Discussion of Smart Growth in “A Place Worth Caring About”, Sandwich and the BI-2 District

Linking Our Heritage to the Future

Qs for Development
- Where to put it?
- How should it be arranged?
- How should it look?

Maintain Community Character
Visualize the Future

Development Goal

- The Town and Developers want the goal to be predictable and provide certainty
- Should include:
  - Protecting Environment
  - Improving Economy
  - Nurturing Community
Draft BI-2 Development Goal

“To maximize commercial tax base by supporting a successful commercial development model which recognizes that Sandwich’s historic character and natural beauty and resources are fundamental to a successful economy.”
Sandwich Is a Gateway Community

Developments on the Boundaries of the BI-2 District Are Gateways to the District’s “New Center”

- Successful Gateways show the community’s pride and sense of place
- The Image of the community is fundamentally important to economic vitality and quality of life
- Also, year round community = opportunities and challenges
Successful Development Model

- Mixed use village center, $84 per hour spent versus $50 per hour in covered mall.

- Create a Physical Link to Past by Restoring Historic Buildings and connecting new Construction to Historic Architecture
  
  “a man who does not honor the memory of his forefathers is himself not worthy of memory”, Daniel Webster

- Is what is being built today worth saving in the future?
  
  “We shape our buildings and then our buildings shape us”, Winston Churchill
Streetscapes

- 1 acre of paving creates 16 times the runoff of pervious surface.

- Trees increase commercial value and reduce utility bills, protect water resources, increase project acceptance, are heat absorbing, contribute to employee satisfaction, and make projects easier to permit.

- Narrow streetscapes which provide pedestrian and bicycle paths are safer and provide valued amenities (National Association of Realtors Study).
Sandwich Streetscapes

Main St.

Scenic Road District, Stowe and Farmersville Rds
Village Centers

- 78% shoppers prefer village center to strip malls
- Place making dividend, 20% more dividend from village center type
- Village Centers beat strips in every economic measure
Secrets of Successful Communities

- Vision of Future based on inventory and enhancement of assets
- Provide incentives such as TIF program, Zoning
- Develop Partnerships and new consensus
Municipal Role

- Guide Development Towards Successful Smart Growth Model
  - Zoning, “Mixed Use Smart Growth” (C43D)
  - Assist in Infrastructure Development
  - Build Consensus and a Vision For Entire District
  - Support Existing and New Ventures