

Acknowledging Cape Cod faces serious challenges in providing sufficient housing for its citizens as well as ensuring the protection of its remaining natural resource areas, including the region's water resources, the Association to Preserve Cape Cod (APCC) and Housing Assistance Corporation (HAC) undertook a mapping project to encourage local land use policy discussions to be more productive in addressing the housing crisis and regional environmental challenges.

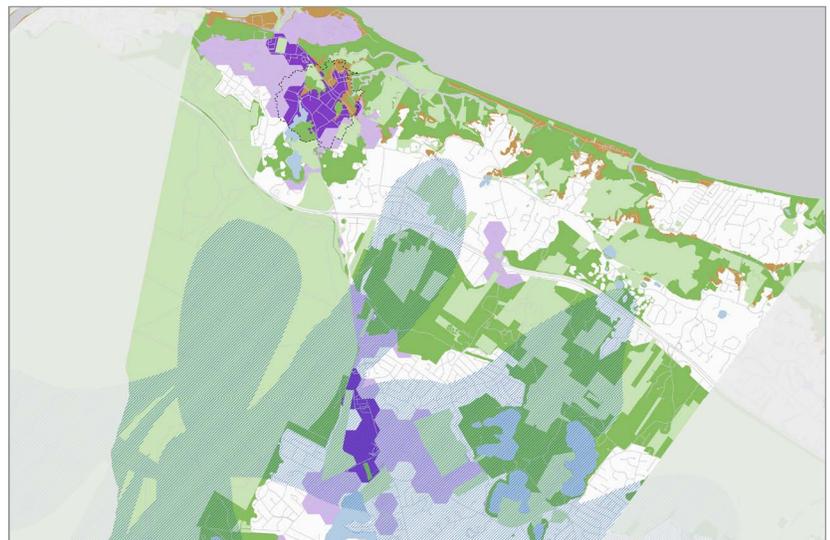
The project supports three goals: highlighting the role of wastewater infrastructure development in helping to improve water quality, fostering housing density and affordability in priority housing areas, and protecting the most critical lands for habitat and other natural resources.



How Maps Were Created and How to Use Them:

By agreeing in advance on the criteria, the project used the best available data and GIS technology to identify priority areas for natural resource protection and priority areas for moderate-density housing that year-rounders can afford. The objective of this mapping project is to focus proactive attention on these identified priority areas. The maps are intended as a discussion and planning tool.

- To identify high priority areas for housing, a set of criteria was created and applied to each of the 15 towns across the Cape. Areas identified as high priority for natural resource protection are consistent with the 2018 Cape Cod Regional Policy Plan's criteria for Natural Areas Placetypes and utilize existing state GIS mapping of natural resource areas.
- Priority natural resources areas, which include critical landscape and habitat areas, Zone II Wellhead Protection Areas for drinking water, wetlands and 100-ft. wetland buffers, vernal pools and 350-ft. vernal pool buffers, permanently protected open space, and FEMA flood zones, are identified for conservation and additional protections.
- Purple areas identify high priority and medium priority areas for moderate-density housing that is affordable and attainable to our year-round population.
- White areas did not rate as high priority for housing or natural resource protection based on the project's criteria for either purpose. The project recognizes that there may be local strategies for natural resource protection and housing in these areas.
- The maps do not provide parcel-specific analysis, but rather focus on larger areas that would be relevant to zoning, regulations, infrastructure and other planning and policy discussions. The maps are not intended to replace the need for appropriate evaluation at the parcel level.



RECOMMENDED ACTIONS:

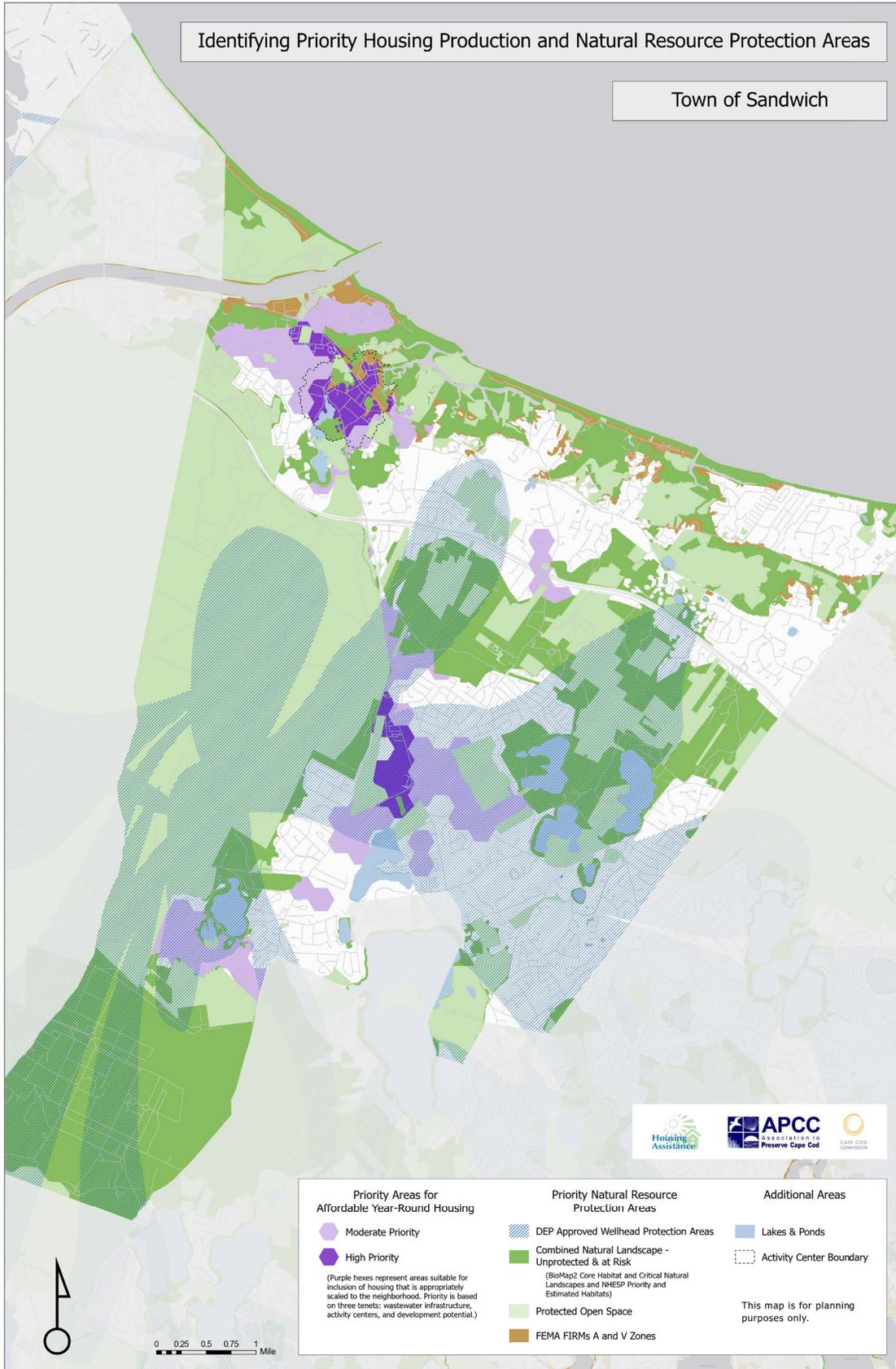
- 1 Prioritize spending and available funding sources to leverage resources that will be beneficial for housing, wastewater infrastructure development and natural resource protection.
- 2 Direct investments and local planning initiatives toward land identified in priority natural resource areas and priority housing areas by focusing efforts on acquisitions, regulatory requirements and other land use policy decisions for this dual objective.
- 3 Target housing production within identified housing areas and natural resource protection efforts in identified natural resource areas.
- 4 Rezone land within identified priority natural resource areas to reduce development potential and sprawl.
- 5 Rezone identified priority areas for housing to simplify and streamline the development of multi-family housing opportunities that are affordable and attainable to our year-round population.
- 6 Invest in wastewater infrastructure, which improves the affordability of housing construction and benefits water quality significantly.

Natural Resource Protection and Housing Priority Areas in

SANDWICH

Identifying Priority Housing Production and Natural Resource Protection Areas

Town of Sandwich



A project by the Association to Preserve Cape Cod (APCC) and the Housing Assistance Corporation (HAC). Funding for the project is provided by Barnstable County and its Economic Development Council License Plate Grant Program through the Cape Cod Commission.

Learn More: GrowSmartCapeCod.org