

Town of Cape Charles Comprehensive Plan Update Public Workshop: A Vision for the Future of Cape Charles Meeting Summary

November 9, 2006
Palace Theater

The goal of this project is to develop an affirmed vision for the next 20 years for the Town of Cape Charles that is based on the Goals and Objectives of the current draft Plan, and on general input from the public. The second public input workshop was held on November 9, 2006, from 7-9:30 p.m. and consisted of a series of presentations that reviewed the project to date and current planning framework within the Town. It also included a small group exercise geared at obtaining feedback on three growth and development pattern concepts for the Town and developing a preferred future Land Use concept for Cape Charles.

The major objectives of the meeting were to:

- Review the project to date and the results of the last workshop
- Review potential future Land Use Concepts for the Town and surroundings
- Evaluate and provide feedback on the potential Land Use concepts
- Work together to develop a preferred future Land Use concept for Cape Charles

Small Group Exercise:

Participants were broken down into five groups to evaluate three Land Use concepts developed by the consultant team. Specifically they were asked to identify features or aspects of the concepts that they like, don't like or would like to add. After identifying individual features of the plan, participants were asked to develop their preferred concept and vote (using sticky dots) on the concept that they preferred the most. Participants overwhelmingly voted in favor of the "Low Growth" concept with some modifications, including maintaining 2 access roads into and out of Cape Charles and strengthening the North-South connection with an at-grade crossing at Fig Street. Additional modifications and detailed suggestions to the plan are noted in the comments below. Small groups were then asked to report their results to the larger group. The comments from the small group report-outs are summarized below:

Group 1:

PREFERENCE: Low Growth

- Address drainage in historic district before approving new development/infill
- Maintain 2 corridors in and out of town
- Population growth rates are not much of an issue since there are not many full time residents
- Traffic problems with activity centers
- Protect viewshed along 184 + 642 corridor
- 642 is narrow – should it be open or closed?
- Support Strawberry Street Plaza (pedestrian only from Mason to Randolph)
- It's about quality of life – would prefer better quality and lower growth, than growth for the sake of growth
- Want grocery store
- No more commercial growth outside of town boundary
- Focus growth/infill in existing subdivisions
- Incorporate bike paths as part of transportation network
- Roundabout at 184/Fig for traffic calming, gateway, and sense of arrival
- Need more services in town
- Build out within the town will more than double existing population. Want contained/sustainable growth and improved quality of life within jurisdictional limits

Group 1: Participants liked the additional connector road in Concept 1, the Fig Street connection and residential development in concept 2. In their modified concept, they



included all of these elements and added bike paths connecting the Harbor to the Town Center and Bay Creek to the STIP. Participants did not like the idea of mixed use activity centers along 184 and Old Cape Charles Road. The group voted in favor of Concept 1 and 4, with 3 votes attributed to the residential development conveyed in Concept 2.

Group 2: PREFERENCE: Modified Low Growth

- Progression of growth is inevitable
- Keep growth in Cape Charles
- Need at-grade crossing on Fig Street
- Keep Benders Lane unconnected from 184
- Incorporate greenway along waters edge, as alternate transportation network
- Buffer view of Bayshore Concrete
- Liked small cluster development in low growth scenario
- Keep small commercial/retail in town
- Protect 13 – limit access and create inviting gateway into town
- Keep Old Cape Charles Road open
- North-South access to Bay Creek is good
- Want grocery store
- Support Strawberry Street Plaza

Group 2: Participants liked the rural cluster development and mixed use activity centers along Business 13 in Concept 1, as well as the transportation elements presented in Concept 2 (Fig Street connection, maintain Old Cape Charles Road, connection from the STIP to Bay Creek). They did not like the connection at Benders Lane and suggested keeping the dead end. One participant liked the mixed use activity center along Rt. 184 from Concept 2. The group voted in favor of concept 1 with the modified transportation elements from Concept 2. They also identified a greenway connection from Marina Village to the Harbor and south to Bayside Village.

Group 3: PREFERENCE: Low growth

- Quality of growth is more important than quantity of growth
- Remove commercial growth at intersection of 13/184 and bring into town. Replace with info center/gateway that invites people to come into town
- 2 corridors is better than one - Keep Old Cape Charles Road
- Like connection to Bayshore concrete
- Keep “hump” as pedestrian only access, but allow emergency access
- Maintain one light on 13
- Like greenbelt and golf cart access
- Need better access to harbor
- Keep growth off the road (i.e. along 184, maintain natural viewsheds/buffer)
- Water/drainage issues need to be overcome before new development
- Create a self-sufficient town
- Support development of Strawberry Street Plaza
- Recreation is important
- Improve signage along corridor that identifies what is available in Town
- Need more trees/buffers
- Develop parking areas that are aesthetically pleasing

Group 3: Participants identified the Fig Street connection and Old Cape Charles Road connection (from Concept 3) as features they liked. They did not like the mixed use activity centers presented in Concept 2 and 3. The group created their own preferred concept with small centers of residential growth to the north and south of 184 (Concept 2), and expanded the connection around the Harbor to connect with Mason



Avenue. They also highlighted the need for a green corridor along 184 and created an information center on Rt 13/Business 13.

- Group 4:** **PREFERENCE: Low growth**
- Strengthen existing community
 - Concentrate on downtown redevelopment (strongest asset)
 - Want necessary (ugly) stores, such as dry cleaners
 - Need grocery store
 - Balance growth along Mason Avenue. Use land on Harbor side
 - The “hump” provides the most stunning views of harbor. Make it a presence (i.e. Eiffel Tower) by creating a kiosk and pedestrian only (with emergency access) space.
 - Bayshore provides the town with high paying jobs and diversity. Need to soften the appearance
 - Create a nice entry into town.
 - Support Strawberry Street Plaza
 - Don’t want a 4 lane highway into town – how to deal?
 - Develop tourist industry, specifically eco-tourism with recreation facility at edge of town

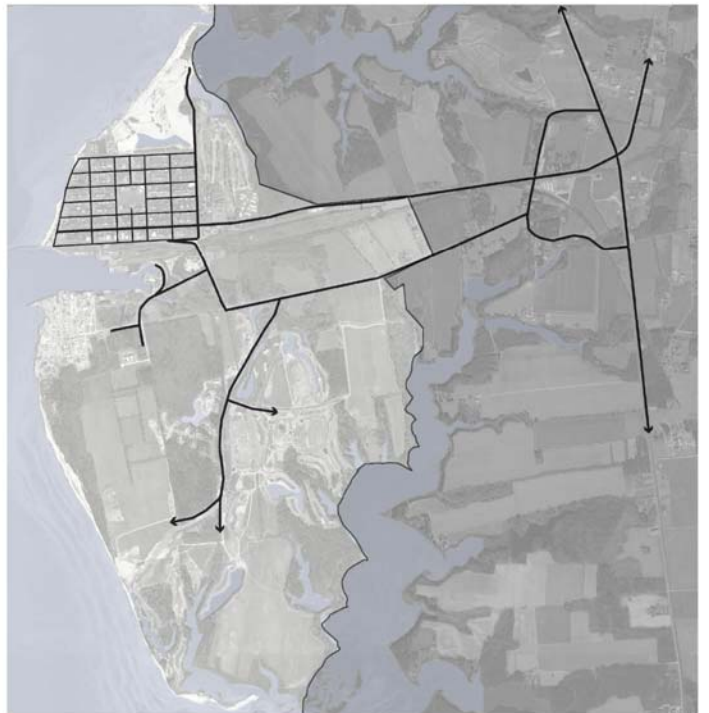
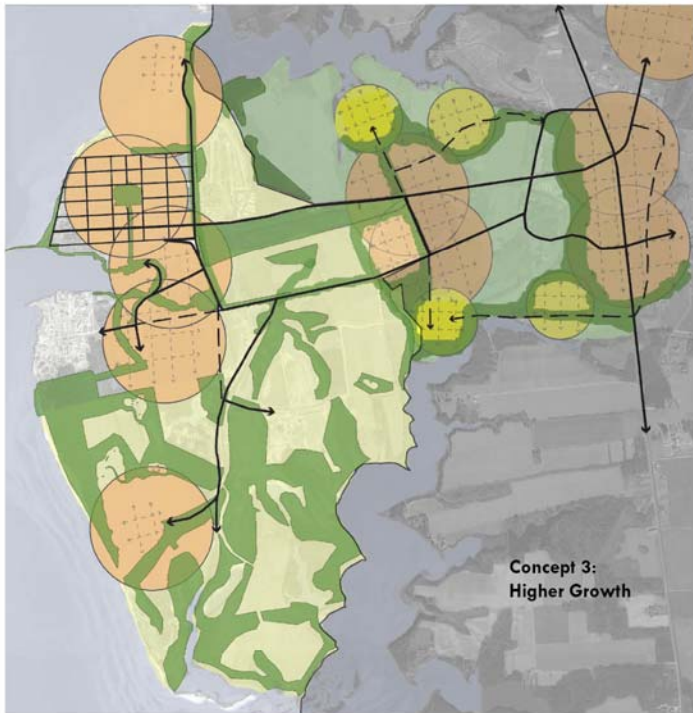
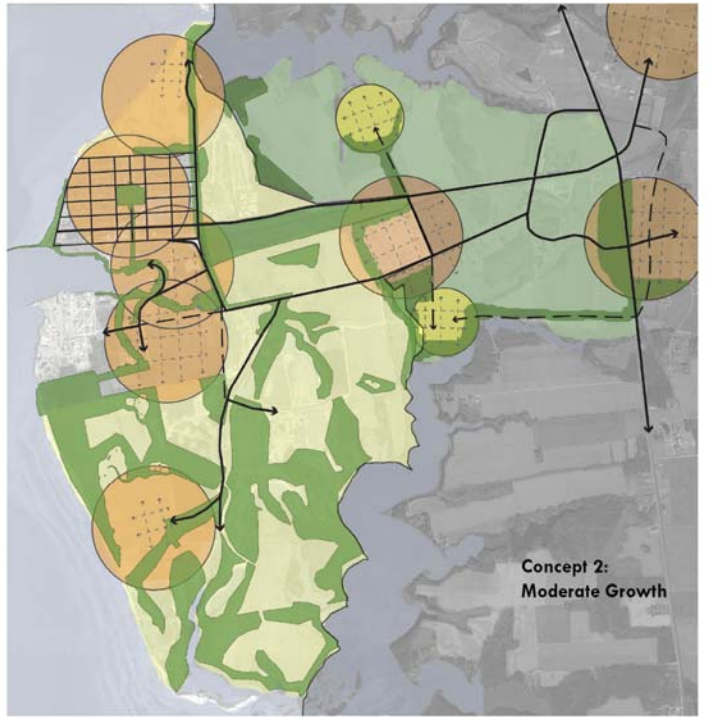
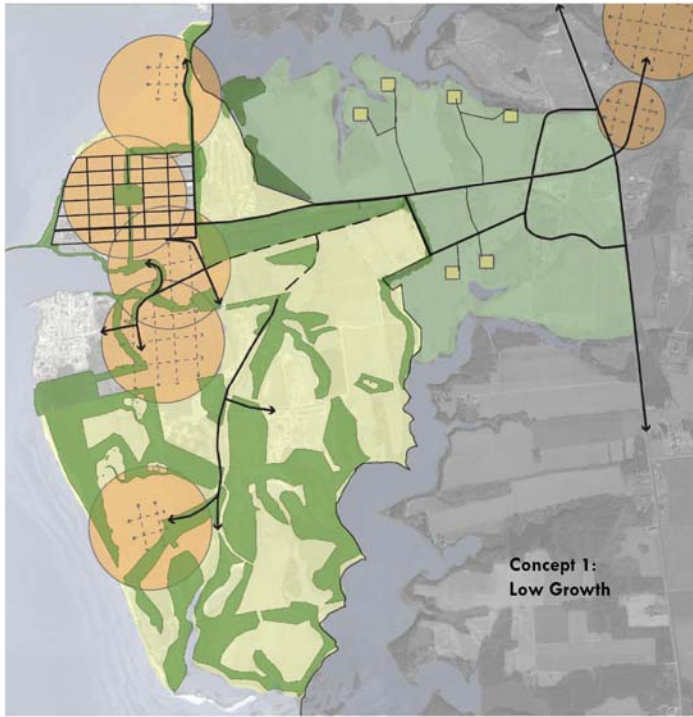
Group 4: Participants in this group focused on the elements presented in Concept 1 as their preferred alternative with some modifications. They proposed extending Peach Street and Fig Street, and making the “hump” a pedestrian only facility. They liked the idea of extending the grid network of downtown to the Harbor and South. They also suggested a recreational facility near the entrance to Bay Creek and the possibility of municipal parking to the west of the proposed rural cluster development. Beautifying the landscape was also discussed with most of the attention paid to softening the look of Bayshore Concrete, beautifying 184, and creating an attractive “Gateway” at the 184/13 intersection.

- Group 5:** **PREFERENCE: Phased growth**
- Phased growth of all concepts is logical, need a strong plan for phased growth
 - Develop proffer policy to fund utilities
 - Protect 184 corridor and create attractive gateway
 - Quality growth is preferred over quantity
 - Need at-grade crossing at Fig Street
 - Fig/Randolph roundabout
 - Preserve farmland, especially Savage Farm
 - Address water issues before adding more growth
 - Plan and prepare for roads and utilities
 - Keep large scale stores on outskirts and small scale retail in town
 - Pre-plan infrastructure – roads and water
 - Address existing problems before growth – stormwater, cellular service, burying wires.

Group 5: Participants liked the idea of phased growth that mirrors the concepts presented at the meeting. As the rate of growth increases (similar to Concept 2), participants liked the idea of the East West connection between 184 and Old Cape Charles Road, with Old Cape Charles Road being eliminated. The group also liked the idea of maintaining a green buffer around 184 and Parsons Circle.



Map used for the Mapping Exercise



Legend

Mixed Use Activity Centers

Residential

Landscape

Rural Land

Cape Charles, Virginia

Alternative Land Use Concepts
Public Workshop: November 9, 2006

Next Steps

The following actions were presented as next steps in the process, for the coming months:

- The consultants will compile the results of the Workshop
- Following this, the next phase of work will develop Final Drafts of the following plans:
 - Future Land Use Map
 - Illustrative Design Plan
- The next Public Workshop to review the draft plans will be held in January or February (date to be announced)
- Participants were asked to provide additional input to the Town staff:
 - (757) 331-3259, x-15
 - planner@capecharles.org

