

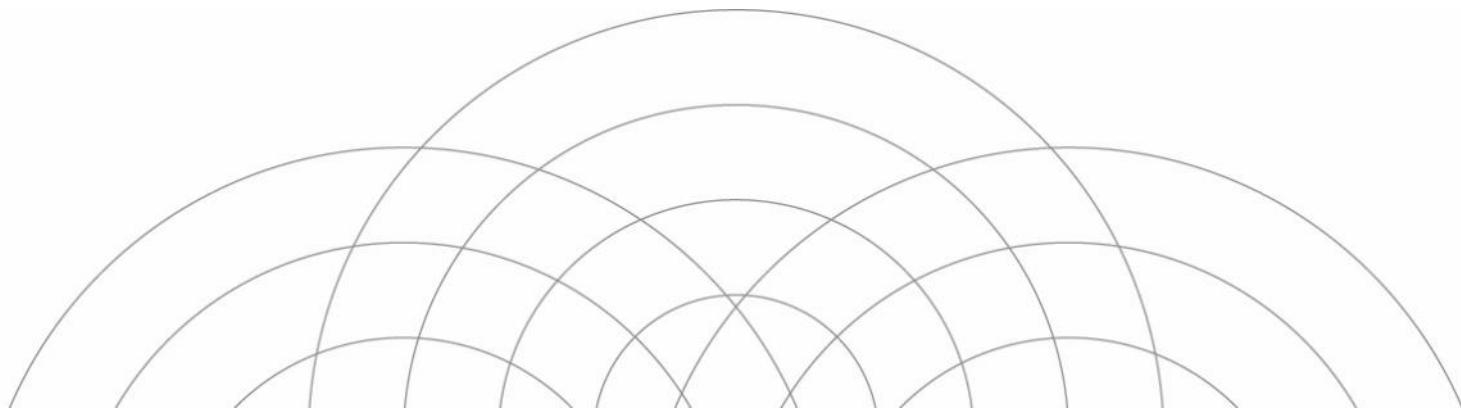
Creative Approaches to Moderate Density

Filling the Missing Middle on Cape Cod

First Public Presentation

Hyannis

December 10, 2018



Project Introduction: Hyannis, East End

*Town of Barnstable
Planning & Development Department*



Elizabeth Jenkins
Director

Arden Cadrin
Housing Coordinator

Paul Wackrow
Principal Planner



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Project Introduction: Community Resiliency by Design

Cape Cod Commission



Heather Harper

Chief of Staff

Sharon Rooney

Chief Planner

Sarah Korjeff

Historic Preservation Specialist/Planner

Chloe Schaefer

Community Design Planner



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Outline

- *Introduction to Union Studio*
- *Why are we here?*
- *Demystifying Density and the Missing Middle*
 - *Visual Preferences*
- *Next Steps and Discussion*





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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*To devote our skills as architects and community designers to the **creation and repair of neighborhoods** and communities of all types.*



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*Which includes the belief that renovating historic structures with care and a **new life** is crucial to maintaining our **architectural and cultural heritage**.*



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And that the **design** of new public places, neighborhoods and buildings must **resonate with the communities they serve** and **enhance our civic life**.



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Our passion for community design stems from our belief that many **time-tested principles** for creating healthy places **have been largely forgotten** over the past 50 years



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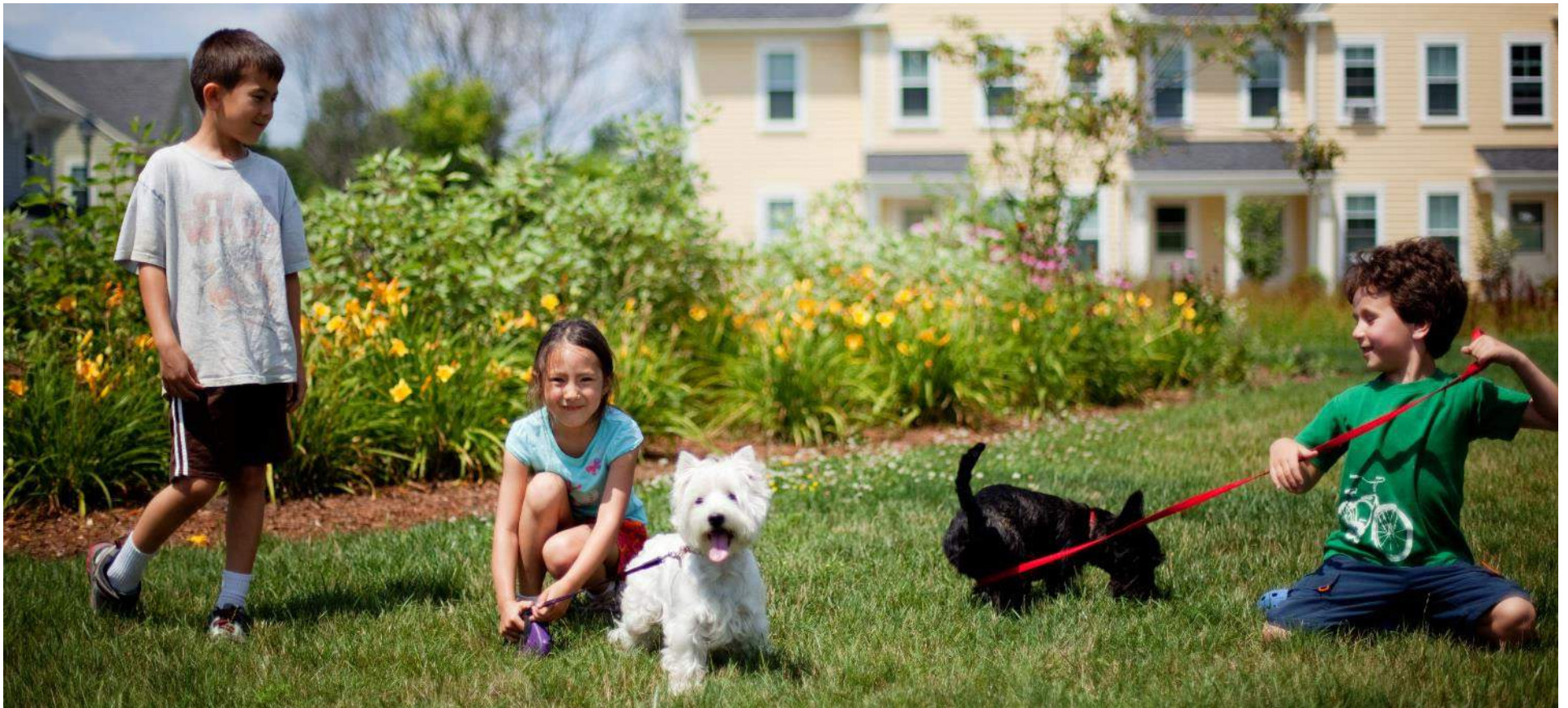
*And that through careful application of the principles of healthy neighborhood design, we can provide a **framework for revitalizing our streets and neighborhoods.***



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Some principles of healthy communities

- *Walkable and pedestrian friendly*
- *Mix of housing types that meets the broad needs of the community*
- *Public & private outdoor spaces and amenities*
- *Contextual architectural design and materials*
- *Equitable connection and access to community resources and amenities*



Integrated *mix of uses and types* are the building blocks of complete communities



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*Heritage Sands
Dennisport, MA*



*Brewster's Landing
Brewster, MA*



*Sea Captain's Row
Hyannis, MA*

Why are we here?

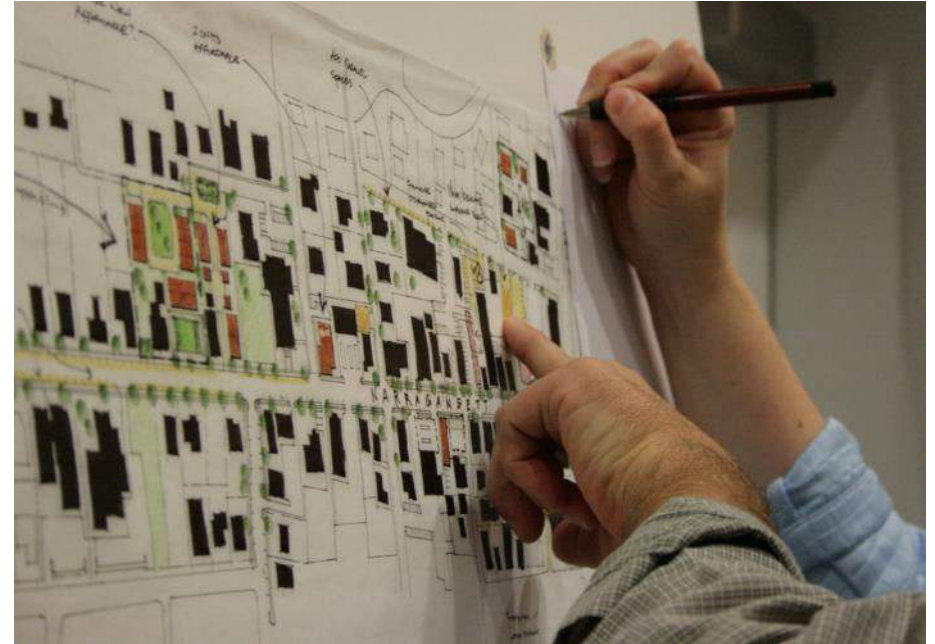


To *begin* community conversations around strategies and techniques for *meeting the increasing demand for housing* on cape cod...



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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

Similar Effort in Falmouth, Orleans and Eastham

May-November 2018

Review Existing Background Studies

October - November

First Public Presentation

December 10th

Online Visual Preference Survey

December - January

www.capecodcommission.org/survey

Second Public Presentation

February 11th

Develop Framework for Form-Based Regulation

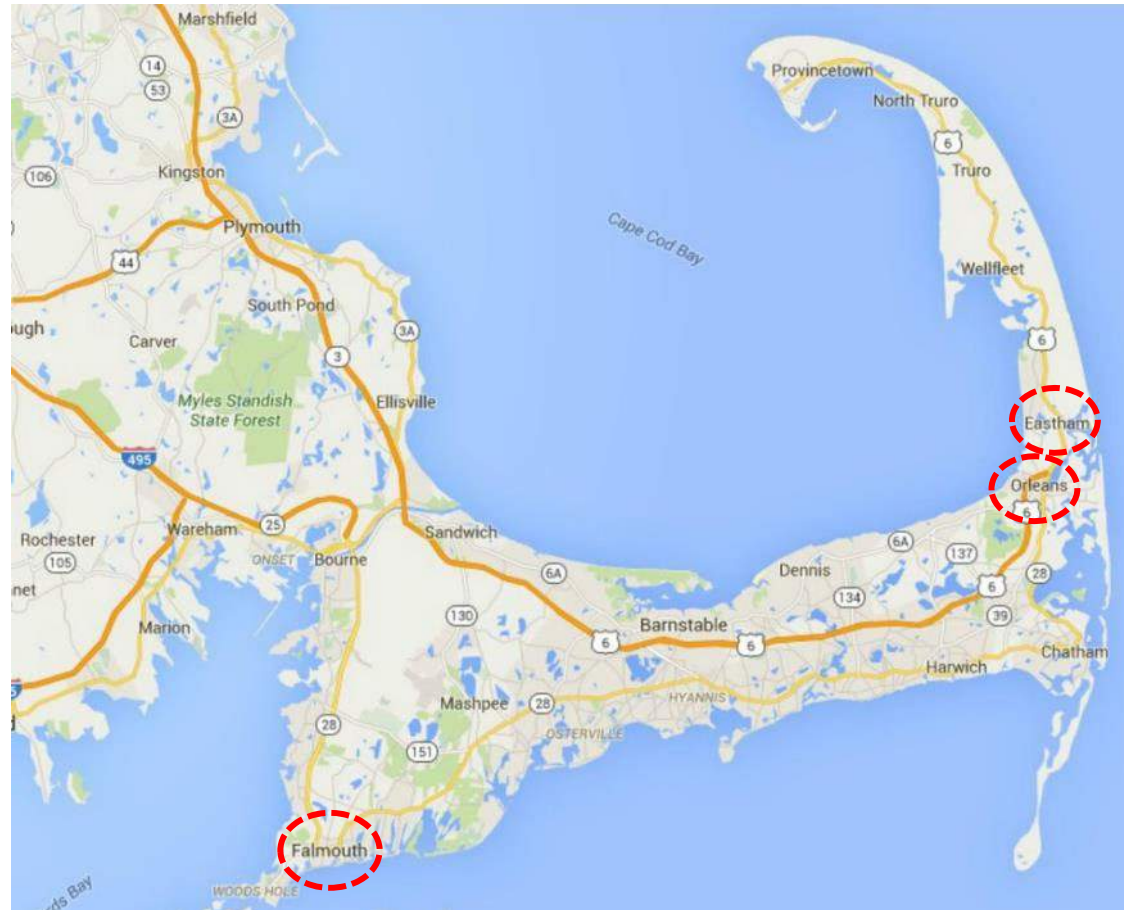
*Concurrent to our work
in Hyannis*

Additional Communities?

TBD



Where have we been

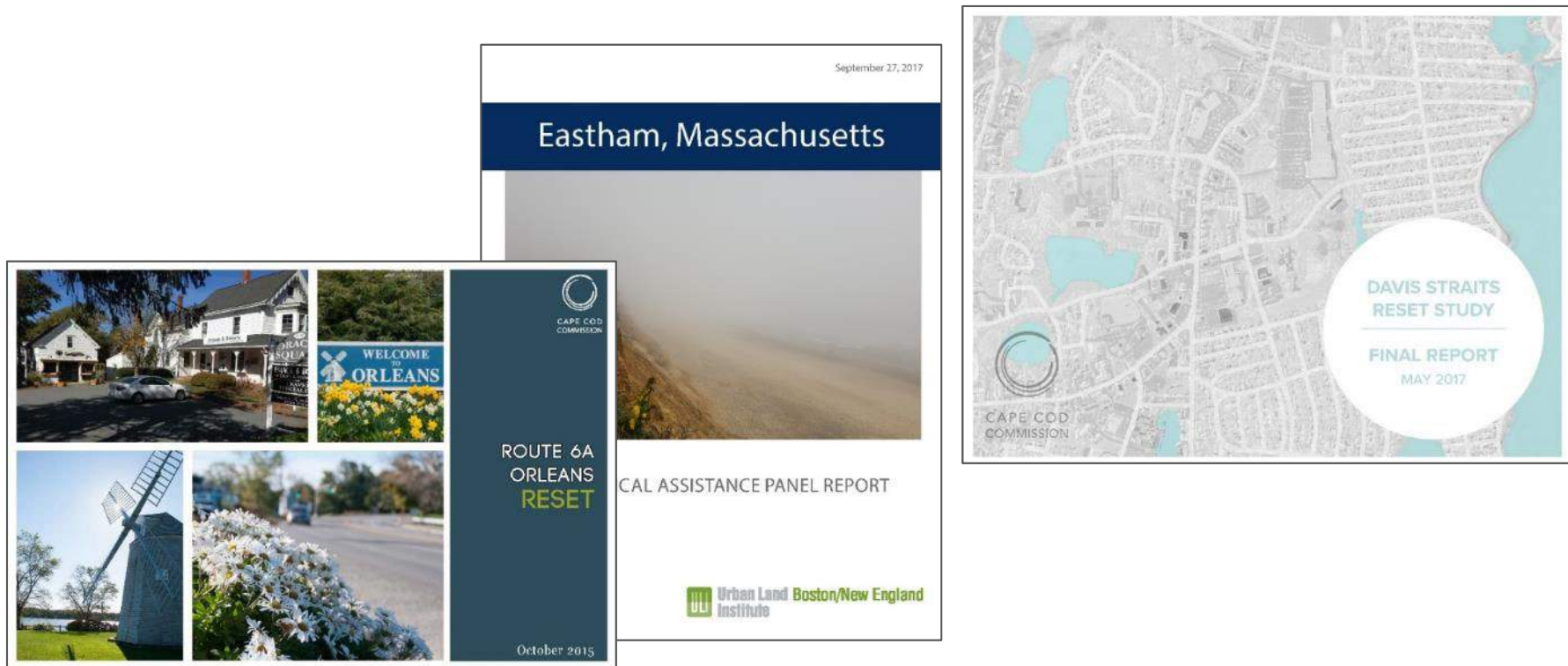


We *began with 3 communities* that have a cross section of conditions found elsewhere on Cape Cod.



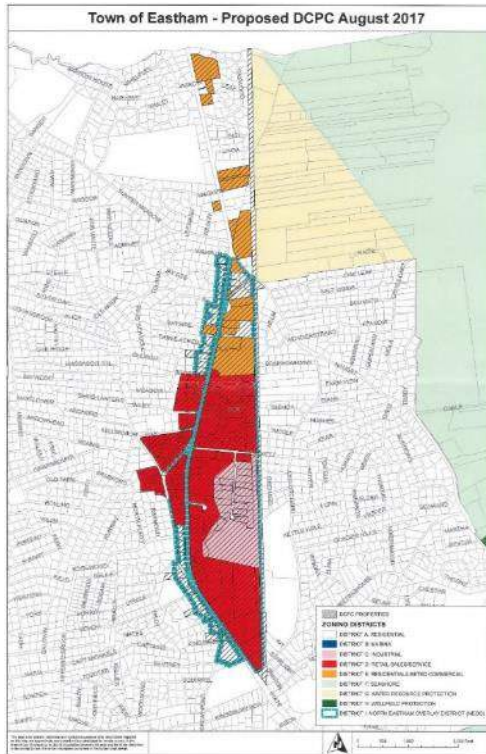
Where have we been

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

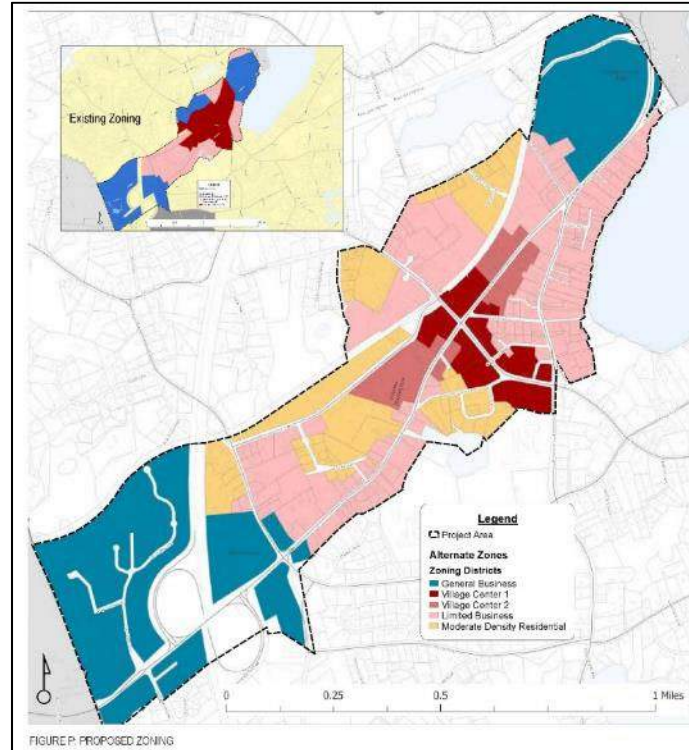


Eastham and Orleans have also adopted *recent zoning changes* that provide new opportunities for *housing and mixed use* development.

Where have we been



Eastham:
Route 6 / Brackett Rd Area



Orleans:
Village Center



Falmouth:
Davis Straits Area

The study areas focused on “main street” areas for each community – the “*transitional*” areas at the edge of single family districts...

Where have we been

First Public Presentations

Eastham/Orleans 6/19
Falmouth 6/20

One Cape Summit

Harwich 8/17

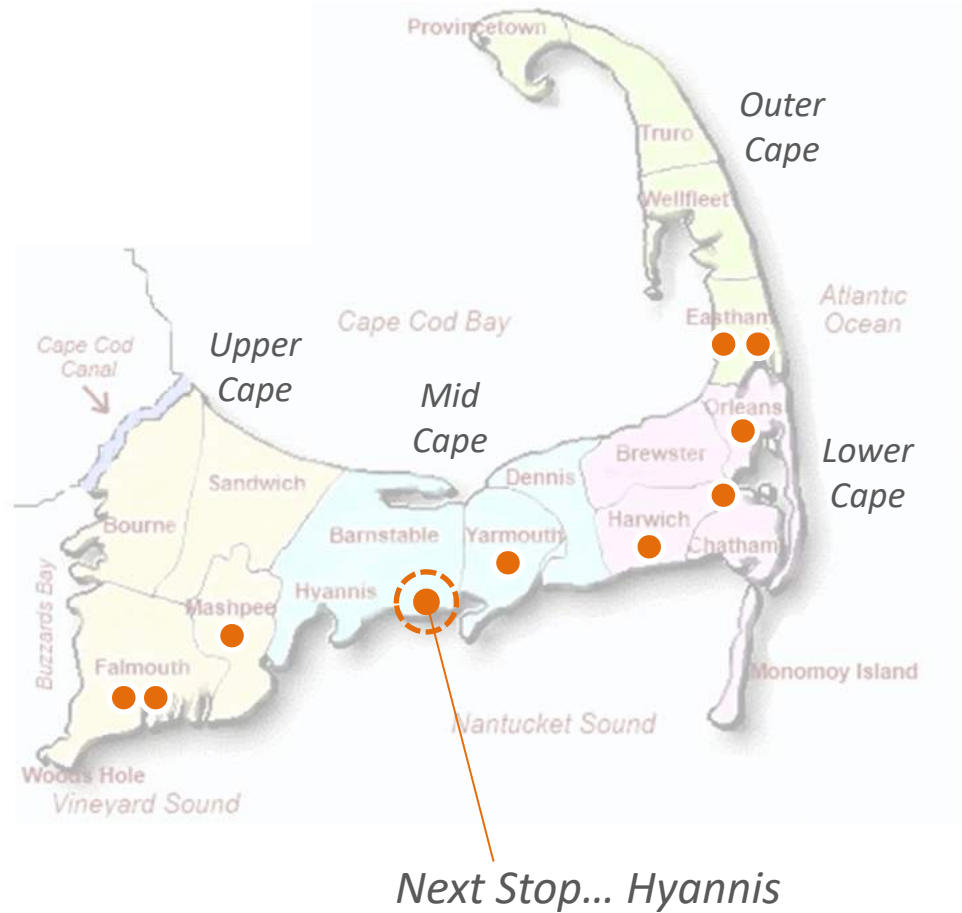
Cape Housing Institute

(Housing Assistance Corp. & Community Development Partners)

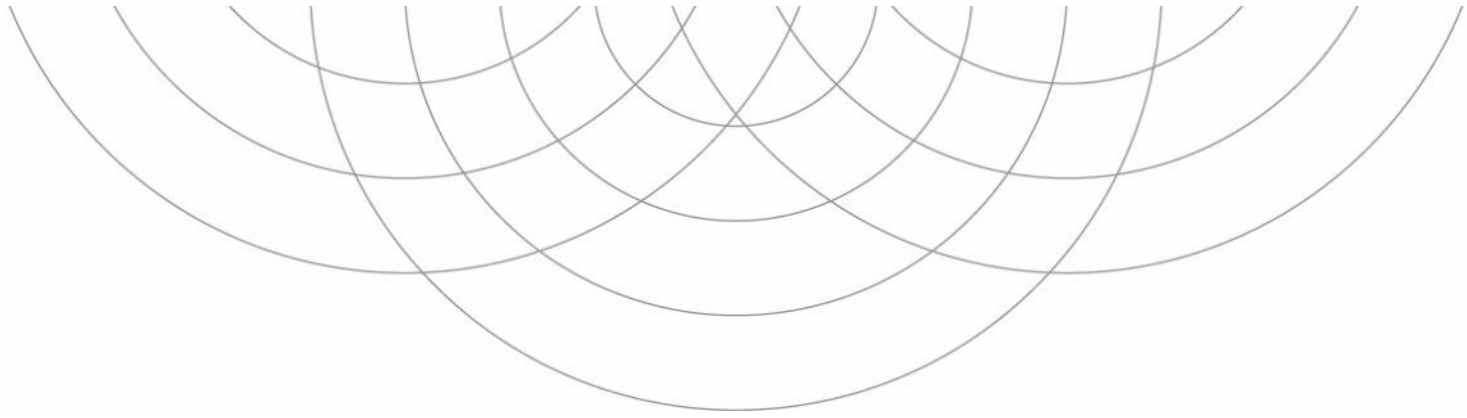
Harwich 10/31
Eastham 10/31
Yarmouth 11/1
Mashpee 11/1

Second Public Presentations

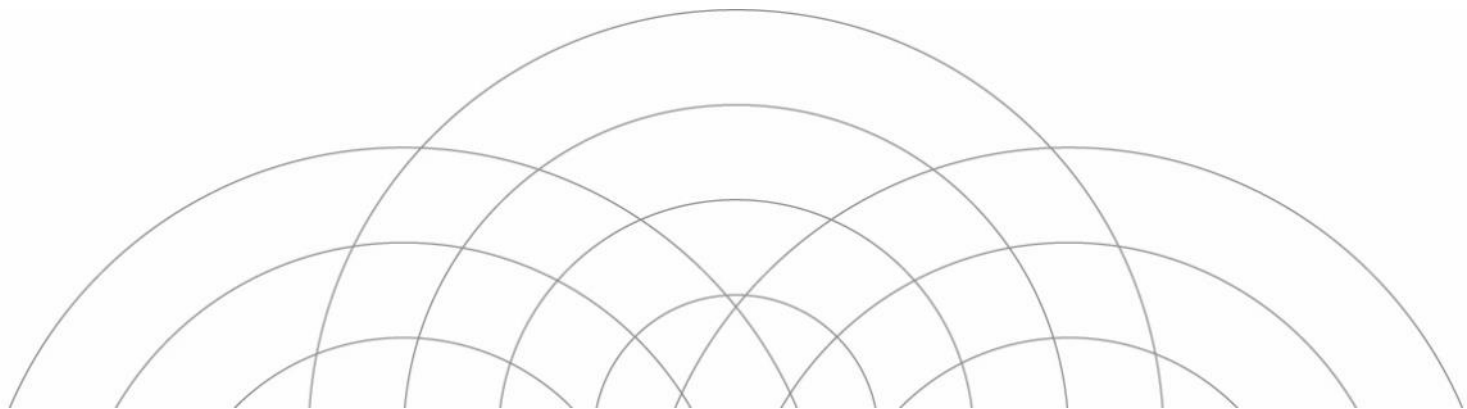
Falmouth 10/23
Orleans/Eastham 11/8



Next Stop... Hyannis



*The Housing Challenge....
on Cape Cod*



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

BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30TH 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).

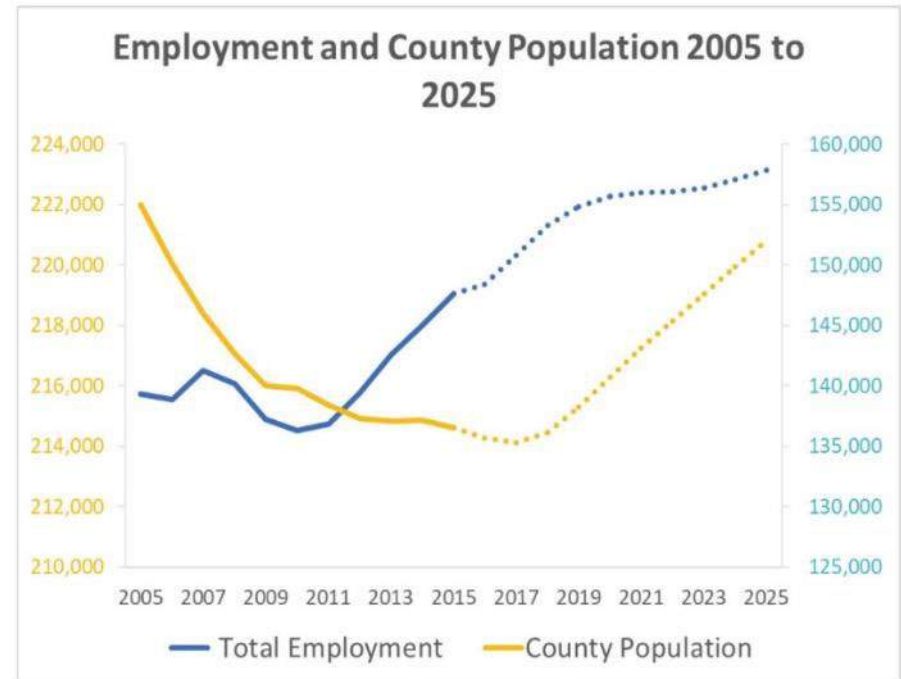
Barnstable County-Estimated Affordable Gap for Owner Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$36,125	\$57,799	\$72,249	\$86,699	
Affordable Price (County Average)	\$125,043	\$212,438	\$271,473	\$330,618	
Estimated Unit Demand	17,379	12,908	8,477	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	
Cumulative Demand	17,379	30,287	38,764	46,622	79,375
Cumulative Supply	3,041	8,363	18,920	31,441	79,375
Cumulative Gap	14,338	21,924	19,844	15,181	
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	
Cumulative Demand	5,232	8,772	10,750	12,396	21,405
Cumulative Supply	2,363	4,332	6,139	8,546	21,405
Cumulative Gap	2,869	4,441	4,611	3,850	

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



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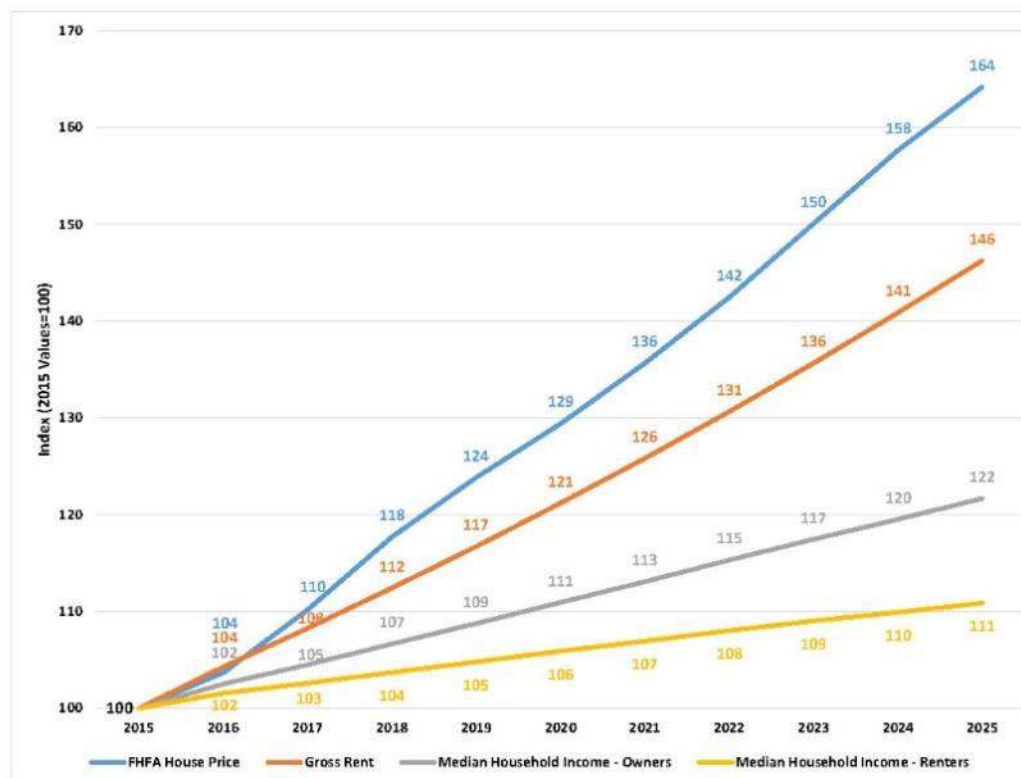
Employment growth is expected to add roughly **6,200 additional residents by 2025.**



Year	Upper Cape	Mid Cape	Lower Cape	Outer Cape
2016	85,703	81,904	34,023	12,646
2020	86,176	83,094	34,217	12,807
2025	87,517	85,325	34,841	13,137

NET POPULATION GROWTH				
Year	Upper Cape	Mid Cape	Lower Cape	Outer Cape
2020	256	1,181	84	151
2025	1,598	3,412	708	481

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



House prices increasing 5.1%/year

Rents increasing 3.9%/year

Owner income increasing 2.0%/year

Renter income increasing 1.0%/year



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!*

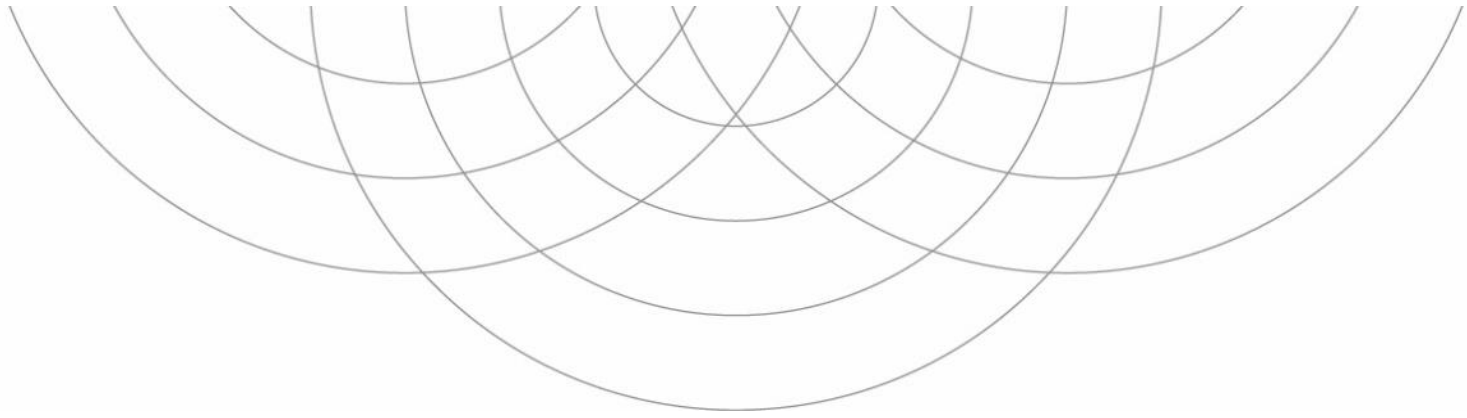
Leaving the Cape very *out of balance* when it comes providing housing options to meet *diverse community needs*



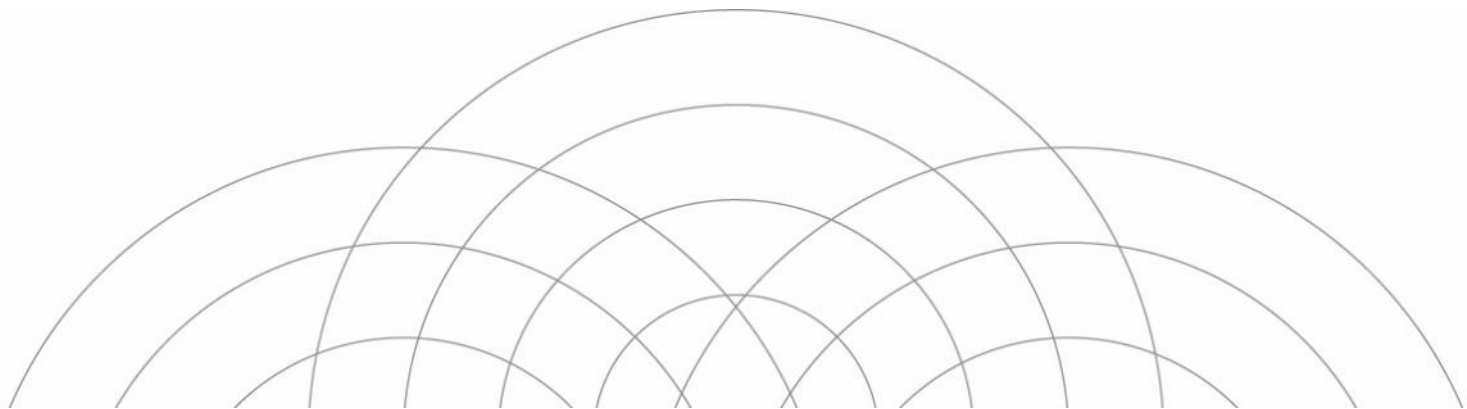
The report concludes with a number of *recommendations* for closing the gap between housing supply and demand, *several of which may be addressed with what we are here to talk about today:*

- *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***

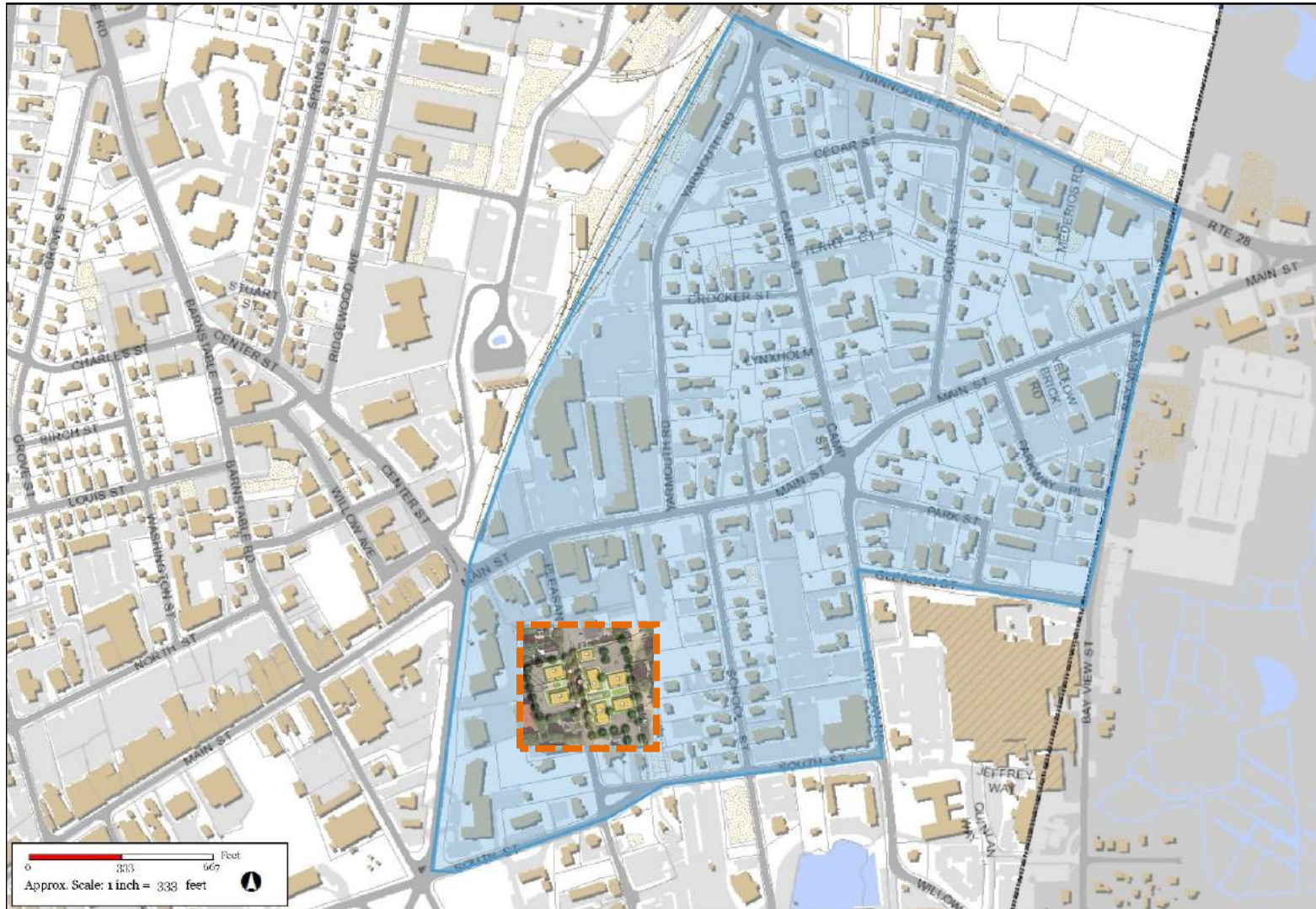




... but what about Hyannis?



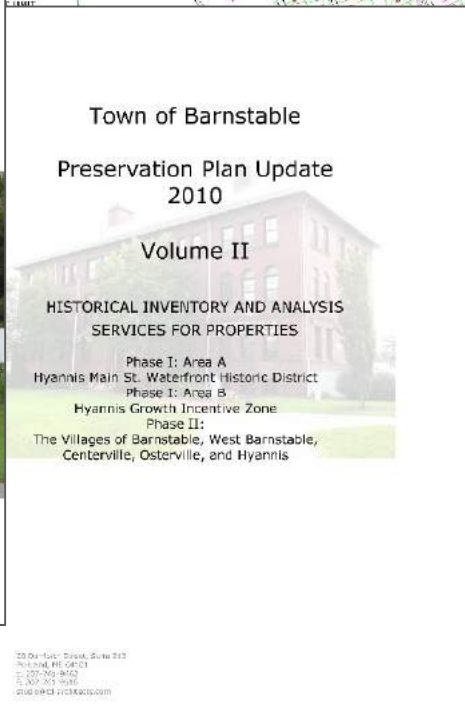
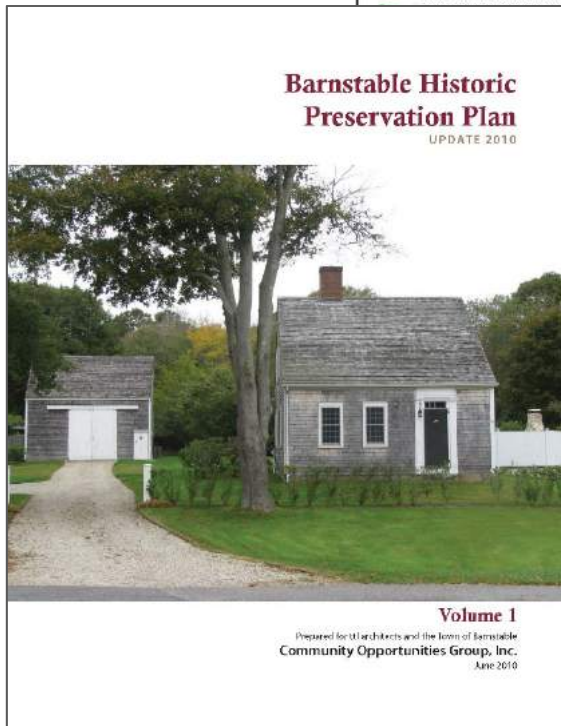
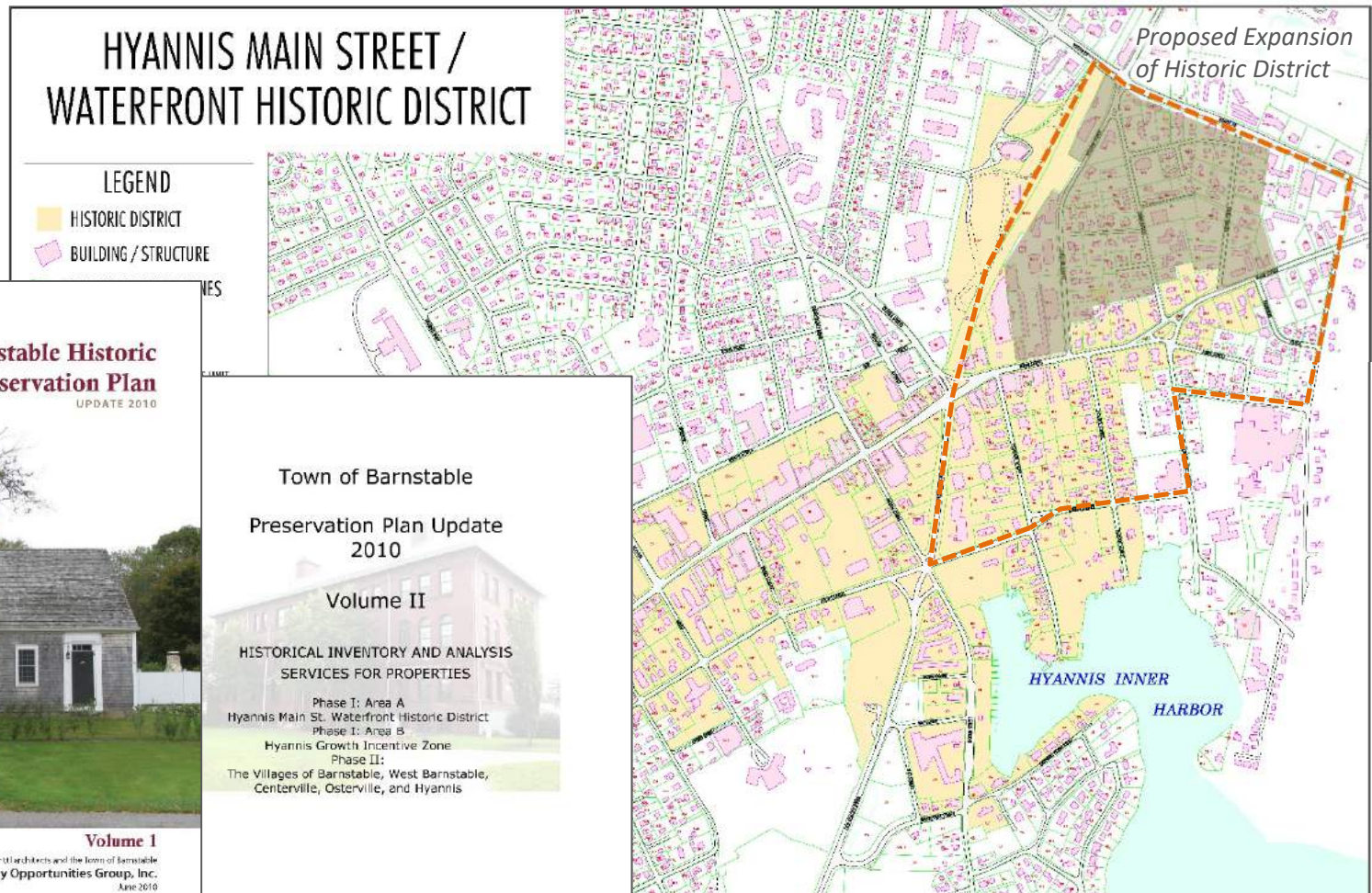
Study Area: *Hyannis East End*



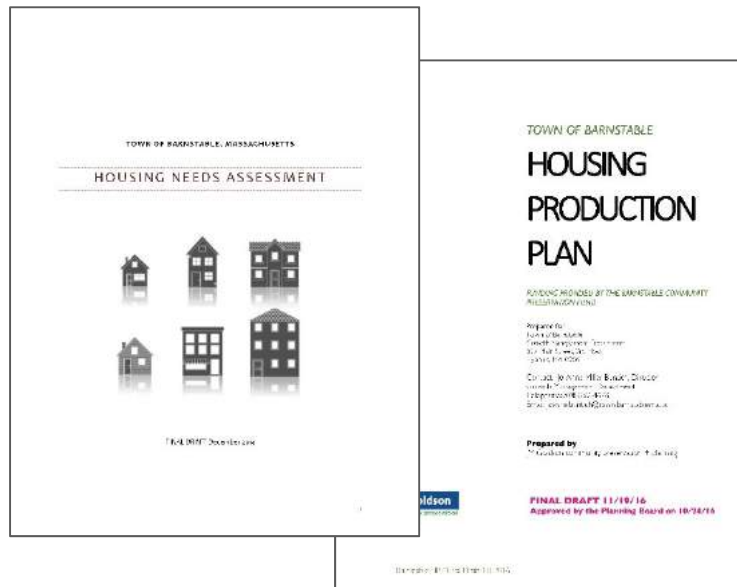
Study Area: *Hyannis East End*



Related Studies: *Historic District Guidelines and Preservation Plan*



Related Studies: *Housing Needs Assessment and Production Plan*



The assessment finds that Barnstable's greatest housing needs are:

1. To reduce the isolation of racial/ethnic minorities and low-income groups through creation of additional affordable housing opportunities in areas outside of Hyannis.
2. To produce more rental housing throughout the community, especially areas outside of Hyannis, particularly units that are affordable to households at or below 50% Area Median Income (AMI) and 30% AMI.¹

In addition, the assessment finds that Barnstable needs more affordable homeownership opportunities for households with up to 120% AMI and more housing choice to provide alternatives to single-family houses. In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services.

Hyannis, on the other hand, has a large share of rental housing and a larger share of Barnstable's affordable rental housing. Based on the needs assessment, Hyannis primarily needs more affordable homeownership housing for households at or below 80% AMI, in addition to some additional market-rate rental housing and more variety of housing options for older adults.

VILLAGE OF HYANNIS

SUMMARY POPULATION CHARACTERISTICS

- Hyannis is four times more densely populated than the Town.
- Hyannis has comparable share of households with children with the Town as a whole but, with 40% of the households with children having single-parents, a significantly greater share than the Town as a whole (29%).
- Overall, residents of Hyannis are younger than residents town wide.
- Hyannis' population is more racially diverse than town wide, the county, and the state. Roughly 75% of Hyannis' population identified race as white, one race. Almost half of the Town's total black/African American population, 43% of the total Asian population, and 42% of total population with Hispanic/Latino origin reside in Hyannis.
- Hyannis population has lower income and greater rates of poverty than town-wide. Roughly 68% of Hyannis' population lived in households with income up to 80% AMI, significantly greater than town wide (48%). Roughly 15% of families are below poverty level in Hyannis (6.6% town wide).

SUMMARY HOUSING CHARACTERISTICS

- Hyannis has far greater share of renter-occupied housing units at 56% of all occupied units than the Town (22%). In fact, close to half (48%) of the Town's total renter-occupied units are located in Hyannis.
- Hyannis had less seasonal units than the Town as a whole – 13% in Hyannis and 21% town-wide.
- Ownership vacancy was very low at 0.2% whereas rental vacancy was 6%, indicating greater need for ownership housing and less pressure on the rental market in Hyannis.
- Overall, Hyannis has a greater share of housing units in multi-unit structures compared to the Town. Only 55% of units are in single-family structures.
- Housing stock in Hyannis is somewhat older than the Town as a whole with about 18% of units built before 1940.
- Values of owner-occupied homes in Hyannis are generally lower than the Town as a whole. Median sales price of \$241,500, which is substantially lower than Barnstable town-wide median sales price of \$335,050 per Multiple Listing Service data.
- An estimated 58% of Hyannis households are housing cost burdened with 57% of owners and 50% of renters. Comparable rates to town wide estimates: Both geographies showing high proportion of cost-burdened households.

Related Studies: GIZ, Gateway Hyannis, TDI Application and Road Improvements

DOWNTOWN HYANNIS GROWTH INCENTIVE ZONE DRAFT BOUNDARY

GIZ 2018 LAND USE ANALYSIS

AMOUNT OF GIZ LAND AREA BY USE

2,000'

FEBRUARY 20, 2018

Parcel data from the Town of Hyannis, MA. MapmyIndia, © OpenStreetMap contributors, Imagery © Mapbox

The information depicted on this map is for planning purposes only. It should not substitute for a professional engineering or architectural drawing.

GATEWAY HYANNIS

Hyannis Harbor Land Use Analysis and Economic Development Strategy

Final Draft: 03 May 2010

MASSDEVELOPMENT

WHO WE ARE | WHO WE HELP | WHAT WE OFFER

WHAT WE OFFER

KEY INITIATIVES

MANUFACTURING

DEFENSE SECTOR ▲

TRANSFORMATIVE DEVELOPMENT INITIATIVE ▼

TDI Districts in Development

TDI Assistance

TDI Fellows

Transformative Development Initiative [TDI]

MassDevelopment's Transformative Development Initiative (TDI) is a place-based development program for Gateway Cities designed to enhance local public-private engagement and community identity; stimulate an improved quality of life for local residents; and spur increased investment and economic activity. Along with new tools in

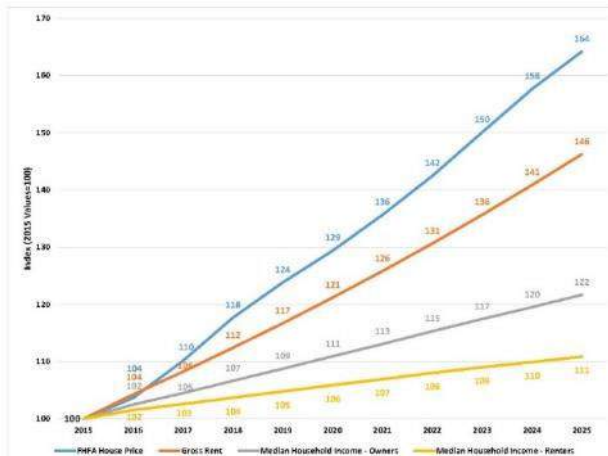
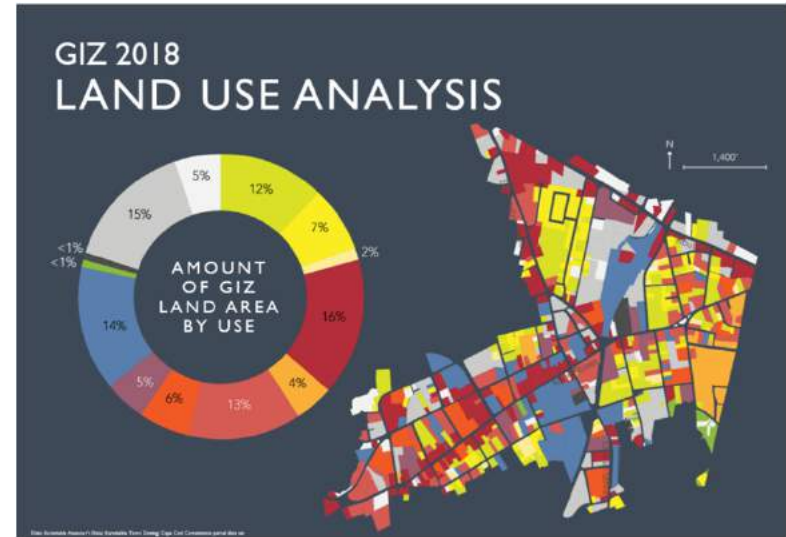
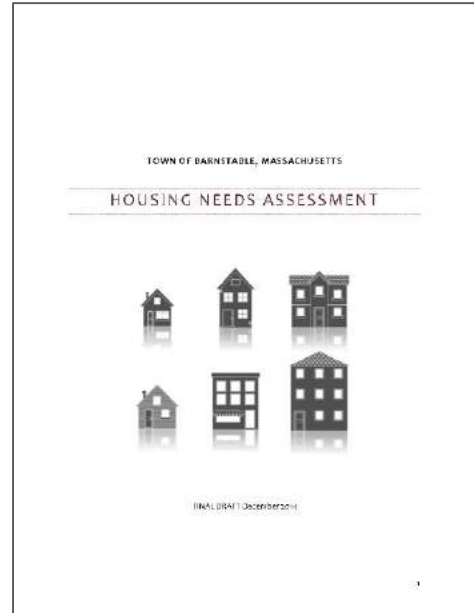
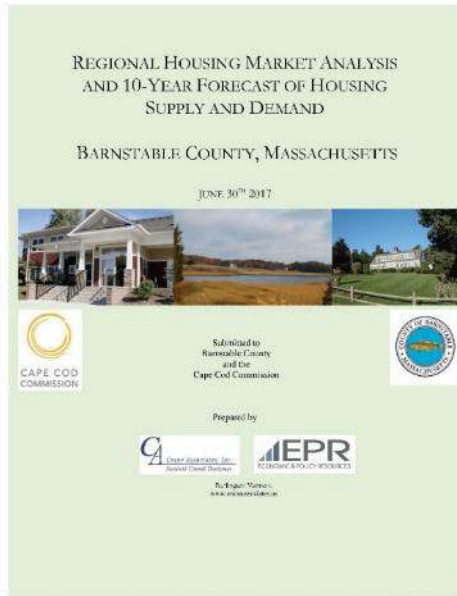
Hyannis East End Roadway Improvements

The Town of Barnstable is proposing roadway, streetscape and intersection in Hyannis' East End. The project scope includes the following areas:

- Hyannis Main Street from Center Street to the Yarmouth town line. Intersections within the corridor will be evaluated, including the intersections of Main & Center Streets and Main St/Lewis Bay Road
- Old Colony Boulevard between Main Street and South Street
- The intersection of South Street/Old Colony/Ocean Street

PROJECT LIMIT

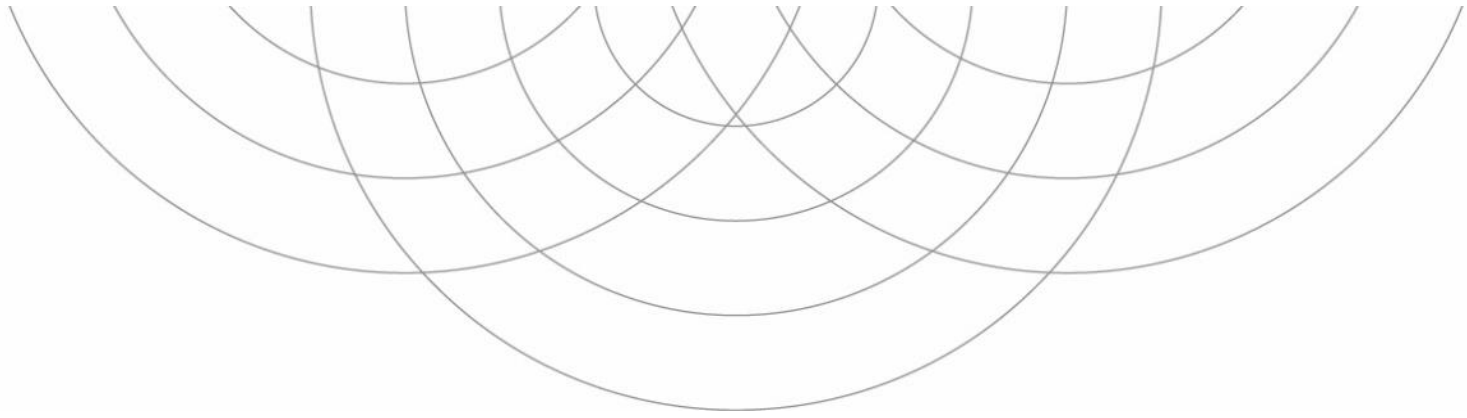
So what is all of this beginning to suggest?



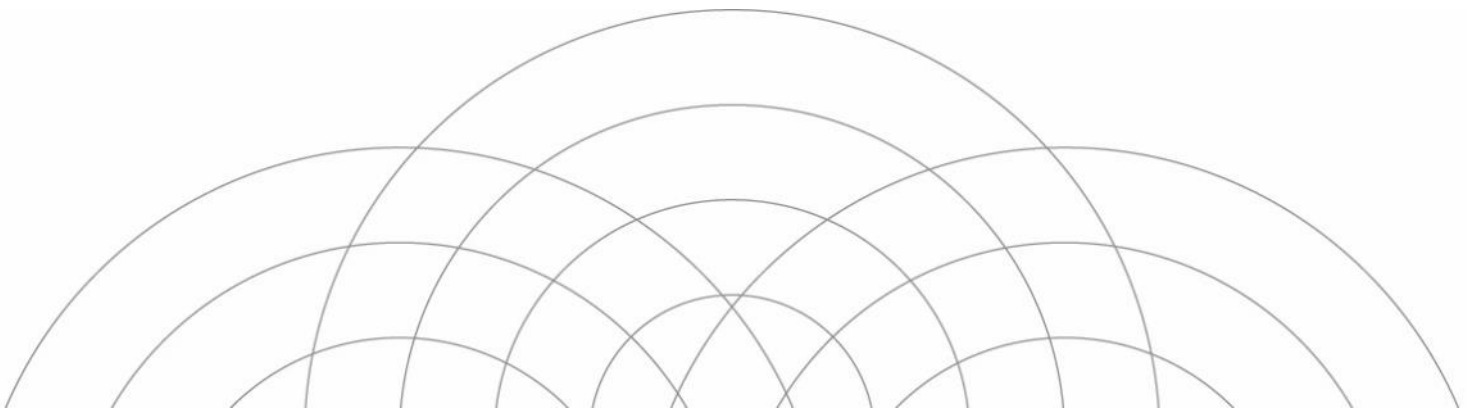
So what is all of this beginning to suggest?

- *The East End of Hyannis is ripe for **redevelopment**.*
- *This should include a range of new housing types that provide **choices** for a variety of lifestyles, with an **emphasis on affordable ownership options**.*
- *Steps should be taken to assure the **character** of this new housing respects and enhances the existing character of the community.*





Can we find options for moderate density that feel “right” for the East End of Hyannis?



What is density?

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?



Which one has a higher density?



Manor House

West Falmouth Highway, Falmouth

5 units on 0.5 acres =

10 du/ac

Typical Single Family Home

Cape Cod

1 unit on 0.25 - 0.5 acre =

2 - 4 du/ac



Which one has a higher density?



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Which one has a higher density?



57 School Street

School Street, Hyannis

*4 units on 0.22 acres =
18 du/ac*



Mansion Apartments

West Falmouth Highway, Falmouth

*5 units on 0.5 acres =
10 du/ac*



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Which one has a higher density?



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Which one has a higher density?



Cedar Village Condominiums

Cedar Street, Hyannis

*15 units on 0.89 acres =
17 du/ac*

57 School Street

School Street, Hyannis

*4 units on 0.22 acres =
18 du/ac*



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Which one has a higher density?



Which one has a higher density?



63 Pleasant Street

Pleasant Street, Hyannis

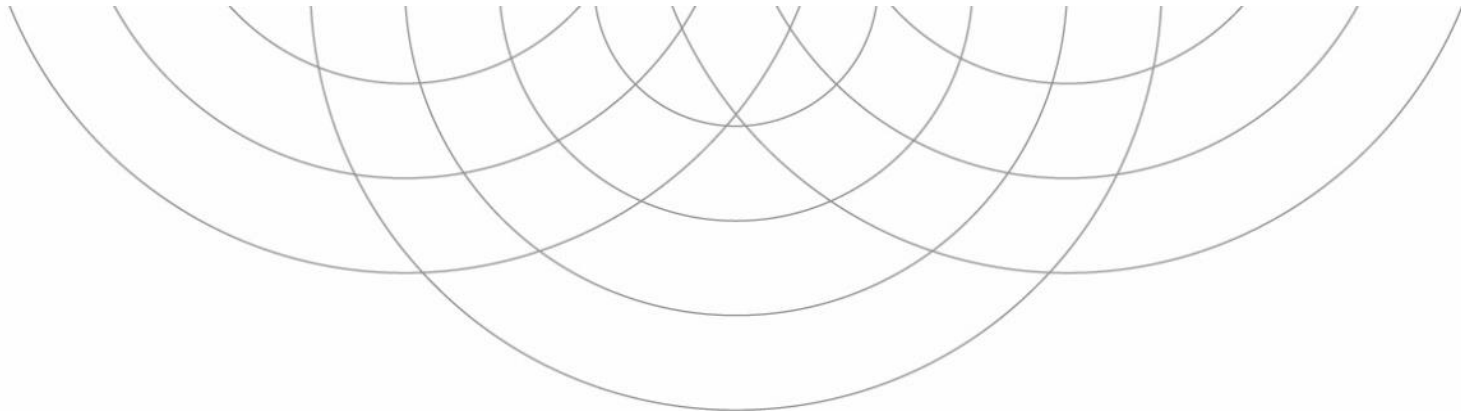
*7 units on 0.27 acres =
26 du/ac*

57 School Street

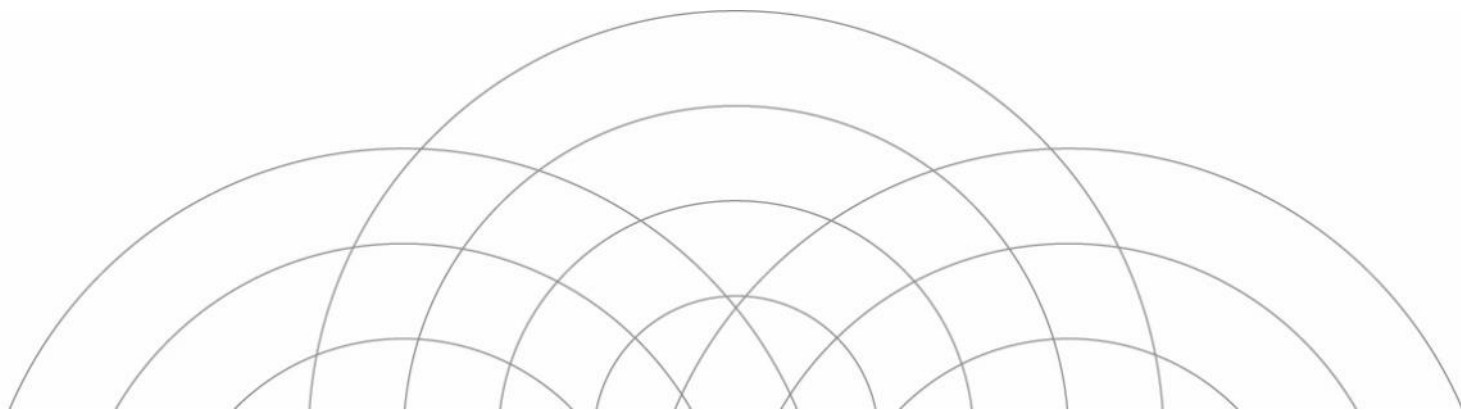
School Street, Hyannis

*4 units on 0.22 acres =
18 du/ac*

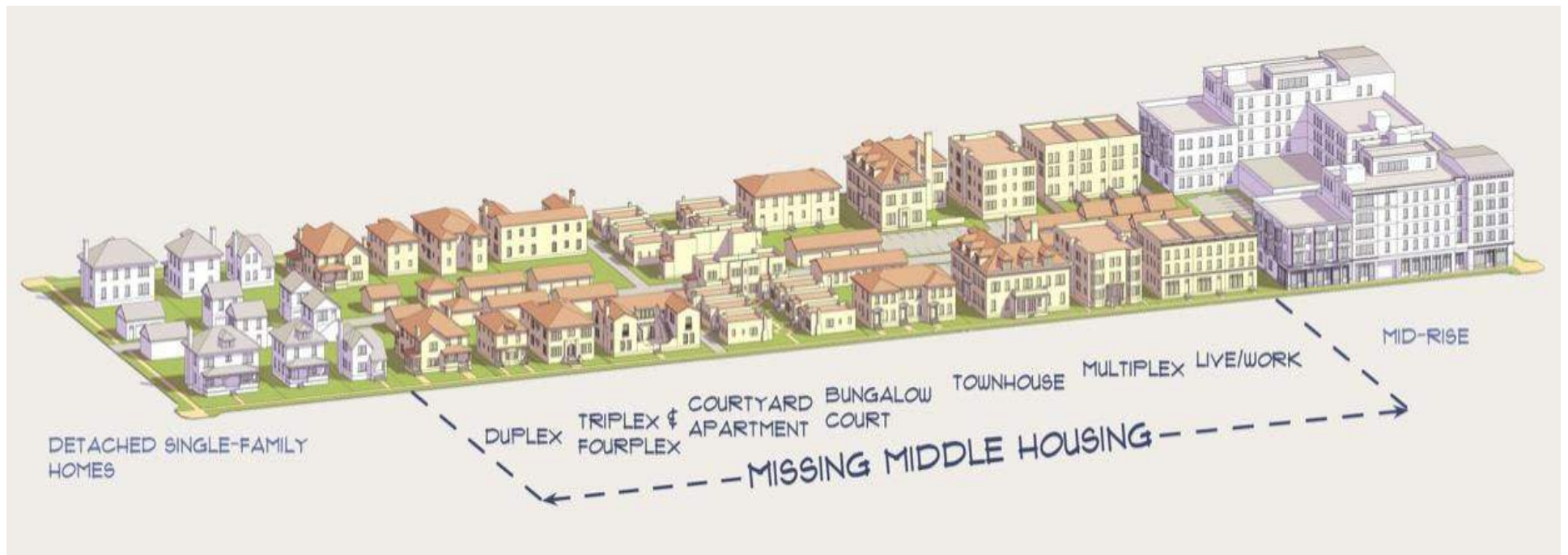




What are some creative approaches to moderate/transitional density?



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”.



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc. 

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.

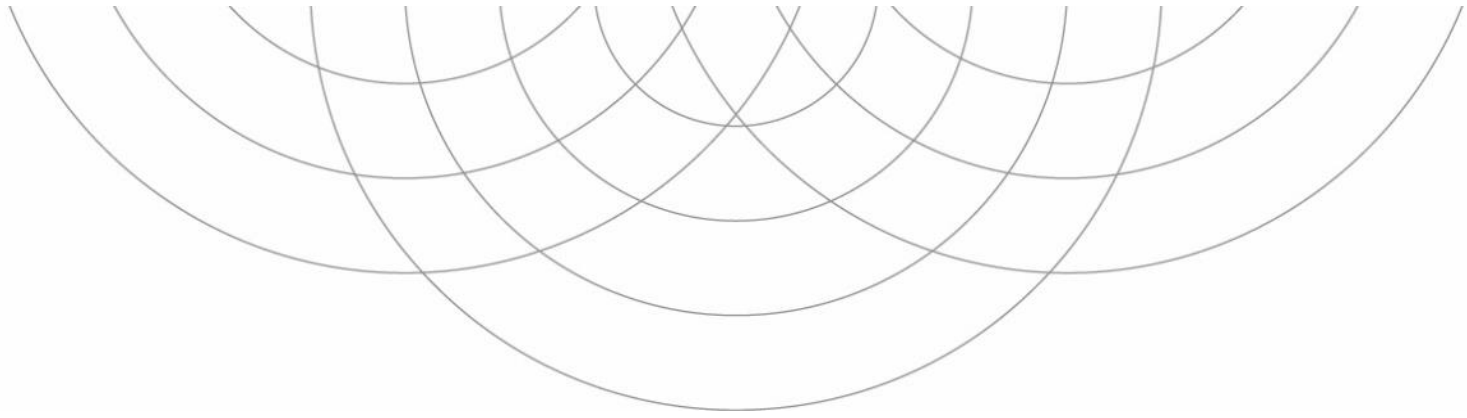


So why is there a renewed interest now?

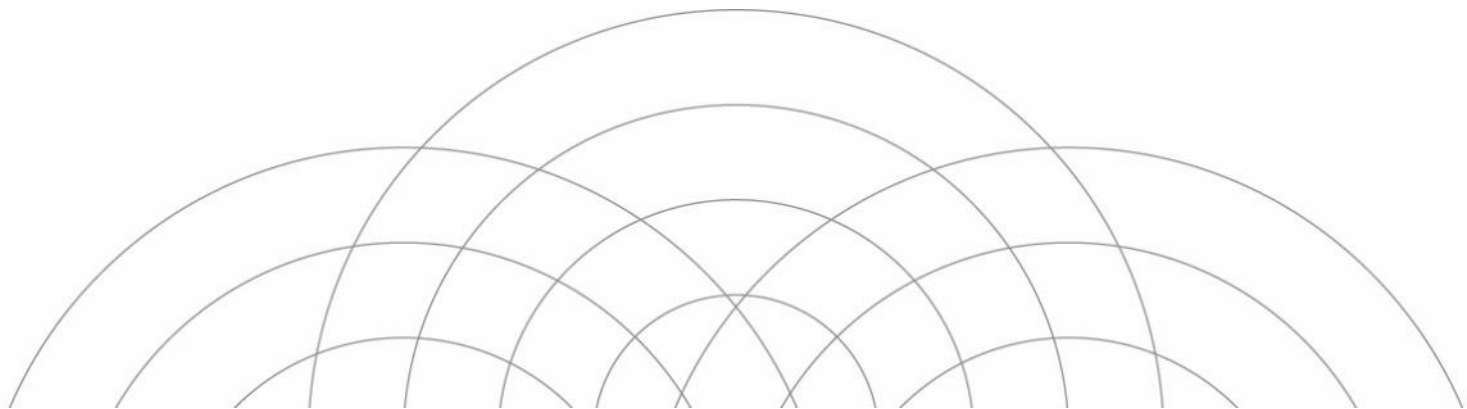
- Empty nesters and young professionals looking for options in *historic cores*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

All of which the *Missing Middle* can help address

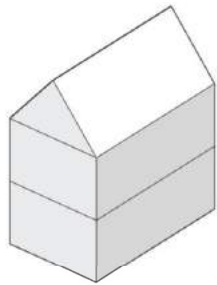




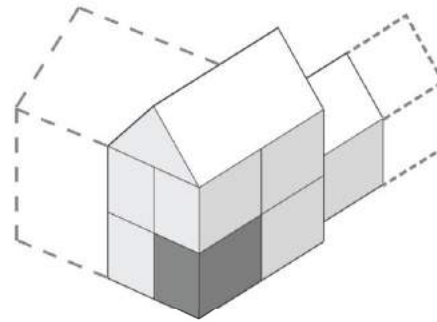
Missing Middle Building Types



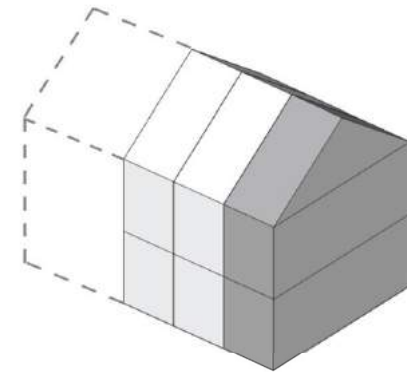
What do we mean by “*building types*”?
Basically a means of categorizing units of a similar scale,
arrangement, and disposition.



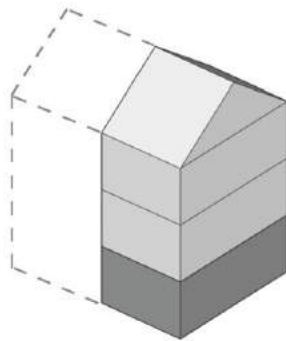
*Accessory Dwelling Unit**



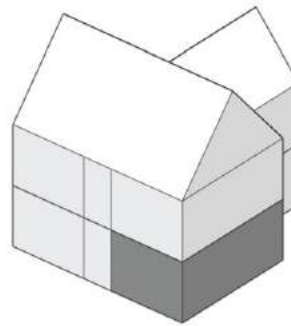
*Micro-Units**



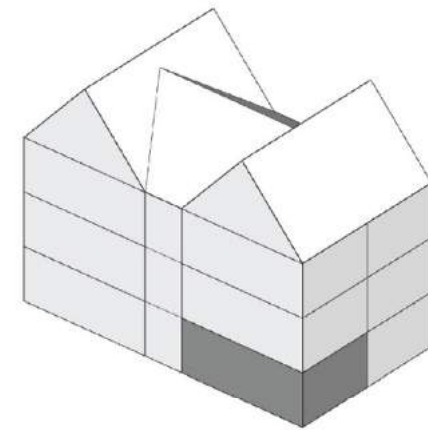
Townhouse



Double Decker



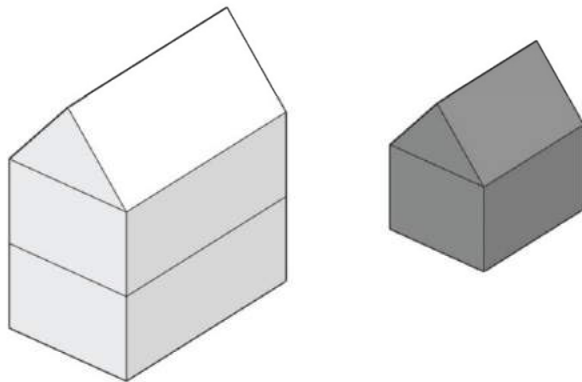
*Manor House**



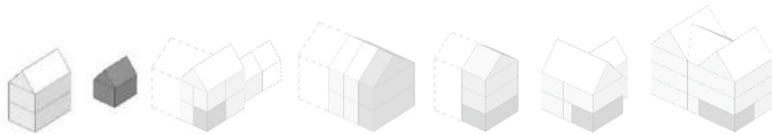
Walk-ups



Accessory Dwelling Units: Secondary Unit on Shared Lot



- *Typically 1 or 2 stories*
- *Secondary unit on the same lot as a primary structure/home*
- *Also known as carriage houses, granny flats, in-law suites, garden cottages...*
- *Doubles the density of the lot*



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Accessory Dwelling Units: Secondary Unit on Shared Lot

34 Camp Street

Camp Street, Hyannis

3 units on 0.42 acres =
7 du/ac (10 du/ac if 4 units)



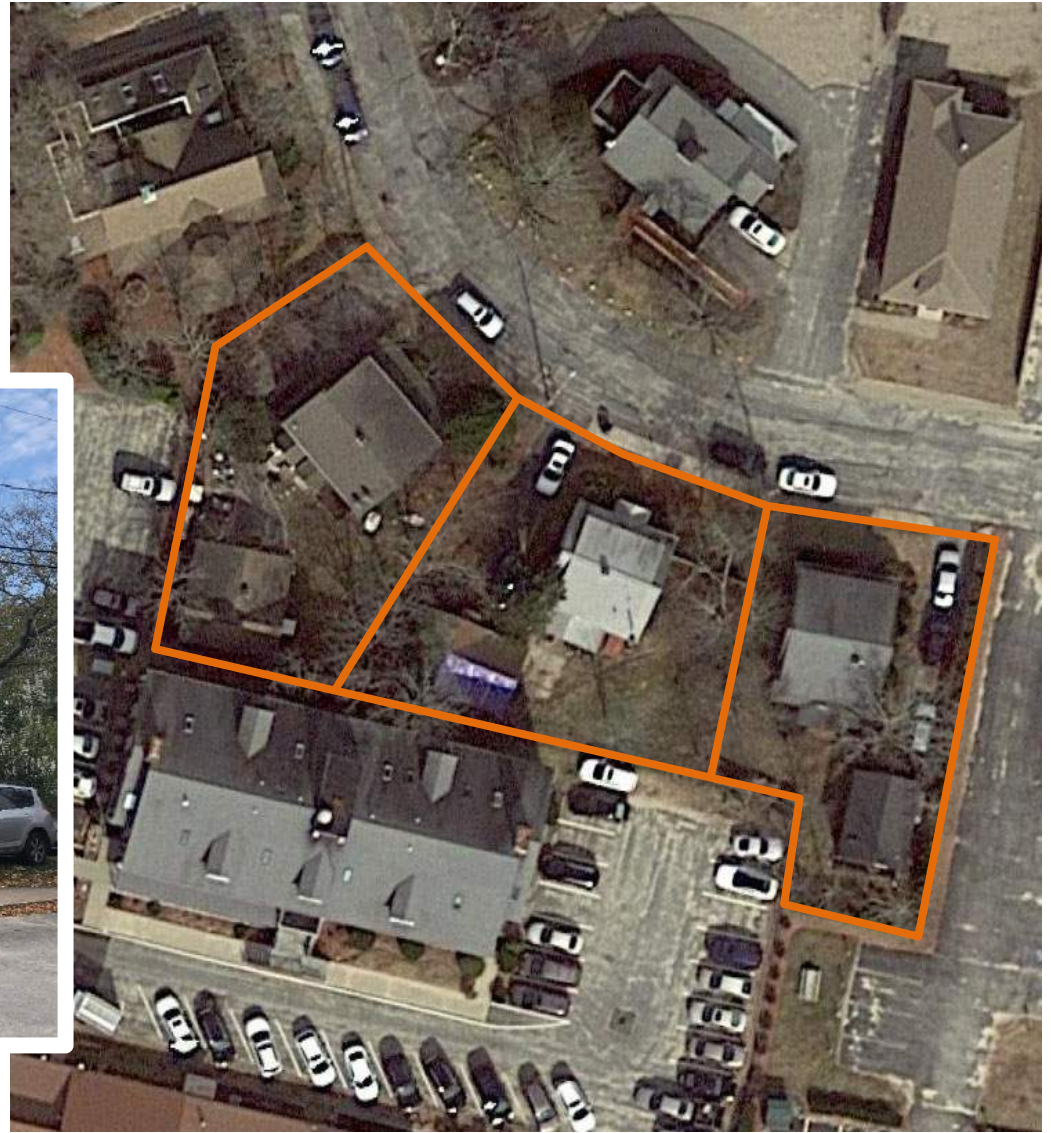
UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Accessory Dwelling Units: Secondary Unit on Shared Lot

41, 47 & 53 Parkway Place

Parkway Place, Hyannis

*6 units (2 each) on 0.43 acres (0.16, 0.15, 0.12) =
12-16 du/ac*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Accessory Dwelling Units: Secondary Unit on Shared Lot



Hyannis, MA



Harwich, MA



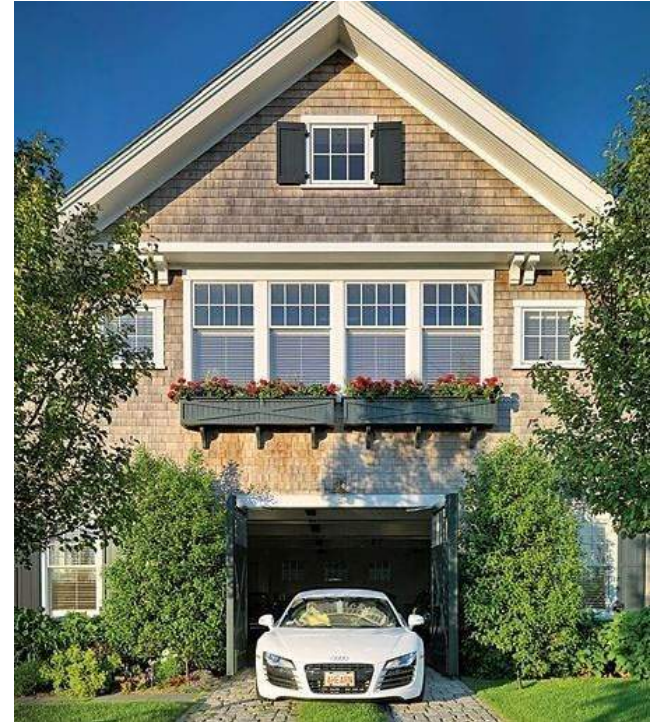
Hyannis, MA



Kennedy Cottage, Hyannis Port, MA



Accessory Dwelling Units: Secondary Unit on Shared Lot



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

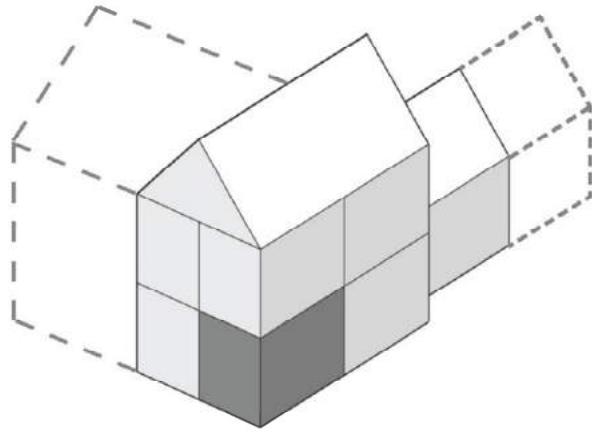
Accessory Dwelling Units: Secondary Unit on Shared Lot



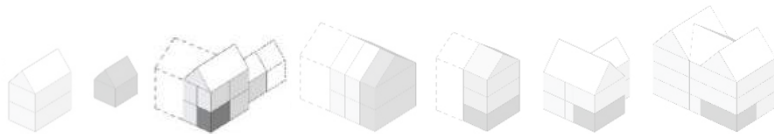
Which image feels more appropriate here?



Micro Units: Building composed of single room/studio units



- *Typically 1 or 2 stories*
- *Series of connected studio apartments or “single room” occupancies (SRO’s)*
- *Can include individual or shared entries*
- *Individual units from 200 – 400sf*
- *18 – 26 dwelling units per acre*



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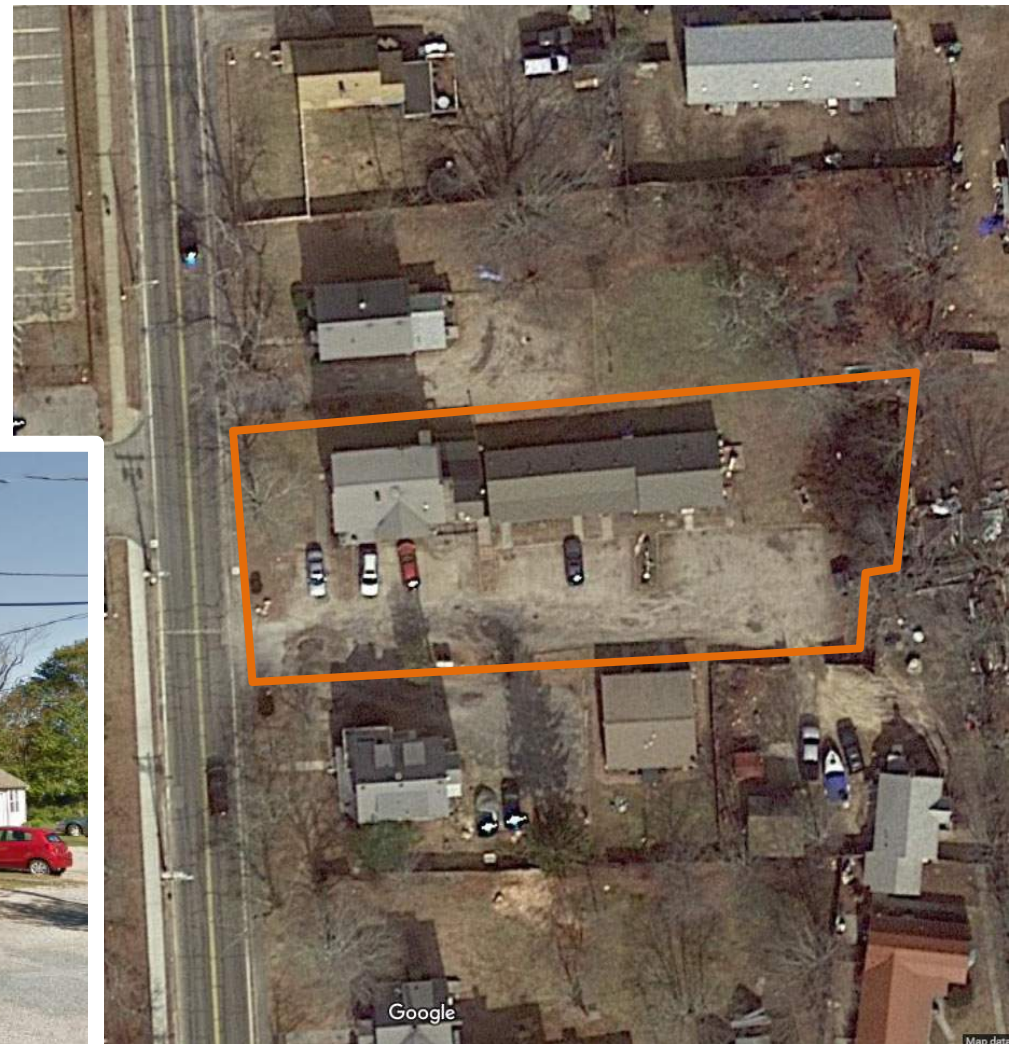
Micro Units: Building composed of single room/studio units

44 Yarmouth Road

Yarmouth Road, Hyannis

7 units on 0.37 acres =

19 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

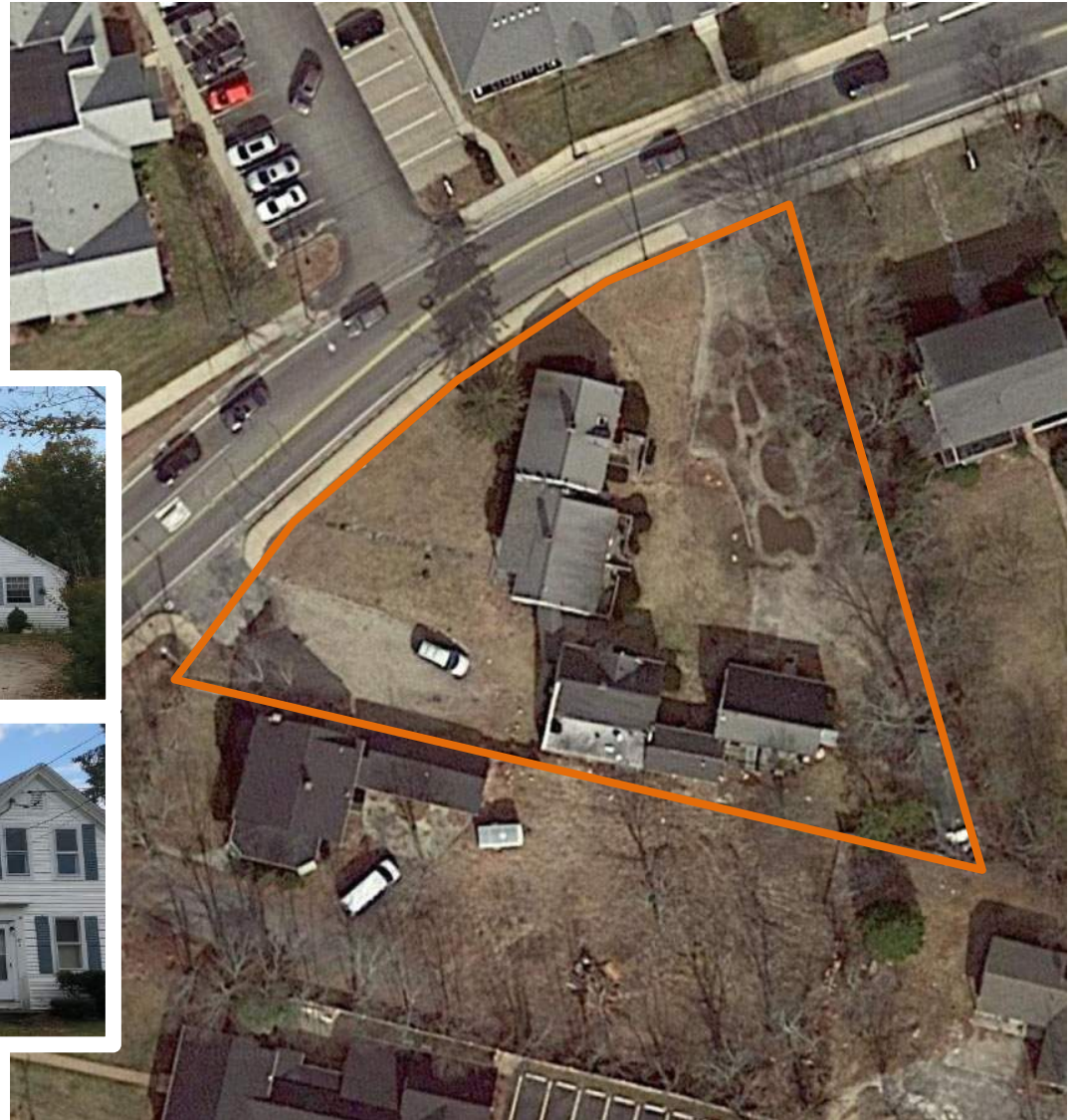
Micro Units: Building composed of single room/studio units

97 Main Street

Main Street, Hyannis

11 units on 0.56 acres =

20 du/ac



Micro Units: Building composed of single room/studio units

63 Pleasant Street

Pleasant Street, Hyannis

7 units on 0.27 acres =

26 du/ac



Micro Units: Building composed of single room/studio units



Hyannis, MA



Hyannis, MA



Hyannis, MA



Hyannis, MA



Hyannis, MA



Hyannis, MA

Micro Units: Building composed of single room/studio units



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Micro Units: Building composed of single room/studio units

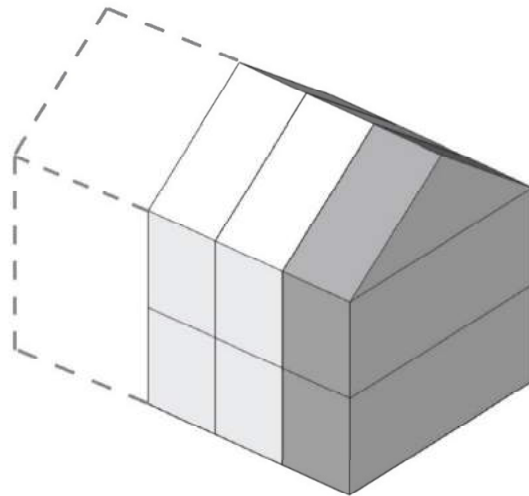


Which image feels more appropriate here?

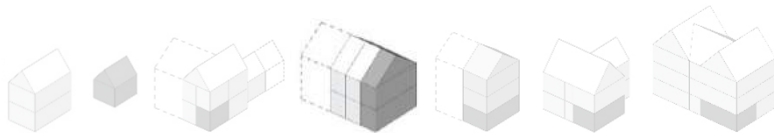


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Townhouses: Single family attached units



- *Typically 1.5 – 2 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*
- *10 – 15 dwelling units per acre*



Townhouses: Single family attached units

Triplex

School Street, Hyannis

3 units on 0.3 acres =

10 du/ac



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Townhouses: Single family attached units

Cedar Village Condominiums

Cedar Street, Hyannis

15 units on 0.89 acres =

17 du/ac



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Townhouses: Single family attached units



Providence, RI



Sandywoods Farm, RI



Falmouth, MA



Wellesley, MA



Providence, RI



Townhouses: Single family attached units



Which image feels more appropriate here?

Townhouses: Single family attached units

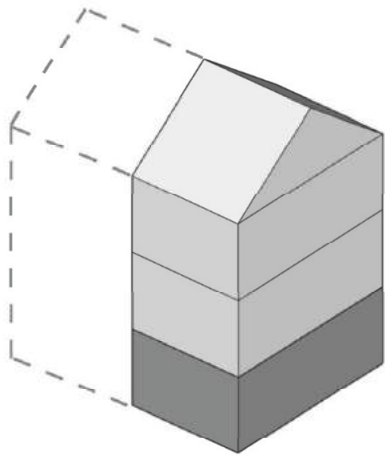


Which image feels more appropriate here?

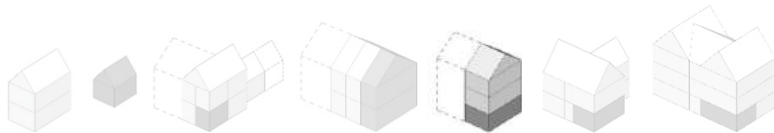


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Double Decker: Stacked Duplex



- *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*



Double Decker: Stacked Duplex

Stacked Flats

Glenwood Ave & Chancery Lane, Falmouth

8 units on 0.4 acres =

20 du/ac (15 du/ac if 6 units)



Double Decker: Stacked Duplex



Providence, RI



Provincetown, MA



Providence, RI



Provincetown, MA



Providence, RI



Provincetown, MA



Double Decker: Stacked Duplex



Which image feels more appropriate here?

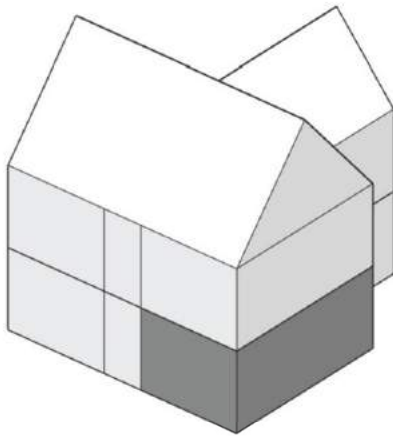


Double Decker: Stacked Duplex

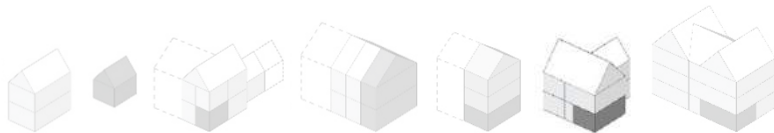


Which image feels more appropriate here?

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

57 School Street

School Street, Hyannis

4 units on 0.22 acres =

18 du/ac



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

Manor House

West Falmouth Highway, Falmouth

5 units on 0.5 acres =

10 du/ac



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



Hyannis, MA



Providence, RI



West Falmouth, MA



Bourne, MA



Tiverton, RI



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



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

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

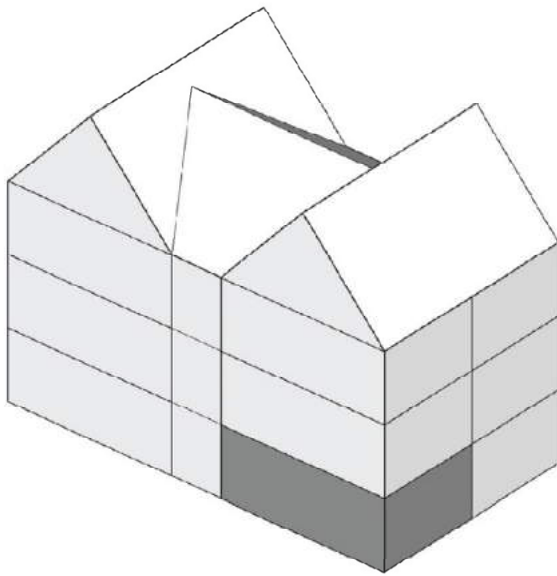


Which image feels more appropriate here?

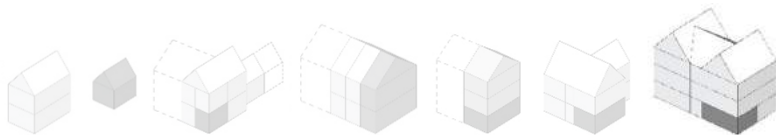


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Walk-ups: Small scale multifamily, typically with shared circulation



- *Typically 2 – 3 stories*
- *Typically 4 – 12 units per building*
- *Series of flats with shared circulation*
- *May be a stand-alone building or combined*
- *15 – 25 dwelling units per acre*



Walk-ups: Small scale multifamily, typically with shared circulation

Harbor House

South Street, Hyannis

11 units on 0.49 acres =

22 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Walk-ups: Small scale multifamily, typically with shared circulation

Sixty-Seven Sea Street

Sea Street, Hyannis

78 units on 3.51 acres =

22 du/ac



Walk-ups: Small scale multifamily, typically with shared circulation



Harwich Port, MA



Provincetown, MA



Bristol, RI



Providence, RI



Walk-ups: Small scale multifamily, typically with shared circulation



Which image feels more appropriate here?



UNION STUDIO
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Walk-ups: Small scale multifamily, typically with shared circulation

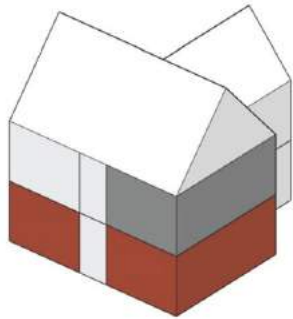


Which image feels more appropriate here?

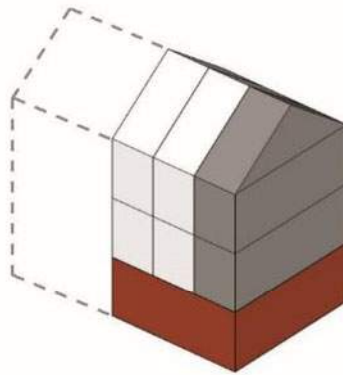


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

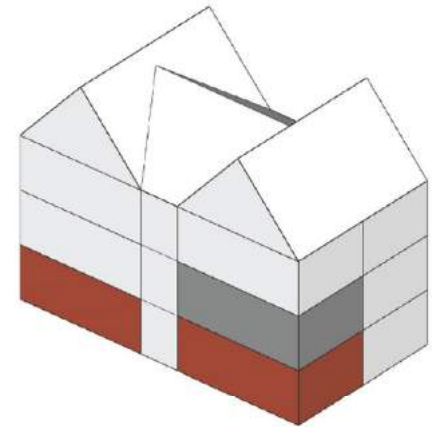
Mixed-Use: Variations that include commercial on first floor



*Manor House with
Commercial*



*Townhouses
over Commercial*



*Walk-ups with
Commercial*

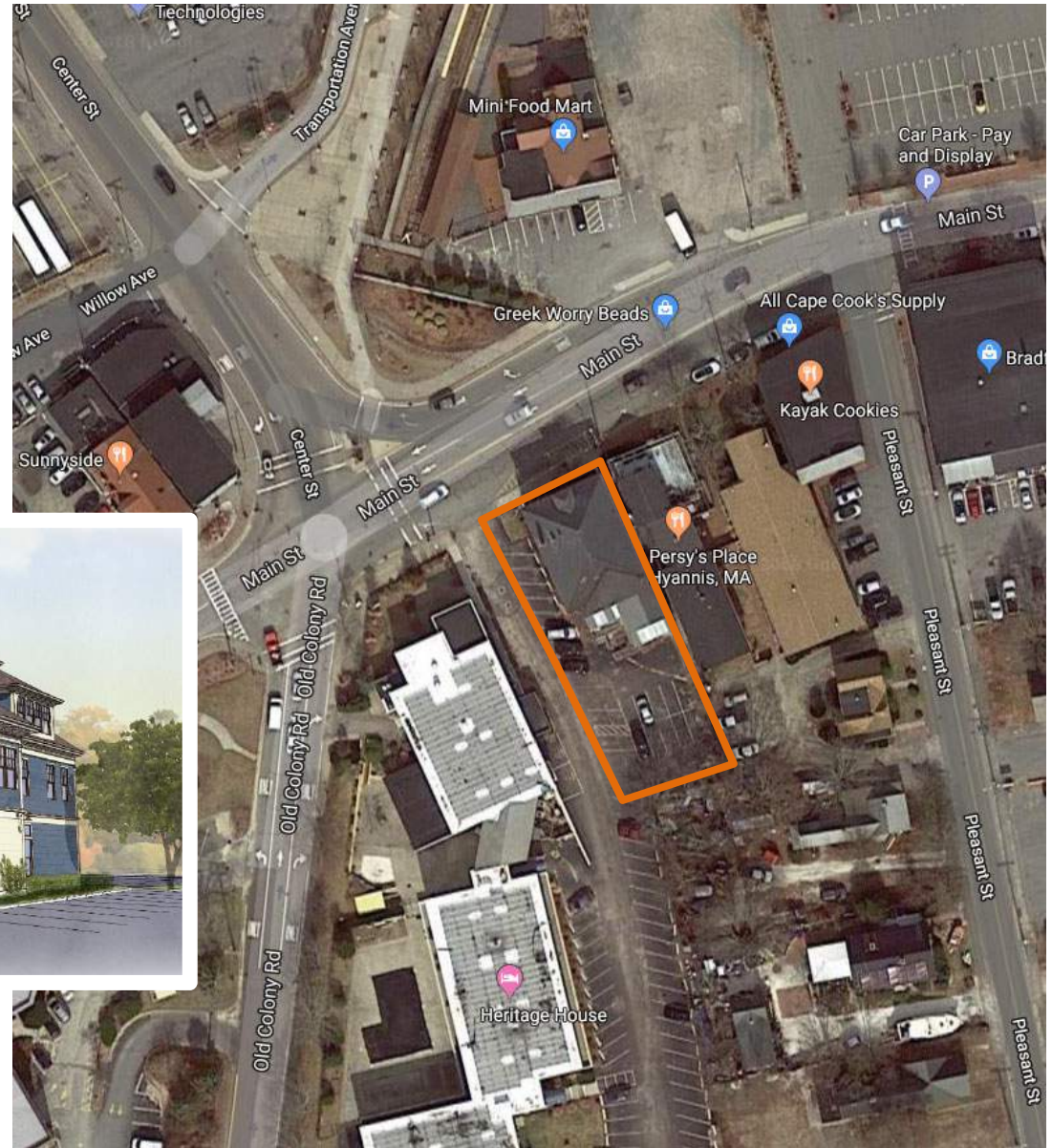
Mixed-Use: Variations that include commercial on first floor

255 Main Street

Main Street, Hyannis

Plans to renovate into
10 units (plus ground floor commercial)
on 0.28 acres =

28 du/ac

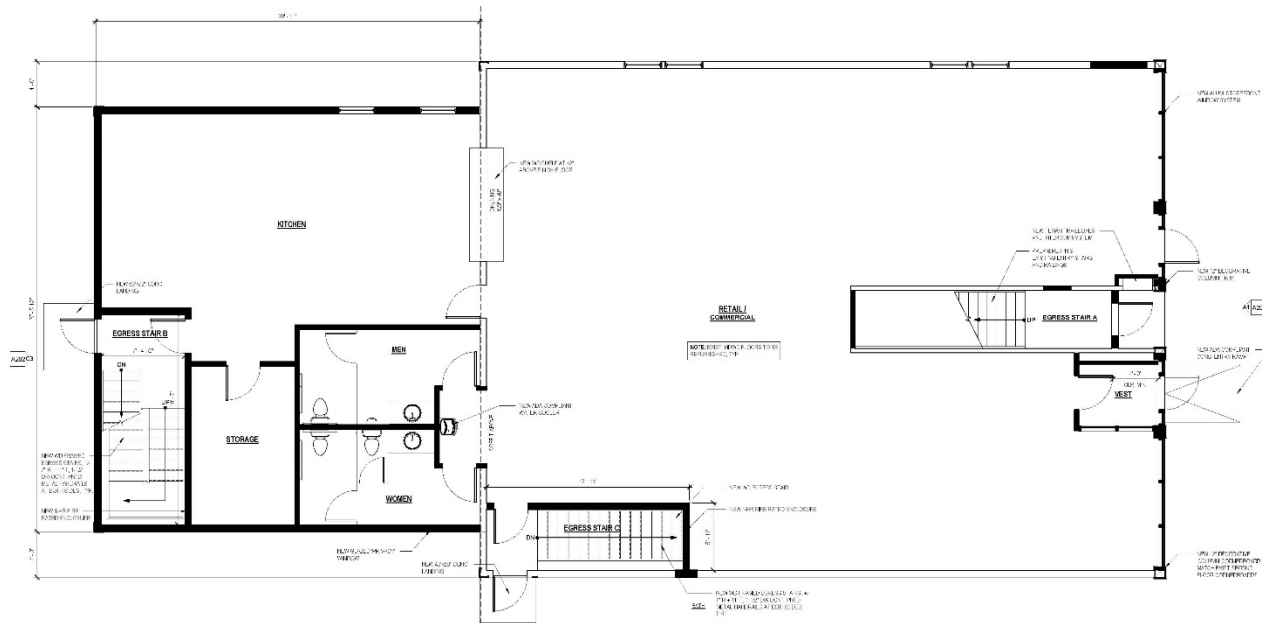


Mixed-Use: Variations that include commercial on first floor
255 Main Street



Mixed-Use: Variations that include commercial on first floor

255 Main Street



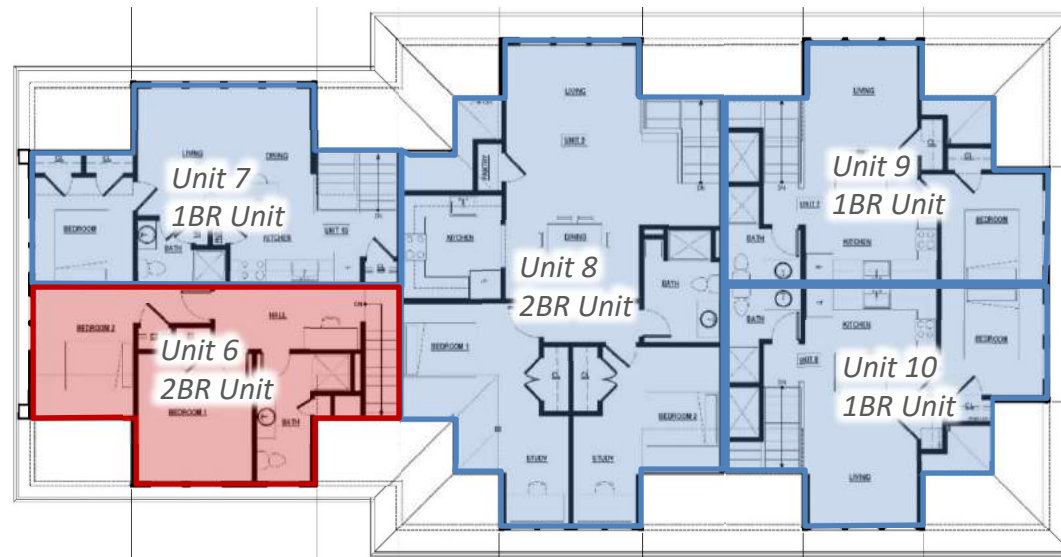
FIRST FLOOR PLAN



Mixed-Use: Variations that include commercial on first floor
255 Main Street

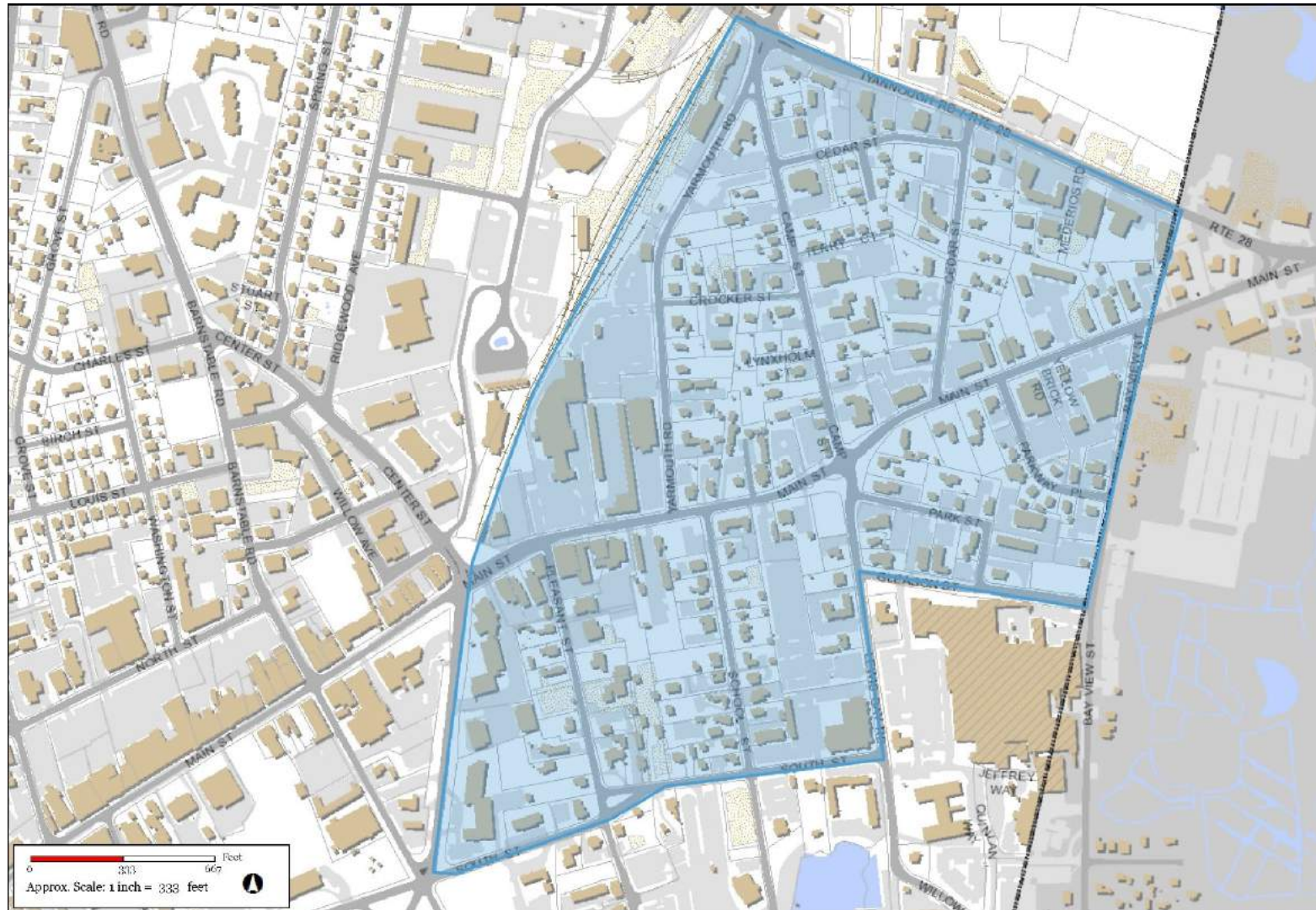


SECOND FLOOR PLAN



THIRD FLOOR PLAN

Which brings us to the ultimate question: when thinking about how best to incorporate moderate forms of density in the East End of Hyannis...



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



Accessory Dwelling Unit



Micro Units



Townhouse



Double Decker



Manor House



Walk-ups



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ARCHITECTURE & COMMUNITY DESIGN

Next Steps

Hyannis Study Area



Visual Preference Survey

www.capecodcommission.org/survey

Second Public Presentation

February 11th, 2019

Form-based Code Model



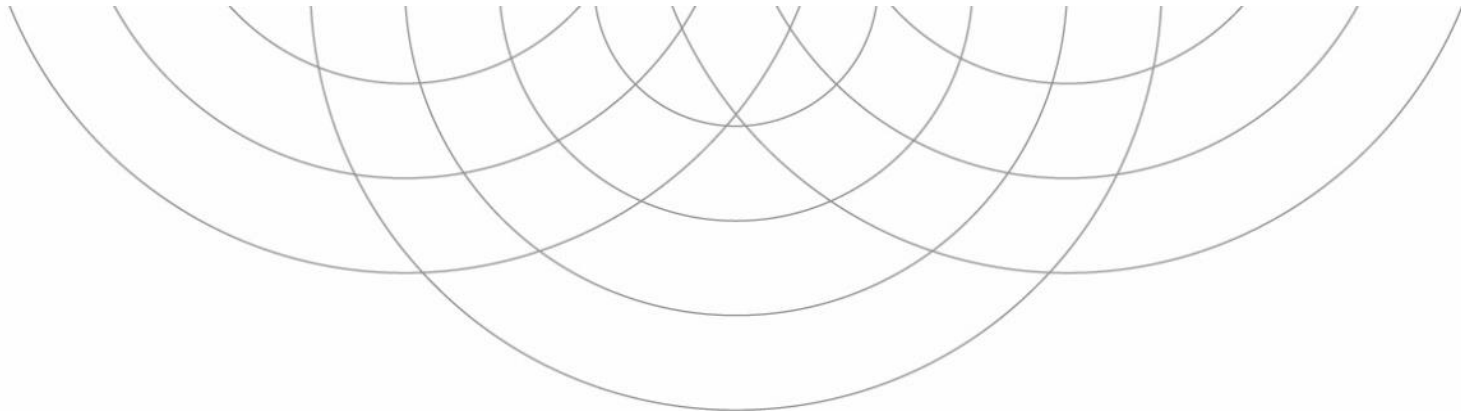
Developers' Roundtable



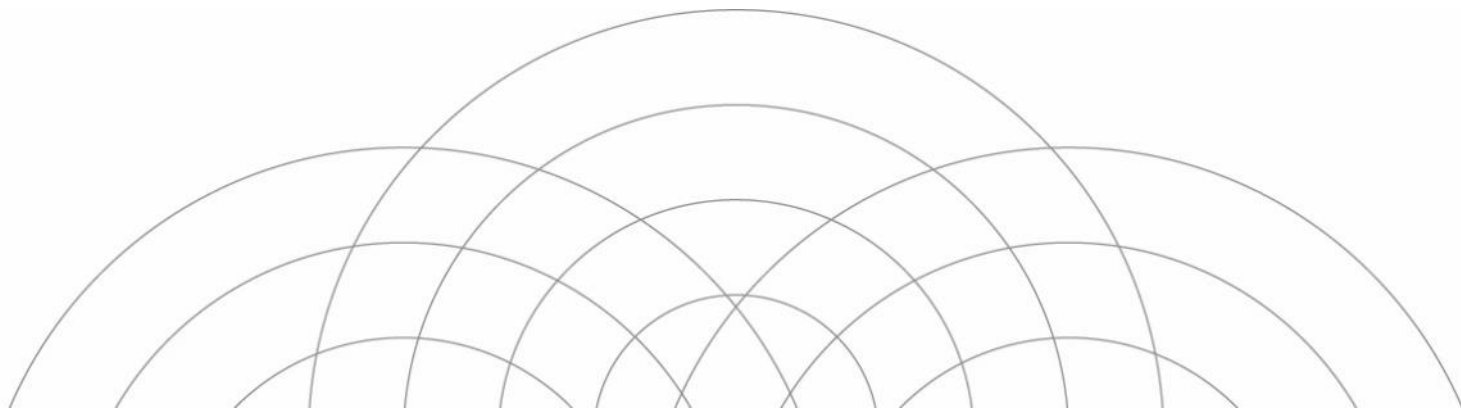
Pro Forma and Envision Tomorrow



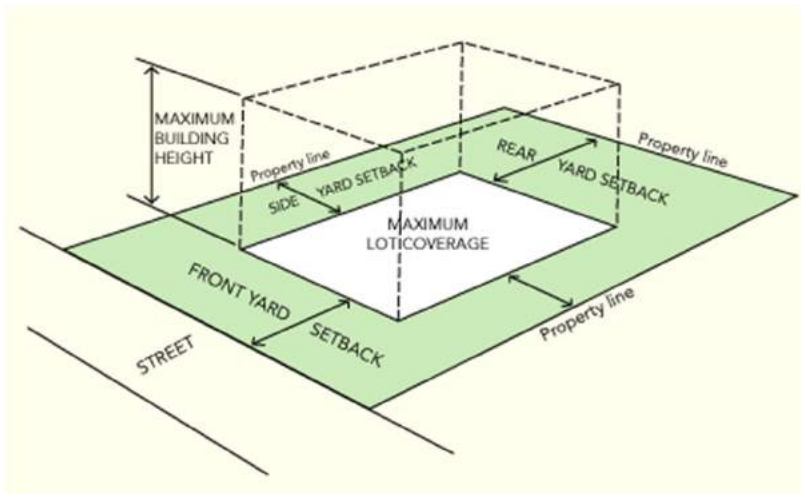
www.capecodcommission.org/crbd



*Form Based Regulations
to deliver community character*



Form based regulations vs purely metric based regulation



ARTICLE 3. APPLICATION OF DISTRICT REGULATIONS

<http://library2.munloads.com/nhico/DocView/11043/1/711/214>

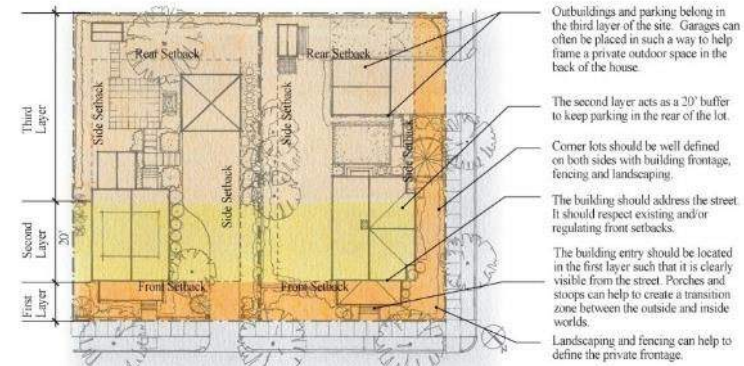
Use	Minimum Lot Size		Building Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Frontage		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	200,000	300	5 percent	35	25	50	40	40	50	20	20
Other permitted uses	200,000	300	5 percent	35	25	50	40	40	50	40	50

RR-80 Zoning District

TABLE INSET:

Use	Minimum Lot Size		Building Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Frontage		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	80,000	200	20 percent	35	25	40	40	30	40	20	20
Multifamily dwelling	200,000	300	25 percent	35	25	100	100	100	100	50	50
School, college, religious institution	10 acres	300	25 percent	45	40	100	100	100	100	50	50
Other governmental	200,000	200	25 percent	45	40	50	40	40	50	40	50

THE LOT & THE BLOCK



3.1 The three layers signify the proper zones for the location of the entry, the building, parking and any outbuildings.



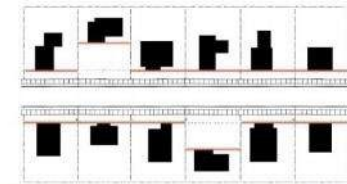
3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



3.3 A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side setbacks.

AVOID

3.4 It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.



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

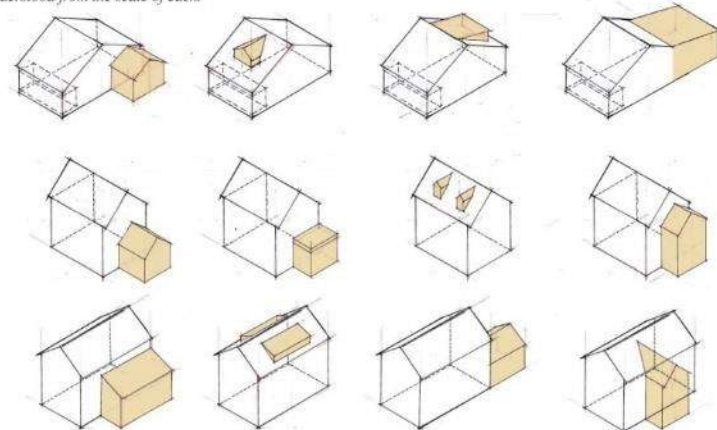
Total number of dwelling units	11.3% (19)	26.2% (44)	31.5% (53)	31.0% (52)	2.82	168
Population growth on an Island that has finite borders	8.3% (14)	20.2% (34)	20.8% (35)	50.6% (85)	3.14	168
Water use restrictions	8.9% (15)	18.5% (31)	32.7% (55)	39.9% (67)	3.04	168
Creation of new public/civic space	14.9% (25)	29.2% (49)	34.5% (58)	21.4% (36)	2.63	168
<i>answered question</i>						168
<i>skipped question</i>						55

11. Wild card...tell us anything else you think we need to know to help Jamestown.		Response Count
		126
<i>answered question</i>		126
<i>skipped question</i>		97

12. Tell us your residential status in Jamestown. (check the one that MOST applies.)			
		Response Percent	Response Count
Year-round resident for more than 10 years		71.3%	117
Year-round resident for 10 years or less		20.7%	34
Summer resident for more than 10 years		6.1%	10
Summer resident for 10 years or less		1.8%	3
<i>answered question</i>			164
<i>skipped question</i>			59

13. What is your general location of residence on the island?		Response Count
		164
<i>answered question</i>		164
<i>skipped question</i>		59

understood from the scale of each.



1.3 There are various ways to expand and transform an existing home. Additions are most successful when they defer in scale and proportion to the primary form of the original building.

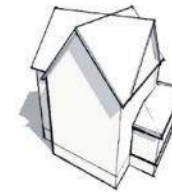
ESSENTIAL DESIGN CHALLENGES



*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



10.1 Simple volumes such as dormers, bays and porches can be added to basic house forms to accommodate growing families and uses.

T4

<p>BUILDING FUNCTION (see Table 1)</p> <ul style="list-style-type: none"> a Residential limited use b Lodging limited use c Office limited use d Retail limited use <p>BUILDING CONFIGURATION (see Table 1)</p> <ul style="list-style-type: none"> a Principal Building 3 stories max, 2 min b Outbuilding 2 stories max. <p>LOT OCCUPATION</p> <ul style="list-style-type: none"> a Lot Width 18 ft. min. 96 ft. max. b Lot Coverage 70% max. <p>BUILDING DISPOSITION (see Table 1)</p> <ul style="list-style-type: none"> a Edgeyard permitted b Sideyard permitted c Rearyard permitted d Courtyard not permitted <p>SETBACKS - PRINCIPAL BUILDING</p> <ul style="list-style-type: none"> a Front Setback (F) 0 ft. min. 16 ft. max. b Front Setback (SI) 0 ft. min. 16 ft. max. c Side Setback 0 ft. min. d Rear Setback 3 ft. min. * e Frontage Buildout 60% min. at setback <p>SETBACKS - OUTBUILDING</p> <ul style="list-style-type: none"> a Front Setback 24 ft. min. + 30% setback b Side Setback 0 ft. min. or 3 ft. c Rear Setback 3 ft. min. <p>PRIVATE FRONTAGES (see Table 1)</p> <ul style="list-style-type: none"> a Common Lawn not permitted b Porch & Fencel permitted c Terrace or L.C. permitted d Revocable permitted 	<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> 1. Building height shall be measured in number of stories, excluding Attics and raised basements. 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum. 3. Height shall be measured to the eave or roof deck as specified on Table 8. <p>SETBACKS - PRINCIPAL BLDG.</p> <ol style="list-style-type: none"> 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table. <p>SETBACKS - OUTBUILDING</p> <ol style="list-style-type: none"> 1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.
---	---