

Town of Barnstable Local Comprehensive Plan



Barnstable Local Comprehensive Plan

A local comprehensive plan **defines a long-term vision** for the community by anticipating and guiding the **rate of new development** and coordinating it with **capital facilities**. A comprehensive plan defines the **unique values** we seek to protect and encourages **balanced economic development**.

What is an LCP and why is it important?

In addition to articulating a vision and growth policy, the local comprehensive plan will help coordinate, guide and **balance policy decisions** related to development, infrastructure, the economy, and resource protection.

Why is it important?

Our mission is to protect the Town of Barnstable's quality of life and unique character, engage our citizens, and enact policies that respond to and anticipate the needs of our community.

LCP Content

- Cape Cod Commission Local Comprehensive Plan Regulations
- Consistency with CCC Regional Policy Plan
- The CCC regulations require local comprehensive plans to have the following elements:

Vision Statement



Existing Conditions + Data



Goals



Capital Facilities Plan



Housing

Proposed Building Types



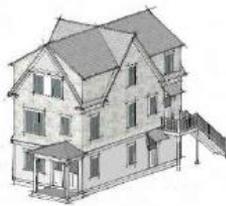
Accessory Dwelling Unit



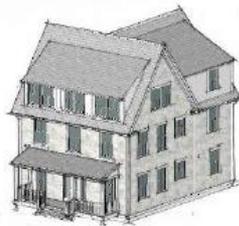
Micro-units



Townhouse



Double Decker



Manor House



Walk-ups



Targeted Action Plan

**MAKE IT
HAPPEN.**

LCP Issue Areas

- The CCC regulations also direct towns to address the following topics in their LCPs, noting that some topics may be more relevant than others:

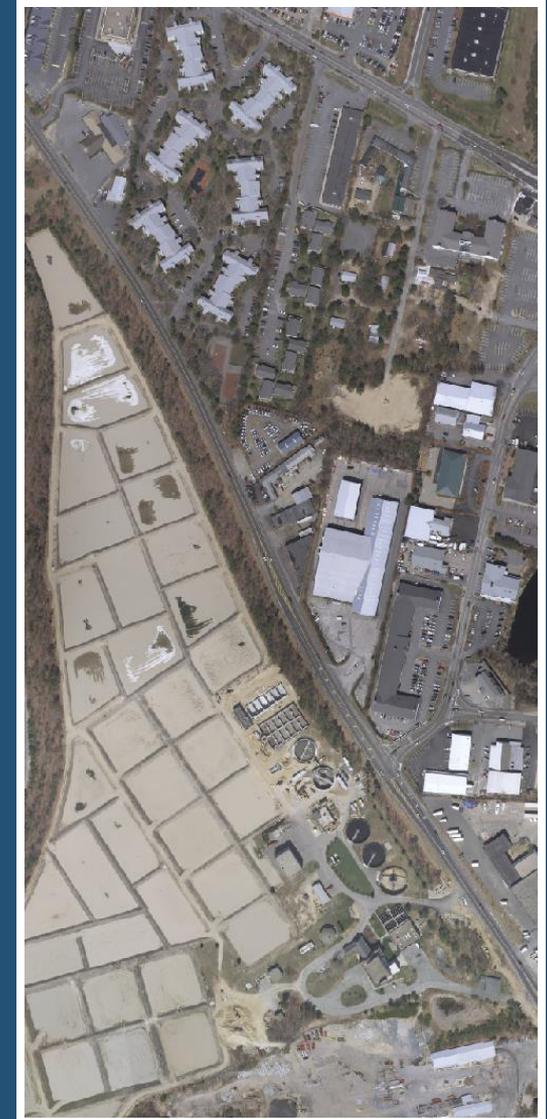
Natural Systems

- Water Resources
- Ocean Resources
- Wetland Resources
- Wildlife & Plant Habitat
- Open Space



Built Systems

- Community Design
- Coastal Resiliency
- Capital Facilities & Infrastructure
- Transportation
- Energy
- Waste Management



Community Systems

- Cultural Heritage
- Economy
- Housing



Setting performance measures is a way to track progress towards achieving the vision and goals in the LCP. Examples of performance measures include:

PROTECTED
HABITAT



DRINKING
WATER



SIDEWALK
NETWORK



COASTAL
WATER



HISTORIC
RESOURCES



ACTIVITY
CENTERS



HIGH WAGE
JOBS



HOUSING
AFFORDABILITY



FLOODPLAIN
DEVELOPMENT



Why Update Now?

- Cape Cod Commission Regional Policy Plan Update (2018)
- Cape Cod Commission Local Comprehensive Plan Regulations (2019)
- 2020 Census Data

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

Why Update Now?

The Town has responded to the Cape's adopted regional wastewater planning framework by developing a sewer expansion plan (**CWMP**)



BARNSTABLE
Water Resources

water quality...distilled

Why Update Now

The need to respond to a state-wide housing crisis and address a diverse range of **housing needs**

HOUSING CHOICE HELPS RESIDENTS

Many Barnstable residents struggle to make ends meet.

RESIDENTS HAVE TO SPEND TOO MUCH FOR HOUSING

43% OF HOUSEHOLDS ARE SPENDING TOO MUCH
If housing expenses are 30% or less of a household's income, that household is better able to pay for other necessities.

RENTERS ARE ESPECIALLY BURDENED

Almost **ONE IN EVERY TWO RENTERS** spends too much income on rent.

LOW VACANCY PUSHES HOUSING PRICES UP

1% OWNERSHIP UNITS VACANT **1% RENTAL UNITS VACANT**

A balanced market should have at least a 1.5% vacancy rate for ownership and 7% for rental vacancy rate.

SALE PRICES ARE HIGH

HOUSING PRICES: 62% HIGHER
INCOME: 28% HIGHER

ONE IN TWO RESIDENTS (48%) EARN WHAT IS CONSIDERED A LOW INCOME.

TWO IN THREE LOW-INCOME RESIDENTS (66%) HAVE TO SPEND TOO MUCH FOR HOUSING COSTS.
(Spending more than 30% of their income on housing.)

HOUSING CHOICE IMPROVES BARNSTABLE'S LOCAL ECONOMY

Barnstable workers are priced out of our community.

WAGES FALL SHORT

HOURLY WAGE NEEDED TO AFFORD A TWO-BEDROOM RENTAL: \$22.61

RETAIL SALES hourly wage	\$18.04
HOME HEALTH AID hourly wage	\$11.97
WAITER/WAITRESS hourly wage	\$12.04
CARPENTER hourly wage	\$17.36
LANDSCAPER hourly wage	\$12.52
TEACHING ASSISTANT hourly wage	\$13.04

HOUSING IS KEY TO OUR STRONG ECONOMIC FUTURE
"Regions that build more housing achieve stronger job growth."
Moskowitz, Edward, Recipe for Growth, MHP, 2009

THE LABOR MARKET IS DECLINING

THE CAPE & ISLANDS WAS ONE OF ONLY TWO LABOR MARKETS IN MASSACHUSETTS TO DECLINE IN POPULATION.

The Cape & Islands is home to the oldest average population in the state. Businesses face a shortage of younger workers to replace baby boomers as they retire.
Commonwealth Cooperative & Non-Profit Public Policy Center, Labor Market Trends in the Cape & Islands, December 2012

Why Update Now

Climate resiliency has become central regional policy priority.



LCP Update Strategy

Part I

- **Data & Existing Conditions**
- **Community Visioning**

Part II

- Goals
- Targeted Action Plan
- Performance Measures

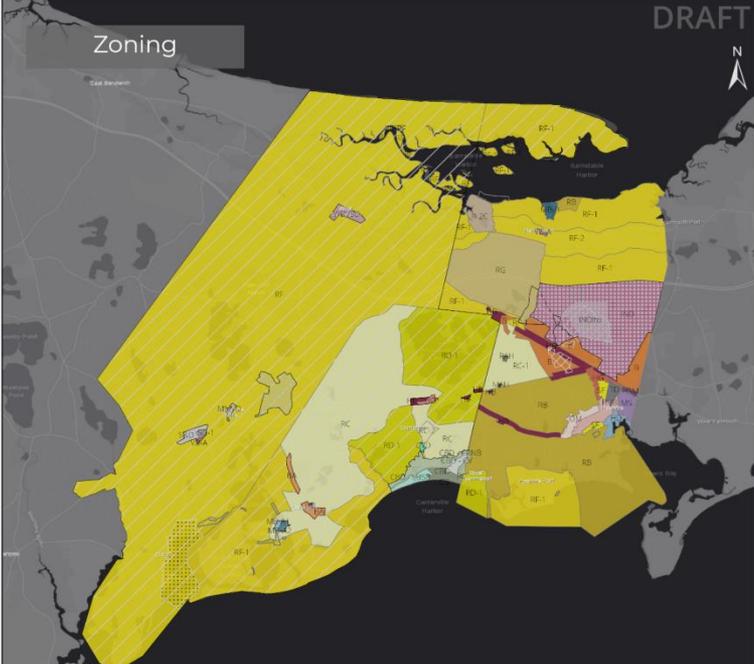
Work Currently in Progress

- Background and History
- LCP 2010 Evaluation
- Existing Conditions Mapping



DRAFT

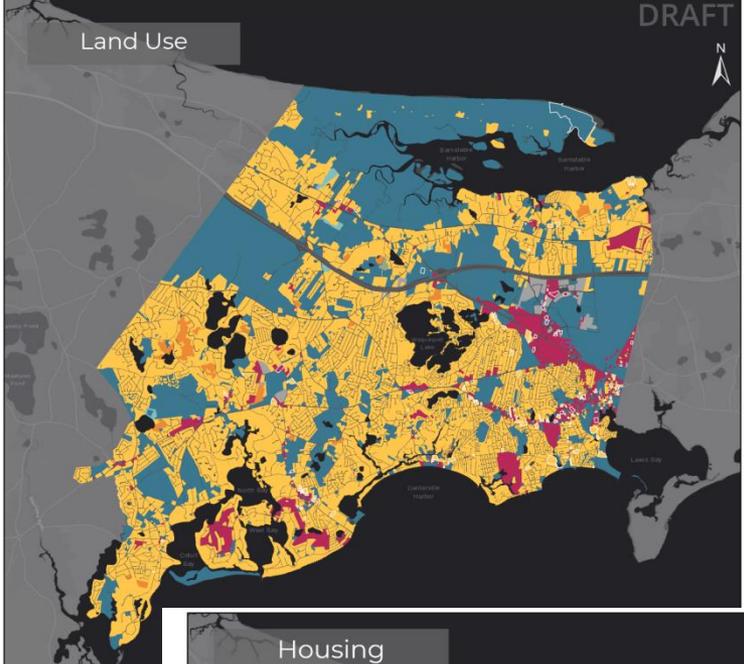
Zoning



0 1

DRAFT

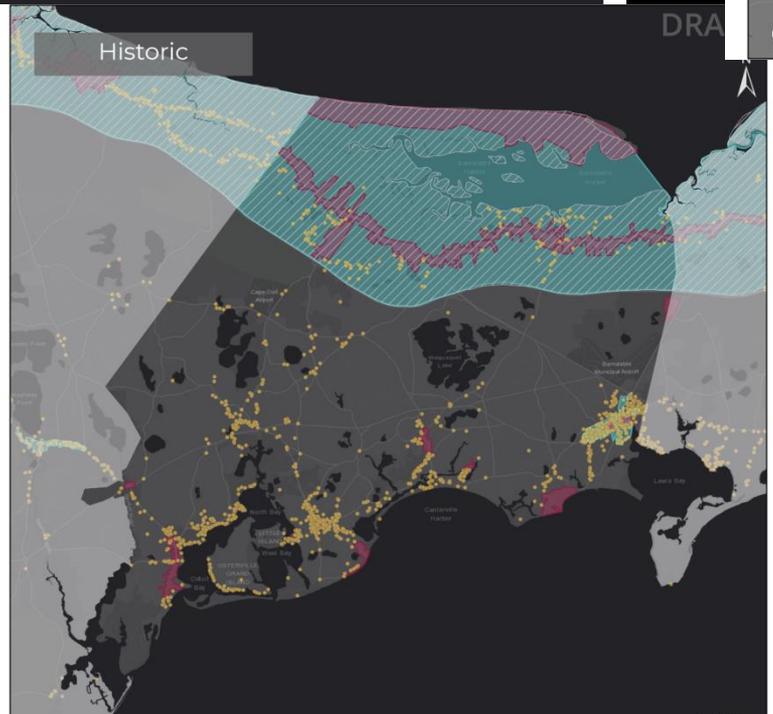
Land Use



0 1 2 Miles

DRAFT

Historic

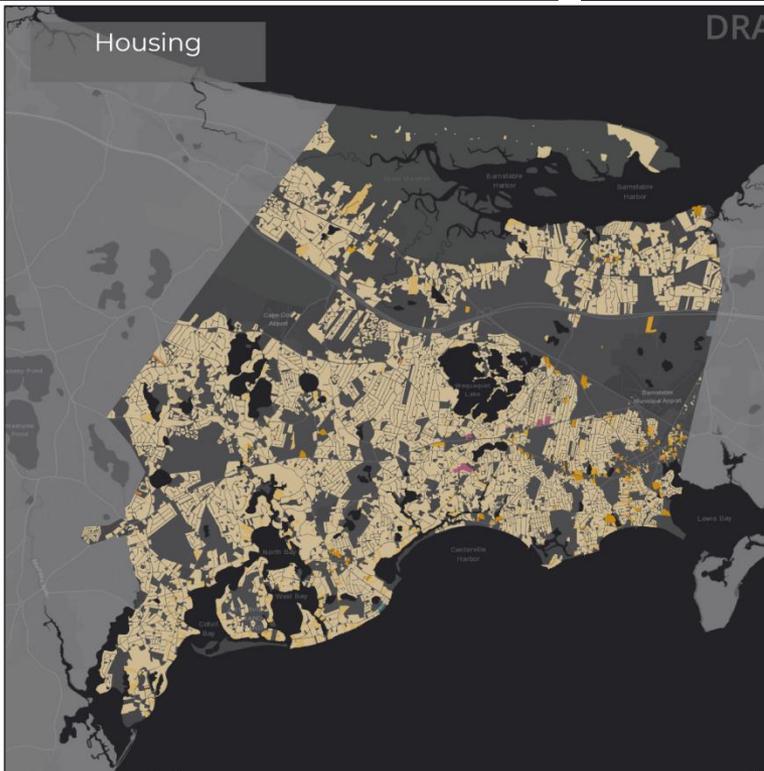


0 1 2 Miles

Esri, HERE

DRAFT

Housing



0 1 2 Miles

Esri

Inclusive Community Engagement

- Interviews - Community Surveys
- Focus Groups - Town Halls
- Web based, telephone, in person
- Collaboration with **Village Civic Associations**
- Meetings with Community Groups, Business & Professional Associations, Schools and Events

Agreed Upon Standards for Engagement

- Digital Engagement, for example:
 - Translation
 - Contact Information
 - Minimum time for public availability
- In person engagement, for example:
 - Open to the public and minimum time for advance notice
 - ADA compliant locations
 - Child-friendly environment

LCP Committee

- The Local Comprehensive Planning Committee has the “primary responsibility for development of the Local Comprehensive Plan”
- Appointed by the Town Manager
- Ratified by the Town Council

LCP Adoption

- Planning Board
- Town Council
- Cape Cod Commission Certification

What will happen concurrently?

This process will help coordinate and solidify the **interrelationships** between the Town Council Strategic Plan, Capital Improvement Plan, and our Comprehensive Wastewater Master Plan, among others.

What will happen concurrently?

Planning and plan implementation, for example:

- Comprehensive Wastewater Management Plan implementation
- Complete Streets
- Downtown Hyannis Strategic Plan & Rezoning Effort