

Eastham District of Critical Planning Concern

Barnstable County Assembly of Delegates

11/1/17



CAPE COD
COMMISSION

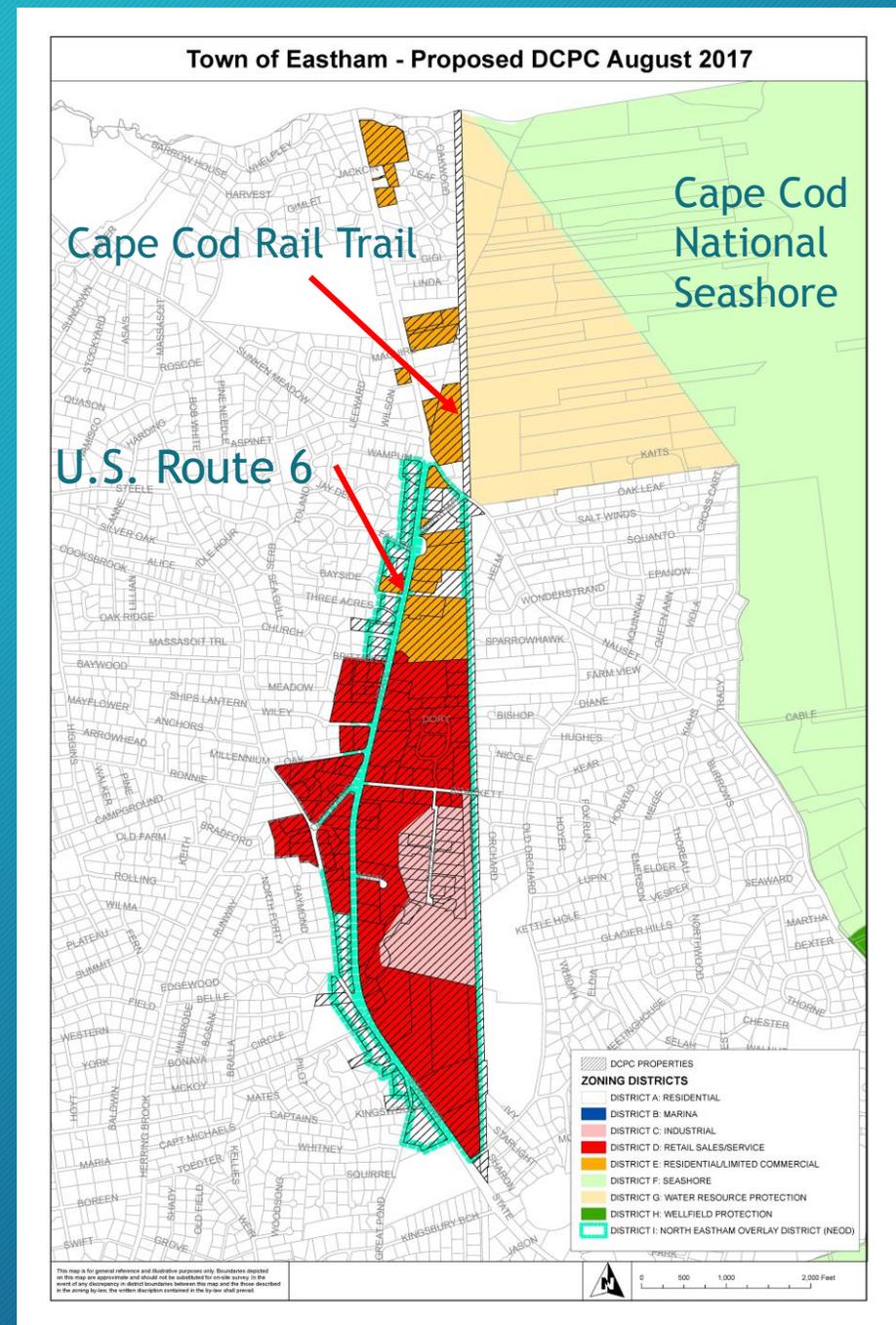
District of Critical Planning Concern Purpose

Section 10, Cape Cod Commission Act: the Commission may propose designation of certain areas which are of critical value to Barnstable County that must be preserved or maintained due to one or more of following factors:

- *The presence of significant **natural**, coastal, scientific, cultural, architectural, archaeological, historic, **economic** or recreational resources or **values of regional, statewide, or national significance**;*
- *The presence of substantial areas of sensitive ecological conditions which render the area unsuitable for development; or*
- *The presence or proposed establishment of a major capital public facility or area of public investment.*

Proposed District Boundaries

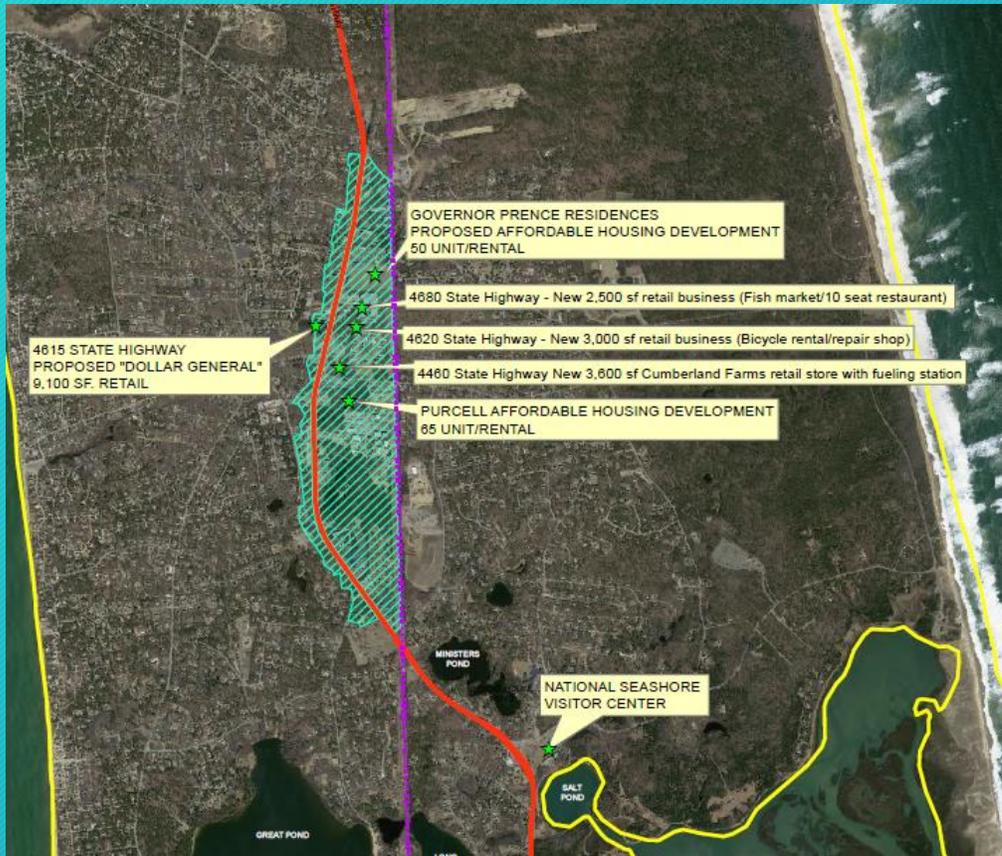
- Route 6 corridor from Old Orchard Road to Wellfleet town line
- Approximately 280 acres + 2.9 acres open water



Eastham Resources of Concern

- U.S. Route 6 - Federal/State highway
- Recent approval for \$130M public water supply system
- Town's primary commercial area
- Suitable for development of affordable housing
- Portion within Salt Pond nitrogen-impacted subembayment

Why Designate a DCPC?



- Allows town to take a “time-out” to plan comprehensively without pressure of pending development permits
- Town can adopt special rules and regulations to protect resources within the District
- Extensive public hearing process allows public input in development of local regulations
- Activities not detrimental to the purposes allowed to proceed during designation process

Type of District Proposed

Economic or Development
Resource District

Affordable Housing
Resource District

Transportation
Management District

Reasons for District's Designation

Potential for uncontrolled or inappropriate development

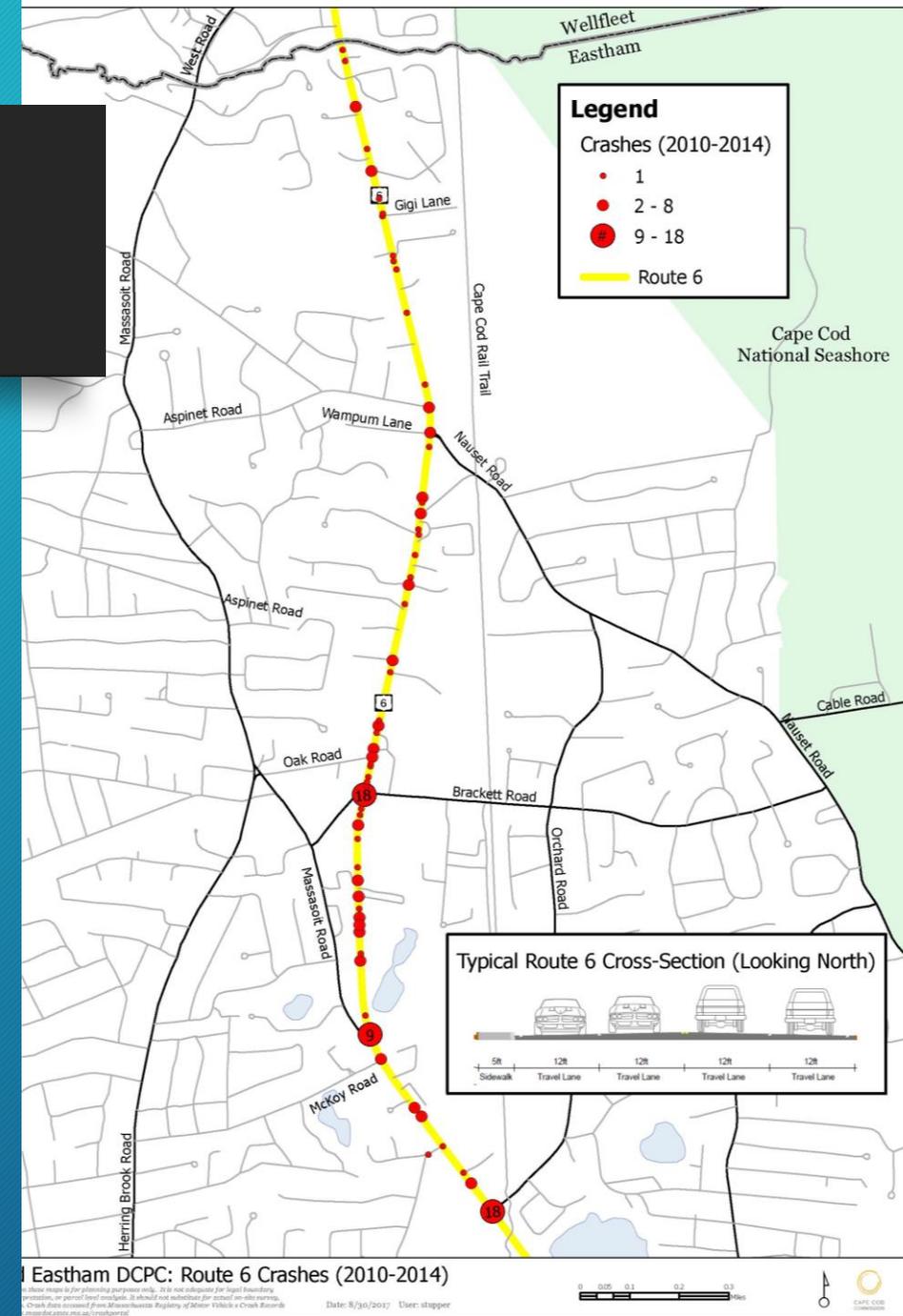
District bisected by four-lane undivided highway with multiple curb cuts and high traffic volumes

Permissive commercial zoning

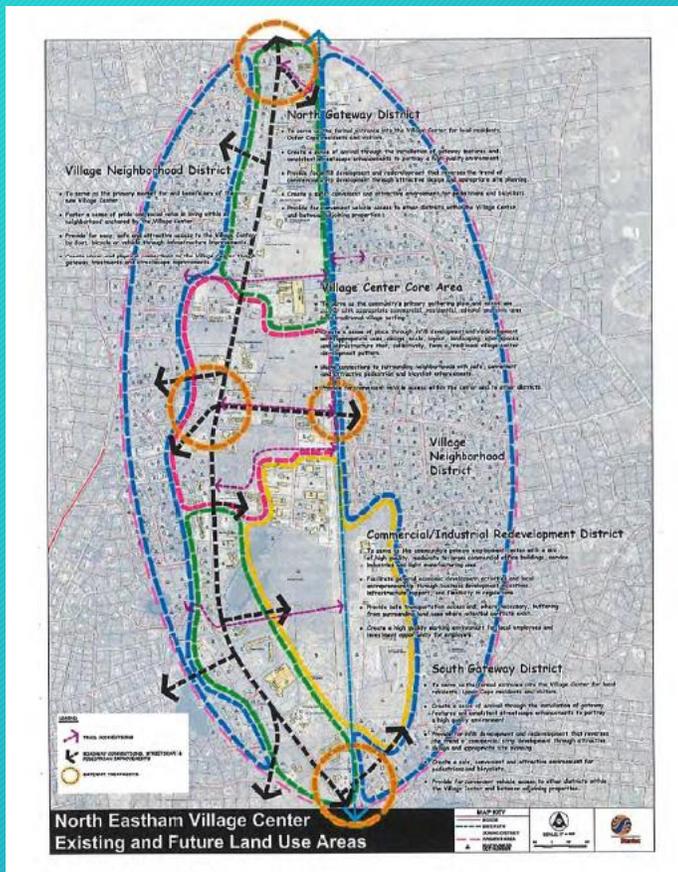
Recent provision of town water

U.S. Route 6: Major Transportation Resource

- Four-lane undivided highway
- 105 crashes from 2012-14
- Approximately 100 curb cuts
- Lack of pedestrian/bicycle accommodations

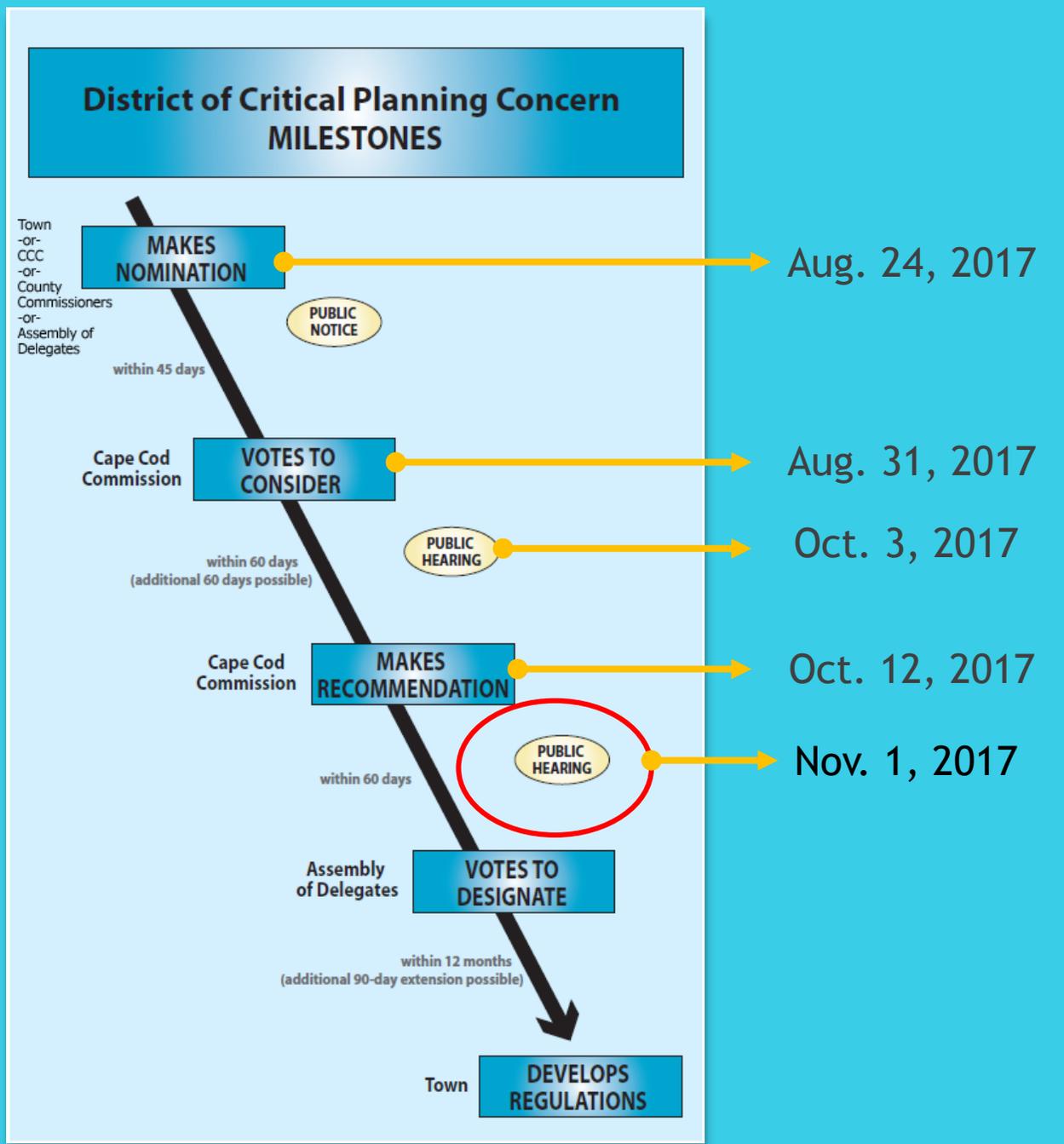


Economic and Affordable Housing Resources



DCPC Process

- **Aug. 24, 2017** - Board of Selectmen nominates proposed DCPC
- **Aug. 31, 2017** - CCC accepts nomination for consideration, limited moratorium begins
- **Oct. 3, 2017** - CCC hearing officer holds public hearing(s) on proposed nomination
- **Oct. 12, 2017** - CCC recommends designation of DCPC to Barnstable County Assembly of Delegates
- **Nov. 1, 2017** - hearing/decision by Assembly of Delegates



Public Input To Date

- Unanimous vote of Eastham Board of Selectmen to nominate DCPC
- Strong public support evidenced by Hearing Officer report
- 5 letters of support received
- No testimony or letters in opposition

Values and
Resources
Protected by
District
Designation

Improved coastal water quality

Balanced economic growth

Provision of adequate capital
facilities

Development of adequate supply of
fair affordable housing

Preservation of architectural values

Goals and Interests of the District

- Enhance and protect character of Eastham's commercial areas
- Encourage mixed-use development
- Support and enhance local economy
- Improve bicyclist and pedestrian safety and access along Route 6
- Minimize traffic conflicts and improve access management
- Expand opportunities for creation of affordable housing
- Adopt BMPs to manage nutrients from stormwater
- Support appropriate-scale businesses and other compatible uses

Guidelines for Proposed Implementing Regulations

- Appropriate site layout and design standards to achieve traditional village style development patterns
- Regulations to encourage creation of a range of affordable housing
- Best Management Practices for development and redevelopment to reduce stormwater impacts to coastal resources
- Promote interconnectivity between properties to improve access for all users
- Work with CCC and MassDOT to develop a transportation management plan to address deficiencies on U.S. Route 6

Recommended Action

Vote to enact by ordinance the Eastham Board of Selectmen request to designate the Eastham District of Critical Planning Concern

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