

# 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 Bay Avenue 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

### Implementation Summary:

The following tables are a summary of the implementation exercise, in which groups were asked to examine a list of potential action items, identify additional actions if needed, and prioritize high-medium-low actions using dots. Points were assigned to priorities (High=3, Medium = 2, Low = 0) to come up with a weighted total for each group and for all of the groups as a whole.

#### I. Action Item Priorities as a whole

Action Items	Total
Update the master utility (water & sewer) plan for the Town	47
Revise Zoning Ordinance for compatibility with Comp. Plan	46
Evaluate costs of new development & how to pay for it	44
Develop an Open space and natural resource plan	44
Develop detailed development plans for Town-owned parcels **	44
Develop detailed design controls and historic district for Harbor Area (i.e. a "Pattern Book" *)	43
Develop Entrance Corridor Overlays for Route 184 and 642 *	42
Pursue cash proffers for new development	42
Extend walking and bicycle trails through the Harbor & Historic District *	41
Improve Strawberry Plaza	41
Develop downtown Parking plan and streetscape improvements	40
Develop a "gateway" plan for the Route 13/184 intersection.	40
Develop a planting plan for public street trees *	37
Send road improvement recommendations to VDOT *	36
Develop Accessory Dwelling Unit Policies *	27
Improve sign ordinance **	19
Develop a Tree Conservation Ordinance for private property *	18
<b>Additional Action Items Added At Workshop</b>	
Keep and expand open spaces as a connecting method (Group 4)	12
Plan/develop workforce housing (Group 3)	12
Develop or update CIP (Group 3)	12
Roundabout at Fig and Randolph (Group 2)	12
Evaluate Cape Charles School and make decision (Group 2)	12
Improve the Beach and Bay Avenue (Group 1)	11
On-grade crossing at Fig Street and pedestrian hump (Group 2)	11
Harbor Infrastructure (Group 4)	10
Develop Landscape Plan for Entrance Corridor (Group 3)	10
Beachfront Amphitheater (Group 3)	10
Keep Town land for common use (Group 4)	9
Streetscape Improvement without focus on parking (Group 4)	8
Be Sure stormwater is included (Group 4)	6
Seawall (Group 4)	5
Consolidate Town services and offices (Group 1)	4

Action items marked with a \* indicate items that were prioritized with too few dots by Group 4

Action items marked with a \*\* indicate items that were prioritized with too many dots by Group 4

## II. Action Item Priorities by Group

### Group 1:

Action Items	Total
Revise Zoning Ordinance for compatibility with Comp. Plan	12
Evaluate costs of new development & how to pay for it	12
Develop detailed design controls and historic district for Harbor Area (i.e. a "Pattern Book")	12
Develop Entrance Corridor Overlays for Route 184 and 642	12
Update the master utility (water & sewer) plan for the Town	11
Pursue cash proffers for new development	11
Extend walking and bicycle trails through the Harbor & Historic District	11
Improve the Beach and Bay Avenue	11
Develop an Open space and natural resource plan	9
Develop detailed development plans for Town-owned parcels	9
Develop downtown Parking plan and streetscape improvements	8
Develop a "gateway" plan for the Route 13/184 intersection.	8
Develop a planting plan for public street trees	8
Send road improvement recommendations to VDOT	8
Develop a Tree Conservation Ordinance for private property	8
Improve Strawberry Plaza	6
Develop Accessory Dwelling Unit Policies	4
Improve sign ordinance	4
Consolidate Town services and offices	4

### Group 2:

Action Items	Total
Revise Zoning Ordinance for compatibility with Comp. Plan	12
Develop detailed design controls and historic district for Harbor Area (i.e. a "Pattern Book")	12
Develop Entrance Corridor Overlays for Route 184 and 642	12
Update the master utility (water & sewer) plan for the Town	12
Develop detailed development plans for Town-owned parcels	12
Develop a "gateway" plan for the Route 13/184 intersection.	12
Improve Strawberry Plaza	12
Roundabout at Fig and Randolph	12
Evaluate Cape Charles School and make decision	12
Develop an Open space and natural resource plan	11
Develop a planting plan for public street trees	11
On-grade crossing at Fig Street and pedestrian hump	11
Pursue cash proffers for new development	9
Extend walking and bicycle trails through the Harbor & Historic District	9
Develop downtown Parking plan and streetscape improvements	9
Send road improvement recommendations to VDOT	9
Evaluate costs of new development & how to pay for it	8
Develop a Tree Conservation Ordinance for private property	6
Develop Accessory Dwelling Unit Policies	4
Improve sign ordinance	4

**Group 3:**

Action Items	Total
Revise Zoning Ordinance for compatibility with Comp. Plan	12
Update the master utility (water & sewer) plan for the Town	12
Improve Strawberry Plaza	12
Develop an Open space and natural resource plan	12
Extend walking and bicycle trails through the Harbor & Historic District	12
Develop downtown Parking plan and streetscape improvements	12
Evaluate costs of new development & how to pay for it	12
Plan/develop workforce housing	12
Develop or update CIP	12
Develop detailed design controls and historic district for Harbor Area (i.e. a "Pattern Book)	10
Develop Entrance Corridor Overlays for Route 184 and 642	10
Develop detailed development plans for Town-owned parcels	10
Develop a "gateway" plan for the Route 13/184 intersection.	10
Develop a planting plan for public street trees	10
Pursue cash proffers for new development	10
Send road improvement recommendations to VDOT	10
Develop Accessory Dwelling Unit Policies	10
Develop Landscape Plan for Entrance Corridor	10
Beachfront Amphitheater	10
Improve sign ordinance	6
Develop a Tree Conservation Ordinance for private property	4

**Group 4:**

Action Items	Total
Develop detailed development plans for Town-owned parcels **	13
Update the master utility (water & sewer) plan for the Town	12
Develop an Open space and natural resource plan	12
Evaluate costs of new development & how to pay for it	12
Pursue cash proffers for new development	12
Keep and expand open spaces as a connecting method	12
Improve Strawberry Plaza	11
Develop downtown Parking plan and streetscape improvements	11
Revise Zoning Ordinance for compatibility with Comp. Plan	10
Develop a "gateway" plan for the Route 13/184 intersection.	10
Harbor Infrastructure	10
Extend walking and bicycle trails through the Harbor & Historic District *	9
Develop detailed design controls and historic district for Harbor Area (i.e. a "Pattern Book) *	9
Send road improvement recommendations to VDOT *	9
Develop Accessory Dwelling Unit Policies *	9
Keep Town land for common use	9
Develop Entrance Corridor Overlays for Route 184 and 642 *	8
Develop a planting plan for public street trees *	8
Streetscape Improvement without focus on parking	8
Be Sure stormwater is included	6
Improve sign ordinance **	5
Seawall	5