

# SMART GROWTH IN ACTION

## Village of Hyannis Balanced Growth Through Revitalization

### BARNSTABLE, MASSACHUSETTS

In recent decades, the town of Barnstable, Massachusetts, community on Cape Cod, has experienced tremendous growth. Hyannis, one of the town's seven villages, saw growth at its edges characterized by low-density residential subdivisions and strip retail, while its downtown was plagued with vacant storefronts and disinvestment. This pattern strained local infrastructure and impacted the town's fragile natural resources and historic character.

Over the past three years, the community and local decision-makers created a development strategy that encourages growth and development in Hyannis' urban center (where municipal water and sewer are available) while reducing growth pressure on environmentally sensitive areas along the coast. Specifically, the town has:

- Adopted expedited permitting process for downtown development, inclusionary zoning, workforce housing incentives, design guidelines, and downtown mixed-use zoning;
- Made extensive infrastructure investments in street-scapes and wastewater treatment;
- Created development offsets that move development from outlying areas to downtown; and
- Improved connections and public access to the waterfront.

The result has been a renaissance for downtown Hyannis. Since the smart growth initiative, there have been 93 new residential units (nine affordable) created with another 141 units planned. Approximately 22,000 square feet of commercial space has been completed with an additional 100,000 square feet planned. The redevelopment has already resulted in 342 new jobs and \$25 million in private investment.

The town has purchased land and transferred development to downtown—protecting sole source aquifers and other sensitive natural areas. Downtown development occurs on city water and sewer infrastructure rather than the septic systems typical of development in outlying areas. The town made significant investments in the treatment plant and adopted the use of low impact design techniques such as green roofs and rain gardens. The net result has been more protection for undeveloped areas and greener redevelopment driving the downtown resurgence.

*"The results of the Downtown Hyannis revitalization have been remarkable. Thanks to our collaboration with local stakeholders and the implementation of smart growth initiatives, what just a few years ago was a blighted and underperforming village center is now a place where people desire to live, work and play."*

— John Klimm, Town Manager, Town of Barnstable

### QUICK FACTS

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Implemented: 2004



### SMART GROWTH PRINCIPLES REVITALIZING VILLAGE OF HYANNIS

#1	Includes Mixed Land Uses	★
#2	Exhibits Compact Building Design	★
#3	Provides Range of Housing Types	★
#4	Promotes Walkable Neighborhoods	★
#5	Exhibits a Distinct Sense of Place	★
#6	Preserves Open Space	★
#7	Utilizes Existing Development	★
#8	Provides Transportation Choices	
#9	Practices Fair Decision-making	
#10	Promotes Stakeholder Participation	✓