



The last large open space in central Hyannis

- On July 28 and December 20, you voted the Project is consistent with the RPP with 2 exceptions
- The votes justified the exceptions as “necessary to enable a substantial segment of the population to secure adequate opportunities for housing” and “interests protected by the Act and RPP can be advanced by alternative approach”

Please look at this again!

Natural Systems

WATER RESOURCES	OCEAN RESOURCES	WETLAND RESOURCES	WILDLIFE AND PLANT HABITAT	OPEN SPACE
<p>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.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>GOAL To protect, preserve, or restore the quality and natural values and functions of ocean resources.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>GOAL To protect, preserve, or restore the quality and functions of inland and coastal wetlands and their buffers.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>GOAL To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>GOAL To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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

Source: RPP p. 61

Built Systems

COMMUNITY DESIGN	COASTAL RESILIENCY	CAPITAL FACILITIES & INFRASTRUCTURE	TRANSPORTATION
<p>GOAL To protect and enhance the unique character of the region's built and natural environment based on the local context.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>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.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Minimize development in the floodplain 2. Plan for sea level rise, erosion, and floods 3. Reduce vulnerability of built environment to coastal hazards 	<p>GOAL To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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 	<p>GOAL To provide and promote a safe, reliable, and multi-modal transportation system.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 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

Source: RPP p. 62

Built Systems (continued)

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

Source: RPP p. 62



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Community Systems

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

Source: RPP p. 63



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Deviations from RPP Not Justified

- ✗ Only 41 affordable units—*and for how long?*
- ✗ Over 600 other multifamily units in development or under construction
- ✗ Acres of vacant shopping centers and parking lots where housing can be built
- ✗ Mitigation highly questionable—RPP goals and objectives are not served



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