

Town of Cape Charles Comprehensive Plan Update Public Workshop: The Draft Land Use Plan Meeting Summary

February 8, 2007
Palace Theater

The goal of the public workshops for this process were to develop an affirmed vision for the next 20 years for the Town of Cape Charles that is based on the and on general input from Town elected officials, and planning commissioners, stakeholders and the public at large. The third public input workshop was held on February 8, 2007, from 7-9:30 p.m. and consisted of a series of presentations to review the draft Future Land Use Map and Illustrative Concept Plans, including preferred design character and land uses, followed by a facilitated discussion of ideas, suggestions and feedback on these issues. Attendees participated in small group exercises to review and evaluate the plans and develop recommendations for the Town on how to implement its Comprehensive Plan.

The major objectives of this meeting were to:

- Review the progress to date of the project and the results of the last workshop
- Review and evaluate the Draft Future Land Use Plan and Illustrative Site Plans for the Town
- Evaluate potential implementation steps and priorities for the future

Small Group Exercise:

Participants were broken down into four groups to evaluate the draft Future Land Use Map and Illustrative Concept Plans. Specifically they were asked to identify features or aspects of the concepts that they like, suggested revisions, and features that they “can’t live with.” After identifying individual features of the plan, participants were asked to establish priorities for Implementation by looking at the potential actions that were initially identified, identify additional actions if needed, and prioritize high-medium-low actions using dots. Small groups were then asked to report their results to the larger group. The comments from the both the small group exercise and report-outs are summarized below:

Group 1:

Notes from small group exercise:

Future Land Use Map

- Liked Open Space/Recreation near STIP, along beach and Central Park
- Area designated Industrial will have better uses eventually
- Liked the Harbor Mixed-Use district
- Southwestern portion of Main Street Mixed Use could also be Harbor Mixed Use
- Change Main Street Mixed Use east of Fulcher Street (between Traditional Residential) to PUD
- Incorporate nature walk along railroad

Illustrative

- Add natural buffer to east side of Bayshore Concrete
- Remove roundabout at Fig/Randolph and new entry at 184. Move roundabout to Fig/184
- Need railroad crossing at Pine Street/proposed connection along Harbor
- Remove cluster housing and keep RE zoning –district types of uses (1-acre lots)

Strawberry Plaza Comments

- Liked photo of Strawberry Plaza After (enhanced)



Bay Ave

- Liked Bay Avenue concepts
- Add banners along waterfront

Notes from large group report out

FLUM (Future Land Use Map)

- Liked Central Park
- Include Mason Avenue as Harbor District or Main Street Mixed Use?
- Green space is good
- Beautify Bayshore Concrete
- Correct PUD designation to include area between Traditional Residential
- Create walkway (Memorial Path?) along railroad tracks

Illustrative

- Natural Buffer around Bayshore
- Didn't like route to Mason Avenue
- Liked roundabout
- Didn't like Low Density Residential – Keep RE zoning district-type of uses
- Add banners along Bay Ave
- Liked Walkway along Bay and Gazebo

Group 2:

Notes from small group exercise:

FLUM

- Employment title is not meaningful
- Liked traditional residential style/charm/use
- Liked mixed-use in Main Street area
- Concern about commercial vs. residential ratio (potential imbalance when PUD isn't included)
- "Employment" area may (hopefully will) become productive, taxable property

Illustrative

- Liked greenspace/natural area around STIP
- Liked the greenway heading east from the Harbor to Cape Charles Elementary
- Add greenspace/park to area along water in Coast Guard housing
- Encourage clustering keeping some open space in area designated Low Density Residential

Strawberry Plaza Comments

- Proposal suggested the use of "Woonerfs"

Bay Ave

- Liked design of Bay Ave (plan). Calms traffic.
- Group provided alternative design of Bay Ave. with parking along the street, and median moved closer to parking to accommodate two travel lanes along the eastern side of Bay Ave.

Notes from large group report out:

FLUM

- Liked traditional residential style/charm
- Liked Mixed-Use along Mason Ave

- Concern over residential/commercial mix around the Harbor – is there an imbalance
- Don't like "Employment" title
- Not sure about density in Low Density Residential

Illustrative

- Add green space to North
- Liked green at STIP
- Liked greenway at Fish House
- Move parking/median to west in Strawberry Plaza illustrative

Group 3:

Notes from small group exercise:

Future Land Use Map

- Like Mixed-Uses in STIP
- Purchase two lots for parking garage (south side of Mason Ave between Peach Street/Strawberry and between Strawberry St./Pine St.)
- Idea for beachside Amphitheater (open air) at southwest corner of Main St. Mixed-Use district
- Need corridor beautification program along 184/682 (trees, landscaping). Entry corridor should also be along Old Cape Charles Road up to PUD Commercial

Strawberry Plaza Comments

- Liked photo of Strawberry Plaza After

Bay Ave

- Liked photo of Bay Ave After
- Parking along waterfront is good
- Need trees in the median for shade (don't obstruct views - height, spacing)

Notes from large group report out:

FLUM

- Liked mixed use in STIP
- Need to identify land to purchase for parking
- Entry corridor overlay should stop at PUD

Illustrative

- Open air amphitheater
- Beautify entry corridor
- Bay Avenue plan should have trees for shade, but no higher than dunes
- Liked parking in Bay Ave

Group 4:

Notes from small group exercise:

Future Land Use Map

- Keep housing affordable
- Don't let this just become a destination town
- Keep Bayshore Concrete



- Mask industry
- Liked Harbor Mixed-Use, but maintain viewsheds of Harbor from Mason Ave
- Remember all “Railroad” is E.S. Transportation District land and not just railroad
- Keep industry and “ugly” businesses alive and present in Cape Charles where appropriate. This is its history, not all specialty “frou frou” shops, though those are nice.

Illustrative Map

- Press state for adequate stormwater drainage for entire town
- Include enough internal parking in Harbor redevelopment
- Eliminate the BPOL tax
- Keep the hump as is
- Focus on entry. Liked the roundabout at Fig/Randolph
- Marine biology center/aquarium around Harbor

Strawberry Plaza Comments

- Plan to remove overhead wires
- Liked street lights and benches and add retractable tenting between buildings for year round events.
- Liked brick paving and street trees
- On-street parking is not very good. Close to traffic during summer season. Still explore idea of Strawberry being entirely pedestrian with fountain/benches

Bay Ave

- On street parking is not needed – look at side street parking
- No cars along waterfront
- Alley improvements will provide additional parking.
- Parking is not a priority right now. It can be addressed as needed. Bay Ave is already beautiful because of the views and the open space leading to the beach and they bay. Not an area that needs extensive changes, just improvements on the street (furniture and sidewalks). Keep the natural beauty. Focus on the ugly areas
- Add seawall to Bay Ave. cross section
- Did you intend to lower sidewalk in Bay Ave. cross section?
- No cars at waterfront. Make the boardwalk a Christmas and special event lighting attraction (i.e. Independence Day)

Notes from large group report out:

FLUM

- Liked Harbor Plan
- All Railroad is Eastern Shore Railroad, not transportation
- Liked open space

Illustrative

- Mask industry, but don’t totally hide
- Conflict over parking in Bay Ave – keep parking on street vs. off?
- Make alleys accessible for parking
- Improve landscaping in Median on Bay Ave
- Make Strawberry Street pedestrian only during summer
- Add seawall in plan for Bay Ave
- Keep “hump” as is and incorporate roundabout
- Like decorative paving