

**Keep It Green**

Open and green spaces define Cape Cod and should be included in every definition of East Harwich

- Enhance existing green space.
- Add new open spaces.
- Use Transfers of Development Rights to set aside land in the Six Ponds area and compacts development in the CH-2 district

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**Relate to the Pedestrian**

The village neighborhood should not only allow but encourage walking

- New and existing commercial and residential uses should be mixed together with pedestrian connections between them
- Changes in the land use designations and the zoning dimensional standards
- Establish program to connect the individual properties

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**First Reuse and Redevelop**

Expansion of commercial uses is not desired without benefits and offsets to the neighborhood and to the town

- Redevelop older properties and update existing development to meet new design guidelines and standards.
- Improve the character of development, improve value as a business, and improve the tax benefits.

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**Compact Development**

Pull development into the village center instead of allowing it to sprawl into adjacent open space

- Add affordable housing units
- Transfer single-family development potential out of the adjoining undeveloped land in the Six Ponds DCPC and into the CH-2 district
- Create mixed use, sustainable projects
- Establish management districts to improve infrastructure and sustainability

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**Provide Offsets/Match the Carrying Capacity**

Don't overburden existing infrastructure and the environment, particularly groundwater and wastewater

- Mitigate impacts to wastewater, traffic, and open space within offsets within or outside the district
- Create consolidated wastewater and water systems mandated by the community and managed by the landowners

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**Improve the Access**

To use the land most efficiently and with the least impact, carefully design new access ways that serve the kind of development desired.

- Improve the pedestrian and bicycle components of the infrastructure
- Build new access to relieve traffic congestion and provide multiple access points for residential and commercial development
- Use context-sensitive designs of access ways for safety, comfort, and to limit impact

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**Retain a Cape Cod Character**

Adopt design guidelines that define a local tradition

- Adopt streetscape guidelines
- Adopt design guidelines
- Add trees for multiple benefits including character, relief, and weather/temperature mitigation.
- Encourage uniqueness, variety, and the involvement of multiple owners/ developers

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**Make It Green**

Sustainable designs help both the district and the community as a whole

- Green roofs, water gardens, and other LID and sustainable practices
- Consider nitrogen reduction and carbon neutral as project goals
- Use the open space attained with the recommended TDR approach for an Integrated Sustainability Approach, where natural materials grown and harvested from open space could be used to replace the impact of development within the CH-2 district

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**A Community Vision: Infrastructure**



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### A Community Vision: Land Use

**LAND USE**

East Harwich Village Center

Transfer of Development Rights

Core/Transition

Open Space

Residential

**KEY**

The Cecil Group with Horsley Witten Group • FMX Associates

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### A Community Vision: The Transect

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Core High Street  
Open Space  
Open Space Interface  
Residential

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### A Community Vision: Open Space Interface

This area is where construction meets green spaces. Guidelines for this transect will place public access against the open space areas, and low impact residential development adjacent to the access. The open space could be used for protection of groundwater and habitat, and balancing the impact of development within the CH-2 zone.

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**A Community Vision: Residential**



This area is for compact residential development. It will be constructed of closely knit groupings of connected and free-standing town homes and appropriately designed multi-unit buildings. Roadways will be residential in scale and design. Areas will be linked with green space access ways and low impact road designs.

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**A Community Vision: Transition**



This area is a multi-use district. It will contain commercial and residential buildings and combinations of commercial and residential uses. Through the use of design guidelines, commercial properties will become integrated into the neighborhood. Low impact commercial will be allowed in free standing buildings. High impact commercial must be integrated with residential or low impact commercial.

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**A Community Vision: Core**



This area is the core of the district and defines the village center. It will be designed to provide a critical mass of street traffic and pedestrians. It will be walkable and will have consistent high impact retail on the first floor. Upper floors, where provided, will be residential, and high-impact or low-impact commercial. The area is interspersed with active open space areas and linked with options for walking, biking or driving.

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