

**Town of Cape Charles
Waterfront Master Plan and Design Guidelines Kick-off Meeting
January 31, 2006**

GENERAL COMMENTS

- 1.1 Chesapeake Bay Provisions must be considered – what are other urban harbor areas doing?
- 1.2 Compare Harbor Study area to Chesapeake Bay Map
- 1.3 Consider what you don't want as well as what you do want
- 1.4 Previous UVA. Charrette on the STIP for Northampton County may provide useful background information
- 1.5 Connectivity to Bay Creek should be considered

ASSETS

- 2.1 Viable working harbor – commercial fishing, industry – not starting from "scratch"
- 2.2 Water/harbor visible from downtown; feeling of openness is an asset – visual connection
- 2.3 Cape Charles has name recognition
- 2.4 "Renowned" fishing area – sport fishing is an untapped market in CC
- 2.5 Heavy industrial marine usage
- 2.6 Deep channel to Ocean – only 14 miles to Ocean via 17' maintained depth – can be used by cruise ships
- 2.7 Main commercial street connects to beach and is adjacent to harbor
- 2.8 Public beach is a major asset
- 2.9 Spectacular view of sunset (view to sunset should be reinforced/maintained)
- 2.10 Very close to water wherever you are in CC
- 2.11 Steam and Railroad history is very appealing – maybe possible tie in

- 2.12 Active Coast Guard station
- 2.13 Public investment in harbor – Town and Coast – open land publicly owned
- 2.14 Railroad is commercial and tourist draw
- 2.15 Nascent eco-tourism business (East Harbor boat works)
- 2.16 Free bayside boat ramp near good fishing – may be only one in area
- 2.17 Varied/diverse townspeople
- 2.18 Good deepwater fishing – 10 min. to 100' deep water
- 2.19 Commercial uses help draw tourism – want to see working waterfront and Railroad
- 2.20 Pleasure boaters – dual audience – commercial and leisure users – multi-functional harbor
- 2.21 Dark skies ordinance works – it's beautiful at night
- 2.22 Higher caliber boat access than rest of region/competitors – very high quality here (size, water depth, access, updated facilities, geographically well placed, free)
- 2.23 Tall ships can dock here and are aware of CC
- 2.24 Conservation area in Sustainable Technologies Industrial Park is adjacent to harbor
- 2.25 Resort community growing – will support current and future commercial uses
- 2.26 Bay Shore Concrete relies on water – working harbor is necessary for this major employer
- 2.27 Potential for deepening harbor to 26' – based on Army Corps study
- 2.28 CC is strategically located
- 2.29 Chesapeake Bay Impact Crater is right here
- 2.30 Bay Shore Concrete is making improvements to site
- 2.31 Commercial uses on north side of Mason Avenue is good – don't turn back on harbor and isolate it

- 2.32 Improvements at rail yard – better working relationship with owners
- 2.33 Goals/Existing Zoning Ordinance for harbor district "enhanced maritime experience" concept and statement of intent are good
- 2.34 The town of CC has so much potential – so much to build on
- 2.35 Harbor parties are nice but better facilities needed
- 2.36 Safety on Harbor is an asset
- 2.37 Rosenwald School – history and architect are cultural assets
- 2.38 Tea-21 grant for central parking improvements – linkage
- 2.39 Potential for skate park in Town
- 2.40 Existing buildings and photos in museum are good template for new structures

PROBLEMS

- 3.1 Heavy industrial marine uses (visual issues)
- 3.2 Need to continue to upgrade facilities (such as bulkhead) and improve access
- 3.3 Harborfront isn't very attractive; debris in water
- 3.4 Heavy industrial equipment is very visible
- 3.5 Sound Issue related to Bay Shore Concrete
- 3.6 Location of pump station/sewer plat is visual problem and smell problem
- 3.7 Rail yard separates Town from Harbor
- 3.8 No breakwater in main inner harbor – limits accessibility to south side – limits usage- wave action is problem
- 3.9 Lack of "economic engine" to drive to commercial development in Harbor/Mason Avenue
- 3.10 Parking problems – need more near harbor
- 3.11 Boat tax is problem

- 3.12 Double Town/County taxation is a problem
- 3.13 Existing facilities are insufficient for harbor parties
- 3.14 Minor property theft issues
- 3.15 Potential of harbor becoming "attractive nuisance" if appropriate alternatives for young people are not provided by Town

VISION IDEAS

- 4.1 Capitalize on Cruise Line potential – Cape Charles as Port stop
- 4.2 Dark Skies – consider in future vision – possibly two light levels
- 4.3 Bay Shore is part of harbor in future
- 4.4 Upgrade visual character – make it look nicer
- 4.5 Mason Avenue should be integrated with harbor area
- 4.6 Don't forget roots of Cape Charles – Railroad, working waterfront, Bay Shore – new and old must complement each other
- 4.7 Positive/improved relationship with Railroad
- 4.8 Complete memorable streetscape for Mason Avenue
- 4.9 Be able to walk around harbor on waterside; make access way, a multi-functional, broad, public walkway
- 4.10 Breakwater at inner harbor
- 4.11 Destination playground for families
- 4.12 Sufficient, accessible parking for cars
- 4.13 More space for boats (in water), boat storage, boat trailer storage
- 4.14 Build on "enhanced maritime experience" identified as purpose of the Harbor Zoning District
- 4.15 Grocery Store/Liquor store to serve boaters and others in harbor area

- 4.16 Parking, landing for water taxi – identify appropriate location for these uses and tie them into the Railroad and Mason Avenue
- 4.17 Fish/seafood market/farm market/open air market in harbor area
- 4.18 Pet-friendly area
- 4.19 Launch area for small sailboats (used to have one on north end of beach)
- 4.20 Casino boat/gambling boat that would launch out of Cape Charles (would need special facilities)
- 4.21 Observation point along harbor – possibly two-story structure (Key West idea) – that could become Town gathering spot for public events
- 4.22 Covered, permanent facilities for public events
- 4.23 Safe harbor – lighting, cameras
- 4.24 Public spaces – flexibility for many versatile types of events
- 4.25 Attractive, appropriate, dark sky friendly lighting – decorative and functional to create a well-lit area
- 4.26 Appropriate gathering space for youth
- 4.27 Link to central park – Tea-21 grant
- 4.28 Capitalize on museum potential – Railroad, working waterfront, boating link; public access to boats; public boat building potential – locate museum on waterfront
- 4.29 New harbor buildings visually compatible and based on existing town buildings
- 4.30 Harbor improvements – expand boat slips by making smaller; slips on the south side of the harbor – bait/tackle shop, café to serve south side at East Harbor boat works
- 4.31 Long narrow building between Coast Guard and East Harbor boat works
- 4.32 Storage area for boats – covered
- 4.33 More quality employment for blue collar workers
- 4.34 Protect views of the harbor from Mason Avenue – keep some viewsheds open – walkway along Peach or Plum

- 4.35** Access Pine and Harbor Streets from the waterfront – keep unbounded views to water from car and pedestrian travelways
- 4.36** Access through Coast Guard property
- 4.37** Underground Utilities around harbor