



CAPE COD
COMMISSION

CAPE COD REGIONAL POLICY PLAN

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

GROWTH POLICY 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 SYSTEMS This plan is focused around a suite of interrelated systems that comprise Cape Cod: natural, built, and community (Section 4). High quality natural systems, including groundwater, marine water, freshwater, wetlands, open space, and habitat areas, are part of Cape Cod’s attraction for residents and visitors. The quality of the environment is intimately linked with the quality of life on Cape Cod, the vibrancy of the regional economy, and the health of the Cape’s community systems.

KEY CHALLENGES The following briefly characterizes the key challenges (Section 5) that help to form the basis for the policies in this Plan:

- forest cover loss
- development impacting surface and groundwater
- nitrogen in coastal waters
- threats due to climate change
- vulnerable historic buildings
- expensive housing
- limited existing infrastructure
- long-term economic stability

PLACETYPES ACROSS THE REGION This RPP identifies eight placetypes across the region. They recognize and support the different and unique places across Cape Cod and serve as a conceptual framework for context-sensitive planning and regulation.



Natural Areas

Rural Development Areas

Suburban Development Areas

Historic Areas

Maritime Areas

Community Activity Centers

Industrial Activity Centers

Military & Transportation Areas

COORDINATING REGIONAL AND LOCAL PLANNING Specialized regional plans and programs work in conjunction with the Regional Policy Plan to accomplish local and regional goals, such as the Cape Cod Section 208 Area Wide Water Quality Management Plan, the Comprehensive Economic Development Strategy, the Regional Economic Strategy Executive Team Program, the Regional Transportation Plan, and the Cape Cod Ocean Management Plan.

GOALS AND OBJECTIVES This Regional Policy Plan adopts goals and objectives (Section 6) to guide and plan for the future of the region in a manner consistent with the vision and growth policy. The goals and objectives derive from the values and purposes of the Cape Cod Commission Act, preserving and enhancing the region’s assets.

Organized around the region’s natural, built, and community systems, these goals and objectives form the structure upon which the region’s planning work relies, serve as touchstones to guide implementation actions, and set the measures by which the regulatory review process takes place.

REGIONAL REGULATORY REVIEW The Cape Cod Commission Act charges the Cape Cod Commission with reviewing certain proposed developments which, because of their size or other characteristics, are presumed to have development effects beyond their local communities. As Section 9 details, this Regional Policy Plan focuses on the review of developments in relation to their surroundings and the 14 goals and objectives, which may vary based on how projects are classified by Placetype.

RECOMMENDED ACTIONS Section 11 of the Plan includes recommended actions that the Commission commits to undertake over the next five years, including both planning and regulatory efforts to address the region’s major challenges. Some examples of Recommended Actions include:

- protecting water supply and quality
- developing a regional capital plan
- developing a greenhouse gas inventory
- developing a regional housing plan
- updating the Local Comprehensive Plan regulations
- updating other regional plans such as the Regional Transportation Plan and the Comprehensive Economic Development Strategy



Protected Habitat



Drinking Water



Sidewalk Network



Coastal Water

PERFORMANCE MEASURES

This Regional Policy Plan identifies nine performance measures in Section 10 to be tracked over time to help illustrate whether the region is moving toward the regional vision articulated in this plan.



Historic Resources



Activity Centers



High-wage Jobs



Housing Diversity



Floodplain Development