The Stantec, FXM & CKS Team

TOWN OF SANDWICH LOCAL COMPREHENSIVE PLAN UPDATE

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(Past Chair USGBC and Founder Canadian Green Building Council)

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Capital Facilities & Services
Jeremy Alvarez, AICP

Growth Incentive Zones
Ted Brovitz, AICP

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Civil Engineering Support .................................................... Ryan Allgrove, EIT and Lauren Dutra, EIT
Pedestrian/Bicycle Facilities .................................................. Patrick McLean, RLA, John Sayde, RLA
Environmental Support ....................................................... Randy Christensen
Project Approach & General Approach

✓ Broad Community Involvement & Visioning
✓ Community Sustainable Index (CSI) Benchmarks & Goals
✓ Updating and Enhancing the Primary LCP Elements
✓ Concept Plans for High Quality, Sustainable Mixed-Use Target Areas
✓ Fiscal Impact Model for Sustainable Development Projects
✓ Preparing and Presenting the LCP for Certification by CCC
✓ Foundation for Economic Development Incentive Programs such as GIZ, DRI Development Agreements, Grants, and Others
Task 1: Community Participation Program

- Support for the Planning Board and Local Plan Committee
- Focus Groups
- Sustainable Education Workshop and Visualization
- Municipal Involvement
- Office Hours
- Comprehensive Plan Updates on Homepage
- Public Visioning Workshops (SWOT, STEPE and Design)
- Presentation of Draft and Final Plan
Task 2: Prepare Strategic Priorities Action Plans

- Review Existing Plans, Policies and Regulations
- Development of a Community Sustainability Index (CSI)
- Prepare Updated and New Community Mapping
- Prepare Updated Vision/Goal Statement (Deliverable)
- Recommended Management and Regulatory Actions
- Implementation and Funding Program
- Plan Coordination, Certification and Consistency Test
Task 3: Substantive Issues Area Updates

- Land Use and Growth Management Element
- Natural Resources Element
- Economic Development Element
  - General Economic Conditions and Trends
  - Municipal Fiscal Impact Model
  - Commonwealth Capital Score Application
  - Preliminary Growth Incentive Zone (GIZ) Application
Task 3: Substantive Issues Area Updates

- Transportation and Circulation Element
- Capital Facilities and Services Element
- Housing Element
- Open Space and Recreational Resources
- Historic Preservation and Community Character Element
- Energy and Climate Planning Element
- Water Supply and Budget Planning Element
Task 4: Focus Area Smart Growth Concept Plans & Implementation Program

- Define Focus Areas for Smart Growth Concept Level Master Plans
- Sustainable Planning and Design Techniques
- Infrastructure and Transportation Planning
“A sustainable future will support the welfare and lifestyle of residents while preserving and enhancing the environment, providing education and housing and providing business opportunities through guided economic development. The Town of Sandwich seeks to plan its future so that the historical, community and cultural character and natural beauty of the Community can be sustained for future generations.”
Focus Area Smart Growth Concept Plans

- Examples

- Identify the 3 Focus Areas
  - Golden Triangle
  - Marina Area
  - ?

- Current Issues & Opportunities

- Relationship of Focus Area to Surrounding Neighborhoods

- Guiding Principles for Smart Growth Zoning

- Design Workshops to Define the Key Elements
Example - Buzzards Bay Downtown Vision Plan
## DOWNTOWN BUZZARDS BAY RECOMMENDED PUBLIC THOROUGHFARE HIERARCHY & STREETSCAPE TYPES - PART 1

<table>
<thead>
<tr>
<th>CLASSIFICATION</th>
<th>BOULEVARD</th>
<th>DOWN TOWN AVENUE</th>
<th>DOWNTOWN STREETS</th>
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### Example Form-Based Code – Buzzards Bay (Proposed)

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
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<tbody>
<tr>
<td>Example Form-Based Code – Buzzards Bay (Proposed)</td>
<td>Buzzards Bay (Proposed)</td>
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### Cross Section

- **Perspective View**
- **Plan View**

### Charactersitics

- **BOULEVARD**
- **DOWN TOWN AVENUE**
- **DOWNTOWN STREETS**

### Movements

- **Movement**
- **Parking Lines**
- **Traffic Flow**

### Parking Lines

- **Parking Lines**

### Traffic Flow

- **Traffic Flow**

### Characteristic

- **Characteristics**
- **BOULEVARD**
- **DOWN TOWN AVENUE**
- **DOWNTOWN STREETS**

### Plan View

- **Plan View**

### Local Applications

- **Local Applications**

### Notes

- **Notes**

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**NOTICE**

This form-based code is specifically designed to enhance the visual and functional qualities of the downtown area in Buzzards Bay. It is intended to guide the development of streets within the downtown area, focusing on aesthetics, safety, and functionality.

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**References**

- Stantec's Urban Design Principles
- BUZZARDS BAY RECOMMENDED PUBLIC STREETS AND ROADS 2021
- BUZZARDS BAY RECOMMENDED PUBLIC STREETS AND ROADS 2022

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**Acknowledgments**

- Stantec
- Buzzards Bay Development Commission

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**Contact Information**

- Stantec
- Buzzards Bay Development Commission

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**Additional Resources**

- BUZZARDS BAY RECOMMENDED PUBLIC STREETS AND ROADS 2023
- BUZZARDS BAY RECOMMENDED PUBLIC STREETS AND ROADS 2024

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**Revision History**

- V1.0: Initial Draft
- V1.1: Final Draft

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**Disclaimer**

This form-based code is provided for informational purposes only and should be used as a general guideline. Local regulations, site-specific conditions, and budget constraints should be considered before implementing any changes.
Example - Welcome & Wayfinding Sign System
Example – Sustainable Design (LID and LEED) Applications

Stormwater Planters
Emporia, VA

Green Roof & Healing Garden
Springfield, MA
Examples - Photo Simulations/Computer Animations

Meadowalk
Lynnfield, MA.

Clinton County Airport
Clinton, NY
1. Business friendly and encourage specific types of business serving both residents and visitors (high tech, start ups, artists, not big box) that provides streamlined permitting for desired uses.

2. Create a village/neighborhood serving area including recreational uses - year around while protecting the environment with higher density and a mix of uses.

3. Create an attractive/orderly/cohesive area unique to Sandwich.

4. Provide infrastructure to improve the function of the area: including providing alternate access/circulation, wastewater treatment etc.

5. Provide pedestrian/bike amenities to encourage non-auto related movement.

6. Commitment to protecting the environment: minimize impacts through environmentally sensitive designs (LID, LEED) and protecting natural resources.

7. To encourage development that is economically viable and is consistent with market demand, i.e. find the right market niche and in a way that enhances/supports other businesses in town.
Golden Triangle Focus Area Issues & Opportunities

Traffic and Circulation
• Where would you like to see roadway/vehicular connections?
• Where are safety improvements needed?

Streetscapes, Edges and Buffers
• What kind of streetscapes would you like to see? (i.e. On-street parking, bike lanes, sidewalks)
• Where is buffering needed?

Relationship to the Surrounding Neighborhoods?
• What types of connections should be made and where? (neighborhoods, Peter’s Pond, Forestdale School)

Building Orientation and Uses
• Where should the following uses be located? (i.e Mixed use, residential, commercial, recreational, civic)
Golden Triangle Project Area Aerial