TOWN COUNCIL

Work Session

October 23, 2024

Cape Charles Civic Center

6:00 PM

1. Call to Order:
   A. Roll Call

2. Items for Discussion:
   A. Beachfront Master Plan

3. Adjournment

BMP – Virtual Meeting Room Comments

1	Comment	First of all, I see nothing to address the height of these dunes. The dunes have become unsightly and are poorly maintained. They obstruct and block the most beautiful sight that we have in Cape Charles. This report lacks so much information. The parking looks horrendous. Why should anyone that currently lives right on Bay Avenue have to look at that? Why doesn't the town purchase property to accommodate for a paid parking lot? Who in town wants all those smelly restrooms right on our beaches? We are doing nothing but accommodating those that use our beach for free. I like the business that they bring to town…but now we are giving them free showers and bathrooms. At least, the short-term renters (which so many have disgraced our town with those signs) invest in a rental unit.
2	Comment	The beachfront master plan seems a little daunting and likely to increase use of an already busy site. All for the ADA improvements and improved bathroom facilities.
3	Comment	Great conceptual plan - love it. The proposed conceptual plan for Bay Ave appears to be an expansion of what had been proposed several years ago as Trails Project Phase 4, which was funded largely by the federal government. Is it the intent to roll this into a revised Phase 4? This would access a large source of needed infrastructure funding, but because the funds are federal and must pass through VDOT, it could take forever and stall the entire project.
4	Comment	This appears to be a well thought out plan including safety of pedestrians. My first question comes as a result of the longer non-commercial trucks currently using the ‘back in’ parking on Mason Ave requiring some folks to go across the center line to ensure they don’t hit them. Will the 20’ vehicle parking at the beach easily fit the longer non-commercial trucks? My second question. Will the demo and rebuild of the area decrease the sea level thus increasing the flood risk in the area during storms?
5	Comment	Where is the money coming from to do these projects? It sure seems quite elaborate for a town who wants to limit its visitors. I don't think we need all these amenities. We should just do what we need to do in order to keep the

		beach in tact and skip the pavilions, pergolas, etc. We don't need it!!! We should use the money slated for this project elsewhere! Instead invest in equipment to rake the oyster shells and seaweed from the beach. I'm assuming some of the money will be generated by parking and other fees. I don't think the town should have any fees for our visitors. Leave it as a place where anyone can come to enjoy our simple, but special beach.
6	Comment	I am so excited to see development plans for the beach front; It's really needed. We moved here last November, partly because of the development happening in the area. I know some people are fearful it will make the town lose its charm, or become overrun by tourists. I disagree, strongly. Our town needs more things like you have in your plans to keep the city thriving. We need tourist to keep the businesses going. I can imagine all the great events that can. happen at the amphitheater. One suggestion I'd make regarding the amphitheater is to make the stage large enough for bands or theater. There is so much potential here for locals as well as tourist throughout the year.
7	Comment	Outstanding work on this master plan. I love almost all aspects of it. The only exception being the plazas at Monroe and Randolph. The beach is loved by so many families because of the simple open beach we have. I can see there was a desire to confine those plazas to the dune areas, but they will eat into the beach incrementally and will detract from what so many families love about our beach. Ultimately it will be a space that is not used a lot and takes away from the beach. I would confine development along the actual beach to what you have planned at the Mason and Washinton ends (which are excellent) and save the money and simplify the plan by cutting out the Monroe and Randolph plazas.
8	Comment	I am concerned about the current version of the Beach Front Master Plan. Removing the median removes a resting place.... for little kids and older adults who may have difficulty walking. I believe this current feature needs to remain. I like the golf cart parking on the west side. I believe it should be vertical back in parking. Many golf carts are already doing this so it would not be a big change. As for cars, I do not like the vertical back in parking on the east side. Kids could run between the cars and not be seen until too late. Also, we are a small town. Many people can walk to the beach.....something we should encourage. The west side parking should be parallel to the road.

		Please know that I appreciate the thought and time you have put into this plan.
9	Comment	Is there a place where we can just read the info? I don't have a computer and the Virtual Room is absolutely not phone friendly. It's very difficult to navigate. Thanks!
10	Comment	Since it is so difficult to read on the phone, I am now trying to print the info. Where is the print option?
11	Comment	I am concerned about the current version of the Beach Front Master Plan. Removing the median removes a resting place.... for little kids and older adults who may have difficulty walking. I believe this current feature needs to remain. I like the golf cart parking on the west side. I believe it should be vertical back in parking. Many golf carts are already doing this so it would not be a big change. As for cars, I do not like the vertical back in parking on the east side. Kids could run between the cars and not be seen until too late. Also, we are a small town. Many people can walk to the beach.....something we should encourage. The west side parking should be parallel to the road. Please know that I appreciate the thought and time you have put into this plan.
12	Comment	As improvements are made, they inevitably bring costs that may impact the residents. It is crucial to be transparent about these costs to the town's residents before proceeding to any subsequent phase. Will the residents have the opportunity to vote on these improvements? Fiscal prudence is key, and it's important not to rush into decisions. Personally, I find the proposed parking phase probably necessary. However, I have reservations about the necessity of the additional phases proposed for the beachfront and their potential impact on our current community landscape.
13	Comment	Beachfront Plan Comments 1. Turns Bay Avenue into a parking lot. - Beach is already full to capacity most days during the Season. - Therefore only a modest increase in parking is required. * Could be accommodated by angle parking (pull-in or back-in TBD) * Design detracts from all the houses along Bay Avenue. Hedge is a sop to hide extra parking which is unnecessary. The hedge will also need to be maintained. - One of the rationales given for putting golf carts on the west (beach) side of the street is for the safety of

		children. Just as many if not more children will come in cars and need to cross the road. In addition with this plan all the beach gear in the cars will need to be carried across Bay Avenue rather than unloaded on the west side of the road. - This further destroys the small town character of Cape Charles. We are a small town with a beach, not a beach resort and do not wish to become one. - The sidewalk is much too wide. This is a boardwalk as one might find at the ocean front, built to accommodate a lot of foot traffic. Given the size of the beach it is unnecessary and will look bad given the number of people who will actually use it. With today's crowds, even in the tourist season the current sidewalk is not even close to being crowded. 2. While bathrooms are needed at the north end of the beach, they should be hidden from the view of the houses on Bay Avenue and the sidewalk. I suspect it will reduce housing values as currently proposed. Nobody wants to look at a bathroom from their front yard or porch, however nicely designed they are. I suggest putting them down on the beach behind the dunes where they can't be seen. 3. It's not clear to me how expanding the breakwaters expands the beach by very much. Yes, you can have the margin between the water and the beach curve and thus become longer, but the water accessible is essentially the same. 4. The Mason Avenue Plaza with Flexible Gathering Space (13) is a nice idea and I support it. The other plazas though seem to be way over the top. I would like to see them made much smaller or eliminated. Keep in mind that they will also need to be maintained regardless of their size. 5. Note: Pismo Beach, the city shown in the "Precedent Images" portion of the Beach Front Master Plan has a population of around 8,000 and 17 miles of coastline compared to Cape Charles with a population of roughly 1,200 and a beach of about .5 miles. This makes me wonder if the company providing this plan ever actually visited Cape Charles.
14	Comment	#1 Beautiful plan but how is this going to be funded. Has an estimate of cost been announced? How is this going to be paid for? This has to be in the millions. Is the town extending it's debt too much? #2 It seems a little too much. Visitors and permanent residents come now for the quaint town and beach front. Maybe just the basics... year round restrooms and wash stations at both ends of the beach. #3 Love the dog beach #4 An ADA beach access is a must!!! #5 The beach and dune must be protected. Plant more native plants. Palm trees are for Miami. #6 There is one pavilion at the beach now and it is barely used. The Randolph Avenue Plaza with shaded areas, dining areas, green spaces, picnic tables aren't necessary. Visitors can sit on

		the beach, eat their food and get beautiful views of the bay. There is already a volleyball area on the beach. Why build more plazas? Plazas for community engagement?? We have a beautiful park that attracts thousands of visitors. #7 Food trucks won't see foot traffic if they are located at the far end of the beach. #8 If dedicated golf cart spaces are installed, please spread them out along Bay Avenue. #9 Keep the LOVE sign where it is. Unnecessary to move.
15	Comment	If extending the breakwaters extends the life of the beach and would eliminate periodic replenishment I would be in favor . As for the balance of the plan I find it to be totally ridiculous, outrageously overdone, totally not in keeping with the vibe of the town and a colossal waste of money . As a taxpayer I have no interest in paying the cost of providing and maintaining shower and flush toilet facilities at no cost to the general public. All of the plazas are a joke and more in keeping with mall food courts than an outdoor natural setting. The town has Central Park and other plazas on Mason St for community gatherings. More in my view would be less. The parking set up will be both more dangerous and I would think annoying to Bay Ave property owners. Collisions from cars backing into traffic and door dings from adjacent car doors being carelessly opened are the inevitable result of this setup. In addition the hedges designed to protect property owners from headlights won't work and will be an ongoing maintenance nightmare as they will have to be pruned Sprayed and irrigated. Please leave the beach as it is : a place where young families can safely take their 5 year old to safely enjoy wave free shallow unswimable water . Don't make it something it isn't.
16	Comment	The Bay Avenue plan to allow perpendicular car parking on the East side of Bay seems a little worrisome. Families arriving to spend time at the beach will have to haul their blankets, coolers, etc. across the road and excited children may dart out from between the parked cars into traffic. With the current double wide lanes, some measure of protection is possible since drivers have a way to swerve to avoid accidents, etc. How will this danger be addressed?
17	Comment	I think this plan beautiful. I was excited to hear that grants were being applied for. Would like to better understand the tax ramifications and engineering effort to secure the beach but I do believe this would be a big benefit to the town, residences and visitors.

18	Comment	After reviewing the plans, I believe this will mostly benefit people who come to the beach for that day. The people who live here or rent for a week or two visit/live for the natural beauty and warmth. All that is lost with this plan. However you will get the people in for the day who come on a Saturday and drive in and out. It all depends on what the community wants. The folks who come in for a day trip probably do not spend the money in the community like the families who come in weeks at a time. I don't think it would increase the economy... just increase trash pick up/litter/traffic/speeding etc.
19	Comment	This plan makes me sad. It goes against everything that made us fall in love with this town. The quaintness of the gazebos and boardwalks leading to the beach (Tazewell) is what makes our beach feel like a small town beach. If I wanted Virginia Beach or ocean city vibes I would drive there. The amount of money this plan would require has to be absurd and there are so many other places in town this money could be used. Does the beach and boardwalk need a few upgrades? Sure. But the absurdity and over the top feel of this plan is depressing for those of us who want this town to remain small/quaint/and quiet. This is going to attract atleast triple the amount of day trippers(which based on residents complaints about tourists will be a big problem) bc the facilities will allow them to stay an entire day without pause. I could just go on and on but lastly, this seems to go directly against the feel and vibe the town wants for itself according to the master plan that came out earlier this year. Please don't do this.
20	Comment	What in the world are you thinking? You must be out of your ever lovin' mind. This plan is NOT what we have all come here to enjoy. Leave the LOVE sign where it is. Edge the boardwalk - you'll gain a foot on either side. Big enough. Bathrooms, yes. Port-a-Potties are naaaasty. One volleyball court is ample. Yes, a single ADA carpet at each entrance is good. We won't need two that fan out at each entrance. Dog park fine, but don't restrict current beach regs for dogs. Pergolas, plazas, and cabanas?? You need to tone this plan WAY down. This is pure excess.
21	Comment	What is so special about Cape Charles Beach is that it's not fancy, it's a very natural looking beach that provides a pretty safe environment for all ages and freedom to sit, play in the sand, wade, swim, kayak, float, etc. The beach doesn't need all the additions that the plan proposes. If people want shade, they bring their umbrellas or tents and though that takes up a lot of space it

		allows groups of people and families to enjoy a day of activities and stay shaded when needed on the beach. An expansion to the gazebo area with sitting area and picnic tables is a good idea but there's no need to expand that kind of concept to other entrance areas. Make the entrances ADA compliant first and foremost and provide bike racks along the way so bikes are not thrown down in the entrance areas. Concentrate on parking for golf carts and cars and maybe consider a parking area away from the beach (at the top of Mason or on Stone Road) with shuttles dropping people off at the various beach entrances. Please do not move the LOVE sign. And additional sculptures along the walkways would be lovely. A shower or two at the North end of Bay Ave would certainly be nice for visitors. The bottom line is that the fancier it gets the more visitors it attracts and no matter what you do, the town can only support a limited number of people at the beach. That's reality. Make it accessible and easier to get onto the beach and control the sand issues but please, don't make it a recreational area - it is a BEACH!!!
22	Comment	This is too much. We should preserve the historic, quaint look of the beachfront while also updating. This VMR shows that the beachfront has been this way for at least 100 years. It’s working well and it is one of the less congested parts of town. Let’s preserve the historic look and functionality. The road/parking plans are the least desirable part of the plan. Mason parking was “improved” not long ago and it’s now one of the most congested, stressful parts of town. The original planners who planned CC knew what they were doing. The beach parking and flow works well as is. I would not mess with it. What’s proposed creates a “head on” driving scenario & removes the green curb down the middle of the street which is a big loss and decrease in safety. Preserve the parking, driving flow, and green curb down the middle. South and north end updates are good. Maybe add new paving to the road and redo the boardwalk? Great that the gazebo was preserved. The “plazas” don’t seem necessary and look too commercialized. They are also going to get covered in sand every winter from high winds. Maybe just have one plaza around the gazebo? Breakwaters are also not a good option here. The unencumbered sunset view is priceless. The positioning of the breakwaters would limit those views and not be as picturesque.
23	Comment	I ‘ve enjoyed hundreds of miles of beaches on both coasts of this great country and never once have I seen or heard of either the need or the impulse to have the hand of man enhance “ the destination quality “ of a

		beach other than attempts to preserve what is already there . The natural beauty of land meeting endless water is left free to stand on its own . Not here. Adding thousands of sqft of paved services all manner of buildings and athletic courts seems totally antithetical to any beach experience I have known. So why this stupidity? My guess is real estate interests want the town to pay for perceived " enhancements " which they can then market to their customers as features. Not to do so will crater real estate investment in their minds and blah blah blah. Cutting taxes fees and regulations is the better path for economic development. Not endless giveaways to the Real Estate hyenas.
24	Comment	This beach front master plan is awful for numerous reasons. First, there is nothing wrong with the beach currently. In fact, many people love Cape Charles and it's charming beach front due to the fact that it remains quaint and undeveloped. There are a few basic amenities that could be added to improve the experience, like a foot washing station, water fountains, more accessible steps for the elderly and those with mobility limitations, and more restrooms. Everything else that is proposed would be an injustice to the town's history. Many long time residents dislike the dunes for that reason, as they weren't originally there and create a false historical narrative to visitors. For a town that does so much to preserve its historical footprint with the historic review board, why on earth would the beach front master plan not have to follow the same standards? Why not restore the boardwalk to its original historical footprint instead of re-writing the towns history? Second, for the price tag of this master plan, many other improvements in town should take precedent over this. For example, the civic center looks absolutely awful and needs serious investment to preserve the historical features of the exterior. Another example would be all of the dying trees in town. They pose a serious threat to public safety and property, and the town has a lot of red tape for tree removal, to the point where one of the two main tree removal companies on the shore won't even do business in town anymore. The town could provide financial incentives for property owners to remove dying trees and plant new trees in their place. Another idea, side walks that are dangerous and not inclusive for people with disabilities. For a town with so many elderly community members, there are locations all over town that pose serious threats to their safety. These are just a few examples of improvements that should be WAY higher on the list of priorities than making changes to the beach that no one asked for. Perhaps an

		informational session should be hosted for members of the town to learn about the history of the dunes, what causes them to continue to grow higher and higher, how they formed in the first place, and what scientists would recommend for erosion prevention. Other than that, leave the beach alone!!!!
25	Comment	When we moved here 4 years ago we rented in town and loved the combination or beach, downtown and friendly neighbors. It remi ded us of the beachfront communities we knew growing up along the Jersey Shore. This "plan" in my opinion is overkill. Yes, there are issues with the beachfront that need to be addressed. Yes, this "plan" addresses many of these issues. But, is there a need for grand paved areas with enormous amounts of tables and chairs? I don't think so. > Consolidate the food vendors around the current location of the LOVE sign. > Provide seating options around the vendors. > Leave the LOVE sign where it is at. > Update bathroom facilities at both ends of the beach. > Provide stations to shower sand off near the bathroom. > Improve access for the disabled. > Improve parking so it is organized. > Address the dunes so that views are enhanced. Just remember, whatever is done must be maintained 12 months of the year, not just for the season. Don't let Cape Charles become over run as was allowed in New Jersey.
26	Comment	Our primary concern is this master plan negatively impacts the quaint town and atmosphere of Cape Charles. While we do agree with the need for additional parking and public rest rooms, the additional pavilions, bath houses, and “boardwalk” type of structures are not in keeping with our rich history as an Eastern Shore bayside small town. This plan appears to make our town look and function more like mini New Jersey beach resorts, Rehoboth, DE, Virginia Beach, and Myrtle Beach, SC. While these may all be popular resorts, they have significant crowd control and challenging policing issues that our town is not prepared to absorb.
27	Comment	As someone who has cherished Cape Charles since my childhood, I feel deeply compelled to speak out against the proposed beachfront master plan. My parents first brought me here in 1997, and I’ve watched this special place evolve over the years. Cape Charles has always held a unique charm—a blend of natural beauty, rich history, and a tight-knit local community that makes it unlike any other coastal town. I’ve spent countless hours here as a

local who calls this place home. The beachfront has seen its fair share of change, but nothing as sweeping and irreversible as this proposal. This new master plan threatens to rip away everything our town stands for. The delicate balance between progress and preservation is at risk, and I fear this plan will tip us over the edge. What makes Cape Charles so extraordinary is its sense of authenticity. It's a place where both locals and visitors alike can feel the heartbeat of a genuine coastal town, where the sunsets over the dunes are magical, and the environment feels untouched. For me, as a professional photographer who conducts about five sessions a week down at our beach, I've been privileged to capture the natural beauty of the dunes, the soft golden light, and the joy on families' faces as they interact with the untouched charm of the area. This is what draws people here—not commercialization or overdevelopment. This plan would fundamentally alter what makes Cape Charles so special, stripping away that timeless beauty in favor of something much less authentic. Beyond the visual impact, the environmental toll concerns me the most. The dunes are a fragile, precious ecosystem. They serve as a natural barrier, protect wildlife, and contribute to the overall health of the shoreline. Disrupting this ecosystem could have devastating consequences not only for the environment but also for our future generations. Once the dunes are gone, they're gone for good. What's even more disheartening is that changes like these have a tendency to push locals further and further away from the town they love. Cape Charles thrives on tourism, but it's the locals who keep the town alive long after the tourists have left. We are the ones who stay here year-round, who attend the town meetings, who raise our families here, volunteer, and who support local businesses even when the streets aren't bustling with visitors. This plan doesn't just impact the aesthetics of the beach; it threatens the very soul of our community. If we continue down this path, the charm that brought so many people here—including my own family—will be lost. I urge the town council to reconsider this beachfront master plan and to listen to the voices of those who have lived here, loved here, and invested in the future of Cape Charles. The charm of this town is irreplaceable, and we need to cherish it, not pave over it in the name of progress. Our town's future depends on preserving its past and protecting its environment, not on creating a version of Cape Charles that caters only to short-term interests. Let's keep the locals at the heart of this town, because when tourist season dries up for the year, we are still here, standing strong and invested in this place we call home.

28	Comment	Concerns around parking on Bay Ave and reduction in driving lanes (need room to get around golf carts) and expense of total project for seasonal visitors-reduction of scope to accommodate portion of project would be acceptable; would like to see a dog park that is enclosed somewhere in town.
29	Comment	Definitely need restrooms at north end of beach. Consider parking meters on Bay Avenue where car-designated parking will be. Folks who live or vacation in town are more likely to walk or use a golf cart to get to the beach, while cars will most likely be day trippers coming from out of town. Somehow these folks need to contribute something towards the expenses associated with a free public beach. Otherwise, it's the homeowners who are footing the bill, with ever-increasing taxes. How much will the maintenance on this beach cost? Where will additional beach maintenance workers come from? Surely Northampton County should be making a significant contribution towards the beach. Really do not like the "look" of this proposed plan, hate to lose the vintage, small town feel of the current beach. If the dunes are not serving a purpose, then they could be reduced in height.
30	Comment	The Front-In parking on the east side of Bay Ave presents safety risks. 1) Drivers will need to back out into on coming traffic without being able to see the street. 2) beachgoers will be unpacking their beach stuff in the street (with oncoming traffic) rather than on the sidewalk side. 3) Because of the way most car doors open, children will be funneled unto the street side of the car rather than on to the sidewalk. This parking arrangement can be the cause of many accidents.
31	Comment	The money for these projects would be better spent improving the drainage system in town. The street flooding is out of control. The street drains should be jetted and then checked with a camera to make sure they are all in proper working condition. Perhaps better enforce the current parking regulations
32	Comment	It is obvious that considerable time and thought have gone into the design. While not perfect, it is beautiful, thoughtful, and a positive step in the right direction. The design, as long as we can maintain it, is quite practical and presents Cape Charles well. It will be a wonderful addition to the town.

33	Comment	We are here again this week. Our third trip this 2024 year for a weekly stay. We visited the beach last night and what draws us here is the environment which is pure, structural free at the beach, and natural. The dunes are breathtaking and are filled with natural beauty. If the work is done that matches the existing plan, my husband and family will sadly not be visiting like we do now. We will most likely stay in in Maryland (and our money too) for a more natural and environmentally beautiful trip. Thank you for listening and reading our comments.
34	Comment	I believe the town needs a recreation area away from the beach area to limit beach congestion. Multi use space for things such as, volleyball, basketball, pickleball, small skate Park, walking trail, picnic area, etc. Develop space that visitors and guests can use. Let CC be more than a beach. The beach works as it is. A recreation area would be a wonderful addition and promotes healthy alternative to the community.
35	Comment	1. I don't understand the resulting elevations: The maintenance track, new sidewalk, crosswalks and traffic lanes all appear to be at the same elevation. 2. What is the expected beach-goer capacity of the beach? How does it relate to the number of parking spaces, given that some beach goers will walk. 3. I like the placement of golf cart parking on the west side of Bay Ave. Where will nonstandard length golf carts park? 4. I don't like the front-end parking of cars on the east end of Bay Ave. Would parallel parking not provide enough parking for cars? 5. I like the pavers at the intersections as they will clearly mark the crosswalks making them safer. 6. Will the food trucks at the north end of the beach have electrical hookups? 7. Shouldn't there be rest rooms at the ADA (Jefferson Ave) entrance to the beach? 8. It seems that the breakwaters are lengthening the beach, but also making the bathing area shallower. How will the transition from beach to bathing area be managed. Will drop-offs develop? 9. When the dunes are leveled, will the planting be grasses? Will woody plants be excluded? 10. Can there be a launching place away from bathers for kayaks and small sail boats? 11. Health alerts issued for fecal bacteria are alarming. Is there a plan to improve the storm water problems? Is a dog beach advisable? 12.The plan is an exciting long-range vision for the beachfront. Implementation will have to be phased. Will you have recommendations to make about the order with which the design concepts will be implemented?

36	Comment	Cape Charles is not Virginia Beach, Ocean City or Miami Beach and I would like to keep it that way. I cannot even imagine how many millions of dollars it would take to build and create the imagined new beach front and to maintain it. I like the beach the way it is, sort of rough, natural and to stabilize it as much as practical. Save the current Gazebo. No shaded food courtyards, volleyball courts, extra seating (except maybe park benches along the dunes) or similar amenities. Nor do I not want the plazas at the end of the various east /west streets. Parking is a problem and perhaps some of the ideas can be adopted to allow car and golfcart parking areas and room for the food trucks. The shrubs/trees planted to help prevent sand from drifting onto resident's yards may be of value. Providing updated, simple but sturdy bathroom facilities is very reasonable. Some shower stalls - open - so people can wash off the sand in their bathing suits before they leave the beach is also reasonable. Many rental properties have already provided outdoor shower stalls; other owners can decide if they wish to provide that service.
37	Comment	Thank you for the option to comment. The proposed plan appears commercial, excessive and loses the small quaint feeling of the town. I think leaving the present beachfront is optimal with the exception of additional bathrooms and adding the golf cart parking which would be ideal for everyone and not eliminate the entire small town beach charm of the town. The plan will bring more trash to the beachfront from the picnic areas, seagulls eating spilled foods, The fishing pier will no longer be a quiet relaxing space to fish, the residents living along the beachfront will have their tranquil existence impacted by vehicles pulling in and out head on or backing in front of their homes, more noise, more traffic and that will not benefit the residents. Additionally, I have observed these types of changes, or what people like to call progress, many times in other places. It changes the beach and the town into something completely different then what can be comprehended. Please allow us, the residents, both full and part time continue to enjoy the small town that we all love. My preference is to not move ahead with this plan.
38	Comment	It seems like overdevelopment to an otherwise calm and cozy feel. I would like to see a significant scale back to the proposed plans.
39	Comment	While I appreciate the time and effort that went into this plan, I can't help but be anything but honest with you. This is completely and utterly inappropriate

for Cape Charles. I realize that this is a "starting point", but even as a first, conceptual draft, it embodies everything that Cape Charles IS NOT. The author(s) have clearly not spent a week in town indulging in our small-town charm and quiet, family-friendly lifestyle. Yes, summer is busy with many visitors and sometimes a lack of parking. Yes, sometimes we all really have to suffer by walking a block or two, maybe three, to find lunch. And yes, now and again we have to walk our floaties and chairs over the sandy deck to the beach and get, well, sandy. Now and again, if we're sensitive to the sun, we have to put up this thing called an umbrella. What I'm seeing in this plan does not remotely resemble our "going to the beach" experience; the one that has attracted locals and visitors alike for decades. We can enhance the beachfront without completely changing everything about it. This plan is just tacky, commercial, overbuilt, high maintenance, and a slap in the face to full time residents. Sheesh. I think the beachfront could be enhanced with a renovated and/or expanded restroom(s). The dune and breakwater plan could be partially implemented to achieve imperfect, but better preservation of the beach itself. Foot washing or cold showers would be nice, but not critical. We don't need a dedicated dog beach. Plenty of space for pets to walk the streets or beach on a leash. The ADA accessible mat is a lovely & inclusive upgrade. The parking can be improved by establishing golf cart parking and ADA parking closer to the ADA mat. We could save a couple of million by ditching this parking plan, buying a couple of golf cart shuttles, hiring local drivers, and cruising town to pick up and drop off all of the renters going to and from the beach. Parking is a problem for about 80 out of 365 days a year. The other 285 days are not at all an issue for visitors or full time residents. The town would be better served to acquire a satellite lot and shuttle that could serve the shopping district and the beach- that would be money well spent. Get rid of all of the hardscape and pavilions in the plan. They make a mockery of our history and traditions. Sure, some better restrooms and maybe an upgraded electrical panel and a small pad at the LOVE sign would make small gatherings easier and more comfortable, but that's all that I support. I don't have much expertise in the way of managing concessions, but I definitely understand some of the complaints by Bay Ave residents about the smell, noise & litter. I have not the expertise to weigh in on that matter, but we definitely DO NOT need a full-blown food court. I implore the Town Council to direct the author of this plan to start over completely. Perhaps even to revisit the GOALS section which implies that we don't already enjoy many of these amenities. We should be very careful not to emulate other beachfronts. People come here because it is the way it is.

		It's rough and tumble. It's real, its natural, and it's almost perfect the way it is.
40	Comment	The Cape Charles Beachfront Master Plan Concept seems to have missed the mark entirely. Rather than preserving the unique charm, natural playground, and small-town feel that makes Cape Charles special, the plan appears to push it towards becoming just another overdeveloped waterfront tourist destination. Instead of focusing on paving over its character, attention should be placed on addressing real issues: improving ADA access, updating bathrooms, installing cold water rinse stations, and providing a designated area for food trucks. Maintaining the dunes is also crucial to protect the natural landscape and ecosystem. While we welcome and need tourists, we want visitors who appreciate and respect the unique charm that sets Cape Charles apart. The proposed parking solution is also short-sighted, as parking issues only arise a few times a year and don't warrant such drastic changes. Why change a beautiful thing when what makes this place special is its distinct character? Minimal, thoughtful updates can solve practical concerns while preserving the shoreline and keeping Cape Charles authentic. To be crystal clear I am strongly opposed to most aspects of the Cape Charles Beachfront Master Plan, with the exception of addressing key issues I have mentioned here. I implore you to hear the voices of the townspeople and preserve the heart and soul of our community.
41	Comment	Have owned on Tazewell since 2005. We are weekenders and do not rent. Having said this, I support tourism as the leading industry for Cape Charles. With any industry, growth and all that comes with it, has to be managed. One of my concerns with this plan is will we have the resources and infrastructure to manage and maintain it. It's easy to build something but its something else to maintain it. Will we have the continued resources and infrastructure to manage going forward? Natural Beauty versus Commercial: this plan takes away the natural beauty of the beach and the beachfront. This is why they come here and not to Nags Head, Virginia Beach, Ocean City, etc. This plan completely takes away from the natural beauty and makes it a concrete destination. "pave paradise and put up a parking lot" Cost: Does the town have an estimate on how much all of this would cost or a cost of the different components? I read where all feedback would be given and then decisions would be made on what to move forward on. But do we even have an estimate on development costs and then what it will cost to

		maintain all of this? How are we going to pay for this? Is it your hope that increased tourism revenue will pay for this? if so, have you done that analysis? i am concerned that the town spent $120,000 on this plan and it seems to be out of alignment with the survey results and what people want. Shoreline: "several concepts are being evaluated". what does that mean? How can we give feedback if there is nothing proposed to comment on. Beach erosion is a concern---would like to see the proposed plan on how to tackle this problem. Again, what would this cost and how will we pay for it. It is our number 1 asset so that is what we should be solving for before anything else is considered. Dunes: I couldn't really tell from the master plan on what the plan was for the dunes. what exactly does "adjusted dune layouts" mean? Would like more information on this. The dunes are beautiful and add to the natural beauty of the beach. If you want to do something differently with them, then would like specifics-size and layout. In addition, we used to be considered in a flood zone until some years back. Do the dunes affect this or is this solely based 100 year flood maps revision? Bay Avenue: continuous Wall: does this mean you are proposing to run a concrete wall all the way down Bay Avenue? Parking: parking could be improved by front angle parking. The proposed plan seems over the top. Dog Park: if you make a proposed dog park, does that mean we can't take the dogs to the "regular beach" during off season and during the timeframes in season? Volleyball courts: there is a volley ball net now and no one uses it. If you want to put a volley ball court in, put it in the park with the other sports activities. Bathrooms: Number 11 on the illustrative master plan: is this where the bathrooms currently are or are you proposing to move them? yes, we probably could use more bathrooms to replace the portable ones. (same with the park). but again, do we have the resources to maintain them? There is a lot to digest with this plan. I agree that some improvements could be made. But, this plan does not keep with the spirit of the charm, quaintness, and natural beauty of the town or the beach. This is so over the top. Thank you for asking for input.
42	Comment	I'm opposed to pavilions and dune "flattening" that commercialize and commodify the beach.
43	Comment	I would like to see wheelchair accessibility all the way to the water, not stopping halfway down the beach, and handicapped parking that is far more accessible than it is today.

44	Comment	My input is based on decades of military assignments and travel throughout Europe, Egypt and Korea. Europeans do a very good job of making attractive and economically viable public spaces. First - I think the open multi use spaces with shade is a very good idea, execution of how the spaces are populated and used will make or break the concept. Cape Charles will need robust management of those spaces and activities in them. This is not a set and forget issue. Second - the parking plan negates all the other good aspects of the plan. Narrow and crowded does not equal a "quality destination" that reflect the charm of Cape Charles. Do not delete the center divider, do not do nose-in parking of cars, do not limit the roadway to two narrow lanes. Reduce the walkway size, turn the golf cart parking to angle and make the car parking parallel, returning the roadway to a generous feel and increase safety by increasing visibility. If you need to slow traffic, use speed humps and police presence. If you need more car parking, use the side streets. When I first visited Cape Charles, Mason was a wide street that was very welcoming. Now it is an unsafe mess, with the roadway blocked to two way traffic when a big pickup is parked a little away from the curb. Do not do the same to the Beach. The first impression a visitor to the Beach will get is the roadway and parking, this impression will color the rest of the investment.
45	Comment	A "GEM" THAT SOMEONE WANTS TO DESTROY We recently moved to Cape Charles, a lovely place, quiet, different than Virginia beach, Ocean City, Rehoboot. We love the little town the way it is and i think people are coming because they like it the way it is. Of course needs improvement, a clean beach, few open showers just to get rid of the sand, clean streets and easy driving. We do not need all these parking lots in front of the beach that will make the road from 4 lines to 2 lines. All of these changes will only increase traffic and will make the road not secure anymore. It's a good idea to have fixed built toilets. We don't need all that space for the Food trucks that don't follow health dept regulations and also make a lot of noise. I don’t think that front line houses would like parking lots and food trucks in front of their houses. The beach plan, the way its presented requires a huge budget to start with and also maintenance, water, electricity, we don’t want to increase our taxes in Cape Charles that already went up recently by 24%. PLEASEEEEE DO NOT DESTROY A LOVELY QUITE PLACE LEFT ON THE EASTERN SHORE OF VIRGINIA WHERE FAMILIES FEEL SAFE AND SECURE.

46	Comment	This is too much development for Cape Charles, but serves as a good conversation starter to arrive at a more stripped back plan that is more suitable to the simple charm of the town. Having a plaza at Washington, Jefferson, Monroe, Randolph, and Mason is not Cape Charles. Having adirondack chairs is not the town. That level of luxury is more suitable for resorts. Cape Charles is not a resort town. It's a town where tourists are welcome, but that does not mean we sacrifice charm for over-tourism. That would be detrimental to the locals and the tourists, alike. Too many towns have succumbed to that tempting rhetoric. I'd love to see Cape Charles remain resilient and steadfast in preserving its quaint charm. I'd recommend developing only where Mason hits Bay, to keep density contained. Renovate and expand the bathrooms. Create a food truck courtyard that is flexible in design and intimate. Keep it organic, natural. Maybe the farmer's market could be held there weekly as well. Live music could happen there. Seating, a pergola, landscaping- I'd focus all of that there, and only there. The existing volleyball court at Monroe could stay up year round, but it doesn't need over-development. In terms of the dune preservation and rock barriers, I'd leave that up to to the town and environmentalists to do what's most sustainable.
47	Comment	Please think about side effects of a Dog Beach. Who will pick up the dog mess? If dog feces gets into the Bay the bacteria level will rise and affect the swimming beach. Will the dogs be on leaches?
48	Comment	Knee jerk reaction is that this is WAY over the top. We are a small town. One of the goals is to maintain and enhance our "quaint, small-town charm." How is this plan anything other than creating a huge tourist attraction. How much is this going to cost? How much will an increase of a maintenance crew be required? I like the idea of ADA access - but again, it is a maintenance issue. The CA town offered as an example is NOTHING like Cape Charles - except that it has a beach. Much larger population. Much larger beach. This model will attract tourist - but will further drive full time residents out of town and become unaffordable for local residents. How much did this consult cost?
49	Comment	It's important to keep the beach 'natural' and in that sense, the dunes provide that ambiance and "protection" from the street life and views that are not natural, peaceful. Noise and activity from the street would be in full view while on the beach and take away from what makes our beach unique and a respite from the concrete, the noise, etc.

50	Comment	Been coming to cape Charles since I was a kid, to see the future plans of the beach front really has me upset that this cute little town will be so busy and not so much family friendly anymore... as they say, less is more.. I don't see a need for this massive change.
51	Comment	Nothing about this plan serves our local community or our precious environment in a positive way long term. It is disappointing to even imagine the money involved in developing such a plan, when there is so much disrepair, for example, our town office facilities. Our beach may benefit from a shower, bathrooms, footwash, but the expansive vision laid out presently is overkill at best, and a detriment to our culture & the character of our shore home.
52	Comment	NO to the beachfront expansion as proposed.
53	Comment	This Beachfront Master Plan will ruin our beautiful coastal town. My husband and I are opposed to the plan!! Please listen to your residents, and reconsider. It will be a sad day for Cape Charles if you go through with this plan.
54	Comment	The plans for the beachfront are over done, and to a great extent detract from what people come here for. In fact, it looks remarkably like VA beach, and pay attention, residents from there come here for a more laid back atmosphere away from their beach because it is over populated and overdone. Specifically: do not approve of the plans for Monroe Ave. leave that part of the beach untouched. Do not move the LOVE sign. Parking looks to be more of a problem in the new plan. Residents on Bay Ave will look at a parking lot, that is worse than the height of the dunes. It's a beach, not a park or playground. Restrooms, showers at both ends of the beach are a great idea. Dog beach access is also well thought out. Cold foot showers at each entrance would be helpful. Don't ruin what brought me here in the first place. Small town charm, near the water with a beautiful beach.
55	Comment	While I think the vision could possibly prove beneficial (added income for the town, more jobs) I can see where the local residents who like the small town charm could feel encroached upon. I believe that slow and steady wins the race.

56	Comment	Hi I think it’s a good idea good for business and great for all the people. Our family owns property in Cape Charles and we are always in town, I’m sure we will also enjoy.
57	Comment	I do not understand why certain groups of people are up in arms about this plan I’ve looked at it several times and it adds better facilities (bathrooms on both ends), a couple of pavilions for seating, and designates a dog beach. This will increase my property value and make the beach more enjoyable. Frankly, I go to bay creek when I want to go to the beach because of the beach mat and nice facilities.
58	Comment	Thank you to VHB & the committee for the many hours of work developing this proposal. I know that VHB is a respected, highly experienced organization who can get us where we need to go. While I agree with our need for sand control, optimized/increased parking (including dedicated parking for golf carts), ADA access, a permanent food truck area and bathrooms, I do not agree with the solution proposed. VHB did deliver on the goals but I believe that a key goal needs to be replaced and that's how we ended up here. I would delete the 'Support Economic Development' goal and replace it with 'Integrate Expanded Public Amenities' and the description 'preserve & celebrate one of the last untouched town beaches on the east coast by utilizing ecological landscape design to integrate expanded amenities into the natural environment.' The original goal is a directive for urban development to drive growth - the new goal positions our beachfront as an east coast crown jewel that needs to be preserved while incorporating necessities needed to address growth. The precedent images also need to be replaced - the new images should not show hardscaped plazas in much larger cities, instead they should show the winding integrated beach paths of inverness, nova scotia or the simple beachfront access points of hamptons beaches. These areas serve far larger crowds but keep the small town feel of discovering an untouched beach path. There should be no hardscaping as you leave the sidewalk and enter the beach. I'd suggest that VHB think of this project more similarly to how they would a waterfront state park. I may have missed it but I'd make sure to incorporate adequate, discrete waste stations *that include recycling*. My husband and I are fortunate to have visited many beautiful beach towns. When I'm reviewing photos and deciding where to go, it's an immediate 'no' to any places that have been paved over and homogenized because it tells me that it's built for volume alone and doesn't

		value an ethos of preserving nature & maintaining character. A look like the one proposed would absolutely turn many nature loving visitors away. Good luck & I look forward to seeing revised concepts!
59	Comment	This master plan appears to be an attempt to make Cape Charles look like a beach town in Florida, or somewhere else on the Gulf Coast. It is totally unnecessary. I find it humorous that the increasing size of the beach, which is a direct result of the breakwaters installed by the city, is causing a sand "problem" necessitating the destruction of the quaint beachfront that now exists. The town's money should either be spent elsewhere, or returned to the property owners in the form of a tax rebate, lower property taxes, etc. Quite frankly, as a visitor to Cape Charles for 50 years, and a homeowner for the last 7, seeing businesses unable to remain open for more than a year or two is indicative of a town that needs to focus on keeping town businesses open before trying to make Cape Charles look like a Florida beach town.
60	Comment	We have owned a home in Cape Charles for 33 years. It has been solely dedicated for our family's use. Did we really spend $120,000 for strangers to come here and tell us what our beachfront should look like? Could they have made their findings any harder to read? To avoid writing a 20 page response, no to practically everything. We have not been able to maintain the things we do have like the walkways on the beach at Randolph and Tazewell, the public restrooms, keeping up with sand erosion, water drainage in the town, vegetation growing onto the beach front sidewalk. How much is all of this going to cost? How are we going to maintain it? How many more employees and contractors will we need to hire to maintain all of this? The short term rental properties in our town are a testament that we would just be wasting our money. If you want to look at the water, walk 10 feet down onto the beach. If you want to own a home on the water, expect cars in front of your house at a public beach and sand in your yard. Build whatever you think you need if you want to keep the sand out of your yard. Why would we build a platform for food trucks? It’s nice that they’re scattered along the beachfront so you don’t have to walk eight blocks to get a sandwich. I’ve heard they have quiet generators now so they’re not making so much noise. Do children only come to the beach in a golf cart and never in a car? Just put up another sign and tell Golf Carts to park at an angle. Why give our police force one more thing to monitor? The volleyball net on the beach rarely gets used. Why have more? Use your towel to wipe off your feet, go to the house you’ve rented and

		take a shower and use the restroom. Who is going to pay the water bill for showers and faucets left running? Do we have a price tag on construction and annual maintenance costs? Are you going to increase my taxes to pay for all of this construction, etc. Please don't turn our beautiful little beach into a Virginia Beach by laying down more concrete and putting up more structures. Leave it alone.
61	Comment	Where has Cape Charles gone? The quirky little town with its small-town beach, which was a delightful secret to those who discovered the town with its laid-back vibe? This beach do-over is a celebration of excess, a layering of artificial "cute" on top of natural beauty. Cutting the dune so the tourists can see the sun set?? No, this is a phenomenal waste of money. Plow some of this money into affordable housing, creating real year-round jobs, modernizing the infrastructure of the town. If the tourists don't like the beach as it is, they can go to Virginia Beach or Ocean City or OBX. Don't continue to sell your souls to short-term vacation rentals, because that income stream is already on the downturn. Bring back the authentic Cape Charles.
62	Comment	I am in favor of the Beach Plan! It's beautiful and will greatly enhance the beach for visitors and residents alike.
63	Comment	I feel strongly about maintaining the small town, Mayberry, ambience that Cape Charles is known for. That said, I believe that the only improvements needed for the Cape Charles beachfront is restrooms at the north and south ends, outdoor showers and foot showers spread out evenly over the entire beach, and mats at appropriate locations for handicap access. Thank you.
64	Comment	Please leave the beachfront and its dunes just the way they are. This part of town holds value in the way that it is not over developed and retains a nice balance between natural landscape and easy access to the beach.
65	Comment	I love the parking design that would be great. I would leave the beach alone, if it's not broke don't fix it. The design doesn't fit the charm of our Cape Charles or our Shore.

66	Comment	I like a plan to improve the bathrooms but the rest takes away from the charm of this little seaside town. Spend the money to address the issues of the residents instead.
67	Comment	Bay Avenue needs improved parking and designated golf cart parking. There is room for angled parking and the median could also be golf cart parking, it's just a sandy grass anyway. Food trucks should be on Mason Avenue where the Bay Avenue property owners don't have to look at them. Provide a shade gazebo or covered area with handicap access for those who cannot walk in the sand but want to enjoy the beach view and sign it "preferred for handicapped visitors". Leave the rest of the beach alone and not commercialized.
68	Comment	It’s lovely for a large area like VA beach or the jersey shore but not a good idea for our quaint town and small beach, if the goal is to truly maintain our small town character. Soon enough there will be no full time residents and every home will be a rental at the rate things are progressing. There has to be a better balance. How about just adding a couple bathrooms, get rid of the port-a potties, and add some foot washing stations. Protect the beach by not adding 165 more proposed (free) parking spots to an already overcrowded beach in the summer. Leave the beach front and Bay Avenue as it is, we do not need pavilions, storage lockers, etc.
69	Comment	I'm a new resident having lived here 1 year now with my husband who is disabled. There appears to be only one ADA accessible entrance with mats in the plan (yeah); it would be appreciated to have additional access points or at least one at the south end near the fishing pier also with additional ADA parking. Please note that not all disabilities are the same. We often find ADA access targets wheel chairs, but also needs to accommodate walkers which have some different requirements.
70	Comment	The plan is unnecessary, it’s not resolving any issues the town has. Better bathrooms at the beach would be good, but thats all that is needed. I’d rather see the money spent to fix the areas that frequently flood or improve town sewage.
71	Comment	I am deeply concerned about these plans. Here are just a few of my concerns… 1. We are in search of a problem that doesn’t exist. The beach

does not need to be "fixed". It is a wonderful , quiet, serene gem that only few people know about. It is common place for homeowners to complain how crowded the beach is. This simply is untrue. Go to any actual crowded beach, VA Beach, Myrtle Beach, the Outer Banks, NJ Shore, etc, and then return to Cape Charles and you will see that even on 4 July, it simply isnt crowded. We are speaking opinions into truths in town. 2. The town cannot currently maintain the infrastructure we currently have. How could we possibly maintain any of these plans? i.e. (a) Walk the ramp at the Tazewell Beach entrance. This was allegedly fixed this year. It isnt even close to being done well. Less than half of the boards were replaced. My favorite are the boards that stick up so children trip every time walking off of the beach. Look at the hand rails. No cut was mitered. It was simply slapped together until the project ran out of wood and then they stopped. Who inspected this work? It was "finished" in May and no one ever did anything about this. (b) Check the gazebo at Randolph. It is always dirty with trash and builds up a grime and stickyness from food, ice cream, etc. It might be thoroughly cleaned once a year. How will the town care of the all of the additional spaces? Just the maintenance alone is unrealistic even with a bottomless budget. The town doesnt have the staffing and are we going to raise fees? Property taxes? More STR taxes? This is unrealistic. (c) Check the gazebo in Central Park and trash cans near the playground. They are constantly full and not maintained to a high standard and will be further neglected if we build out the beach area. Two summers ago, the town left a ditch witch and a huge 15 ft pile of mulch parked inside the playground for 4 months. Children climbed all over this machine (super dangerous) and it wasnt moved until the fall! 3. The master plan simple makes claims that are not substantiated with actual data... (a) "Monroe Avenue is an important artery through Cape Charles, connecting the beachfront with Central Park." This is not a true statement. Name one person who uses this "artery" besides residents of the 100 and 200 blocks of Monroe...Other then when exercising, residents, and guests use their own block to get to the beach. No one walks from the park to the beach? This is simply a planner looking at the map and making a assumption. (b) "Historically, 75% of all vehicle parking at Cape Charles beach has been golf carts." This is not a true statement. Where is the data to support this? If golf carts were simply not ticketed (which is an inconsistent problem from CC police applying current law) for diagonal parking there is no parking problem! There might be 4 or 5 total days where parking is nonexistent. This is another time where we are speaking an opinion into truth. Everyone survives on 4 July and no one is allowed to get anywhere

		close to Bay with a car or golf cart. Why do we need this?!? Why are assuming children arrive via golf cart and not by car!?!?!?! 3. The dunes are "man made". Yes the dunes were there years ago. But once we added rip rap and break waters and put up fencing we created "natural dunes". These are homes to vital plants, insects and animals. They also protect our town from storm surge. It is not the towns or the taxpayers responsibilities to provide residents of Bay Ave a better view of the water from their front porch. Removing this dunes would be short sighted and against all ecological commonsense. I hope the town thinks twice about any of these plans. We are in search of solutions that dont have a problem. Save our wonderful quaint beach and dont try to make it something that it is not. This is the Eastern Shore, we all found and fell in love with this place and it doesnt not any "fixing".
72	Comment	Break Waters - the proposal to add additional breakwaters should be carefully considered. 1. Take a look at what has happened just north of town at the Bay Creek beach where the break waters have effectively caused the complete erosion of the dune and property adjacent to the beach. Additionally, it has trapped grasses on the beach that make it nearly unusable. 2. We've had two closures recently for excess bacteria in the water. The more you restrict the nature flow of Bay water the more often this will happen. Not a good look for the tourists you are trying to court - particularly since you are apparently unwilling to address the commercial menhaden fishing off our beach that is contributing to this problem. 3. The Bay is a living thing and the more you try to control it and make it conform to your built structure the more trouble you're going to have. There is great value in leaving things natural and watching the wonders of Mother Nature. In the aerial photos provided you can already see how the erosion is settling into the waters just off the beach so at low tide you have no water at all. This problem will only get worse. Some coves at Bay Creek are just sand after 20 years of this erosion settling into the waters edge inside these break waters. It's only a beach at high tide now. 4. Of final note, if you put in more break waters you will also post signs that tell people to stay off them. Why create a situation where you put something in front of people and then tell them not to touch it. That's not very welcoming for the tourists you are trying to court with this plan.

73	Comment	Sand Dunes - the masterplan says you plan to "modify" the sand dunes? What do you plan to do? It would appear you intend to spend money shaping them into a 5:1 slope on each side. This would be an expensive undertaking and per your own report would be a wasted effort in that the dunes are constantly being reshaped by the tides and wind. In the photos and text provided you said the dunes have tripled in size in 10 years. Given this rapid change then why spend money trying to force it into some pre-determined specifications?
74	Comment	Parking - this is the most disturbing piece of your masterplan. 1. A contributing factor to heat rise in cities is the continual teardown of natural elements and replacing them with paving. This plan does exactly that. The graphic examples show tree lined roads and sidewalks, but your plan includes no trees - only a small hedge that is supposed to make it OK for the residents along Bay Avenue to now have a huge parking lot in their front yards. 2. This plan doubles the amount of parking on a beach that is already overcrowded during the summers. Given that your masterplan actually reduces the amount of sandy area (replaced by built structures and food courts) where are you going to put all these people? Be careful that in your greed to get more tourist dollars that you don't create a situation where the visit is horrible and overcrowded and people don't come back. Then you have nothing. 3. Your plan suggests this new layout eliminates children crossing the street. If you bring less cars to the area (by actually eliminating parking and making that area more pedestrian friendly) then the children will not only be safer but have a more pleasant place to visit. Encourage people to leave their cars and carts at home instead of facilitating a behavior that actually degrades the quality of the beach front. 4. Encourage people to walk to the beach instead. Understanding there are handicap issues you could provide just a few spots for them along with drop off locations where one car could pull up, drop off people and gear, and then leave the area so it could be maintained in a more natural state. 5. You provided a photo from 1933 and 2023 where Bay Avenue looks essentially unchanged. How cool is that? You clearly thought it was cool since you included it in the report. Why then are you now proposing to destroy that history by turning the whole area into a parking lot? What a shame to destroy the history of this town, which is so rich, in pursuit of tourist dollars. That is greed at it's worst. In your goals you state you want to protect the "iconic" shoreline but with this proposal you are

		destoying everything authentic about it and turning it into just another commercial tourist trap. Stay true to our roots.
75	Comment	Goals for the Masterplan - the approach taken here to achieve your goals seems 180 degrees out from what it should be. 1. You state you want to "enhance the quaint, small-town charm" but the plan actually destroys that in favor or a massive boardwalk built environment like you would find at any big city beach town - Rehobeth, VA Beach, etc. If you want to maintain the small town charm, then maintain the beach like a small town. Maybe you don't draw in EVERY possible tourist, but you draw in tourists that love the same things the residents of this town love. Stop chasing EVERY tourist dollar and focus on being an authentic, real small town that draws the people who cherish that kind of environment. It's hard to find any more and you establish yourself as a unique destination instead of just another commercial beach town. It will be enough for your bank accounts and the quality of life for all of us will be better. 2. I work in a shop in town and deal with tourists and residents alike all year long. I have spoken with 7, and counting, couples since this plan was released that come here every year. They all said if this plan goes through they will stop coming. The town will be no different than everywhere else and they will go find some other real small town to visit instead. Be very careful that you don't drive away the very people you are trying to encourage. 3. You state you want to support growth for future attractions but don't say what those are. In the survey you discussed all manner of commercial operation on our small beach. If you install all that glitz and activity then what has happened to the "quaint small town" you said you are trying to protect? Again, I think you are chasing as much tourist money for your private businesses as you can at the expense of those who moved here for an authentic small town. Please don't sell us out. 4. You state you want to provide for economic growth. That is part of moving forward and I don't think anyone objects to that, but your focus seems to be 100% focused on tourism as the economic growth. It's certainly a part of it, but it's fleeting and fickle. In an economic downturn or some other downturn (like the Bay ecosystem is destroyed by overfishing) then you have nothing. You should be pursuing a more balanced economic plan that includes developing real jobs for the community and encouraging full time residents to come here instead of just short term renters. An example (and I borrowed this from someone else) would be to develop a trade school for boat repair and maintenance which could employ many in the county. Our harbor is

		ideally situated on the east coast to support a vibrant industry in boat maintenance. Now you have a sustainable, year round economy that isn't as the whim of the tourists. 5. A final note - our taxes are already extremely high. I pay more here in Cape Charles than I paid for a similar home in Northern Virginia. If you have enough money for a massive plan like this, then why not save the money and reduce our taxes of the people that live here and like the beach the way it is. I can afford what you charge but many can't and you are driving them out. These big plans, that are focuses on tourists, are driving out the very people that made Cape Charles a quaint little town to begin with.
76	Comment	History - In this section of the masterplan you discuss the LOVE sign and gazebo, but the plan is silent on two other key features of the beach front that are routinely commented on by visitors to our shop. 1. The Neptune statue and the dolphin. These are both beloved features of the beach front but they don't appear to have any place in your new masterplan. Why? I would offer that, aside from the LOVE sign, the Neptune statue is my most requested photo. That is followed by the water tower. The dolphin is just such a cool feature for photo and memories of a casual beach vacation. I would hope these are not going away. 2. Moving the LOVE sign to a pavilion where it's surrounded by hard surface (pavement of boards) is a horrible idea. I love watching people kick their shoes off and run over to the sign in it's current location to get pictures in the sand. What's more appropriate to a Cape Charles LOVE sign than having it located in the sand that is the basis of this town to begin with - and I might point out the basis of this master plan. Please don't turn it into some stuffy monument in the middle of a plaza where it looses all it's unique character and just becomes another place for people to set their drinks while they are eating from the food trucks.
77	Comment	Master Plan Details - in looking at the overall plan for plazas and parking I have several comments. 1. If the idea of this masterplan was to increase the amount of beach available to visitors, your concept of large plazas at all the intersections does just the opposite. It creates built environment where today you have natural beach. People leave their built environments in the city to come here to a small town and soak up some nature and beach. Your plan reduces their ability to do that. They can't get away from built environment and parking lots in your plan. 2. It's barren landscape. The plan has a few small planting beds, but other than that just a sea of paved area with no trees and nothing to soften the views or bring a breath of nature. It's a

city scape in the midst of our "quaint" small seaside town. I think most people would rather see less cars and parking, less wide paved boardwalk, less structure and more nature - tree plantings, green spaces to have a picnic, natural beach where you kick off your shoes and walk in the sand. More nature - not less. 3. The designation of a "dog beach" would imply that you are going to ban dogs from the rest of the beach. Hard stop on this! I don't bring my dog to the beach because I can't, but I would really miss the ability to see others with their gaggle of dogs all playing in the sand and surf and enjoying life. Why would you try to eliminate this ability for our full time residents? Most vacationers don't travel with their dogs so I get it's not a big issue for them, but have some compassion for the few people that do still live full time in the historic district and want to walk their dogs on the beach. Don't relegate them to a tiny strip of land not big enough to even toss a ball. This would appear to be a really disingenuous part of your plan - making it look like you're doing something to help them when in reality you are putting them in doggy jail. 4. The plan calls for buildings to house beach staff and attendants. No doubt the maintenance of this extensive system of plazas would take a large increase in staff. We don't have enough people to maintain the garbage cans now - how will you ever staff this or keep it clean? If the answer is raising taxes on full time residents to pay for additional town staff, then my answer is no! The cost of courting tourists that benefit your businesses should not be borne by the few full time residents that can still put up with the tourist issues and afford the taxes. 5. How many food trucks are there on the Eastern Shore? By this plan you would think there were dozens and dozens. 6. I fully support the idea of some additional bathrooms and showers for public use at both ends of the beach. Those are features that support full time residents as well as tourists. This massive masterplan is not needed to provide that universally needed amenity to the beach. 7. ADA access is an issue that should be addressed. I would point out, having worked in Federal construction and being familiar with ADA laws, that not every access has to be ADA compliant. Just one does. Put your focus on making one good ADA access that really works and pair it with some handicapped parking adjacent. That would address this issue without need for this massive system of plazas and the cost associated with it. 8. The maintenance strip to capture sand before it blows into Bay Avenue does seem to be a well thought out addition, but if the only way to achieve that is to create that masterplan with all the parking and boardwalk, then just keep taking the front end loaders down there when needed. That's a lot less expensive than this master plan. I'd be interested to know how many of the

		homeowners on Bay Avenue complain about the sand in their yard? Are they in favor of exchanging that problem for a parking lot in their front yards?
78	Comment	I appreciate the work you have done on this plan but I believe it destroys everything people love about CC. People love that it is small, safe, quaint, and natural. They love that it is NOT Virginia Beach. We do not need permanent games on the beach....there are plenty of opportunities in the park. The Monroe Avenue changes are heartbreaking. Please do NOT do this!
79	Comment	Overall, I don't like the plan. It doesn't reflect the small town character and charm of Cape Charles. I think we need to improve the functionality of the beach, but we don't need to do more to attract people. We get plenty of people who want to enjoy the beach. We don't need entertainment and other things like that down at the beach. I'm also concerned about maintenance costs. We're building this for summer tourists - what happens the other 9 months of the year? Specifics: 1 - I like the restrooms at the North End of the beach 2 - I hate the Monroe Avenue Plaza. We don't need it and that's the most congested street in town 3 - I don't like the food trucks at the North End. I'd rather see an area with power down by the fishing pier, that can serve Mason Avenue as well 4 - Breakwaters need to be evaluated. I have a background in coastal management, and you can't armor the beach. Mother Nature always wins. I don't want to look out from the beach and see nothing but rock walls 5 - I like the dune opening and ADA mat 6 - I hate the Randolph plaza. We don't need all that entertainment down at the beach. It's Cape Charles Beach, not Virginia Beach with the 31st Street Park! 7 - I'm OK with the plans for the corner of Bay and Mason. Don't go overboard 8 - While I like the dog beach for day access to the beach in the summer, we need to maintain the current dog access to the main beach (only restricted from 9-8 during the summer)
80	Comment	Thank you for this thoughtful presentation. I found the history of the beach, town, and shoreline very interesting, especially the aerial/satellite photos. I have just a few comments. Shoreline: I understand protecting the beach and dune is important. I advise caution with respect to additional jetties/breakwaters. Further north of Cape Charles, at YMCA Camp Silver Beach in Jamesville, they added rock jetties to protect the beach (necessary - I get it), however the unintended consequence is that the eel grass now collects on the beach and in the swimming area which makes it very

		unpleasant (an unintended consequence). Typically there is a ten inch carpet of dead eel grass all over the shoreline at low tide that smells badly and draws all kinds of bugs. Also sinking into the slime and having to walk through the underwater eel grass to get to a swimming area is just icky. I recommend you contact Danny Vestal, the Executive Director of Camp Silver Beach to inquire about his "lessons learned." (757-442-4634). Increasing the beach size for the public is of no use if each of those little inlets become unpleasant to swim in because of eel grass collecting, seaweed, or too many shells. Beachfront: Waving Seat Wall - The sample picture of the waving seat wall along the beachfront looks beautiful, but the attraction it will have for skateboarders who will attempt to ride the edge of the wall needs to be considered. Parking - I love the idea of perpendicular parking for golf carts. Very smart use of available parking space. I hope backing in will not be required like it is on Mason Ave. Intersection Paving Pattern - Although these patterns look pretty on paper, if they are accomplished by using some sort of painting, stamping, or surface application, it will not look so pretty once the pattern is worn down by traffic. Plant Screening Along Bay Ave. - Who will maintain these hedges and how high will they be allowed to grow? I am sure Bay Ave. residents will not relish their views being obstructed by overgrown plant material. Gathering Pavilions - As proposed, this seems like an inordinate amount of gathering space. Who will clean this space? Empty trash? Tend to the bathrooms? Restrooms - With the addition of more convenient restrooms, hopefully more people will make use of them instead of relieving themselves in the bay. Dog Beach - Great idea! ADA Access - Great idea! Thank you for your time and efforts with respect to this project.
81	Comment	I am opposed to this plan aimed at drawing more yet more tourists to an overcrowded beach and town and making our beach look like a generic anyplace. The very thing that draws people here - to visit and to live - is that it isn’t like everywhere else. Why isn’t this valued and recognized? Celebrated and preserved? We have a chance to keep a bit of what is left of what makes this place unique and special. I am asking those in leadership to be motivated by something other than tourists and tax dollars. Spend some effort and money on something that benefits year round residents (not just business owners) and fosters community. Please address our seasonal parking, noise, crowding, capacity concerns. Bathrooms will be great so grown men stop relieving themselves in our shrubbery. Otherwise this plan is shocking and inappropriate. Also for a plan that professes to consider history

		please note- it’s has always always always been called the pavilion NOT the gazebo.
82	Comment	My husband and I currently reside in Cape May County NJ along the shore. It's a lovely area from Oct to May, but is crazy busy from May till Oct. You can't get to the beach, no parking, dealing with parking apps, crowds and don't even think about trying to get into a restaurant. In 2001 after dealing with endless summers of tourists, traffic, noise and all that goes along with short term vacationers, we sought to find a quiet, quaint retreat. We found that in the ESVA and bought our first weekend home on the seaside in Accomac. After several years, we upgraded to a home in Harborton and more recently moved to Onancock. We plan on relocating to that location full time now that we are retired. It is important to know, that all of us that have found the ESVA are here because we sought a refuge that was different from where we come from. We love it as it is and we that come here don't want to change it!!! It reminds us all of a simpler time, to enjoy nature and the outdoors, not some manufactured idea of what the Cape Charles planners think we want when we visit. Cape Charles is at a crossroads. Please don't make it a duplicate of VA beach, Ocean City MD or worse, the Jersey shore. People come there because of what it currently is!!! Please don't overdevelop it, or change it. Be careful of what you wish for, because if you want a tourism trade, that's what you'll get, along with all the problems associated with that.
83	Comment	I do not want Cape Charles to become another Ocean City! Our beach is beautiful because it does NOT have all the commercial gimmicks like cabanas, tent rentals, inflatable rentals, etc. it is nice that food trucks are allowed on Bay Avenue for the convenience of visitors on the beach and the townspeople. That provides employment/income to those food truck owners but it does take that income away from our brick and mortar restaurants in town. I think the town leaders have forgotten that people can provide a lot of their own needs; our town government doesn’t need to! People can pack their own picnic lunches to take to the beach. People who need protection from the sun can bring their own beach tents and umbrellas to the beach. They bring their own beach balls; they bring their own inflatables; they bring their own beach towels. All of these things are already owned by private individuals. Plus some of us with short term rental houses provide a wagon with beach supplies in it. As we’ve seen on the news, beach umbrellas can

		become airborne and injure their owners or nearby beachgoers; there have actually been deaths from airborne beach umbrellas. Is the town ready to take on that liability and how much will that insurance cost? Please leave our beach as pristine as possible. The town does not need to provide concession stands for every conceivable need on the beach. Next are you going to set up a sunglasses shop or a hat shop right on the beach? As far as the widening the boardwalk issue goes, we observe it all times of the year, and personally see no need for it to be any larger than it is. Thank you for your time.
84	Comment	I guess this is a visionary master plan and all concepts/ideas are in this one vision. Whatever the town does, it will not happen all at once and can evolve and mutate. It will be adjusted as other projects happen. Such as the Railroad yard, 20 acres. A master plan is just that, a guide/vision. It can evolve and change. I think you need to focus on 2-3 priorities for now. Define those first. RESTROOMS: For now the priorities should be the restrooms at the south and north end of the beach. Get rid of the Dons Jons (south end at Mason Ave.) and have proper buildings with restrooms and conveniences. Temporary nicer ones can be used till buildings are funded and constructed. PARKING: Parking does needs attention. I do not support the vision as presented for the parking along Bay Avenue. The parking is a town wide issue (summer mainly. How about a parking garage on the Railroad Yard? Dedicated golf cart parking in an efficient manor (pull in as opposed to parallel) merits consideration. BEACH: Certainly projects such as jettys and groins to project from erosion and shifting sands are all needed to protect the beach. A priority. Dunes? Over 20 years, I have seen them increase in height and base, with no apparent scientific reasoning other than more is better? Just happened with purpose (sand fences). Is it good or bad? Above my pay grade to judge, but would like to know the answer. Walk, don't run!
85	Comment	I appreciate the opportunity to respond to the beach proposal. Although I found many aspects of the plan “over the top”, there were certainly aspects I think are needed. Positives: 1. Increasing lengths of breakwaters. It is amazing to see how the beach has increased in size over the years due to the current breakwaters. Many thanks for that improvement years ago. 2. Bathroom/Shower facilities on north and south beach. 3. Dune Management - seeking professional advice. 4. ADA mats at key spots creating greater accessibility to the beach. 5. Vendors Stations - located at both north and south end of beach. 6. Utilizing current gazebo/pavilion and incorporating it

		into the beach front at Randolph. 7. Covered pavilion with seating at very south end of beach 8. Designated dog beach as long as dogs are still allowed on the beach until 9:00 a.m. between Memorial Day and Labor Day. Negatives: 1. Moving LOVE sign from current location to Monroe beach entrance. We like the sign and contributed to it during its fund raiser years ago. However, moving it to the middle of the beach will, in my estimation, only cheapen the beach, detract from the bay scape and make the beach more akin to an amusement park. 2. Nix the grand Monroe Ave. entrance including volley ball courts. Way too much! 3. Increasing width of boardwalk from 8' to 20'. Is that absolutely necessary? Ambivalent: 1. Moving boardwalk, installing 1' sand retention wall and creating a 10' wide maintenance area. 2. New parking plan for Bay Ave. Suggestion: if the boardwalk was not moved or widened and the divider median retained, would that allow the proposed parking solution for parallel car parking and 90 degree golf cart parking on the beach side and (my thought) angle parking on the residential side of Bay? Additions to plan: 1. Shade area at Washington Ave. plaza Final comments: Please be careful with the beach plan so that the beautiful beach isn't spoiled for residents and visitors alike. By that, I mean that the beach already clearly attracts lots of people who obviously like the laid back, "natural" and unspoiled aspect of this beach. To do too much could ruin the ambience which I believe attracts people to this beach. I would hate to see this resource turned into a mini VA Beach/amusement park. Also, these projects will obviously cost a great deal of money. Who will be paying for these "improvements"? Also, people seem to be flocking to the beach as it currently exists. Is it necessary or cost efficient to spend the amount of money these proposals will require when visitors are already flocking here - no doubt, attracted to the beach as it currently exists. Respectfully submitted. . . Dan Coffey
86	Comment	The plan looks beautiful. The only comment I have would be not to move the LOVE sign, Keep it where it is.
87	Comment	I appreciate efforts to improved the town beach, but I do not agree with adding all this infrastructure to the beach. Part of the charm of the beach is the relatively simple and natural look, I don't think it needs more concrete. The tall dunes provide a nice separation of the beach experience and Bay Avenue traffic. I do not agree with reducing their height. Beachfront homes should expect sand near their property, it's beachfront property. I think many

		of the proposed structures will go largely unused, people usually want to be on the beach. Relegating food trucks to a designated spot on the north end of beach will be inconvenient for many beach goers, there's a reason why the trucks currently park centrally. We don't need to block more south beach view with more breakwaters, many people favor the large open beach at Tazewell and Randolph. In summary, I hope the majority of the proposal is not adopted.
88	Comment	1. I am okay with the plazas on Mason and Washington. Bathrooms and showers needed 2. Okay with the ADA entrance 3. Update the current gazebo on Randolph 4. Leave the Love Sign where it is and incorporate within the plaza plan 5. Too many breakwaters (we have many of young family visitors with little kids) plus the view is blocked 6. Okay with dog beach 7. More clarification requested on the Bay Street parking and the continuous wall Finally, this is quite an extensive plan and I appreciate all the work that was put into it. Upgrades are needed but we should do it on a smaller scale - we must keep the "small town feel" into anything we do
89	Comment	First, I greatly appreciate all the hard work that went into creating this plan for our beach. I feel it is one of the top priorities in keeping Cape Charles the beautiful, historic gem that it is. It is the main reason that my husband and I retired here, and continue to welcome our family and friends throughout the year, not just in the summer months. The history of the growth of the beach is important to consider, seeing what it has been, what it is now, and determining its future is a daunting task. I feel we need to take a step back, as far as the actual beach and dunes are considered, and protect the beautiful area that we have been blessed with and given the opportunity to manage. • Dog beach a wonderful idea 😊 Open all year unlimited hours • Why move LOVE sign? Keep where it is and add Gazebo to end of Mason Plaza. Having it at the entrance to the main street of town will add to the historical significance, and it will get much more use there. • Breakwaters- block water view, way too many • Bay parking looks good and efficient. Will VDOT allow pull in parking, considering they will not on Mason? • Tazewell- just do sand walkover, much safer, less expensive, and easier to maintain than what is there now • Restrooms and foot wash upgrade at Mason and Washington/Jefferson. North end one should be wherever the ADA entrance is • Mason Ave enhanced, keep love sign there, see above • No need for another pavilion at Mason right now, especially if moving Gazebo there. Add

		tables like Strawberry Street, the umbrellas if they will work there. • No pergolas. An unnecessary expense. Central Park is where people go for shade. • No seating unless donated benches. Same as above-Central Park is for this. People expect to bring own chairs to the beach • Do not need an added draw for people at the end of Monroe. Would hope people would NOT drive straight down to and from the park. Steer traffic to Mason, Randolph, and Washington. • What is continuous wall made of? Will it be enhanced with planters, etc. • ADA ramps extremely necessary and maintained daily along with beach • Daily sweep of beach-seaweed and other debris • Larger trash cans at each entrance streetside and at each walk over on the beach
90	Comment	The beachfront master plan is undeniably a beautiful vision, but it feels somewhat out of sync with the essence of our town. What draws people here, both tourists and locals alike, is the simplicity and untouched nature of our beach. Visitors come to escape the urban sprawl, to enjoy a serene, undeveloped coastline that allows them to truly immerse themselves in the natural environment. It's not just a beach—it's a refuge. Instead of changing what makes Cape Charles special, we should focus on enhancing what we already have. Thoughtful preservation of our natural spaces, while providing modest improvements, would allow us to maintain our unique charm without sacrificing the tranquil atmosphere that people come here for. Let’s invest in the beauty that already exists rather than altering it.
91	Comment	The plan to remove or minimize the dunes (the best part of the beach entrance), as well as to formalize the parking, will take away the ‘small town’ charm that makes Cape Charles so special. There is joy in hurrying to the beach to make it onto the sand in time to see the sunset. Walking on the sidewalk along the house fronts and seeing sandy grassy yards just lets you know you’re in a beach town. The proposed plan would have cars pulling in towards you while you’re walking which sounds neither safe nor fun. Despite the planned hedge, shining vehicle headlights towards homes is not charming for anyone, least of all those staying in those beautiful beachfront homes. Finally, safety is compromised when parking traffic is increased, streets are narrow (which they will be with this proposed design) and tons of families are now racing towards the beach. Many visitors with small children and lots of beach gear do not rent golf carts and are more likely to have a need to park closer to the beach (your plan only allows golf carts). My

		suggestion is to go back to the drawing board on this one. Keep Cape Charles small town charm.
92	Comment	Love the beach access mats, showers, toilets, and lockers. I know a wall is planned, but the way the wind always blows, I do not see how it can keep the sand from blowing over the plazas, which someone will need to clear every morning, or it will look horrible. Think about the sand in/near the gazebo now. As far as parking, I realize that there may be a need for some more spots, but I think this plan will make Bay Ave. look like a parking lot. There will probably be grants to pay for a lot of this, but what is it going to cost to maintain and water the shrubbery on the eastern side a Bay Ave.? It will look horrible if some of the bushes die and there are gaps. Maybe just change the parking on the western side of Bay Ave. Is there really enough beach to accommodate the number of people that many cars/golf carts will bring? Do we really want to be able to accommodate that many vehicles? For only 12 weeks out of the year? I feel like we may be losing the charm of Cape Charles by adding all of these things. I hope the thoughts of the year round residents are being taken to heart more so than those who have only vacation rentals.
93	Comment	Thank you for the opportunity to review and comment on the draft masterplan concepts. The virtual meeting room is a cool approach. However, the tiny font is difficult to read online and printed out. If there are future materials, I hope you'll also present the information in a more traditional format - maybe PowerPoint slides with notes - that will be easier to read and review. Overall, the concepts are comprehensive in scope - and may be appropriate years or decades ahead. For now through the next 5 years or so, I think the concepts as presented go too far on the continuum of improvements that could be implemented. Support Economic Development, the 2nd goal on page 2 of the pdf, states ..."enhances the quaint, small-town charm enjoyed by residents and tourists" . If all the presented concepts were implemented, I don't believe the result would qualify as quaint ("pleasingly or strikingly old-fashioned"). In my opinion, quaint is more appropriate for CC than more "fancy" or formal beach improvements. I prefer simpler solutions, that provide some improved amenities, but not as built-out as found in highly populated tourist destinations, like Virginia Beach, Yorktown, or other places farther the south. More about the other goals: Improve accessibility. I don't believe ADA access is necessary at every street opening. Put ADA openings at the north and

		south ends of the beach. Reinvigorate recreation opportunities. "...support growth of future attractions" I'm very fuzzy on what this could mean. I think noisy recreational activities should be limited/restricted in the residential part of CC beach - that is, north of Randolph Ave. Commercial activities should be concentrated from Mason to Randolph. In VA Beach, beaches adjacent to the residential areas north of 42nd street are pretty simple and quiet - sunbathing, swimming, beach walking (body surfing, occasional board surfing which obviously we won't do here) - and appropriate for a residential quiet neighborhood. Yorktown's beach is in a commercial area so commercial activities are fine there, but that's different from here. Frankly, it was an adjustment for me when people began bringing corn holes to the beach and my quiet sun time was punctuated every few seconds with load whacks. I didn't say anything, and wouldn't, I just moved my beach chair, but just saying'.... Reevaluated existing infrastructure. I really like planning with sustainability in mind, and ...leveraging existing resources (which are town (public works) and volunteer (mostly full time resident) resources. I'm very concerned/have serious reservations about capital improvements which will require ongoing, higher levels of maintenance! For example, install plumbing infrastructure for water for showers and bathrooms, but keep those simple now, e.g., not enclosed showers. If down the road we have sufficient visitors and money, enclosed showers could be built then. Again, in the residential part of VA Beach, no showers are provided. This from a Q&A for VB (not this year): "There are outdoor showers and foot washes at every beach access (every block) from 2nd Street all the way to 40th Street. These are outdoor showers and are attached to a simple pole near the boardwalk. Public Restrooms are located at the following locations... 2nd Street 17th Street (attached to the Dairy Queen) 24th Street Park 29-30th Street (in between) 31st Street Park Guests are asked not to use the public restrooms as changing stations. They do not accommodate a change of clothes." No comments on Beach History or Bay Ave. pages. It's good to provide that background. Shoreline page. This will be important but since several concepts are being evaluated, there's not much to comment on. Under Why it Matters, "the planned shoreline enhancements provide the opportunity to keep more sand above the high water line between nourishment events", my main comment is HOW?? This form won't allow me to add more comments; I have more comments

94	Comment	Thank you for providing the opportunity to provide more comments! Sand Dunes. For the record, as the former Wetlands and Dune Board chair, I was the primary author of 2019 town "beach plan". Under Environment and Safety, I have a slightly different view of some of the words in these sections. From my research and observations, the beach grass helps stabilize the dunes more than helping the dunes grow larger. Look at the Chick's Beach low, wide dune on the south side of the CBBT. This dune has been stable for multiple years. What makes the CC dunes grow larger/taller is destabilizing the dunes each March for the last 5 years - using a front end loader to remove the sand from the dune on the west side to renourish the beach before summer. The loose sand then blows again from March to March, and the dunes get higher and higher, because the vegetation traps the loose sand. I believe this is the disadvantage of the town's current (public works) practice. Also I'm unclear about what is meant by "Dune height and width will vary based on regulatory input". My understanding is that public property is exempt from Virginia's regulatory guidelines for unvegetated wetlands and dunes. The town can basically do what it wants with no requirements for a permit or even to meet local or state regulatory guidelines for beaches and dunes. To my knowledge, there are no federal guidelines for beach and dunes although there are plenty of federal studies to inform "good practices." I REALLY look forward to seeing VHB's engineering-based solutions. Best wishes to solve our problem with a low maintenance, low problem design! Masterplan, page 7 and 8 of the pdf. I think a Monroe Ave. Plaza is unnecessary and undesirable. I understand that applying urban design principles could reinforce the recreation axis of the park, but the town is too small and inserting a recreational activity plaza in the middle of the residential area is more disruptive than beneficial. Let the park continue to be a primary event gathering place, along with whatever is done between Mason and Randolph. Parking, page 13 of the pdf. Very few golf carts have been parked on Bay Ave until COVID. So that's only about 5 years, not a historical reality. I live on Bay Ave. and parking essentially a beach season problem (from June after school is out until Labor Day). For this reason, I don't think we need nose-in parking on the east side of Bay Ave. - parallel parking should be adequate and safer. I'm quite concerned about having no median and the two-way driving with a narrower Bay Ave. if both sdies are nose-in parking. People don't even like to park in the middle of the block - parking closest to the access points fills in first, middle of the block is "last resort". Nose-in golf cart, and maybe small car, parking is a good idea on the west side of Bay Ave. In VA Beach, parking is residential areas (north of 42nd

		St) has always been a problem - if you don't get there early, you walk across Atlantic Ave. with your stuff. The same should be true here - if you want a spot next to the beach, get there early. About reversing the location of the sidewalk and VDOT vegetation on the east side of Bay Ave. That's probably a good idea but only if the proposed vegetation is low maintenance (mature height and width of 4') and native, e.g., Indian Hawthorne evergreen shrub, and perhaps grasses. One source (not the only) https://www.plantvirginianatives.org/native-plants-for-virginias-eastern-shore Thank you again for the opportunity to provide comment!
95	Comment	The burden to accommodate the growth that the Town and County want to see in tourism is being borne by the residents of the historic district. Yes, the beach area needs updating and access needs to be improved. Do we need another 165 additional beach parking spaces? I think not, unless the intent is to pull in more tourists because we don't have enough now. The parking issue in town is primarily discussed in terms of residential parking when rental properties that accommodate 10 adults results in 3 cars for the house, and in terms of parking for shopping. We have an underutilized parking area off the Canoni property. The beach improvements I would like to see are the laying of ground cover entryways at ALL beach entrances. Possibly some picnic areas. Living one block from the gazebo, I don't see current visitors using that much at all. Adding pergolas and expanding the seating area off the beach does not appear to be in demand.
96	Comment	As a long-time visitor and more recent property owner in Cape Charles, I have mixed feelings about the proposed Beachfront Master Plan. While I recognize the need for thoughtful development, I’m concerned that the push to accommodate more traffic and visitors could erode the town’s unique charm. Cape Charles offers a peaceful escape, and overexposing it risks turning this quaint town into something far too commercial. That said, I appreciate the focus on stabilizing dunes and restoring natural habitats, which are critical for the beach’s long-term health. However, the potential for higher taxes and years of construction disruptions leaves me hesitant to fully support the plan. We must ensure that any changes benefit the residents first and foremost, maintaining the town’s appeal without overwhelming it. Ultimately, development should enhance, not diminish, the qualities that make Cape Charles special. Thoughtful input from the community is key to shaping a plan that preserves the essence of what we love about this place.

97	Comment	I feel that this plan is going to ruin the footprint of Cape Charles. We have a wonderful feel and to make changes as proposed would completely turn things upside down. Monroe Avenue does not need a gathering space as we have a wonderful park just a few blocks away. People want to gather on the beach where the water is and that is why they have come here to begin with. The Virginia LOVE sign is in a perfect place overlooking the Bay. It should NOT be moved! I think dedicated parking for golf carts is reasonable but to have other vehicles park on the other side of Bay Avenue is a disaster waiting to happen. I think that having more families than now having to cross Bay Avenue, adults having to carry beach equipment (chairs, umbrellas, towels, toys, etc.) is way to much to make the day an enjoyable one and is too dangerous. The sand dunes need to be brought down to a reasonable height (5-6 feet) so the residents can see the bay like they used to. As they are now, it just invites mostly children to climb on which is a safety hazard. As I read the proposal, it seems that a gathering space is suggested for Monroe Avenue and Randolph Avenue which are only a few blocks away from each other. If Cape Charles is kept as a small inviting town, it does not need to have several meeting places. Limited food trucks is a good idea as long as they are on the beach side of Bay Avenue which would need to be assigned. I think it is a shame that the town does not have "working" restrooms at both ends of Mason Avenue and half-way between Mason and Washington. A shower would be nice. Cape Charles is a small town with much to offer now and is known for its "personality" and I do not feel that it should be changed. We are not Virginia Beach, beaches in Maryland or New Jersey that offer things we do not offer and we should NOT look like them. I do not know who was on the committee to come up with the ideas, but I feel that they might not be residents, regular visitors or people who truly care about Cape Charles.
98	Comment	I am alarmed by the plan for the Cape Charles beach. Is the plan derived from information garnered from the responses to the Beachfront Master Planning Survey of April 2024? We did not receive a compilation of the survey data. How was the survey “devised?” Is it true that the beach design cost $250K? Our beachfront is historic. Will the Historic Review Board have to approve the changes? While I understand not naming members of the ad hoc committee, I believe we should know the diversity of the committee — age, ethnicity, gender, business owner? STR owner? That’s called transparency. How does one get selected to be on an ad hoc committee? Do

		Bay Creek residents' responses carry the same weight as Historic District residents? The gated communities have private beaches. Why do Northampton County residents outside corporate limits have input? You are slowly wringing the neck of the goose that lays the golden egg, the short-sighted destruction of a valuable resource and an action motivated by greed.
99	Comment	Cape Charles has long needed a comprehensive beach development and management plan. The Phase I VHB Beachfront Master Plan provides a wide range of well thought out options and is an excellent tool for leading the town into Phase II. As a general comment, I am in favor of implementing those options that retain the natural character of the current beach, make the beach and the Bay more visible from the street and sidewalk, make the beach easier to maintain, provide ease of access for all residents and visitors, provide basic amenities for the comfort and safety of beachgoers, minimize adverse impacts on town residents (starting with Bay Avenue residents of which I am one). I am not in favor of turning our town into an amusement park with multiple plazas, pavilions, pergolas and buildings that detract from our view of the Bay and our "quaint small town charm" that have long drawn residents and visitors. In terms of one of the Plan's stated goals, I agree with "enhancing existing recreational activities" but not "supporting growth of future attractions" at the beach. 1. I support proposed improvements to the street, sidewalks, planting zone, parking, and sand trap / maintenance zone. Since the Chesapeake Bay and our beach are arguably our biggest draws for residents and visitors alike, it seems obvious that the Bay and beach should be visible from the town's streets and sidewalks. Dune height should be reduced and maintained to allow this. 2. I support the proposed Mason Avenue Plaza complex. With the exception of restrooms, showers and ADA access points at other beach locations, the Mason Avenue Plaza should provide all other amenities, allowing other Bay Avenue blocks to retain their residential "old Cape Charles" character. 3. The proposed Monroe Avenue Plaza would be an unnecessary disruption in this residential neighborhood. A simple beach access point here would be adequate if ADA access with mats, restrooms and showers are provided at Mason and Jefferson Avenues. Simple free-standing showers without enclosures should be adequate at all locations. 4. The need for "ample seating" and shade (structures) throughout the Plan is questioned. Beach chairs, towels and beach umbrellas should be adequate. Seating, shade, food and drink for beachgoers in need should be available at the Mason Avenue Plaza and at

		food truck locations. 5. Fine grain sand migration (primarily N to S) has been a continuing problem. The Plan proposes some good remedial measures but there is recognition that it will still be necessary to periodically relocate many tons of sand with heavy equipment. I suggest consideration be given to a beach water spray / sprinkler system to be activated when high winds are forecast. Wet sand is stable under high wind conditions. Fresh or saltwater spray systems are feasible. This would not be a simple or inexpensive project but may be preferable to the cost and disruption of heavy equipment.
100	Comment	My opinion is overall the plan is grandiose and creates a more commercial beach atmosphere. But hopefully this proposal will accept edits to make it fit the 'quaintness' of the area. Charter page: -support economic dev.....the words 'quaint' and 'small town charm'. These are IMPORTANT. -Reevaluate Exist.... 'utilize existing resources through capital improv" Right now VOLUNTEERS are used massively - how will that relate to future growth? -- Vision ... change 'cultural' to 'beach'. That is what this is about. Master plan: ENTERTAINMENT AREAS such as pavilion theater seating for bands and like entertainment is for the park not the beach. No need for theater seating of any kind at the beach. Would require more monitoring, maintenance, etc. Residents and visitors go to the park for gatherings of entertainment. Other than July 4th this quaint town is known for its park entertainment. It is part of the ambiance. PARKING ON EAST SIDE OF BAY STREET NEEDS TO BE PARALLEL. Mason has proved how difficult it is with 90 degree (angle) to pull out when a small vehicle cannot see around a large vehicle. There will be many more people walking and driving etc on Bay Ave with all this improvement so PARALLEL PARKING IS A MUST ON THE EAST SIDE.. PARKING ON WEST SIDE OF BAY STREET IS PERFECT FOR 90 DEGREE PARKING FOR GOLF CARTS. The 3 summer months are mostly golf carts and like other coastal towns you find a space. With that in mind -- if each house has 2 spaces marked for them, the others looking for side street parking will figure it out. SHOWERS. Enclosed showers at one entrance (Mason) and overhead (not enclosed) showers at another entrance. Save on maintenance and monitoring and upkeep. EVERGREEN SCREENING ON BAY AVE -- should be maintained by town and be of reasonable height. THE PRICE TAG?
101	Comment	1. This plan is so wrong, it is beyond words. 2. Not sure how this plan scope was determined. 3. I'm hoping the town spent a $ quarter million just to see if folks were paying attention. Is that correct? Disturbing that this plan was

		actually put forth seriously but there's no other explanation. 4. No cost estimate submitted. How can a plan be reviewed without a cost estimate? Please provide preliminary cost estimate with a plan that is to scale for a fair review/assessment. 5. Plan is not remotely to scale. It is just an artist rendering. Again, why is the public asked to review an artist rendering? How much did we pay for this rendering??? 6. Specifics: a. golf cart spots too small. b. arcs of "gathering areas" are facing wrong direction… who wants to look out at Bay Avenue parked cars? c. why are we gathering anywhere but the park? d. are you seriously putting that much fill in on the "dog park" beach? Can this sand be sustained with the harbor right there and the prevailing winds? Right now there is heavy riprap protection, for a reason. What happens to the rip rap when beach is extended? e. will palm trees grow here? f. what is minimum opening width between the extended breakwaters? why is that info not provided? g. why is beach being paved over at all the access points and further reduced by statues? (that grid area on map is some sort of paver, right?) h. where are these extra 162 families we are trying to attract with all the parking (in the most remote corner of our town) going…. into town, to the beach, to rental houses? i. no water fountains? j. VB has pole showers that work beautifully. Why those huge buildings for showers? k. who maintains all this? where does that $$$ come from. l. there are walls that are at end of handicap ramp mats… you cannot use ramp(s) if you wanted to - unless you jump over wall. m. who maintains the hedgerow along private properties, but within VDOT ROW (I think). Will VDOT maintain them? Have they agreed to that? … it's endless… Folks coming from the north drive an extra hour+ past Ocean City and Chincoteague to get here. Folks from Richmond area drive an extra hour past Virginia Beach to come here. They are coming here for the relaxed uncluttered unencumbered beach town. You convert this into a Virginia Beach, you will lose visitors you already have and sacrifice the vitality of this town. You keep increasing the density of this town beyond what it can reasonably accommodate, you will lose your visitors and sacrifice the vitality of this town. Read recent online comments on Cape Charles. Talk to folks that have stayed here year after year. Everyone is pretty fed up with the current policies. This plan puts the exclamation point on that opinion.
102	Comment	1. I thank the subcommittee for the work done to create this vision without any restrictions on money or design parameters. 2. Support Economic Development Goal – This is an enormous undertaking at a huge cost to the

		town that I believe will impact our quaint, small-town charm enjoyed by residents and tourists. The Comprehensive Plan and Strategic Plan Economy Objectives and Strategies do not mention a beachfront master plan implementation as a driver for economic growth. And yes, the beach draws tourists. The beach during the summer is already full. How do you expect to accommodate more if this is to be an economic driver? I would recommend that the primary goals should concentrate on those items in the Environment Objectives and Strategies within the Strategic Plan (p. 147). 3. The number of plazas is too many. Monroe and Randolph plazas should be scaled back, like Tazewell and Madison. Central Park should be our gathering place and not Monroe Ave plaza. 4. The roadwork associated with Bay Avenue is unrealistic. Do not elevate any portion of the road. What will this do to the drainage? Fill in the grass median and stripe existing road accordingly. 5. Add ADAS steps/ramps like that at the south end of the beach at each of the intersections. 6. Showers should be outdoors, cold water only, using kiosk type of shower. Note that we will now have to pay for this water usage. People want the ability to rinse off before getting in the car/golf cart and going home. 7. We do not need changing room areas. 8. Top of the dunes without vegetation will promote people walking, racing up/down and sitting on them. 9. Is existing sidewalk going to be removed for a maintenance zone? I would suggest that the maintenance zone be moved west and the sidewalk retained, thus reducing cost. We do not need a second wall for sitting. 10. Overall, this plan is too extravagant for addressing the environmental strategies in the comp and strategic plans. Items should be broken down into 'must have' vs 'nice to have'. No ballpark costs are associated with any of the individual aspects of the design. I would venture to guess this would cost $20+ million. Look at what quotes we are getting in for something as simple as bathrooms next to the train or the actual expenditures for Peach Street renovations. What is the impact beyond construction relative to maintenance costs and public staffing requirements. Just nailing down or replacing boards on existing dune and fishing pier walkways is never ending. Agreeing to this master plan's vision is unrealistic for me and does not match our small-town character.
103	Comment	Though these designs are nicely done, they are almost completely unaligned with our town's vision and master plan that so much effort has been invested into. The designs provided are modern, remove many historical and quaint aspects, and quite simply are contrary to 'a small town feel'. Tourists and

		residents will surely agree - and if this change creates a loss of tourism because Cape Charles has just become modernized and sterile like every other public beach area, the foundational aspects of our tiny economy will come crumbling down with a widespread and exponential impact. Your own vision statement, adopted only 2 years ago, seems to be completely disregarded in light of the flooding of tax revenue based on inflation, increased tax rates (for vacation homeowners), meals tax revenue from more tourists renting homes, and skyrocketing property tax assessments. I'm sure the selling of our water utility service is seen as a windfall payment and staff is eager to spend it like a small child, unaware of the loss of utility revenue. Please be more responsible with the hard-earned dollars we are handing over to you and be better and more responsible stewards of the town's overall finances. This influx of revenue is unlikely to continue on the current trajectory as so many of the recent top of market home purchases will not be able to cover mortgage payments with the thinning distribution of the essentially stable rental market. If the town were to embark on such an incredibly lucrative and massive plan, it is unlikely that the tax revenue will even be able to satiate the costs and will fall into a need of having to incur debt at what will likely be higher rates than even today. By all means, invest where appropriate. The public restroom facilities are an absolute embarrassment, akin to a weekend music festival with all the wonderful smells. Clean/spruce things up, and invest in long-term solutions to existing problems that have consistently be voiced time and time again. excerpt from page 21 of the current town Comprehensive Plan: Our values: Friendliness, Sense of Community, Heritage-Traditional, Diversity-Tolerance-Respect, Determination, Hope-Optimism, Adaptability, Environmental Stewardship Our vision: “Preserve our historical, natural, and cultural resources, while fostering a sense of community that enhances well-being and prosperity, now and for generations to come.” Why these words? These sentences encapsulate the community’s future vision of Cape Charles that builds on the town’s reputation as a vibrant, community-centered place. Residents have emphasized the importance of not only maintaining, but improving upon the amenities that define the character of Cape Charles. Well-maintained, visually attractive historic, natural, and cultural resources that support the local economy will continue to be the backbone of the town. It is critical that present actions are oriented toward providing the same, if not better, quality of life for future generations.

104	Comment	While we feel a few improvements to the beach front are needed, this plan is drastic and will change the entire character of Cape Charles. One of your goals is to develop a beachfront that "reflects and enhances the quaint, small-town charm" that defines Cape Charles. This plan stands to detract from that goal, not accomplish it. The addition and expansion of breakwaters will greatly diminish the beautiful view of the water and sunsets and limits access to the water from the beach. The addition of various plazas and the reconfiguration of Bay Ave parking seems to be for the sole purpose of attracting way more people than the town and it's beachfront can accommodate. This new plan will change the dynamics of our quaint small town to that of an overcrowded tourist destination, much like the Maryland/Delaware beaches have become, which is why, as Maryland residents, we chose to purchase in Cape Charles instead. There are many other reasons why we strongly oppose this aggressive plan, including the impact on the environment, infrastructure, community, and the overall complexion of Cape Charles. If implemented, this plan will forever alter the quaint, small town charm that we all love. Please reconsider.
105	Comment	My perception is that the Beach Plan goes t0o far. It is not in keeping with the quaint small town charm that it champions. Cape Charles does not need to attract any more visitors, especially ones that do not patronize our businesses, than it already has. There are some very nice things about this plan, but there are things that simply do not work and others that make the plan too grandiose. I was going to ask about cost, but I don't care, it is too much even if we can afford it. Detailed items are as follows: 1. Support Economic Development I do not see how this grandiose plan does anything to reflect or enhance the quaint, small-town charm stated in the goal. This design supports a feel that is more Ocean City than Cape Charles. The designers really missed the mark on this goal. 2. Reinvigorate Recreation Opportunities Once again, I think this plan is far wide of the mark. What sort of "future attractions" are envisioned, a Ferris Wheel, Arcades, bars or restaurants? The addition of volleyball courts is a great example of good addition to a small beach at a quaint small town would need. Eating plazas and amphitheaters are over the top, never mind any future unspecified "future attractions". Our beach should be "iconic" for its understated simplicity, not for its glitz and glamour. 3. Breakwaters Has the person who wrote that ever been to the Cape Charles Beach. The waves here are anything but high energy. The sand bar off shore breaks up any waves that do

		happen to come at the beach. It is a very infrequent event that we have high energy waves on the beach. Extension of the groins parallel to the beach would be a waste of money and further spoil the view. Sand migration is overwhelmingly a wind action above the water, not from wave action. Someone needs to seriously examine the science of breakwaters at Cape Charles. 4. ROW Cross Section First of all the parking cross section is completely unbuildable as drawn. I realize this is conceptual, but to present something that cannot be constructed is a waste of our time. The section does not take into account the vertical differences between the existing sidewalks and roadway. What is shown is simply impossible to construct without significant changes to the concept. Why do we need a 20' wide sidewalk along the beach side? This really feels more like Virginia Beach than Cape Charles. People come to the beach not to a promenade. That's not what Cape Charles is about. When will the dune height be determined? What is it determined by? Will people on the promenade be able to see over it? The golf cart parking is not deep enough for half of the golf cats on the streets today. 5. Mason Ave. Plaza Way over the top. Way too much. Takes up too much space. We need a quarter of what is here. Has anyone even overlaid this on the area that exists? How much beach do we lose to this? Are we expanding the beach on the harbor side? Are we permitted to do that? We do not need a pavilion. We do not need a shower building. Again the grades do not work. There is insufficient space to maneuver vehicles. 6. Randolph Ave. Plaza I like this. It is as grandiose as I think it should get. Add a couple shower and foot wash stations and maybe a drinking fountain. We do not need a shower building. Even VA Beach doesn't have that. 7. Washington Plaza Again. I like this. It is not overdone. Bathrooms at this end are definitely required. Even the food truck area is fine. Mason should be done the same way. 8. Jefferson Plaza I like it, but it needs work. People come to look at the beach and the sunsets, not the houses across the street. Shade structure is not really needed. Add a shower/foot wash to each beach entry and eliminate the shower building. 9. Monroe Plaza In short, too much. Why are we moving the LOVE sculpture? Where are the other sculptures? We do not need this huge plaza at the end of Monroe competing for use and funds with Central Park.
106	Comment	1. There are too many plazas proposed. How often is the gazebo used and for what purpose? We already have a central gathering place - Central Park. 2. ADA steps and ramps should be at each of the entrances to the beach. 3.

		The plans are too grandiose and will cause the loss of the small-town rural beach feel that originally attracted me to CC. Bigger isn't always better. 4. Showers are a great idea, a quick way to rinse off before heading home. I think simple showers, cold water only, in an open area would fit the bill. I do not like the idea of a closed off area for security reasons. 5. The cost of road work to be done on Bay Ave. and the scope of the work would appear to me to be cost prohibitive when considering what the cost of the Plum St. project. 6. How many parking places will the food trucks take up? 7. The dunes need to be protected and by topping them off without vegetation, which will help keep them protected, we will be infringing upon Mother Nature. 8. How will the town afford all of this and will we be able to afford the maintenance of this project when completed? We had trouble getting beach attendants this year, will we be able to afford to hire the additional number of people needed to maintain the finished project? 9. I think we are getting too big for our britches and losing our identity in the meantime!
107	Comment	WHY, do you want to destroy our beautiful natural beach? There are so few still remaining, we need to preserve it! Widen the boardwalk, add 3 pagodas, volleyball, showers, planting bed, move the LOVE sign? I would rather walk on sand than black asphalt, I never see anyone use the one we have except on 4th of July, we have a beach volleyball which is great, use the outdoor shower at your house. Planting beds on a beach? The town can't even keep the large flower pots by the beach watered. All of these improvements are unnecessary, expensive and who is going to pay for the maintenance? Change the golf cart parking on one side of Bay and add a bathroom at each end, and leave our beautiful beach as is! Our visitors are important however, our full timers are just as important. I think many of the decision makers in this town have forgotten that! I don't want to live in a town that looks like Key West. Thank you.
108	Comment	Overall I am pleased with the plan. I am thrilled the town is looking to improve such a valuable asset. Having a special needs child I really appreciate the design for better/easier beach access. I love the food truck station, as well as more bathrooms, showers, and the sand wall. I think it might be a bit ambitious to tackle the entire plan. I'd like to learn more about where the funding is coming from. Improvements are needed to our beach but I would like to maintain the small town charm.

109	Comment	Dear Town Council Members, Thank you for the opportunity to provide feedback on the Cape Charles Beachfront Master Plan. As a visitor and daughter of residents of Bay Avenue, I understand the need for development that supports economic growth and improves accessibility. However, I have concerns about the potential impact on the town's small-town charm, environment, and quality of life for residents. Below are my key concerns and suggestions for improvement: 1. Visitor Overcrowding Increased Tourism: Adding 165 new parking spaces and improving accessibility will likely bring a significant increase in visitors. While this may boost the economy, it could also overwhelm the town, leading to overcrowding, particularly during peak times. Managing visitor numbers—perhaps by limiting peak-time access or parking—would be essential to preserving Cape Charles' peaceful atmosphere. Parking Impact: The focus on additional golf cart parking, especially on the west side of Bay Avenue, could increase traffic and congestion along the street, disrupting residents' daily lives. Clear traffic management strategies will be needed to avoid negative impacts on Bay Avenue residents. 2. Noise and Trash Increased Noise Levels: The influx of beachgoers will likely result in a rise in noise from traffic and recreational activities, particularly during the summer. I recommend noise control measures, such as limits on vehicle traffic or designated quiet hours, to maintain the town's tranquil character. Trash and Littering: With more visitors, waste and litter could become a significant issue. More trash bins and regular cleanups should be planned to maintain the beach's cleanliness. The town should also promote sustainable practices like recycling and limiting single-use plastics. 3. Environmental Concerns for Chesapeake Bay Impact on Bay Life: A larger number of swimmers and beach users could have a negative effect on the health of Chesapeake Bay. Pollutants such as sunscreen and trash may harm marine life and water quality. Additionally, human activity can disturb sensitive habitats, such as seagrass beds. Measures to educate visitors and protect critical areas should be considered to reduce these risks. Shoreline Preservation: While breakwater improvements and sand nourishment are positive steps, I urge the council to conduct an environmental impact study to ensure that these interventions won't inadvertently harm the ecosystem. Conclusion: While I understand the need for growth, it's essential that development is approached in a way that preserves Cape Charles' charm, protects the environment, and ensures the quality of life for residents. Managing the influx of visitors, addressing noise and trash concerns, and conducting thorough environmental assessments will be key to achieving this balance.

		Thank you for considering these concerns as you move forward with the plan. Sincerely, Kelsey Marden
110	Comment	I am currently visiting my friends who moved to Cape Charles several years ago. We started visiting in the mid 90's when a friend offered them a small house for them, their two young sons and myself to enjoy. It was the week I looked forward to the most all year. This arrangement continued for years until they were able to get a small house here. I continue to visit a few times each year and keep up with the changes in Cape Charles. The people, the architecture, houses, Crape Myrtles, birds, wildlife and beauty of the area are what bring me here. Walking the small beach and the quaintness of the area are relaxing. While I realize that master plans give a long term direction for a town, this particular plan seems over zealous for a quaint small beach town. Pavilions don't seem necessary when a beautiful park is nearby. Everyone knows where the LOVE sign is and a central location is not necessary. One volleyball court is plenty as it's rarely used. ADA mats to benefit those who need them seems appropriate but a simple mat would do. The boardwalk seems wide enough and no extreme lighting is necessary as walking the beach under stars is the best lighting of all. Some nice restrooms (ADA compliant) and a few rinse off showers would be nice. A dog park to go along with the already doggie Cape Charles beach times would be welcome. This is a lovely place but a small beach and town can only handle so many people. It's not Virginia Beach and no one that truly appreciates this area wants it to be that. Embrace the beauty, the history of the town, the trains, etc. but don't lose what draws people to visit. Don't change the innate charm and uniqueness of the beach and town.
111	Comment	In taking a few additional minutes of reviewing the community survey, I realized that the takeaway of what the community wants does not relate to the presented plan. Restrooms, outdoor showers, enhanced ADA access, boardwalk and shade are the top five desired amenities. In reviewing those results, people can bring umbrellas or perhaps rent one, but pavilions are unnecessary in this setting. The boardwalk is wide enough and appropriately sized for this beach. If 73% surveyed said the beach size and character was just right… and 68% indicated dunes were just right, etc., then it seems obvious that a large number of people like Cape Charles beach as it is and do not want the extravagant changes that you paid people to create. People who do not understand the true value of this lovely beach town.

112	Comment	I agree with the need for more restrooms and changes to parking on Bay Ave. I believe the new Monroe Ave pavilion is extravagant, unnecessary, and will not be used
113	Comment	First compliments to the planning committee. A great deal of work was done in a short period of time. A couple of questions/comments: 1. I appreciate the thought given to ADA access, parking, restrooms and protecting the beach. 2. The designated ADA access is on Jefferson Street, but the closest restroom is on Washington. Shouldn't they be located at the same entrance? 3. The LOVE sign is now located in a sandy area with the backdrop of the water. It is moving to a hard surface which makes it more dangerous for people who climb on it for photo opportunities. While I realize people shouldn't do this, they do. I can't see people changing that behavior with the move. A softer landing for people who jump down would be nice. 3. I realize the necessity of the breakwaters, but they do cut down on access to the water and also become a climbing opportunity, no matter how well they are signed. How do you balance that? 4. While comment forms were distributed, were any in person surveys completed of visitors at the beach. My hypothesis is that they use the beach differently than residents/homeowners. It would be nice to hear their thoughts. 5. Thinking long term, I would like to see further study done on the impact to the Town's operating budget if the plans are completed close to what is drawn. 5. The beach area certainly needs upgrades, but the conceptual plans are overprogrammed. It is only a six-block area after all. It would be nice to combine improvements with the unique character of Cape Charles, not having it end up looking like so many other beach towns.
114	Comment	As a part-time resident on Bay Avenue, I appreciate the opportunity to respond to these very exciting plans with some thoughtful and guarded concern. While the design certainly brings a fresh update, it does so in ways that could harm the charm of a small-town community with overcrowding, environmental disruptions, and detractions to the simple enjoyments of the town. While the design is certainly exciting, it does seem like the intent is to drive more people to the beach. As a part-time resident on Bay Ave, this means in the summer months an influx of cars, overcrowded beaches, and additional noise and trash pollution. The plaza designs appear very large and disruptive in nature. Having "abundant seating" would only draw more trash and noise pollution to key entrance areas to the beach. While

		restroom/shower facilities would be a welcome luxury, a significant build up could attract additional usage outside of the beachgoers. The existing quaint feel of the Randolf Ave Gazebo constitutes the scope and scale of what the community can accommodate. The designs of all the plazas detract and disrupt the natural flow of what the community enjoys in direct beach access. The beauty of crossing Bay Ave and being steps from the beach is what our community enjoys. The Bay Ave parking also seems designed with traffic flow in mind, however adding over 165 additional spaces would open up the beach to significantly more overcrowding. While eliminating car parking on the beach /west side of Bay Ave, and reserving for golf carts is nice to serve the community and visitors staying in town, the perpendicular parking "bay spaces" on the east side could cause traffic backups for cars trying to fit in smaller spaces. Adding more spaces for vehicles also increases the potential for accidents, both vehicle and pedestrian. The privacy shrubs added to protect Bay Ave residences are a welcome design. The need to address the natural sand erosion and sand dune ecosystem seems to be missing an independent environmental study, which I believe should be required prior to any approval of disrupting existing dune and breakwater structures as this could cause environmental harm. In conclusion, this overall design is very exciting, however my main concern is that its scope and scale far exceed the needs of the community. Aspects of the design help provide needed amenities, but the large-scale plazas and dune/breakwater construction detract from the quaint and simple pleasures that this community loves. In brief, a dialed down and measured concept would be much more welcomed than the presented design. Sincerely, Drew Marden
115	Comment	I have many objections to this plan. I do think that restrooms at the north end, ADA accessibility & foot showers are warranted. I think the beach should be a day beach not an entertainment venue. And as a resident of the 200 block of Monroe I take strong exception to this residential street being referred to as an important artery. With the median and parking it is difficult at times for vehicles to safely traverse. I have had to have my cars repaired twice after being side swiped. In addition to questions about costs, maintenance and oversight I query was DNR and/or VDOT a part of this plan development. And was an arborist/horticulturist consulted about what hopefully native vegetation can fit into the plan.

116	Comment	Thank you for the opportunity to review the draft master plan. As indicated above my wife and I own a home in Cape Charles, but we live in Beltsville MD just outside of Washington DC. We do not rent the home. During the off season we try to visit Cape Charles at least once a month. The home is used more frequently by us, our family, and friends during the summer months. We currently do not own a golf cart. When visiting the beach we usually drive a car, ride a bike, or walk. On a couple of occasions, we have rented a golf cart. The master plan is very comprehensive and does address some important issues. My wife and I have indicated on various surveys we have received from the town that there is a lack of rest rooms in the beach area. We usually come for July 4th and as you know the town and beach are very crowded at that time. I enjoy visiting the vendors on Bay Avenue and usually buy lunch and dinner. The lack of shade and a place to sit and eat are problematic, especially on a hot sunny day. I know other days during the summer, especially the weekends, can be very busy and it can be difficult to find a place to park on Bay Avenue. In the off-season, when the weather is conducive to visiting the beach, parking problems are minimal, if not non-existent. Regarding the draft master plan, I am not convinced that a major rework of Bay Avenue is necessary. Enhancing the area at the end of Mason Avenue and around the fishing pier makes sense to me. It is an important gathering area, especially for events on Bay Avenue. Providing shade, seating, parking for food trucks, and areas to enjoy the beach would be a very nice enhancement. This would include the eastern part of the beach along the harbor. I believe a smaller plaza at the end of Washington Avenue including restrooms and some seating would also be very nice. If necessary, that plaza area could also include food truck parking. The draft master plan also contemplates enhanced ADA access (at Jefferson Avenue). Given my preference for a plaza at each end, perhaps the improved ADA access could be integrated into those plazas. It may also be possible to incorporate additional rest rooms in the middle of Bay Avenue without building additional plazas. Regarding the major rework of Bay Avenue, the draft master plan primarily addresses parking and beach maintenance. I understand the parking issues during the summer months, especially on holidays and weekends. The master plan does enhance the spaces available during the busy season by making vertical spaces for golf carts and autos, which given the other changes appears to narrow the Bay Avenue roadway. However, it ignores the lack of parking issues during the offseason. With regard to beach preservation and maintenance, I have no special expertise. I understand the dunes have grown and the wind blows the sand. I have visited the town

		during the winter months and see sand on the beach walk, the road, and the beach access paths. Dredging can help replenish the beach, but it is not predictable. With the rise in sea levels, minimizing dune growth and building walls and structures along the beach seems counterintuitive. The plan includes a maintenance strip along Bay Avenue. I can understand how that could be helpful for beach maintenance. Perhaps that strip could be fit between the existing dune line and the beach sidewalk. Thanks again for the opportunity to comment on the draft master plan. In summary, I believe some incremental improvements would be very positive; however, implementing the entire master plan would in my judgement transform the currently "informal" nature of the Cape Charles beachfront, which differentiates the town from other beach destinations.
117	Comment	This looks like you're going from small, quaint beach town to Miami Beach. I don't agree with much of it. Dog beach? Why can't the dogs go to the beach at the designated time? That beach, which my family enjoys, is not big enough for all the dogs that people bring with them for vacation. Minimize dunes for a better sunset? I'll just tell you what I agree with: handicap access, improving the bathrooms, putting a shower head to wash off feet.
118	Comment	We really don't need 90% of the proposed changes. The beach is fine as it is. Add some decent handicap access points, and a few more bath houses. We certainly don't need a food truck court or destroy the dunes. As far as the proposed dog beach on the harbor side of pier, my family has been using it for years and it is not enough room for all the dogs that visitors bring to town. They have enough hours set aside on main beach and a large park for the dogs to exercise.
119	Comment	These are enormous changes that will certainly reflect Cape Charles' drive to become more like a city, if that is the goal. It's unclear to me why so many separate plazas are necessary, given the carrying capacity of the town. Is the goal to replace Central Park after so much work and money has gone into improvements there? Did the council hear from lots of residents that are wishing for less of a small town feel at the beach? I recognize that people would like more sand on the beach and less in their yards, but did that many people request more pavement, hard surfaces, and permanent infrastructure? From whence would the funding for these projects come? I hope there wouldn't be a plan to raise town taxes, when we already pay town

		and county taxes, to cover it, though I'm sure there is some grant funding in mind. These plans are very attractive for a different kind of community, but I think a lot of people are still attracted to the charm of Cape Charles. I don't hear too many people saying there aren't enough large, Virginia Beach style plazas at the beach, and I didn't see that reflected in the results of the survey. Please reconsider and reign this in. Thank you for the opportunity to comment. I hope the council will hear the voices of full-time residents and second home owners alike.
120	Comment	Funds would be better spent at the harbor. Tourist already come to the beach.. and obviously enjoy it. The harbor needs all of these funds.. and more. Comparable dockage is shameful and amenities are non-existent. Invest in the public harbor.. not the beach. Please.. for the love of Cape Charles.
121	Comment	We want the beach accessible to tourists and enjoyable for all. But this is an awful plan and will ruin what makes CC beach special. I'm all for extra bathrooms and a parking solution but this is way over the top and way too touristy. Please reconsider!
122	Comment	I've been a regular visitor to Cape Charles since the early 1990s and I have some thoughts. First, the businesses are already struggling--not from a lack of visitors--but from the lack of workers because locals can't afford to rent or buy in town. How is this going to help? Bringing in more day trippers or second-home owners isn't going to grow the workforce. Second, what are the environmental impacts of knocking down the dunes for boardwalks and pergolas? And weren't those dunes built there for a reason? The house values in Cape Charles have not remained sky high because the residents (and visitors) want another Ocean City. Want to see what happens when these things are taken into consideration? Take a visit to Crisfield, VA.
123	Comment	As the only "food truck" that operates 7 days a week, all summer long- I believe that a dedicated space for the food trucks is vital. I have to grab a space by 9am every morning in order to even have a space on Bay Ave. Beach side. It is also exhausting to haul in and out every single day. As for business in the evening, the area should be well lit. The evenings, after dinner to 9-10pm on Bay Ave seem to attract a different crowd than the tourist seen during the day. I would like to stay open until 9pm, but I don't like

		my young staff working in the evenings on Bay Ave. Food trucks vary in the "power" that they use. I am the only "food truck". If space and power will be made available for food trucks, we should not all be charged the same for power, or space. If we create a smaller environmental footprint, then the permits and usage fees should have some variation. I strongly believe in less concrete and more sand dunes and natural plants. The plan appears to have a huge expansion of buildings and concrete. People come to enjoy the beach, not walk the boardwalk. This is not Virginia Beach, Myrtle March or Ocean city. I hope can preserve the nature of our beach front while driving to meet the needs of our visitors and beach goers.
124	Comment	There is already enough tourism in Cape Charles. We owe it to our own local residents to have a peaceful family day at our beach without the extra traffic!
125	Comment	Nicely planned and presented. Are there foot wash stations that I overlooked?
126	Comment	While there certainly could be some improvements to the beachfront, this is overkill. The unique thing about Cape Charles and its beachfront is that it is not overly planned and developed like so many beachfront towns. I think this type of plan will diminish healthy tourism. For those seeking something charming and authentic this takes away from that and they may chose somewhere else to visit. This seems like one more step in the direction of overt tourism over local community. Tourism is fine, but there should be a balance. This is not a plan that takes that into consideration that balance.
127	Comment	Thank you for the opportunity to provide comment. My general comment is that the plan is overly complicated. Grandiose might be a better description. I lost track of the number of pavilions. My recommendation would be to simplify the plan, dealing first with any problems the Town needs to solve and then expanding to opportunities that fit Cape Charles. As an aside, just because grant or some other funding source might be available for a portion of the plan does not make it a good idea. So, what problems need to be solved? Bathrooms/showers at the North end of the beach, handicapped accessibility (multiple entrances), and stabilization of the beach and dunes would be a good start. Then move on to parking (the proposed parking plan seems to make better use of the roadway. I would just add paid parking for day trippers since most residents and stay over visitors use golf carts. Use

		kiosks like they have at the Virginia Beach Aquarium). Some support for vendors would be good but they should not drive the train. Relative to the dunes, lower the South end and try for a uniform height that allows folks on the boardwalk to see the water and ships in the bay. Hopefully this provides sand to replenish the beach (see above). Relative to the various pavilions, I would ask what is the valued added of this type of venue. As one example, while the pavilion at the end of Monroe may be used once or twice a year, otherwise it will just be a maintenance issue for the Town. This is a proposed venue without a need. Remember folks come to Cape Charles for a restful and safe family experience, not for concerts and high energy activities. And, Cape Charles already has free concerts at the park plus music at the Historic Palace Theatre, the Brewing Company, etc. So, no need. Finally, there are cost considerations. As the proposed plan is implemented over time, what other needs might not be funded? We cannot know what needs might arise, but experience says there will be something. Again, thank you the chance to comment. Sam Jones
128	Comment	The project is not "Cape Charles". There is nothing quaint, traditional, historic about it. It triples down on Cape Charles being a tourist town that only serves a purpose for about 16 weeks of the year. All of it is too much. Why do we need space for that many food trucks? Do we need to be inviting that many food trucks into town? Shouldn't our focus be promoting our food establishments, particularly those that offer take-out, and encourage beach goers to patronize those businesses. There are too many plazas. We don't need 3 centers of activity, and repetitive ones at that. One of the great things about the north end of the beach is that it is more for couples or people who want to enjoy a quieter beach with fewer littles running around. It's like we have beach zones - north is quieter; middle is a mix of north and south; and south is families and bigger groups who want access to restrooms, picnic tables and the fishing pier. There is a place for everyone. I do like more restrooms though. Didn't notice trash facilities, but I hope there will be lots of it, especially if this misplaced plan becomes a reality. Let's talk parking. The front in, straight on parking on the east side is a road accident (many accidents) waiting to happen. Beachgoers pop their tailgates when unloading and loading for a beach visit, and it is a process. Knowing how they behave, this puts people in the road, blocking traffic so they can do what they need to do. Please don't think people will change their processes to do it more safely because that will not be the case. I definitely support marked

		parking but the proposal is not the safest or smartest. Where is the ADA parking? It's not marked on the plan. Completely support the ADA mats and ramps but that plaza design is too much. All the plazas are too much. We are not Virginia Beach. I do not like the hedges along Bay Avenue in front of the houses, but I don't live there so my opinion does not have as much importance. Is the Town maintaining these so they are properly cared for, consistent, attractive, and contributing to the "beautification" of the beach area? And where is the LOVE sign? Please don't say it's being moved. Its home is at the corner of Bay and Mason and should not be blocked by food trucks, parking, picnic tables or gazebo. LOVE stands on its own and should be visible as you round the corner. Please go back to the drawing board. This does not represent who we are as a community.
129	Comment	Overall I like the concept minus 2 eye sores. Food trucks space is not for a sand dune by the bay. Move them somewhere else off the waterfront. Smells trash people leave that space alone from anything but better beach
130	Comment	I appreciate the effort and thought going into the proposed master beach plan for Cape Charles, and I do think some elements are great—like foot-washing and shower stations, upgraded bathrooms, and improved ADA accessibility. In my opinion, these would be welcome improvements that will enhance the experience for both locals and visitors. However, I'm concerned that many other aspects of the plan risk stripping away what makes our beach so beautiful. The beach's charm lies in its natural simplicity and peaceful atmosphere, and I worry that too many developments could lead to a loss of the character that makes our beach so special. I hope we can find a balance that preserves the natural beauty and character of the beach, rather than over-commercializing or altering it beyond recognition.
131	Comment	I don't understand why anyone would want to change this unique, warm, friendly, perfect little historic beach town. Visitors are attracted to Cape Charles just the way it is. Full time residents are here because we love it and see no need for it to be bastardized by commercializing it. We moved here because we wanted to leave all the traffic and commercial living. The proposed changes are wrong for our community. Very, very wrong. It will be the end of Cape Charles as we know it and love it.

132	Comment	Absolutely in no way, shape, or firm should the town of Cape Charles proceed with this plan. We do not need or want this level of development of the beach front. This plan ruins our historical beach front.
133	Comment	Do not agree on the parking plan. Where would the food trucks park. The reason why we go to cape charles beach is mainly because of how easy it is to have access to food without leaving the beach. Also, golf cars should have a designated area for only golf carts and parked a certain way to fit more evenly.
134	Comment	What is this plan?!! Why is there a need for a total overhaul of our beautiful town that has only gotten as popular as it is over the past few years because of its small town charm. The company chosen to do this proposal is the wrong fit!! They are completely leveling what we know as cape charles and staring over completely. Why is this needed and to such an extreme?!!
135	Comment	Cape Charles has always been a quaint secluded beach town with just the right amount of everything. This is too much for this town. You need to keep the size and charm as is.
136	Comment	Coming up with a master plan for Cape Charles Beach is no easy task, but it is necessary to address current and future needs and make the beach accessible to all. The proposed plan seems to take this too far. The amount of infrastructure being added alone raises sustainability concerns. I do not know how the town will maintain and protect all this infrastructure. Carving into the dune system for them will only increase the risk of wind and storm damage, let alone all the wind-blown sand into the infrastructure that must be removed. The dunes and bulkheads with added nourishment have done their job. But I want to remind everyone that we have been lucky with mild storms in recent years. This could all change, and removing any part of this system could have dire consequences. The sand being blown on Bay Avenue and adjacent private property will not change with the proposed plan. The maintenance zone with the short wall will only act like a sand fence, and the same will happen with the hedge row right away on the east side of the road. You will end up with a dune on the right away. This must be cleaned regularly to remove sand from the walkways and parking lot. ADA accessibility is essential and should be addressed. However, having ADA-accessible beach access away from the bathrooms and the main areas doesn't make sense.

		For example, beach mats would be more easily used along the pier access. The proposed parking plan makes sense during the summer. However, the number of parking places decreases when more locals use the area for activities and events during the colder months. It would be nice if the golf cart parking could be dual-purpose. Overall, the proposed plan removes much of the natural small-town charm that many come to experience and turns it into the same kind of beach town that can be found up and down the East Coast. The price tag of a project this size has to be exorbitant to build, but how much will go into maintaining it? It will take more work and money every year to keep it intact. How long will that last? Using a photo to show Bay Avenue in 1933 is a little ironic while discussing decreasing protection from storms. Don't forget the hurricane that also happened that same year.
137	Comment	Congratulations. You have done a fantastic job proving how horrible your planning can be if you take no community Input, spend a bunch of money on generic, poorly informed consultants, and run the whole system through leadership that seems to have no understanding of what Cape Charles is proud to be, or feel for the community that we are. There are many simple things we can do to improve our beach experience. Virtually none of them require this level of overdeveloped on our beachfront. It does not take a genius, or an army of consultants, to realize that a bathroom on the north end of the beach, and even better an additional one near the gazebo, are essential additions to our beachfront. Foot wash stations at the existing beach, or even showers would be an exceptional upgrade from the current state of being. I would not be surprised if we could've installed at least several of these with the money we have wasted on this ridiculous plan. This proposal is an absolute failure, a bureaucratic nightmare, and a tremendous waste of resources in a situation where a little bit of community outreach and leadership could have already created some good for our community.
138	Comment	This plan is an ill conceived boondoggle. Perhaps parking needs should be addressed, and there is certainly a need for public restrooms and handicap beach access. This plan, however, will destroy the small town community "feel". If the Town insists on increasing the number of food trucks, they do not need to be along the beachfront, as this will increase noise, traffic, and trash. The dunes as they exist now should be maintained and encouraged to grow. Of course they do not protect the town from storm inundation; that's not coming in from along the Bay, it's unaddressed stormwater from rain and

		poorly designed drainage. If people want VA Beach or New Jersey, they should visit those beaches.
139	Comment	I'm opposed to several parts of this plan. I will list my oppositions. The LOVE sign has no business being moved! The parking is taking up entirely too much space on Bay Ave. There is so much unnecessary seating and the shade areas are ridiculous, IT'S THE BEACH!!! Extra bathrooms and handicapped accessibility are a good idea, more pavilions are not!!! Please don't take away the dunes!!! A bit of privacy is what a beach needs! Thank you for reading! Linda
140	Comment	I'm not sure if my comments might have been sent before but my main concerns with this plan are maintenance. The bathrooms that we have don't even get maintained on a regular basis, guests and residents are said to call if something needs to be restocked but this rarely happens. What kind of changes will be made as far as maintenance protocol? I, along with a lot of other "from-here's", also just worry about change. I know change is necessary. But I worry about how this reflects on the nature of cape Charles. There is so much history and integrity in this town and I don't feel that this plan reflects that.
141	Comment	This plan reflects a lot of work, and I am grateful for all of the individuals who brought this process to life. The virtual meeting room is a great use of technology. Quite honestly, I had not planned on leaving a comment as I think the town has a hard job balancing the needs of residents, businesses and tourists in the planning process. However, I just watched hurricane Helene destroy Asheville, NC and surrounding communities with biblical floods. Watching the unfathomable destruction, and revisiting these plans, I am completely struck by the utter lack of environmental resilience included in these plans. The dunes protect us from storms and flooding. We don't know when the next hurricane Isabel will hit. If you alter the dunes and put all of this hardscape in, what protects us then? Instead of making the beach more tourist friendly, what about investing more funding in resilience projects so Cape Charles will be able to survive the hurricane that heads our way. I have raised my children here. I want my children and my grandchildren to come here and enjoy the beach. This is all very short term thinking. Hurricane Helene has powerfully shown us how fragile our systems can be. What are you doing to prepare us? What about just adding more toilets and

		cold showers? I applaud all efforts to make the economy and tourism a stable stream of economic growth, but there can be no tourism if a hurricane wipes you off the map. Yes tourism is a reality, but climate resilience is a necessary reality as well.
142	Comment	The only good thing about this plan is an additional bathroom at the north end of the beach. The rest? Ludicrous! Building a wall to block sand? It's a beach town; residents and visitors alike come for the sand. Please put local residents first.
143	Comment	The plan is too grandiose and eliminates our small town charm. It looks like something in Florida. So many open questions that need to be answered transparently before decisions should be made: Cost to implement? Impact on taxes? Cost to maintain? Does it really "fit" into the space? Are the plans "to scale"? Will rental homeowners and tourists help bear the brunt of these costs…not just the residents? I'm not an engineer…what will provide the best protection for the homes on Bay Ave? Positives: Bathrooms/showers at both ends Vendor spaces and areas to eat Parking plans…if large golf carts can fit Negatives: Ampitheater at end of Monroe…unnecessary. Keep the music in Central Park. Monroe is too narrow to accommodate more traffic. Moving Love sign, sad. Dog beach, needed, but takes too much beach away. Curved wall does not fit the town style. Probably so much more, but not sure how much the recipients plan to read.
144	Comment	Don't do it!
145	Comment	I love these plans. I have concerns about the upkeep and maintenance.
146	Comment	The least amount of change is preferred. Keep the dunes. Leave the LOVE sign where it is since it is not intrusive and easily accessible from visitors walking Mason. My Do Not do list- Do not enlarge beach area. We don’t need more room on the beach for guests. More guests =a strain on our already burdened restaurants who can’t retain staff as it is. Parking is fine. Folks are spoiled. Parking on a side street and walking to beach is not a big deal. Most public beaches have a longer distance to walk from parking to beach. Do not have food vendor area. Let the food trucks continue to park where they want. Can we not have vendors on beach at LOVE sign? They should have to set up like the others- on the road. We don’t need more rest areas/ eat areas. The

		gazebo is hardly used on any given day and the picnic tables at Mason end are so close to the sign they are almost not useable. Fix that area up. More eating areas = more trash littering the area. My DO list- do add foot showers. Much needed. Do add bathrooms down near Washington. Do enforce back in parking for golf carts. This would save so much room. Do add access ramps near all steps/entrances for all those beach carts, strollers, and elderly or disabled folks to get up and over the sidewalk dune. Get rid of vegetation that has those nasty burrs. Too much change will take away from the charm that is Cape Charles. Do listen to the residents and business owners. We are the taxpayers, the year round residents, the future. Looking forward to seeing the adjusted plan based on your feedback!
147	Comment	While the designs shown are impressive, this will completely change the small town charm and natural feel of the beach areas. Hardscaped areas, storage buildings, pergolas are not expected nor desired on a beach area. Positives of design are showers and consideration to parking - much needed. I'd prefer angle parking or back in only for cars and golf carts. Adding areas for gathering will be covered in sand daily and the need for ongoing maintenance to keep them clear as pictured will be insurmountable and expensive. Reference the access walks at Tazwell which are buried in sand and barely maintained as it is. The beach area should remain as natural as possible. The Central Park area is a beautiful design as a park within the town and has had welcomed improvements over the last few years. For the last 2, I have volunteered to help maintain the grounds; and see that public works is already limited and adding more at the beach will be taxing on their resources. All of that, to say this; minor improvements would bring welcomed enhancements- showers and better parking. It's a beautiful beach area that families have been coming to for decades. It does not need sweeping changes to make it 'current'; keep it natural.
148	Comment	I thought there was going to be a questionnaire where we could answer very specific questions that you would hopefully be wanting to hone down what we like about the plan, and what we don't like about the plan. I object to everything in this outrageous vision for our beach, except the ADA approaches, and a reasonable restroom facility at the north end of the beach. I hope that in the meeting someone is going to explain to the citizenry how much our taxes will go up in the town to support this unnecessary facility. Everyone loves the beach at Cape Charles, because it is simple and

		predominantly natural, and not littered with all the trappings of a pretentious tourist resort beach. I firmly object to the removal of the dunes. May we homeowners all sue the town when the tides reach the dune-less Bay Avenue and come creeping into our basements? Let's study the histories of all the waterfront communities who removed or didn't have natural protection from the rising tides. Let's learn from their misfortune, and not just listen to the Bay Avenue property owners, who would like their waterfront view restored
149	Comment	I believe this entire master plan is such an overreach for the majority of town residents. I wholeheartedly object to everything except an ADA approved approach to the beach. The balance of this massive plan seems so outrageous, and will definitely be extremely costly, resulting in higher town taxes burdening the property owners. Please don't turn this darling town into another Ocean City!
150	Comment	Hi, my name is Dallas Simms, and I'm a 29 year old living in Richmond, VA. I grew up on the shore and my parents live in town so they are actually the ones who are full-time residents in Cape Charles. But I wanted to pop in at the last minute and maybe take a different approach to the comments I'm assuming you all are receiving. I know people on the shore can get heated by any kind of change, but it's just because they love where they live. I don't see that level of care or attention to details in other cities where people are more preoccupied with their individual lives. I'm actually really excited that there's an opportunity to continue making Cape Charles better with a plan that works for the town. When my twin brother and I cross the Chesapeake Bay Bridge Tunnel on our way to visit our parents, something in our chemistry changes every time. I don't even realize I have a type of "city anxiety" in Richmond until I feel the lack of it on the Eastern Shore. I sometimes think people in cities are just playing a role like a robotic Sims character to navigate their day-to-day. They walk into coffee shops with headphones in and don't make eye contact with you on the sidewalk. But when I observe Cape Charles every time I first come back (usually on Friday nights), it's as if I just hit play on watching people just be themselves. I'll go to a restaurant and my parents and their closest 4 friends are all passing around a pink wig and turning it into a bit with the waiter. They talk to everyone in the bar like they are best pals. In a place where everyone already knows each other, there's nowhere to hide so you kinda just have to be yourself. My parents kindly open

		up their homes to our Richmond friends every 4th of July and we literally jam the house with over twenty kids every year. We have the best week of our lives using the magic of the town to fully enter play mode. To put it simply, the shore is magical and so freakin fun. And I think when people see these proposed beach plans, they are lacking an emotional connection. If there's one "comment" I would like to make for Round 2, it's to take the soul of the town and the people who live there and try to bring in more intentional community-focused design. There could even be ways to get local residents involved in the details. You could have a local woodworker design a bench or have a local landscape artist bring in more native plants. Make it feel like it's being built by the community itself. Basically if you apply the more granular feedback people are giving, but infuse some "local flare" into the next round, I think it will go a long way for the town to not only feel more seen, but also start to get excited about these beachfont changes. Oh and I'd love for there to be dancing written somewhere in Round 2. The town is meant for people like my parents to be free spirits in their pink wigs ;)
151	Comment	The proposed changes will forever alter the character and appearance of the Cape Charles beach front. Some things don't need to be "bigger and better" and a sweet beach in an old railroad town turned tourist destination is one of them. I am a frequent visitor to Cape Charles and the beach. I enjoy the quaint character of the beach which is already easy to access (hence why Cape Charles has been "discovered" more than other bayside towns on the ESVA like Onancock). Once we start messing with the sand dunes, there is no coming back from that. What's more important — to respect conservation or to attract even more tourists? (and PS - tourists come to CC for authenticity!) Please consider amending the proposed beach plans to include conservation focused enhancements (and restrooms — those are badly needed — the stinky port-a-potties are a bad look!)
152	Comment	This plan will destroy our small town community that everyone loves. Did all of this come from the recent survey? Outdoor shower/foot washes, ADA access, improved ramp/steps from road would be nice. Dog park desperately needed, but not sure the location is ideal. I recommend the plan be scaled way back, we don't need a mini VB. Nothing appears to be to scale, and curious about cost. This definitely needs to be revisited. What has been made better. In the last couple of years? "PAVE OVER.PARADISE AND PUT UP A PARKING LOT" Joni Mitchell

153	Comment	This virtual comment section was as bad as the .plan. Let's uncomplicate this process so everyone can use it. I am sure alit of people just got frustrated and did not respond.