

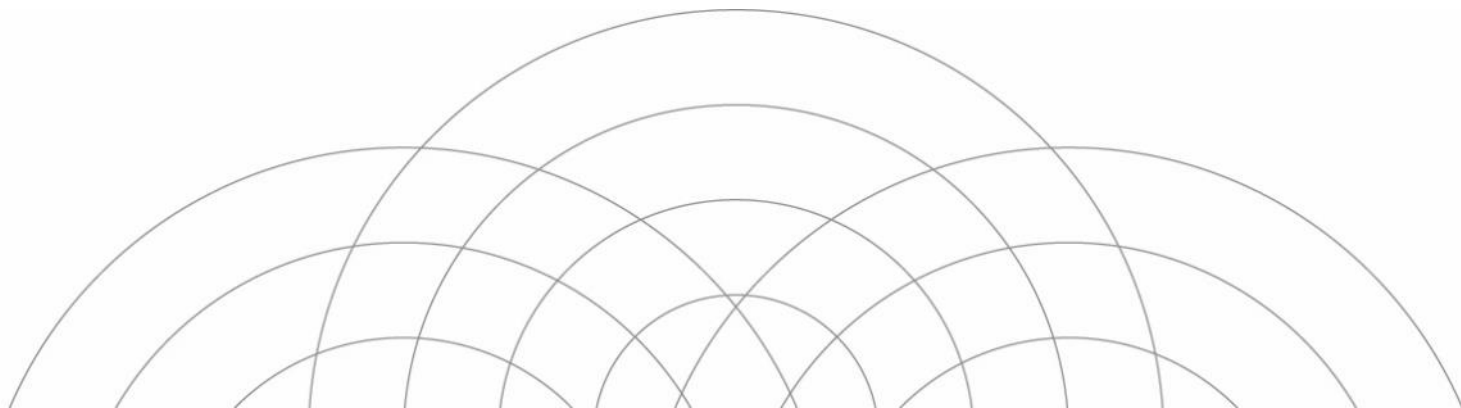
# *Creative Approaches to Moderate Density*

## *Filling the Missing Middle on Cape Cod*

*Second Public Presentations*

*Falmouth  
October 23, 2018*

*Eastham/Orleans  
November 8, 2018*



# *Project Introduction: Community Resiliency by Design*



*Heather Harper*

*Chief of Staff*

*Sharon Rooney*

*Chief Planner*



*Thomas Bott*

*Town Planner*

*Corey Pacheco*

*Assistant Town Planner*



*Paul Lagg*

*Town Planner*



*George Meservey*

*Director of Planning & Community Development*



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*Douglas Kallfelz*

*Principal*

*Jeremy R. Lake*

*Senior Associate*



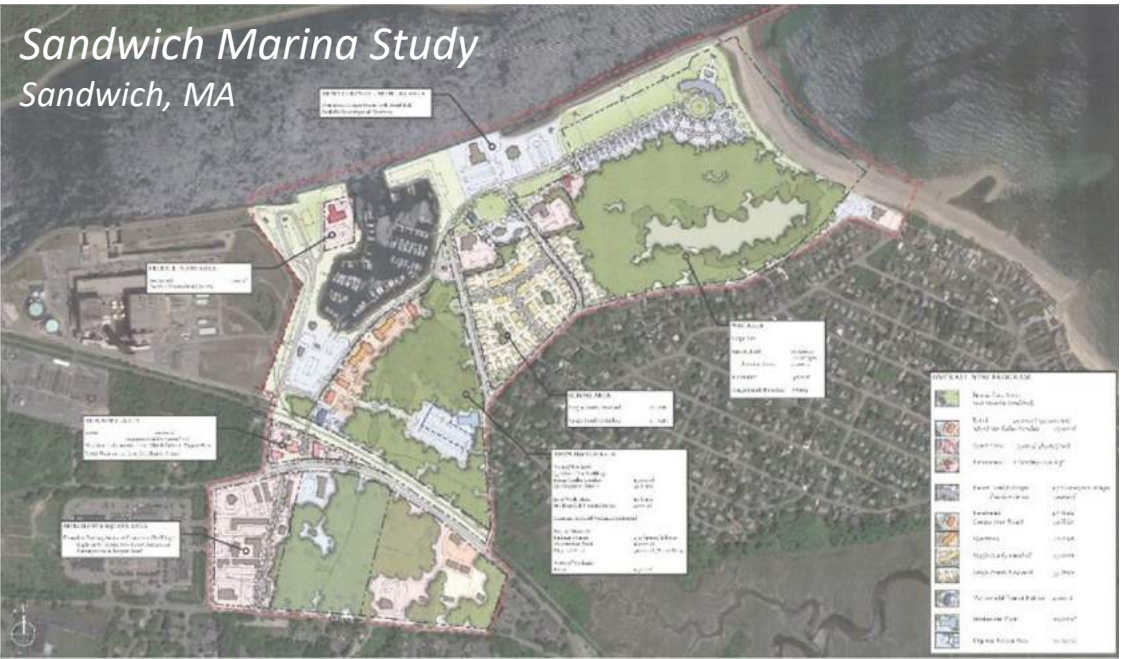
*Union Studio* was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a **civic contribution** to communities of all types.



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South  
Sandwich  
Village  
Sandwich, MA



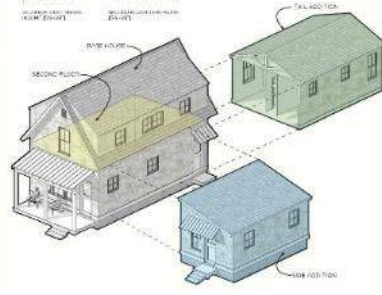
### SIDE HUSTLE HOUSE

An affordable home that puts money in the bank

Quote: House with 1500 sq ft is a work performed for income supplementary to one's primary job. Example: create the deposit stores for 5000 sq ft as a side hustle.

**DESIGN PRINCIPLES**  
House is 1500 sq ft or more, with a side hustle space of 500 sq ft or more. It is a work performed for income supplementary to one's primary job. Example: create the deposit stores for 5000 sq ft as a side hustle.

**DESIGN PRINCIPLES**  
House is 1500 sq ft or more, with a side hustle space of 500 sq ft or more. It is a work performed for income supplementary to one's primary job. Example: create the deposit stores for 5000 sq ft as a side hustle.





*Heritage Sands  
Dennisport, MA*



*Brewster's Landing  
Brewster, MA*



*Sea Captain's Row  
Hyannis, MA*

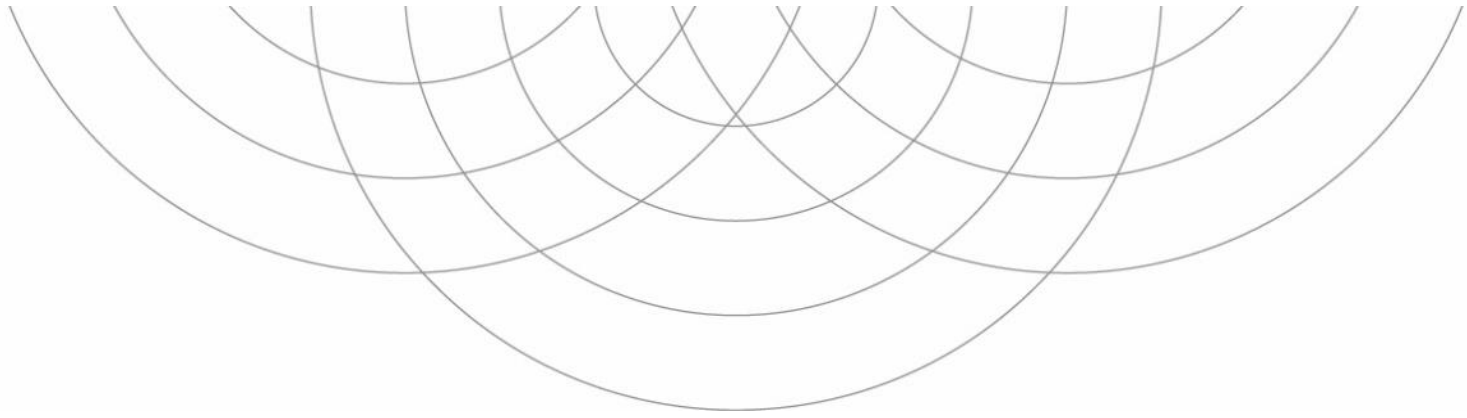


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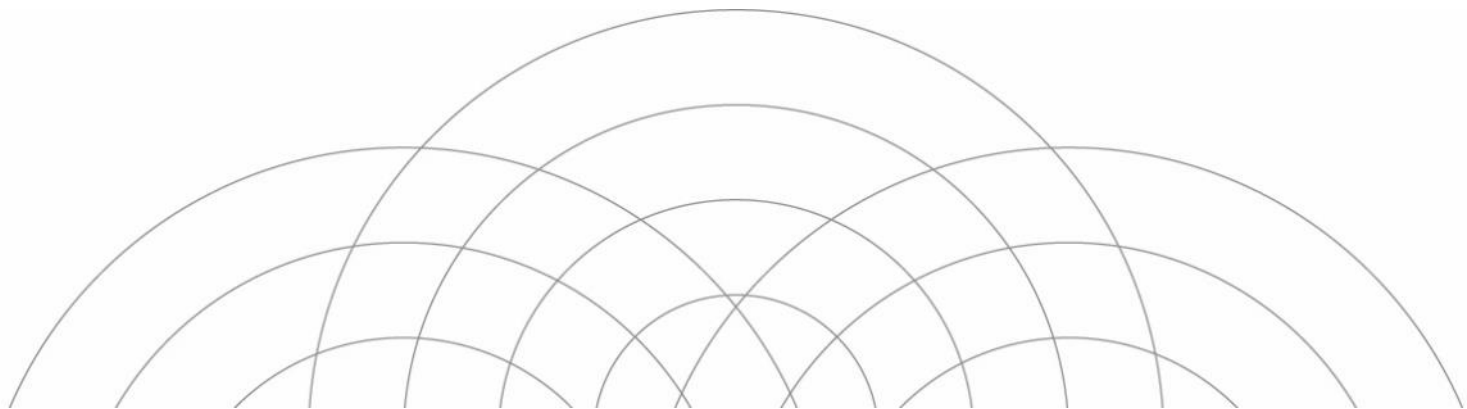
# Outline

- *Recap of First Public Presentations*
- *Input from First Public Presentations*
- *Input from Visual Preference Survey*
- *Proposed Building Types*
- *Illustrative Case Studies*
- *Next Steps and Discussion*





## *Recap of First Public Presentations*



# Why are we here?



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



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# Why are we here?



And to *get input* from all of you on ways to do this that will *enhance and support the character* of your communities (not detract from them)



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# Process/Schedule

*Review Existing Background Studies*

*May*

*Community Engagement and Design Development*

*First Public Presentations*

*June 19<sup>th</sup> and 20<sup>th</sup>*

*Online Visual Preference Survey*

*July–August*

*July - October*

*Presentation at One Cape Summit*

*August 17th*

*Final Conceptual Designs*

*Second Public Presentations*

*September*

*October - November*

*Develop Framework for Form-Based Regulation*

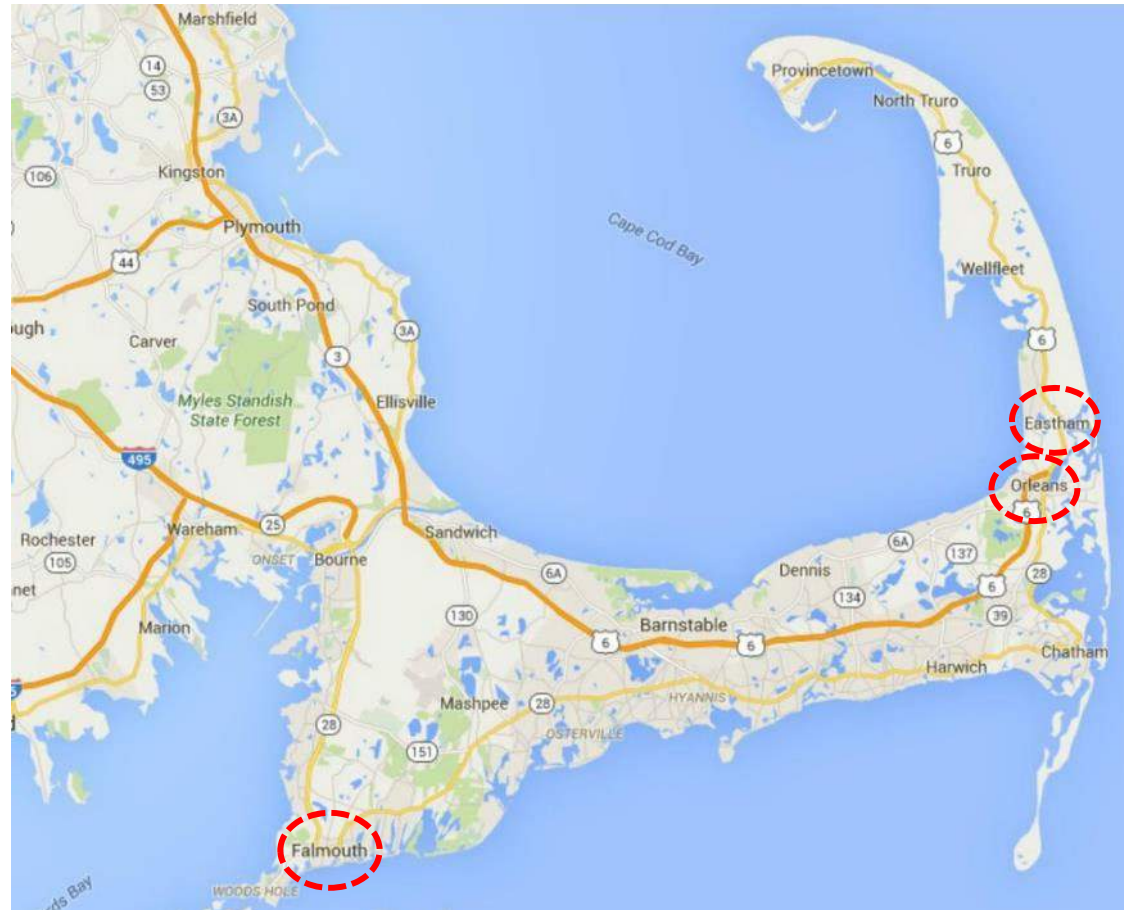
*Fall*

*Additional Communities*

*Time TBD*



# Where we are starting

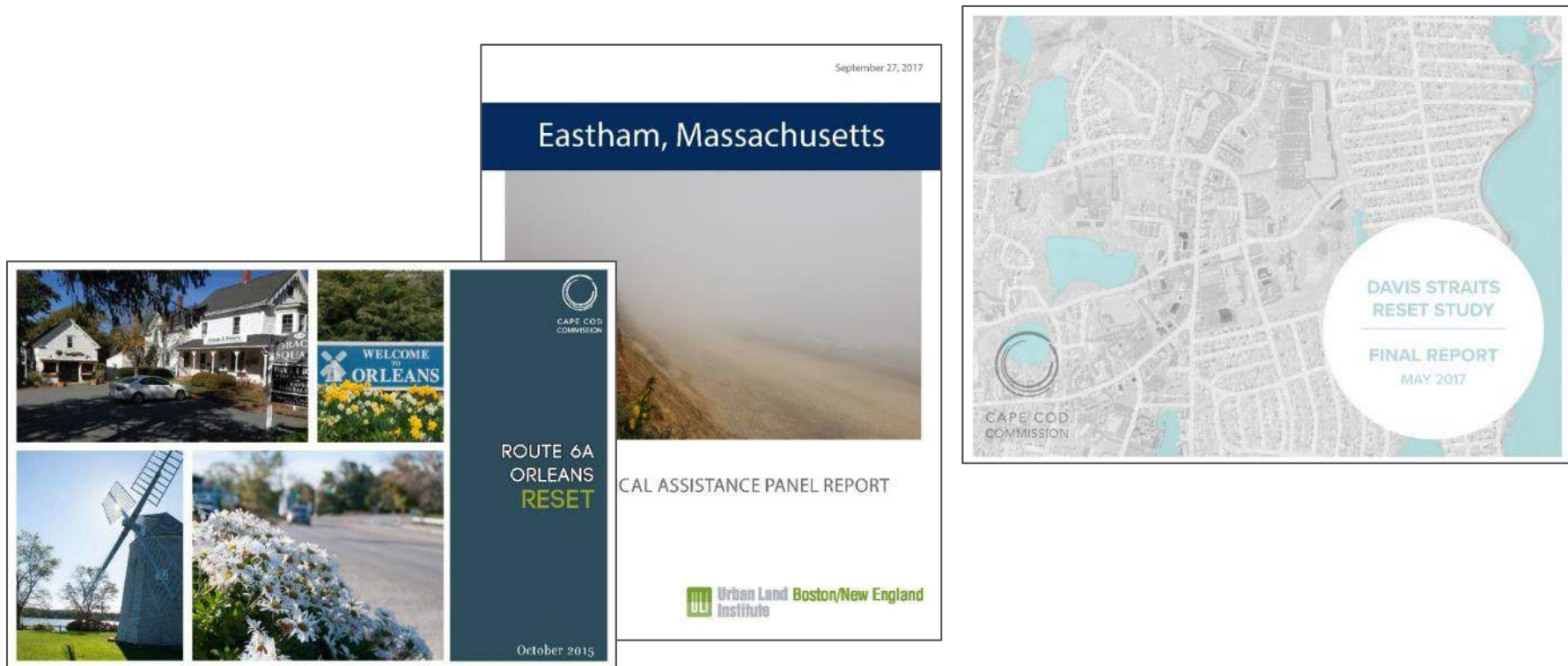


We are *beginning with 3 communities* (hoping to add more) – that have a cross section of conditions found elsewhere on Cape Cod.



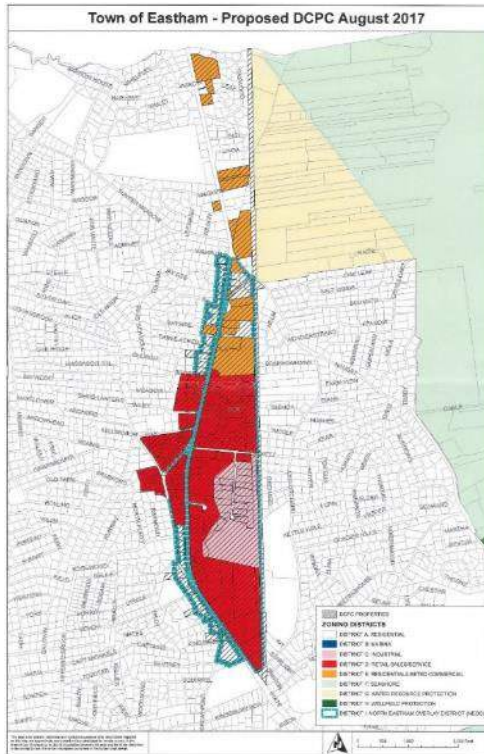
# Where we are starting

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

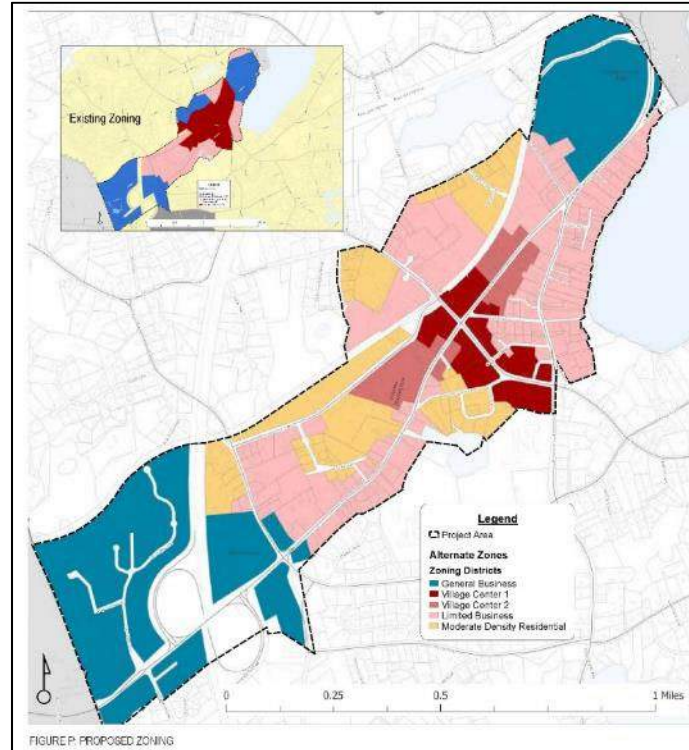


Eastham and Orleans have also adopted *recent zoning changes* that provide new opportunities for *housing and mixed use* development.

# Where we are starting



**Eastham:**  
Route 6 / Brackett Rd Area



**Orleans:**  
Village Center



**Falmouth:**  
Davis Straits Area

The study areas focus on the “main street” areas or commercial core of each community – the “**transitional**” areas at the edge of the single family districts...

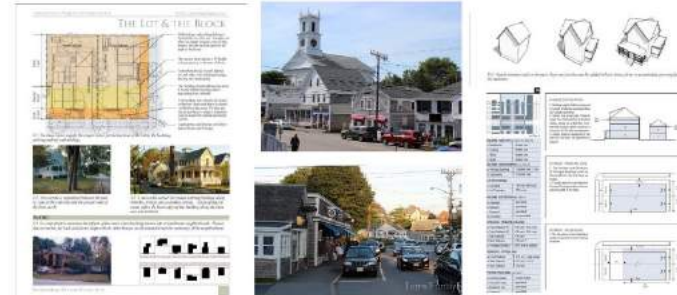
# What do we hope to deliver?

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.

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 your community*.

Share our initial findings during the *One Cape Summit* this August



As well as a *final series of public meetings* and workshops in the fall to review specific *recommendations and regulatory goals* for each community.



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# The Housing Challenge on Cape Cod

## REGIONAL HOUSING MARKET ANALYSIS AND 10-YEAR FORECAST OF HOUSING SUPPLY AND DEMAND

BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30<sup>TH</sup> 2017



Submitted to  
Barnstable County  
and the  
Cape Cod Commission



Prepared by



Burlington Vermont  
www.craneassociates.us

*Housing Market Analysis released earlier this year by the Cape Cod Commission highlights a number of challenges as it relates to housing supply and demand in the next 10 years (and beyond).*

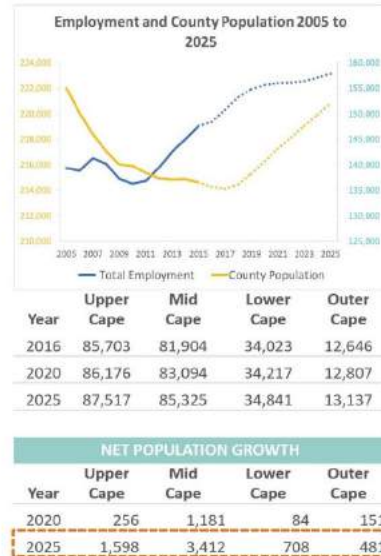
Barnstable County-Estimated Affordable Gap for Owner Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$36,125	\$57,799	\$72,249	\$86,699	
Affordable Price (County Average)	\$125,043	\$212,438	\$271,473	\$330,618	
Estimated Unit Demand	17,379	12,908	8,477	7,858	32,753
Estimated Unit Supply	3,041	5,322	10,557	12,521	47,934
Affordability Gap in Units (demand minus supply)	14,338	7,586	-2,080	-4,663	
<b>Cumulative Demand</b>	<b>17,379</b>	<b>30,287</b>	<b>38,764</b>	<b>46,622</b>	<b>79,375</b>
<b>Cumulative Supply</b>	<b>3,041</b>	<b>8,363</b>	<b>18,920</b>	<b>31,441</b>	<b>79,375</b>
<b>Cumulative Gap</b>	<b>14,338</b>	<b>21,924</b>	<b>19,844</b>	<b>15,181</b>	
Barnstable County-Estimated Affordable Gap for Renter Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$16,530	\$26,447	\$33,059	\$39,671	
Affordable Rent (County Average)	\$413	\$661	\$826	\$992	
Estimated Unit Demand	5,232	3,540	1,978	1,646	9,009
Estimated Unit Supply	2,363	1,969	1,807	2,407	12,858
Affordability Gap in Units (demand minus supply)	2,869	1,572	171	-761	
<b>Cumulative Demand</b>	<b>5,232</b>	<b>8,772</b>	<b>10,750</b>	<b>12,396</b>	<b>21,405</b>
<b>Cumulative Supply</b>	<b>2,363</b>	<b>4,332</b>	<b>6,139</b>	<b>8,546</b>	<b>21,405</b>
<b>Cumulative Gap</b>	<b>2,869</b>	<b>4,441</b>	<b>4,611</b>	<b>3,850</b>	

Source: U.S. Census Bureau, American Community Survey; EPR



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Employment growth is expected to add roughly **6,200 additional residents** by 2025.



Existing housing stock AND new construction have been (and continue to be) largely **focused on** delivering stand alone **single family homes**



- **82% of homes on Cape Cod are single family** (Compared to 60% nationally)
- **Less than 20% rental**
- **Median home size on Cape has increased faster than the region and the nation!**

Leaving the Cape very **out of balance** when it comes providing housing options to meet **diverse community needs**

But limited supply of housing is driving costs up at rates **greater rate** than household **incomes**. Providing limited market rate housing choices for large segments of the working population of Cape Cod



The report concludes with a number of **recommendations** for closing the gap between housing supply and demand, **several of which may be addressed with what we are here to talk about today:**

- Adopt housing targets balanced between all 15 municipalities
- Increase the diversity of **senior housing**
- Increase the diversity of **multi-family housing**
- Accommodate life stages through **better urban design**





# So what is all of this beginning to suggest?

REGIONAL HOUSING MARKET ANALYSIS  
AND 10-YEAR FORECAST OF HOUSING  
SUPPLY AND DEMAND

BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30<sup>th</sup> 2017

Submitted to:  
Renewable County  
and the  
Cape Cod Commission

Prepared by:  
G. Clear Strategies, Inc.  
Renewal Capital Services

CAPE COD COMMISSION

BARNSTABLE COUNTY

MASSACHUSETTS

MAJOR PROJECTS

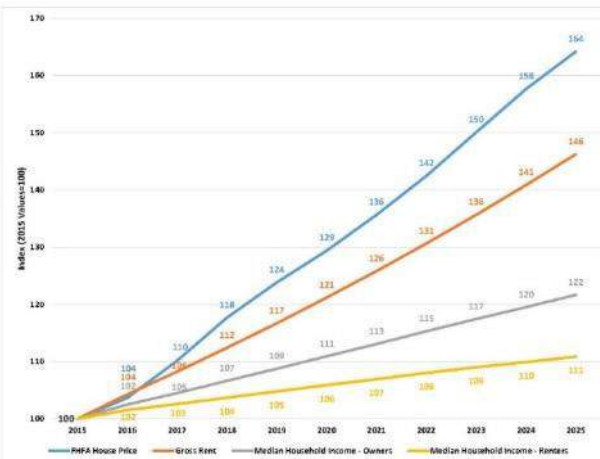
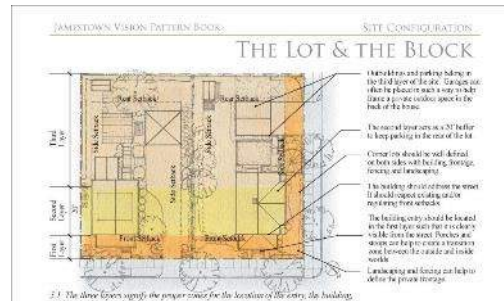
MAJOR PROJECTS

MAJOR PROJECTS

CAPE COD COMMISSION

ROUTE 6A  
ORLEANS  
RESET

October 2015



*So what is all of this beginning to suggest?*



**DENSITY!!!**



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## *Is all density the same?*

*Can we find options for density that feel “right” for our communities?*



*When discussing housing, this is typically described in terms of how many **residential units** are included **per acre of land**.*



*But density can take many forms...*



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# Which one has a higher density?



**Typical Single Family Home**  
Cape Cod

1 unit on 0.25 - 0.5 acre =  
2 - 4 du/ac



**Beechwood Condos**  
Route 28, Falmouth

10 units on 2 acres =  
5 du/ac

## Mansion Apartments

West Falmouth Highway, Falmouth

5 units on 0.5 acres =  
10 du/ac



## Duplex Cluster

Old Dock Road, West Falmouth

6 units on 0.8 acres =  
7.5 du/ac



## Stacked Flats

Glenwood Ave & Chancery Lane, Falmouth

9 units on 0.4 acres =  
22 du/ac



## Bayberry Village

Old Colony Way, Orleans

42 units on 4 acres =  
10 du/ac



## Rock Harbor Village

Old, Orleans

100 units on 6 acres =  
16 du/ac



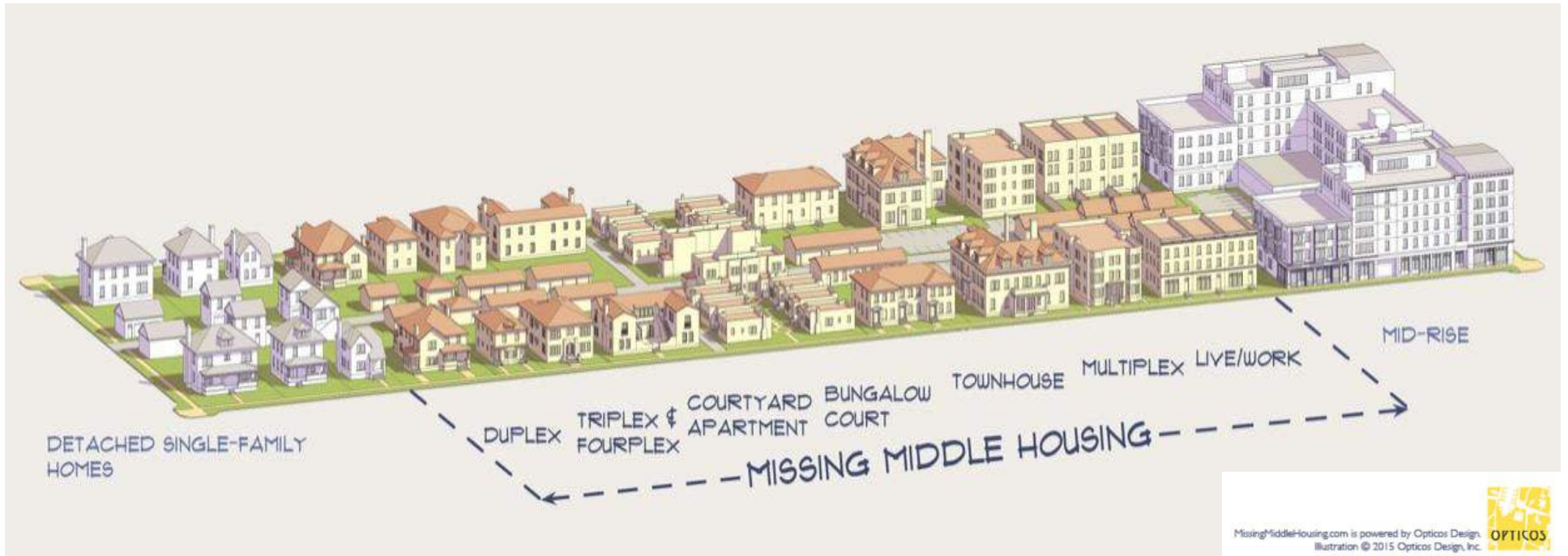
## Mansion Apartments

West Falmouth Highway, Falmouth

5 units on 0.5 acres =  
10 du/ac



# What are some creative approaches to moderate/transitional density?



There are a whole range of building types that have been largely underutilized that scale between single family and the commercial core: what some have called the “*Missing Middle*”.

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



*These types provided denser housing options in forms that were able to integrate into the primarily single family residential areas.*



MissingMiddle-Housing.com is powered by Opticos Design.  
Illustration © 2015 Opticos Design, Inc.



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## Why is the “missing middle” missing?



- Most *zoning ordinances* were written post-WWII and focused on the single family house and apartment complex as the two dominant housing types.
- As a result, *financing* is still largely structured based on those two forms.
- In addition, *local residents tend to resist “new” types of development*, even if those types are rooted in historical patterns.



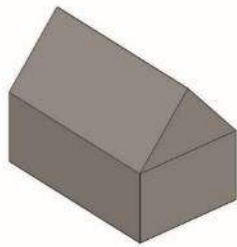
## So why is there a renewed interest now?

- Empty nesters and young professionals looking for options in *historic cores*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

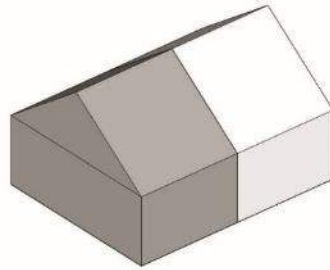
All of which the *Missing Middle* can help address



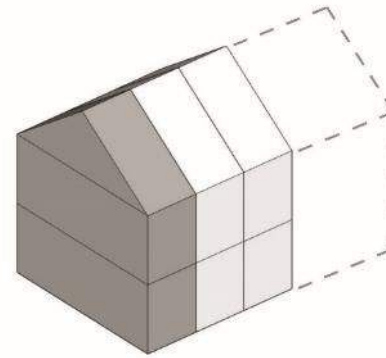
What do we mean by “*building types*”?  
Basically a means of categorizing units of a similar scale,  
arrangement, and disposition.



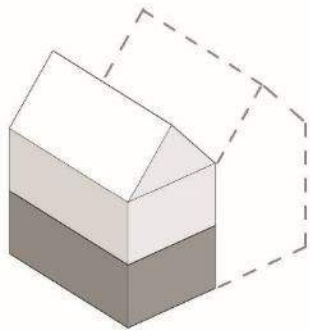
*Cottage*



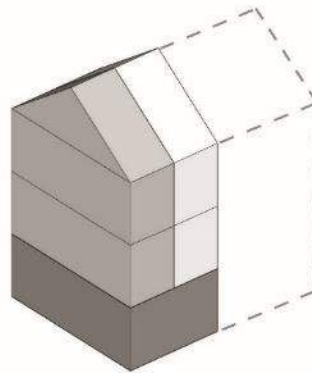
*Duplex*



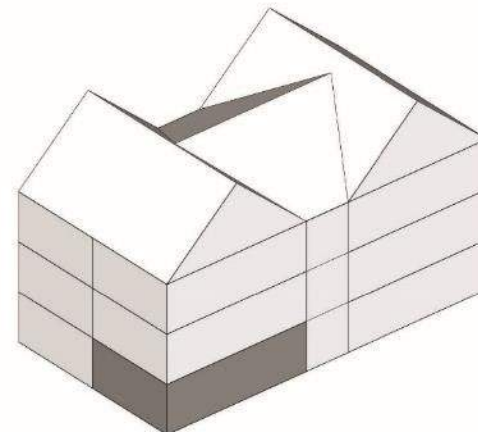
*Townhouse*



*Stacked Flats*



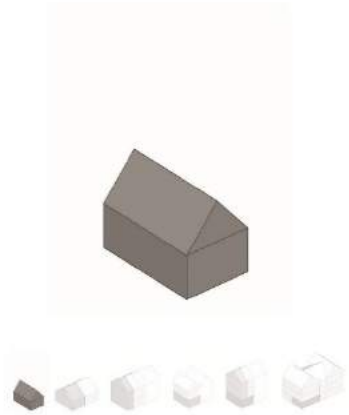
*Towns over Flats*



*Multiplex*



# Cottages: 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

## Heritage Sands

Old Wharf Road, Dennisport

64 units (+ Community Building) on 8 acres = 8 du/ac



Riverwalk Concord, MA



Orleans, MA



Cottages on Green, RI



Truro, MA



Dennis, MA



Martha's Vineyard



Duxbury, MA



Providence, RI

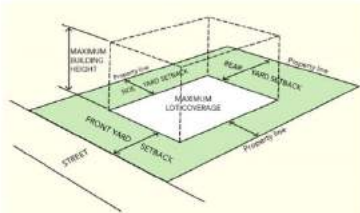


Which image feels more appropriate here?



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## Form based regulations vs purely metric based regulation



**ARTICLE 16.02.010 PROVISION OF BEST INTERESTS**

Use	Minimum Lot Size	Building Lot Coverage	Building Height	Maximum Floor Area	Accessory Building
Single-family detached	10,000 sq ft	35%	35'	10,000 sq ft	10' x 10'
Two-family detached	12,000 sq ft	40%	40'	12,000 sq ft	12' x 12'
Three-family detached	15,000 sq ft	45%	45'	15,000 sq ft	15' x 15'

**TABLE 16.02.010**

Use	Minimum Lot Size	Building Lot Coverage	Building Height	Maximum Floor Area	Accessory Building
Single-family detached	10,000 sq ft	35%	35'	10,000 sq ft	10' x 10'
Two-family detached	12,000 sq ft	40%	40'	12,000 sq ft	12' x 12'
Three-family detached	15,000 sq ft	45%	45'	15,000 sq ft	15' x 15'

### THE LOT & THE BLOCK

1.7 The form-based approach is the preferred method for the protection of the historic character, including parking and any outdoor signs.

1.7.7 There is an existing historic building on the lot. The building is a two-story, brick structure with a gabled roof and a prominent chimney. The building is located on the east side of the lot, adjacent to the street. The lot is bounded by a street on the north and a street on the east. The building is situated on a lot that is approximately 100 feet wide and 150 feet deep. The building is a two-story structure with a gabled roof and a prominent chimney. The building is located on the east side of the lot, adjacent to the street. The lot is bounded by a street on the north and a street on the east.

**NOTES:**

1.7.8 In a response to a request for a plan of a new building, the applicant shall provide a site plan showing the proposed building footprint, setbacks, and any other relevant information. The site plan shall also show the proposed building footprint, setbacks, and any other relevant information.

## Based on a community input and analysis (workshops, visual preference surveys etc.)

Year of construction of building	1970-1980	2000-2010	2010-2020	2020-2030	2030-2040	2040-2050
Number of buildings	15	25	35	45	55	65
Number of units	150	250	350	450	550	650
Number of parking spaces	150	250	350	450	550	650

**Q1. We want to see a mix of building types. How do you think we should go about this?**

Response	Percentage
More mixed-use buildings	75%
More residential buildings	15%
More commercial buildings	10%

**Q2. What are the most important characteristics of a building that you would like to see in this area?**

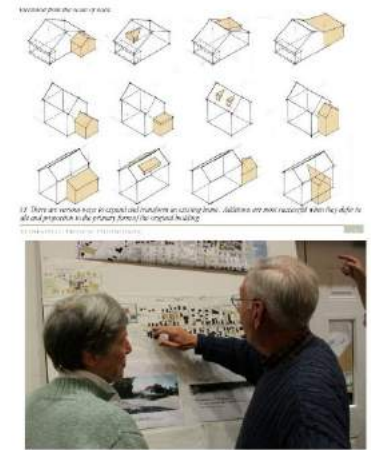
Characteristic	Percentage
Historic architecture	45%
Modern architecture	35%
Traditional architecture	20%

**Q3. We are interested in the design of buildings. How do you think we should go about this?**

Response	Percentage
More historic buildings	65%
More modern buildings	25%
More traditional buildings	10%

**Q4. We are interested in the design of buildings. How do you think we should go about this?**

Response	Percentage
More historic buildings	65%
More modern buildings	25%
More traditional buildings	10%



## Based on a community input and analysis (understanding and documenting the context)



## Translated into a regulating set of tools that focus on describing what the community wants to FEEL like

**REGULATING TOOLS**

- 1. Building height
- 2. Building setbacks
- 3. Building form
- 4. Building materials
- 5. Building details
- 6. Building color
- 7. Building orientation
- 8. Building massing
- 9. Building scale
- 10. Building style

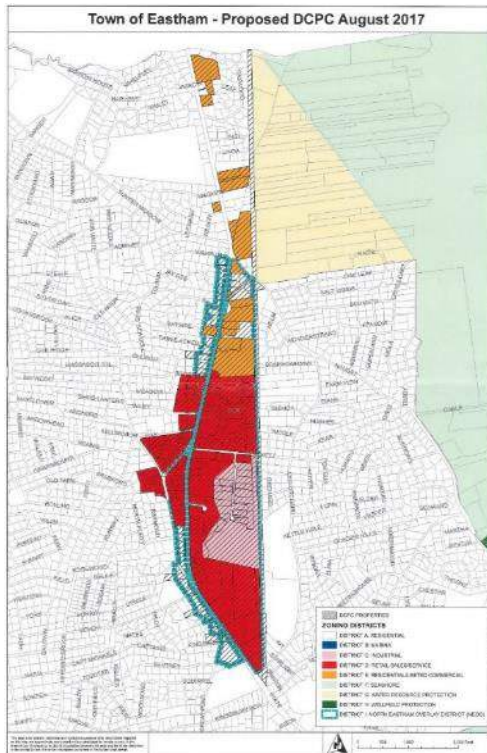
**BUILDING CHARACTERISTICS**

- 1. Building height
- 2. Building setbacks
- 3. Building form
- 4. Building materials
- 5. Building details
- 6. Building color
- 7. Building orientation
- 8. Building massing
- 9. Building scale
- 10. Building style

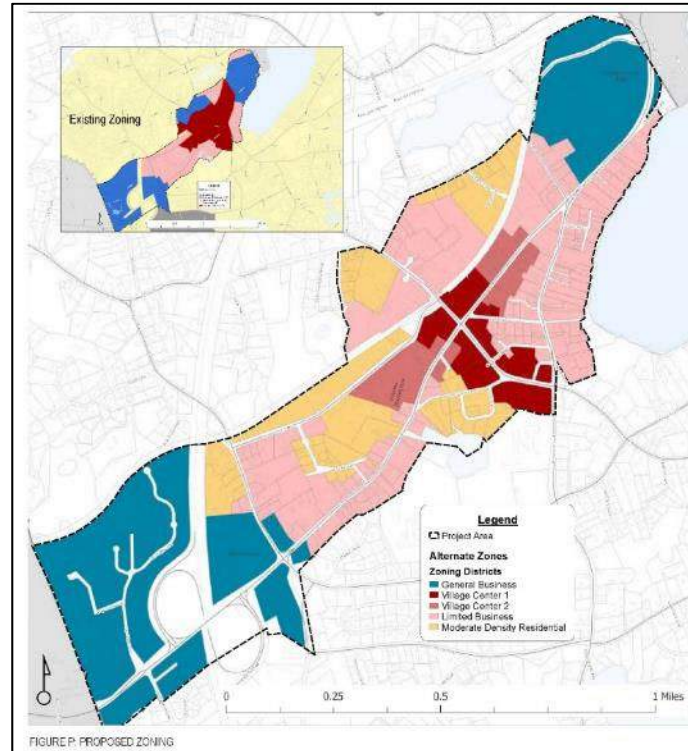
**REGULATING TOOLS**

- 1. Building height
- 2. Building setbacks
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- 4. Building materials
- 5. Building details
- 6. Building color
- 7. Building orientation
- 8. Building massing
- 9. Building scale
- 10. Building style

*Which brings us to the ultimate question:  
When thinking about how best to incorporate moderate forms of  
transitional density in these areas...*



**Eastham:**  
Route 6 / Brackett Rd Area



**Orleans:**  
Village Center



**Falmouth:**  
Davis Straits Area

*... could any (or all) of these options fit in your community?*



*Cottage*



*Duplex*



*Townhouse*



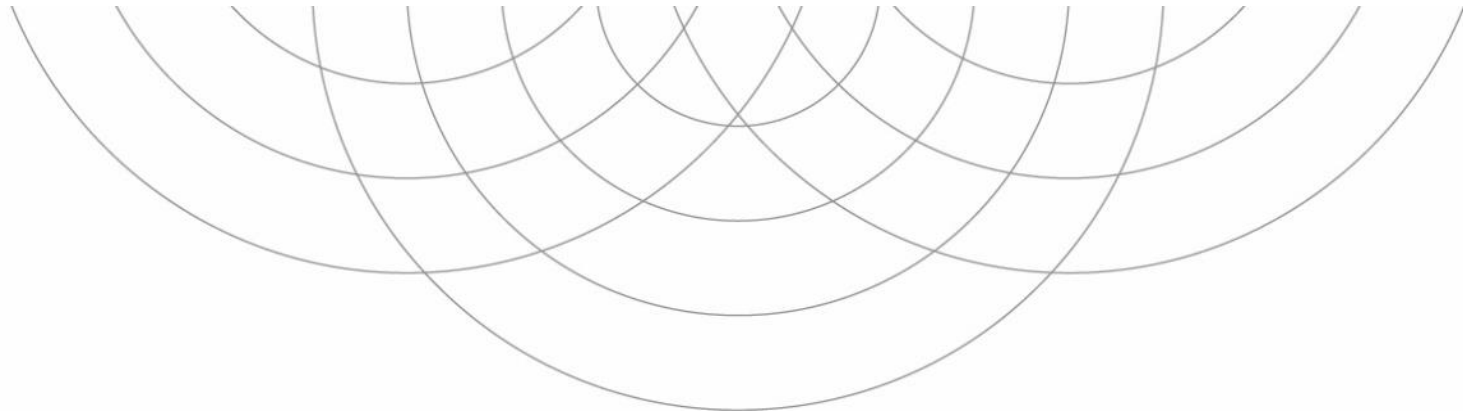
*Stacked Flats*



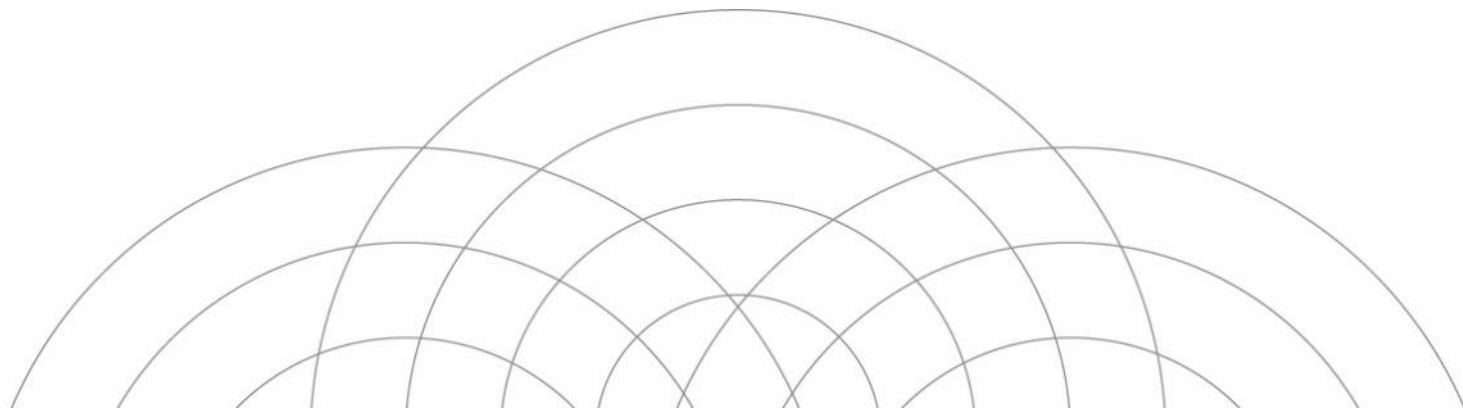
*Towns over Flats*



*Multiplex*



## *Input from First Public Presentations*





## *Input from First Public Presentations:*

*When discussing matters of **style**:*

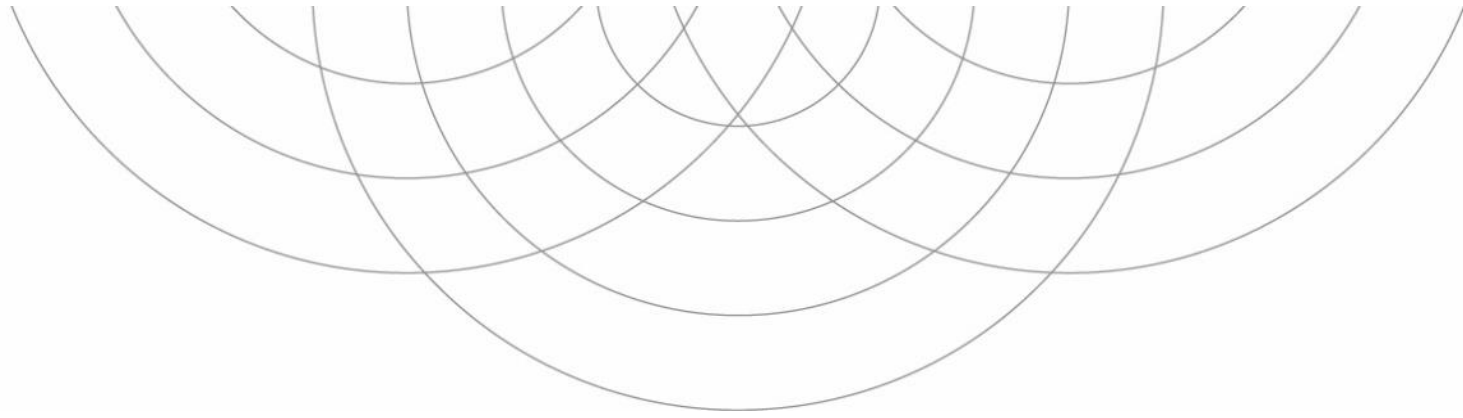
- *Participants in **Falmouth** trended towards more traditional looking architecture*
- *Participants in **Eastham** trended towards more contemporary looking architecture*
- *Participants in **Orleans** were relatively flexible when it came to style*

*When discussing matters of **scale**:*

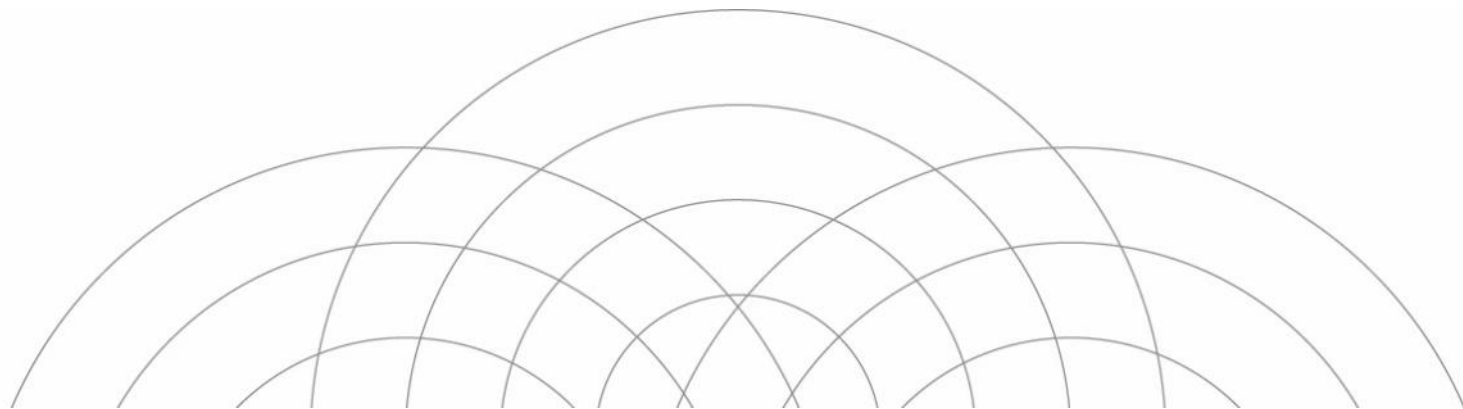
- *Participants in **Falmouth** were more accepting of larger scale structures (up to four stories) in their study area*
- *Participants in **Eastham** were less accepting of larger scale structures (limit of two stories or so) in their study area*
- *Participants in **Orleans** were relatively flexible when it came to scale*

*When discussing **density** more generally, most participants in all locations agreed it was more of an issue of good design than numerical units per acre.*





*Input from Visual Preference Survey*  
*(thru October 11, 2018)*



*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)	Combined (483)
Definitely a good fit	13%	8%	31%	15%
Could be a good fit	26%	<b>32%</b>	<b>43%</b>	<b>32%</b>
Probably not a good fit	<b>31%</b>	<b>32%</b>	15%	27%
Definitely not a good fit	<b>31%</b>	27%	12%	26%



Question 3	Falmouth (254)	Orleans (84)	Eastham (105)	Combined (476)
Definitely a good fit	20%	26%	41%	26%
Could be a good fit	<b>47%</b>	<b>46%</b>	<b>46%</b>	<b>47%</b>
Probably not a good fit	19%	13%	8%	15%
Definitely not a good fit	14%	14%	6%	12%



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



Question 4	Falmouth (258)	Orleans (86)	Eastham (105)	Combined (484)
Definitely a good fit	28%	24%	16%	23%
Could be a good fit	<b>55%</b>	<b>52%</b>	<b>40%</b>	<b>51%</b>
Probably not a good fit	10%	17%	32%	17%
Definitely not a good fit	7%	6%	11%	8%



Question 5	Falmouth (259)	Orleans (85)	Eastham (104)	Combined (482)
Definitely a good fit	19%	14%	8%	15%
Could be a good fit	<b>35%</b>	<b>34%</b>	18%	<b>30%</b>
Probably not a good fit	25%	27%	29%	27%
Definitely not a good fit	21%	25%	<b>45%</b>	28%



## What combination of housing types work together in the project area?



Image One: 1 story



Image Two: 1.5 story



Image Three: 2 story



Image Four: 2.5 story

Question 6	Falmouth (556)	Orleans (178)	Eastham (215)	Combined (1021)
Image One	15%	16%	28%	18%
Image Two	29%	30%	<b>40%</b>	<b>31%</b>
Image Three	<b>35%</b>	<b>35%</b>	23%	<b>32%</b>
Image Four	21%	19%	9%	18%

Average 2.12 Types/Survey



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



Question 7	Falmouth (249)	Orleans (83)	Eastham (101)	Combined (461)
Definitely a good fit	29%	34%	37%	32%
Could be a good fit	<b>49%</b>	<b>51%</b>	<b>43%</b>	<b>47%</b>
Probably not a good fit	17%	8%	8%	13%
Definitely not a good fit	5%	7%	13%	8%



Question 8	Falmouth (249)	Orleans (84)	Eastham (100)	Combined (464)
Definitely a good fit	12%	21%	6%	13%
Could be a good fit	<b>46%</b>	<b>45%</b>	<b>37%</b>	<b>47%</b>
Probably not a good fit	17%	29%	31%	26%
Definitely not a good fit	5%	5%	26%	18%

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



Question 9	Falmouth (249)	Orleans (83)	Eastham (99)	Combined (460)
Definitely a good fit	14%	12%	7%	12%
Could be a good fit	25%	24%	16%	23%
Probably not a good fit	27%	<b>41%</b>	20%	28%
Definitely not a good fit	<b>33%</b>	23%	<b>57%</b>	<b>37%</b>



Question 10	Falmouth (245)	Orleans (83)	Eastham (96)	Combined (453)
Definitely a good fit	12%	7%	5%	10%
Could be a good fit	18%	18%	5%	15%
Probably not a good fit	28%	29%	28%	28%
Definitely not a good fit	<b>42%</b>	<b>46%</b>	<b>61%</b>	<b>48%</b>



## What combination of housing types work together in the project area?



Image one: 1.5 story



Image two: 2 story



Image three: 2.5 story



Image four: 3 story

Question 11	Falmouth (453)	Orleans (151)	Eastham (154)	Combined (814)
Image One	39%	41%	58%	43%
Image Two	27%	29%	28%	28%
Image Three	19%	18%	10%	17%
Image Four	14%	12%	5%	12%

Average 1.77 Types/Survey



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



Question 15	Falmouth (235)	Orleans (77)	Eastham (102)	Combined (444)
Definitely a good fit	17%	10%	7%	13%
Could be a good fit	<b>34%</b>	<b>40%</b>	19%	<b>31%</b>
Probably not a good fit	26%	22%	21%	24%
Definitely not a good fit	23%	27%	<b>54%</b>	<b>32%</b>



Question 12	Falmouth (236)	Orleans (79)	Eastham (101)	Combined (446)
Definitely a good fit	16%	10%	4%	11%
Could be a good fit	<b>33%</b>	27%	18%	28%
Probably not a good fit	25%	29%	24%	25%
Definitely not a good fit	26%	<b>34%</b>	<b>54%</b>	<b>36%</b>

*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)	Combined (443)
Definitely a good fit	6%	3%	7%	4%
Could be a good fit	22%	22%	19%	19%
Probably not a good fit	30%	33%	21%	27%
Definitely not a good fit	<b>42%</b>	<b>42%</b>	<b>54%</b>	<b>49%</b>



Question 13	Falmouth (236)	Orleans (78)	Eastham (100)	Combined (444)
Definitely a good fit	7%	3%	2%	5%
Could be a good fit	14%	18%	5%	13%
Probably not a good fit	33%	33%	18%	30%
Definitely not a good fit	<b>46%</b>	<b>46%</b>	<b>75%</b>	<b>53%</b>



## What combination of housing types work together in the project area?



Image one: 3 story



Image two: 3.5 story



Image three: 3 story



Image four: 3.5 story

Question 16	Falmouth (320)	Orleans (107)	Eastham (81)	Combined (548)
Image One	44%	42%	53%	45%
Image Two	30%	27%	25%	28%
Image Three	17%	15%	15%	16%
Image Four	9%	16%	9%	11%

Average 1.23 Types/Survey



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

Traditional ← ----- → Contemporary

*Single  
Family*



*Townhouse*



*Multi-  
Family*



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*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)	Combined (425)
Definitely a good fit	14%	12%	17%	14%
Could be a good fit	<b>28%</b>	<b>47%</b>	<b>63%</b>	<b>40%</b>
Probably not a good fit	<b>29%</b>	24%	9%	24%
Definitely not a good fit	<b>29%</b>	16%	11%	22%



Question 21	Falmouth (227)	Orleans (75)	Eastham (96)	Combined (425)
Definitely a good fit	34%	35%	44%	36%
Could be a good fit	<b>47%</b>	<b>49%</b>	<b>51%</b>	<b>49%</b>
Probably not a good fit	13%	13%	1%	10%
Definitely not a good fit	6%	3%	4%	5%

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



Question 18	Falmouth (225)	Orleans (70)	Eastham (95)	Combined (418)
Definitely a good fit	14%	21%	35%	20%
Could be a good fit	29%	<b>33%</b>	<b>51%</b>	<b>35%</b>
Probably not a good fit	25%	26%	9%	21%
Definitely not a good fit	<b>32%</b>	20%	5%	24%



Question 24	Falmouth (225)	Orleans (74)	Eastham (95)	Combined (422)
Definitely a good fit	4%	1%	6%	4%
Could be a good fit	12%	20%	28%	18%
Probably not a good fit	28%	30%	25%	27%
Definitely not a good fit	<b>56%</b>	<b>49%</b>	<b>40%</b>	<b>52%</b>



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



Question 17	Falmouth (223)	Orleans (70)	Eastham (95)	Combined (415)
Definitely a good fit	12%	11%	4%	9%
Could be a good fit	<b>34%</b>	30%	16%	29%
Probably not a good fit	<b>33%</b>	<b>40%</b>	34%	<b>34%</b>
Definitely not a good fit	22%	19%	<b>46%</b>	27%



Question 23	Falmouth (227)	Orleans (74)	Eastham (95)	Combined (424)
Definitely a good fit	12%	12%	13%	12%
Could be a good fit	<b>47%</b>	<b>59%</b>	<b>47%</b>	<b>49%</b>
Probably not a good fit	19%	15%	15%	18%
Definitely not a good fit	22%	14%	25%	21%



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



Question 26	Falmouth (226)	Orleans (74)	Eastham (94)	Combined (422)
Definitely a good fit	7%	5%	3%	5%
Could be a good fit	<b>31%</b>	27%	20%	28%
Probably not a good fit	<b>30%</b>	<b>35%</b>	23%	29%
Definitely not a good fit	<b>32%</b>	32%	<b>53%</b>	<b>38%</b>



Question 20	Falmouth (225)	Orleans (75)	Eastham (96)	Combined (424)
Definitely a good fit	1%	0%	2%	1%
Could be a good fit	5%	5%	4%	5%
Probably not a good fit	17%	17%	9%	15%
Definitely not a good fit	<b>77%</b>	<b>77%</b>	<b>84%</b>	<b>79%</b>

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



Question 25	Falmouth (227)	Orleans (74)	Eastham (96)	Combined (425)
Definitely a good fit	4%	9%	6%	5%
Could be a good fit	23%	<b>31%</b>	18%	23%
Probably not a good fit	29%	<b>32%</b>	29%	30%
Definitely not a good fit	<b>44%</b>	27%	<b>47%</b>	<b>42%</b>



Question 19	Falmouth (221)	Orleans (72)	Eastham (95)	Combined (415)
Definitely a good fit	17%	10%	6%	12%
Could be a good fit	<b>47%</b>	<b>36%</b>	26%	<b>40%</b>
Probably not a good fit	18%	31%	27%	24%
Definitely not a good fit	17%	24%	<b>40%</b>	24%



*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)	Combined (423)
Definitely a good fit	3%	3%	1%	3%
Could be a good fit	21%	20%	21%	21%
Probably not a good fit	34%	27%	22%	29%
Definitely not a good fit	<b>42%</b>	<b>50%</b>	<b>56%</b>	<b>48%</b>



Question 28	Falmouth (227)	Orleans (74)	Eastham (95)	Combined (422)
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%	18%
Definitely not a good fit	<b>71%</b>	<b>76%</b>	<b>80%</b>	<b>75%</b>



## Visual Preference Survey Takeaways:

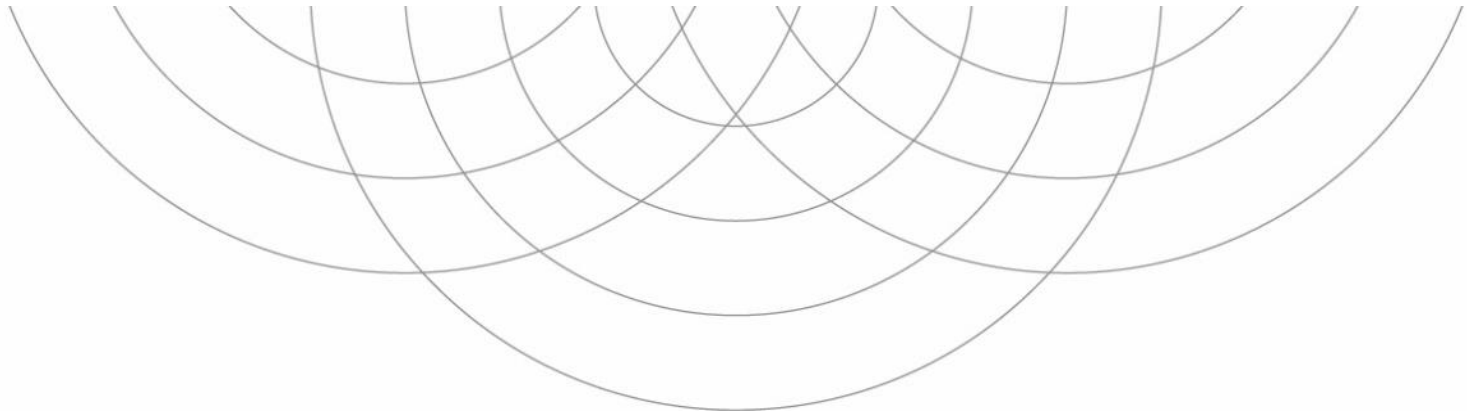
Generally speaking, respondents in **Eastham** are most comfortable in a range from 1 to 2 stories whereas respondents in **Falmouth** and **Orleans** are most comfortable in a range from 1.5 stories to 2.5 stories. In all three, respondents are generally not comfortable with buildings of 3 or more stories.

In **all three** communities, respondents are most drawn towards traditional buildings with simple detailing. In all three communities, respondents were least receptive to very contemporary buildings.

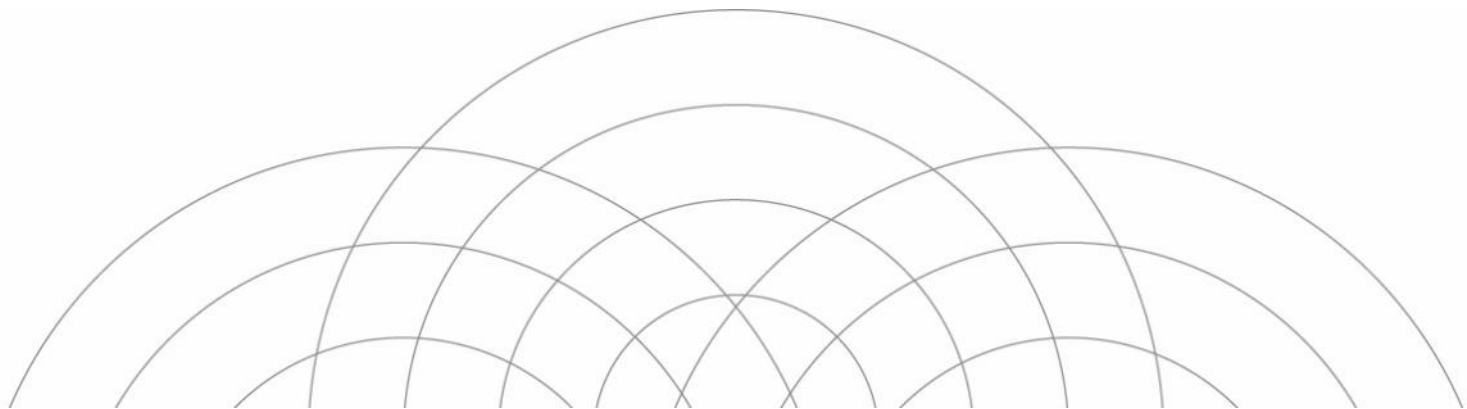
As per input from the first public presentations, at first **Eastham** would seem most receptive of the three to more contemporary styles, but this changed as buildings grew in scale (likely due to respondents strong scale bias).

In general, style preferences for **Falmouth** and **Orleans** were similar – if anything Orleans was slightly more comfortable with more ornate versions of traditional styles than Falmouth.

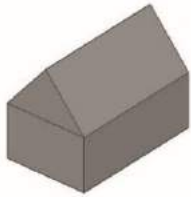




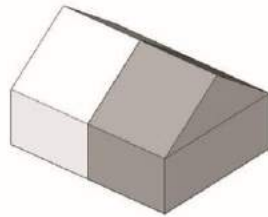
## *Proposed Building Types*



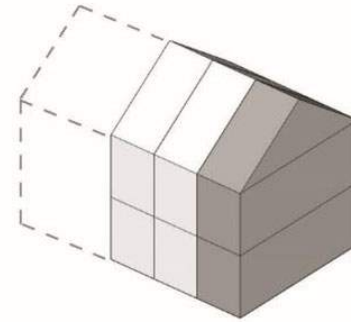
# Proposed Building Types



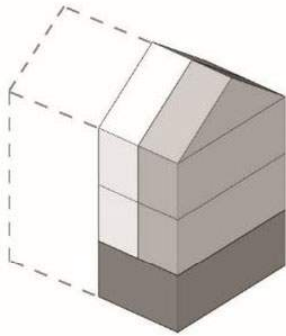
*Cottage*



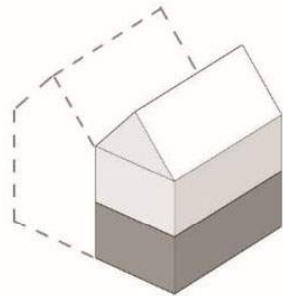
*Duplex*



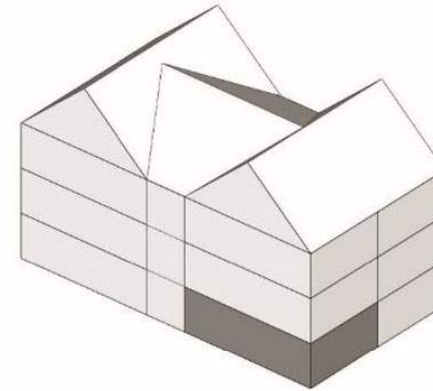
*Townhouse*



*Towns over Flats*



*Stacked Flats*



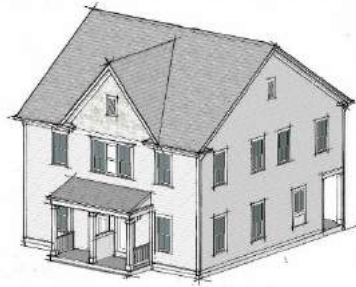
*Multiplex*



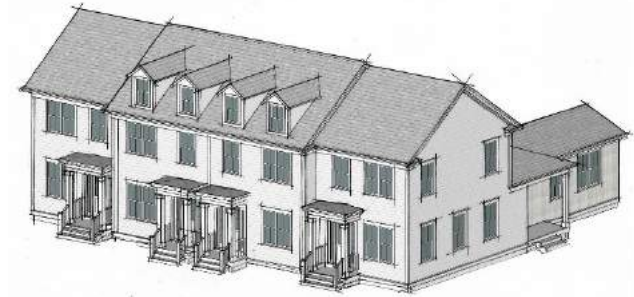
# Proposed Building Types



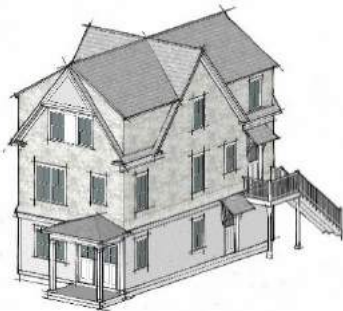
*Cottage*



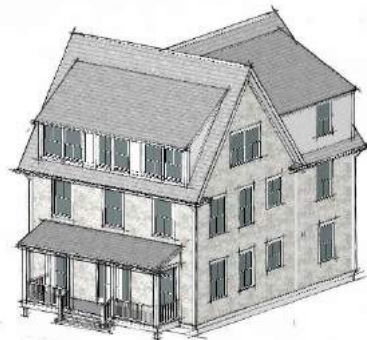
*Duplex*



*Townhouse*



*Towns-over Flats*  
*Double Decker*



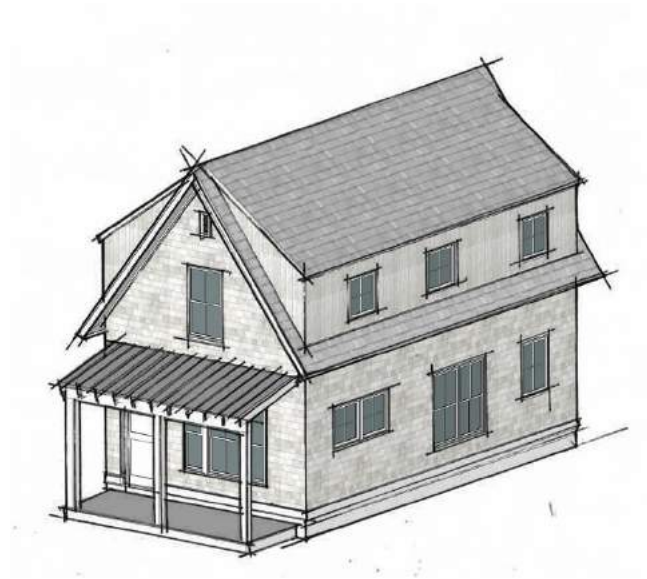
*Stacked Flats*  
*Manor House*



*Multiplex*  
*Walk-ups*



## *Cottages: Clustered small-scale single family detached units*

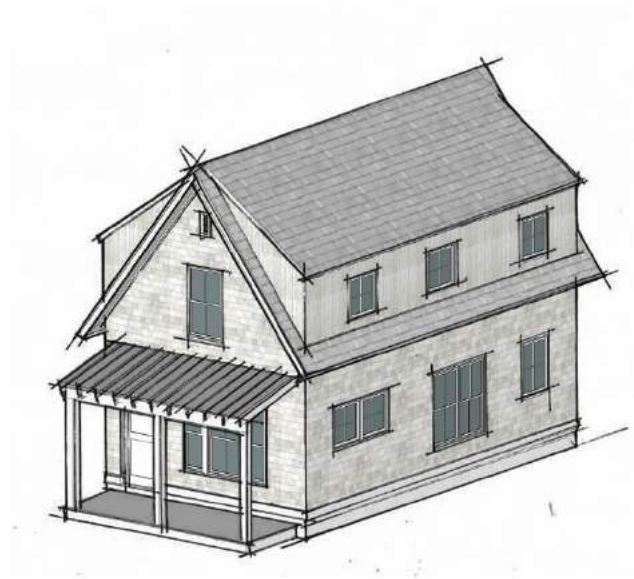


- *Typically 1 – 2 Stories*
- *May be attached, but typically detached*
- *Density achieved by arranging cottages in clusters, or “cottage courts”*
- *8 – 15 dwelling units per acre*

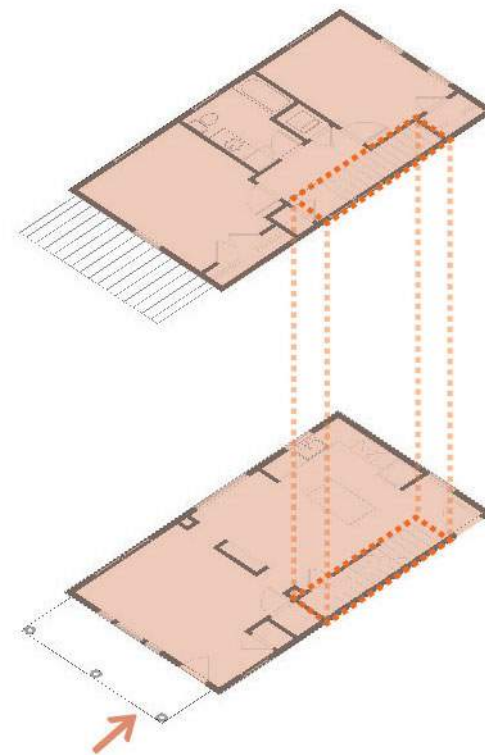
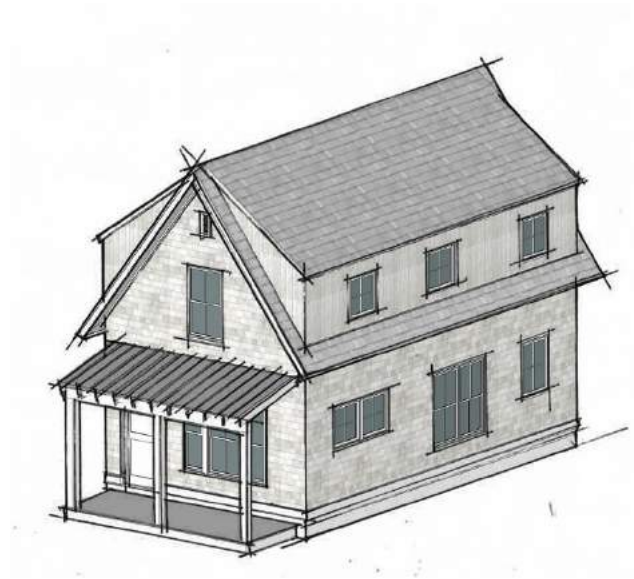




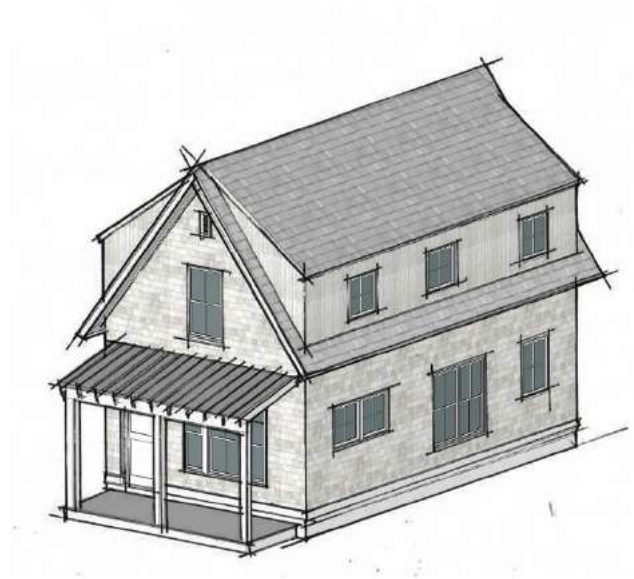
*Cottages: Clustered small-scale single family detached units*



# Cottages: Clustered small-scale single family detached units

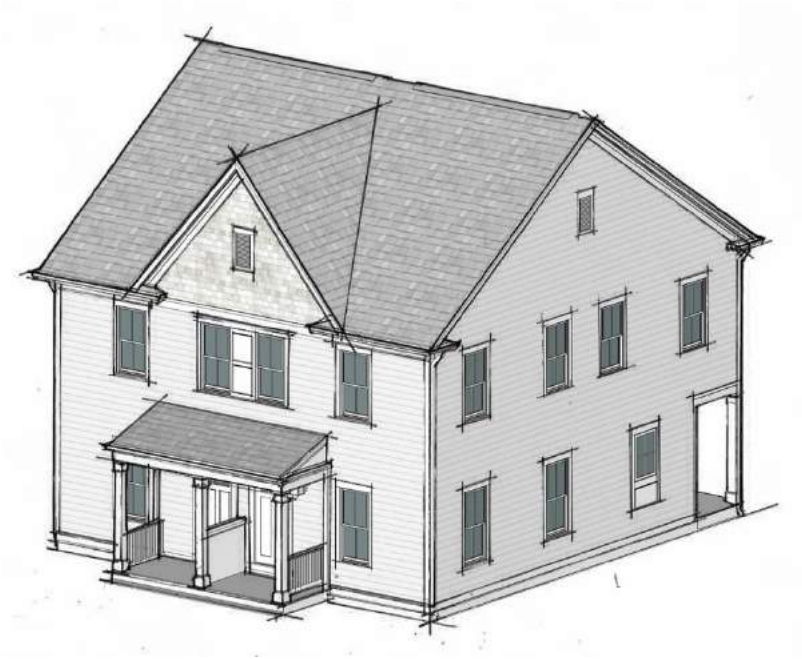


*Cottages: Clustered small-scale single family detached units*



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*Duplexes: Side-by-side single family semi-detached units*

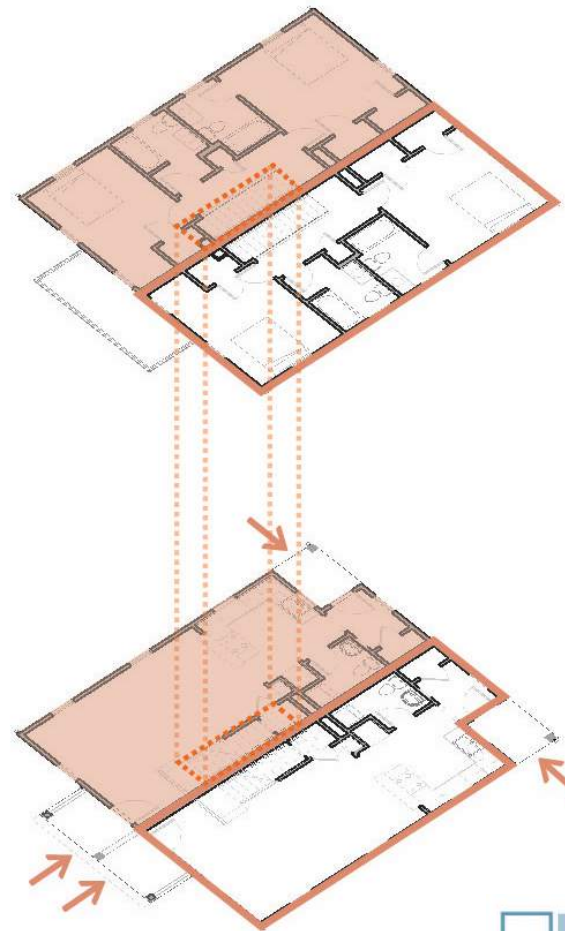
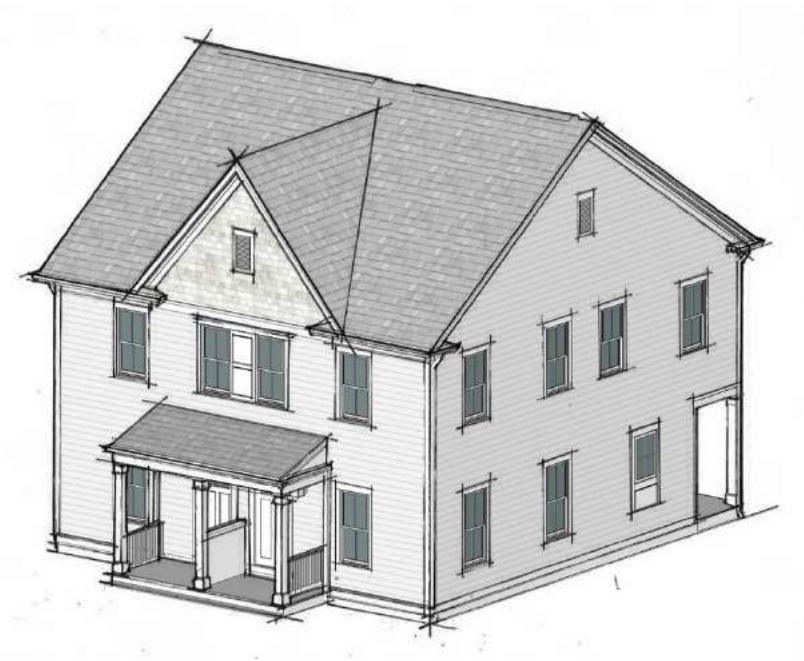


- *Typically 1 – 2 stories*
- *Two single family homes that share a common “party wall”*
- *5 – 10 dwelling units per acre*

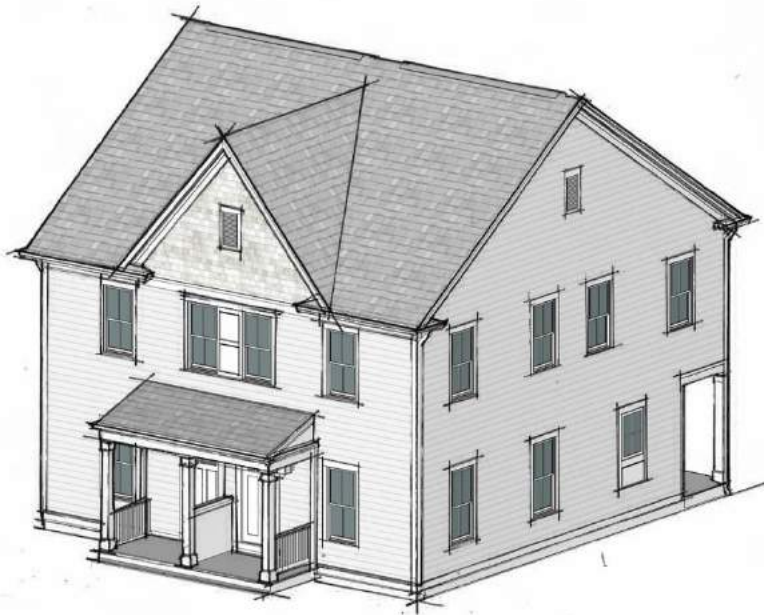


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# Duplexes: Side-by-side single family semi-detached units



*Duplexes: Side-by-side single family semi-detached units*



## *Townhouses: Single family attached units*

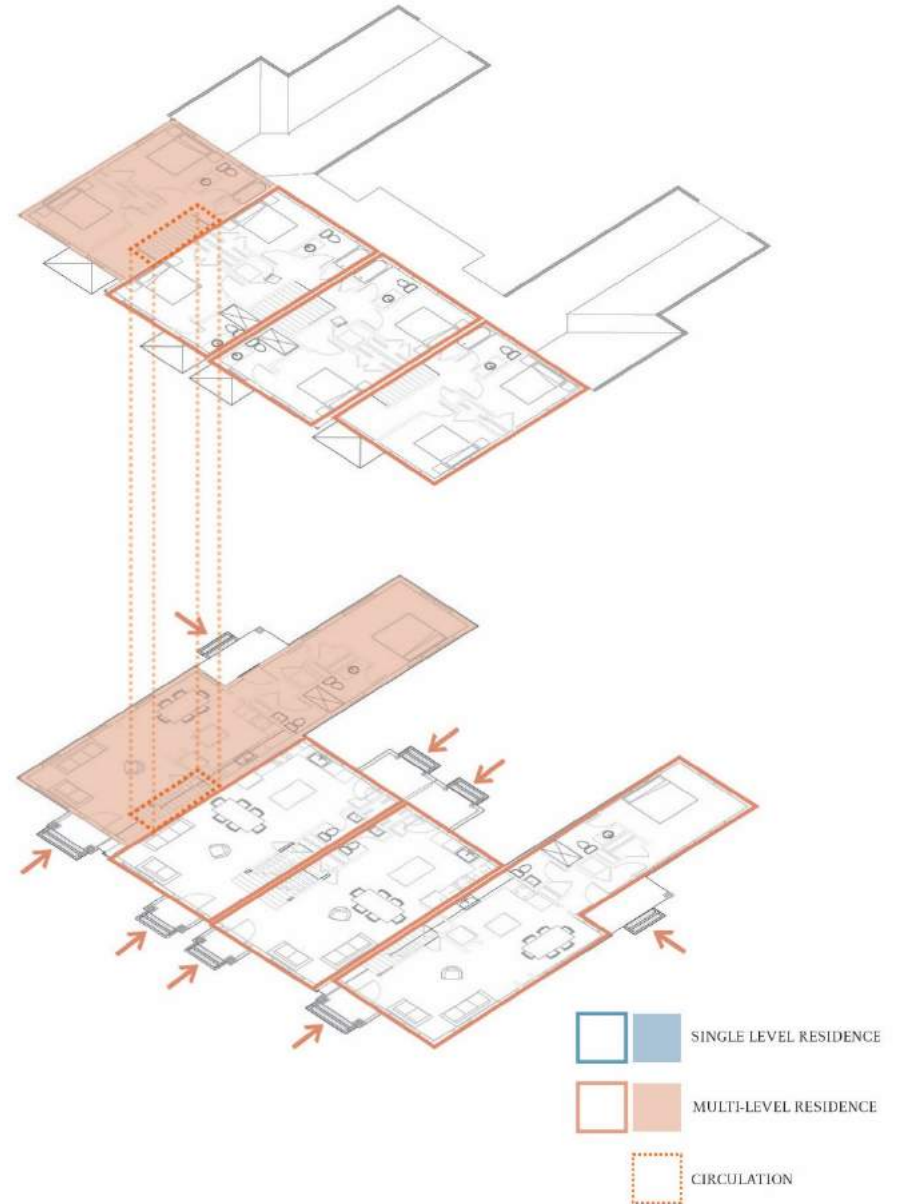


- *Typically 2 – 3 stories*
- *Series of single family homes that share multiple common “party walls”*
- *Can be designed to look like individual units or as a single larger building*
- *6 – 12 dwelling units per acre*



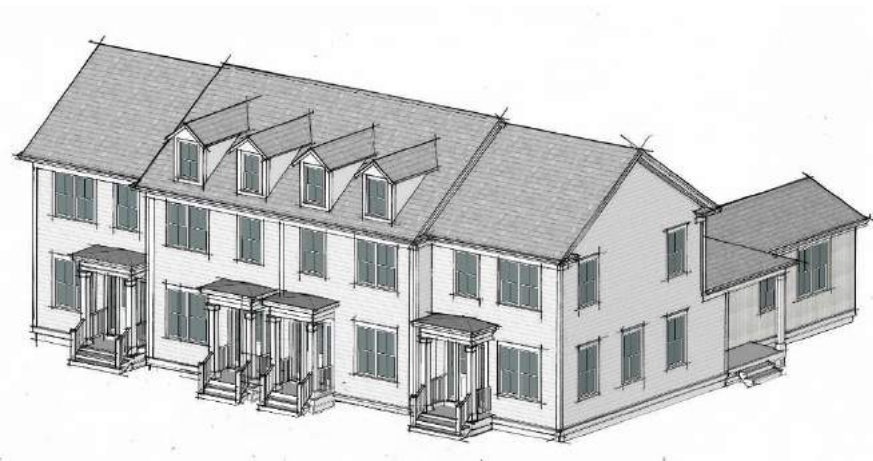
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# Townhouses: Single family attached units

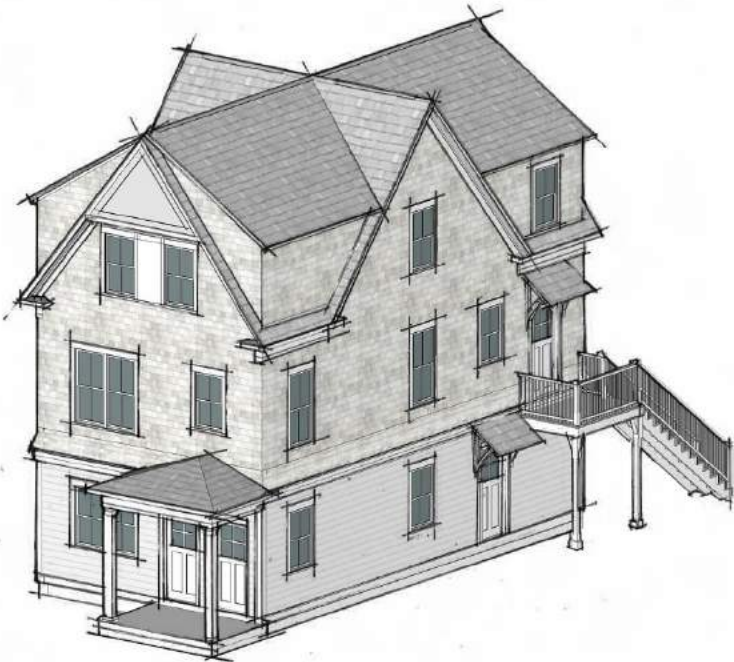




*Townhouses: Single family attached units*



## *Double Decker: Stacked Duplex*

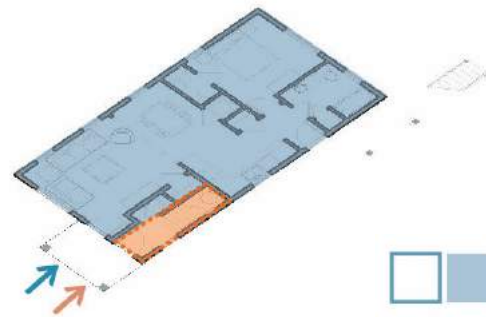
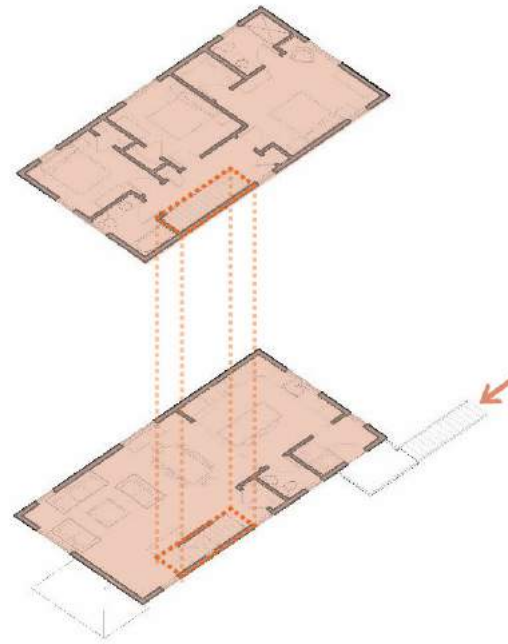
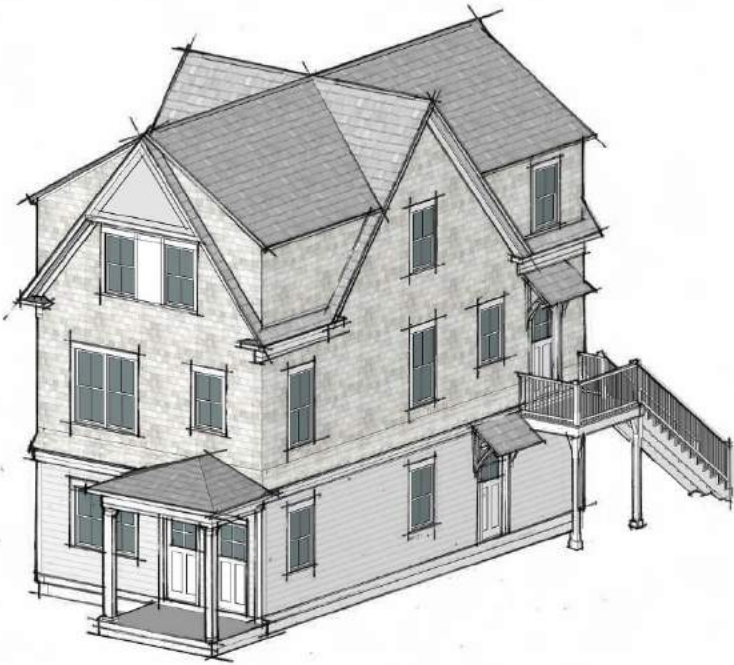


- *Typically 2 or 3 stories*
- *First floor flat with single story flat or two story townhouse above*
- *Can be designed with individual entries*
- *10 – 15 dwelling units per acre*

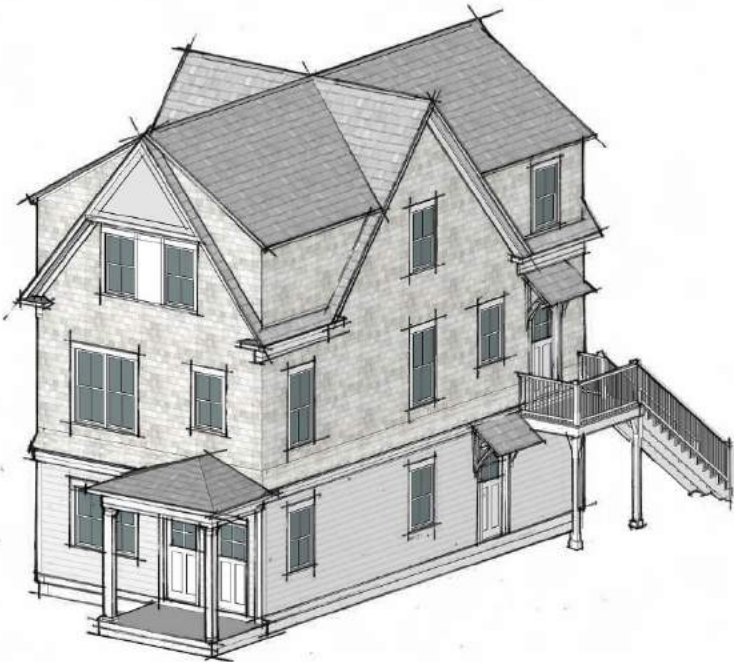


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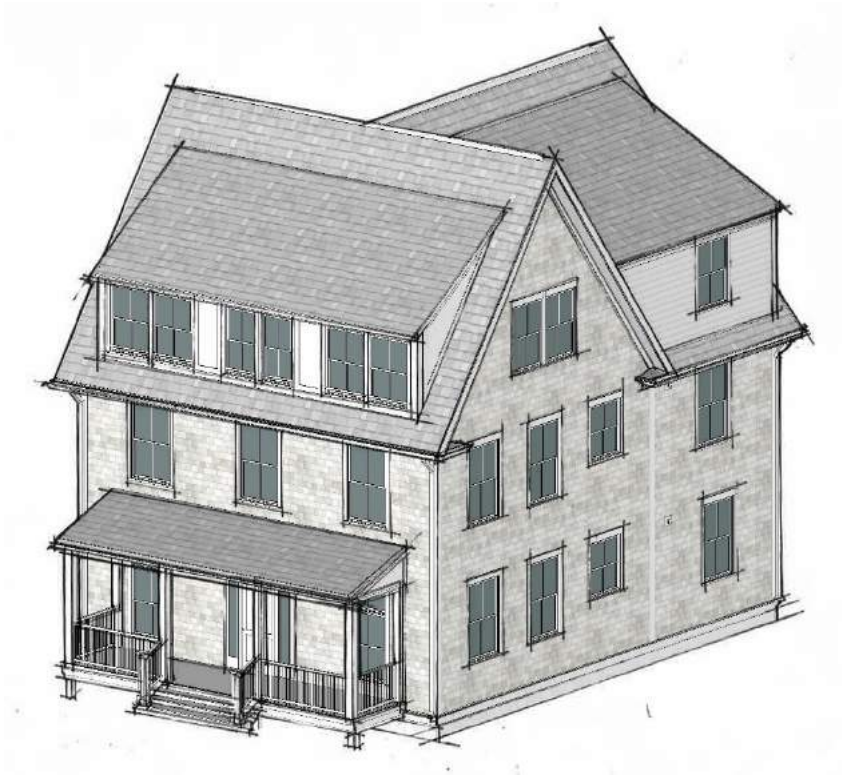
# Double Decker: Stacked Duplex



# Double Decker: Stacked Duplex



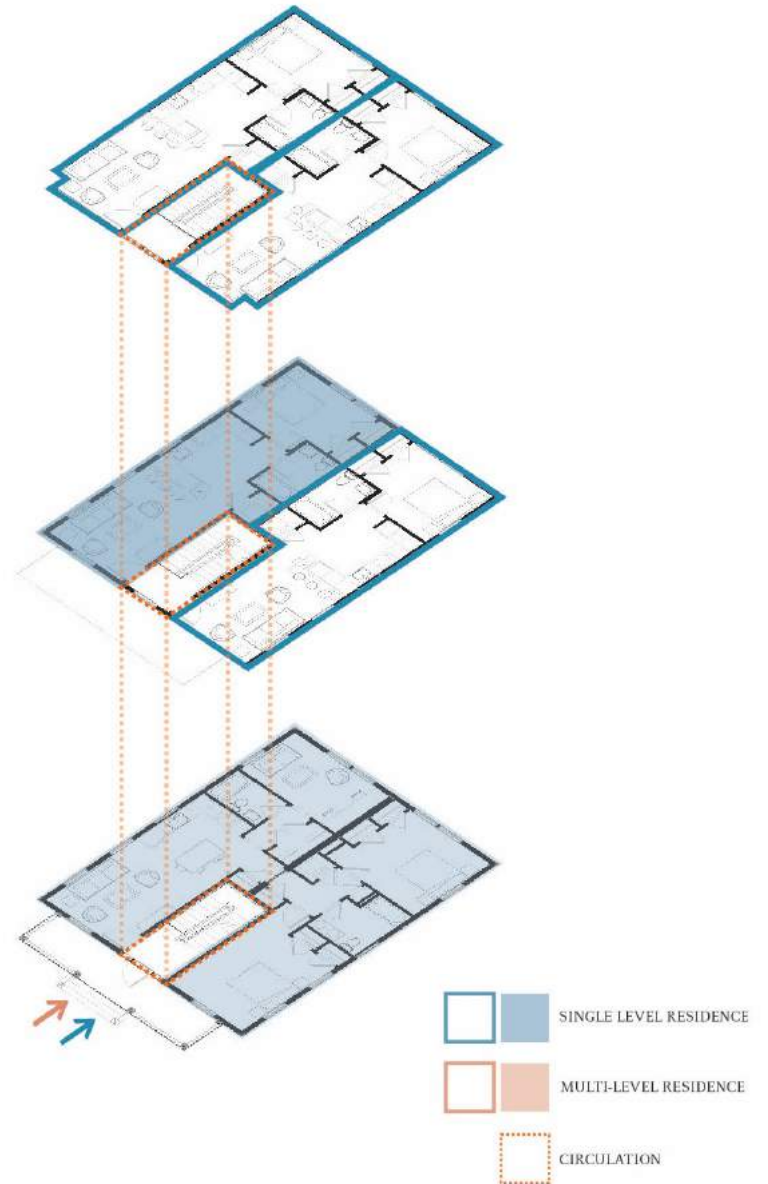
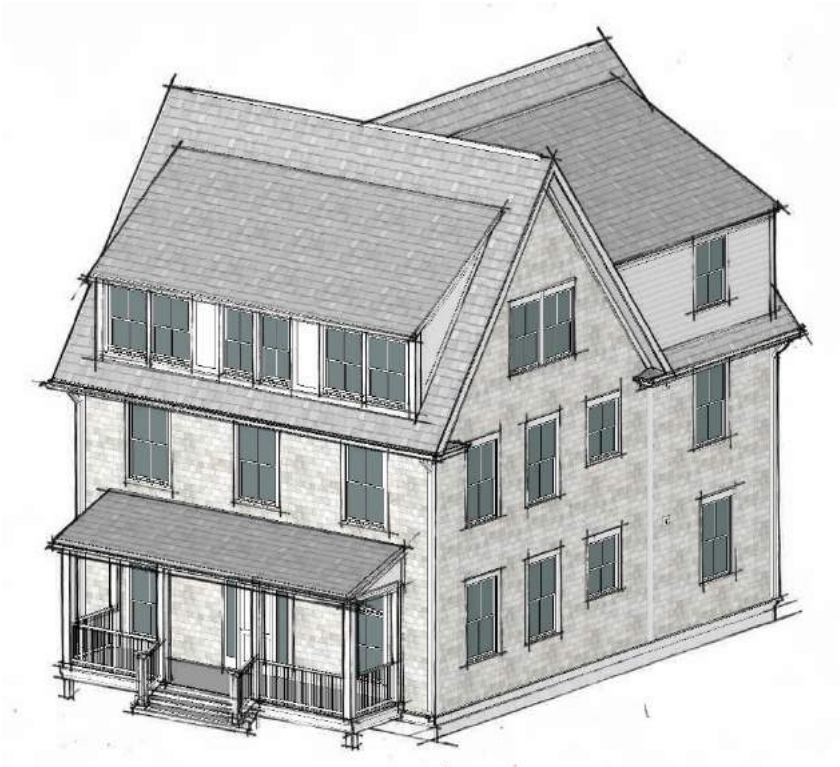
*Manor House: Small-scale multifamily that looks like a large home*



- *Typically 2 – 3 stories*
- *Typically 4 – 6 units per building*
- *Designed to look like a single large home*
- *10 – 20 dwelling units per acre*



*Manor House: Small-scale multifamily that looks like a large home*



*Manor House: Small-scale multifamily that looks like a large home*



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



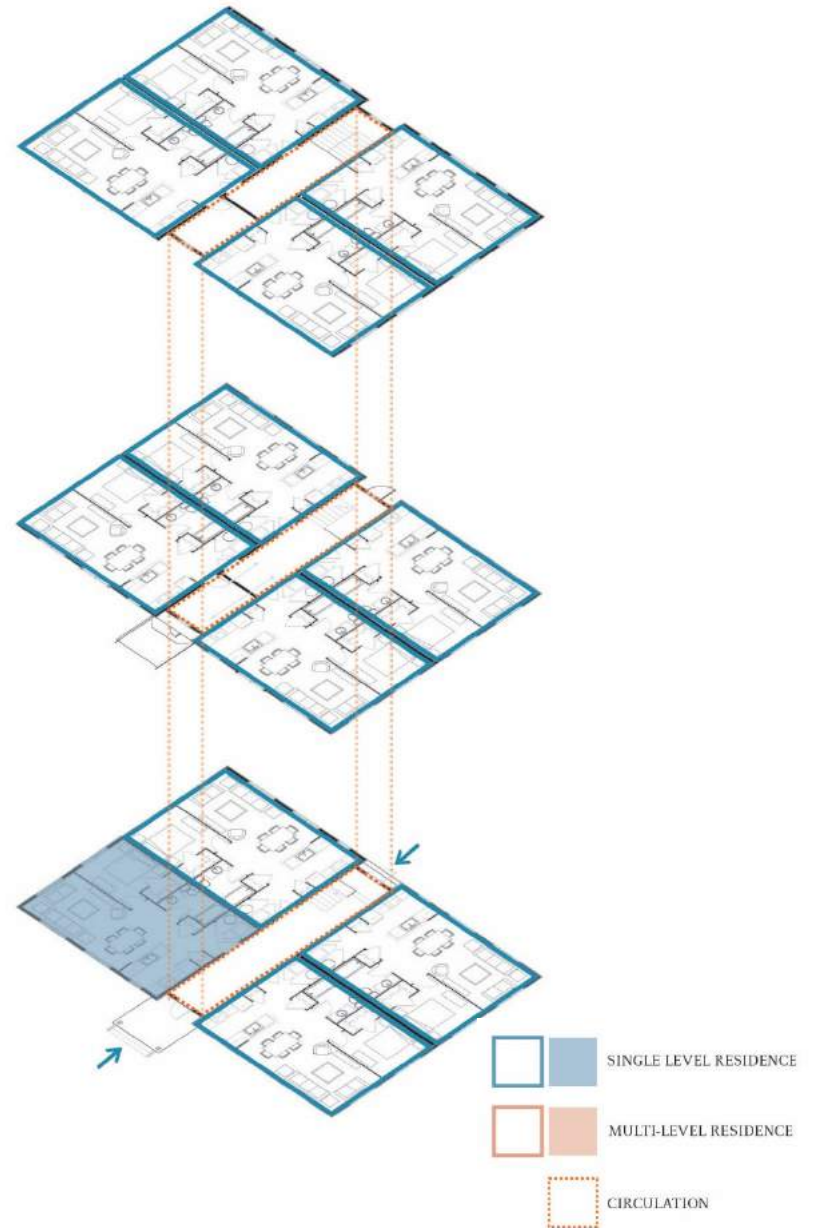
- *Typically 2 – 3 stories*
- *Typically 8 – 12 units per building*
- *Series of flats with single, central circulation core*
- *15 – 25 dwelling units per acre*



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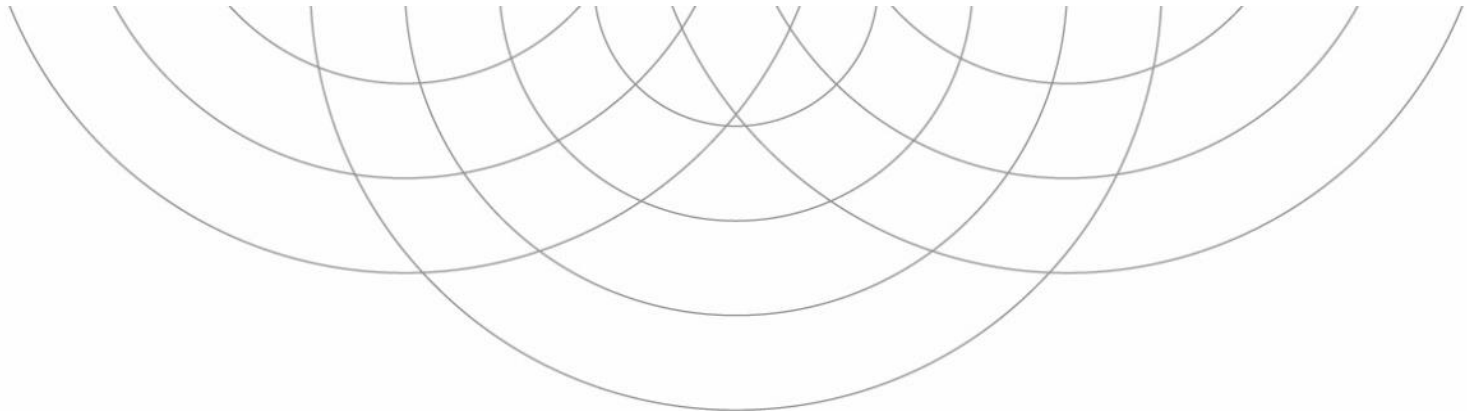


# Walk-up: Mid-scale multifamily with single circulation core

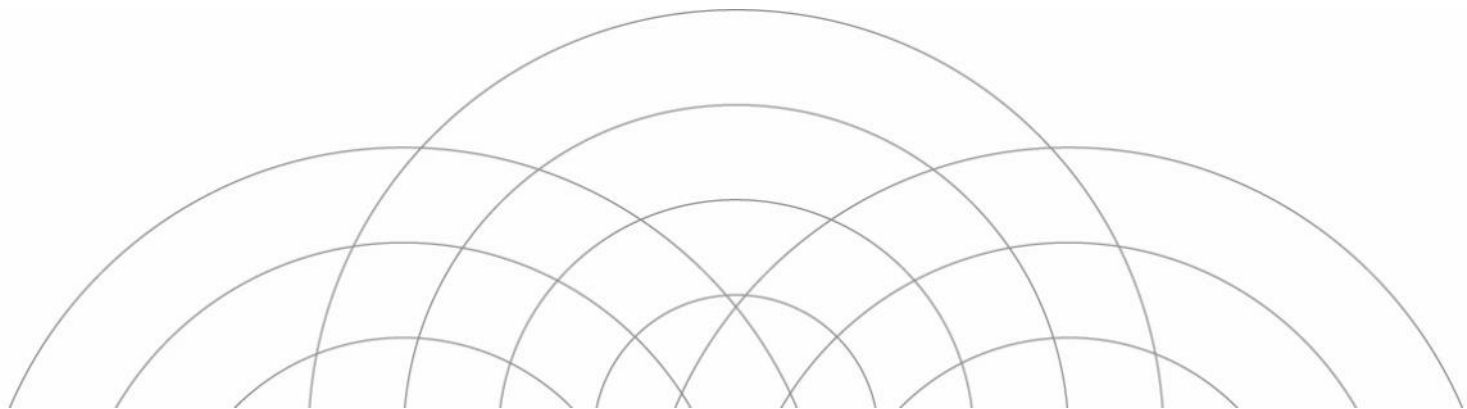


*Walk-up: Mid-scale multifamily with single circulation core*





## *Illustrative Case Studies*



# 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)

Shown with *reduced* setbacks for multifamily



## *Illustrative Case Studies: Falmouth*



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# 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



COMMERCIAL AND VARIOUS TYPES ALL AT 2 STORIES (MAX ALLOWED)

PROGRAM	
	Commercial 24,000sf retail
	Manor Houses 8 Units
	Townhouses 7 Units
	Duplexes 4 Units
<hr/>	
Total	24,000sf Retail 19 Units 5 du/acre



# Illustrative Case Studies: Eastham – Mixed Use on Route 6



# Illustrative Case Studies: Eastham – Residential on Route 6

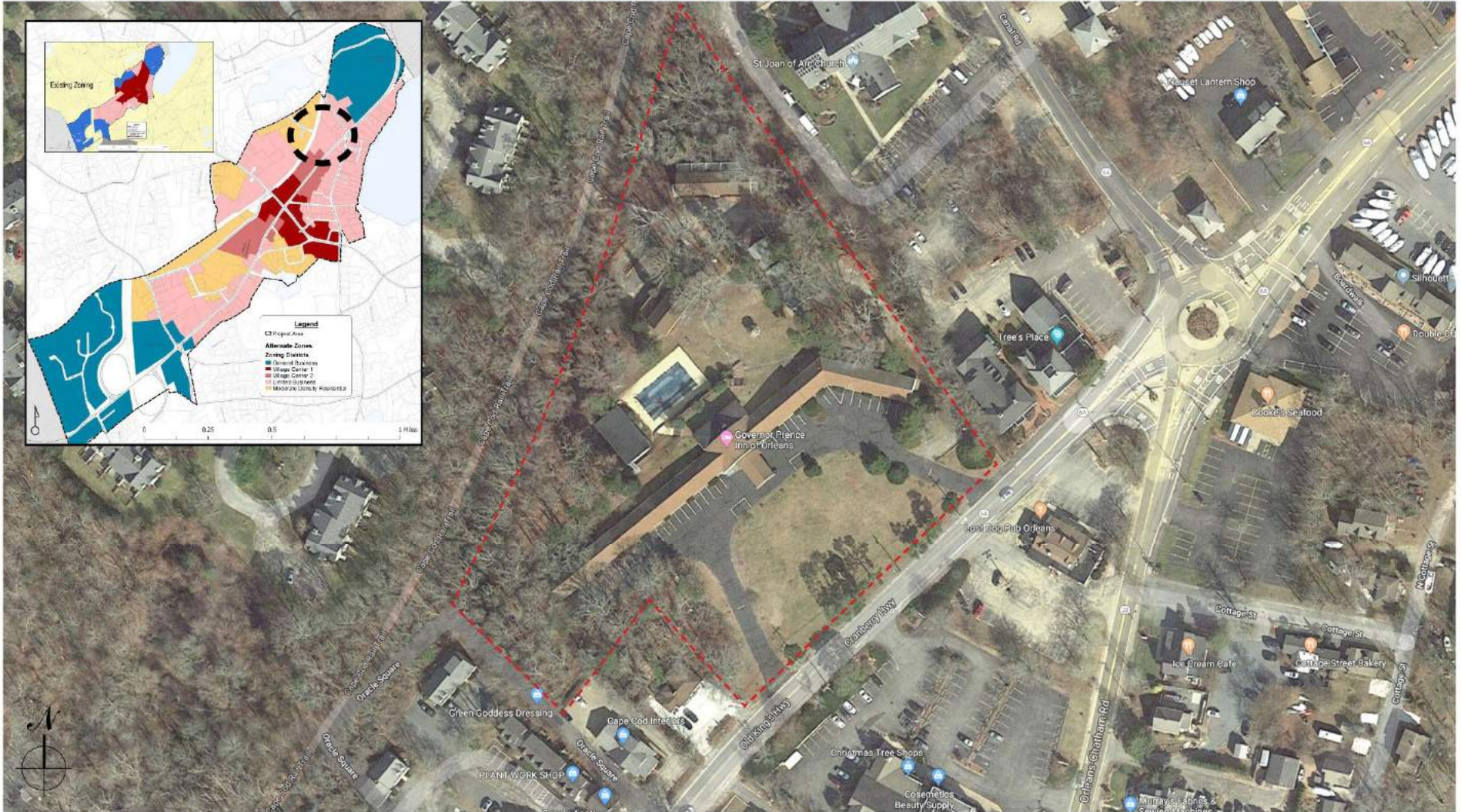


# *Illustrative Case Studies: Eastham*



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# 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*



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# Illustrative Case Studies: Density Comparison



20 du/acre

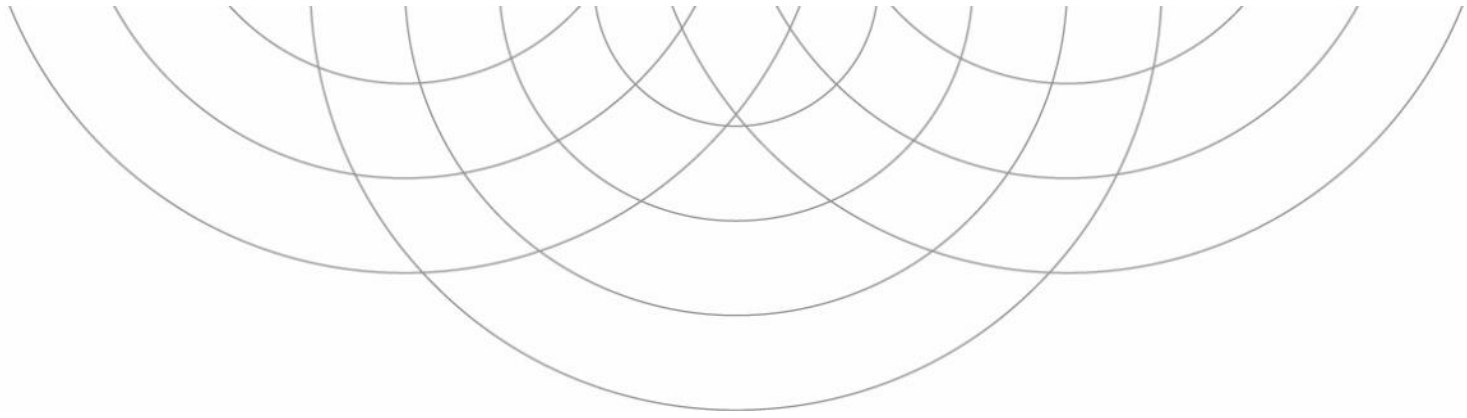


14 du/acre

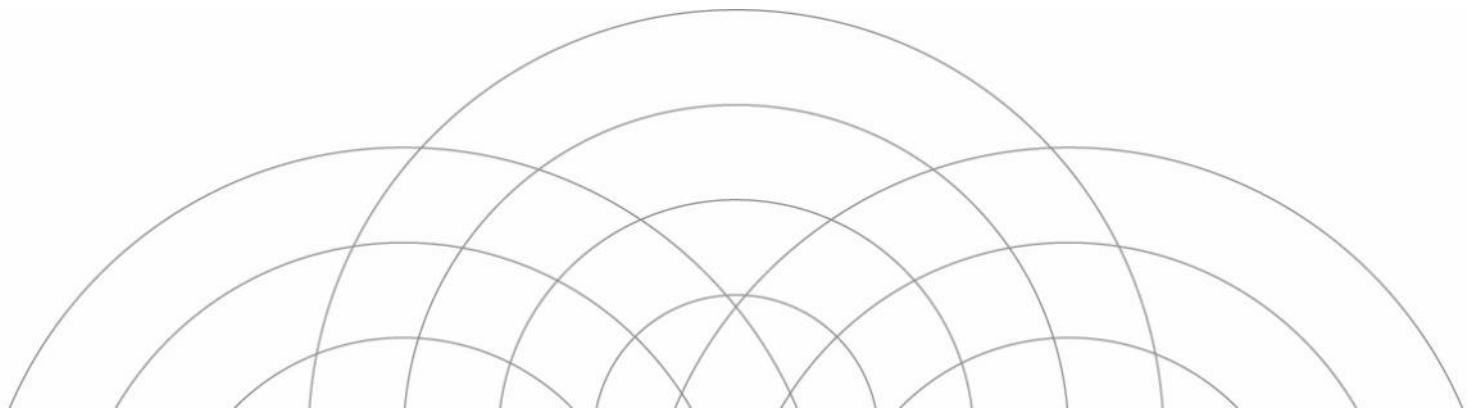


10 du/acre





## *Next Steps and Discussion*





## Next Steps

Form-based Code Model



Developers' Roundtable



Pro Forma and  
Envision Tomorrow



Hyannis Study Area

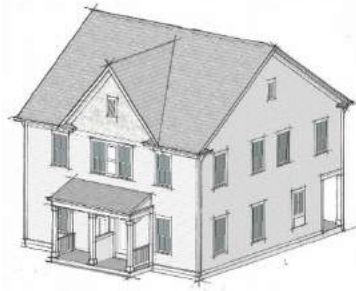


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## *Discussion*



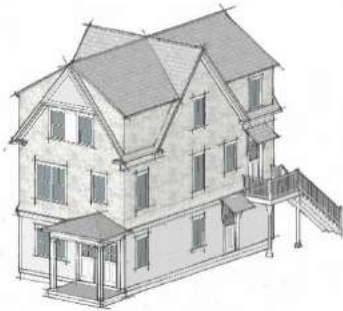
*Cottage*



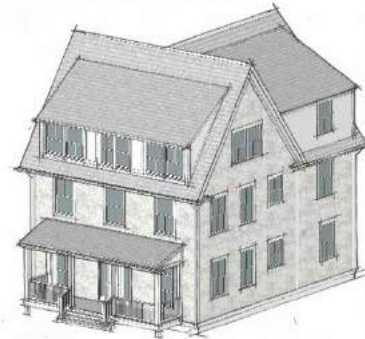
*Duplex*



*Townhouse*



*Double Decker*



*Manor House*



*Walk-ups*

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