

Community Resiliency by Design



PROJECT OVERVIEW

Cape Cod Commission received a Planning Assistance Grant from MA Dept. of Energy and Environmental Affairs in 2018.

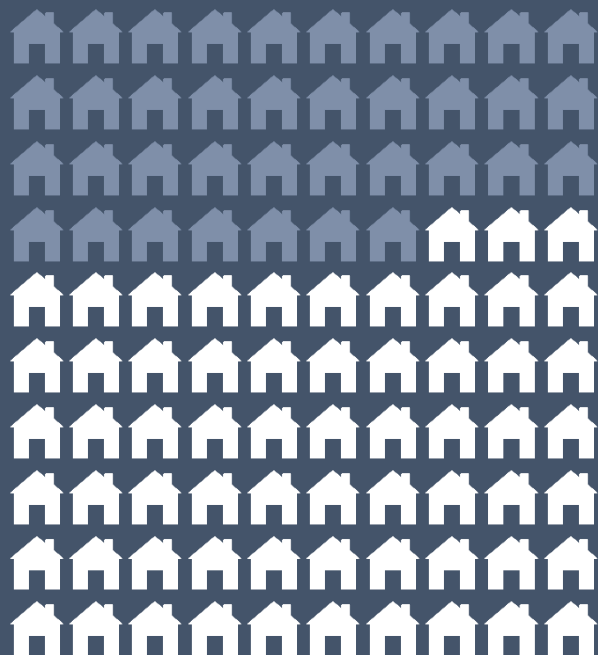
Competitive grants supporting municipalities' "efforts to plan, regulate (zone) and act to conserve and develop land consistent with Massachusetts' Sustainable Development Principles."



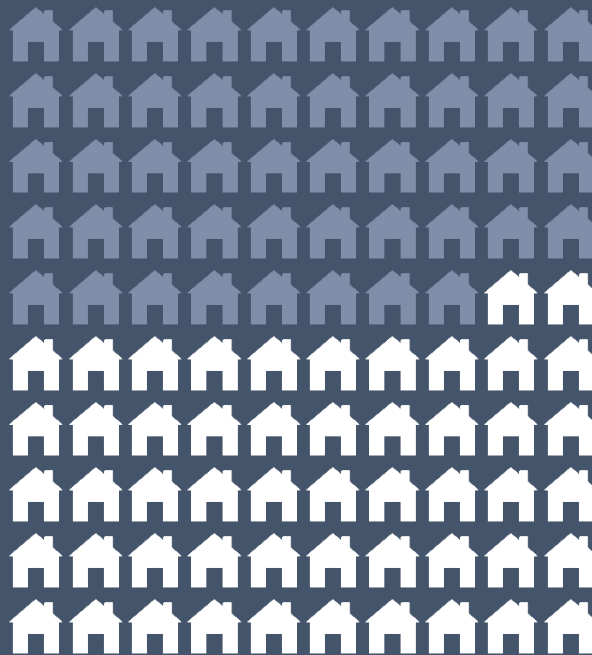
Our Challenge



63%



52%



80%



SINGLE FAMILY HOMES

CAPE-WIDE BUILDING PERMITS ISSUED FOR 2017

SINGLE FAMILY



MULTIFAMILY

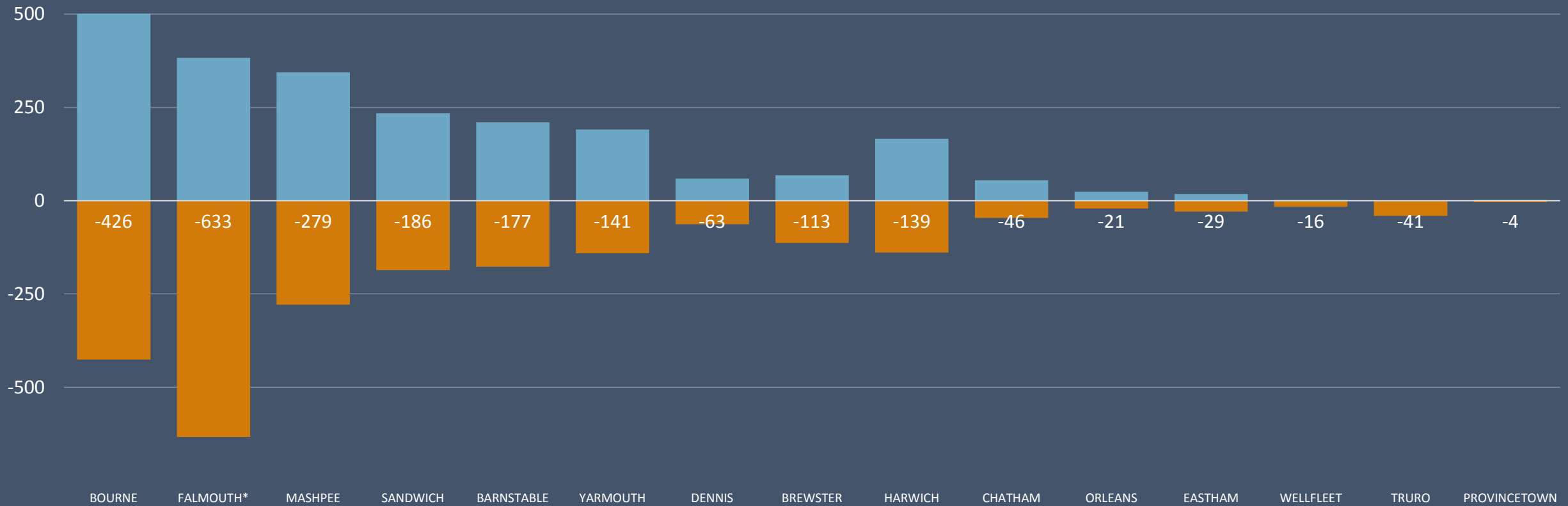
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CONSEQUENCES OF SPRAWL

An aerial photograph of a coastal town, likely Dennis, MA. A winding river flows from the top left towards the bottom left, where it meets a sandy beach and the ocean. The town is densely packed with houses and streets, extending inland from the coast. There are several small, dark, irregular shapes scattered throughout the town, possibly representing wetlands or undeveloped land. The overall color palette is dominated by the browns and greens of the land and the blue of the water.

Dennis, MA

CONSEQUENCES OF SPRAWL



Overall Forest Loss and Impervious Surface Gains

Net Forest Loss (Acres)

Impervious Surface Gain (Acres)

7,258

Acres Potentially
Developable in
Special Flood
Hazard Areas
on Cape Cod

Percentage of
Each Town's
Potentially
Developable
Land in
Special Flood
Hazard Areas

38%	Orleans*
29%	Sandwich *
22%	Chatham
21%	Wellfleet
15%	Brewster
14%	Bourne
20%	Eastham
11%	Dennis
11%	Falmouth
9%	Harwich
8%	Truro
7%	Barnstable
4%	Mashpee
3%	Yarmouth
1%	Provincetown

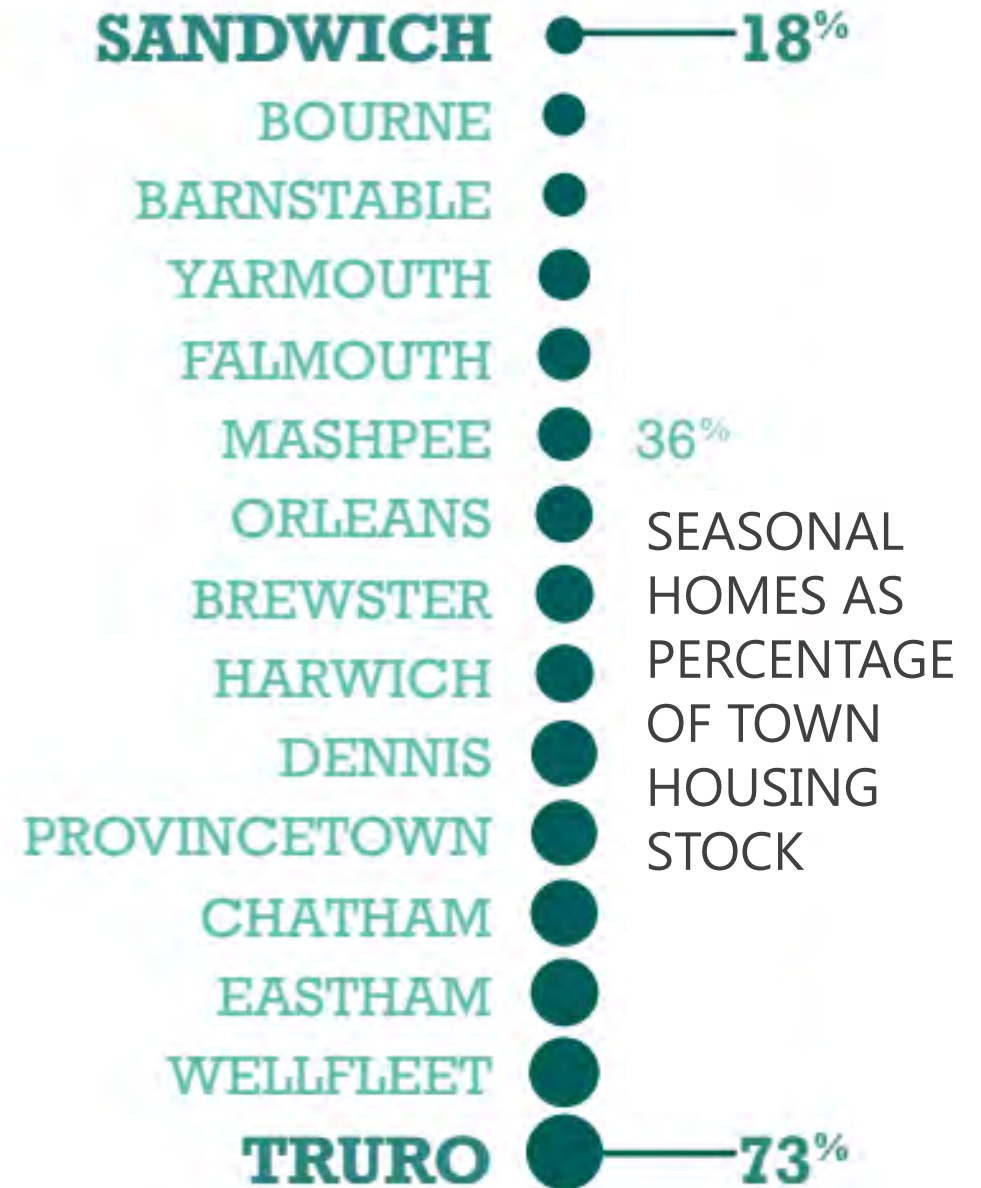


CAPE COD
COMMISSION

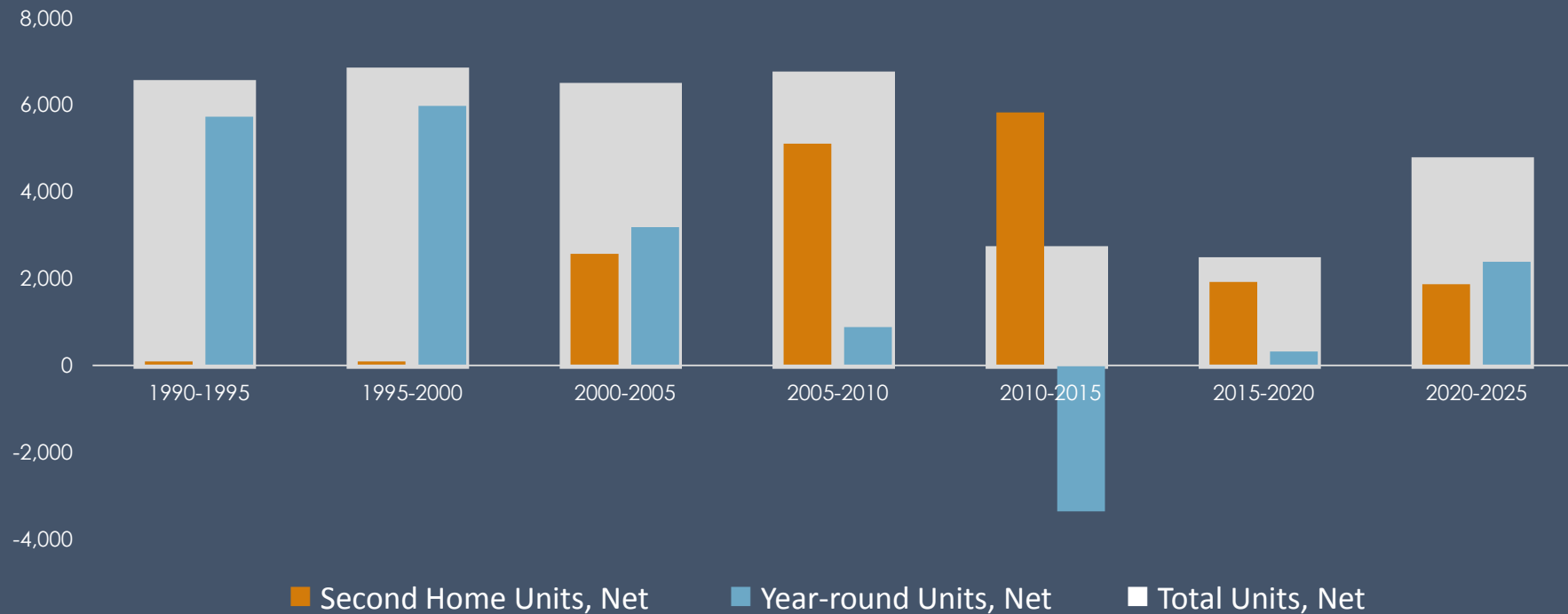
Orleans includes land within the Cape Cod National Seashore.
Sandwich includes land that is considered protected.

Seasonal and Second Home Economies

On average, seasonal homes make up about **38%** of the Cape's housing stock.



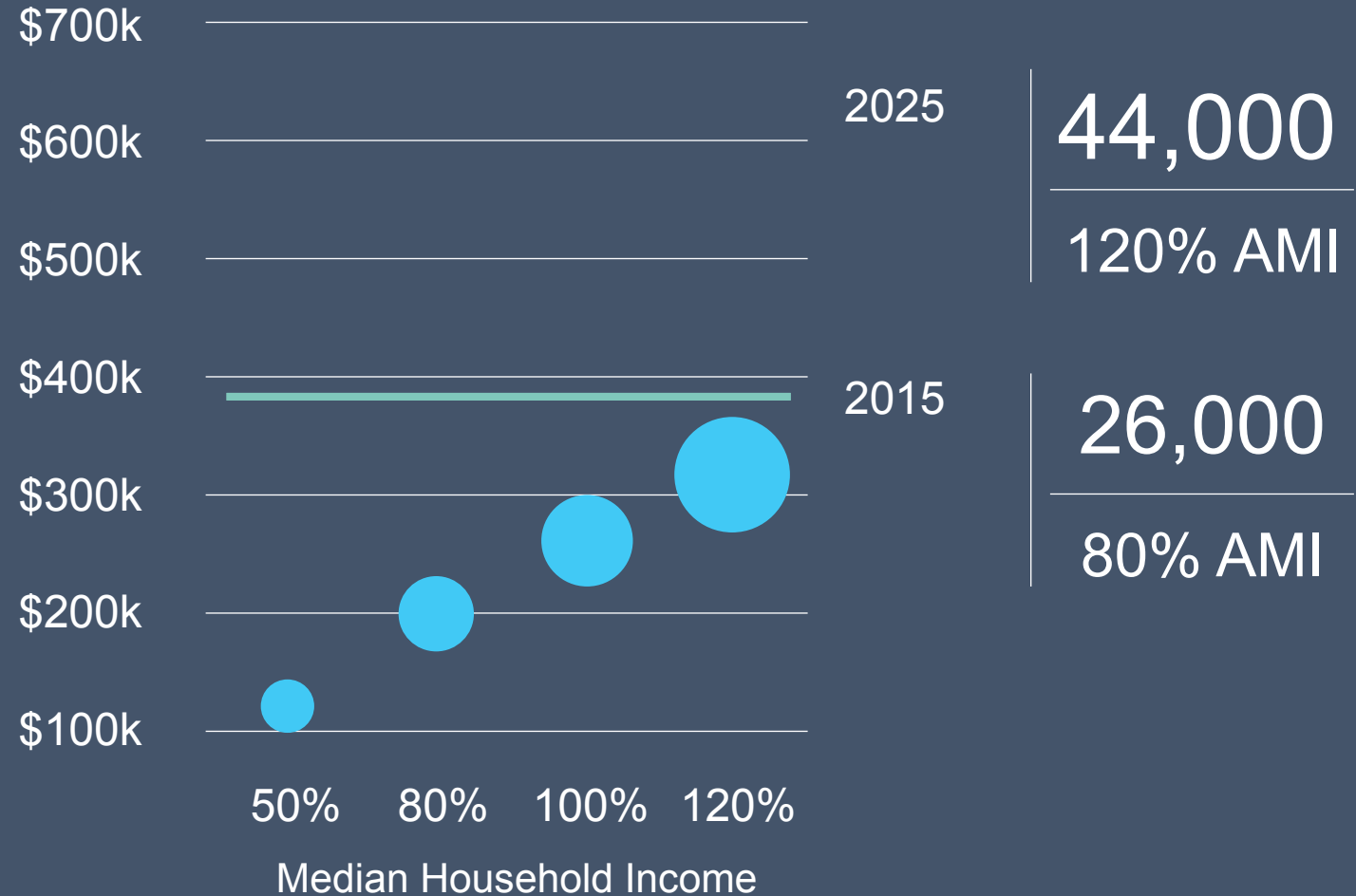
Demand for Seasonal Homes is Here to Stay

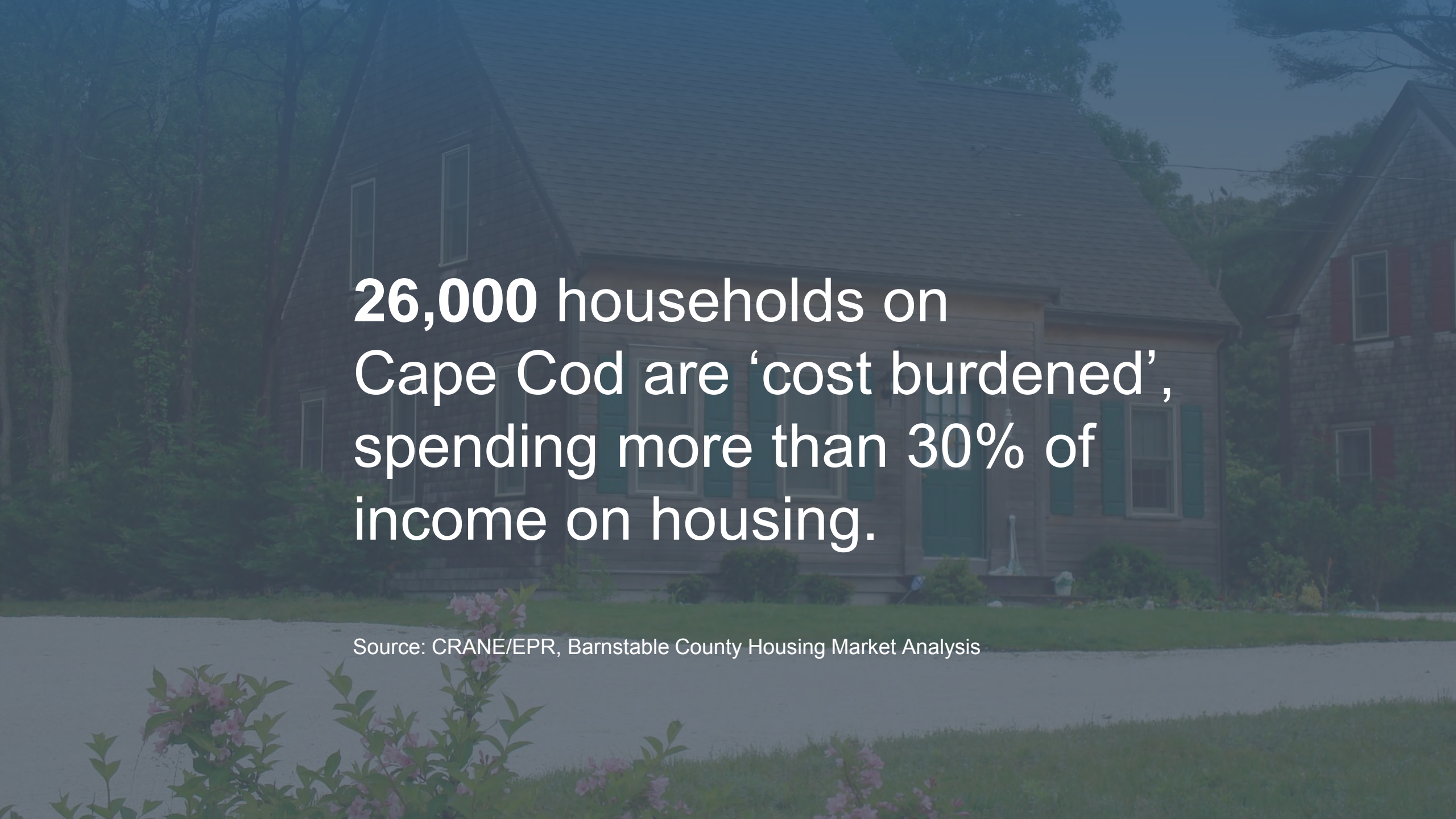


The impacts of the Great Recession caused a surge in second home demand. This will have a long lasting effect on Cape Cod's housing market.

BARNSTABLE COUNTY MARKET DEMAND

- Median home value
- Home wages can support





26,000 households on
Cape Cod are ‘cost burdened’,
spending more than 30% of
income on housing.

Source: CRANE/EPR, Barnstable County Housing Market Analysis

Impact on the Region's Economy



SEASONAL WORKFORCE AVAILABILITY

LOW WAGES,
LIMITED
TRANSPORTATION
OPTIONS, AND LACK
OF AFFORDABLE
SHORT-TERM
RENTALS



YEAR-ROUND WORKFORCE AVAILABILITY

SALARIES DON'T GO
AS FAR AND
HOUSING OPTIONS
ARE NOT EQUAL TO
HOUSING OPTIONS
ELSEWHERE



WORKFORCE DIVERSITY

LIMITED CHOICE IN
HOUSING STOCK AND
PRICE POINTS MAY
ACT AS BARRIERS
FOR ENTRY TO
LOWER WAGE
WORKERS AND
OCCUPATIONS

What Will it Take

shifting market demands
unlocking potential



FOCUS GROWTH IN
EXISTING CENTERS
OF ACTIVITY

PROTECT AND
PRESERVE THE
REGION'S
RESOURCES

CAPE COD PLACETYPES



NATURAL
AREAS



RURAL
DEVELOPMENT
AREAS



SUBURBAN
DEVELOPMENT
AREAS



HISTORIC
AREAS



MARITIME
AREAS



COMMUNITY
ACTIVITY
CENTERS



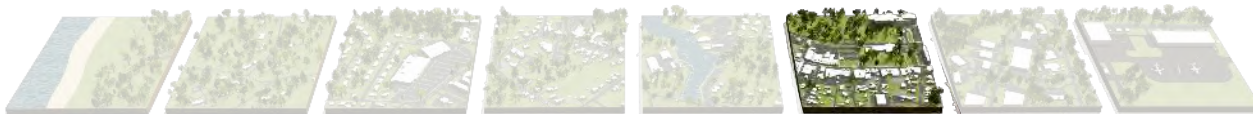
INDUSTRIAL
ACTIVITY
CENTERS



MILITARY AND
TRANSPORTATION
AREAS

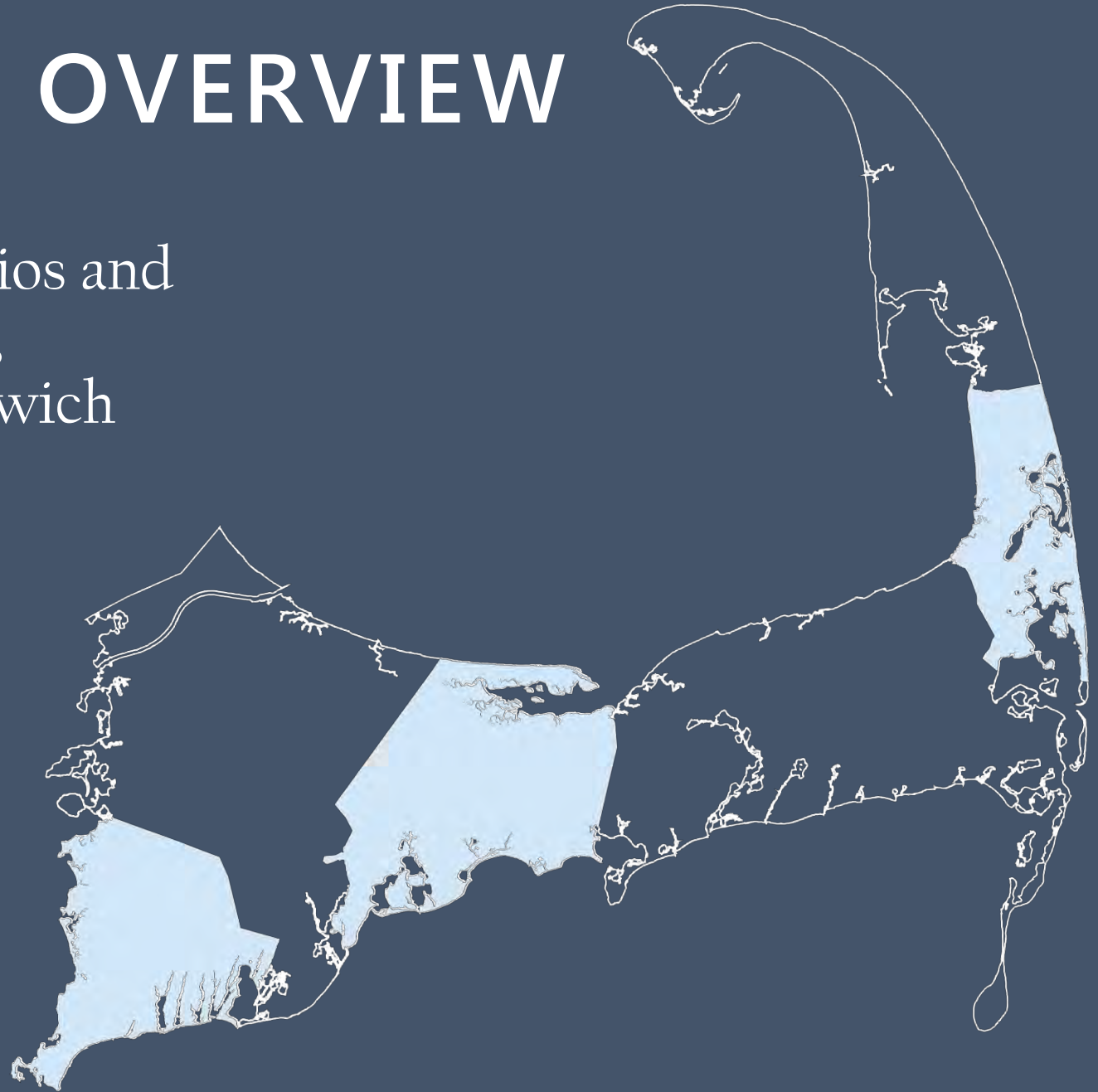
Community Activity Centers

The vision for these areas is to accommodate mixed-use and multifamily residential development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities at a scale of growth and development desired by the community, with adequate infrastructure and pedestrian amenities to support development.



PROJECT OVERVIEW

- Collaboration with Union Studios and the Towns of Eastham, Orleans, Falmouth, Barnstable and Sandwich



Community Resiliency by Design WORKSHOP SERIES

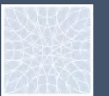
Creative Approaches to Moderate Density: Filling the Missing Middle on Cape Cod

Eastham, Orleans, Falmouth, Barnstable



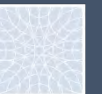
Why?

To *begin* community conversations around strategies and techniques for meeting the increasing demand for housing on cape cod...

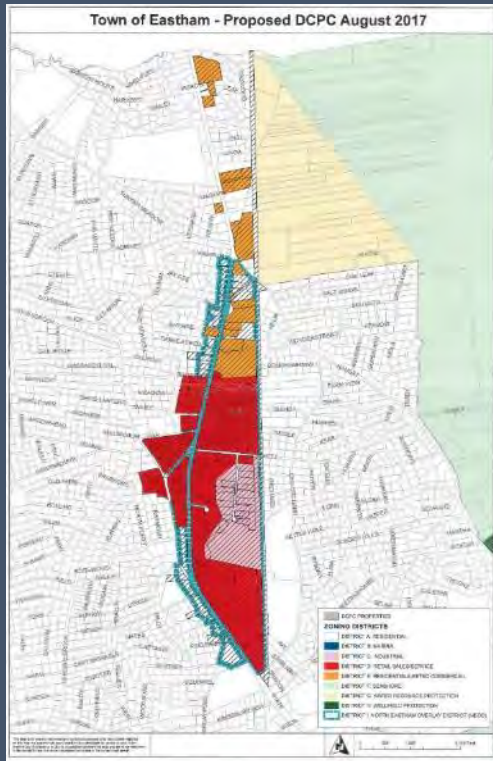


Community Partners

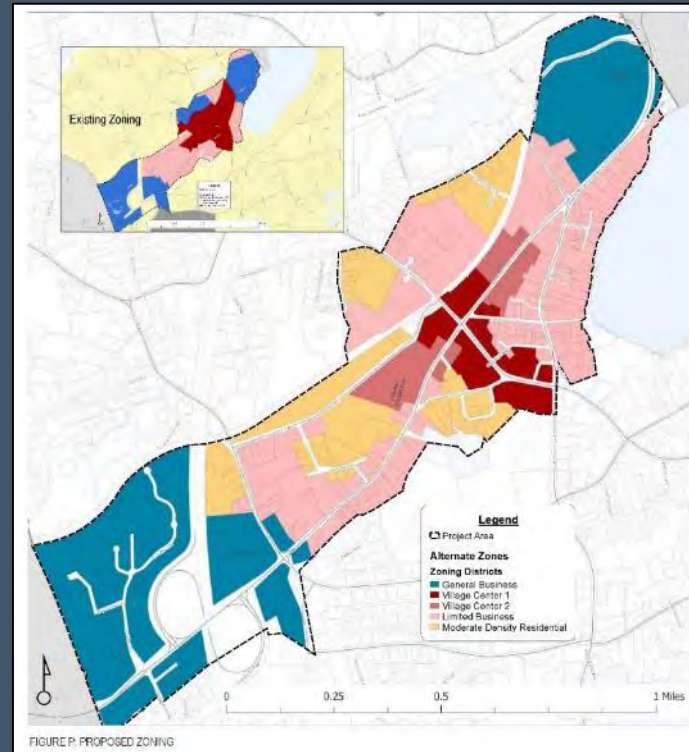
Each community has recently completed studies that identify areas where new housing types would be appropriate



Where?



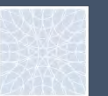
Eastham:
Route 6 / Brackett Rd Area



Orleans:
Village Center



Falmouth:
Davis Straits Area



What do we hope to deliver?

*To develop a series of moderate density prototypes –
based on local precedent and community input...*

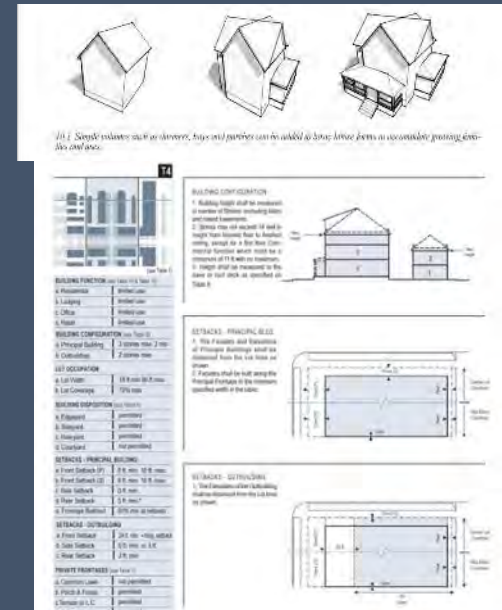
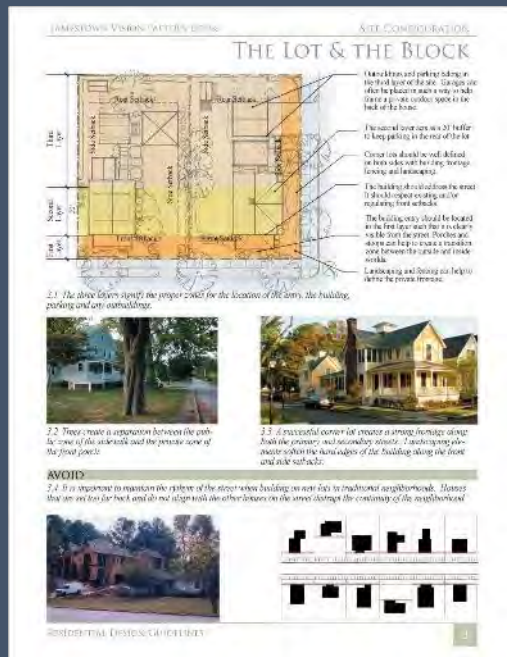


*...that could be used to address housing challenges in
variety of places on the Cape and in each community.*

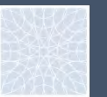


What do we hope to deliver?

Develop the framework (starting point) for form based regulations to assist your town boards as they review new development proposals.



To help guide new development in ways that support the character of our community.



WHAT HAVE WE LEARNED?

MISSING MIDDLE HOUSING



*These housing types were common in
pre-1940's walkable neighborhoods*



GENTLE DENSITY





H
17



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DESIGN & CONSTRUCTION

Visual Preference Survey

Initial Feedback

*Do you think a building of this **scale** would be a good fit within the study area?*

Shortest ← -----> Tallest

*Single
Family*



Townhouse



*Multi-
Family*



*Do you think a building of this **scale** would be a good fit within the study area?*



Question 2	Falmouth (261)	Orleans (84)	Eastham (105)	Hyannis (143)
Definitely a good fit	13%	8%	31%	26%
Could be a good fit	26%	32%	43%	38%
Probably not a good fit	31%	32%	15%	21%
Definitely not a good fit	31%	27%	12%	15%



Question 3	Falmouth (254)	Orleans (84)	Eastham (105)	Hyannis (138)
Definitely a good fit	20%	26%	41%	45%
Could be a good fit	47%	46%	46%	36%
Probably not a good fit	19%	13%	8%	12%
Definitely not a good fit	14%	14%	6%	7%



*Do you think a building of this **scale** would be a good fit within the study area?*



Question 14	Falmouth (235)	Orleans (76)	Eastham (102)	Hyannis (134)
Definitely a good fit	6%	3%	7%	9%
Could be a good fit	22%	22%	19%	28%
Probably not a good fit	30%	33%	21%	29%
Definitely not a good fit	42%	42%	54%	34%



Question 13	Falmouth (236)	Orleans (78)	Eastham (100)	Hyannis (136)
Definitely a good fit	7%	3%	2%	8%
Could be a good fit	14%	18%	5%	22%
Probably not a good fit	33%	33%	18%	35%
Definitely not a good fit	46%	46%	75%	35%



*Do you think a building of this **style** would be a good fit within the study area?*

Traditional ← ----- → Contemporary

*Single
Family*



Townhouse



*Multi-
Family*



Do you think a building of this *style* would be a good fit within the study area?



Question 27	Falmouth (227)	Orleans (74)	Eastham (96)	Hyannis (128)
Definitely a good fit	14%	12%	17%	16%
Could be a good fit	28%	47%	63%	45%
Probably not a good fit	29%	24%	9%	23%
Definitely not a good fit	29%	16%	11%	16%



Question 21	Falmouth (227)	Orleans (75)	Eastham (96)	Hyannis (126)
Definitely a good fit	34%	35%	44%	49%
Could be a good fit	47%	49%	51%	42%
Probably not a good fit	13%	13%	1%	6%
Definitely not a good fit	6%	3%	4%	3%



*Do you think a building of this **style** would be a good fit within the study area?*



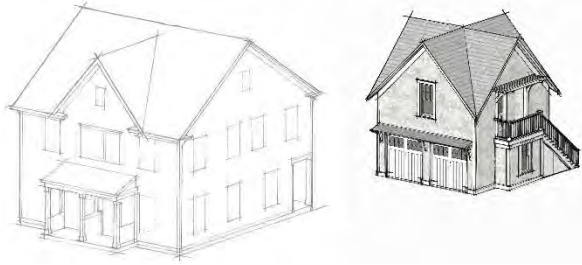
Question 22	Falmouth (225)	Orleans (74)	Eastham (96)	Hyannis (127)
Definitely a good fit	3%	3%	1%	1%
Could be a good fit	21%	20%	21%	20%
Probably not a good fit	34%	27%	22%	37%
Definitely not a good fit	42%	50%	56%	42%



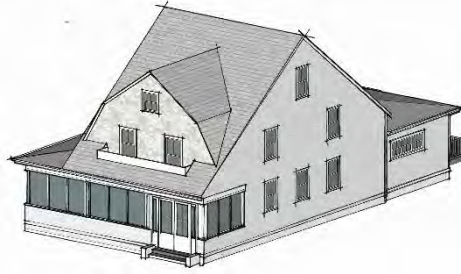
Question 28	Falmouth (227)	Orleans (74)	Eastham (95)	Hyannis (126)
Definitely a good fit	2%	0%	0%	1%
Could be a good fit	7%	8%	2%	5%
Probably not a good fit	20%	16%	18%	21%
Definitely not a good fit	71%	76%	80%	73%



Proposed Building Types



Accessory Dwelling Unit



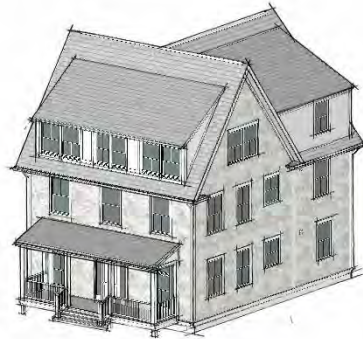
Micro-units



Townhouse



Double Decker



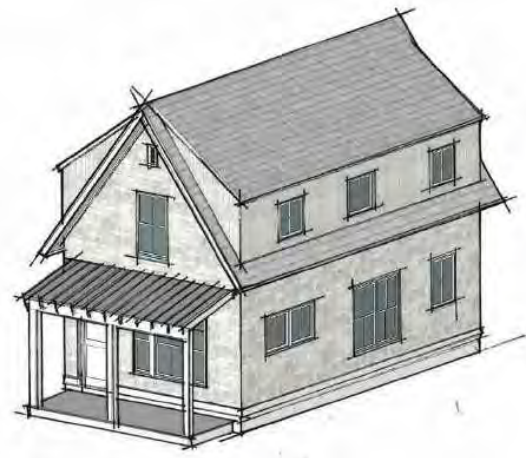
Manor House



Walk-ups



Cottages: Clustered small-scale single family detached units



- *Typically 1 – 2 Stories*
- *May be attached, but typically detached*
- *Density achieved by arranging cottages in clusters, or “cottage courts”*
- *8 – 15 dwelling units per acre*



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Walk-up: Mid-scale multifamily with single circulation core

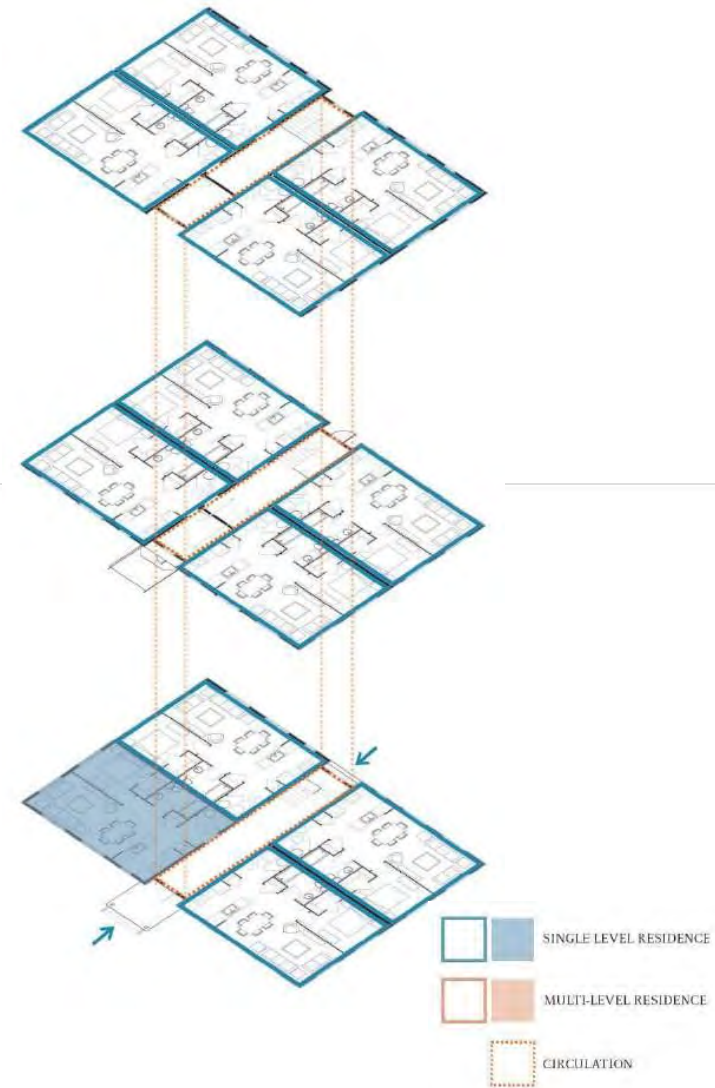


- *Typically 2 – 3 stories*
- *Typically 8 – 12 units per building*
- *Series of flats with single, central circulation core*
- *15 – 25 dwelling units per acre*



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Walk-up: Mid-scale multifamily with single circulation core



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Walk-up: Mid-scale multifamily with single circulation core



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Illustrative Case Studies: Falmouth



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Illustrative Case Studies: Falmouth







Current Zoning for B2 Zone:

Max Density 6 du/ac (shown at 20 du/ac) Max Height 2.5 stories (shown at 2-3)

Shown with **reduced** setbacks for multifamily

MIXED-USE AT MAIN STREET AT 3 STORIES

VARIOUS TYPES AT CORE AT THE STORIES

PROGRAM		
	Mixed Use Walk-ups	4,500sf Retail 39 Units
	Walk-ups	8 Units
	Manor Houses	12 Units
	Double Deckers	6 Units
	Townhouses	3 Units
	Duplexes	6 Units
Total		4,500sf Retail 52 Units 20 du/acre

Illustrative Case Studies: Falmouth



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Illustrative Case Studies: Eastham



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Illustrative Case Studies: Eastham – Commercial on Route 6



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Illustrative Case Studies: Eastham – Mixed Use on Route 6



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Illustrative Case Studies: Eastham – Residential on Route 6



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Illustrative Case Studies: Eastham



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Illustrative Case Studies: Orleans



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Illustrative Case Studies: Orleans



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Illustrative Case Studies: Orleans



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Illustrative Case Studies: Density Comparison



20 du/acre



14 du/acre



10 du/acre



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Next Steps

Community Resiliency by Design

<http://www.capecodcommission.org/crbd>

<http://www.capecodcommission.org/rpp>

Thank You!

