MAPPING FOR A REGIONAL GROWTH POLICY

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CAPE COD COMMISSION

Keeping a special place special
REGIONAL POLICY PLAN (RPP)
RPP GROWTH POLICY

GUIDING PRINCIPLES

SUSTAINABILITY

DIVERSITY

HEALTHY COMMUNITIES
ACTIVITY CENTERS

What do we want in activity centers?

- Amenities for residents
- Attracts residents and visitors
- Compact, pedestrian-oriented
- Community activity
- Business activity
- Built environment
1. COMMUNITY ACTIVITY

- Schools
- Libraries
- Recreational facilities
- Community centers
- Hospitals
- Colleges
- Senior centers
- Arts and cultural facilities
1. COMMUNITY ACTIVITY

DOWNTOWN FALMOUTH

density
less  more
1. COMMUNITY ACTIVITY

3+ community activities within ¼ mile

DOWNTOWN FALMOUTH
2. BUSINESS ACTIVITY

- Retail trade
- Food and Accommodation Services
- Art galleries
2. BUSINESS ACTIVITY

DOWNTOWN FALMOUTH

Density:
- Less
- More

CAPE COD COMMISSION
2. BUSINESS ACTIVITY

DOWNTOWN FALMOUTH

16+ businesses within ¼ mile
3. BUILT ENVIRONMENT
3. BUILT ENVIRONMENT

DOWNTOWN FALMOUTH

Initial Criteria:
≥40% impervious surface
3. BUILT ENVIRONMENT

- Parcel Size
- Building Size
- Parking to Building Ratio
- Distance to Right of Way
3. BUILT ENVIRONMENT

DOWNTOWN FALMOUTH

Parcel size ≤ 30,000 sq. ft.
+1 point
3. BUILT ENVIRONMENT

DOWNTOWN FALMOUTH

Building size between 4,000 and 12,000 sq. ft. +2 points
3. BUILT ENVIRONMENT

DOWNTOWN FALMOUTH

Building is ≥ 30% of impervious surface + 3 points
3. BUILT ENVIRONMENT

Building is 15’ or less from the right of way + 4 points
3. BUILT ENVIRONMENT

- Parcel size (+1 pt.)
- Building size (+2 pts.)
- Building to parking ratio (+3 pts.)
- Building distance to ROW (+4 pts.)

Parcel form score (0 – 10 pts.)
3. BUILT ENVIRONMENT

DOWNTOWN FALMOUTH

0-5 points: not compact form

6-10 points: compact form
Regions where 30% or more of parcels have compact form in Downtown Falmouth.
1. Dense Community Activity

2. Dense Business Activity

3. Compact Building Form

Overlaid 3 Factors
ACTIVITY CENTERS

DOWNTOWN FALMOUTH

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<thead>
<tr>
<th>Transform</th>
<th>Evolve</th>
<th>Maintain</th>
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<tbody>
<tr>
<td>1 factor</td>
<td>2 factors</td>
<td>3 factors</td>
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*Clusters of activity that only met one of the three factors were removed*
COMMUNITY METRICS

- Housing Mix
- Wastewater Management
- Public Parks
- Sidewalks
- Employment Opportunities
- Traffic Safety + Congestion
QUESTIONS?