SECTION 10, CAPE COD COMMISSION ACT
The commission may propose the designation of certain areas which are of critical value to Barnstable county as districts of critical planning concern that must be preserved and maintained due to one or more of the following factors:

(1) the presence of significant natural, coastal, scientific, cultural, architectural, archaeological, historic, economic or recreational resources or values of regional, state-wide or national significance
WHY DESIGNATE A DCPC?

- Allows town to take a “time-out” to plan comprehensively without pressure of pending development permits
- Town can adopt implementing regulations to protect resources within the District
- Public process allows significant opportunities for input during development of local regulations
DCPC PROCESS

- 9/16/19 – Harwich Board of Selectmen voted unanimously to nominate DCPC
- 9/17/19 – CCC received nomination from Harwich Board of Selectmen
- 10/3/19 – CCC voted to accept DCPC for consideration
- 10/22/19 – public hearing at Harwich Town Hall showed unanimous support
- 11/14/19 – CCC voted unanimously to recommend DCPC for adoption

\^ additional 90-day extension possible
DCPC PROCESS

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<table>
<thead>
<tr>
<th>Types of Districts</th>
<th>Water</th>
<th>Agriculture</th>
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<td>Wildlife, Natural, Scientific, or Ecological</td>
<td>Cultural, Historic, Architectural, or Archaeological</td>
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<td>Affordable Housing</td>
<td>Major Public Investment</td>
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<td>Waterfront Management/ Watershed Zoning</td>
<td>Downtown Commercial Revitalization</td>
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<td>Economic or Development</td>
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<td>Hazard</td>
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<td>Transportation Management</td>
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24 structures dating from circa 1750-1914
Eligible for listing as a National Historic District

Gateway area

Redevelopment could impact character
10,000 trips/day along Route 28

40 crashes between 2013-2017

Lacks sufficient pedestrian and bicyclist accommodations
Character contributes to economy

Regional commercial corridor and Community Activity Center

Regulations could enhance small-scale local economy
GOALS OF THE DISTRICT

- Protect the historic resources in the District
- Respect traditional development patterns
- Enhance and protect the character of the West Harwich District
- Support and enhance the small-scale local economy in West Harwich
- Manage traffic congestion and improve access management along Route 28
- Improve bicyclist and pedestrian safety and access along the Route 28 corridor
GUIDELINE 1: HISTORIC AND CULTURAL RESOURCES

Consider incentives to protect and preserve historic resources

Explore ways to prevent demolition of historic resources

Consider design guidelines for additions and alterations to historic structures
GUIDELINE 2: COMMUNITY DESIGN

- Change dimensional regulations to be consistent with traditional development patterns
- Consider developing architectural and site design guidelines
GUIDELINE 3: TRANSPORTATION MANAGEMENT AND SAFETY

- Develop regulations that promote site access management best practices
- Explore ways to improve pedestrian, bicyclist, and transit accommodations
- Consider regulations that promote pedestrian connections
- Consider adopting regulations to limit high traffic generating uses
GUIDELINE 4: BALANCED LOCAL ECONOMY

- Explore options for encouraging mixed use and multifamily
- Consider focusing density in one part of the District
- Consider modifying allowed uses and permitting processes
- Consider modifying lighting and signage regulations
REQUESTED ACTION

To vote to enact Ordinance 19-19
creating the West Harwich District
of Critical Planning Concern