

LAND USE INFLUENCES, HISTORIC PRESERVATION, AND COMMUNITY CHARACTER

(Not in order of priority)

OBJECTIVE 1. Regulatory clarity

Ensure that development regulations promote the values articulated in the Vision. Regulations shall be written clearly, consistently, and avoid redundancy, ambiguity, and unintended outcomes.

- STRATEGY A. Review and revise town-wide bylaws, regulations, policies, and guidelines in order to simplify the permitting and review of proposed projects where practicable.
- STRATEGY B. Review and consider organization-wide structural changes in order to streamline citizen services, improve efficiency, and enhance service quality.

OBJECTIVE 2. Public process

Promote cooperation and collaboration among the Town's regulatory boards, appointed, and elected in order to achieve development most consistent with the desires of the Town and community values, to provide transparency and participation within the public process.

- STRATEGY A. Provide comprehensive resources and staff support to members of Town boards to ensure they have been given the tools to effectively fulfill their mission.
- STRATEGY B. Review Charter and Bylaws to remove redundant/conflicting jurisdictions among boards and inconsistent regulations.
- STRATEGY C. Encourage regulatory boards to meet together regularly.
- STRATEGY D. Undertake comprehensive review of the functions of town departments, boards and committees to better understand organizational structure and maximize effectiveness.

- STRATEGY E. Undertake comprehensive review of all town regulations to ensure they are supportive of the LCP, not in conflict with each other, and easy for both boards and applicants to understand.
- STRATEGY F. Undertake comprehensive review of town regulations, including zoning and land use, to ensure they support diversity and inclusion.
- STRATEGY G. Review and, as appropriate, adopt model by-laws and other regulations developed by the Cape Cod Commission, other agencies and other communities with similar characteristics (both mountain and shore) to improve and streamline the Town's regulations and to develop creative solutions to problems such as sea-level rise, coastal resiliency, growth management, housing and land use.

OBJECTIVE 3. Maintain and reinforce streetscape characteristics

Understand and protect the historic compact development pattern of the existing streetscapes and promote initiatives that will maintain or improve the streetscapes while creating adaptive, safe, and more attractive public ways.

- STRATEGY A. Define and articulate the unique characteristics that identify and define the different streetscapes in Town, such as street trees, sidewalk furniture, signage, curbing, benches, bollards, plantings/landscaping, bike lanes, lighting, trash receptacles, and other street level amenities.
- STRATEGY B. Gather feedback and input on resident's and user's highest priorities for protecting and enhancing their streetscape, including adopting new technologies.
- STRATEGY C. Create streetscape plans with design guidelines and models for preserving critical historic features and direct the installation of new amenities, renovations, and expanded technologies that protect and improve the important streetscape characteristics.

OBJECTIVE 4. Preserve and enhance neighborhood characteristics

To promote social, economic, and environmental sustainability while respecting predominant scale, massing, density, and architectural style of our diverse neighborhoods and buildings in new development, renovation, and expansion.

- STRATEGY A. Define and articulate the characteristics that identify and contribute to a neighborhood's unique sense of place.

STRATEGY B. Gather neighborhood feedback and input on resident’s highest priorities for protecting and enhancing their neighborhood.

STRATEGY C. Create neighborhood plans based on the articulated unique sense of place and resident input that include design guidelines and models for preserving critical historic architectural features and conditions new development, renovation and expansion to protect neighborhood character.

OBJECTIVE 5. Diverse housing

To ensure that Town policies and land use regulations support the creation of year-round and seasonal workforce housing to enable the inclusion of both our present and future populations.

STRATEGY A. Identify and acquire additional land or property for constructing new diversified housing types.

STRATEGY B. Identify opportunities to repurpose existing buildings and properties for additional year-round and seasonal workforce housing.

STRATEGY C. Identify state and federal funding opportunities for diversified housing and supportive infrastructure.

OBJECTIVE 6. Environmental sustainability

Reduce vulnerability to climate change and sea level rise and to increase resiliency through regulation that encourages, at a minimum, compliance with Massachusetts Building Code standards for structures within the flood zone.

STRATEGY A. Conduct community education and awareness-raising sessions, especially related to the local historic district, for the most practicable ways to preserve and protect historic properties and their supporting infrastructure from changes in sea level rise, storm severity, and increased flooding resulting from climate change.

STRATEGY B. Create and adopt a comprehensive strategy for meeting floodplain requirements, including the Massachusetts Building Code requirements, with the understanding that these are the minimum standards under current climate conditions.

- STRATEGY C. Test willingness to go beyond minimum standards through outreach and community awareness.
- STRATEGY D. Adjust local bylaws to simplify and possibly incent going beyond the minimum standards in order to meet projected future climate condition scenarios.
- STRATEGY E. Strengthen regulations to support accelerated implementation of the Hazard Mitigation Plan and update the plan every 5 years.
- STRATEGY F. Access federal and state funding to help mitigate land and property losses resulting from climate change.

OBJECTIVE 7. Sustainable development

Proactively plan for appropriate development through ongoing analysis of potential build-out scenarios and infill under existing and proposed changes in land use regulation. Such analysis will provide for sustainably managed growth and relieve pressure on local businesses and housing.

- STRATEGY A. Accurately and comprehensively measure growth on an ongoing basis and measure impact on physical and environmental resources.
- STRATEGY B. Periodically review and modify growth management regulations as necessary to maintain critical limiting public infrastructure, such as water, sewer, and renewably generated electricity.
- STRATEGY C. Identify potential zoning overlay districts for workforce housing.
- STRATEGY D. Explore methods for determining where increasing building density would be appropriate while maintaining community and neighborhood character.
- STRATEGY E. Monitor and evaluate the progress of the year-round housing trust and Harbor Hill to determine if this project model is successful in providing affordable market-rate rentals to year-round residents and could be repeated.

OBJECTIVE 8. Regional cooperation

Create channels for regional cooperation with neighboring communities.

STRATEGY A. Maintain and expand utility agreements with Truro to protect and enhance the Beach Point neighborhood and harbor water quality.

STRATEGY B. Explore potential for long-term leasing of property in Truro for future Provincetown land use needs.

OBJECTIVE 9. Community character

Protect, preserve and embrace existing and future important historic and cultural characteristics of the landscape and land use influences that are critical to the people and economy of Provincetown.

STRATEGY A. Update district inventory/survey and create inventory of Character Defining Features of each property as part of inventory process; ensure legibility is identified

STRATEGY B. Write historic preservation guidelines and produce manual to assist property owners with sensitive alterations to historic buildings

STRATEGY C. Revise Historic Guidelines and Regulations

STRATEGY D. Create a plan that reserves lands and spaces for future community amenities for Provincetown's evolving people

STRATEGY E. Engage community participation in regularly recurring planning for future spaces for cultural and historic events that celebrate the community's many personalities

OBJECTIVE 10. Historical development and education

Provide information and education about historic built environment to promote the awareness of the layers of the Town's historical development and changes over time.

- STRATEGY A. Create comprehensive neighborhood plans that identify historic places and characters, in particular Native American, Portuguese, women, maritime, people of color and other underrepresented groups, in order to bring attention to and educate about the Town's unique history.
- STRATEGY B. Acquire public input on interpretative signage and identification of historic places and people.
- STRATEGY C. Encourage the creation of walking tours, mobile applications, maps, sidewalk medallions, and other innovative ways to interpret and educate about the Towns historic places.