

An aerial photograph of a coastal town with numerous houses and a large body of water. In the foreground, there are green marshes with a network of water channels. The town is situated on a peninsula or near a bay, with a long pier extending into the water. The sky is clear and blue.

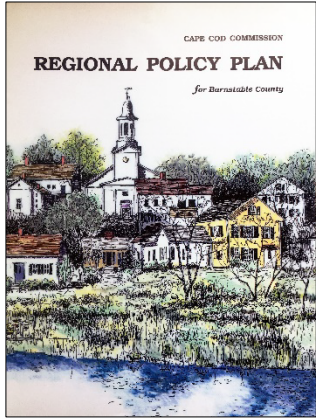
# Regional Policy Plan Update

SUBREGIONAL HEARINGS

OCTOBER 2024



CAPE COD  
COMMISSION



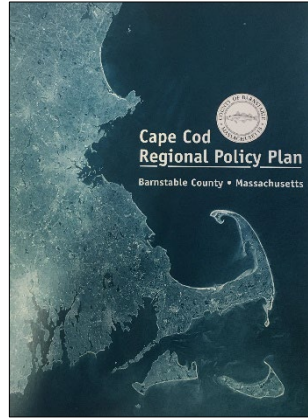
1991

Vision of “protecting the best of Cape Cod and repairing the mistakes of the past”



1996

Updated Regional Policy Plan with a focus on growth management



2002

Updated Regional Policy Plan with a focus on Districts of Critical Planning Concern



2009 & 2012  
UPDATE

Updated Regional Policy Plan that divided the planning and regulatory sections



2018 & 2021  
UPDATE

Updated Regional Policy Plan with a focus on context-sensitive planning and design and goals and objectives

C A P E C O D

REGIONAL

P O L I C Y P L A N

F R A M I N G T H E F U T U R E

CAPE COD COMMISSION | 2018

# Key Challenges



**PROTECTING  
NATURAL  
AREAS**



**FRESHWATER  
QUALITY**



**COASTAL  
WATER  
QUALITY**



**CLIMATE  
CHANGE**



**PRESERVING  
HISTORIC  
RESOURCES**



**EXPENSIVE  
HOUSING**



**ADEQUATE  
INFRASTRUCTURE**

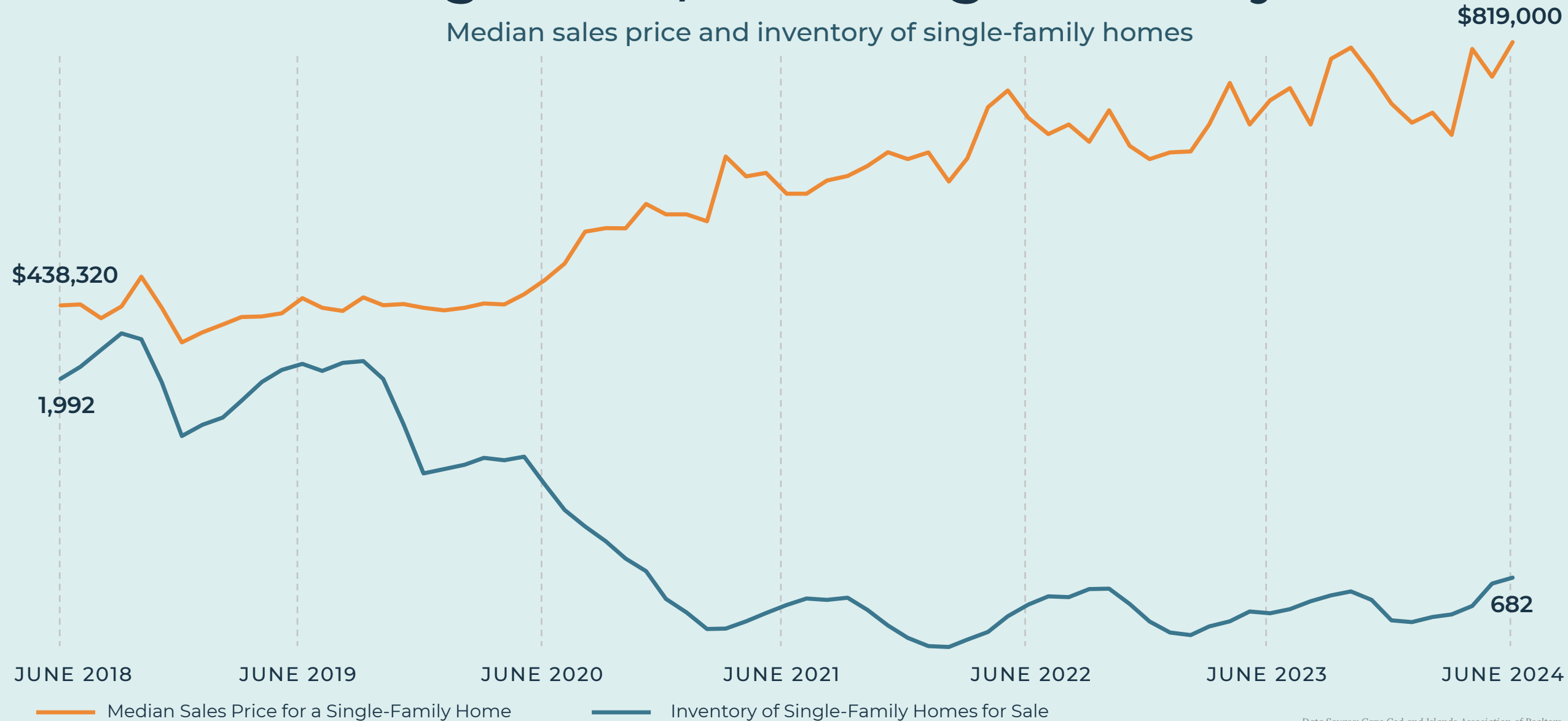


**ECONOMIC  
STABILITY**

HOUSING

# Rising Prices, Declining Inventory

Median sales price and inventory of single-family homes



Data Source: Cape Cod and Islands Association of Realtors

HOUSING

# Housing Costs are Too High

Estimated annual household income needed to affordably buy a median priced single-family home

\$46,300



**RENTER**  
Median Household  
Income (2022)

\$90,500



**OVERALL**  
Median Household  
Income (2022)

\$210,000



**REQUIRED**  
Household Income

**“Existing infrastructure fundamentally limits the region’s ability to grow in a way that balances economic and social wellbeing with the protection of natural and cultural resources.”**

– 2018 Cape Cod Regional Policy Plan

**AGING  
INFRASTRUCTURE**

**57** *years*

.....  
average age of  
bridges on  
Cape Cod

**CHANGING  
NEEDS**

**38.7** *million*

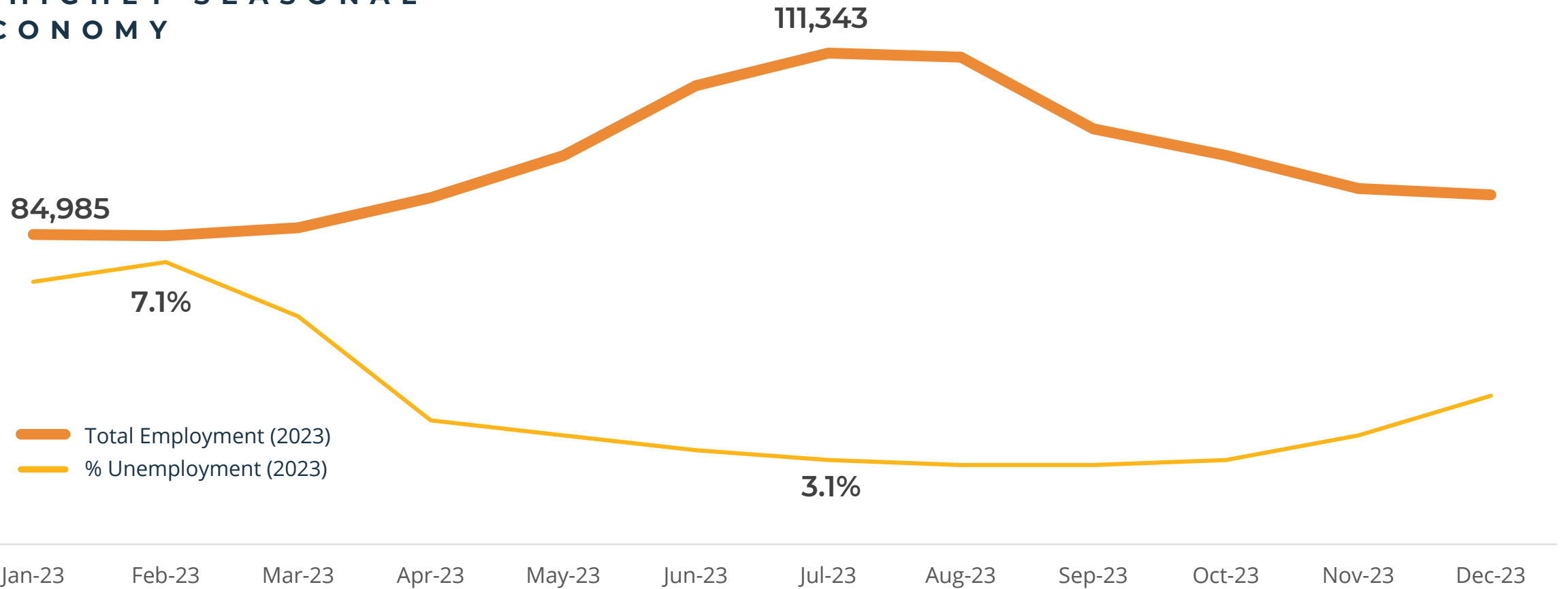
.....  
trips across the Canal  
bridges in 2021; though  
designed for less than  
1 million

**FUTURE  
IMPACTS**

**700** *miles*

.....  
of projected  
isolated roadways  
due to sea level  
rise, by 2100

## A HIGHLY SEASONAL ECONOMY



Data Source: ES-202 2023 data, MA Department of Unemployment Assistance

## TOP INDUSTRIES FOR EMPLOYMENT

Health Services  16%

Accommodation & Food Services  16%

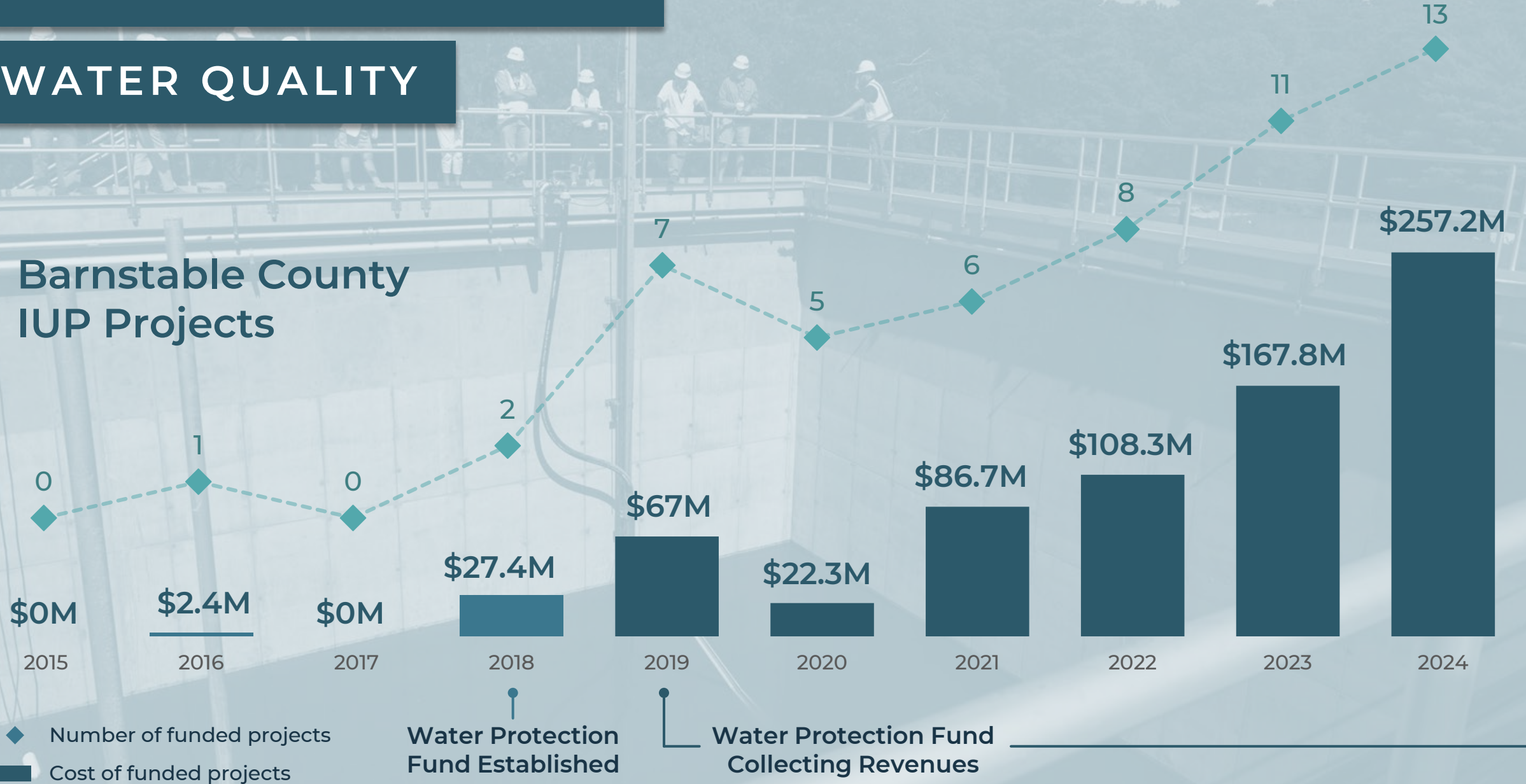
Retail Trade  15%



# LOCAL COMMITMENT TO

# WATER QUALITY

## Barnstable County IUP Projects



# Climate Action Plan



C A P E C O D

The background of the page features a faded, teal-tinted image of Cape Cod-style houses on stilts. In the foreground, there are rows of solar panels. The overall aesthetic is clean and modern, with a focus on sustainability and coastal resilience.

## CAPE COD CLIMATE ACTION PLAN **PURPOSE STATEMENT**

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To identify, study, and monitor the causes and consequences of climate change on Cape Cod as a basis to guide and develop science-based policies, strategies, and actions that governments, businesses, organizations, and individuals can pursue to:

- improve the region's resilience to climate hazards; and
- mitigate climate change on Cape Cod through reducing net regional greenhouse gas emissions in support of the framework and targets established by the Commonwealth.



# Development Pressures on Agricultural, Recreational, and Institutional Lands

## STAKEHOLDER WORKING GROUP

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*The purpose of this group is to consider the existing planning and regulatory environment relative to development pressures and associated impacts on these lands, and identify best practices and opportunities for conservation while balancing development needs.*





86%

of the region's  
land is already  
developed or  
protected



# Cape Cod 2024 Regional Transportation Plan

2024 - 2044

CAPE COD METROPOLITAN PLANNING ORGANIZATION



CAPE COD  
COMMISSION

# 2024 RTP GOALS AND OBJECTIVES



Safety



Environmental and Sustainability



Livability and Economic Vitality



Multimodal Options/Healthy Transportation



Congestion Reduction



System Preservation



Freight Mobility

EQUITY



# Housing Cape Cod

THE REGIONAL STRATEGY



CAPE COD  
COMMISSION



# Purpose of the Regional Housing Strategy

Identify policies, strategies, and appropriate areas for housing development and redevelopment to address housing supply, affordability, and availability challenges while protecting sensitive resources.

## Guiding Principles



### Generate a Greater Variety of Housing

Create an environment that allows for the creation of a wider variety of housing choices



### Support the Year-round Population

Promote a vibrant year-round community, relieving housing challenges for year-round residents and supporting the seasonal work force



### Protect Natural and Cultural Resources

Ensure strategies and actions for housing protect the region's natural environment and preserve its cultural resources



### Address Climate Change and Coastal Resiliency

Prioritize strategies that advance climate change mitigation and adaptation



### Prioritize Redevelopment

Prioritize strategies that support redevelopment and reuse and preserve existing housing stock



### Coordinate Housing and Infrastructure

Align housing opportunities with wastewater, transportation, broadband, and other infrastructure planning and investments



### Regionalize Efforts to Support Municipalities

Identify opportunities for regional efforts and entities, existing or new, that can support municipalities in their housing work



### Build Support for Housing Through Education

Support strategy implementation through education and partnerships that can help articulate the housing needs of the region and actions necessary to address those needs



An aerial photograph of a coastal town, likely on Cape Cod. The image shows a mix of greenery, buildings, and a prominent lighthouse with a red top and white base. The ocean is visible on the right side, with waves breaking onto a sandy beach. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing the title text.

# Cape Cod Comprehensive Economic Development Strategy

2024 – 2029



CAPE COD  
COMMISSION

ECONOMIC VISION FOR CAPE COD

# A strong and vibrant Cape Cod

A region that supports a resilient, inclusive, and diverse year-round community with access to housing options, high quality business, education, and employment opportunities, and thriving natural resources, building upon the historic and unique characteristics that have drawn people to the region for centuries.

GOALS FOR CAPE COD

PEOPLE



**Housing  
Attainability**



**Community**

PLACES



**Infrastructure**



**Natural  
Resources**

ECONOMY



**Workforce  
Development**



**Economic Diversity  
and Resiliency**

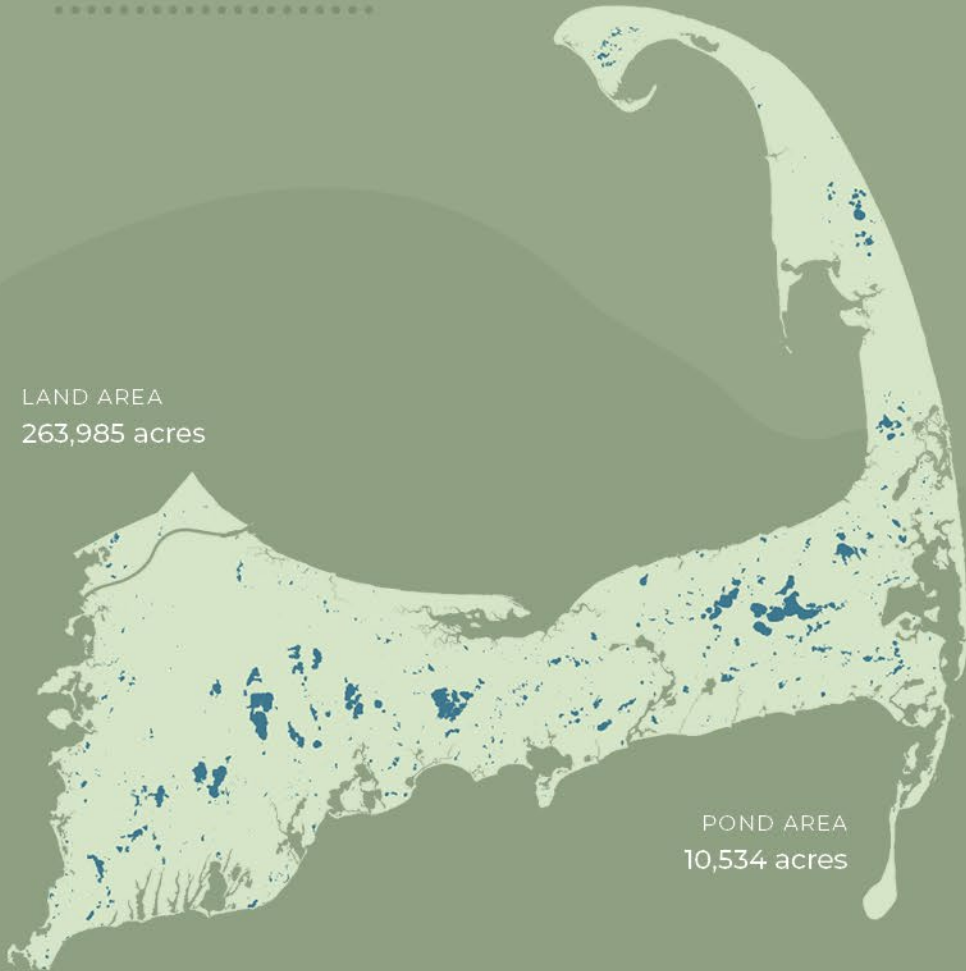


# Cape Cod Freshwater Initiative



CAPE COD  
COMMISSION

# Cape Cod Ponds by the Numbers



CAPE COD PONDS AND LAKES

**890**  
POND S

**171**  
10+ Acre Ponds

**395**  
Named Ponds

 FRESHWATER  
THREATS

- Excess Nutrients
- Pollutant Inputs
- Invasive/Nuisance Species
- Algal Blooms
- Erosion

**92%** 

of the 50 monitored ponds are above the threshold for phosphorous

**27** 

Fish Stocked Ponds

**107** 

Ponds Adjacent to Cranberry Bogs

**22** 

Ponds that Cross Town Boundaries

**96** 

Ponds with Public Access\*

**30%** 

Protected Open Space within pond 300ft buffer

**14%** 

Impervious Surfaces within pond 300ft buffer

\*Includes public beaches, boat ramps, and launches

C A P E C O D

REGIONAL

P O L I C Y P L A N

F R A M I N G T H E F U T U R E

CAPE COD COMMISSION | 2018

An aerial photograph of a coastal town, likely Cape Cod, showing a dense cluster of houses on the left, a sandy beach in the center, and the ocean on the right. The image is overlaid with a semi-transparent light blue filter.

# GROWTH POLICY

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Growth should be focused in centers of activity and areas supported by adequate infrastructure and guided away from areas that must be protected for ecological, historical or other reasons. Development should be responsive to context allowing for the restoration, preservation and protection of the Cape's unique resources while promoting economic and community resilience.

# CAPE COD PLACETYPES



NATURAL  
AREAS



RURAL  
DEVELOPMENT  
AREAS



SUBURBAN  
DEVELOPMENT  
AREAS



HISTORIC  
AREAS



MARITIME  
AREAS



COMMUNITY  
ACTIVITY  
CENTERS



INDUSTRIAL  
ACTIVITY  
CENTERS



MILITARY AND  
TRANSPORTATION  
AREAS



# Natural Systems

WATER RESOURCES  
OCEAN RESOURCES  
WETLAND RESOURCES

WILDLIFE & PLANT HABITAT  
OPEN SPACE

# Built Systems

COMMUNITY DESIGN  
COASTAL RESILIENCY  
CAPITAL FACILITIES &  
INFRASTRUCTURE

TRANSPORTATION  
ENERGY  
WASTE MANAGEMENT  
CLIMATE MITIGATION

# Community Systems

CULTURAL HERITAGE  
ECONOMY  
HOUSING

# Natural Systems

To protect and restore the quality and function of the region's natural environment that provides the clean water and healthy ecosystems upon which life depends.

## WATER RESOURCES

GOAL | To maintain a sustainable supply of high quality untreated drinking water and protect, preserve, or restore the ecological integrity of Cape Cod's fresh and marine surface water resources.

### OBJECTIVES

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1. Protect and preserve groundwater quality
2. Protect, preserve and restore fresh water resources
3. Protect, preserve and restore marine water resources
4. Manage and treat stormwater to protect and preserve water quality
5. Manage groundwater withdrawals and discharges to maintain hydrologic balance and protect surface and groundwater resources

## OCEAN RESOURCES

GOAL | To protect, preserve, or restore the quality and natural values and functions of ocean resources.

### OBJECTIVES

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1. Locate development away from sensitive resource areas and habitats
2. Preserve and protect ocean habitat and the species it supports
3. Protect significant human use areas and vistas

## WETLAND RESOURCES

GOAL | To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers.

### OBJECTIVES

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1. Protect wetlands and their buffers from vegetation and grade changes
2. Protect wetlands from changes in hydrology
3. Protect wetlands from stormwater discharges
4. Promote the restoration of degraded wetland resource areas

## WILDLIFE AND PLANT HABITAT

GOAL | To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.

### OBJECTIVES

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1. Maintain existing plant and wildlife populations and species diversity
2. Restore degraded habitats through use of native plant communities
3. Protect and preserve rare species habitat, vernal pools, 350-foot buffers to vernal pools
4. Manage invasive species
5. Promote best management practices to protect wildlife and plant habitat from the adverse impacts of development

## OPEN SPACE

GOAL | To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.

### OBJECTIVES

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1. Protect and preserve natural, cultural, and recreational resources
2. Maintain or increase the connectivity of open space
3. Protect or provide open space appropriate to context

# Built Systems

To protect and enhance the built environment and infrastructure necessary to support the region and healthy activity centers.

## COMMUNITY DESIGN

GOAL | To protect and enhance the unique character of the region's built and natural environment based on the local context.

### OBJECTIVES

1. Promote context sensitive building and site design
2. Minimize the amount of newly disturbed land and impervious surfaces
3. Avoid adverse visual impacts from infrastructure to scenic resources

## COASTAL RESILIENCY

GOAL | To prevent or minimize human suffering and loss of life and property or environmental damage resulting from storms, flooding, erosion, and relative sea level rise, including but not limited to that associated with climate change.

### OBJECTIVES

1. Minimize development in the floodplain
2. Plan for sea level rise, erosion, and floods
3. Reduce vulnerability of built environment to coastal hazards

## CAPITAL FACILITIES & INFRASTRUCTURE

GOAL | To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.

### OBJECTIVES

1. Ensure capital facilities and infrastructure promote long-term sustainability and resiliency
2. Coordinate the siting of capital facilities and infrastructure to enhance the efficient provision of services and facilities that respond to the needs of the region

## TRANSPORTATION

GOAL | To provide and promote a safe, reliable, and multi-modal transportation system.

### OBJECTIVES

1. Improve safety and eliminate hazards for all users of Cape Cod's transportation system
2. Provide and promote a balanced and efficient transportation system that includes healthy transportation options and appropriate connections for all users
3. Provide an efficient and reliable transportation system that will serve the current and future needs of the region and its people

## ENERGY

GOAL | To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.

### OBJECTIVES

1. Support renewable energy development that is context-sensitive
2. Increase resiliency of energy generation and delivery
3. Minimize energy consumption through planning and design (including energy efficiency and conservation measures)

## WASTE MANAGEMENT

GOAL | To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy.

### OBJECTIVES

1. Reduce waste and waste disposal by promoting waste diversion and other Zero Waste initiatives
2. Support an integrated solid waste management system

## CLIMATE MITIGATION

GOAL | To support, advance and contribute as a region to the Commonwealth's interim and long-term greenhouse gas reduction goals and initiatives, including a state-wide net zero carbon target by 2050.

### OBJECTIVES

1. Promote low or no carbon transportation alternatives and technologies
2. Promote low or no carbon technologies for building energy use, including appliances, lighting, and heating, ventilation and cooling (HVAC) systems
3. Promote carbon sequestration and other emissions removal practices and technologies as appropriate to context
4. Promote low or no carbon energy generation technologies as appropriate to context

# Community Systems

To protect and enhance the linkages between society, the natural environment, and history vital to the way of life on Cape Cod by supporting development of amenities and life opportunities necessary to support vibrant and diverse communities.

## CULTURAL HERITAGE

GOAL | To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.

### OBJECTIVES

1. Protect and preserve forms, layouts, scale, massing, and key character defining features of historic resources, including traditional development patterns of villages and neighborhoods
2. Protect and preserve archaeological resources and assets from alteration or relocation
3. Preserve and enhance public access and rights to and along the shore
4. Protect and preserve traditional agricultural and maritime development and uses

## ECONOMY

GOAL | To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.

### OBJECTIVES

1. Protect and build on the Cape's competitive advantages
2. Use resources and infrastructure efficiently
3. Foster a balanced and diverse mix of business and industry
4. Encourage industries that provide living wage jobs to a diverse workforce
5. Expand economic activity and regional wealth through exports, value added, import substitution, and local ownership

## HOUSING

GOAL | To promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with different income levels and diverse needs.

### OBJECTIVES

1. Promote an increase in housing diversity and choice
2. Promote an increase in year-round housing supply
3. Protect and improve existing housing stock
4. Increase housing affordability

# AREAS OF FOCUS



**ENCOURAGE HOUSING  
IN THE RIGHT PLACES**



**PROMOTE REUSE &  
REDEVELOPMENT**



**PRESERVE  
NATURAL AREAS**



**ECONOMIC RESILIENCY**



**CLIMATE ACTION**



**INFRASTRUCTURE**

# POTENTIAL AREAS OF CHANGE



**GOALS &  
OBJECTIVES**



**TECHNICAL  
GUIDANCE**



**REVIEW  
THRESHOLDS**



What are our greatest challenges today and for the next five years?



How can we better align  
the RPP with today's  
needs?



# NEXT STEPS

The background of the slide is a photograph of a coastal landscape. In the foreground, a wooden walkway with railings leads towards a grassy area. In the middle ground, there is a white lighthouse with a dark top section, situated on a grassy hill. To the right of the lighthouse, there are several buildings, including a large white house with a dark roof. The sky is overcast and grey.

- Convening Focus Groups
- Meeting with Town Staff
- Stakeholder and Public Outreach
- Survey of Cape Cod Residents
- Subcommittee Meetings
- Drafting
- Public Comment Period

An aerial photograph of a coastal area, likely Cape Cod, showing a road that runs through a marshy or tidal area towards the ocean. The water is a light blue-grey color, and the land is a mix of green and brown. The sky is overcast.

## PUBLIC FEEDBACK

Written comments may be submitted by mail to the Cape Cod Commission, P.O. Box 226, 3225 Main St., Barnstable, MA 02630 or online using the form located at <https://capecodcommission.org/comment>.



Thank you!

[www.capecodcommission.org/rpp-update](http://www.capecodcommission.org/rpp-update)



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COMMISSION