

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 Characteristics
 - 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

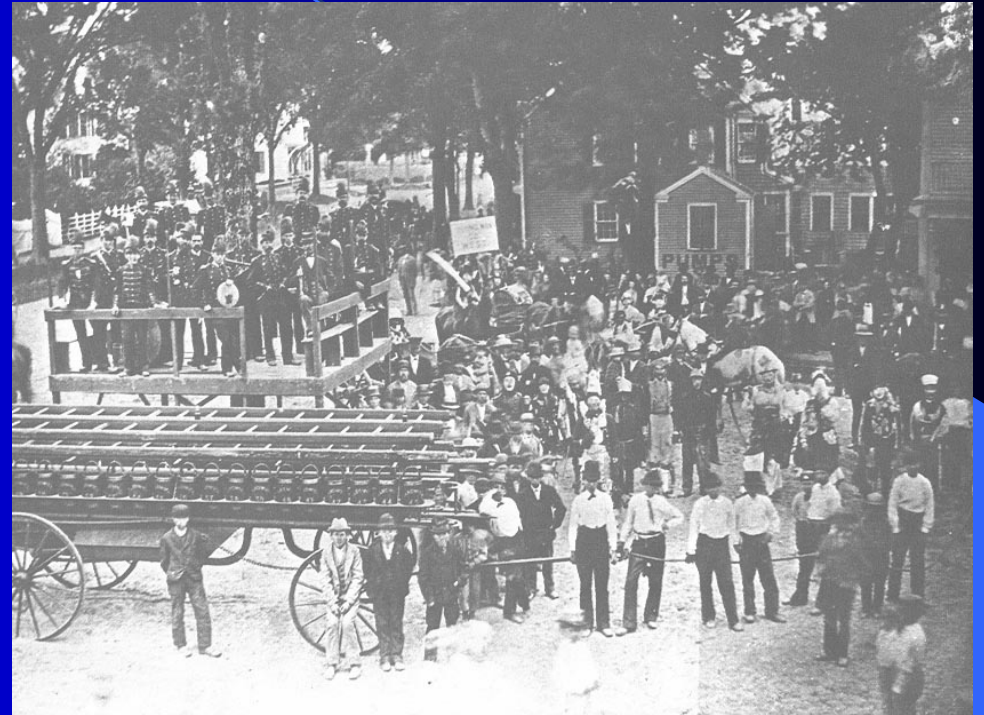
Successful Development Model

- **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 fore fathers 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

