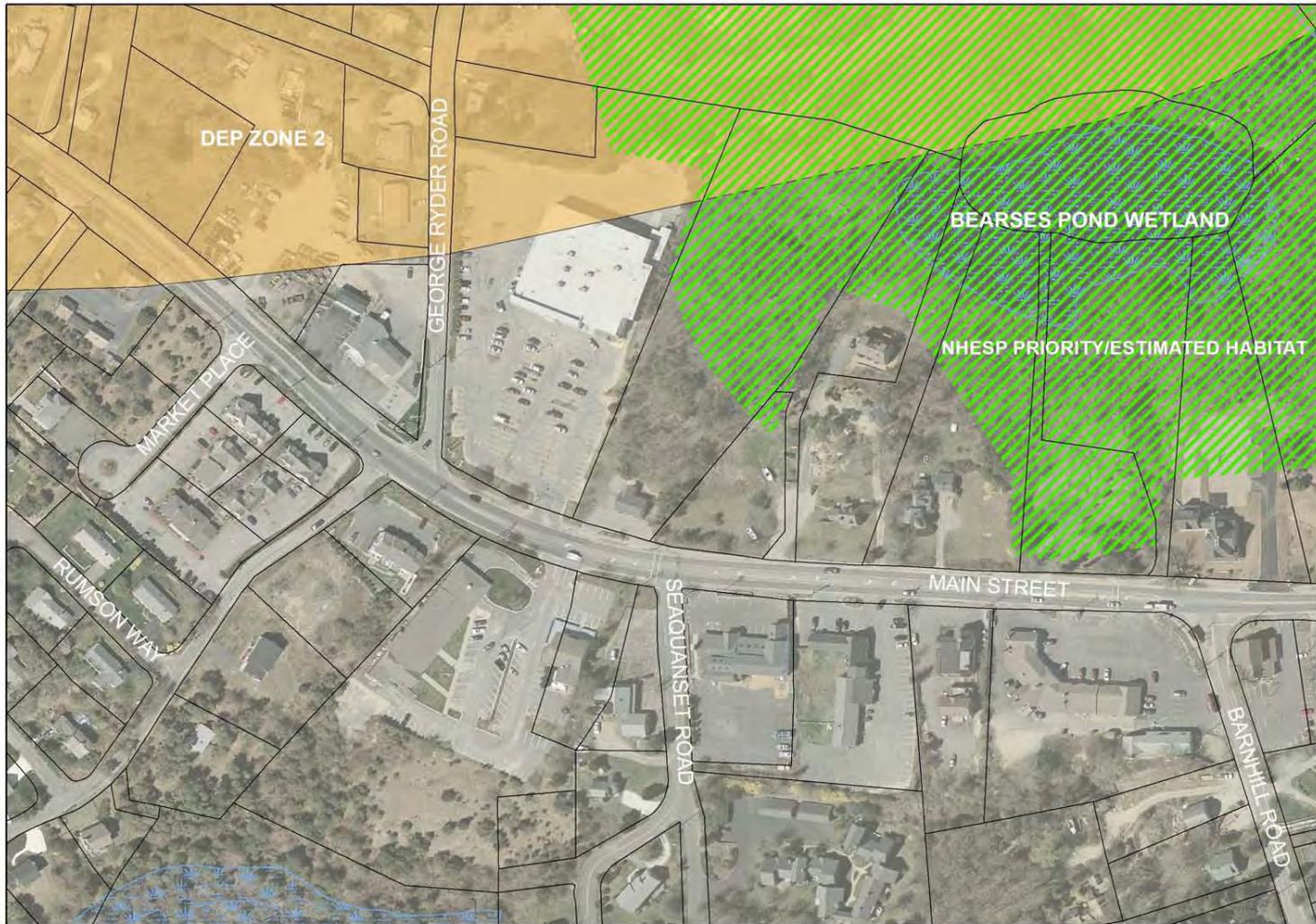
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West Chatham Visualization

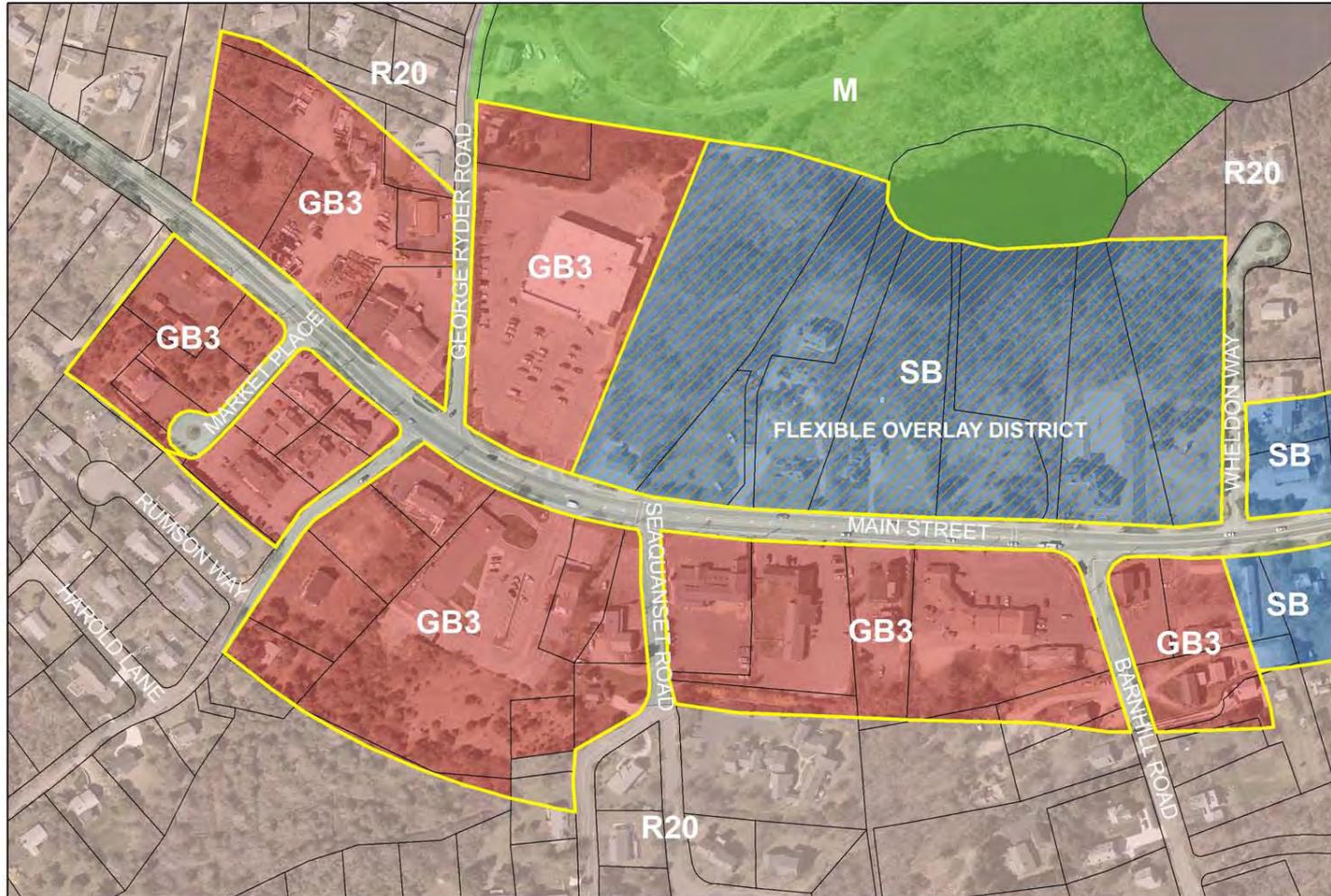
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WEST CHATHAM - ENVIRONMENTAL AREAS

West Chatham Visualization

Designing Your Future



WEST CHATHAM - REGULATORY AREAS



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COMMISSION

West Chatham Land Use Visioning

May 5, 2011



West Chatham Neighborhood Center Visioning



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- **Project Scope**
- **Meetings to Date**
- **Feedback**
- **Land Use Principles for West Chatham**
 - Historic Community Character as a model
 - Greenbelts, pedestrian and bike connections
 - ‘Start with the Petunias’
- **Wrap Up and Discussion**

Project Scope



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Cape Cod Commission (CCC) staff tasked to provide technical assistance in the form of visualizations for West Chatham, to illustrate how changes in development requirements might look. Goal is to help inform future decisions.

The proposed scope of this project includes close coordination with the ongoing Route 28 improvements to the George Ryder Road and Barnhill Road intersections.

July 29th Design Charette



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Visioning Meeting: Some Points Considered



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- **Pedestrian connectivity (Bike Trail connection)**
- **Lighting/Outdoor eating opportunities**
- **Local goods/Service oriented to beach community**
- **Traffic concerns/pedestrian safety**
- **Traditional architecture & historic preservation**
- **Streetscape improvements; heavily landscaped berms or greenspace directly in front of buildings**
- **Possibility for rear parking behind street fronting buildings with interior access road**



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Feedback from Sept 21st Meeting



- **Lively Discussion**
- **30+ Letters**
- **Agreement regarding:**
 - Pedestrian Safety
 - Access/Connectivity
 - Community Character
 - Economic Development



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Feedback from Sept 21st Meeting



Concern regarding:

- Maintaining a sense of place
 - Overdevelopment
 - Roadway design
-
- Town requested additional time to seek consensus

Land Use Principles for West Chatham



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- **Historic Community Character as a model**



- **Greenbelts, Pedestrian and Bike connections**



- **'Start with the Petunias'**

Historic Character as a Model

1880 Atlas of Chatham



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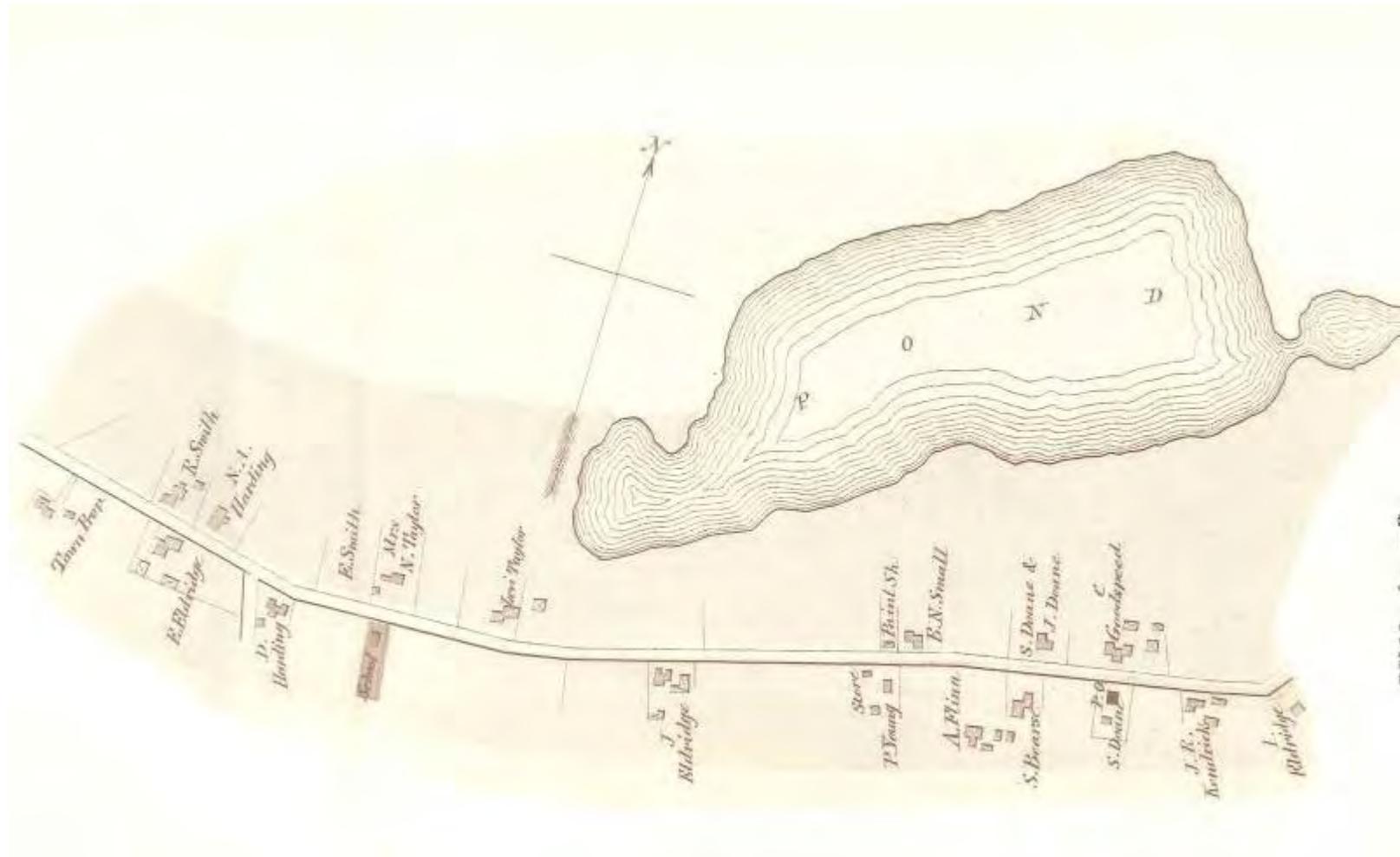


Historic Character as a Model

1880 Atlas of West Chatham



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Historic Character as a Model

1910 Atlas of Chatham



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West Chatham Visioning

Existing
Conditions

Legend

- Cape Cod Rail Trail
- Parcel Boundary



1:1,000



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Historic Character as a model: Historic Properties

**West Chatham
Visioning**

Existing
Conditions



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Historic Character as a model: Historic Properties

West Chatham Visioning

Existing
Conditions

Legend

- Cape Cod Rail Trail
- Parcel Boundary



1:1,000



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Historic Character as a model: Setback Patterns

West Chatham Visioning

Existing
Conditions

Legend

- Cape Cod Rail Trail
- Parcel Boundary



1:1,000



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Historic Character as a model: Building Massing/Scale

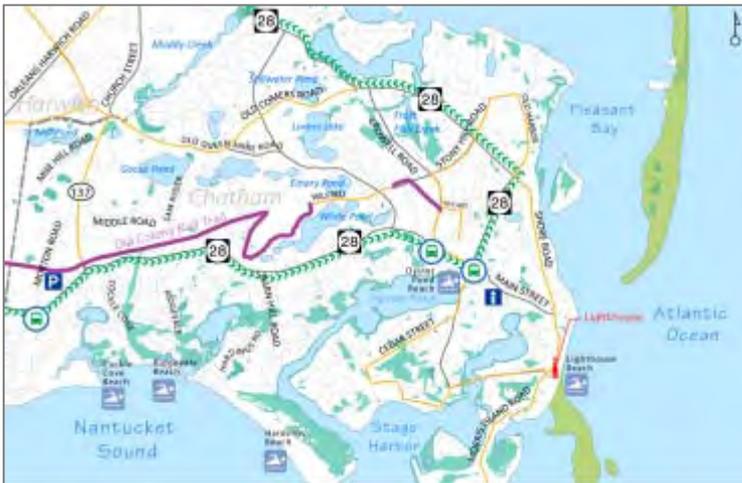
Greenbelts, Pedestrian and Bike connections



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- Economic and Health benefits of greenbelts
- Connectivity to Old Colony Rail Trail: *bikeways committee recommendations*



'Start with the Petunias'



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- **Begin with short term improvements that can be refined over many years**
- **Elements such as seating... striping of crosswalks and pedestrian havens, planting areas and sidewalks are examples of improvements that can be accomplished in a short time.**

**West Chatham
Visioning**
Pathway Typologies
& Land Use Alternatives

Legend

-  10' Bike Path
Rail Trail Connector
-  Multi Use Path
-  Primary Sidewalk Treatment
-  Secondary Sidewalk Treatment
-  Pedestrian Upgrades/
Share the Road
-  Landscape Improvements
-  Direction of
Rendering Viewshed
-  Viewport for Plan Views



Primary Sidewalk Treatment :

- Continuous curbed sidewalk
- Grass Strip/Street Trees at historically appropriate intervals
- Frequent amenities (benches/trash)
- Streetlamps w/ wayfinding
- Buffers/fences to define road edge



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Created by: JH
Source: COC GIS ArcMap
4.3.1; modified with CS4

The information depicted on these maps 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 on-site survey, or supersede deed research.

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Visioning
Pathway Typologies
& Land Use Alternatives**

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Secondary Sidewalk Treatment :

- Continuous sidewalk w/ cape cod berm
- Landscape Buffers/fences to define road edge

Primary Sidewalk Treatment :

- Continuous curbed sidewalk
- Grass Strip/Street Trees at historically appropriate intervals
- Frequent amenities (benches/trash)
- Streetlamps w/ wayfinding
- buffers/fences to define road edge



**CAPE COD
COMMISSION**

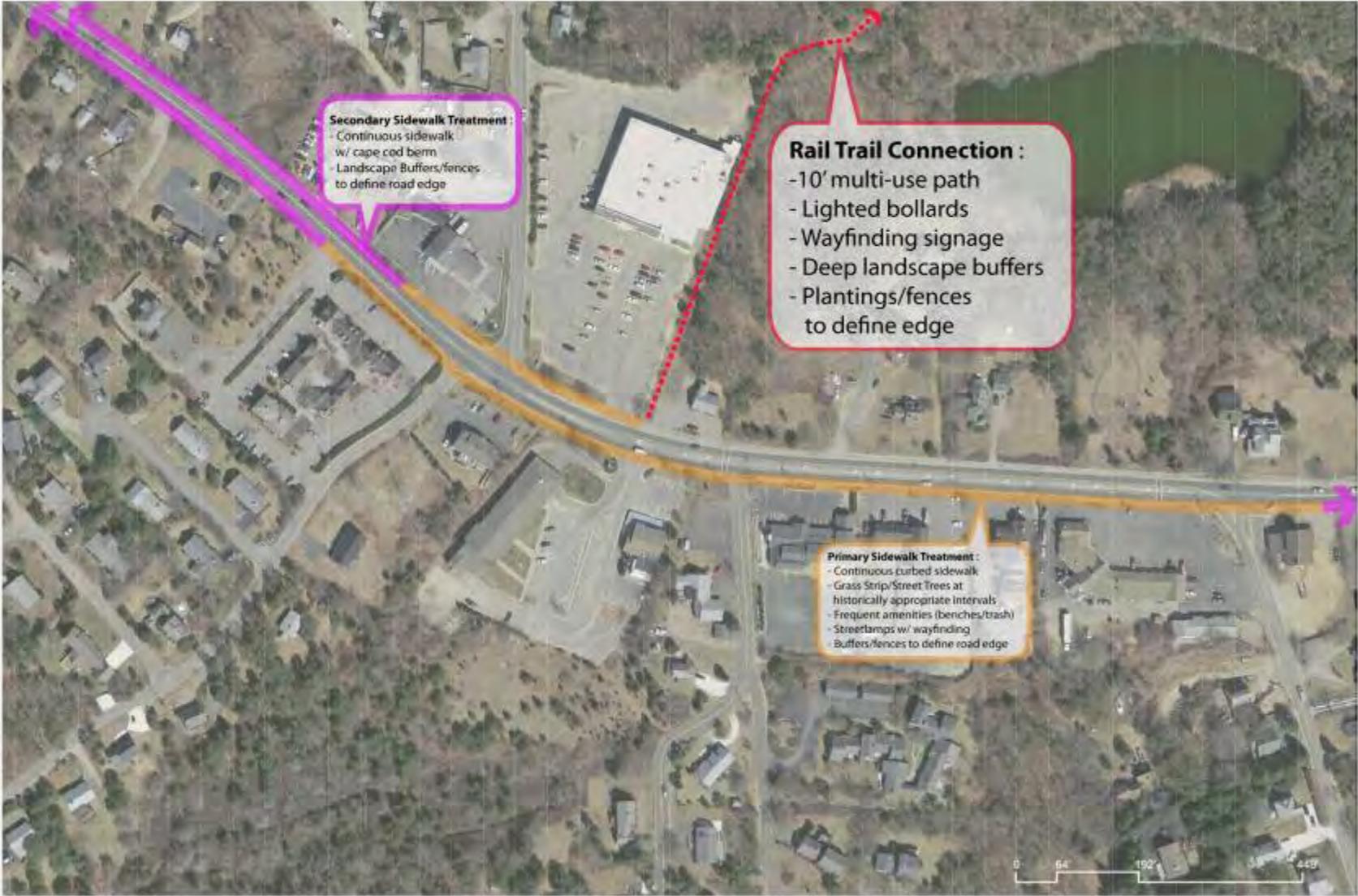
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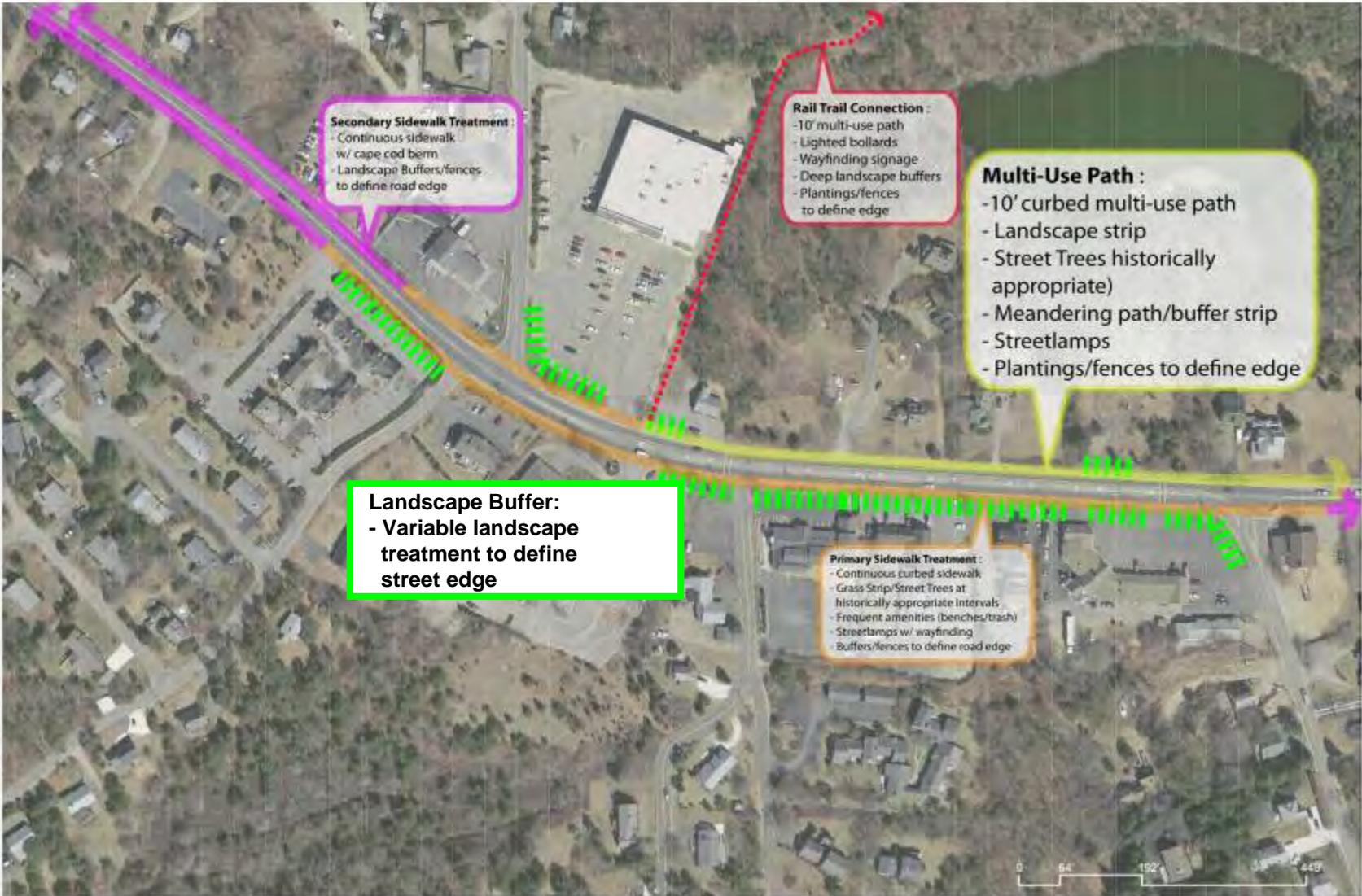
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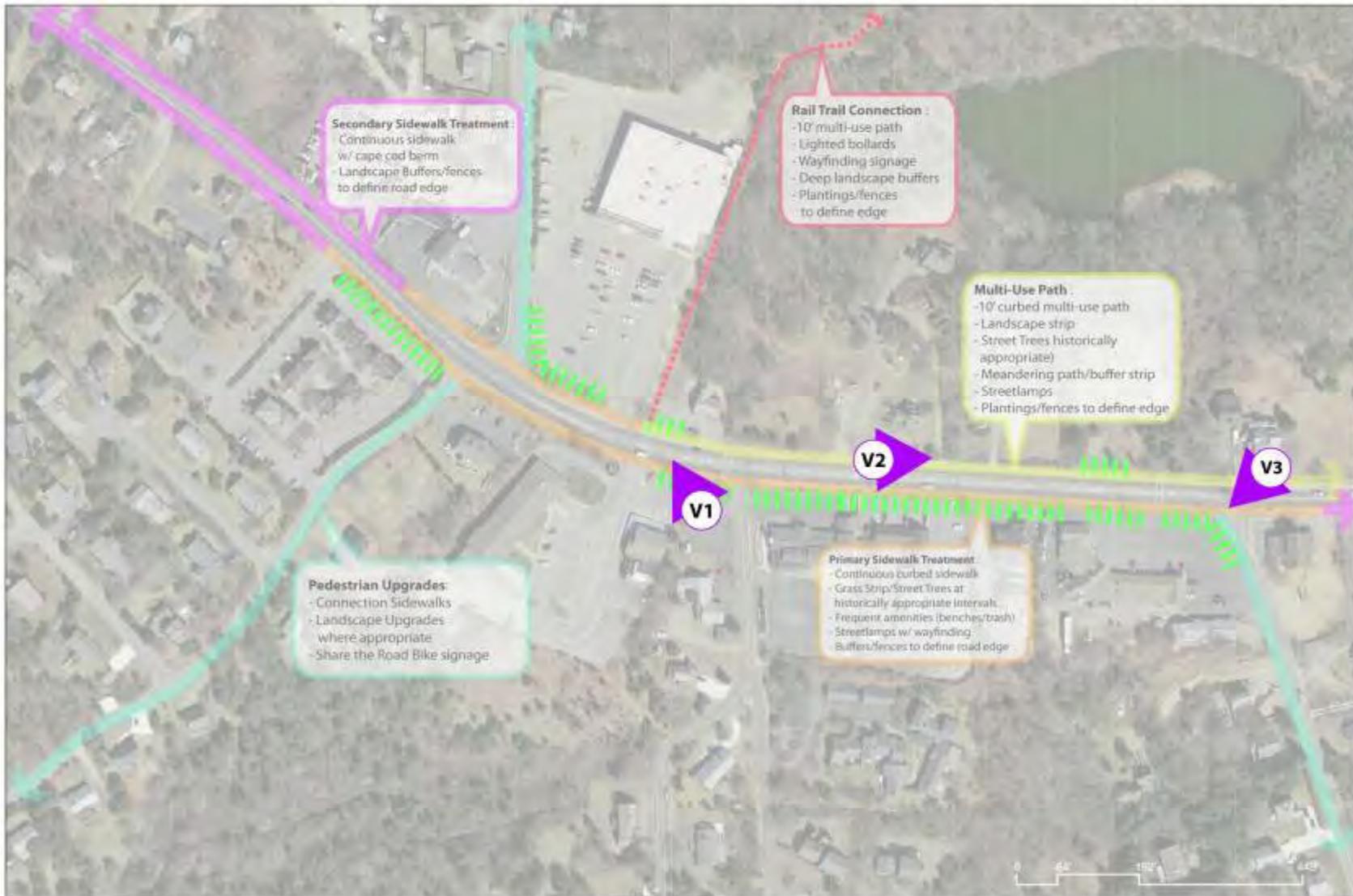


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Created by: JH
Source CCC GIS ArcMap
9.3.1; modified with CS4

Rendering Viewpoints



V1: Looking North
toward Job Lot



Looking North toward
Job Lot with bike path
connections

RTA Bus Shelter and landscaping in frontage of Job Lot parking area

Old Colony Rail Trail spur to connect to Route 28



Potential Median Island for pedestrian refuge in crossing

Looking North toward Job Lot with bike path connections



Looking East along 28



Looking East along 28
with potential multi-use
path connection



Street lighting for aesthetic benefit and safety

Improved Landscaping to buffer pedestrians from street

Continuous Sidewalk on south side of Route 28

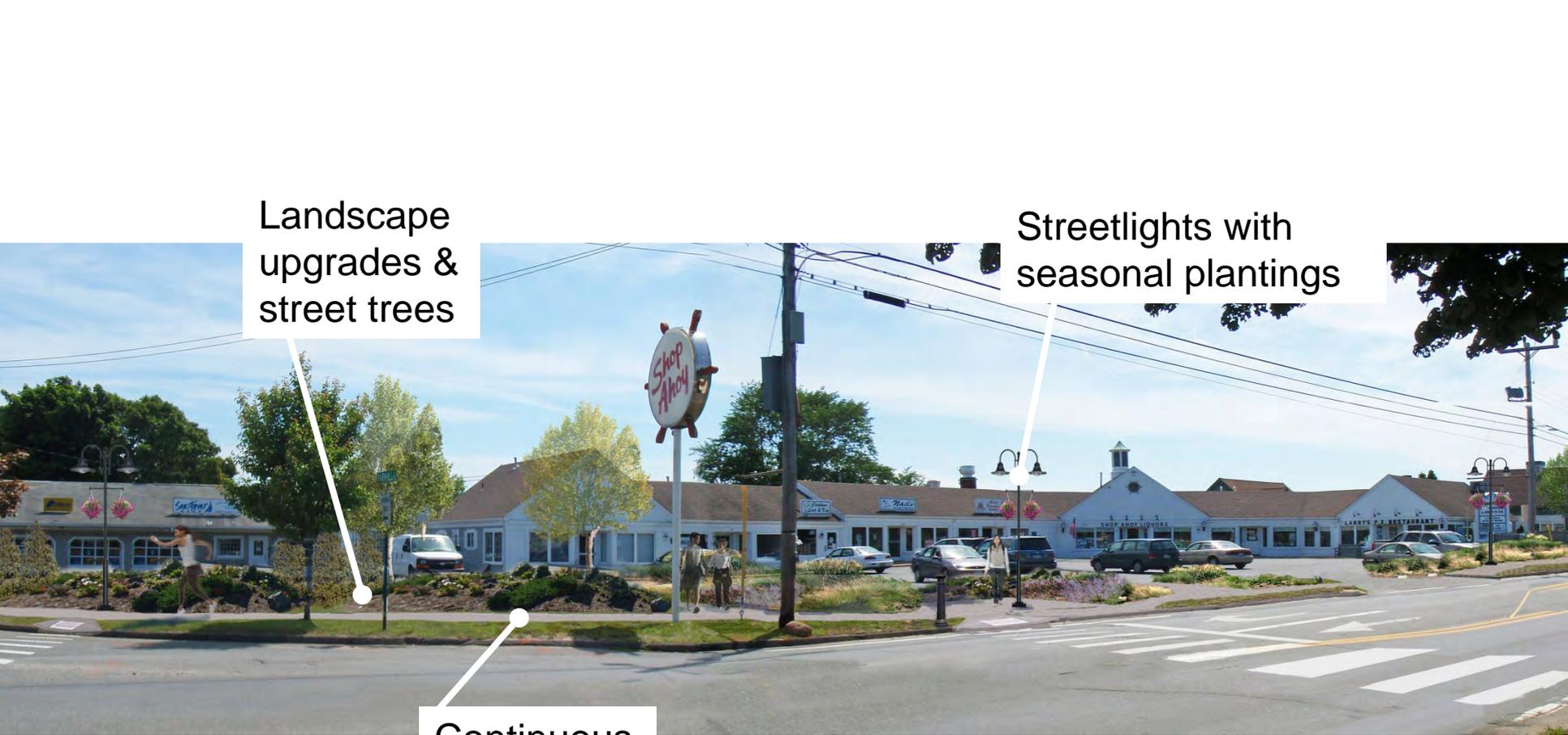
Looking East along 28 with potential multi-use path connection



Looking Southwest
toward Shop Ahoy
property



Looking Southwest
toward Shop Ahoy
property with upgraded
landscape design



Landscape upgrades & street trees

Streetlights with seasonal plantings

Continuous sidewalk

Looking Southwest toward Shop Ahoy property with upgraded landscape design



Potential frontage building

Looking Southwest toward Shop Ahoy property with upgraded landscape design, frontage building

Contact Information



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Barnstable, MA 02630
508-362-3828
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West Chatham Land Use Visioning

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▶ Additional Issues for Discussion

- Access for businesses
 - Safe access to/from Route 28/side roads
- North side of Rt. 28: type, scale of development
- Design questions on south side
 - Design, placement, scale of redevelopment
- Placement, width of bike/walking path on north side
- Sidewalk on south side
- Landscaping
- Parking



Figure 4: Harwich Center - Existing setting



Figure 6: Harwich Center - future infill



Courtesy APCC

Before



After



 BROWN LINDQUIST FENUCCIO & RABER
ARCHITECTS, INC.

 Dodson Associates, Ltd.
Landscape Architecture & Planning

 Horsley Witten Group
Sustainable Environmental Solutions
508-833-6800 • www.horsleywitten.com

North

not to scale

South Yarmouth Village Concept Plan

West Chatham Visualization

Designing Your Future

- ▶ **Visual Comparison**
 - ▶ Compares photos of development choices for specific places or elements
 - ▶ Allows viewers to experience preferences on a visual basis
 - ▶ “Drive-through,” then comparison photos



West Chatham
(westbound)



Harwichport
(westbound)



West Chatham
(eastbound)



Harwichport
(eastbound)

Streetscape



Side Streets



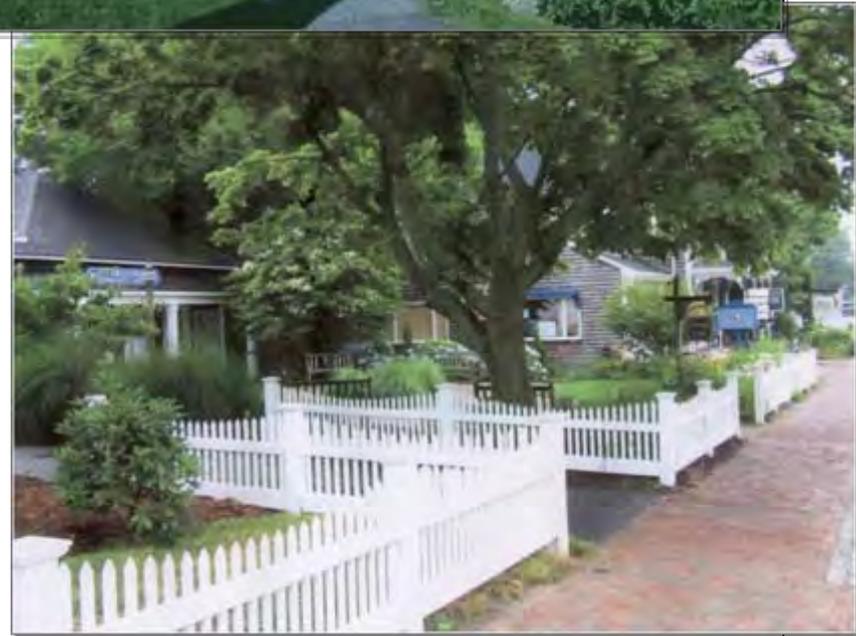
Commercial Development



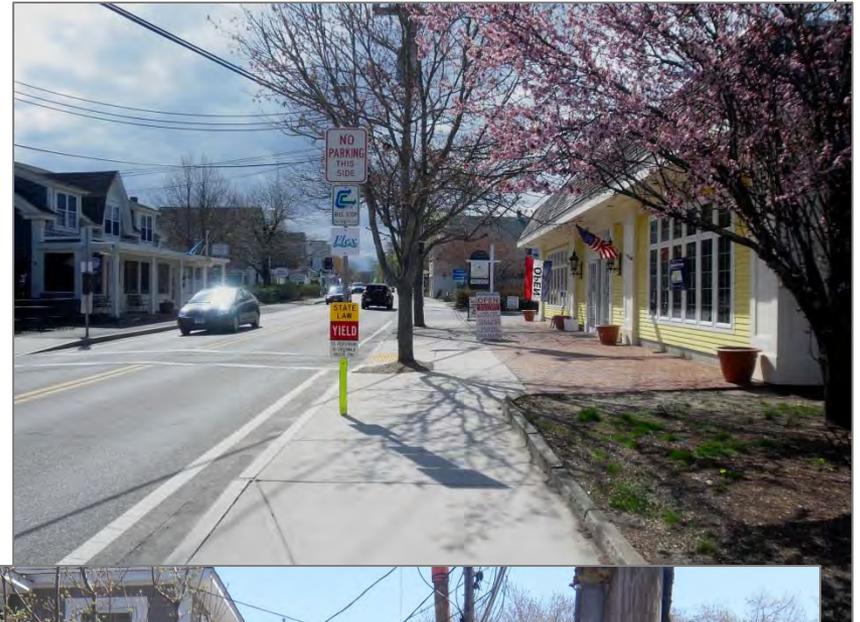
Mixed-Use Development



Sidewalks



Sidewalks



Entrances/Exits



Parking



Crosswalks



Landscaping



A Different Example



West Chatham Visualization

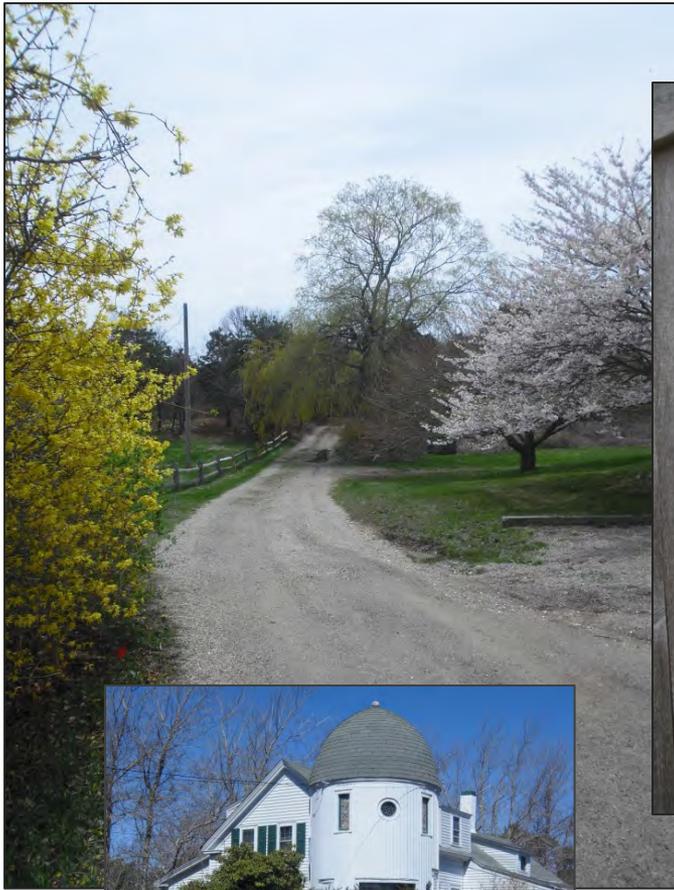
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Public Discussion

- ▶ What do YOU think?
 - ▶ Do you want West Chatham to look different than it does today?
 - ▶ If so, what kinds of things appeal to you?
 - ▶ What should change and what should not?
- 

West Chatham Visualization

Designing Your Future



Thank you