Community Resiliency by Design
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
<table>
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<td>MULTIFAMILY</td>
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CONSEQUENCES OF SPRAWL
CONSEQUENCES OF SPRAWL

- Net Forest Loss (Acres)
- Impervious Surface Gain (Acres)

Overall Forest Loss and Impervious Surface Gains

BOURNE  FALMOUTH*  MASHPEE  SANDWICH  BARNSTABLE  YARMOUTH  DENNIS  BREWSTER  HARWICH  CHATHAM  ORLEANS  EASTHAM  WELLFLEET  TRURO  PROVINCETOWN

Net Forest Loss: -426, -633, -279, -186, -177, -141, -63, -113, -139, -46, -21, -29, -16, -41, -4
Impervious Surface Gain: 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

BOURNE: -426
FALMOUTH*: -633
MASHPEE: -279
SANDWICH: -186
BARNSTABLE: -177
YARMOUTH: -141
DENNIS: -63
BREWSTER: -113
HARWICH: -139
CHATHAM: -46
ORLEANS: -21
EASTHAM: -29
WELLFLEET: -16
TRURO: -41
PROVINCETOWN: -4
7,258 Acres Potentially Developable in Special Flood Hazard Areas on Cape Cod

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<tr>
<th>Town</th>
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<tr>
<td>Orleans*</td>
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<tr>
<td>Sandwich *</td>
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<td>Chatham</td>
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<tr>
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<tr>
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<tr>
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<tr>
<td>Yarmouth</td>
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<tr>
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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.
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

Median Household Income

- $700k
- $600k
- $500k
- $400k
- $300k
- $200k
- $100k

50% 80% 100% 120%

- 2025: 44,000 (120% AMI)
- 2015: 26,000 (80% AMI)
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

1. Natural Areas
2. Rural Development Areas
3. Suburban Development Areas
4. Historic Areas
5. Maritime Areas
6. Community Activity Centers
7. Industrial Activity Centers
8. Military and Transportation Areas
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.
• 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
Visual Preference Survey

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

<table>
<thead>
<tr>
<th>Question 2</th>
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Do you think a building of this **scale** would be a good fit within the study area?

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<td><strong>46%</strong></td>
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Do you think a building of this **style** would be a good fit within the study area?

**Traditional**  
Single Family

**Contemporary**

Townhouse

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

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<th>Question 27</th>
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<td>4%</td>
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Do you think a building of this **style** would be a good fit within the study area?

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<td>21%</td>
<td>20%</td>
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<td><strong>71%</strong></td>
<td><strong>76%</strong></td>
<td><strong>80%</strong></td>
<td><strong>73%</strong></td>
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</table>
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
**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
Walk-up: Mid-scale multifamily with single circulation core
Walk-up: Mid-scale multifamily with single circulation core
Illustrative Case Studies: Falmouth
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)
Illustrative Case Studies: Falmouth
Illustrative Case Studies: Eastham
Illustrative Case Studies: Eastham – Commercial on Route 6

Current Zoning for CC Zone:
No Density Maximums/Minimums
Max Footprint 3,000sf (shown at 3,000)
Max Height 2 stories (shown at 2)
Residential if <50% (shown as <50%)
Shown with required setbacks
Illustrative Case Studies: Eastham – Mixed Use on Route 6

Current Zoning for CC Zone:
- No Density Maximums/Minimums
- Max Footprint 3,000sf (shown at 3,000)
- Max Height 2 stories (shown at 2)
- Residential if <50% (shown as >50%)
- Shown with required setbacks
Illustrative Case Studies: Eastham – Residential on Route 6

Current Zoning for CC Zone:
No Density Maximums/Minimums
Max Footprint 3,000sf (shown at 3,000)
Max Height 2 stories (shown at 2)
Residential if <50% (shown as 100%)
Shown with required setbacks
Illustrative Case Studies: Eastham
Illustrative Case Studies: Orleans
Illustrative Case Studies: Orleans

Current Zoning for VC Zone:
Max Density 10-14 du/ac (shown at 10 du/ac)
Max Height 30' (shown at 2.5 stories)
Shown with required setbacks
Illustrative Case Studies: Orleans
Illustrative Case Studies: Density Comparison

20 du/acre

14 du/acre

10 du/acre
Community Resiliency by Design

http://www.capecodcommission.org/crbd
http://www.capecodcommission.org/rpp

Thank You!