



The entire Town of Barnstable is:

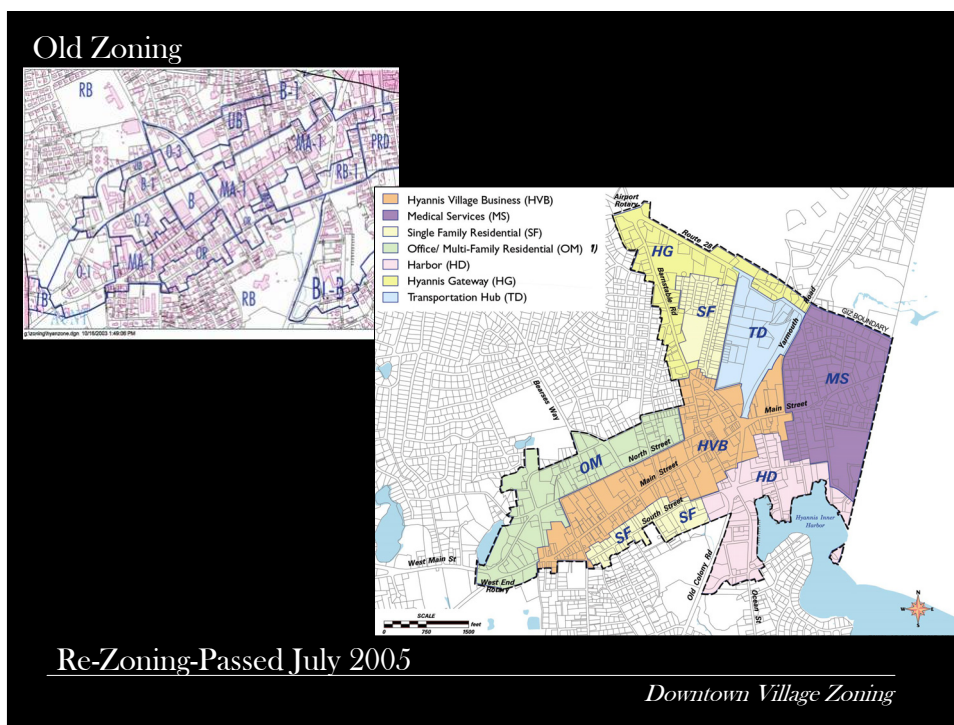
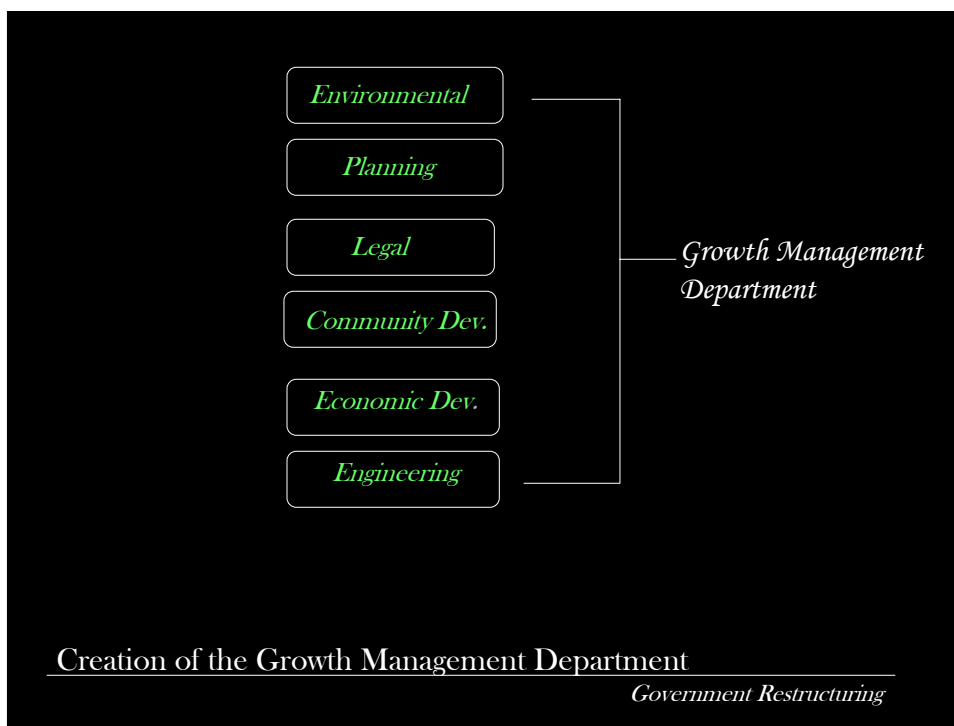
- + 64 sq. miles
- + 50,000 year-round residents
- + 150,000 seasonal residents
- + \$116 million annual budget
- + 1 billion commercial revenues

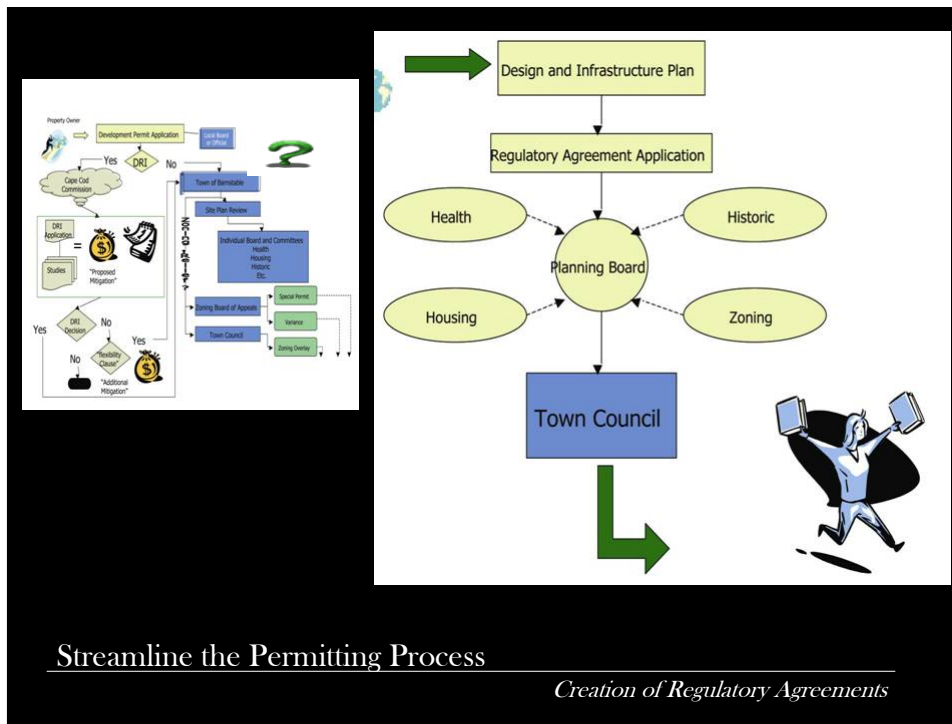



HYANNIS
history & background



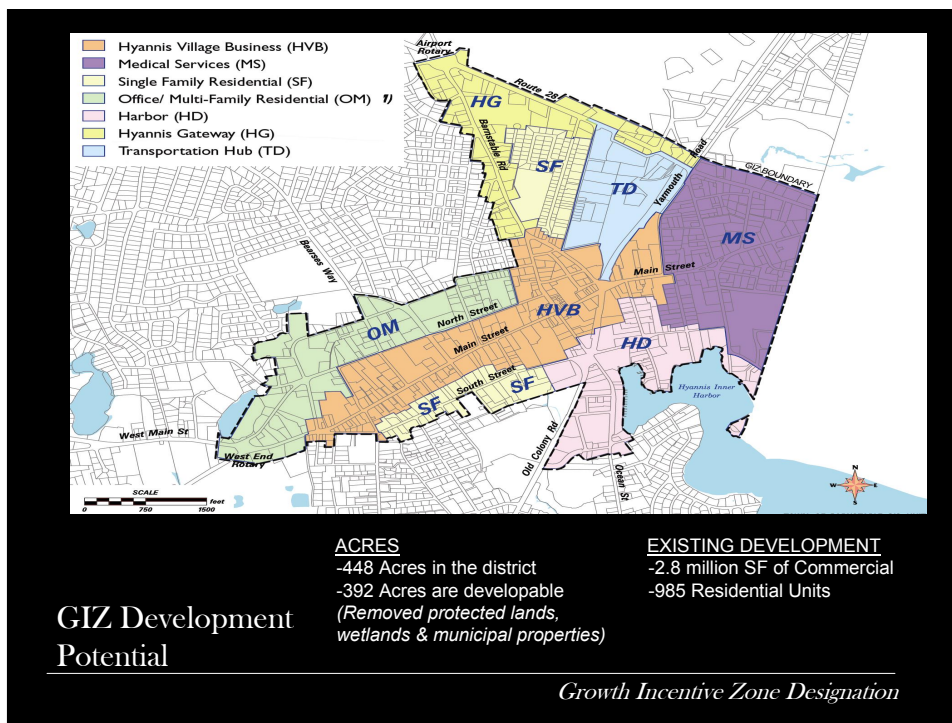
HYANNIS
pre-revitalization

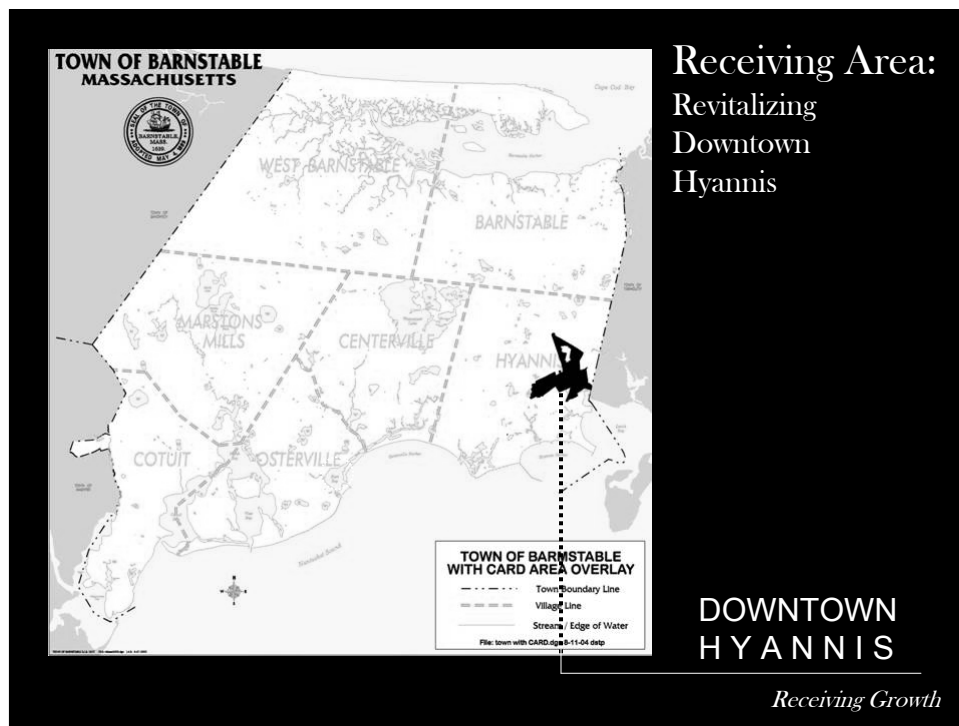




Streamline the Permitting Process

Creation of Regulatory Agreements





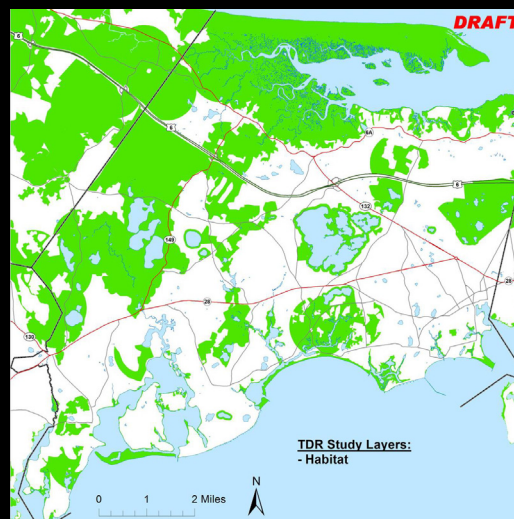
Sending Areas



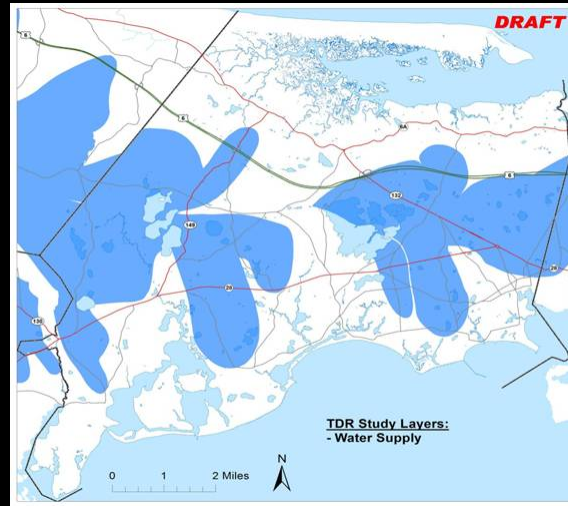
The “Four Layers” Map

Sending Areas

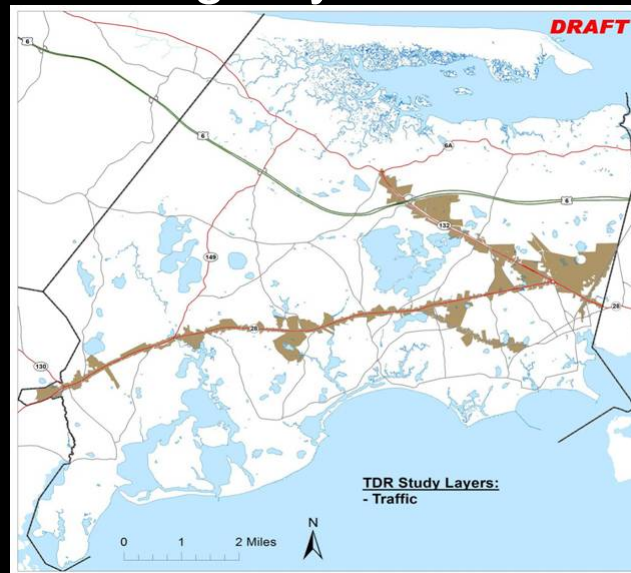
Sending Layer 1: Habitat



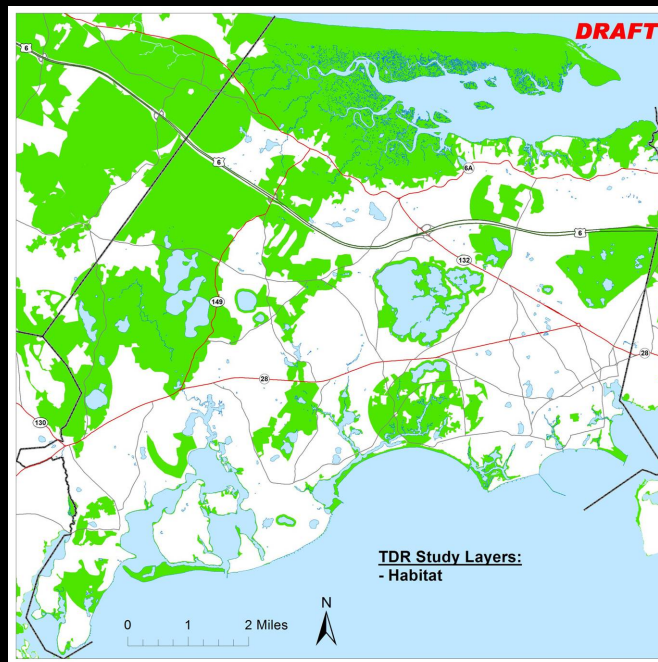
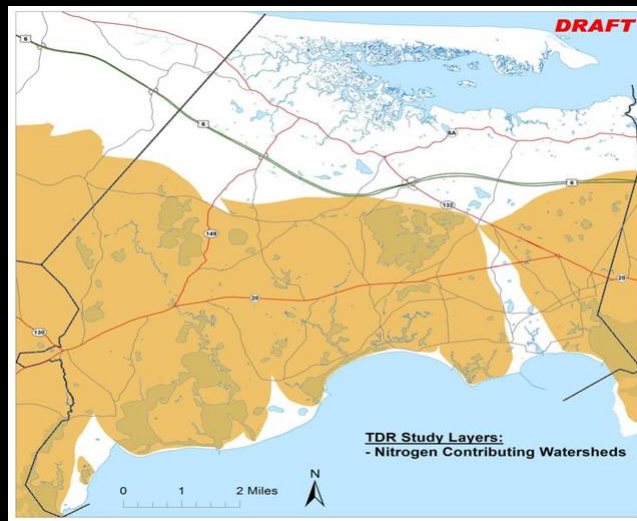
Sending Layer 2: Water Supply

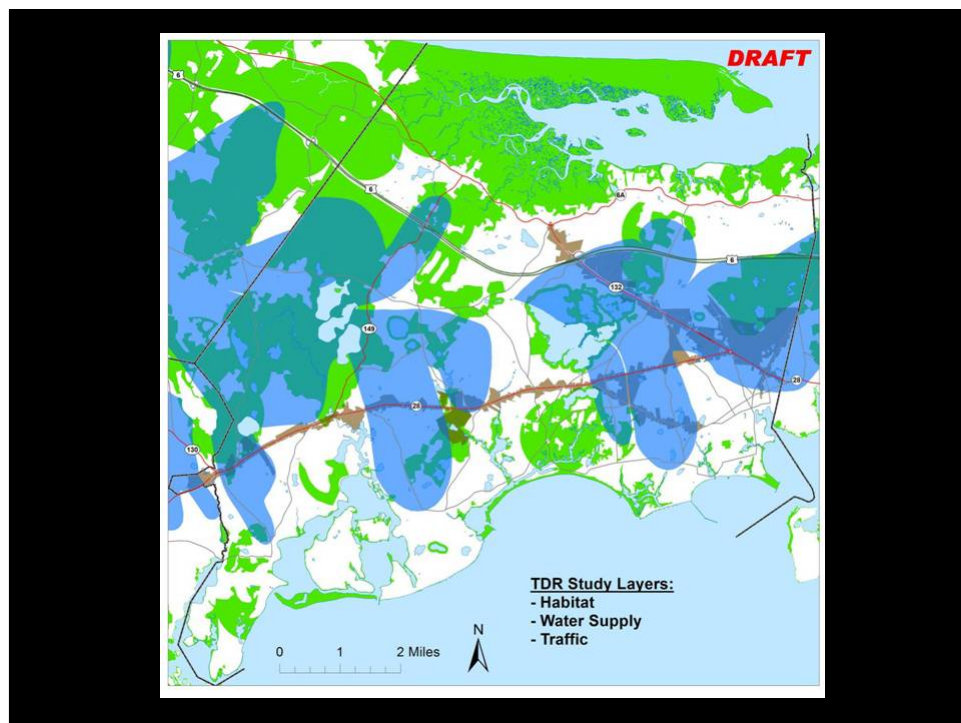
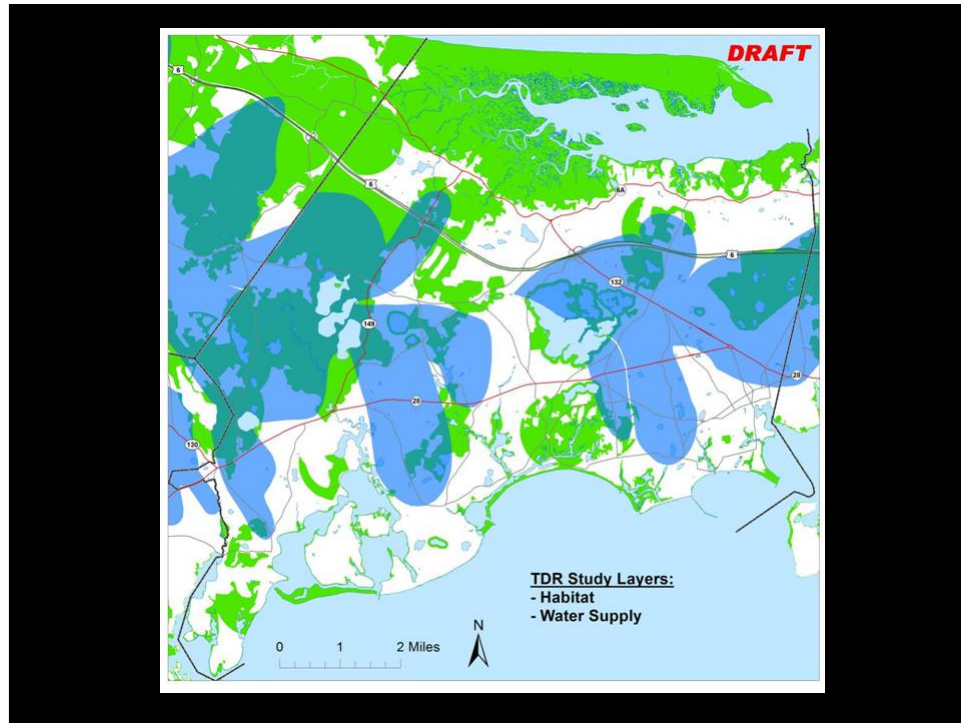


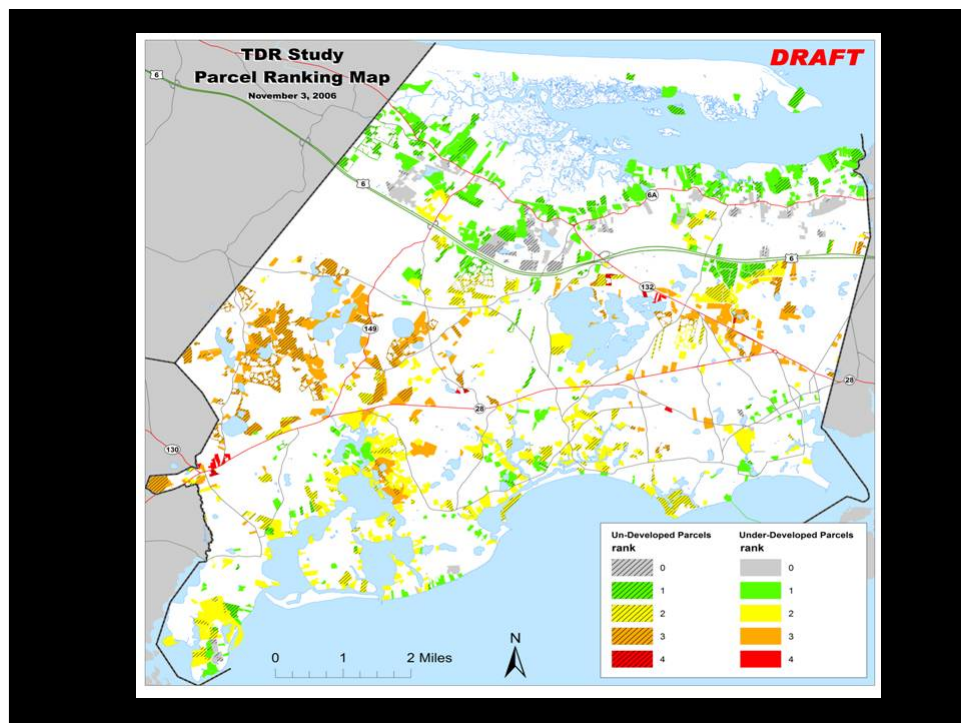
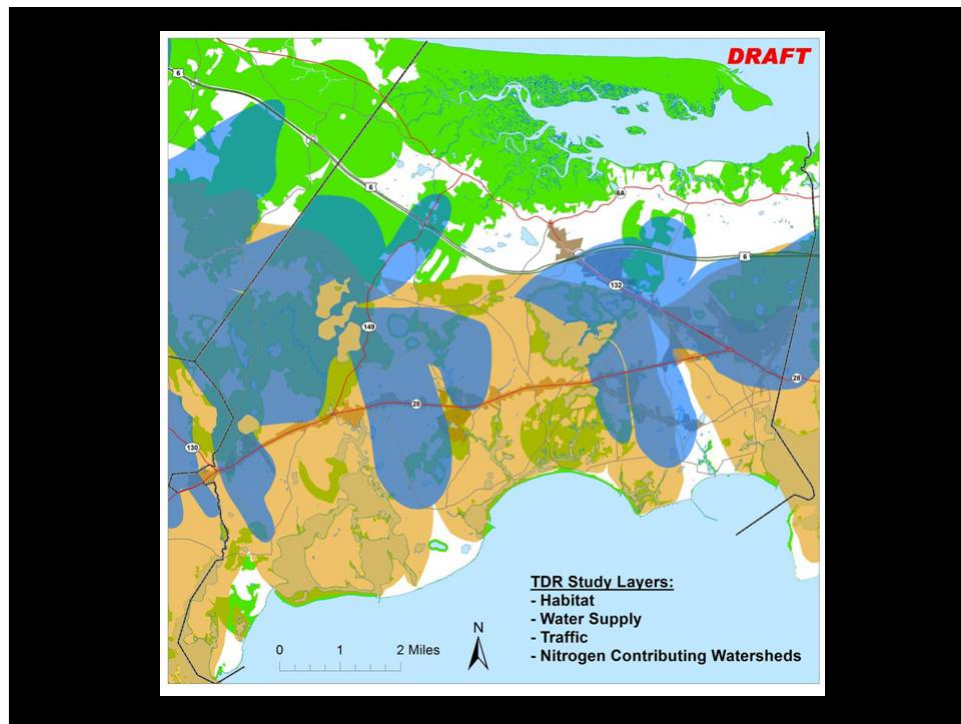
Sending Layer 3: Traffic



Sending Layer 4: Nitrogen Contributing Watersheds







Methods of Transferring Credits

- Units (Economic analysis to establish ratio of residential to commercial/commercial to commercial/residential to residential transfers)
- Traffic credits (vtpd limits)

Other Considerations

- Tie to Building Permit Cap
- Air rights
- Retiring substandard lots



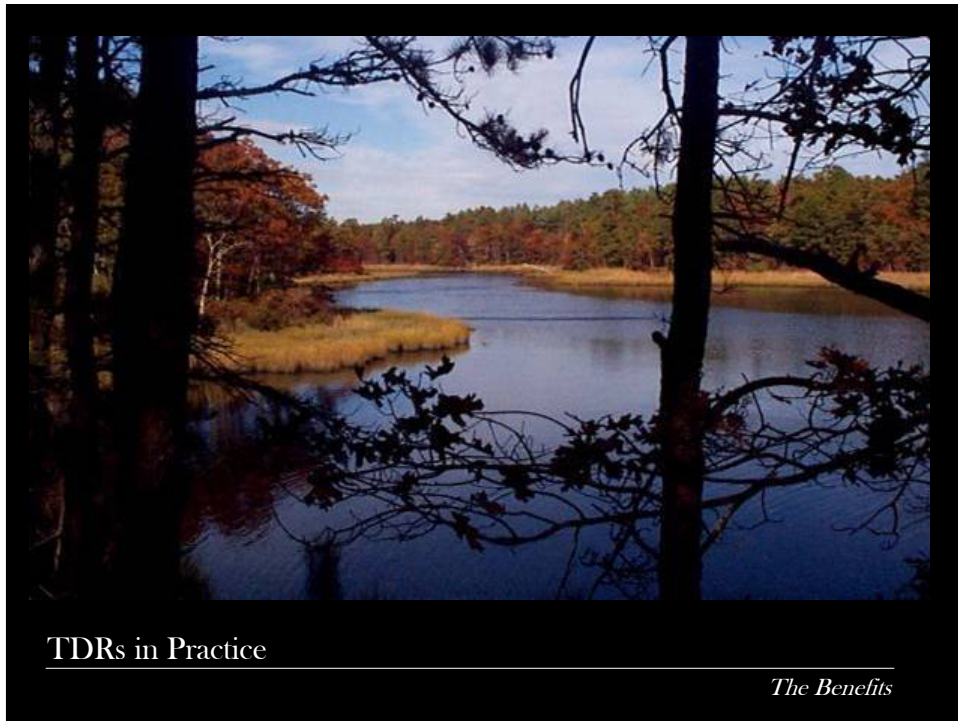
Corner Perspective
(Conceptual Rendering)

Proposed Retail & Residential Building
One Ocean Street, Hyannis, MA

BROWN LINDBQUIST FENICHOE & BARRY ARCHITECTS, INC.

TDRs in Practice

The Challenges



Questions?



For More Information --

www.town.barnstable.ma.us