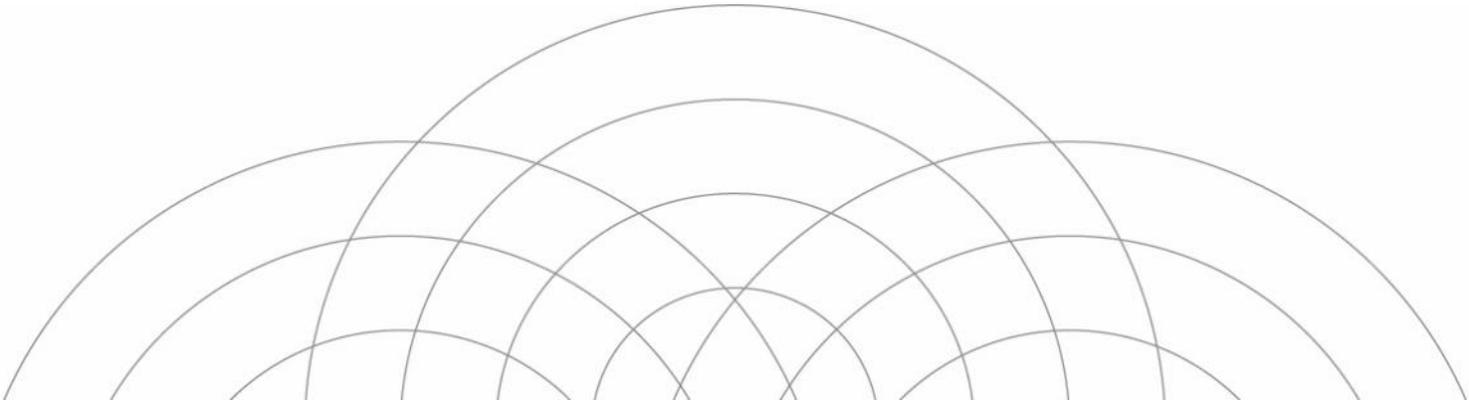


Creative Approaches to Moderate Density
Filling the Missing Middle on Cape Cod

Second Public Presentation

Hyannis
February 11, 2019



Project Introduction: Community Resiliency by Design



Elizabeth Jenkins

Director

Arden Cadrin

Housing Coordinator

Paul Wackrow

Principal Planner



CAPE COD
COMMISSION

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UNION STUDIO
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Douglas Kallfelz

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Senior Associate

Chloe Schaefer

Community Design Planner



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.



UNION STUDIO
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Heritage Sands
Dennisport, MA



Brewster's Landing
Brewster, MA



Sea Captain's Row
Hyannis, MA

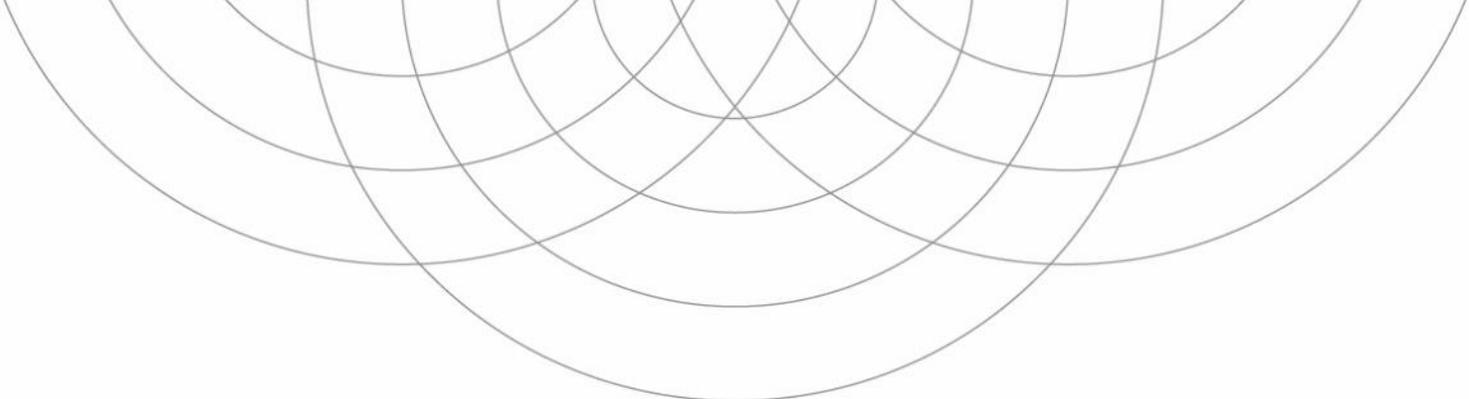


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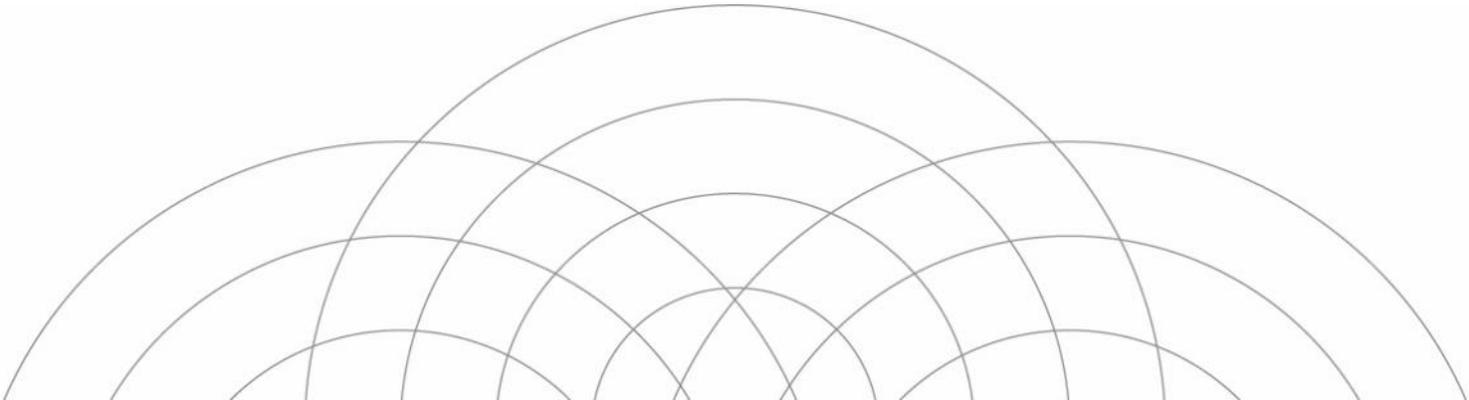
Outline

- *Recap of First Public Presentation*
- *Input from Visual Preference Survey*
- *Proposed Building Types*
- *Approaches to Revitalization*
- *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...



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)



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

Second Public Presentation

February 11th

Develop Framework for Form-Based Regulation

*Concurrent to our work
in Hyannis*

Additional Communities?

TBD



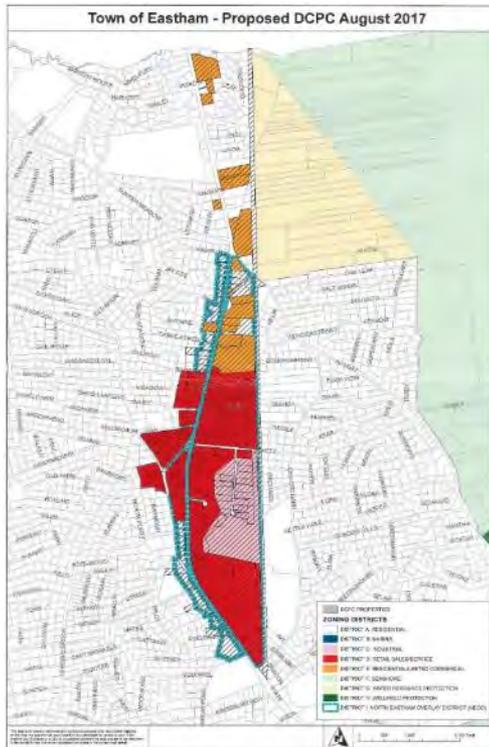
Where have we been

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

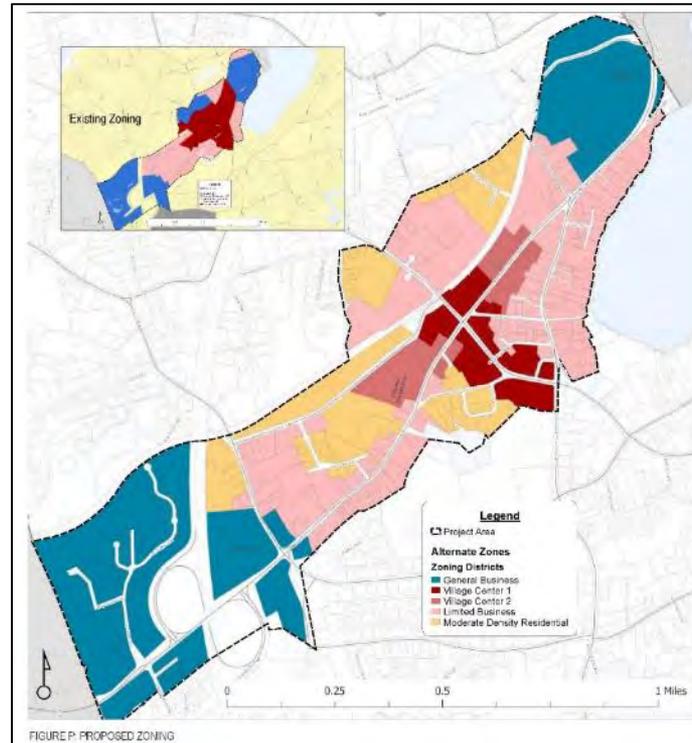


Eastham and Orleans have also adopted *recent zoning changes* that provide new opportunities for *housing and mixed use* development.

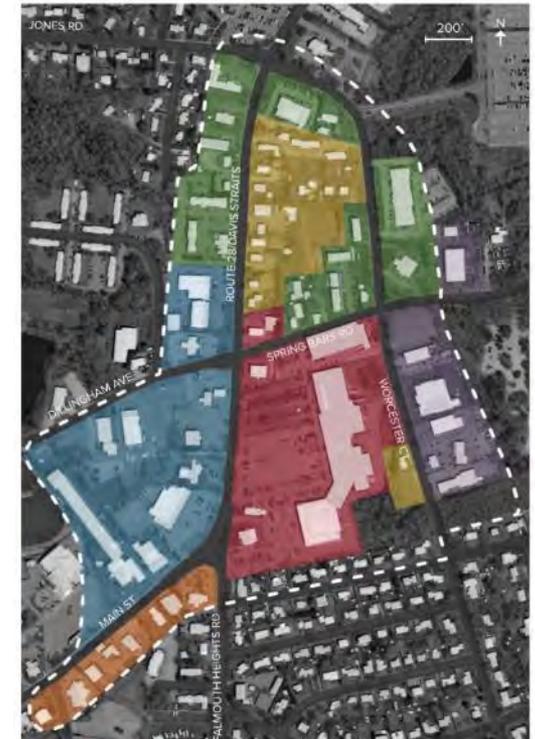
Where have we been



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

Hyannis 12/10

One Cape Summit

Harwich 8/17

Cape Housing Institute

(Housing Assistance Corp. & Community Development Partners)

Harwich 10/31

Eastham 10/31

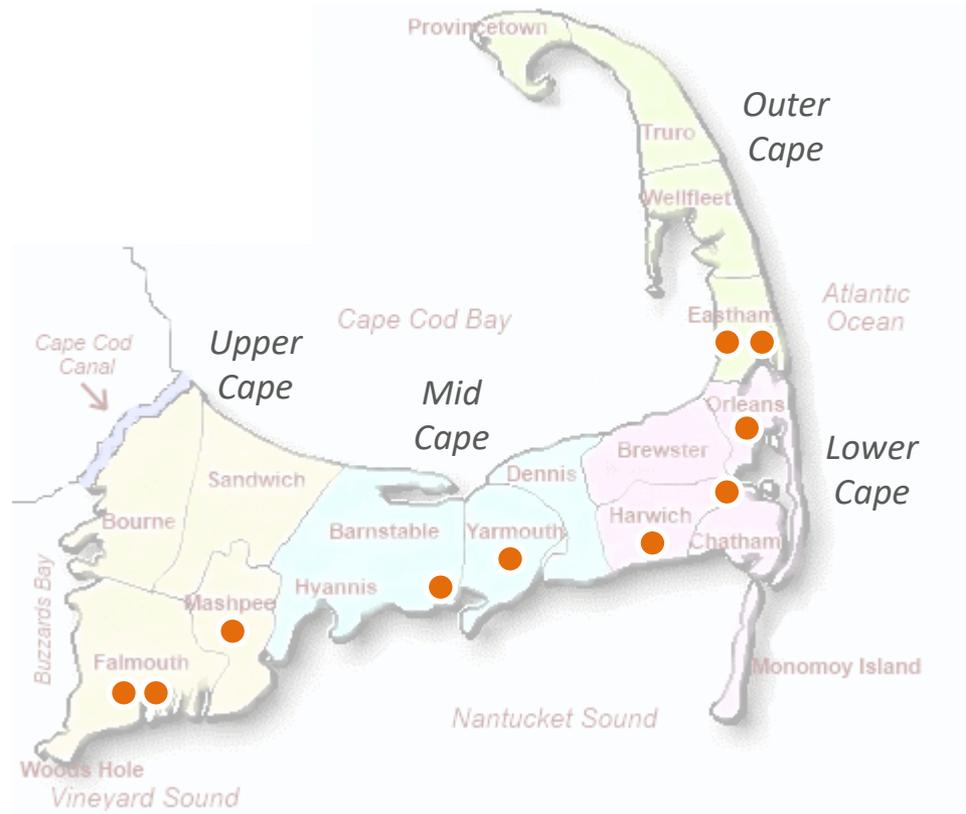
Yarmouth 11/1

Mashpee 11/1

Second Public Presentations

Falmouth 10/23

Orleans/Eastham 11/8



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).*

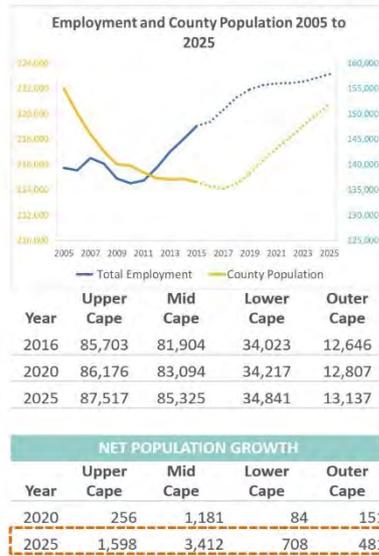
Barnstable County-Estimated Affordable Gap for Owner Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$36,125	\$57,799	\$72,249	\$86,699	
Affordable Price (County Average)	\$125,043	\$212,438	\$271,473	\$330,618	
Estimated Unit Demand	17,379	12,908	8,477	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**.



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

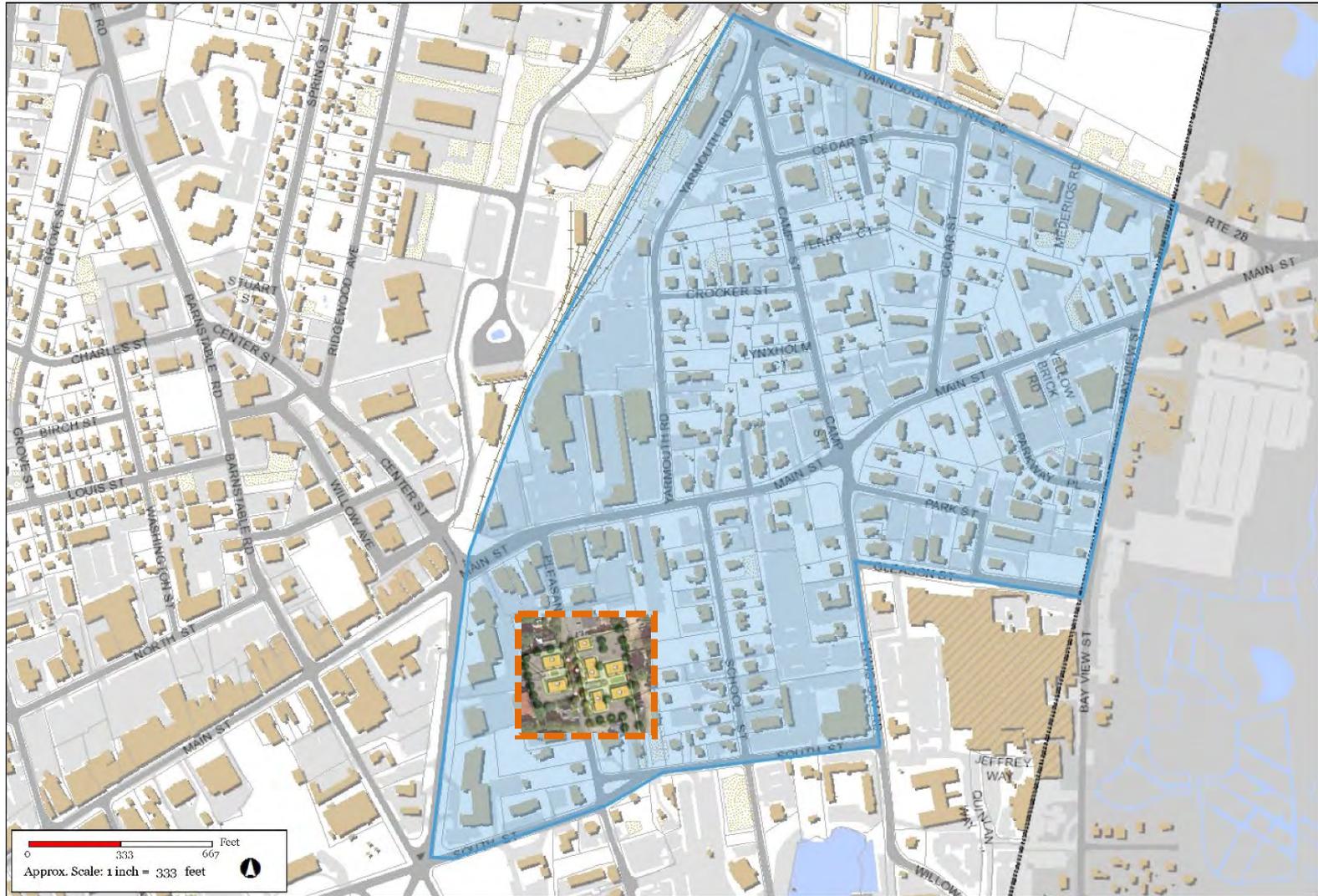


The report concludes with a number of **recommendations** for closing the gap between housing supply and demand, **several of which may be addressed with what we are here to talk about today:**

- 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**



Study Area: *Hyannis East End*



Study Area: *Hyannis East End*

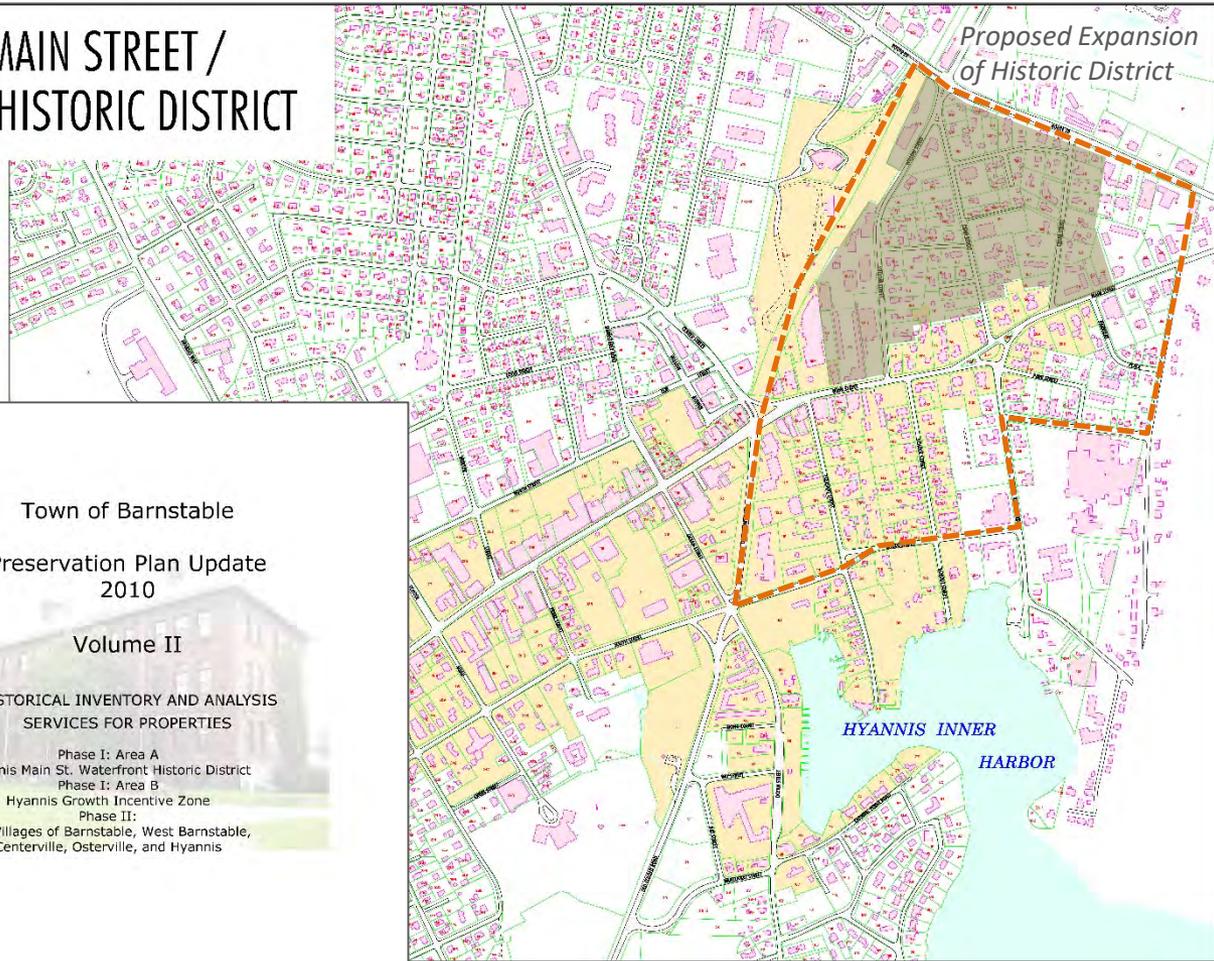


Related Studies: *Historic District Guidelines and Preservation Plan*

HYANNIS MAIN STREET / WATERFRONT HISTORIC DISTRICT

LEGEND

-  HISTORIC DISTRICT
-  BUILDING / STRUCTURE



Barnstable Historic Preservation Plan UPDATE 2010



Volume 1

Prepared for tl|architects and the Town of Barnstable
Community Opportunities Group, Inc.
June 2010

Town of Barnstable Preservation Plan Update 2010

Volume II

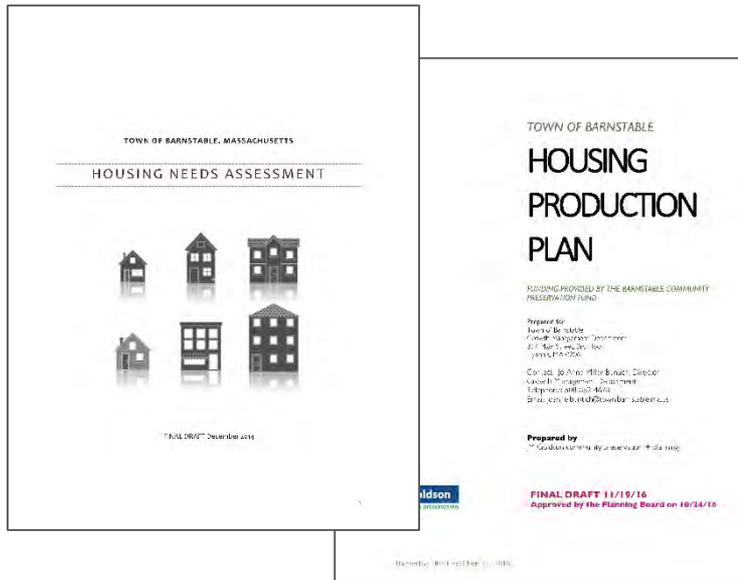
HISTORICAL INVENTORY AND ANALYSIS SERVICES FOR PROPERTIES

- Phase I: Area A
Hyannis Main St. Waterfront Historic District
- Phase I: Area B
Hyannis Growth Incentive Zone
- Phase II:
The Villages of Barnstable, West Barnstable,
Centerville, Osterville, and Hyannis

25 Da-TonkSM Street, Suite 213
70% Ave., #B 04501
Tel: 207-761-9562
F: 207-761-9586
stud@tl|architects.com



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

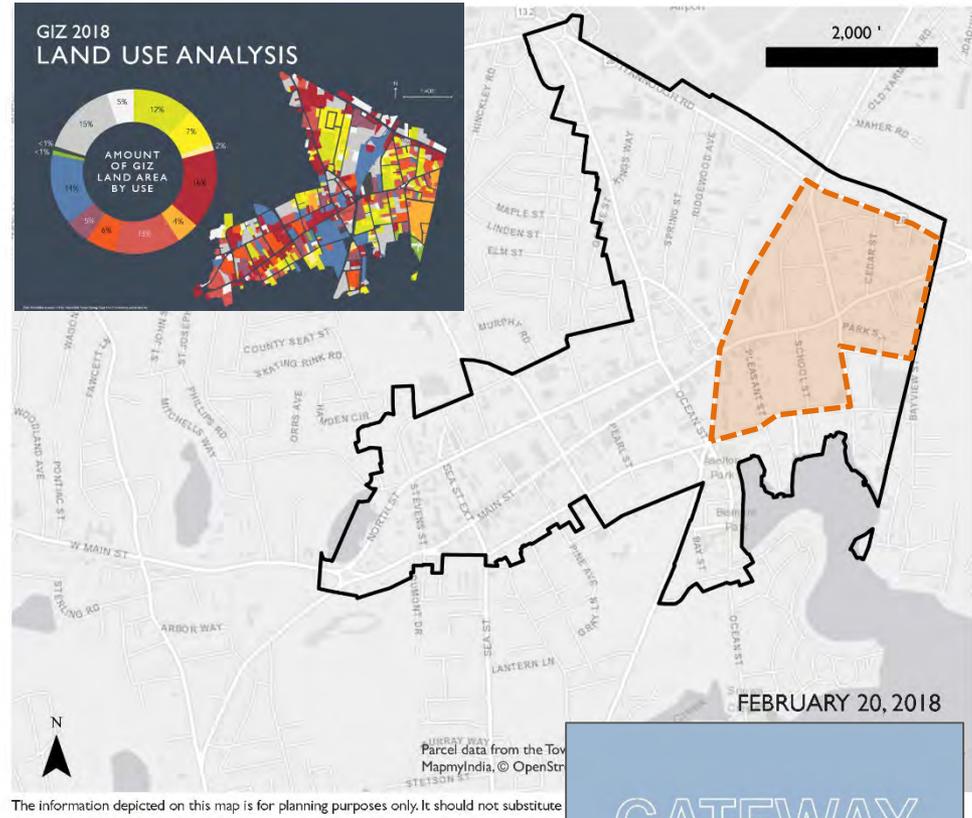
- Hyannis is four times more densely populated than the Town.
- Hyannis has comparable share of households with children with the Town as a whole but, with 40% of the households with children having single-parents, a significantly greater share than the Town as a whole (29%).
- Overall, residents of 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



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

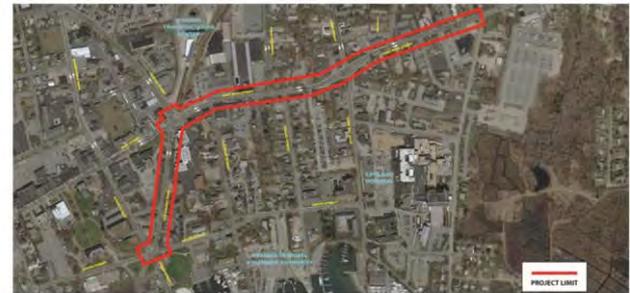
Transformative Development Initiative [TDI]

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



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 30th 2017

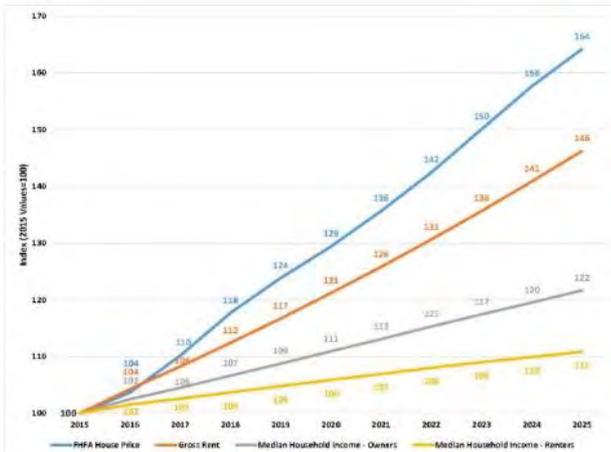
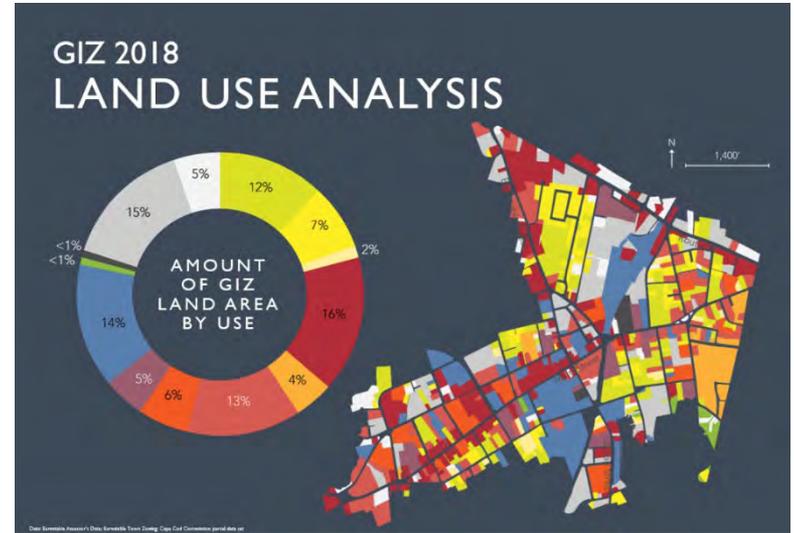
Submitted to
Barnstable County
and the
Cape Cod Commission

Prepared by
G | **Union Studio, Inc.**
ARCHITECTURE & COMMUNITY DESIGN

TOWN OF BARNSTABLE, MASSACHUSETTS

HOUSING NEEDS ASSESSMENT

FINAL DRAFT December 2015



So what is all of this beginning to suggest?

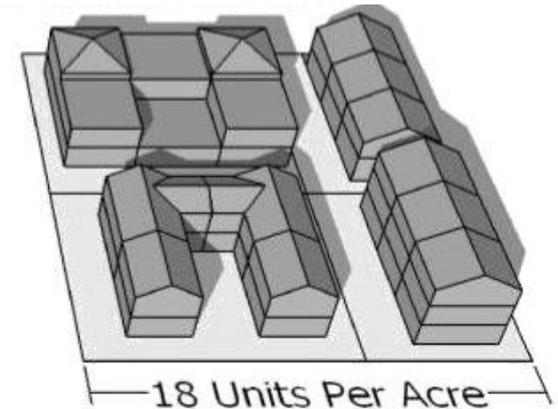
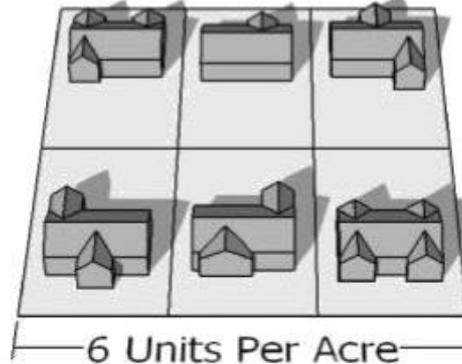
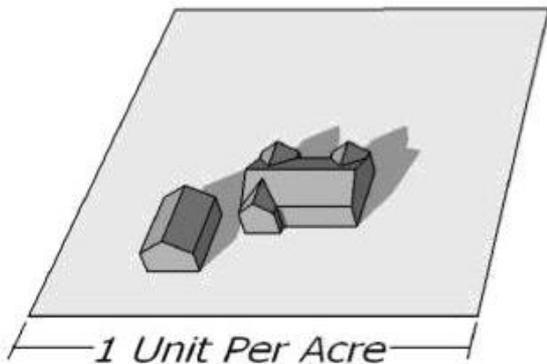
- *The East End of Hyannis is ripe for **revitalization**.*
- *This should include a range of new housing types that provide **choices** for a variety of lifestyles, with an **emphasis on affordable ownership options**.*
- *Steps should be taken to assure the **character** of this new housing respects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



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



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



Mansion Apartments
West Falmouth Highway, Falmouth

5 units on 0.5 acres =
10 du/ac

57 School Street
School Street, Hyannis

4 units on 0.22 acres =
18 du/ac



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*”.



Why is the “missing middle” missing?



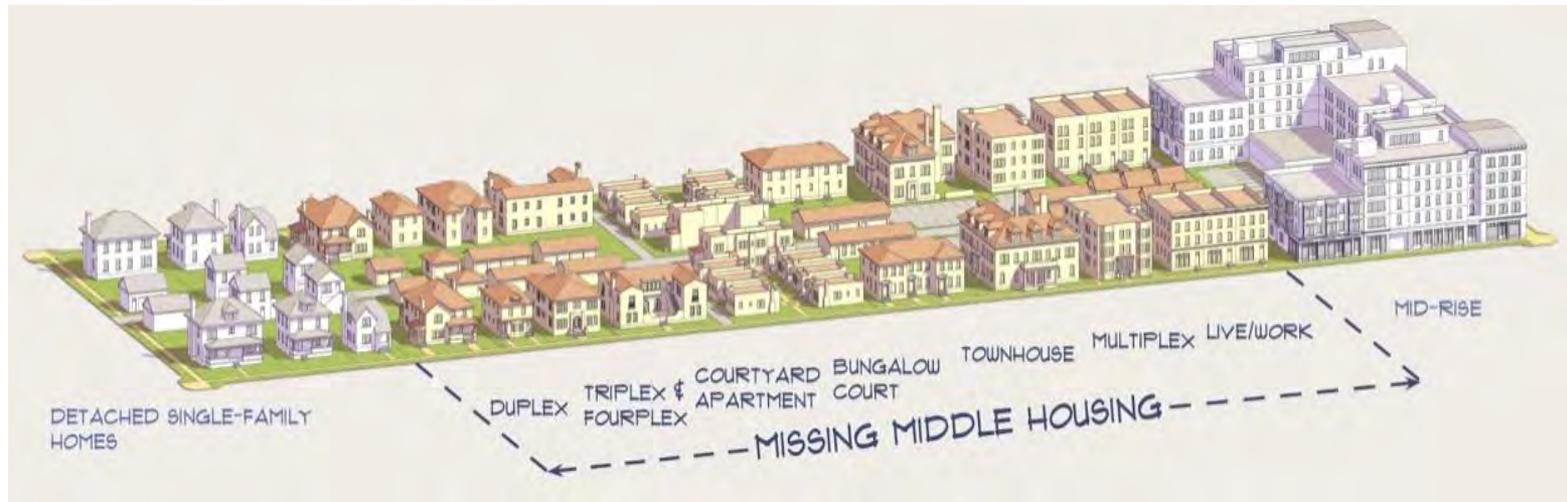
- Most *zoning ordinances* were written post-WWII and focused on the single family house and apartment complex as the two dominant housing types.
- As a result, *financing* is still largely structured based on those two forms.
- In addition, *local residents tend to resist “new” types of development*,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



So why is there a renewed interest now?

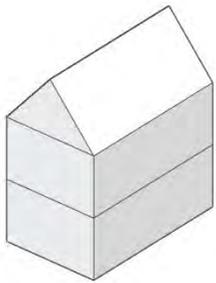
- Empty nesters and young professionals looking for options in *historic cores*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

All of which the *Missing Middle* can help address

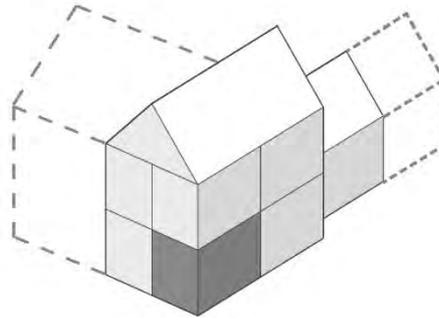


What do we mean by “*building types*”?

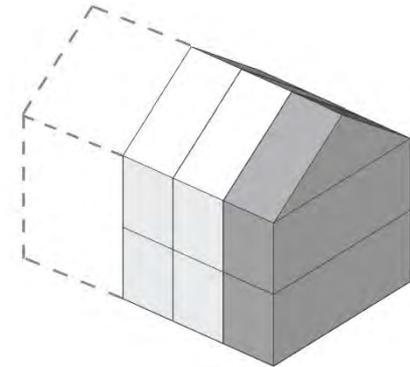
Basically a means of categorizing units of a similar scale, arrangement, and disposition.



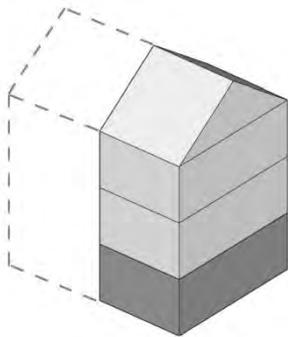
*Accessory Dwelling Unit**



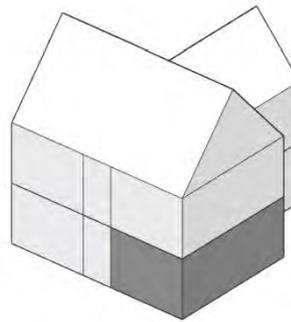
*Micro-Units**



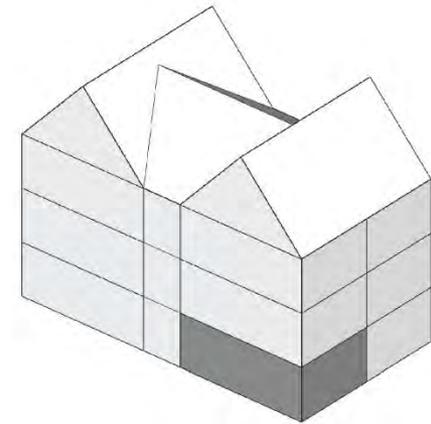
Townhouse



Double Decker



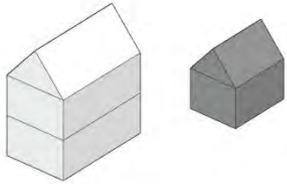
*Manor House**



Walk-ups



Accessory Dwelling Units: Secondary Unit on Shared Lot

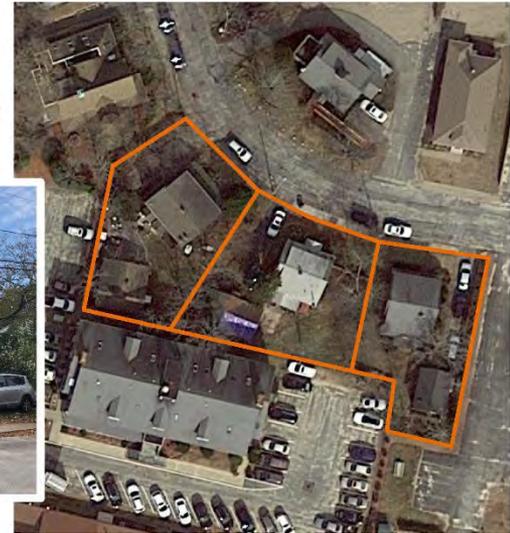


- Typically 1 or 2 stories
- Secondary unit on the same lot as a primary structure/home
- Also known as carriage houses, granny flats, in-law suites, garden cottages...
- Doubles the density of the lot

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



Hyannis, MA



Harwich, MA



Hyannis, MA



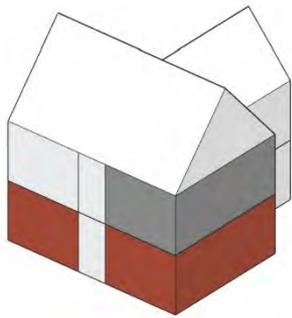
Kennedy Cottage, Hyannis Port, MA



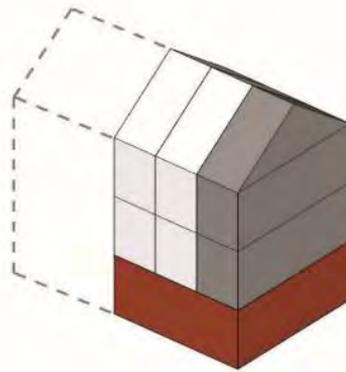
Which image feels more appropriate here?



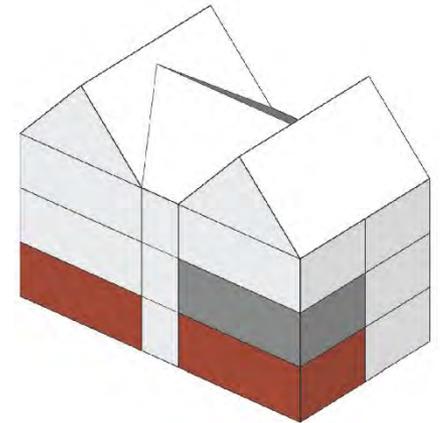
Mixed-Use: Variations that include commercial on first floor



*Manor House with
Commercial*



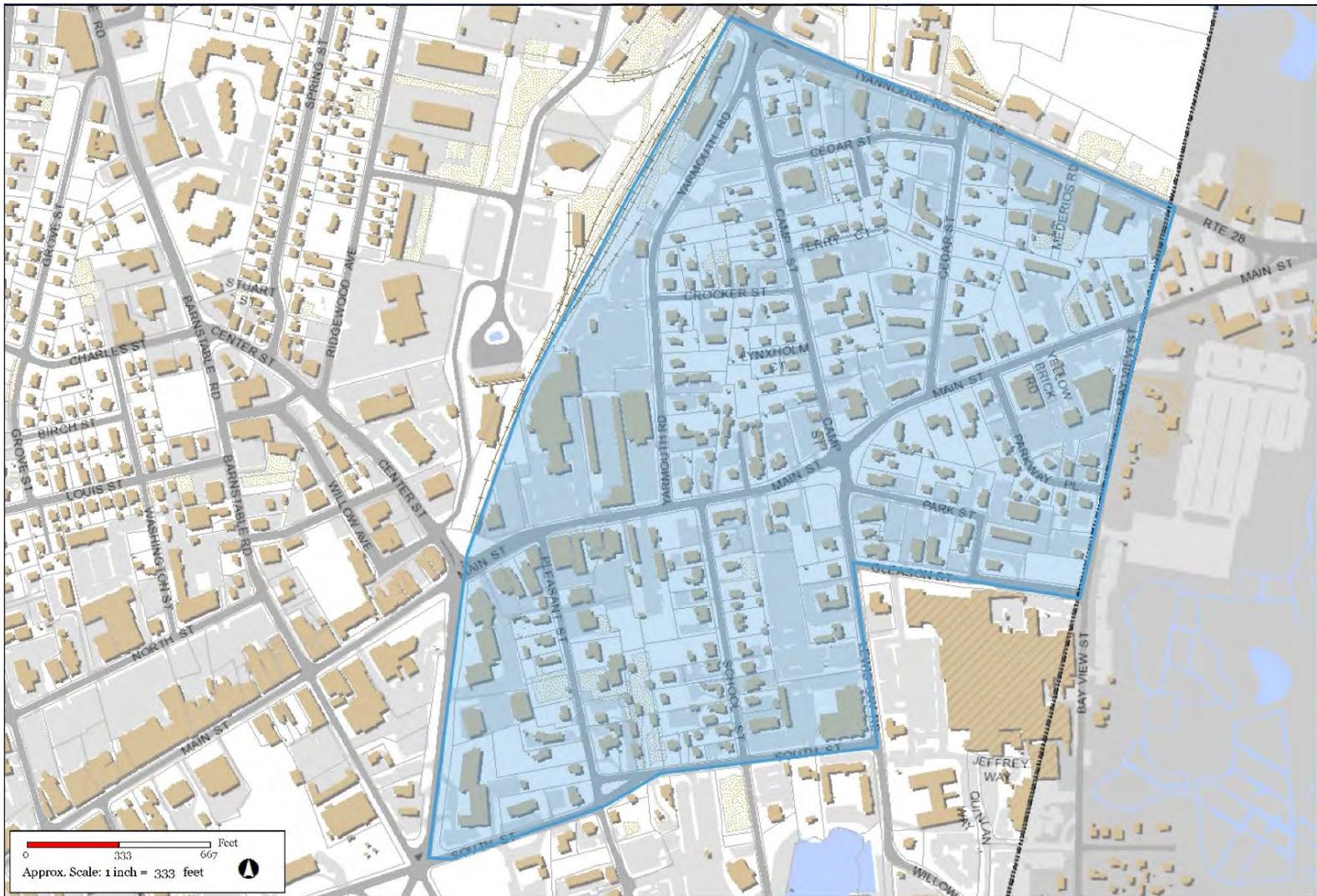
*Townhouses
over Commercial*



*Walk-ups with
Commercial*



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

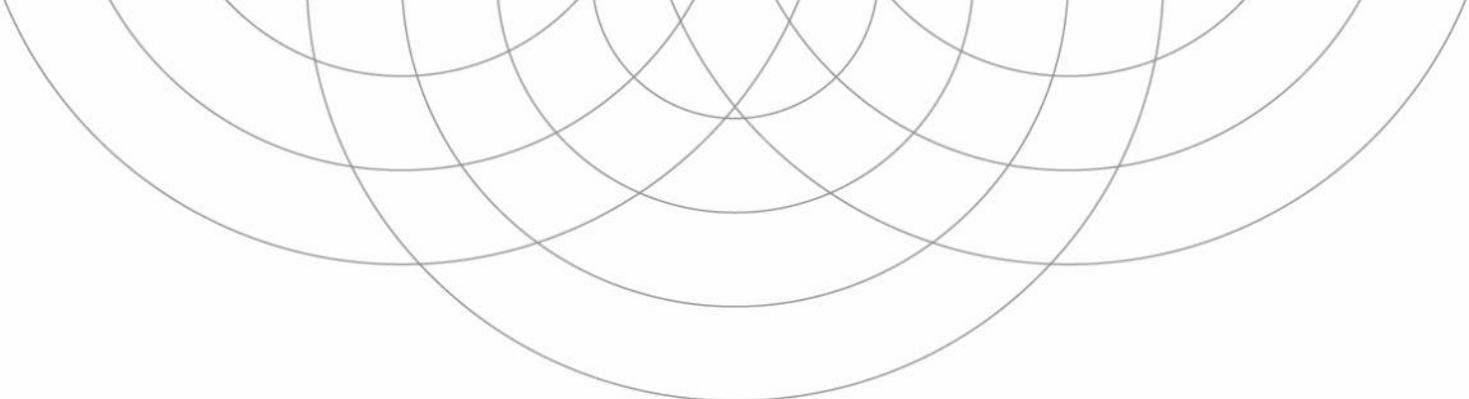


Manor House

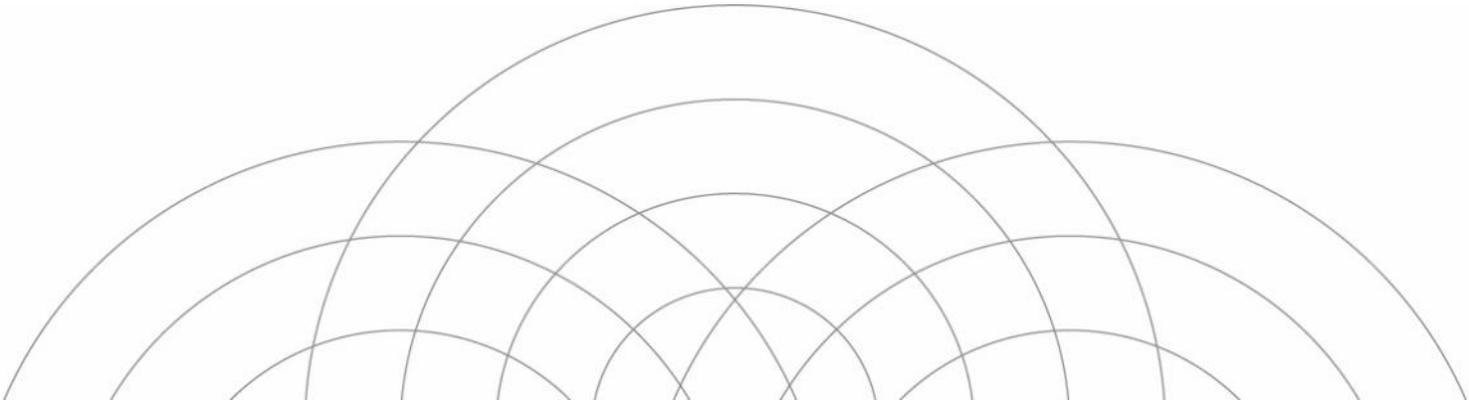


Walk-ups





Input from Visual Preference Survey



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

Shortest ← ----- → Tallest

Single Family



Townhouse



Multi-Family



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



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



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



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



Question 4	Falmouth (258)	Orleans (86)	Eastham (105)	Hyannis (141)
Definitely a good fit	28%	24%	16%	33%
Could be a good fit	55%	52%	40%	41%
Probably not a good fit	10%	17%	32%	15%
Definitely not a good fit	7%	6%	11%	11%



Question 5	Falmouth (259)	Orleans (85)	Eastham (104)	Hyannis (139)
Definitely a good fit	19%	14%	8%	17%
Could be a good fit	35%	34%	18%	22%
Probably not a good fit	25%	27%	29%	30%
Definitely not a good fit	21%	25%	45%	31%



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)	Hyannis (319)
Image One	15%	16%	28%	21%
Image Two	29%	30%	40%	36%
Image Three	35%	35%	23%	29%
Image Four	21%	19%	9%	14%

Average 2.28 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)	Hyannis (136)
Definitely a good fit	29%	34%	37%	41%
Could be a good fit	49%	51%	43%	44%
Probably not a good fit	17%	8%	8%	12%
Definitely not a good fit	5%	7%	13%	3%



Question 8	Falmouth (249)	Orleans (84)	Eastham (100)	Hyannis (139)
Definitely a good fit	12%	21%	6%	17%
Could be a good fit	46%	45%	37%	35%
Probably not a good fit	17%	29%	31%	34%
Definitely not a good fit	5%	5%	26%	14%

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)	Hyannis (140)
Definitely a good fit	14%	12%	7%	18%
Could be a good fit	25%	24%	16%	33%
Probably not a good fit	27%	41%	20%	23%
Definitely not a good fit	33%	23%	57%	26%



Question 10	Falmouth (245)	Orleans (83)	Eastham (96)	Hyannis (139)
Definitely a good fit	12%	7%	5%	10%
Could be a good fit	18%	18%	5%	20%
Probably not a good fit	28%	29%	28%	32%
Definitely not a good fit	42%	46%	61%	38%



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)	Hyannis (278)
Image One	39%	41%	58%	41%
Image Two	27%	29%	28%	23%
Image Three	19%	18%	10%	25%
Image Four	14%	12%	5%	11%

Average 2.00 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)	Hyannis (133)
Definitely a good fit	17%	10%	7%	17%
Could be a good fit	34%	40%	19%	38%
Probably not a good fit	26%	22%	21%	22%
Definitely not a good fit	23%	27%	54%	23%



Question 12	Falmouth (236)	Orleans (79)	Eastham (101)	Hyannis (135)
Definitely a good fit	16%	10%	4%	18%
Could be a good fit	33%	27%	18%	36%
Probably not a good fit	25%	29%	24%	25%
Definitely not a good fit	26%	34%	54%	21%



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



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



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



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)	Hyannis (209)
Image One	44%	42%	53%	39%
Image Two	30%	27%	25%	31%
Image Three	17%	15%	15%	20%
Image Four	9%	16%	9%	10%

Average 1.55 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*



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



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



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

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



Question 18	Falmouth (225)	Orleans (70)	Eastham (95)	Hyannis (123)
Definitely a good fit	14%	21%	35%	23%
Could be a good fit	29%	33%	51%	30%
Probably not a good fit	25%	26%	9%	26%
Definitely not a good fit	32%	20%	5%	21%



Question 24	Falmouth (225)	Orleans (74)	Eastham (95)	Hyannis (127)
Definitely a good fit	4%	1%	6%	2%
Could be a good fit	12%	20%	28%	19%
Probably not a good fit	28%	30%	25%	25%
Definitely not a good fit	56%	49%	40%	54%



*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)	Hyannis (122)
Definitely a good fit	12%	11%	4%	19%
Could be a good fit	34%	30%	16%	34%
Probably not a good fit	33%	40%	34%	32%
Definitely not a good fit	22%	19%	46%	15%



Question 23	Falmouth (227)	Orleans (74)	Eastham (95)	Hyannis (126)
Definitely a good fit	12%	12%	13%	13%
Could be a good fit	47%	59%	47%	39%
Probably not a good fit	19%	15%	15%	31%
Definitely not a good fit	22%	14%	25%	17%

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)	Hyannis (126)
Definitely a good fit	7%	5%	3%	8%
Could be a good fit	31%	27%	20%	27%
Probably not a good fit	30%	35%	23%	32%
Definitely not a good fit	32%	32%	53%	33%



Question 20	Falmouth (225)	Orleans (75)	Eastham (96)	Hyannis (127)
Definitely a good fit	1%	0%	2%	2%
Could be a good fit	5%	5%	4%	5%
Probably not a good fit	17%	17%	9%	24%
Definitely not a good fit	77%	77%	84%	69%

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)	Hyannis (126)
Definitely a good fit	4%	9%	6%	10%
Could be a good fit	23%	31%	18%	22%
Probably not a good fit	29%	32%	29%	33%
Definitely not a good fit	44%	27%	47%	35%



Question 19	Falmouth (221)	Orleans (72)	Eastham (95)	Hyannis (124)
Definitely a good fit	17%	10%	6%	19%
Could be a good fit	47%	36%	26%	44%
Probably not a good fit	18%	31%	27%	22%
Definitely not a good fit	17%	24%	40%	15%



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



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



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



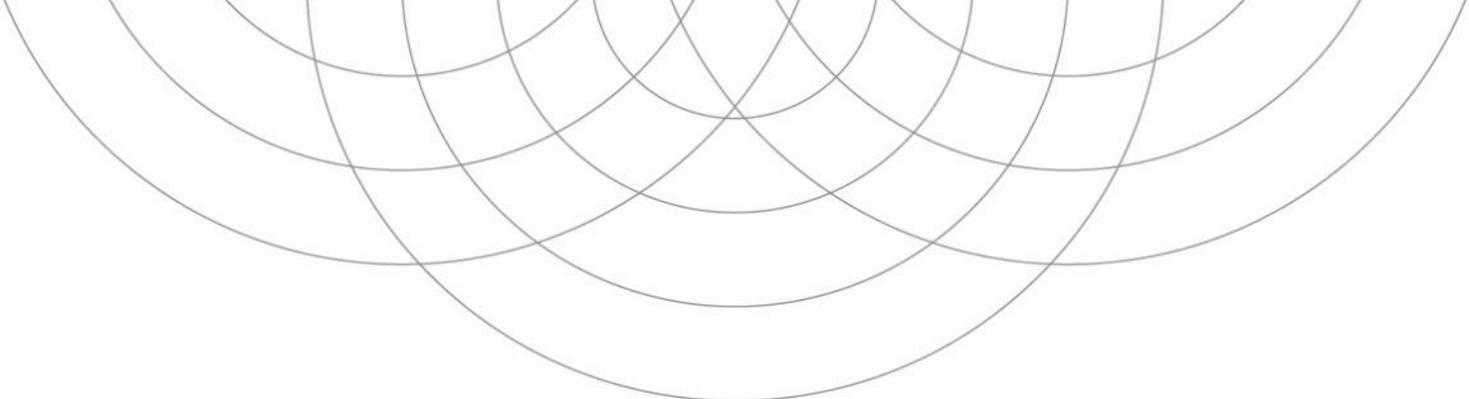
Visual Preference Survey Takeaways:

Generally speaking, respondents in **Hyannis** were comfortable in a range from 1.5 stories to 2.5 stories, similar to the range preferred in **Falmouth** and **Orleans** (**Eastham** preferred a range from 1 to 2 stories). However, compared to the other three communities, the acceptable range tended to trend slightly higher, even into the 3 story range for the multifamily structures.

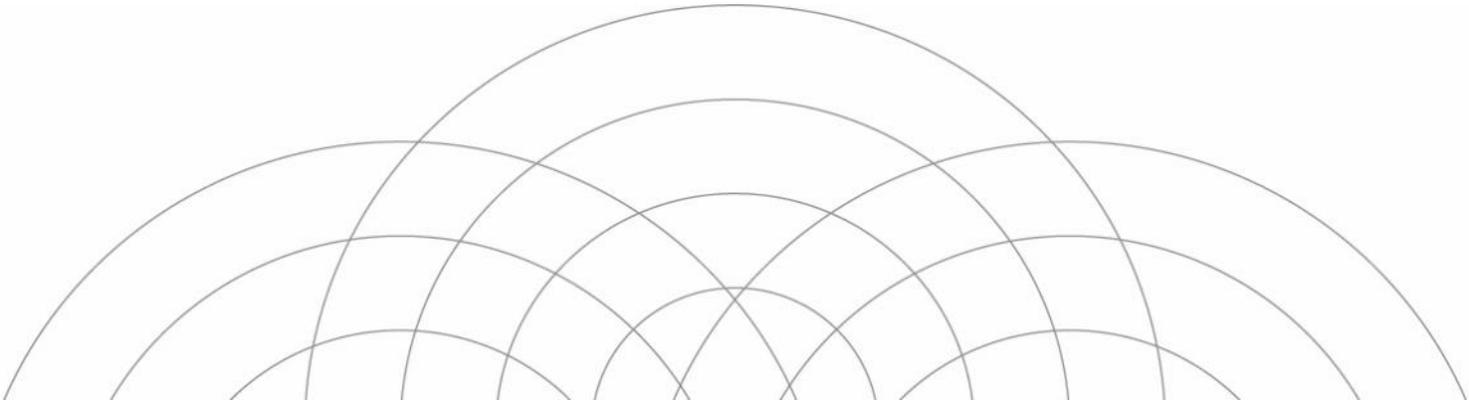
As in the **other three** communities, respondents in **Hyannis** are most drawn towards traditional buildings with simple detailing. And as with the other three communities, respondents were least receptive to very contemporary buildings.

Looking more closely, respondents in **Hyannis** trended very closely with style preferences in **Falmouth**, and to a large degree with **Orleans**. **Eastham** was most receptive of more contemporary styles, although this changed as buildings grew in scale (likely due to respondents strong scale bias).

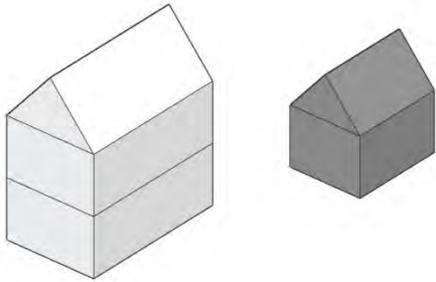




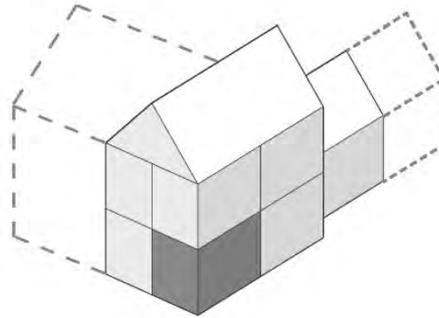
Proposed Building Types



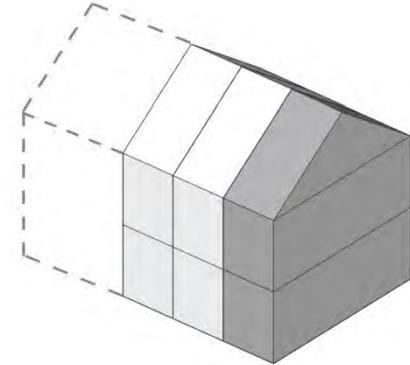
Proposed Building Types



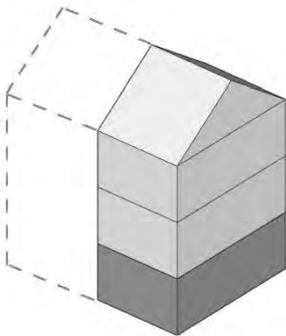
Accessory Dwelling Unit



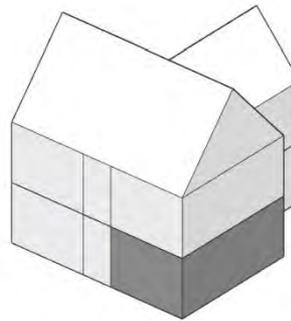
Micro-Units



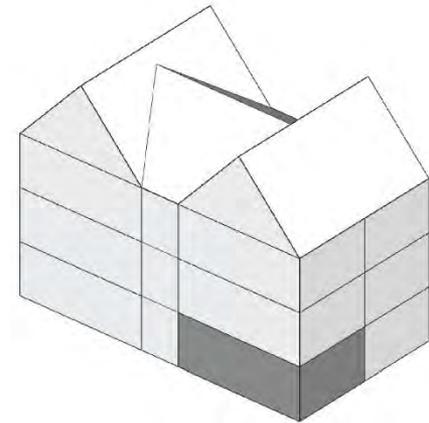
Townhouse



Double Decker



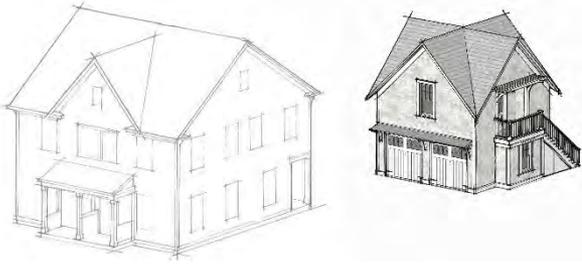
Manor House



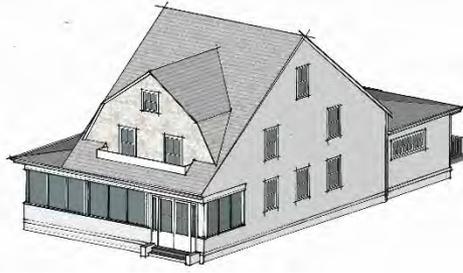
Walk-ups



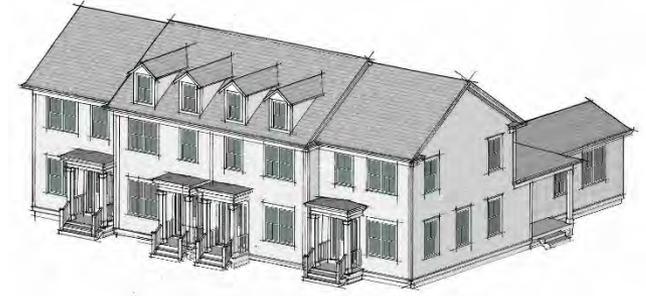
Proposed Building Types



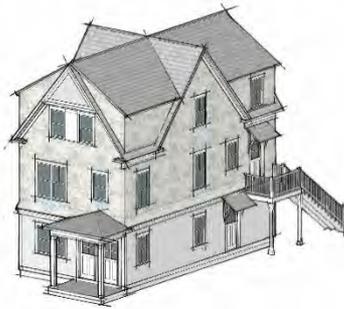
Accessory Dwelling Unit



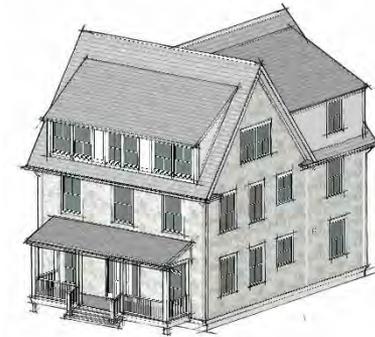
Micro-units



Townhouse



Double Decker



Manor House



Walk-ups



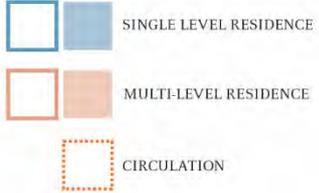
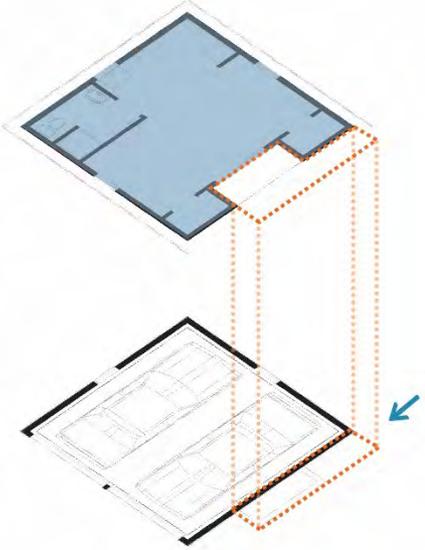
Accessory Dwelling Units: Secondary Unit on Shared Lot



- *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*



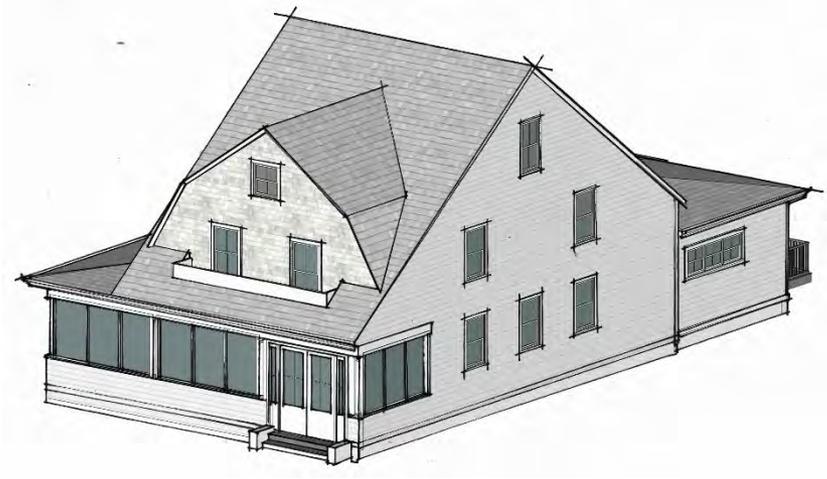
Accessory Dwelling Units: Secondary Unit on Shared Lot



Accessory Dwelling Units: Secondary Unit on Shared Lot



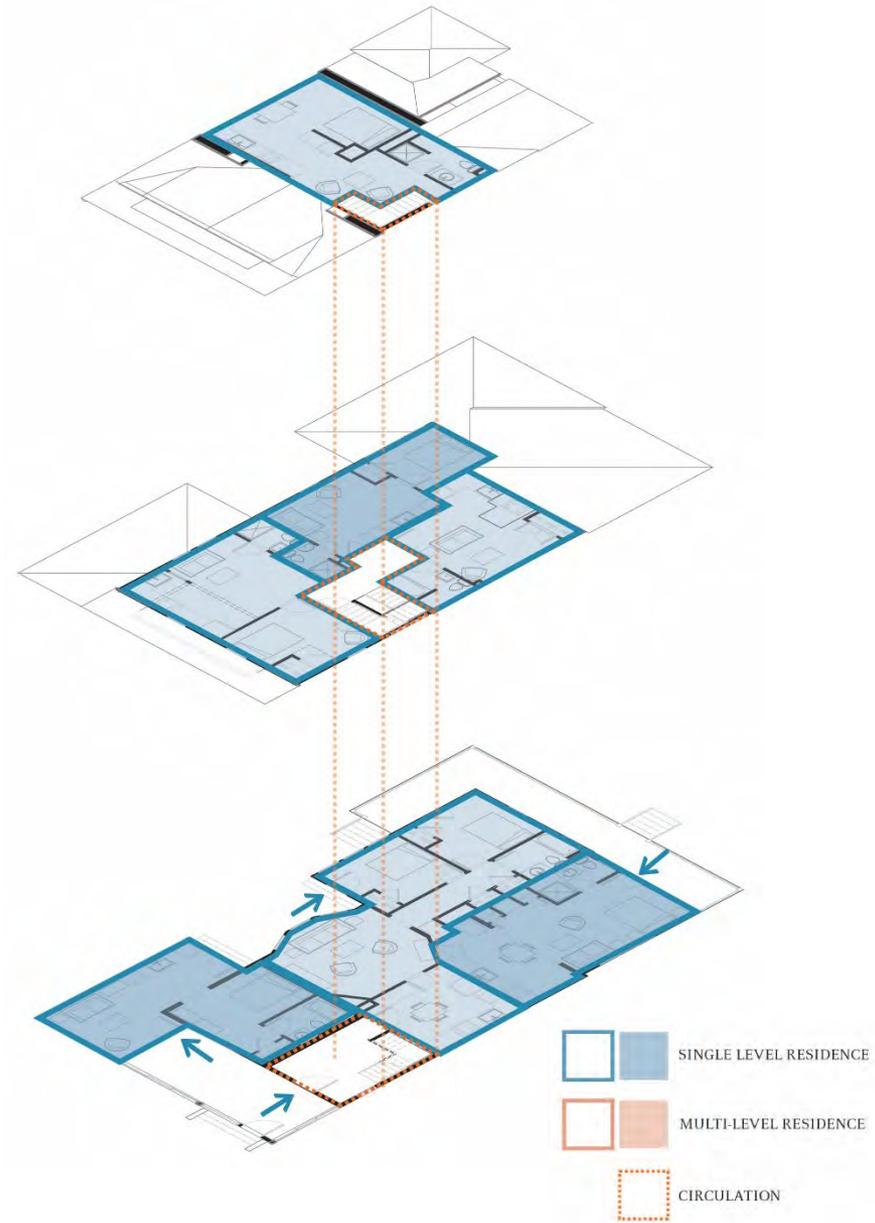
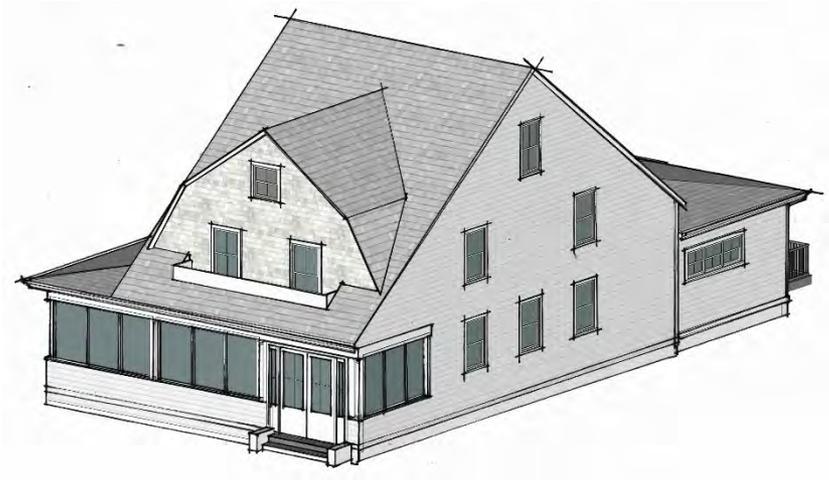
Micro Units: Building composed of single room/studio units



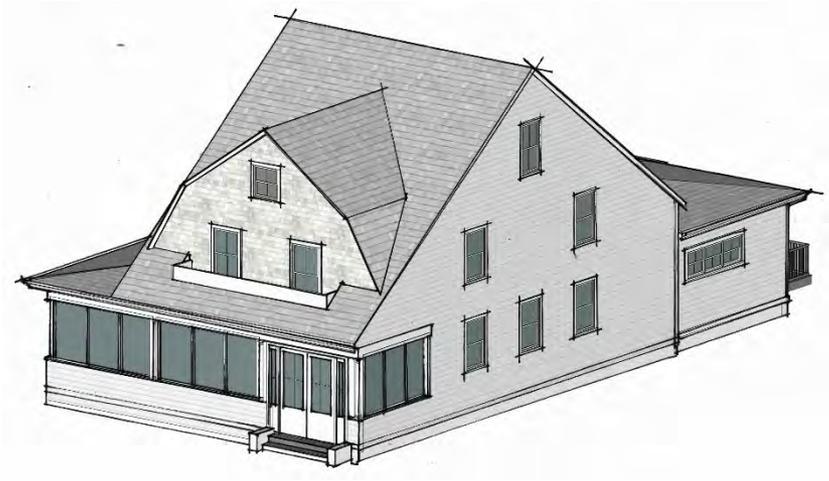
- *Typically 1 or 2 stories*
- *Series of connected studio/micro-units*
- *Can include individual or shared entries*
- *Individual units from 200 – 400sf*
- *18 – 26 dwelling units per acre*



Micro Units: Building composed of single room/studio units



Micro Units: Building composed of single room/studio units



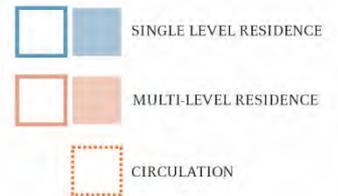
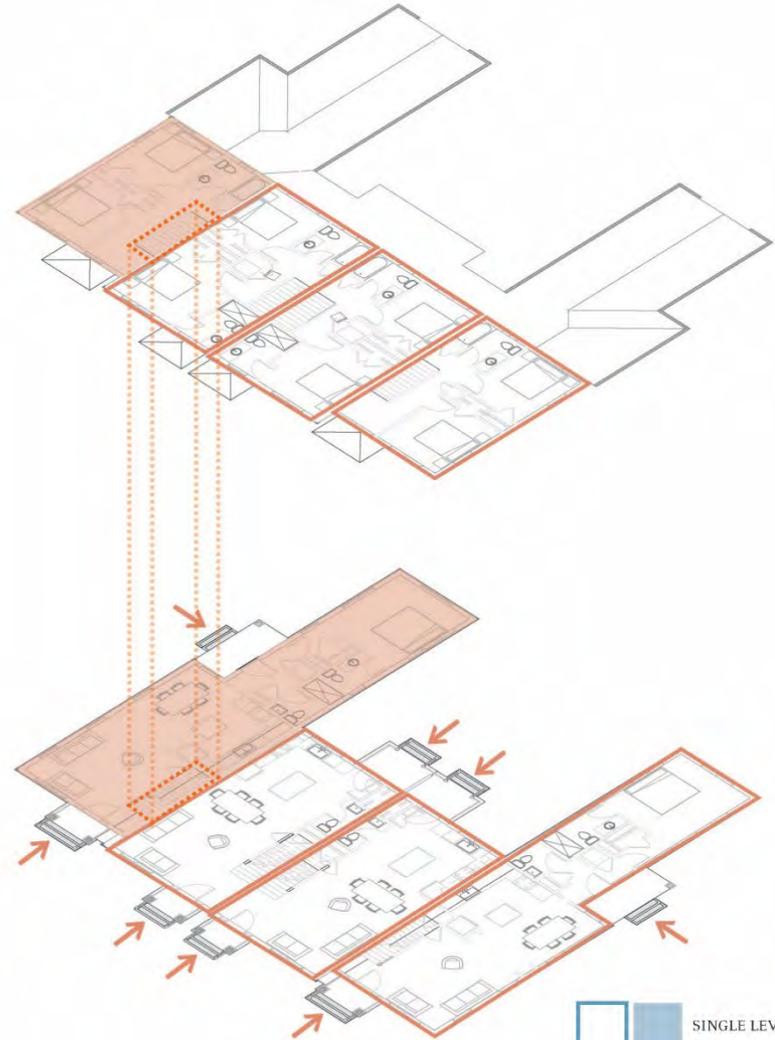
Townhouses: Single family attached units



- *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*



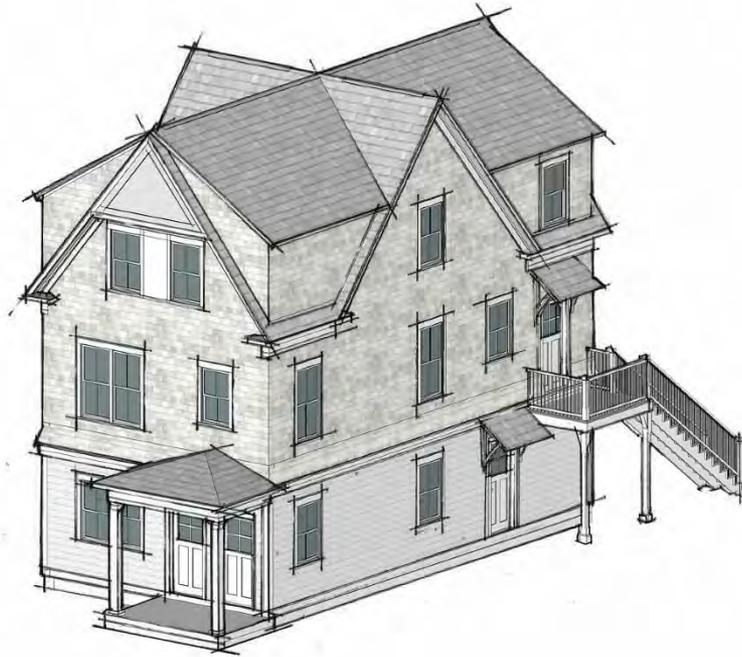
Townhouses: Single family attached units



Townhouses: Single family attached units



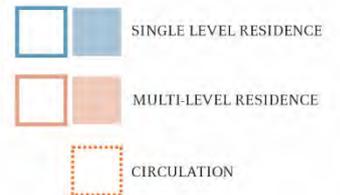
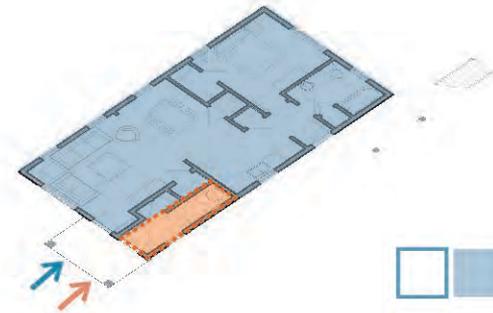
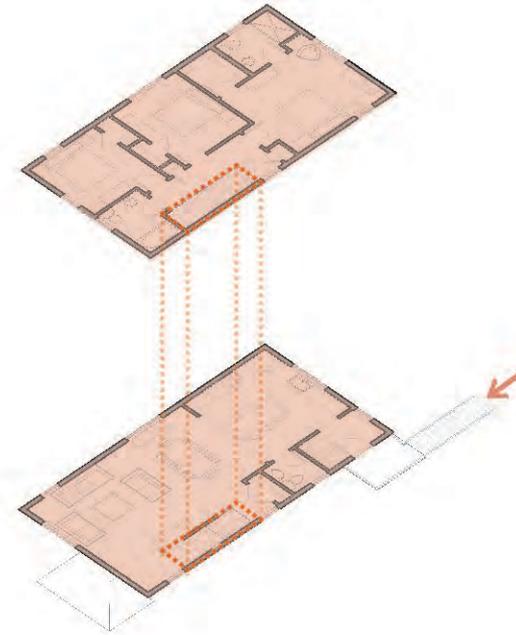
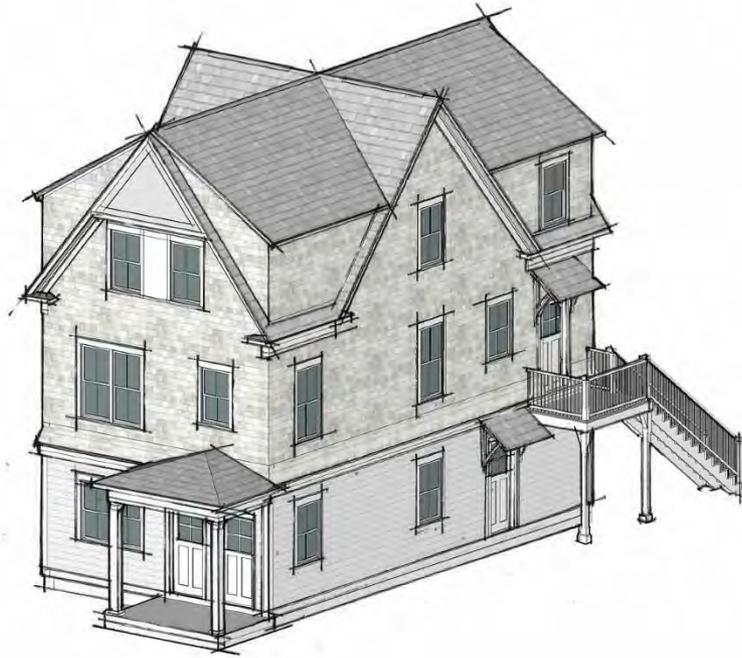
Double Decker: Stacked Duplex



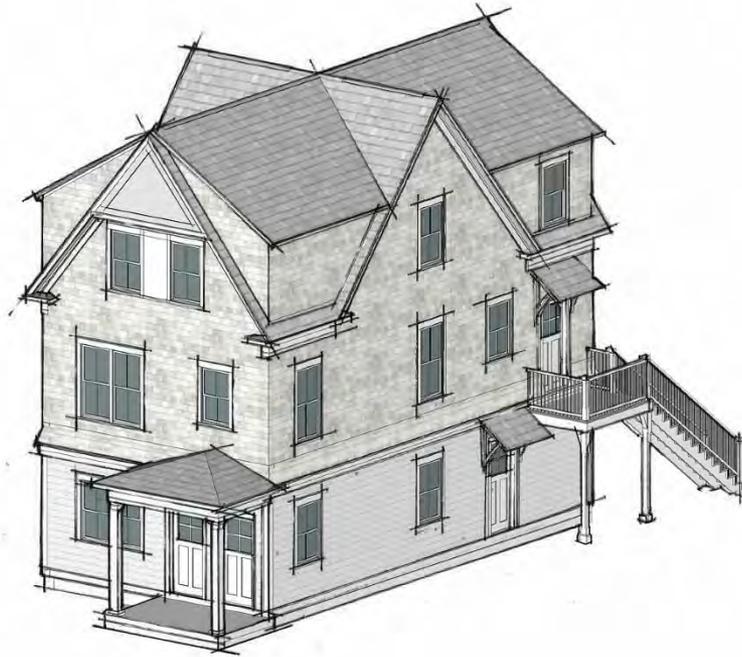
- *Typically 2 or 3 stories*
- *First floor flat with single story flat or two story townhouse above*
- *Can be designed with individual entries*
- *10 – 15 dwelling units per acre*



Double Decker: Stacked Duplex



Double Decker: Stacked Duplex



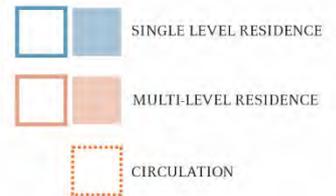
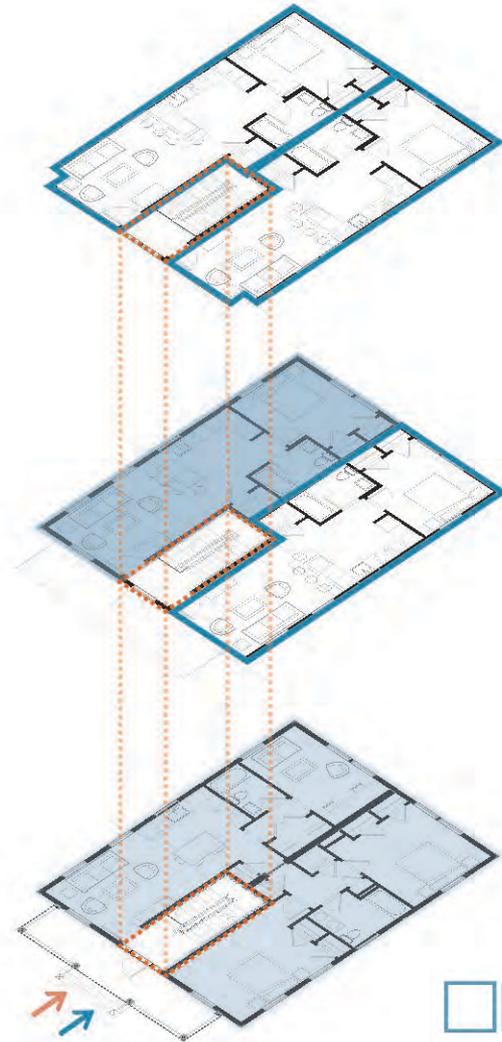
Manor House: Small-scale multifamily that looks like a large home



- *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



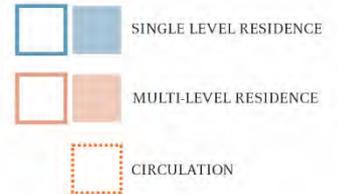
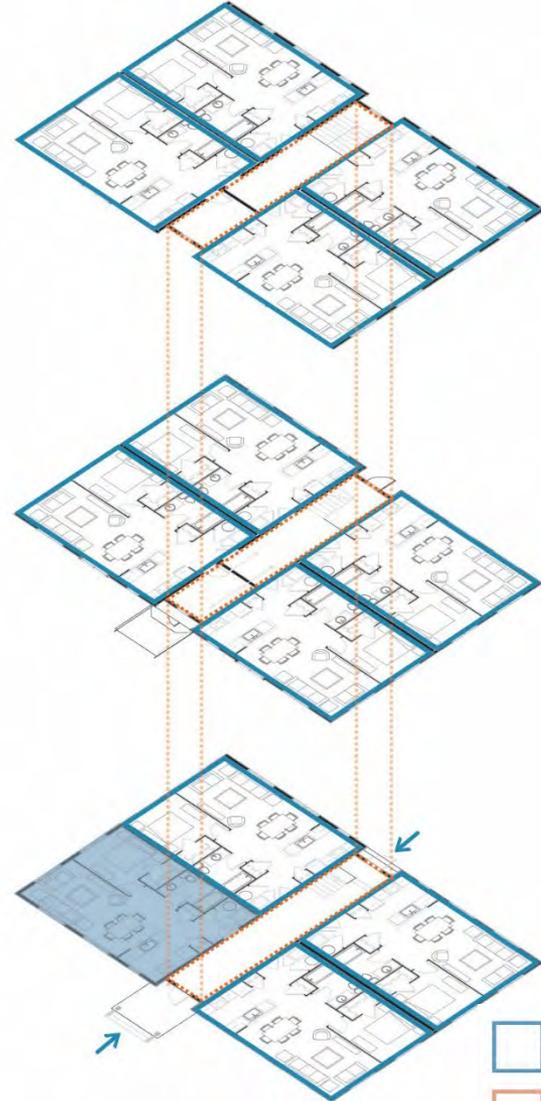
Walk-up: Mid-scale multifamily with single circulation core



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

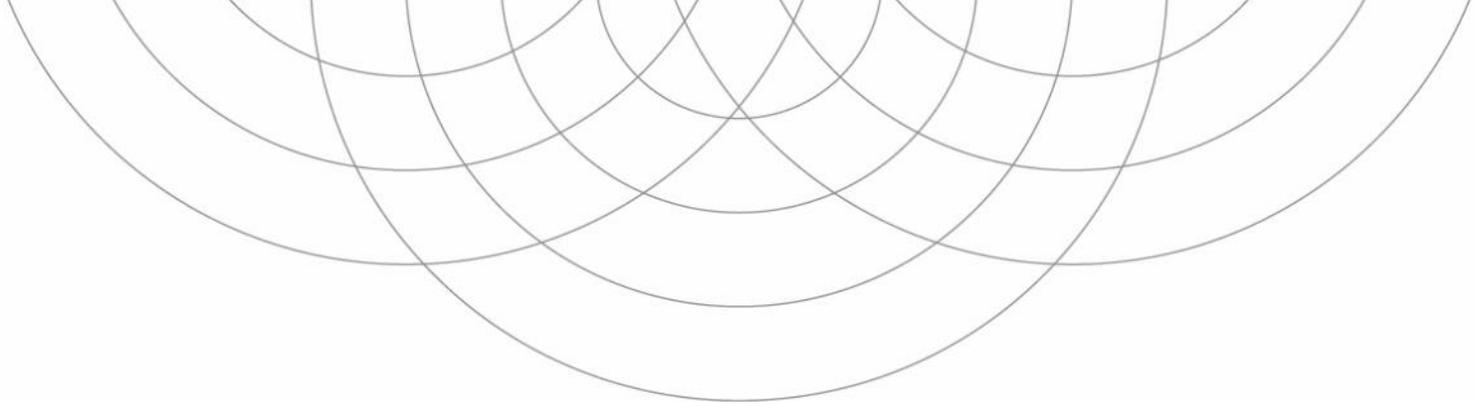


Walk-up: Mid-scale multifamily with single circulation core

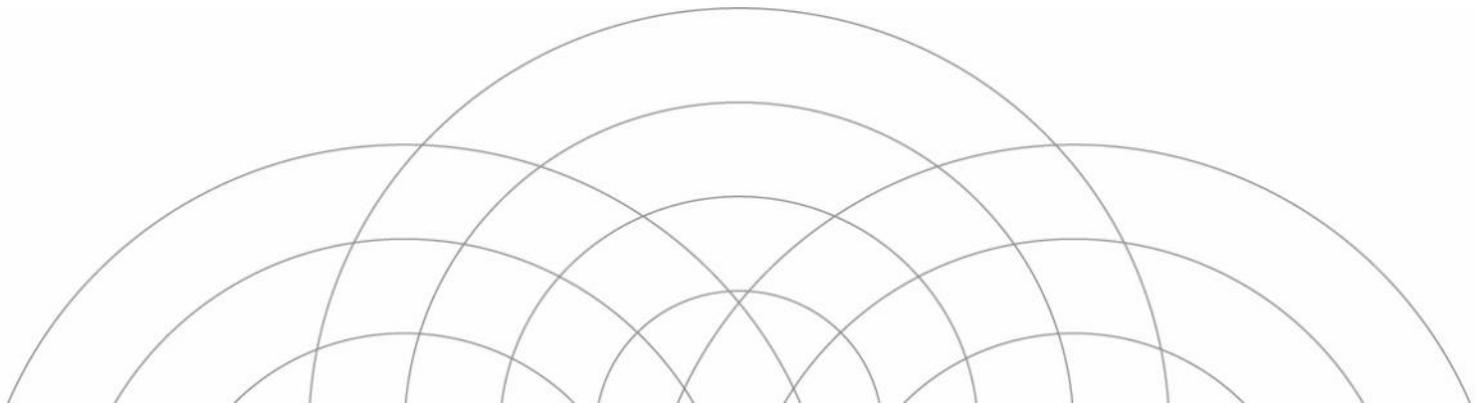


Walk-up: Mid-scale multifamily with single circulation core





Approaches to Revitalization



So what is all of this beginning to suggest?

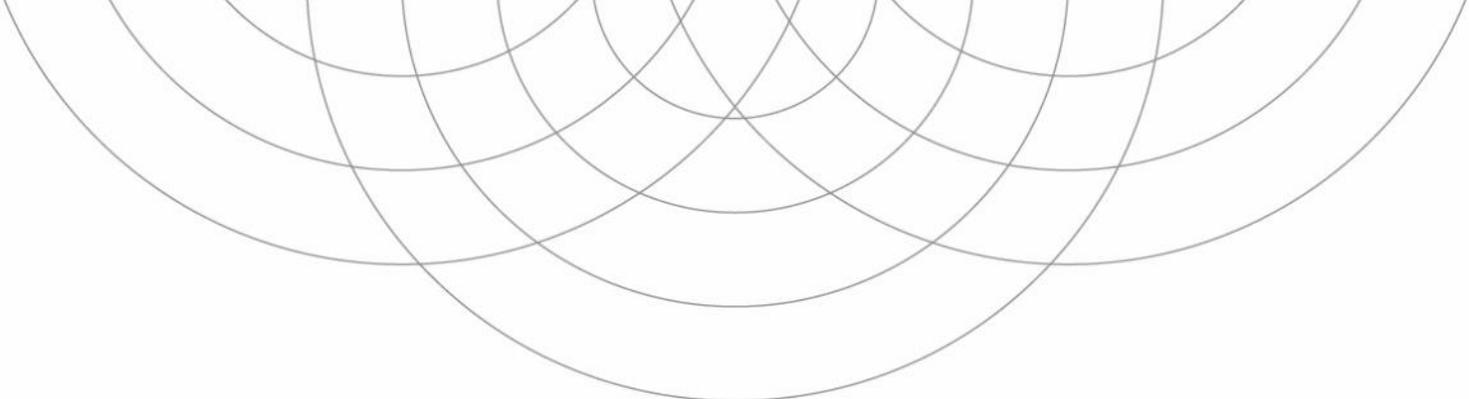
- *The East End of Hyannis is ripe for **revitalization**.*
- *This should include a range of new housing types that provide **choices** for a variety of lifestyles, with an **emphasis on affordable ownership options**.*
- *Steps should be taken to assure the **character** of this new housing respects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



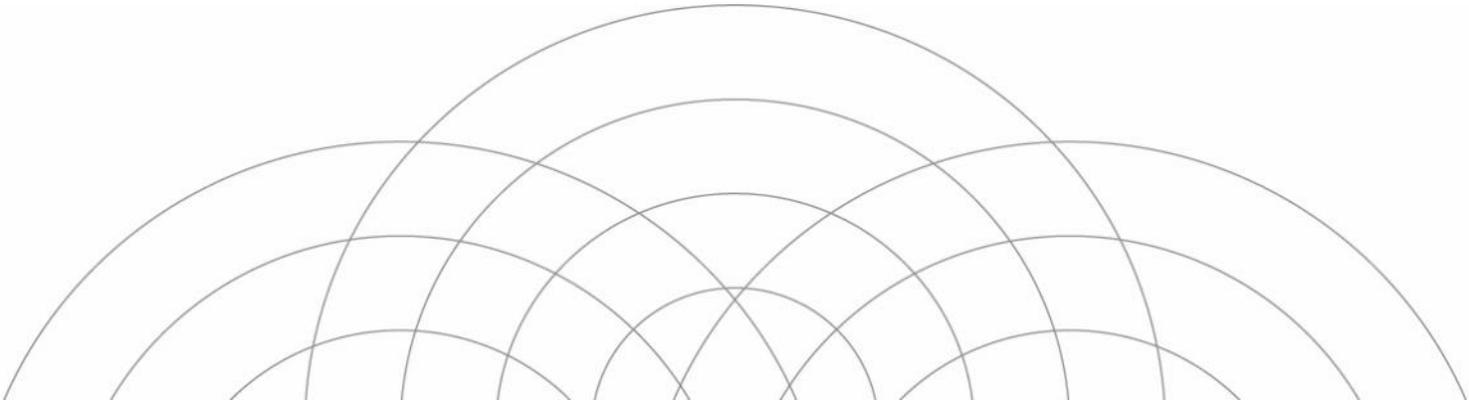


There are several approaches to revitalization that can help address the need for additional housing options while also respecting the existing character of the East End of Hyannis:

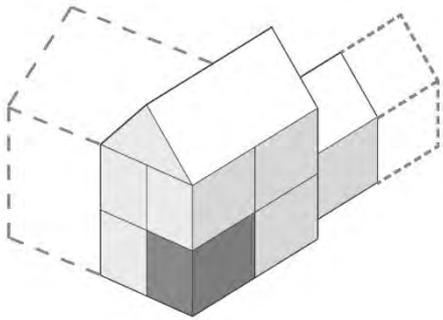




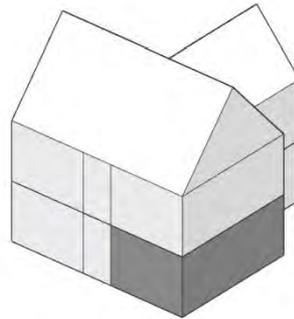
*Approaches to Revitalization:
Retrofit Existing Structures*



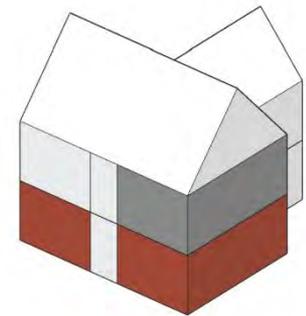
Approaches to Revitalization: Retrofit Existing Structures



Micro-Units



Manor House



Mixed Use

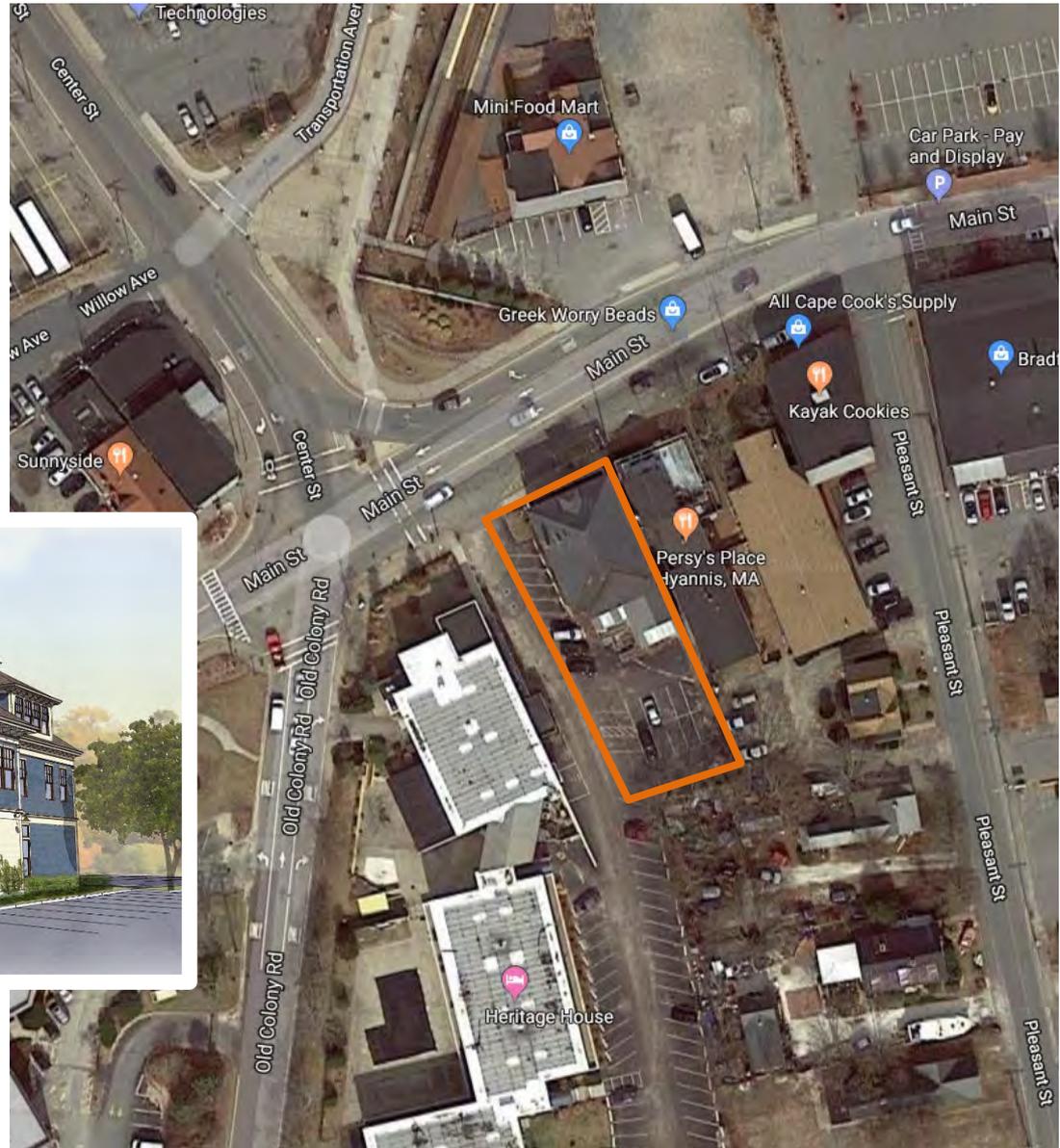


Approaches to Revitalization: Retrofit Existing Structures

255 Main Street

Main Street, Hyannis

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



Approaches to Revitalization: Retrofit Existing Structures

255 Main Street





*Approaches to Revitalization:
Add Accessory Dwelling Units*

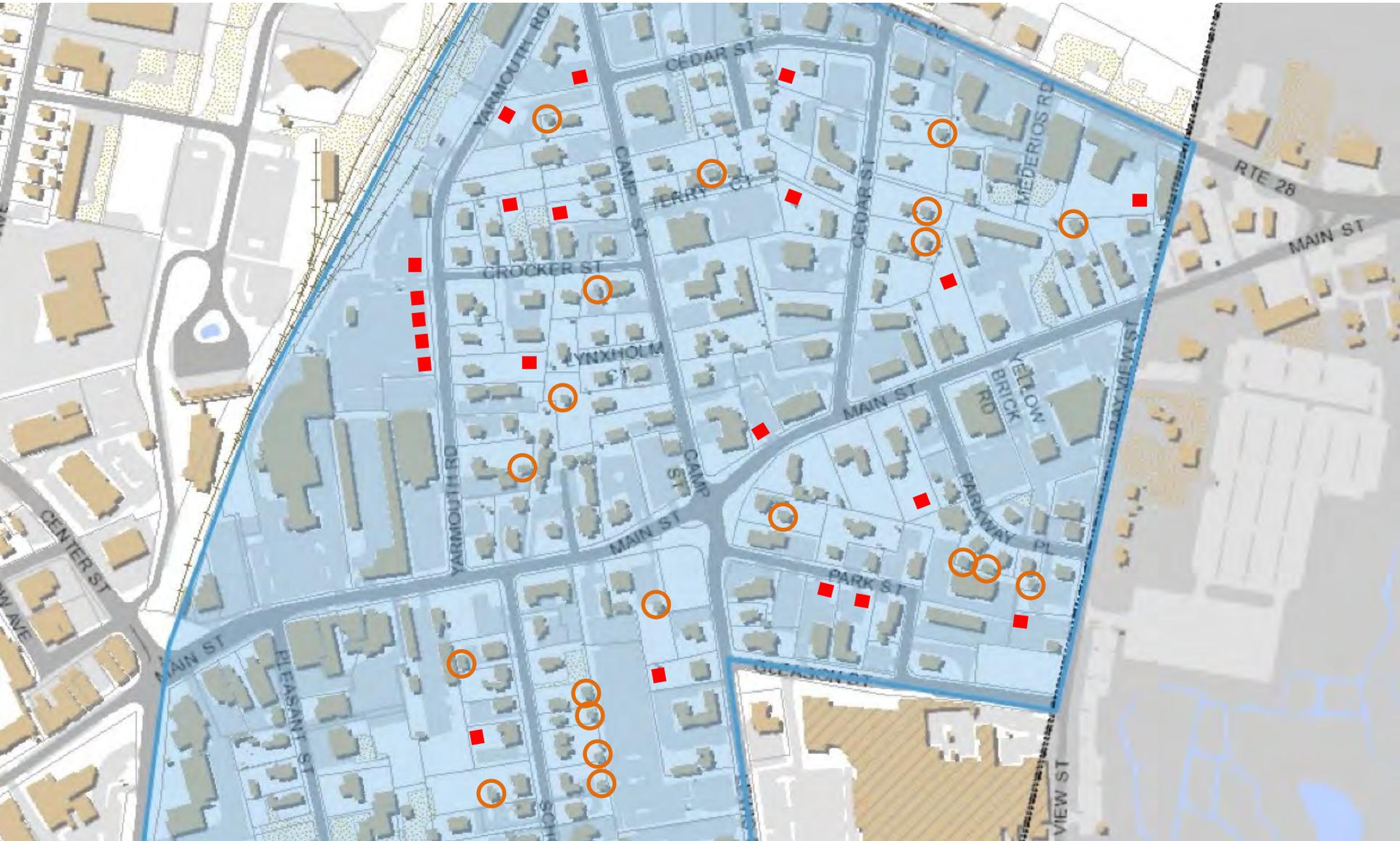


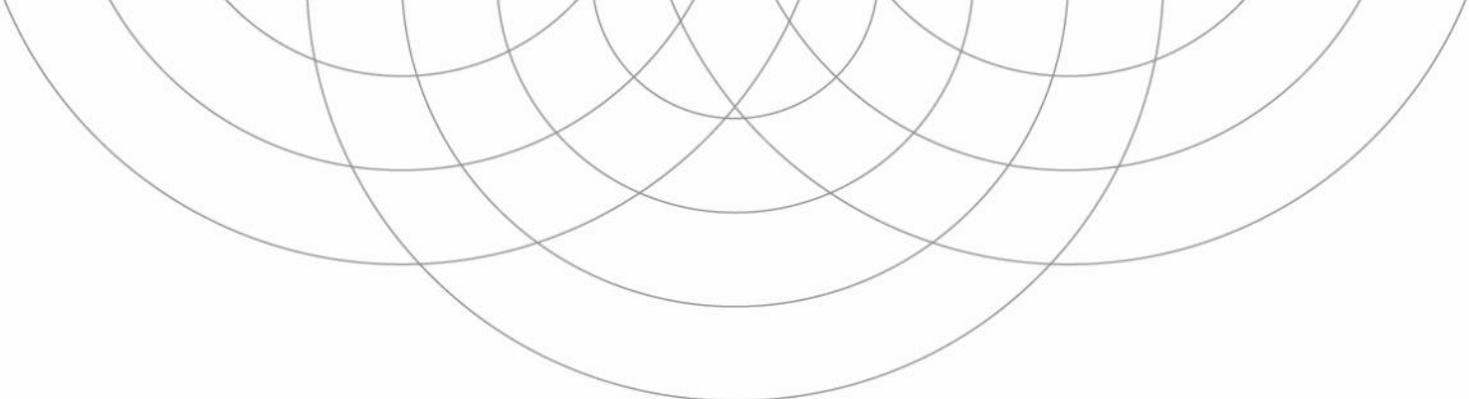
Approaches to Revitalization: Add Accessory Dwelling Units

Look for opportunities to *convert existing* accessory structures into dwelling units, or *add new* accessory dwelling units where feasible.



Approaches to Revitalization: Add Accessory Dwelling Units

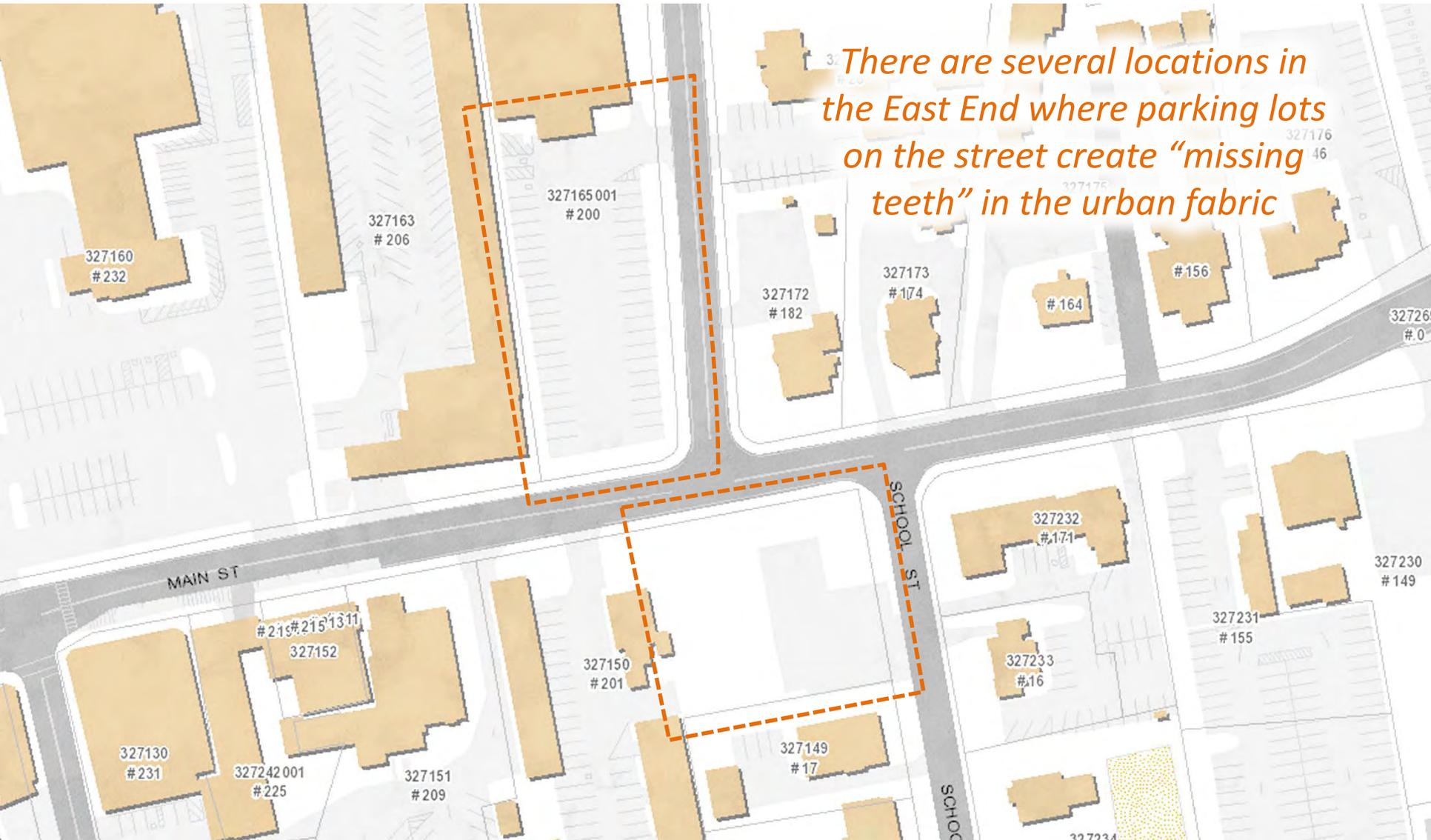




*Approaches to Revitalization:
Infill Underutilized Lots*



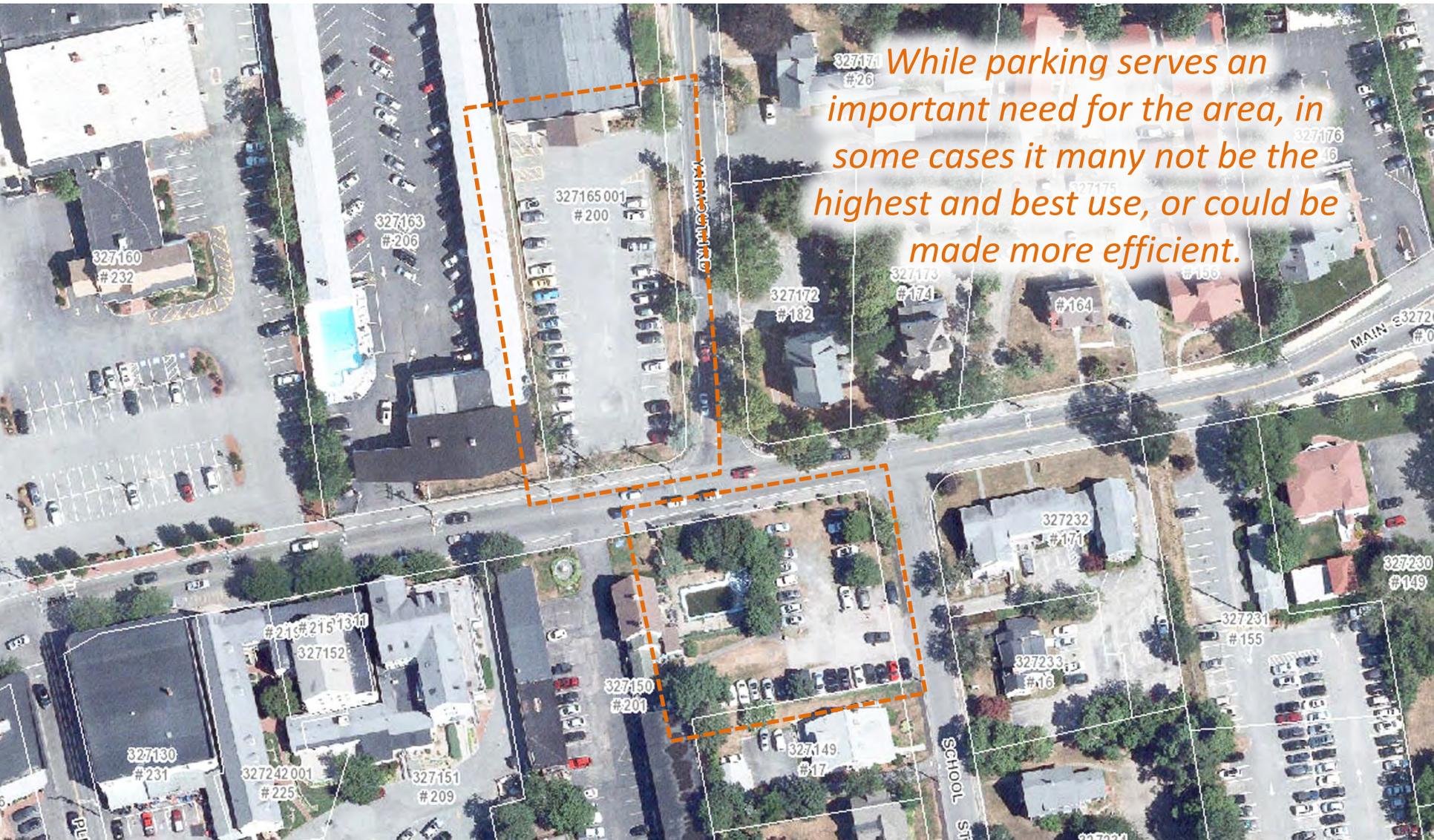
Approaches to Revitalization: Infill Underutilized Lots



There are several locations in the East End where parking lots on the street create "missing teeth" in the urban fabric



Approaches to Revitalization: Infill Underutilized Lots



While parking serves an important need for the area, in some cases it may not be the highest and best use, or could be made more efficient.



Approaches to Revitalization: Infill Underutilized Lots



Approaches to Revitalization: Infill Underutilized Lots



Consideration should be given to infilling these lots where feasible to include additional housing.

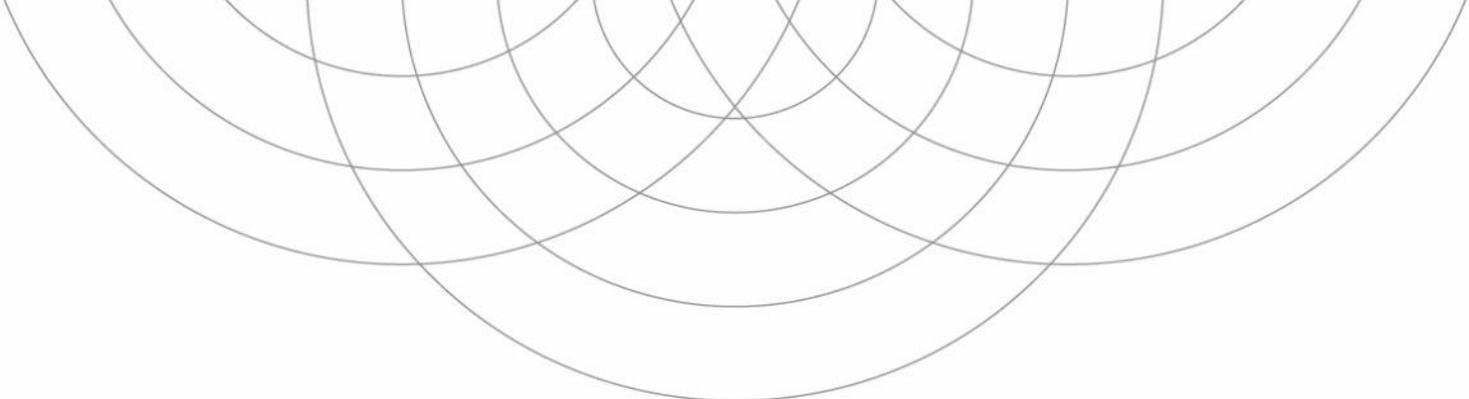


Approaches to Revitalization: Infill Underutilized Lots



Approaches to Revitalization: Infill Underutilized Lots

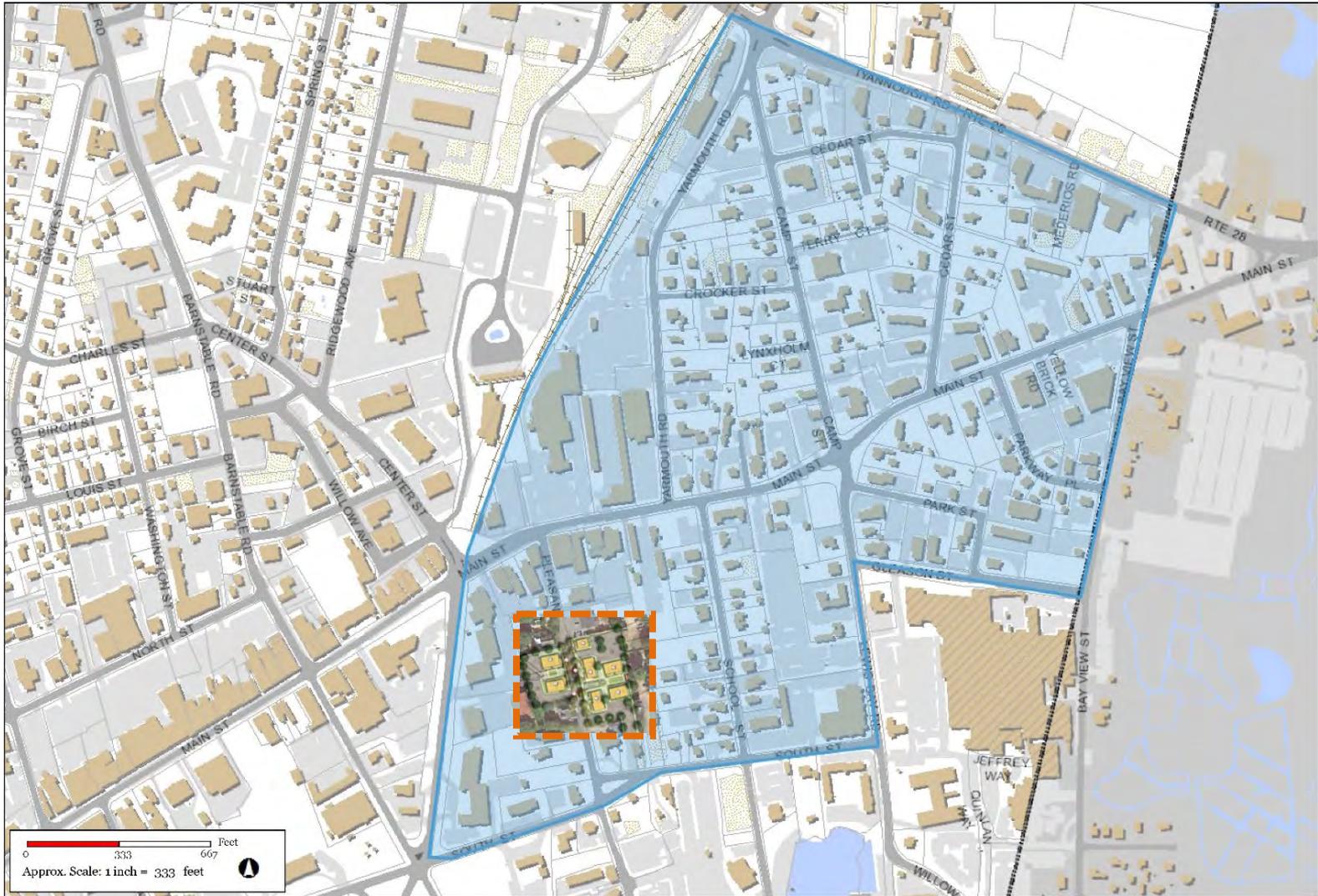




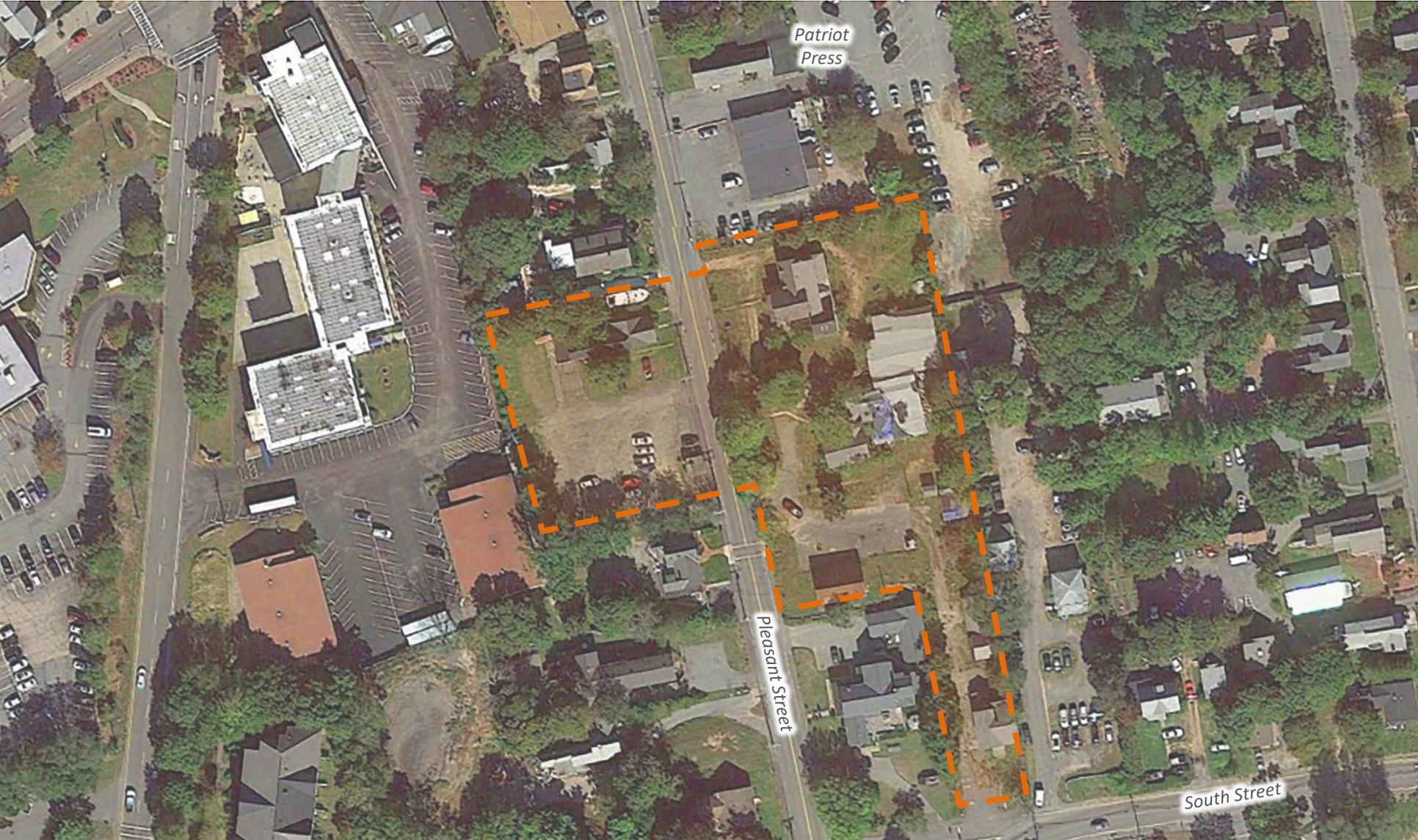
*Approaches to Revitalization:
Redevelop Underutilized Properties*



Approaches to Revitalization: Redevelop Underutilized Properties



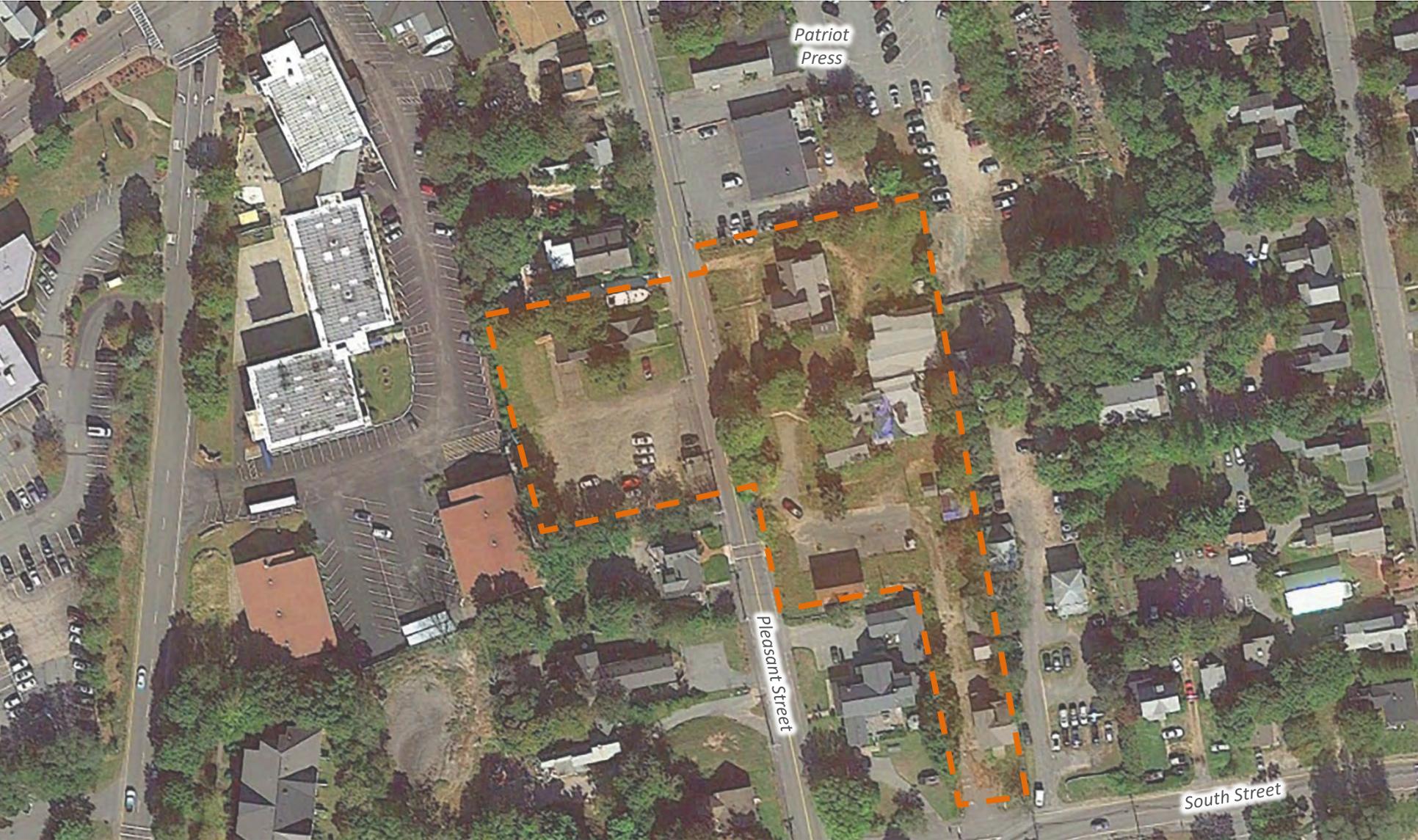
Approaches to Revitalization: Redevelop Underutilized Properties



Approaches to Revitalization: Redevelop Underutilized Properties



Approaches to Revitalization: Redevelop Underutilized Properties



Approaches to Revitalization: Redevelop Underutilized Properties



BUILDING & UNIT MATRIX

	1 bed	2 bed	3 bed	No. on site:	Studio	1 bed	2 bed	3 bed
Type A				1				
Floor 01	2	0	0			2	0	0
Floor 02	2	0	0			2	0	0
Floor 03	2	0	0			2	0	0
Type B				2				
Floor 01	0	2	0			0	4	0
Floor 02	0	2	0			0	4	0
Floor 03	0	1	1			0	2	2
Type C				2				
Floor 01	1	2	0			2	4	0
Floor 02	1	2	0			2	4	0
Floor 03	1	2	0			2	4	0
Type D				2				
Floor 01	1	2	0			2	4	0
Floor 02	4	0	0			8	0	0
Floor 03	2	0	1			4	0	2
Type E				1				
Townhouse Condo	0	0	2			0	0	2
Patriot Press				1				
Floor 01		Common						
Floor 02		2 studios						
TOTAL						2	0	0

60 UNITS



Approaches to Revitalization: Redevelop Underutilized Properties



*New Buildings
Reinforce Historic
Patterns and Enhance
Pedestrian Experience*



Approaches to Revitalization: Redevelop Underutilized Properties



New Spaces Add Amenities and Create Neighborhood within the Neighborhood

60 UNITS

Approaches to Revitalization: Redevelop Underutilized Properties



New Buildings Utilize Forms, Materials, and Details in Keeping with Local Context



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Approaches to Revitalization: Redevelop Underutilized Properties

New Buildings Include a Range of Unit Types

TYPICAL
1-BED
UNIT



TYPICAL
2-BED / 2-BATH
UNIT



TYPICAL
ADA
UNIT



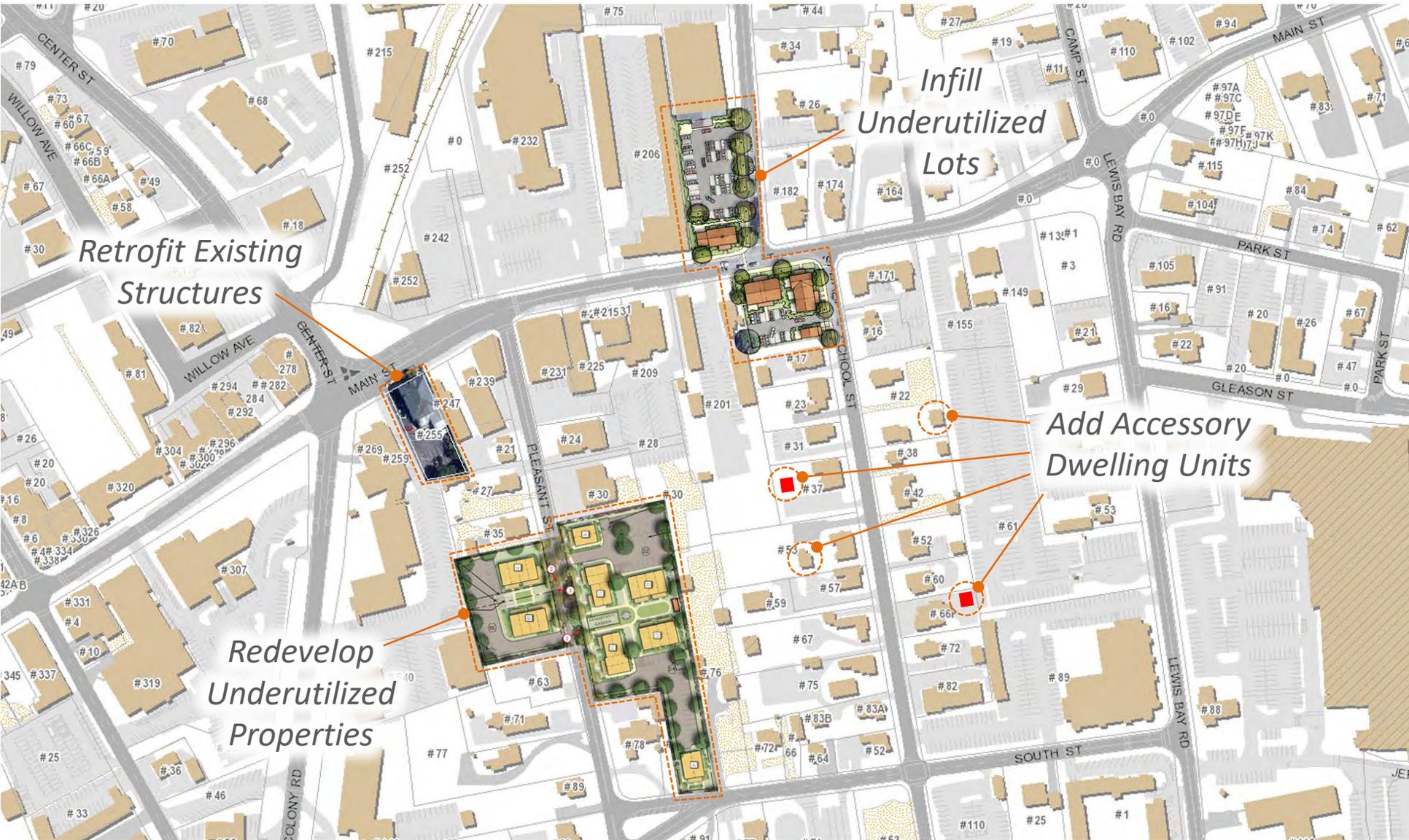
TYPICAL
3-BED / 2-BATH
UNIT

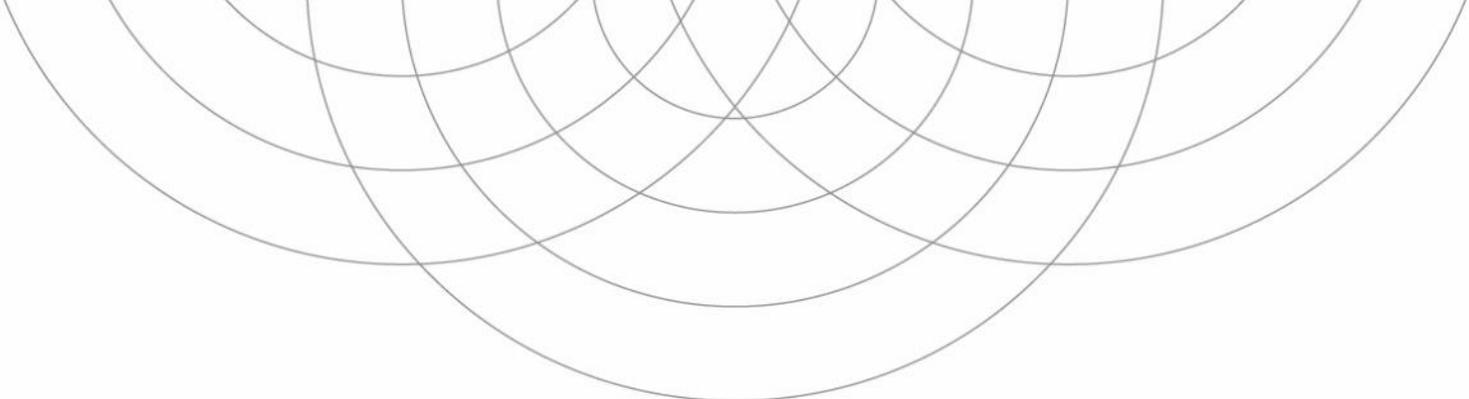


Approaches to Revitalization: Redevelop Underutilized Properties



Approaches to Revitalization: Summary





Next Steps and Discussion



Next Steps



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Discussion



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