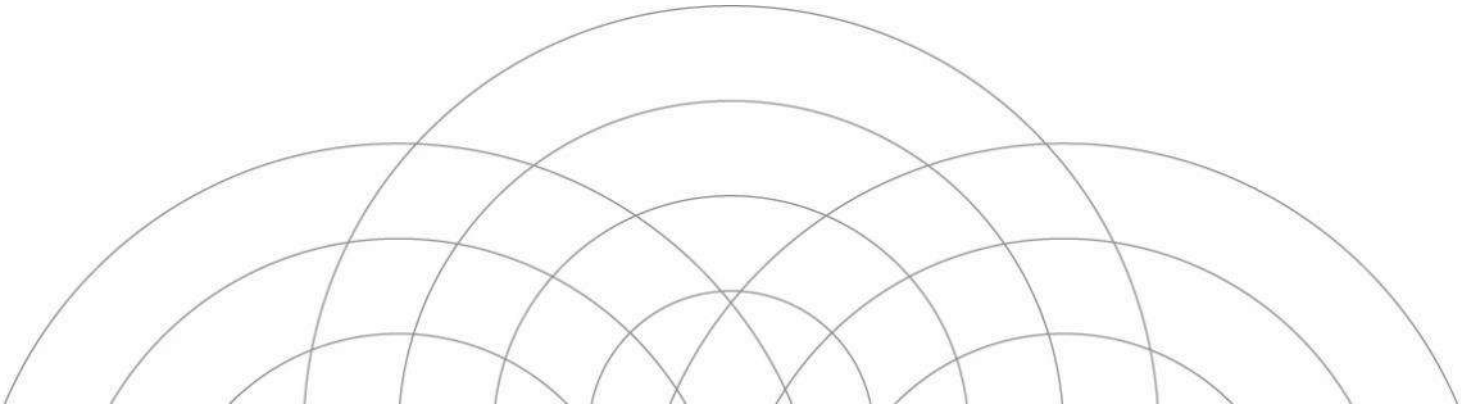




*South Sandwich Community Design*  
*Creative Approaches to Moderate Density*

*Second Public Presentation*  
*Sandwich Town Hall*  
*September 23, 2019*



# *Project Introduction: South Sandwich Community Design*



**Ralph Vitacco**

*Director of Planning &  
Economic Development*

**Leanne Drake**

*Assistant Town Planner*



CAPE COD  
COMMISSION

**Heather Harper**

*Chief of Staff*

**Sarah Korjeff**

*Historic Preservation Specialist/Planner*

**Chloe Schaefer**

*Acting Chief Planner*

**Michele White**

*Special Projects Coordinator*



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

**Douglas Kallfelz**

*Principal*

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UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN





*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  
ARCHITECTURE & COMMUNITY DESIGN









*Heritage Sands*  
Dennisport, MA



*Brewster's Landing*  
Brewster, MA



*Sea Captain's Row*  
Hyannis, MA



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



# Outline

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







*Recap of First Public Presentations*



# SANDWICH

## DEMOGRAPHIC AND ECONOMIC FORECAST

### 1.7% population growth

---

Population is projected to grow to a total of 20,761 over the forecast period (2015-2025).

### 5.2% increase in employment

---

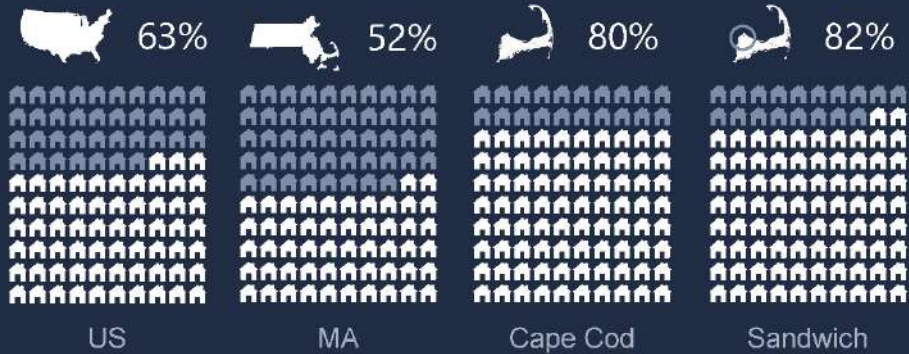
National, regional and local economic factors combine with projected population increases for this forecasted growth to a total of 9,936.

### 3.05% increase in households

---

Growth is faster than population since household size is projected to decrease.

## SINGLE FAMILY HOMES



## RENTER-OCCUPIED UNITS



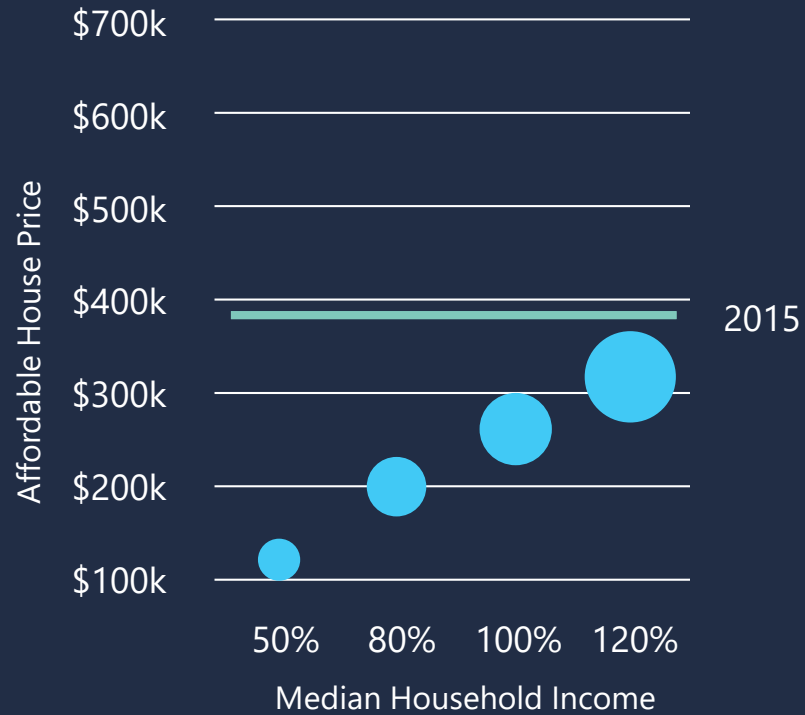
## Household Size





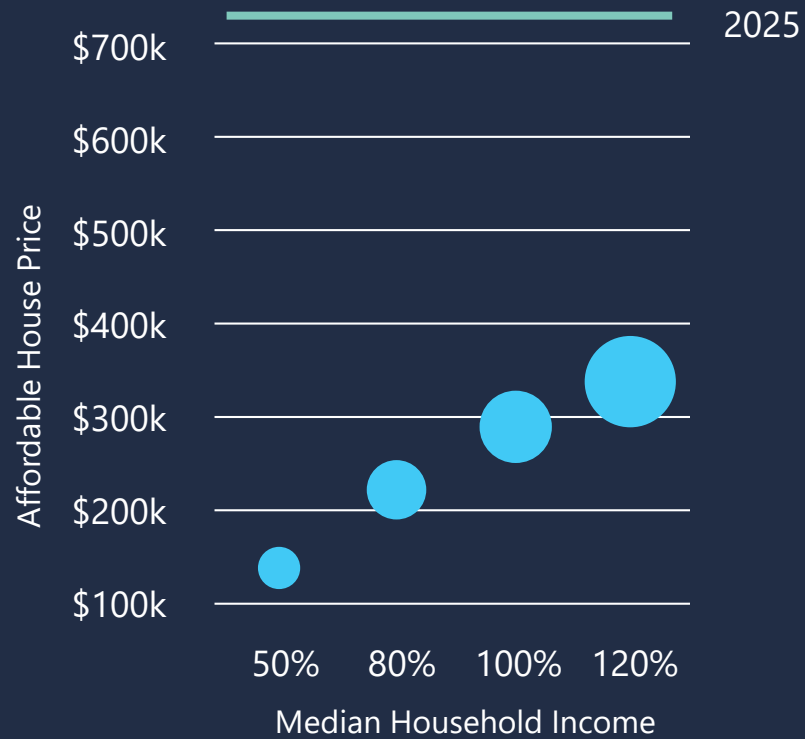
# BARNSTABLE COUNTY HOUSING STRESS

- Median home value
- Home wages can support



# BARNSTABLE COUNTY HOUSING STRESS

- Median home value
- Home wages can support



# 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, Eastham, and Hyannis*

*May 2018 – March 2019*

*Review Existing Background Studies*

*April - May*

*First Public Presentation*

*June 17<sup>th</sup>*

*Online Visual Preference Survey*

*June - August*

[www.capecodcommission.org/survey](http://www.capecodcommission.org/survey)

*Second Public Presentation*

*September 23<sup>rd</sup>*

*Framework for Form-Based Regulation*

*Complete*

*Builder's Roundtable at OneCape*

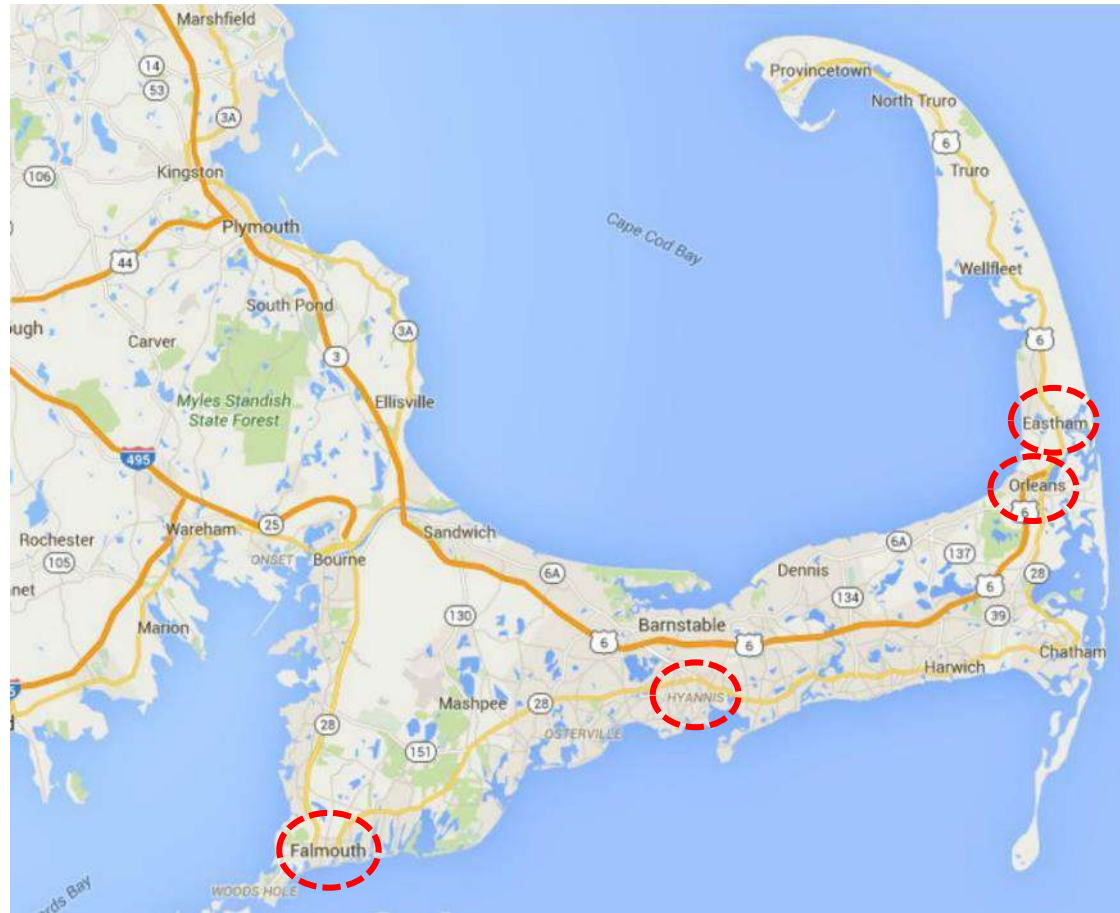
*July 30<sup>th</sup>, 2019*

*Additional Communities?*

*TBD*



# Where have we been



So far we've *worked with 4 communities* that have a cross section of conditions found elsewhere on Cape Cod.



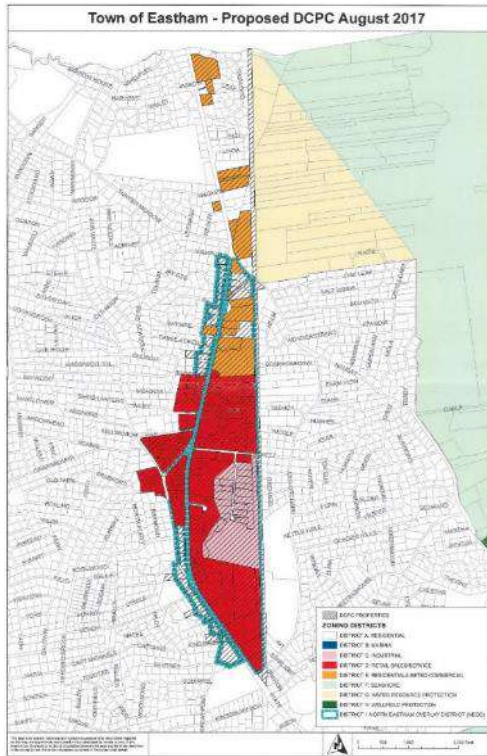


# Where have we been

Each community has recently completed studies that identify areas *where new housing types would be appropriate* and have either *adopted recent zoning changes in support of mixed-use communities* or are considering doing so.

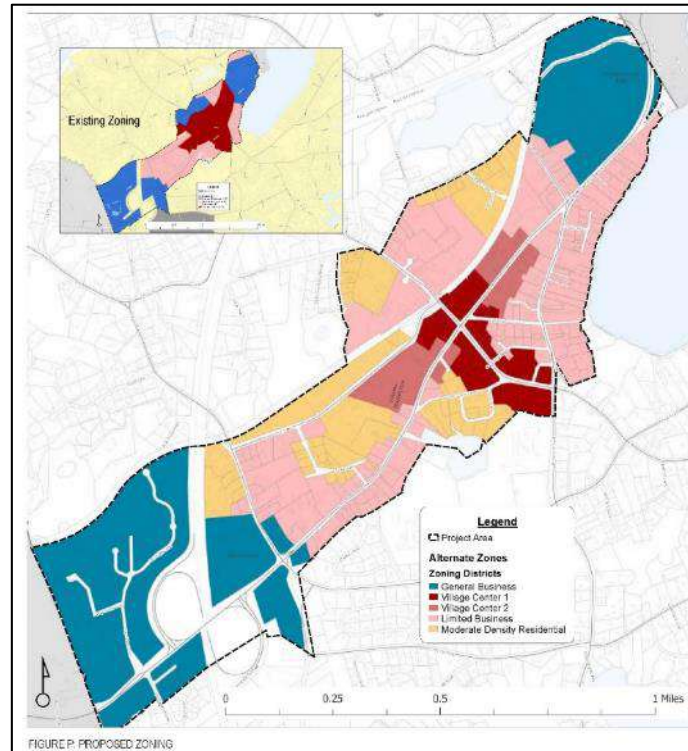


# Where have we been



## Eastham:

Route 6 / Brackett Rd Area



## Orleans:

Village Center



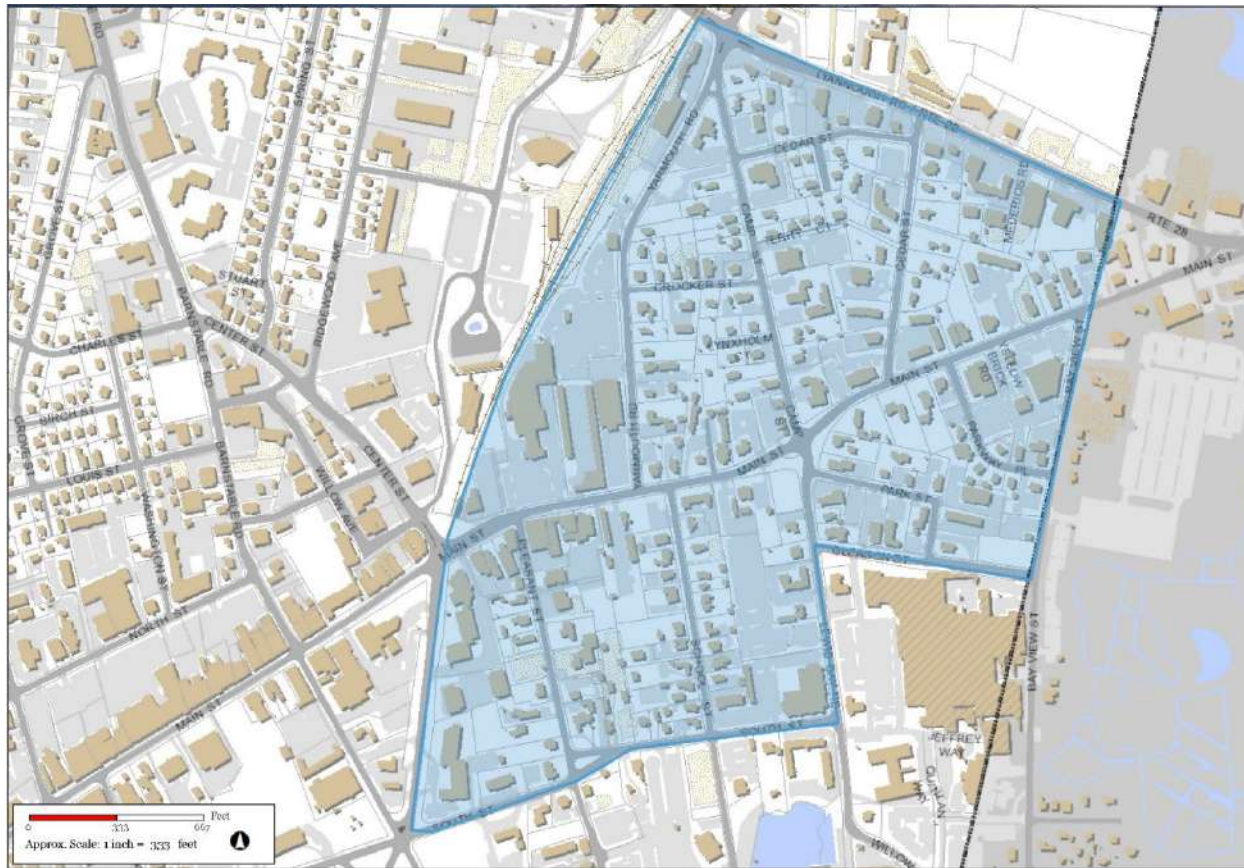
## Falmouth:

Davis Straits Area

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



# Where have we been



**Hyannis:**  
East End

... whereas in Hyannis the focus was on “**context appropriate infill**” in a historic residential district adjacent to “main street”.



# Where have we been

## First Public Presentations

Eastham/Orleans 6/19/18  
Falmouth 6/20/18

## Additional Communities - Sandwich

First Presentation 6/17/19  
Second Presentation 9/23/19

## One Cape Summit

Harwich 8/17/18

## One Cape Summit

Harwich 7/30/19

## Cape Housing Institute

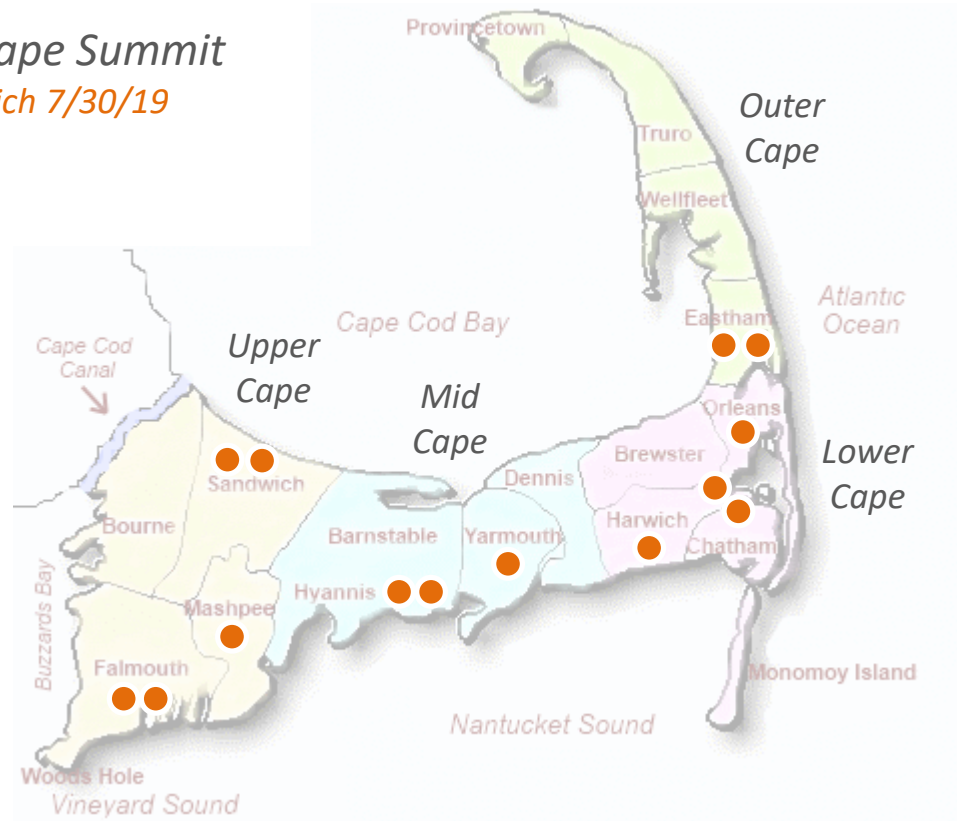
Harwich 10/31/18  
Eastham 10/31/18  
Yarmouth 11/1/18  
Mashpee 11/1/18

## Second Public Presentations

Falmouth 10/23/18  
Orleans/Eastham 11/8/18

## Additional Communities - Hyannis

First Presentation 12/18/18  
Second Presentation 2/19/19



## Cape Housing Institute

Hyannis 11/15/19

Coming Soon!

Additional Communities??



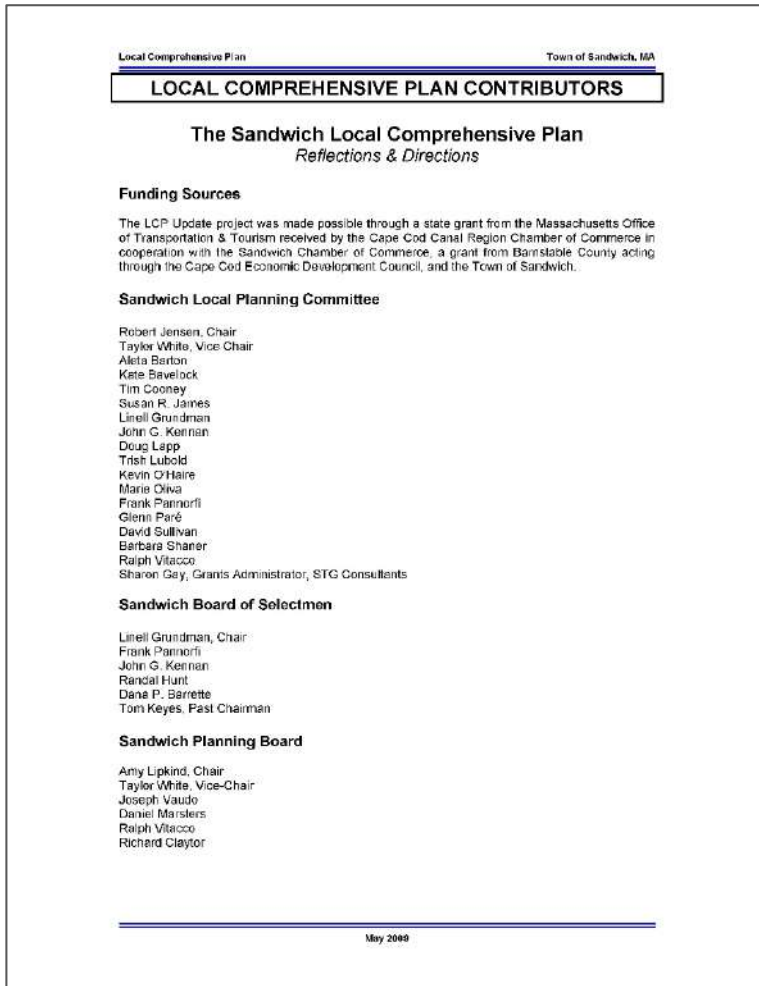




*... but what about South Sandwich?*



# Related Studies: Local Comprehensive Plan (2009)



Sandwich shall direct new commercial, industrial and **mixed-use development** to its Growth Centers: the Route 6A/Tupper Road/Town Marina Area; the **South Sandwich Village Center**; the Historic Village/Route 6A Area; and the **Sandwich Industrial Park** and **Zoning District along Route 130**.

- **Higher density, higher quality, and vertical mix of uses** are desired in the SSVC: retail, restaurant, professional offices and services, institutional and public uses, and **residential (varied types and income levels)**
- **New housing** (from market rate to basic work force) should be the **predominate upper floor use for new mixed-use** development as well as **moderate density residential uses** (i.e. townhouses, garden apartments and congregate housing) in the fringe areas of the SSVC



## Related Studies: Housing Production Plan (2010)

### TOWN OF SANDWICH HOUSING PRODUCTION PLAN



Prepared with technical assistance from Gregory M. Smith, Director of the Town of Sandwich's Planning and Development Office, and Paula Schnepf, Executive Director of the Sandwich Housing Authority

February 2010

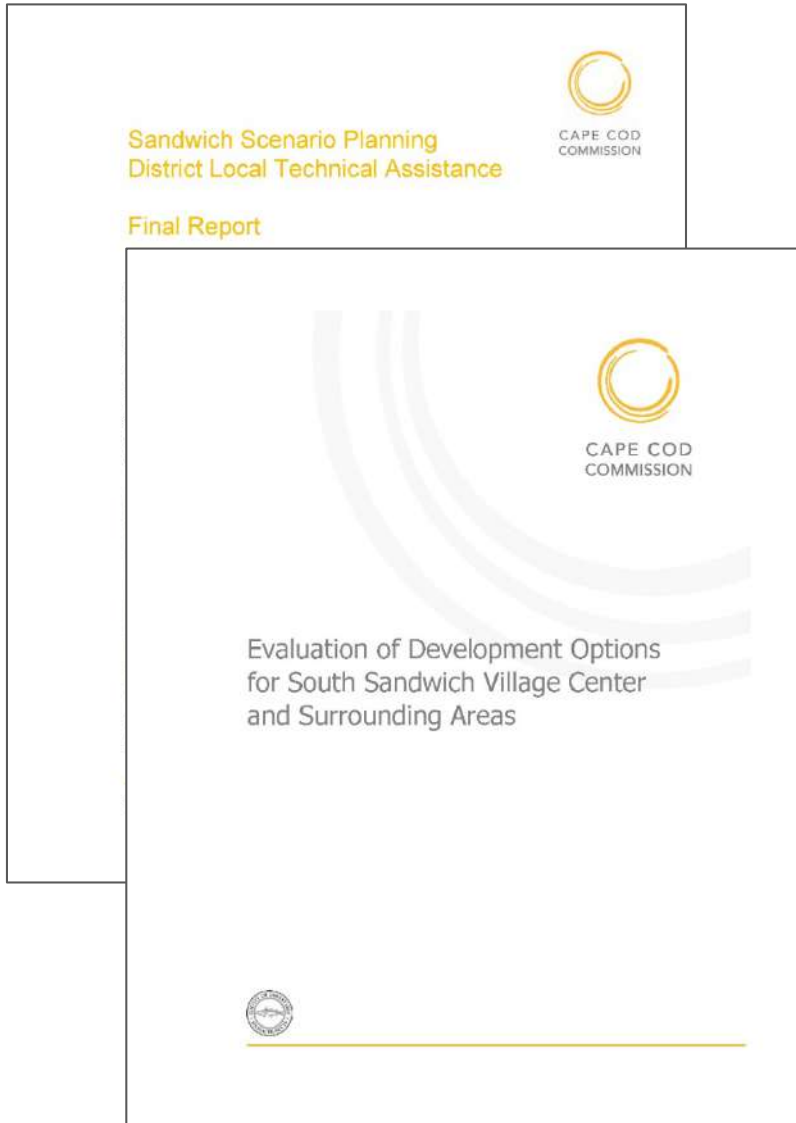
Predominant type is expensive single-family detached homes, with limited rental housing and/or multifamily housing available.

Underlying goals to provide adequate and affordable housing for all Sandwich residents:

- To provide a wide range of housing alternatives to meet diverse housing needs
- To ensure that new housing creation is harmonious with the existing community
- To encourage the integration of smart growth principles in the development of housing



# Related Studies: Cape Cod Commission RESET and DLTA Studies (2015)



Overall goal was to provide development scenarios for the South Sandwich Village area.



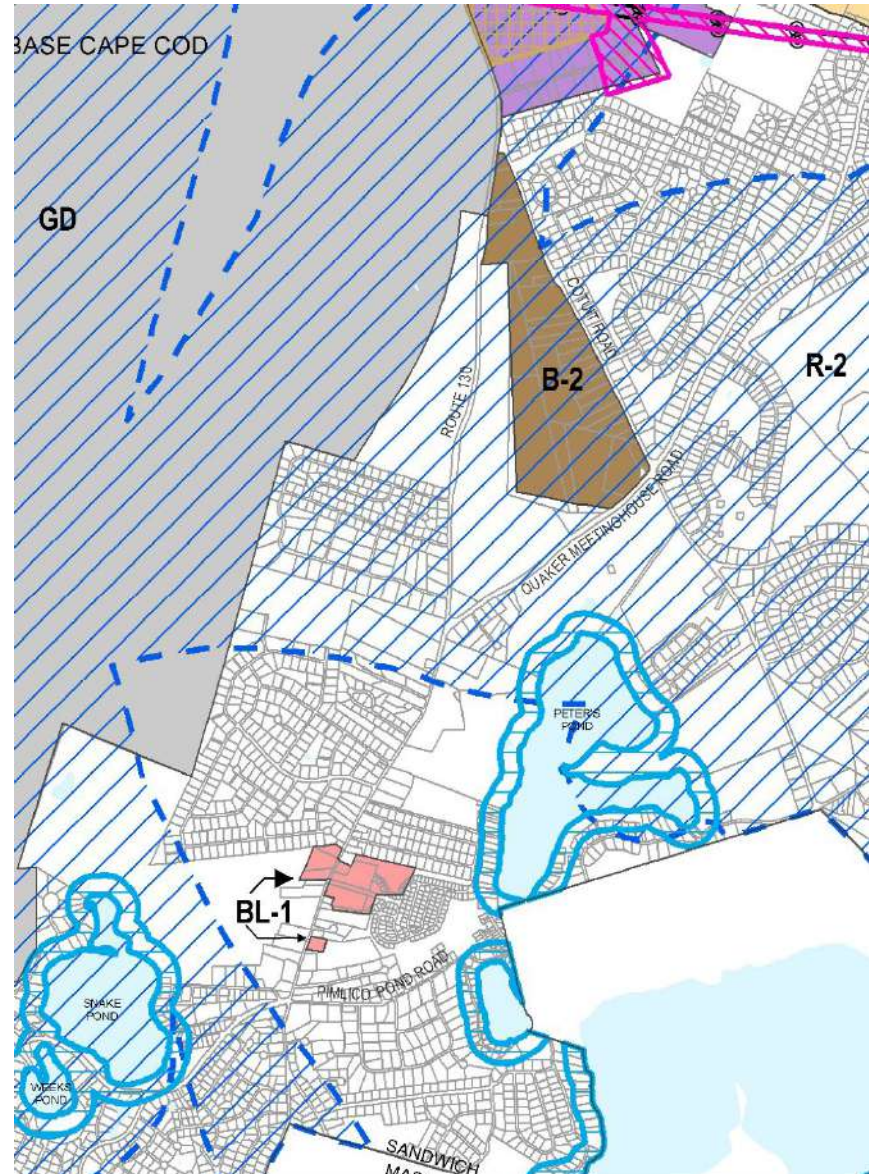
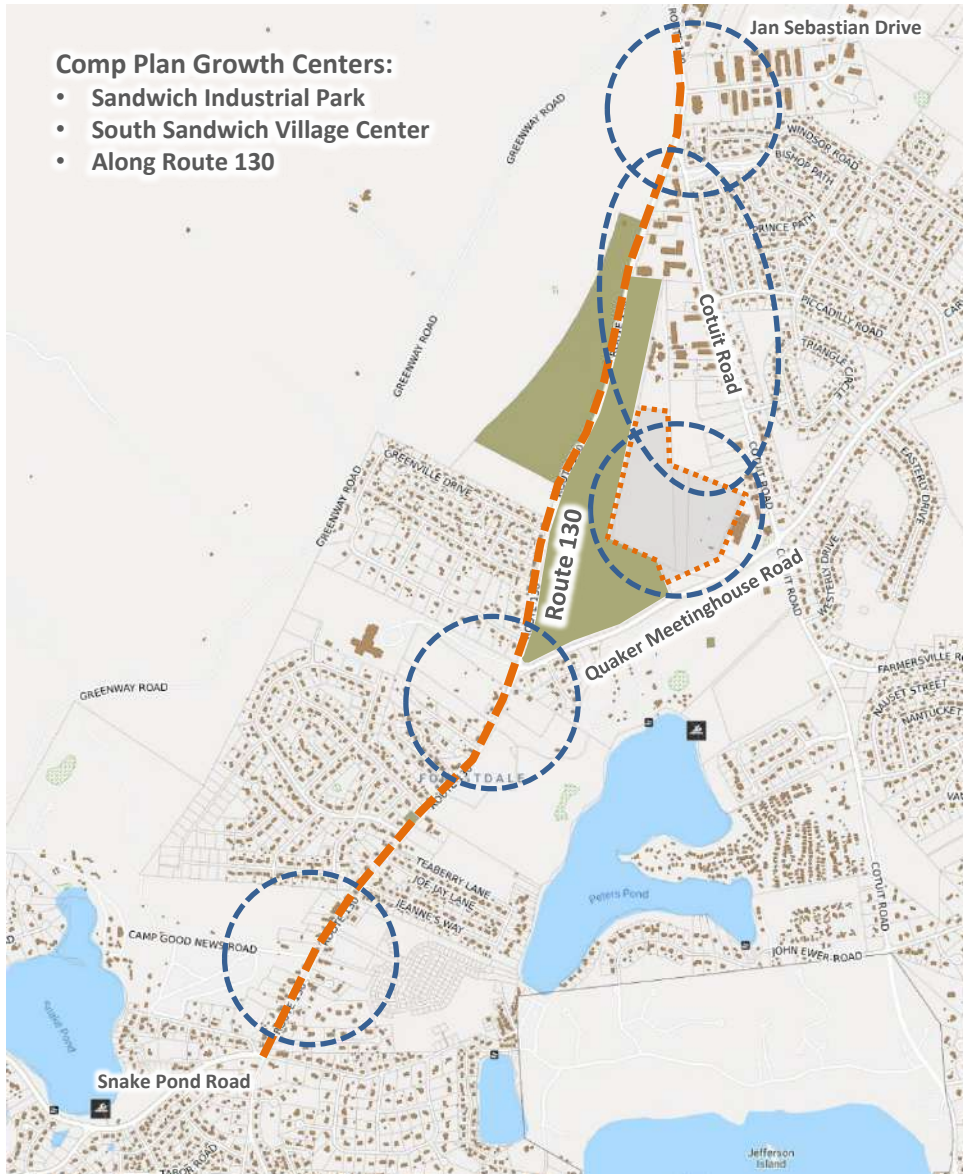
Found the status quo (existing auto-oriented commercial pattern) is the least cost effective approach for the town whereas a **mixed-use village area** as called for in the LCP is the best case.



# Study Area: South Sandwich Community Design

## Comp Plan Growth Centers:

- Sandwich Industrial Park
- South Sandwich Village Center
- Along Route 130

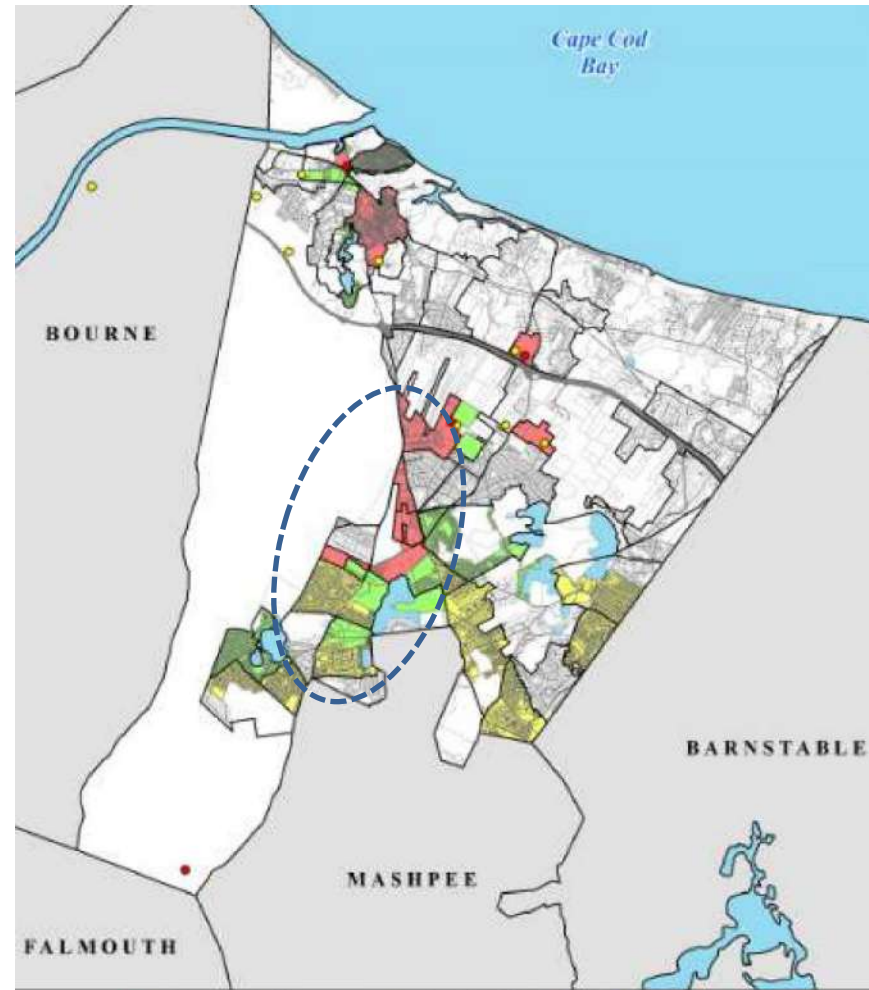




# Study Area: South Sandwich Community Design

## Comp Plan Growth Centers:

- Sandwich Industrial Park
- South Sandwich Village Center
- Along Route 130




- |                          |                                     |
|--------------------------|-------------------------------------|
| ● Treatment Site         | <b>Phase (Revised 2016)</b>         |
| ● Disposal Site          | ■ Phase 1                           |
| □ Planning Area Boundary | ■ Phase 2                           |
|                          | ■ Phase 3 (Traditional Backup Plan) |

# So what is all of this beginning to suggest?

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



BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30<sup>th</sup> 2017



Submitted to  
Barnstable County  
and the  
Cape Cod Commission


Prepared by

Prepared with technical assistance from Gregory M. Smith, Director of the Town of Sandwich's Planning and Development Office, and Paula Schrepp, Executive Director of the Sandwich Housing Authority.

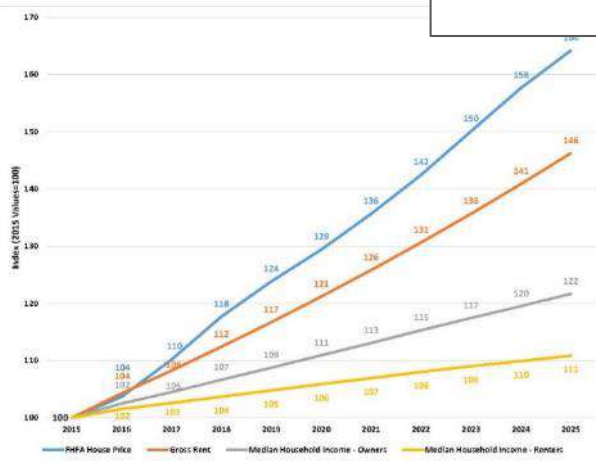
February 2010

TOWN OF SANDWICH  
HOUSING PRODUCTION PLAN



Prepared with technical assistance from Gregory M. Smith, Director of the Town of Sandwich's Planning and Development Office, and Paula Schrepp, Executive Director of the Sandwich Housing Authority.

February 2010





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



**DENSITY!!!**







*Is all density the same?*

*Can we find options for density that feel  
“right” for the South Sandwich  
Community?*



*But density can take many forms...*



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# Which one has a higher density?



## Typical Single Family Home

Cape Cod

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



## Duplex

Pleasant Street, Sandwich

2 units on 0.12 acres =  
16.5 du/ac

## Manor House

Main Street, Sandwich

5 units on 0.27 acres =  
18 du/ac

## Duplex

Pleasant Street, Sandwich

2 units on 0.12 acres =  
16.5 du/ac



## Manor House

Main Street, Sandwich

5 units on 0.27 acres =  
18 du/ac



## Stacked Flats

Glenwood Ave & Chancery Lane, Falmouth

8 units on 0.4 acres =  
20 du/ac

## Manor House

Pleasant Street, Sandwich

3 units on 0.29 acres =  
10 du/ac



## Walk Up

South Street, Hyannis

11 units on 0.49 acres =  
22 du/ac



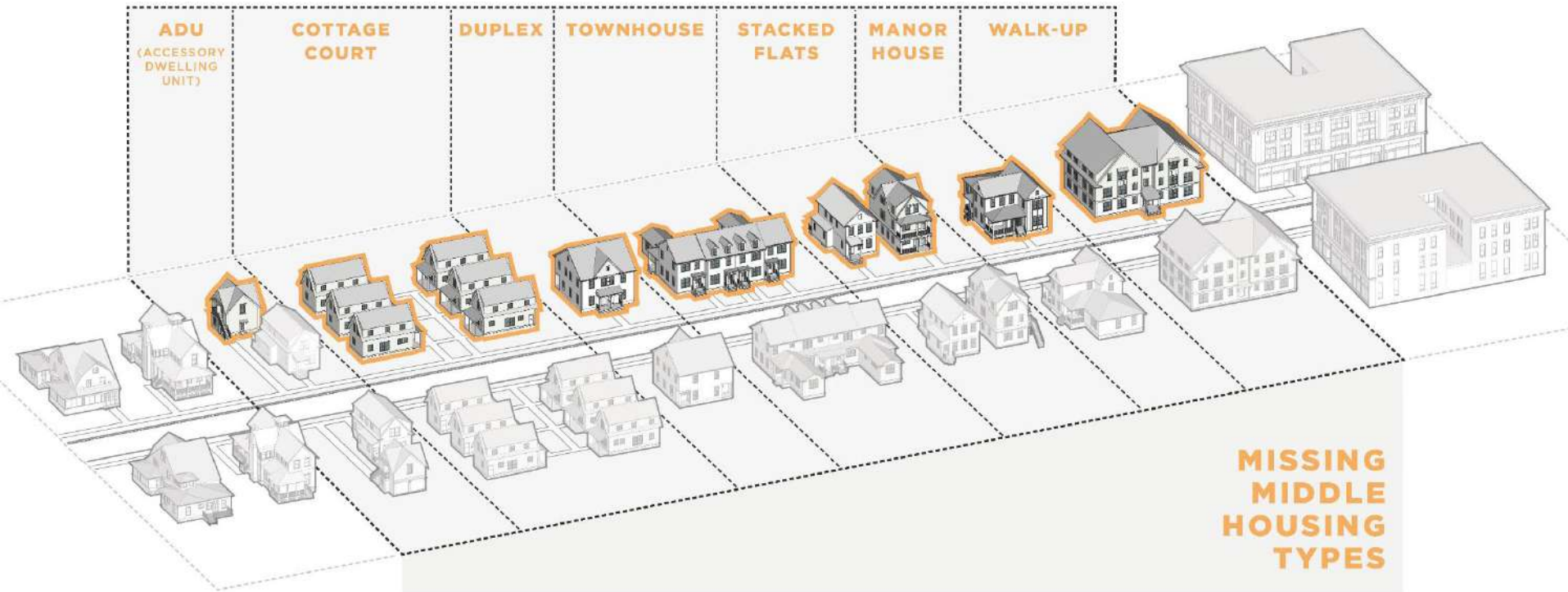




*What are some creative approaches to moderate/transitional density?*



*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.

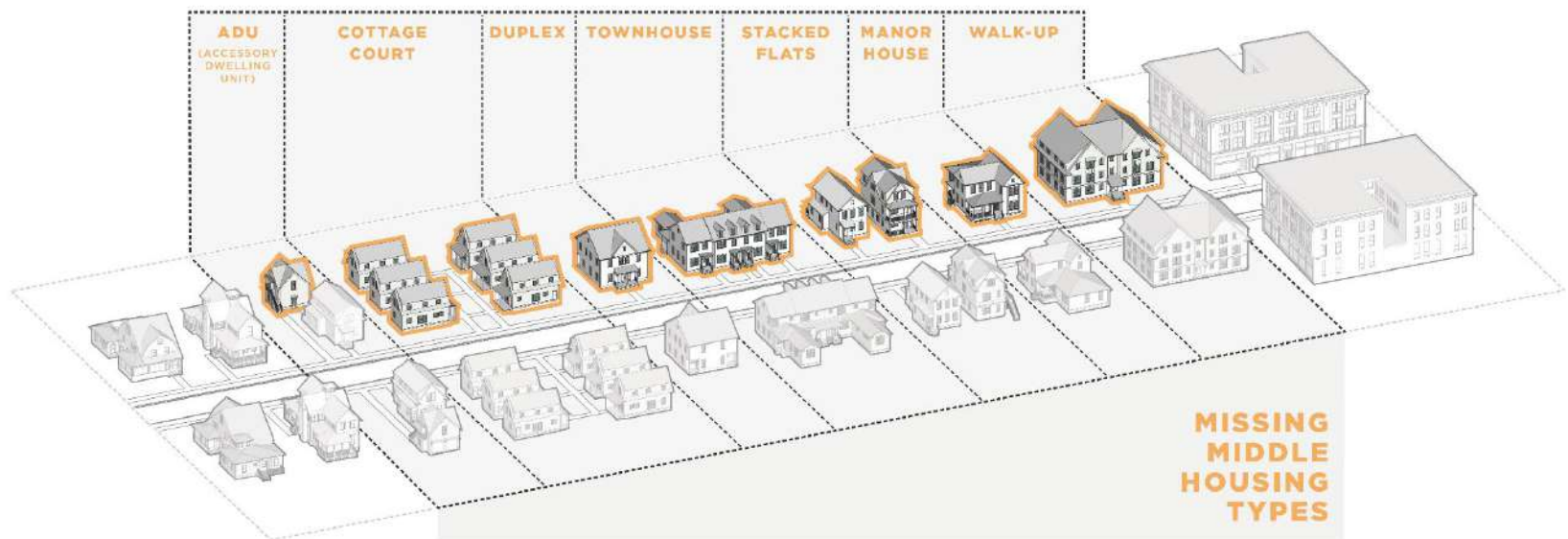




## So why is there a renewed interest now?

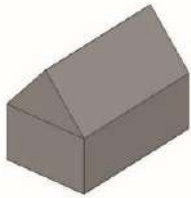
- Empty nesters and young professionals looking for options in *historic cores/mixed-use areas*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

All of which the *Missing Middle* can help address

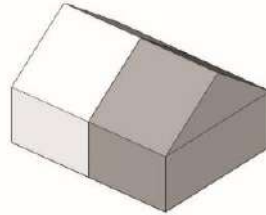


# What do we mean by “*building types*”?

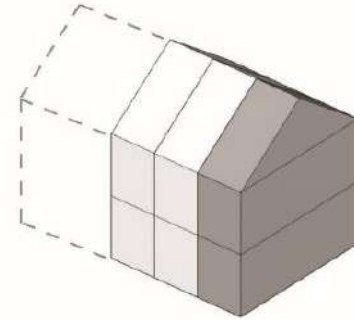
Basically a means of categorizing units of a similar scale, arrangement, and disposition.



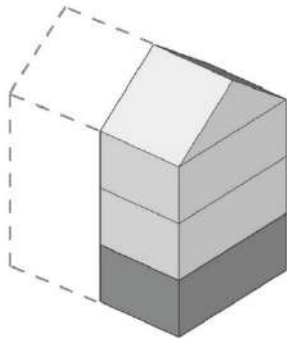
*Cottage*



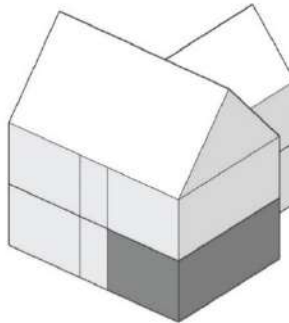
*Duplex*



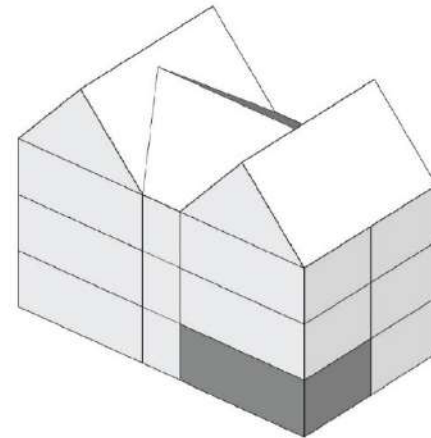
*Townhouse*



*Double Decker*



*Manor House*



*Walk-ups*



# Cottages: Small scale single family detached units



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

## Chases Ocean Grove

Old Wharf Road, Dennisport

55 units on 3.6 acres =

15 du/ac



Pleasant Street, Sandwich



Summer Street, Sandwich



Canary Street, Sandwich



State Street, Sandwich

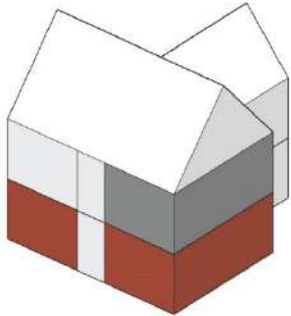


Which image feels more appropriate here?

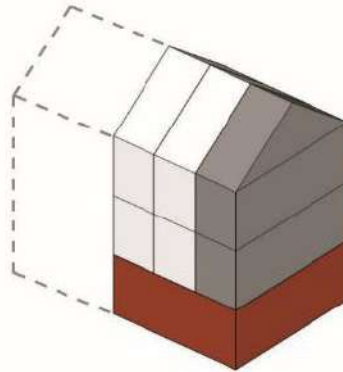




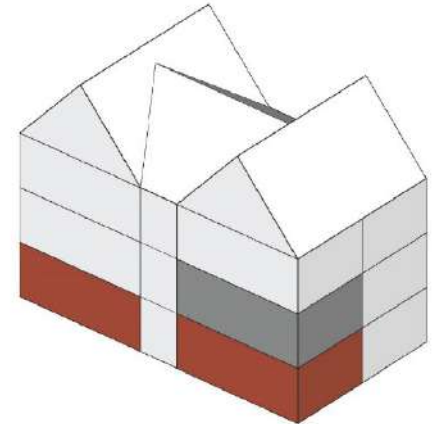
## *Mixed-Use: Variations that include commercial on first floor*



*Manor House  
with Commercial*



*Townhouses  
with Commercial*



*Walk-ups  
with Commercial*

*These forms can host a variety of uses.*

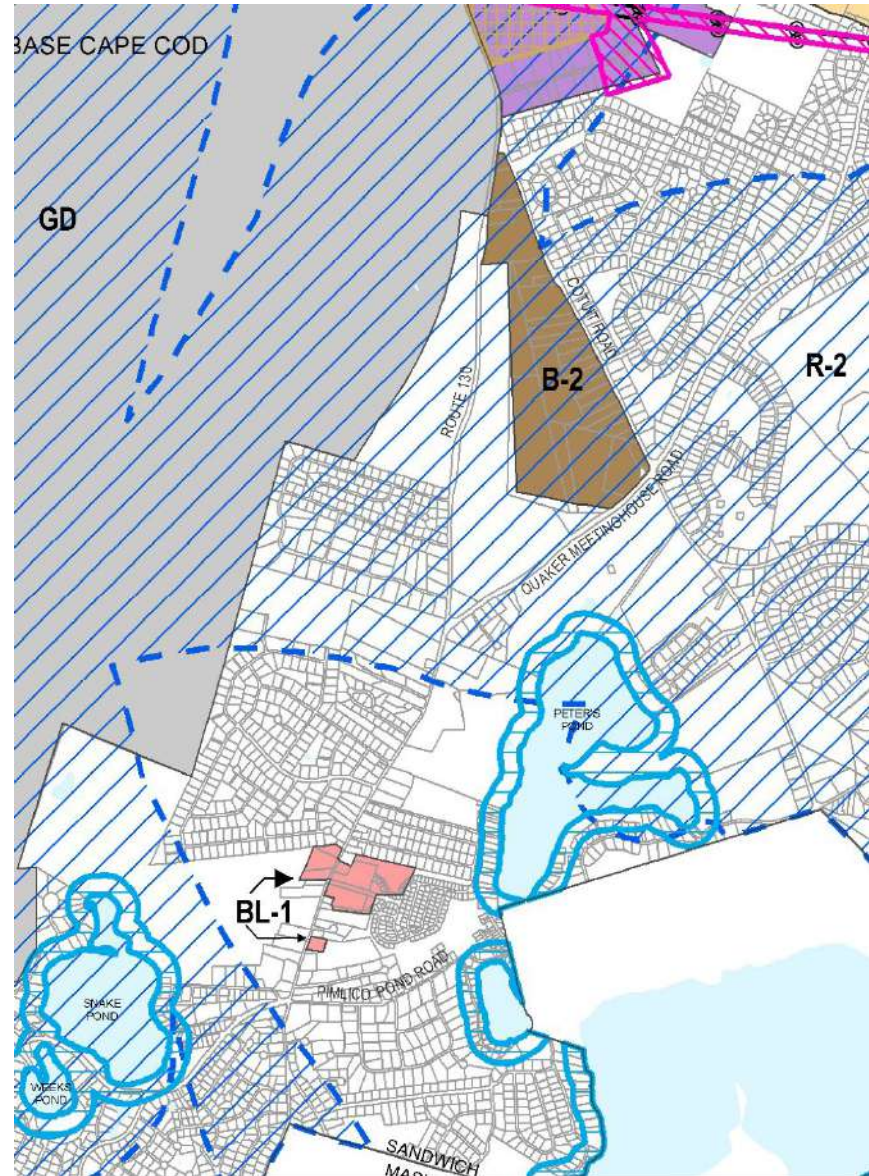
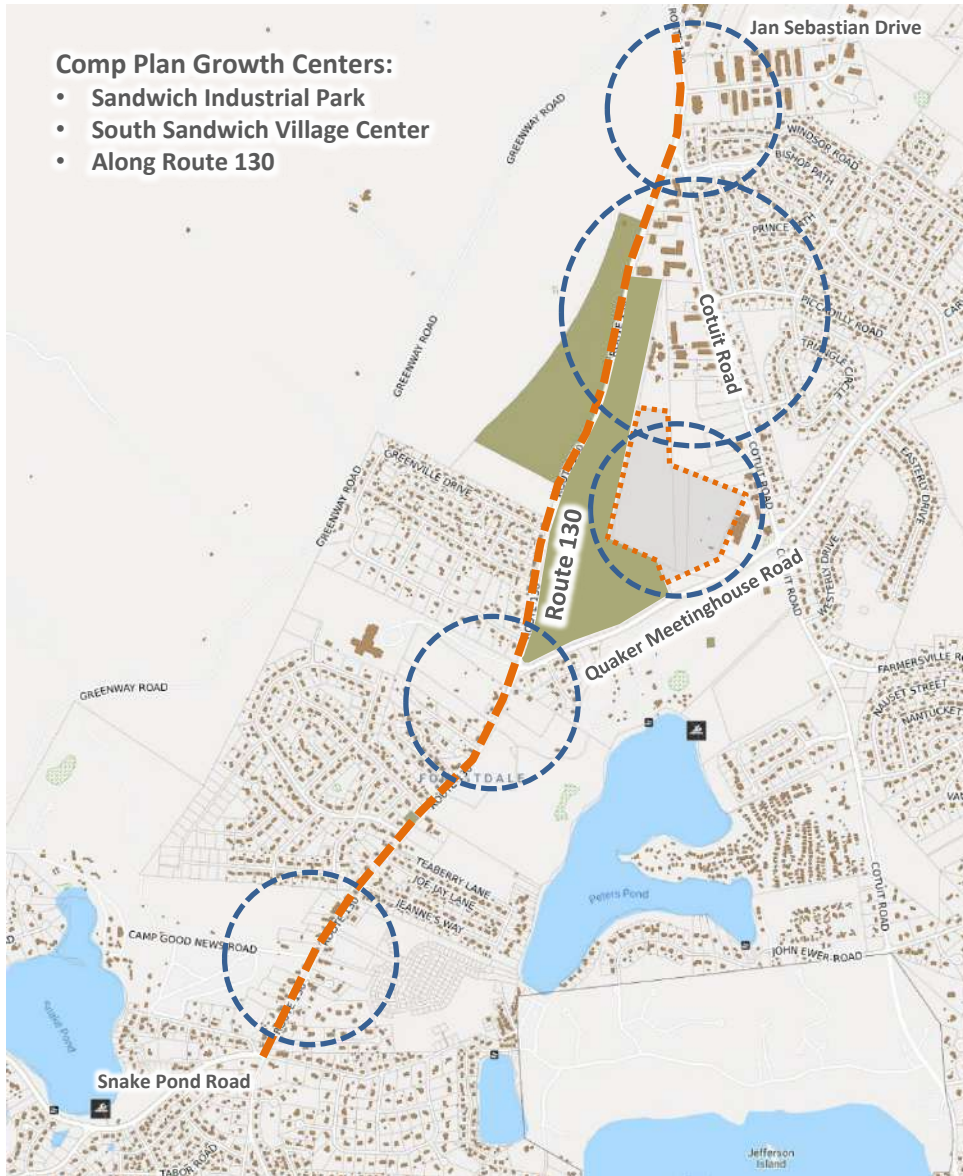




Which brings us to the ultimate question: when thinking about how best to incorporate moderate forms of density in the South Sandwich Community...

**Comp Plan Growth Centers:**

- Sandwich Industrial Park
- South Sandwich Village Center
- Along Route 130





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



*Cottage*



*Duplex*



*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)	Sandwich (90)
Definitely a good fit	13%	8%	31%	26%	22%
Could be a good fit	26%	<b>32%</b>	<b>43%</b>	<b>38%</b>	<b>46%</b>
Probably not a good fit	<b>31%</b>	<b>32%</b>	15%	21%	23%
Definitely not a good fit	<b>31%</b>	27%	12%	15%	9%



Question 3	Falmouth (254)	Orleans (84)	Eastham (105)	Hyannis (138)	Sandwich (91)
Definitely a good fit	20%	26%	41%	<b>45%</b>	44%
Could be a good fit	<b>47%</b>	<b>46%</b>	<b>46%</b>	36%	<b>46%</b>
Probably not a good fit	19%	13%	8%	12%	7%
Definitely not a good fit	14%	14%	6%	7%	3%





*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)	Sandwich (91)
Definitely a good fit	28%	24%	16%	33%	23%
Could be a good fit	<b>55%</b>	<b>52%</b>	<b>40%</b>	<b>41%</b>	<b>40%</b>
Probably not a good fit	10%	17%	32%	15%	24%
Definitely not a good fit	7%	6%	11%	11%	13%



Question 5	Falmouth (259)	Orleans (85)	Eastham (104)	Hyannis (139)	Sandwich (90)
Definitely a good fit	19%	14%	8%	17%	9%
Could be a good fit	<b>35%</b>	<b>34%</b>	18%	22%	23%
Probably not a good fit	25%	27%	29%	<b>30%</b>	28%
Definitely not a good fit	21%	25%	<b>45%</b>	<b>31%</b>	<b>40%</b>



# 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)	Sandwich (199)
Image One	15%	16%	28%	21%	25%
Image Two	29%	30%	<b>40%</b>	<b>36%</b>	<b>39%</b>
Image Three	<b>35%</b>	<b>35%</b>	23%	29%	26%
Image Four	21%	19%	9%	14%	11%

Average 2.19 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)	Sandwich (89)
Definitely a good fit	29%	34%	37%	<b>41%</b>	31%
Could be a good fit	<b>49%</b>	<b>51%</b>	<b>43%</b>	<b>44%</b>	<b>46%</b>
Probably not a good fit	17%	8%	8%	12%	11%
Definitely not a good fit	5%	7%	13%	3%	11%



Question 8	Falmouth (249)	Orleans (84)	Eastham (100)	Hyannis (139)	Sandwich (88)
Definitely a good fit	12%	21%	6%	17%	9%
Could be a good fit	<b>46%</b>	<b>45%</b>	<b>37%</b>	<b>35%</b>	<b>51%</b>
Probably not a good fit	17%	29%	31%	<b>34%</b>	20%
Definitely not a good fit	5%	5%	26%	14%	19%



*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)	Sandwich (88)
Definitely a good fit	14%	12%	7%	18%	8%
Could be a good fit	25%	24%	16%	<b>33%</b>	19%
Probably not a good fit	27%	<b>41%</b>	20%	23%	<b>34%</b>
Definitely not a good fit	<b>33%</b>	23%	<b>57%</b>	26%	<b>39%</b>



Question 10	Falmouth (245)	Orleans (83)	Eastham (96)	Hyannis (139)	Sandwich (88)
Definitely a good fit	12%	7%	5%	10%	5%
Could be a good fit	18%	18%	5%	20%	17%
Probably not a good fit	28%	29%	28%	32%	22%
Definitely not a good fit	<b>42%</b>	<b>46%</b>	<b>61%</b>	<b>38%</b>	<b>57%</b>

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



Image one: 1.5 story



Image two: 2 story



Image three: 2.5 story



Image four: 3 story

Question 11	Falmouth (453)	Orleans (151)	Eastham (154)	Hyannis (278)	Sandwich (156)
Image One	39%	41%	58%	41%	47%
Image Two	27%	29%	28%	23%	29%
Image Three	19%	18%	10%	25%	14%
Image Four	14%	12%	5%	11%	10%

Average 1.77 Types/Survey



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



Question 15	Falmouth (235)	Orleans (77)	Eastham (102)	Hyannis (133)	Sandwich (86)
Definitely a good fit	17%	10%	7%	17%	5%
Could be a good fit	<b>34%</b>	<b>40%</b>	19%	<b>38%</b>	<b>36%</b>
Probably not a good fit	26%	22%	21%	22%	26%
Definitely not a good fit	23%	27%	<b>54%</b>	23%	34%



Question 12	Falmouth (236)	Orleans (79)	Eastham (101)	Hyannis (135)	Sandwich (85)
Definitely a good fit	16%	10%	4%	18%	7%
Could be a good fit	<b>33%</b>	27%	18%	<b>36%</b>	31%
Probably not a good fit	25%	29%	24%	25%	26%
Definitely not a good fit	26%	<b>34%</b>	<b>54%</b>	21%	<b>36%</b>





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



Question 14	Falmouth (235)	Orleans (76)	Eastham (102)	Hyannis (134)	Sandwich (84)
Definitely a good fit	6%	3%	7%	9%	6%
Could be a good fit	22%	22%	19%	28%	13%
Probably not a good fit	30%	33%	21%	29%	30%
Definitely not a good fit	42%	42%	54%	34%	51%



Question 13	Falmouth (236)	Orleans (78)	Eastham (100)	Hyannis (136)	Sandwich (87)
Definitely a good fit	7%	3%	2%	8%	6%
Could be a good fit	14%	18%	5%	22%	14%
Probably not a good fit	33%	33%	18%	35%	26%
Definitely not a good fit	46%	46%	75%	35%	54%



# 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)	Sandwich (109)
Image One	44%	42%	53%	39%	44%
Image Two	30%	27%	25%	31%	28%
Image Three	17%	15%	15%	20%	15%
Image Four	9%	16%	9%	10%	13%

Average 1.27 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)	Sandwich (83)
Definitely a good fit	14%	12%	17%	16%	19%
Could be a good fit	<b>28%</b>	<b>47%</b>	<b>63%</b>	<b>45%</b>	<b>42%</b>
Probably not a good fit	<b>29%</b>	24%	9%	23%	20%
Definitely not a good fit	<b>29%</b>	16%	11%	16%	18%



Question 21	Falmouth (227)	Orleans (75)	Eastham (96)	Hyannis (126)	Sandwich (81)
Definitely a good fit	34%	35%	44%	<b>49%</b>	<b>48%</b>
Could be a good fit	<b>47%</b>	<b>49%</b>	<b>51%</b>	42%	44%
Probably not a good fit	13%	13%	1%	6%	4%
Definitely not a good fit	6%	3%	4%	3%	4%

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)	Sandwich (82)
Definitely a good fit	14%	21%	35%	23%	29%
Could be a good fit	29%	<b>33%</b>	<b>51%</b>	<b>30%</b>	<b>38%</b>
Probably not a good fit	25%	26%	9%	26%	24%
Definitely not a good fit	<b>32%</b>	20%	5%	21%	9%



Question 24	Falmouth (225)	Orleans (74)	Eastham (95)	Hyannis (127)	Sandwich (82)
Definitely a good fit	4%	1%	6%	2%	6%
Could be a good fit	12%	20%	28%	19%	20%
Probably not a good fit	28%	30%	25%	25%	26%
Definitely not a good fit	<b>56%</b>	<b>49%</b>	<b>40%</b>	<b>54%</b>	<b>49%</b>





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



Question 17	Falmouth (223)	Orleans (70)	Eastham (95)	Hyannis (122)	Sandwich (81)
Definitely a good fit	12%	11%	4%	19%	9%
Could be a good fit	<b>34%</b>	30%	16%	<b>34%</b>	<b>40%</b>
Probably not a good fit	<b>33%</b>	<b>40%</b>	34%	<b>32%</b>	16%
Definitely not a good fit	22%	19%	<b>46%</b>	15%	36%



Question 23	Falmouth (227)	Orleans (74)	Eastham (95)	Hyannis (126)	Sandwich (83)
Definitely a good fit	12%	12%	13%	13%	12%
Could be a good fit	<b>47%</b>	<b>59%</b>	<b>47%</b>	<b>39%</b>	<b>55%</b>
Probably not a good fit	19%	15%	15%	31%	19%
Definitely not a good fit	22%	14%	25%	17%	13%



*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)	Sandwich (83)
Definitely a good fit	7%	5%	3%	8%	2%
Could be a good fit	<b>31%</b>	27%	20%	27%	<b>28%</b>
Probably not a good fit	<b>30%</b>	<b>35%</b>	23%	<b>32%</b>	30%
Definitely not a good fit	<b>32%</b>	32%	<b>53%</b>	<b>33%</b>	<b>40%</b>



Question 20	Falmouth (225)	Orleans (75)	Eastham (96)	Hyannis (127)	Sandwich (82)
Definitely a good fit	1%	0%	2%	2%	0%
Could be a good fit	5%	5%	4%	5%	4%
Probably not a good fit	17%	17%	9%	24%	11%
Definitely not a good fit	<b>77%</b>	<b>77%</b>	<b>84%</b>	<b>69%</b>	<b>85%</b>



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



Question 25	Falmouth (227)	Orleans (74)	Eastham (96)	Hyannis (126)	Sandwich (82)
Definitely a good fit	4%	9%	6%	10%	9%
Could be a good fit	23%	<b>31%</b>	18%	22%	12%
Probably not a good fit	29%	<b>32%</b>	29%	33%	<b>33%</b>
Definitely not a good fit	<b>44%</b>	27%	<b>47%</b>	<b>35%</b>	<b>46%</b>



Question 19	Falmouth (221)	Orleans (72)	Eastham (95)	Hyannis (124)	Sandwich (82)
Definitely a good fit	17%	10%	6%	19%	6%
Could be a good fit	<b>47%</b>	<b>36%</b>	26%	<b>44%</b>	<b>50%</b>
Probably not a good fit	18%	31%	27%	22%	21%
Definitely not a good fit	17%	24%	<b>40%</b>	15%	23%



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)	Sandwich (82)
Definitely a good fit	3%	3%	1%	1%	2%
Could be a good fit	21%	20%	21%	20%	19%
Probably not a good fit	34%	27%	22%	37%	33%
Definitely not a good fit	<b>42%</b>	<b>50%</b>	<b>56%</b>	<b>42%</b>	<b>48%</b>



Question 28	Falmouth (227)	Orleans (74)	Eastham (95)	Hyannis (126)	Sandwich (82)
Definitely a good fit	2%	0%	0%	1%	1%
Could be a good fit	7%	8%	2%	5%	2%
Probably not a good fit	20%	16%	18%	21%	18%
Definitely not a good fit	<b>71%</b>	<b>76%</b>	<b>80%</b>	<b>73%</b>	<b>78%</b>





## Visual Preference Survey Takeaways:

As it relates to **scale**, respondents in **Sandwich** seem most comfortable in the **1.5-2.5 story range**, comparable to Falmouth, Orleans and Hyannis (Eastham preferred a range from 1 to 2 stories). However, there was generally stronger opposition to structures 3 to 4 stories than in those three, falling somewhere closer to Eastham in terms of opinion.

As for **style**, respondents in **Sandwich** showed a preference for **traditional buildings with simple detailing** very much in line with the results of the other four communities. And as with the other four communities, respondents were least receptive to very contemporary buildings. The only town that showed some interest in slightly more contemporary styles was Eastham, although this dropped off as buildings grew in scale (likely due to respondents' strong scale bias).

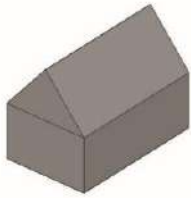




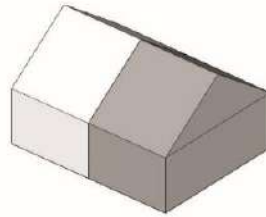
*Proposed Building Types*



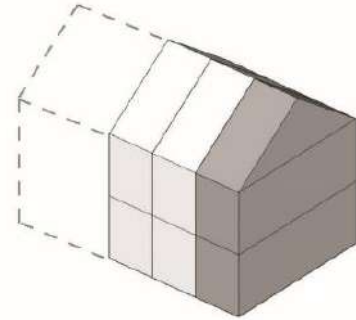
# Proposed Building Types



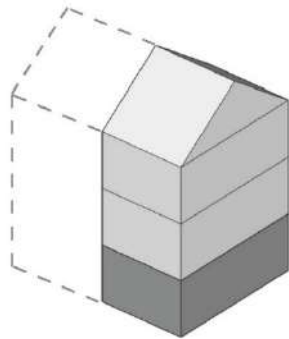
*Cottage*



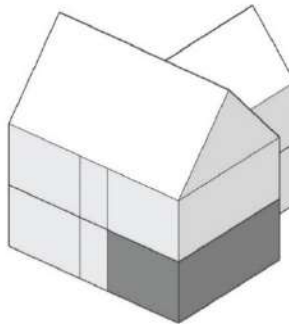
*Duplex*



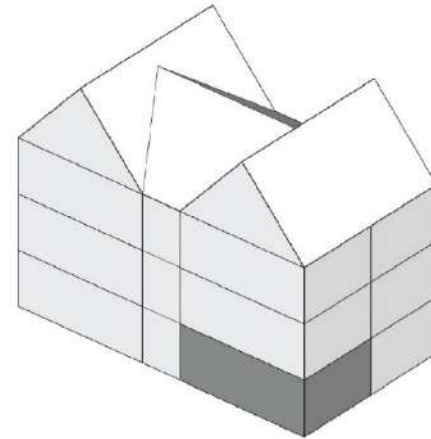
*Townhouse*



*Double Decker*



*Manor House*



*Walk-ups*





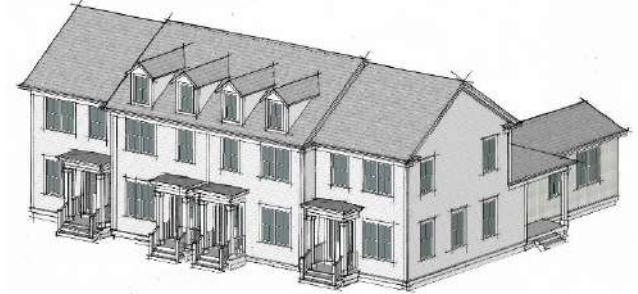
# Proposed Building Types



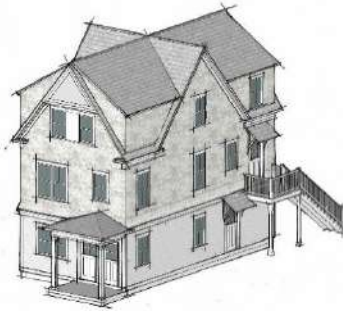
*Cottage*



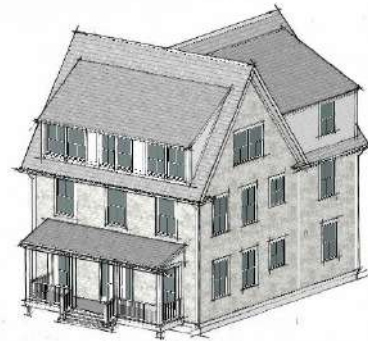
*Duplex*



*Townhouse*



*Double Decker*



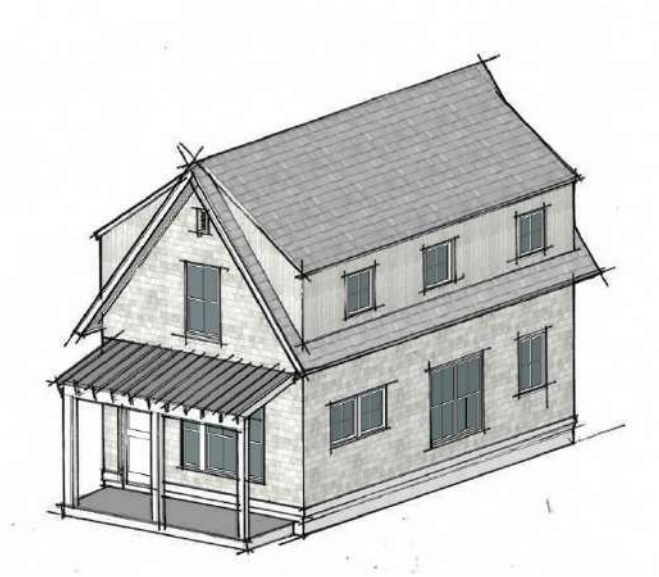
*Manor House*



*Walk-ups*



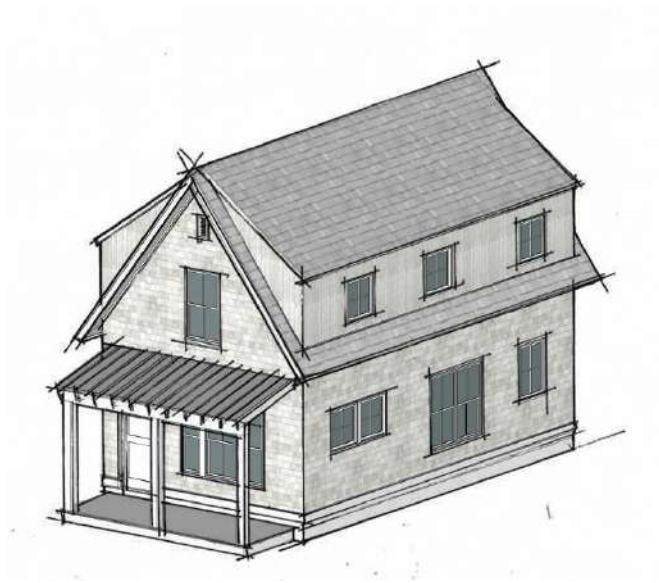
## *Cottages: Clustered small-scale single family detached units*



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

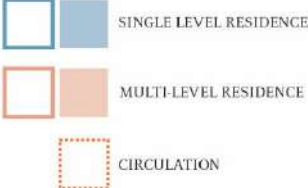
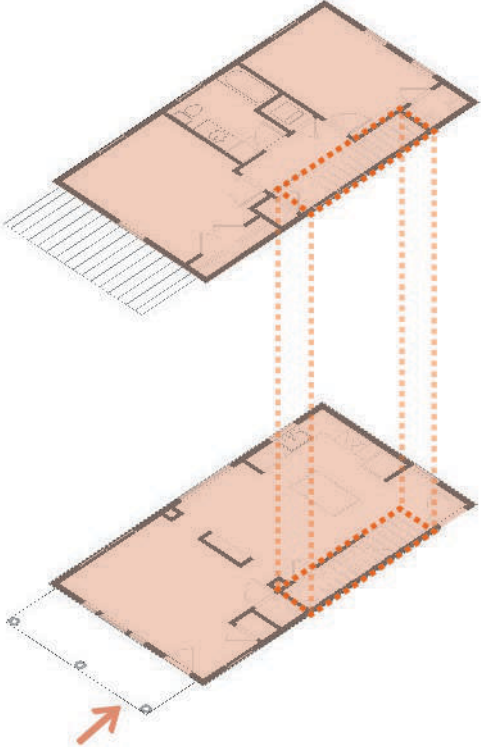
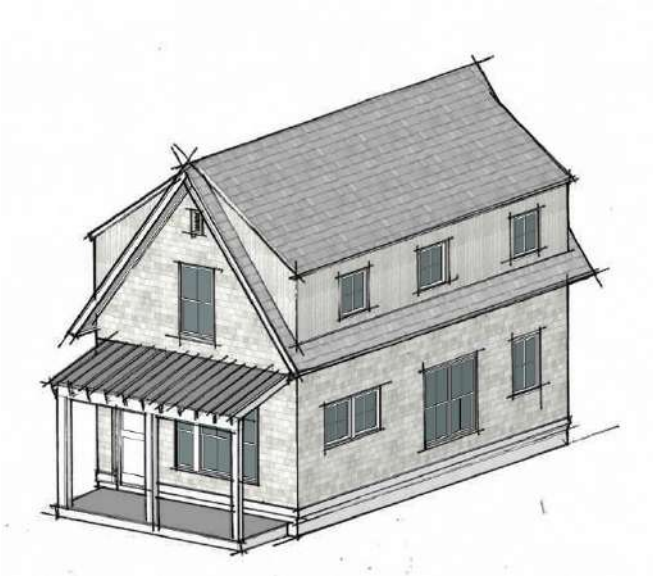


*Cottages: Clustered small-scale single family detached units*

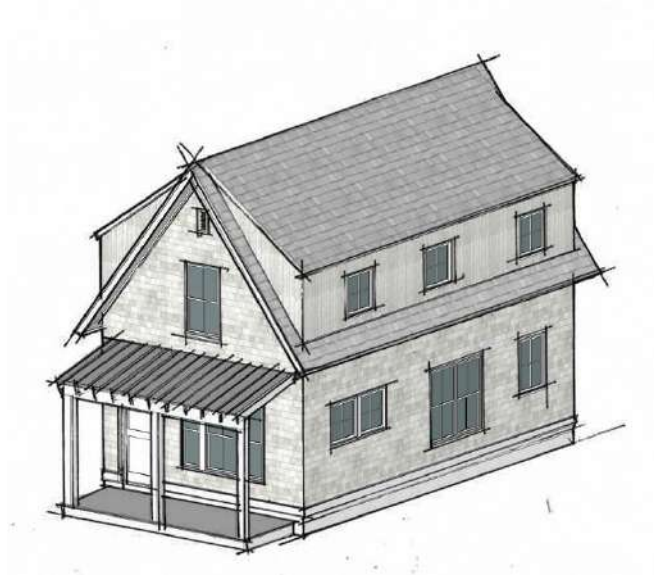




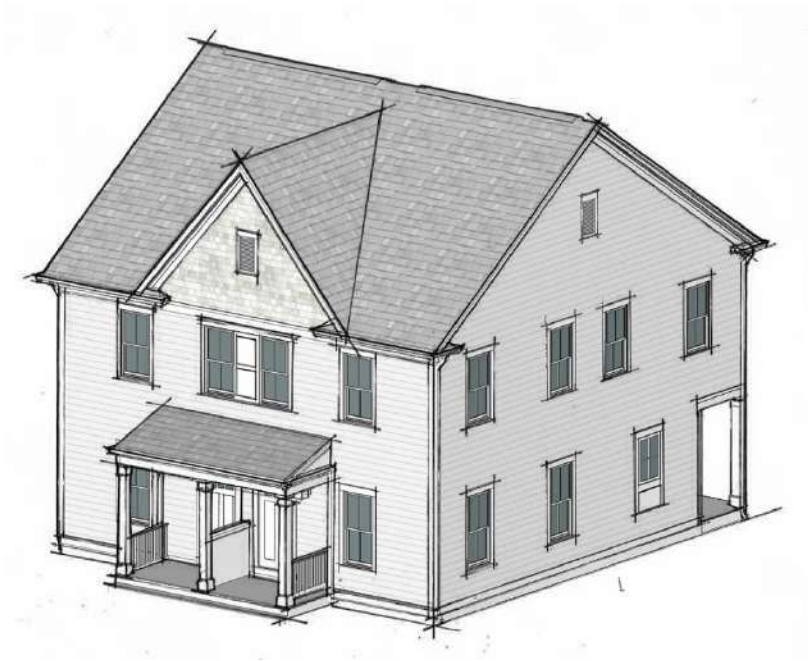
# Cottages: Clustered small-scale single family detached units



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



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

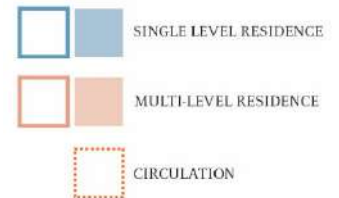
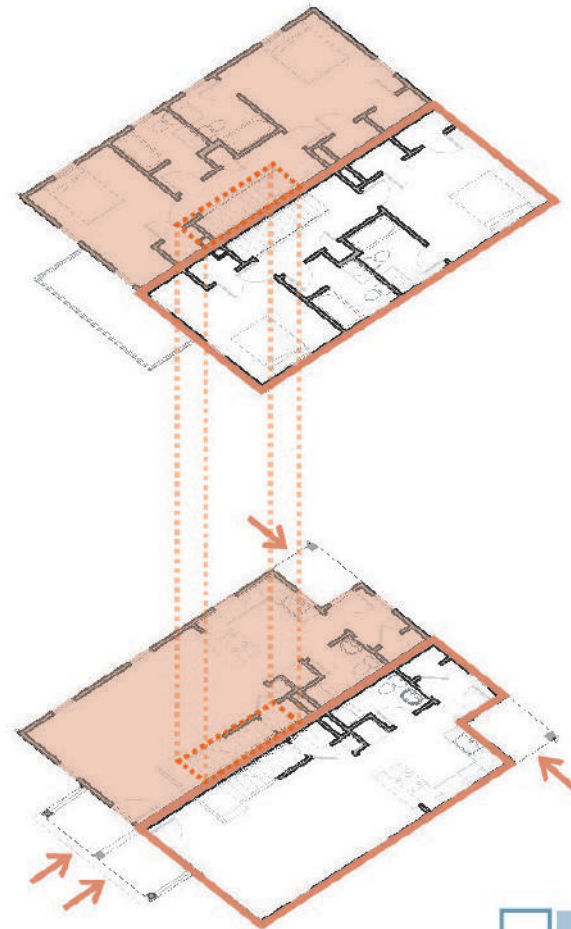
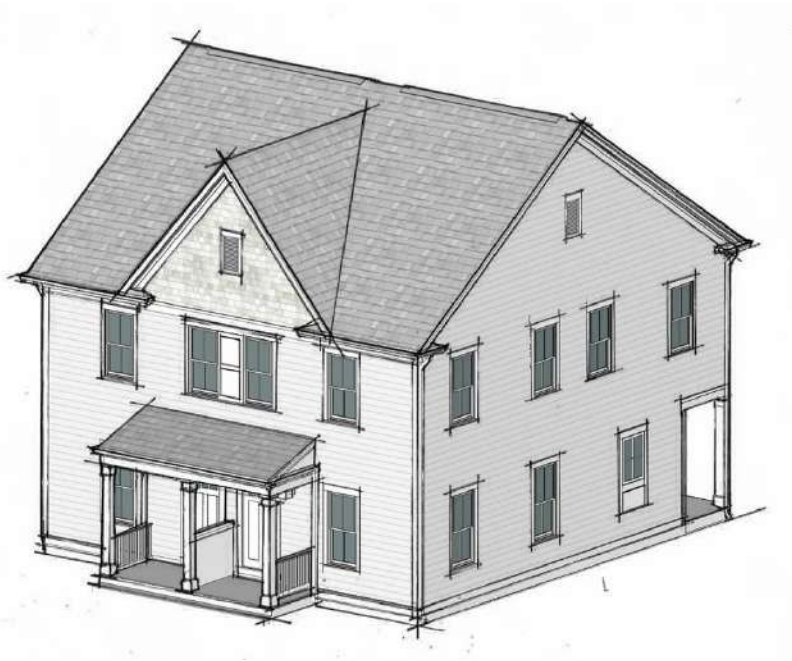


- *Typically 1 – 2 stories*
- *Two single family homes that share a common “party wall”*
- *5 – 10 dwelling units per acre*

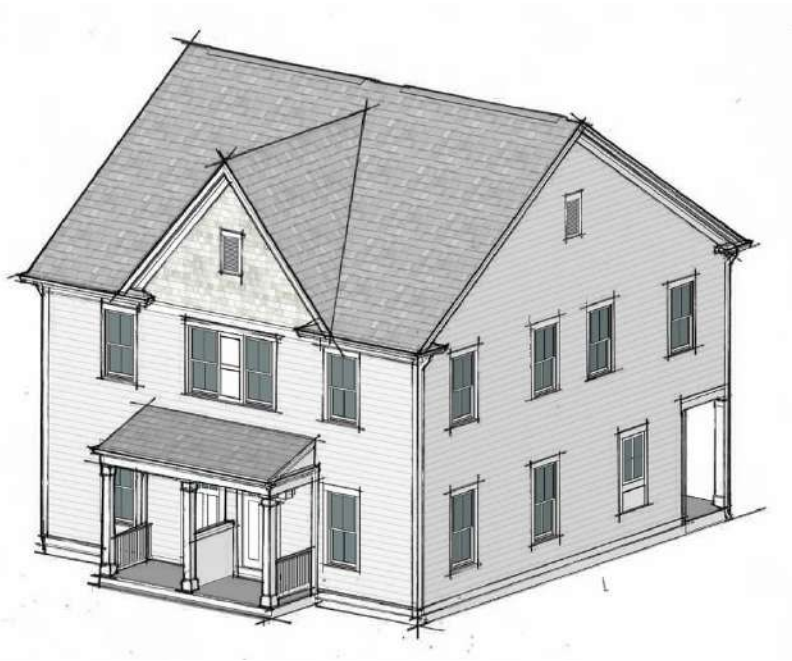




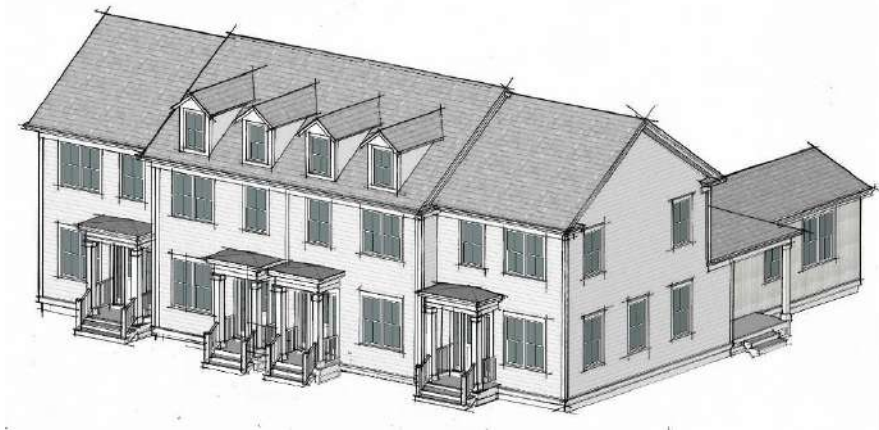
# Duplexes: Side-by-side single family semi-detached units



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



## *Townhouses: Single family attached units*

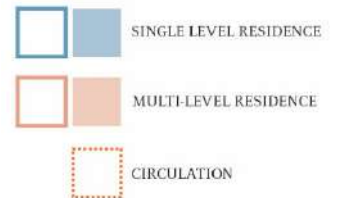
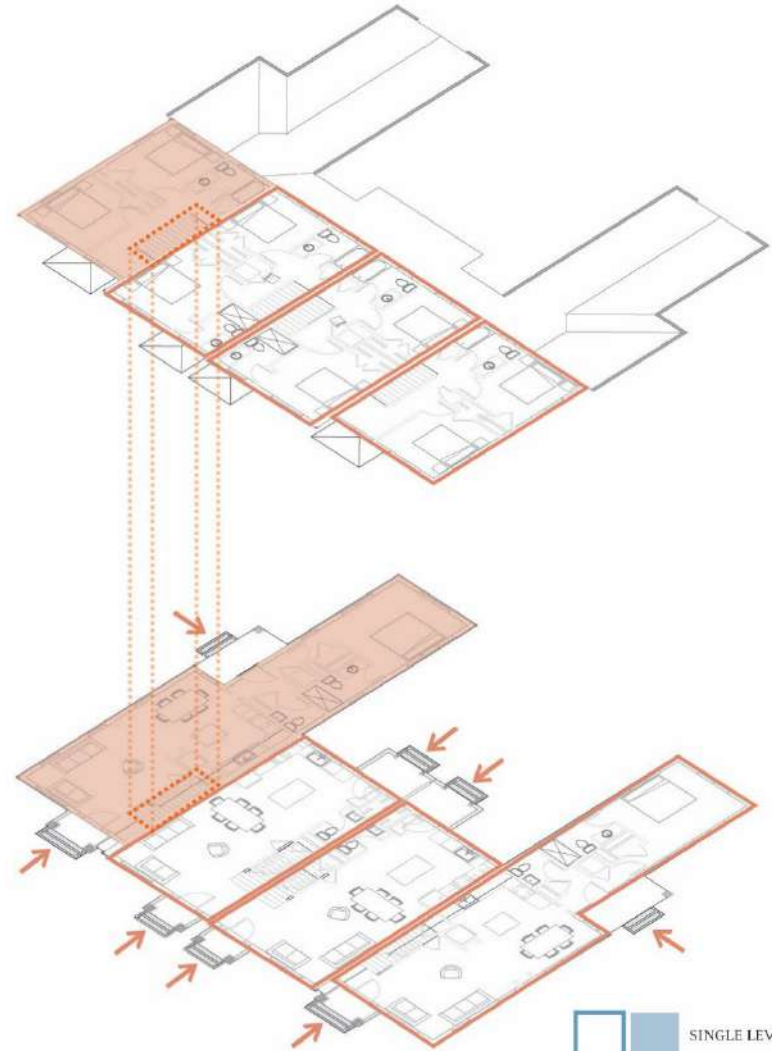
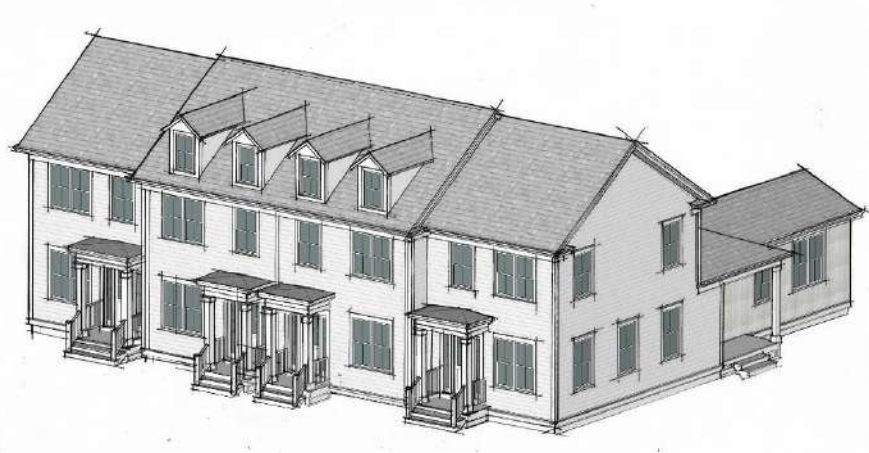


- *Typically 2 – 2.5 stories*
- *Series of single family homes that share multiple common “party walls”*
- *Can be designed to look like individual units or as a single larger building*
- *6 – 12 dwelling units per acre*

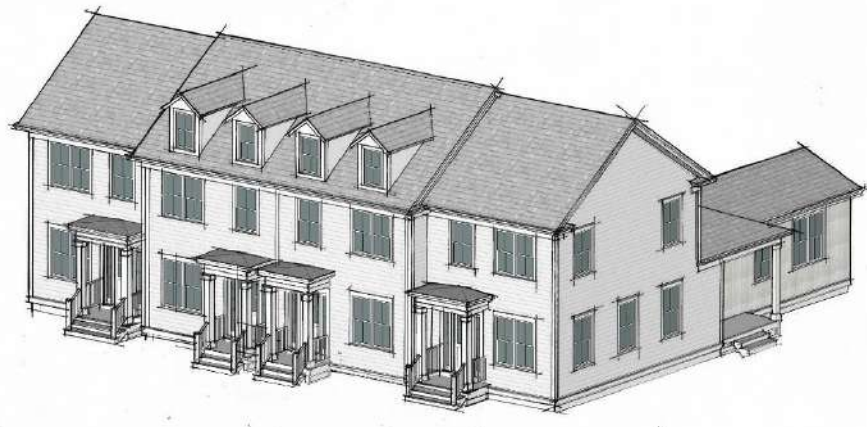




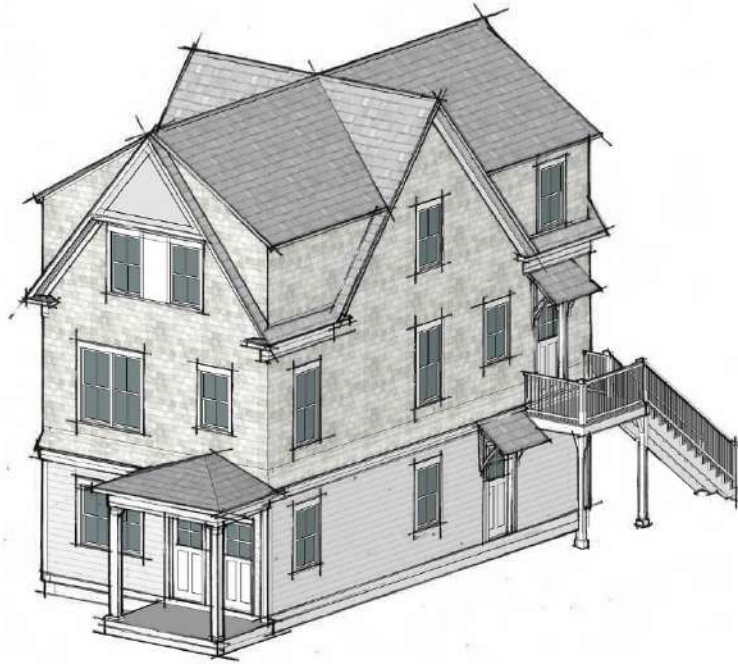
# Townhouses: Single family attached units



*Townhouses: Single family attached units*



## *Double Decker: Stacked Duplex*

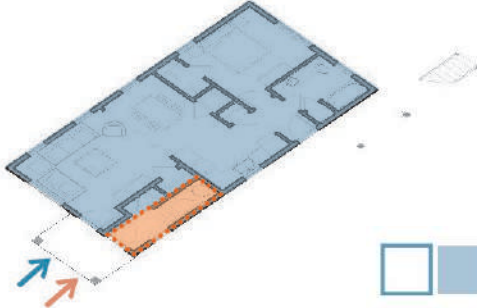
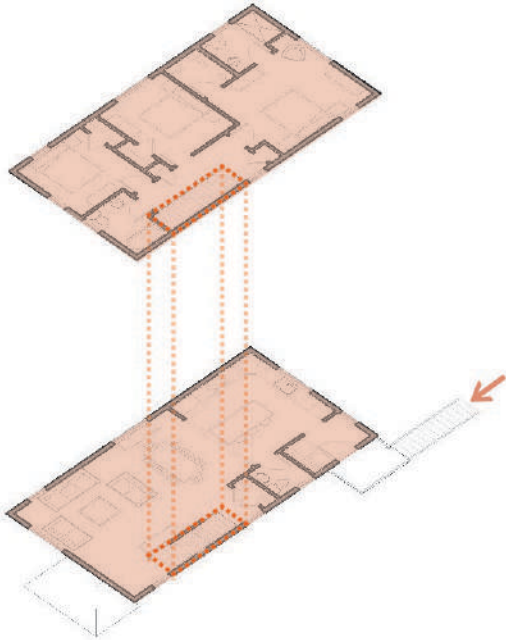
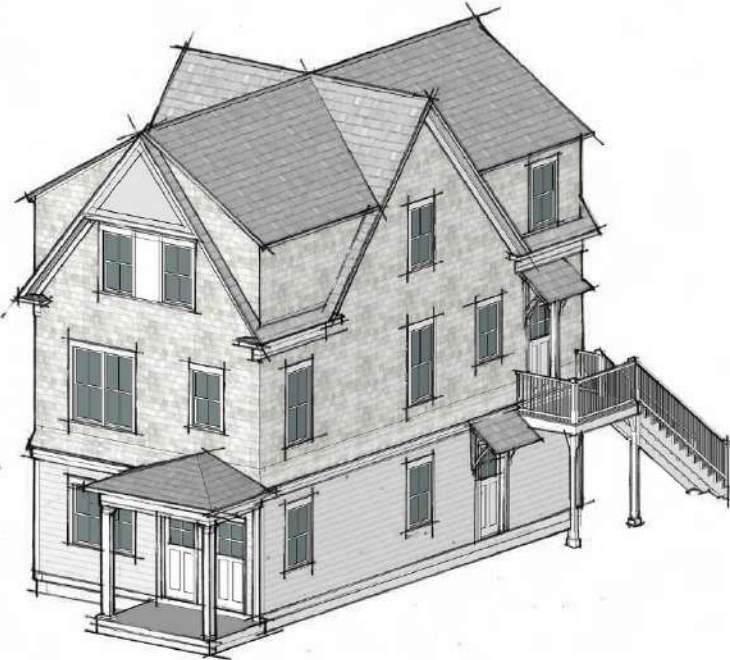





- *Typically 2 or 3 stories*
- *First floor flat with single story flat or two story townhouse above*
- *Can be designed with individual entries*
- *10 – 15 dwelling units per acre*





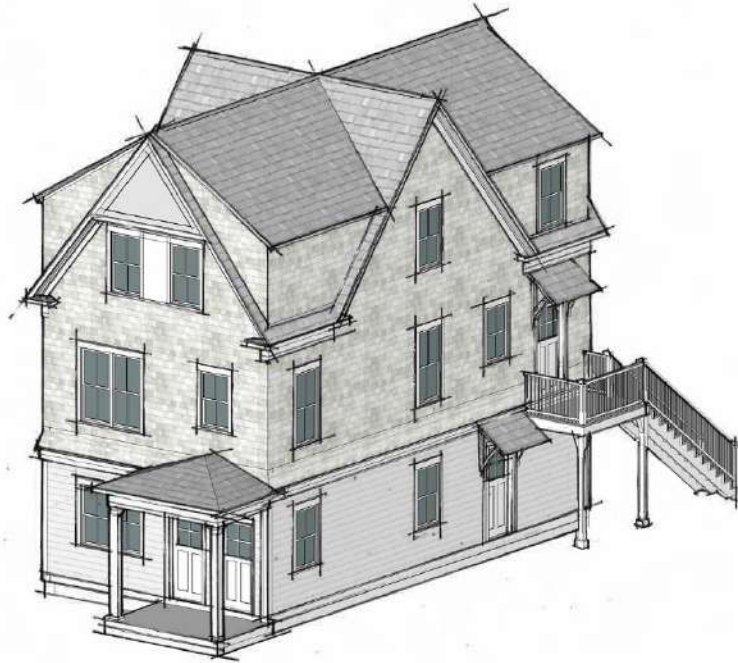
# Double Decker: Stacked Duplex



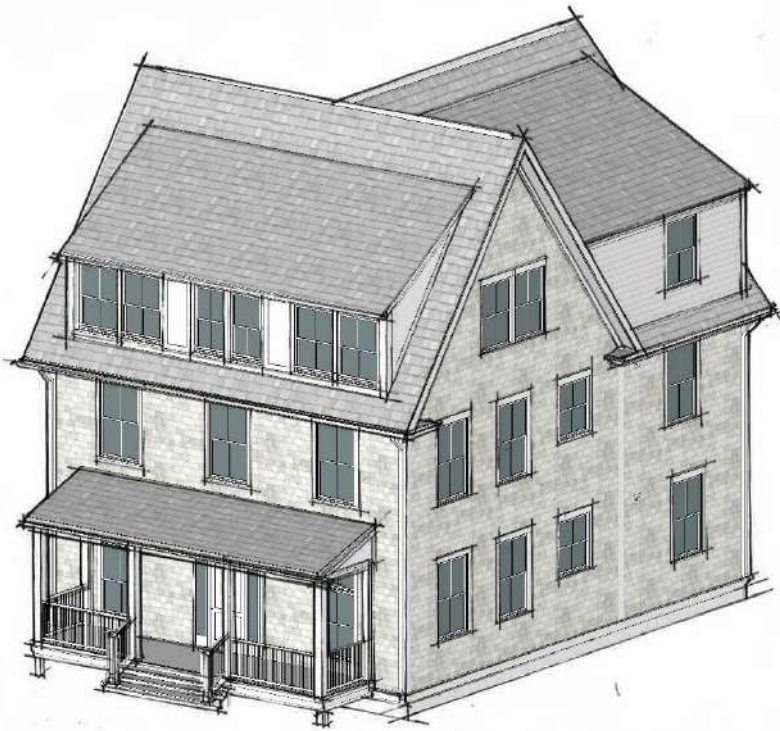
-  SINGLE LEVEL RESIDENCE
-  MULTI-LEVEL RESIDENCE
-  CIRCULATION



# Double Decker: Stacked Duplex



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

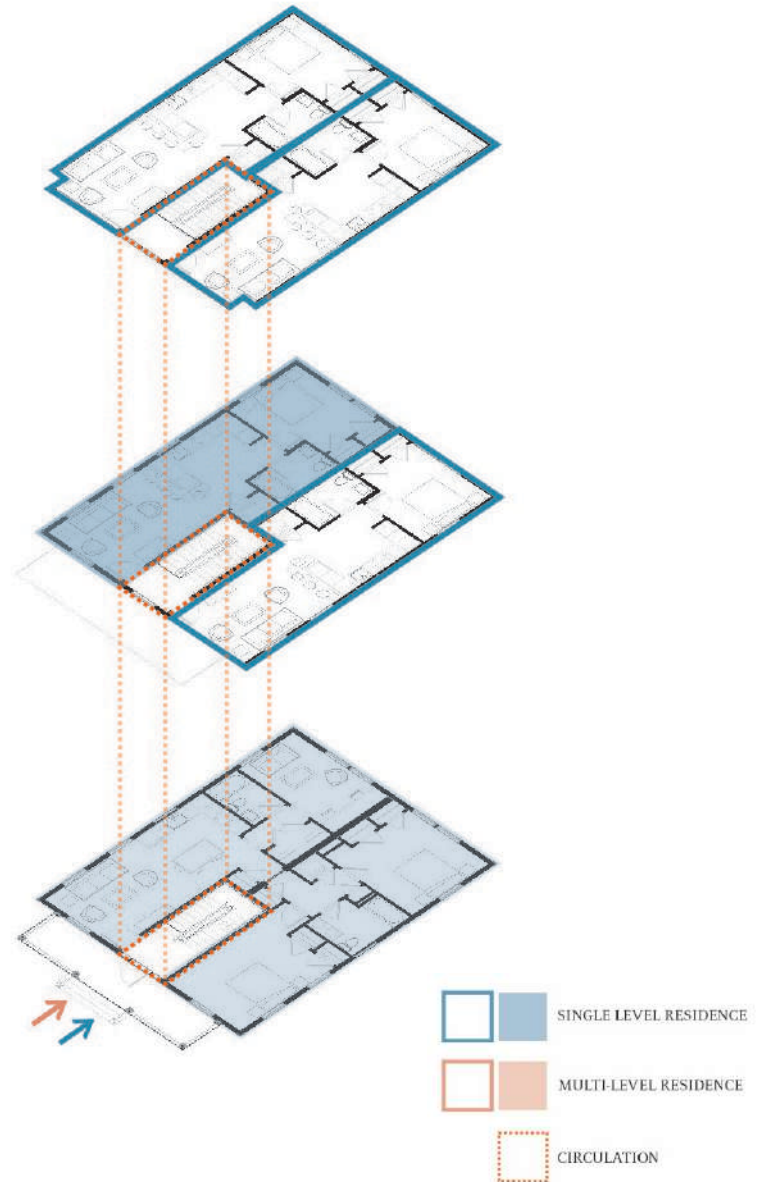


- *Typically 2 – 3 stories*
- *Typically 4 – 6 units per building*
- *Designed to look like a single large home*
- *10 – 20 dwelling units per acre*





# 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*

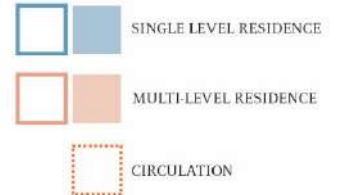
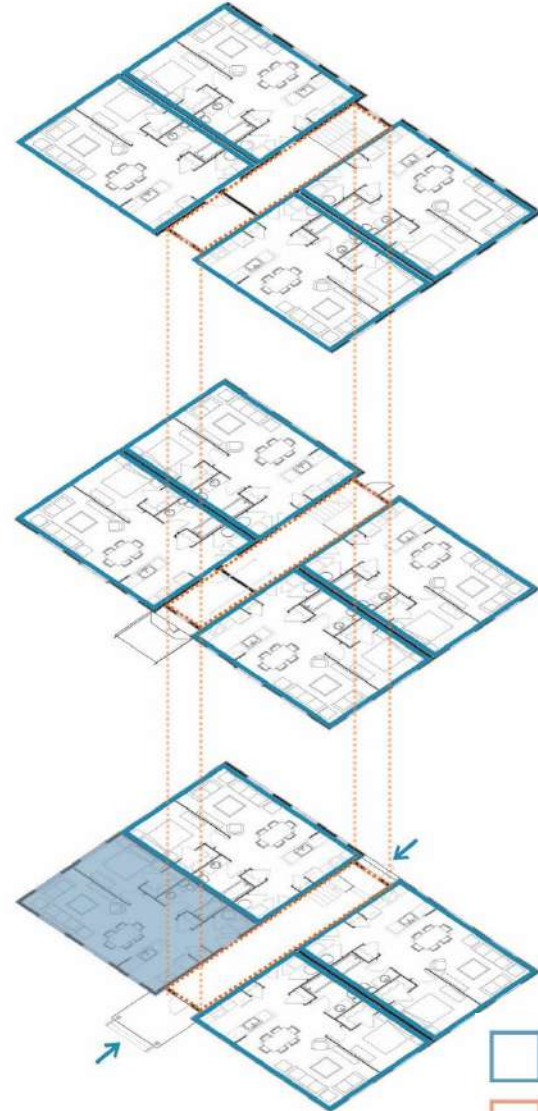


- *Typically 2 – 3 stories*
- *Typically 8 – 12 units per building*
- *Series of flats with single, central circulation core*
- *15 – 25 dwelling units per acre*





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



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



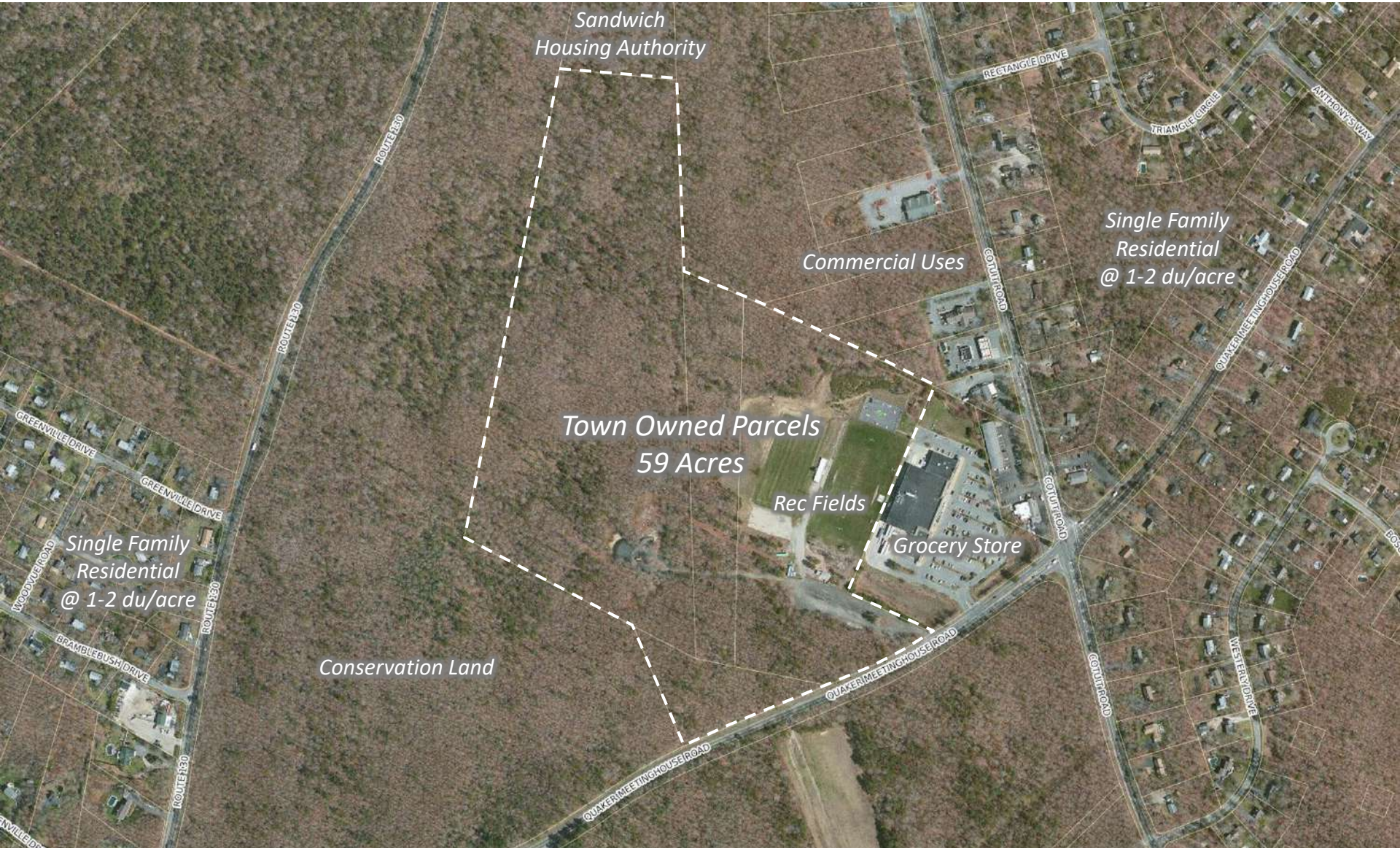


*Illustrative Case Study*



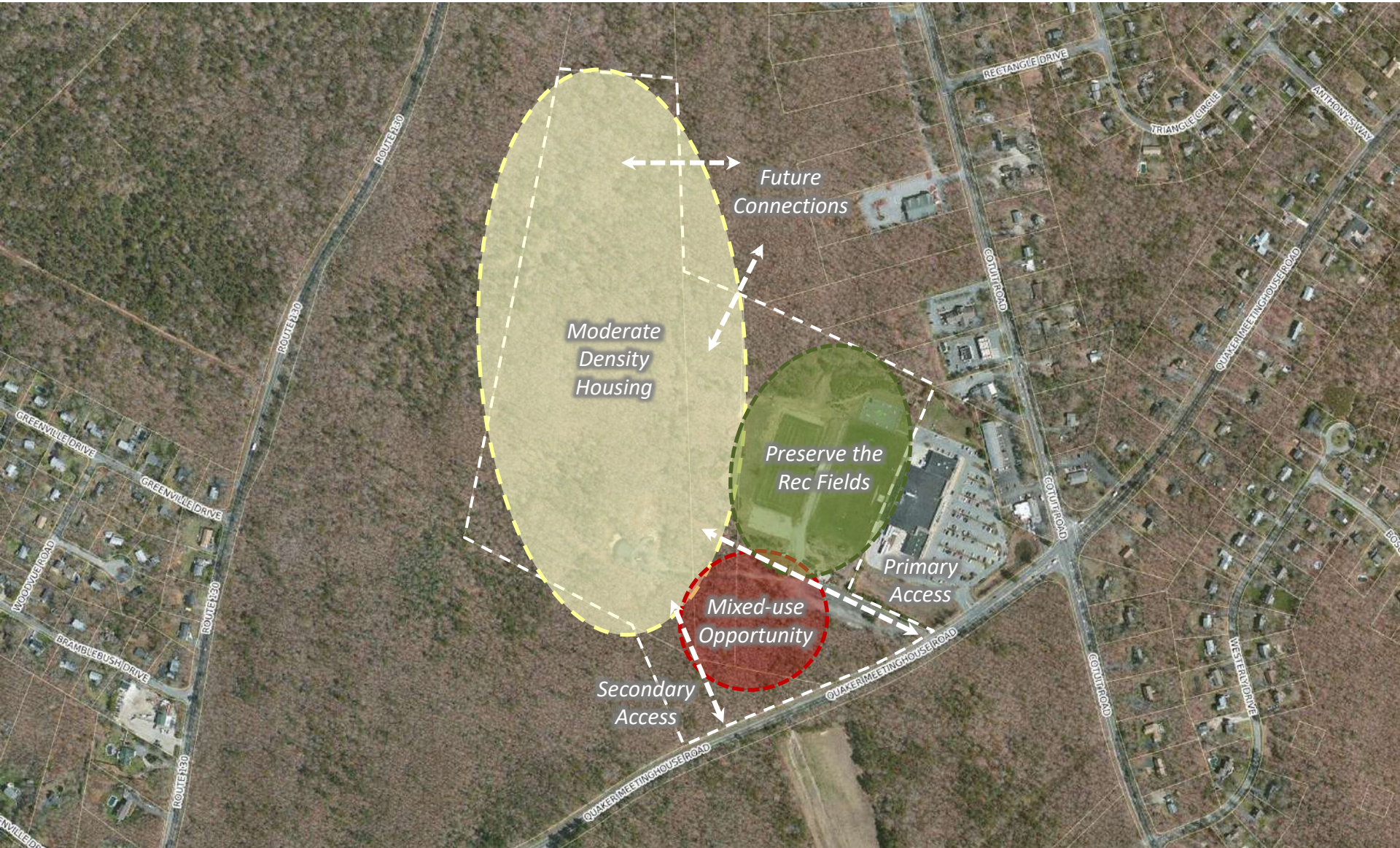


# Illustrative Case Study: Town-Owned Land





# Illustrative Case Study: Town-Owned Land





# Illustrative Case Study: Town-Owned Land

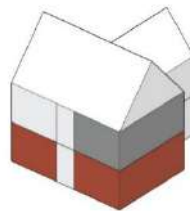




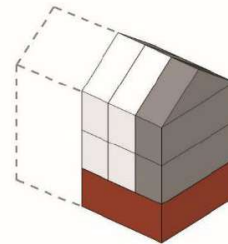
# Illustrative Case Study: Town-Owned Land

*Mixed-use types at project entry: Adjacent to grocery store, recreation fields, and Quaker Meetinghouse Road.*

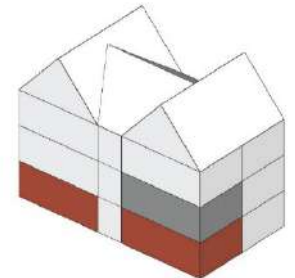
*Combined Density of 10 - 15 du/acre = 40 units +/-*



*Manor House  
with Commercial*



*Townhouses  
with Commercial*



*Walk-ups  
with Commercial*





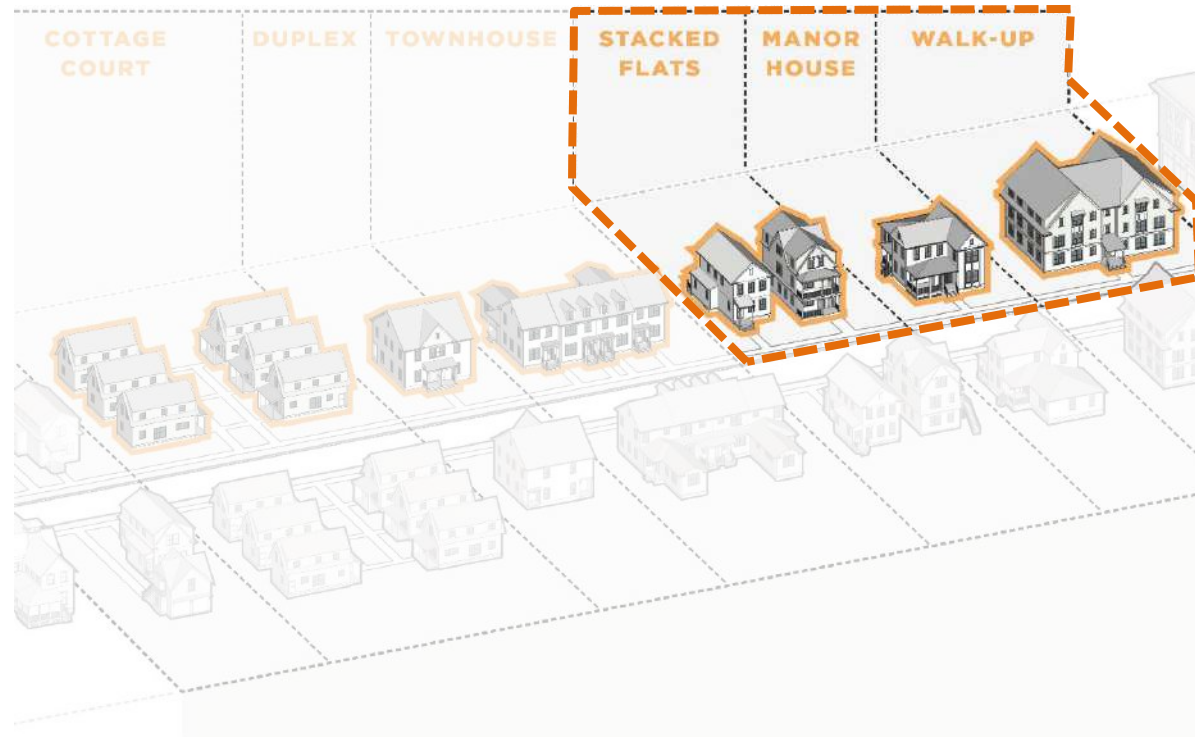
# Illustrative Case Study: Town-Owned Land



*Denser multi-unit types at core:*

*Adjacent to mixed-use area and recreation fields.*

*Combined Density of 15 - 20 du/acre = 85 units +/-*





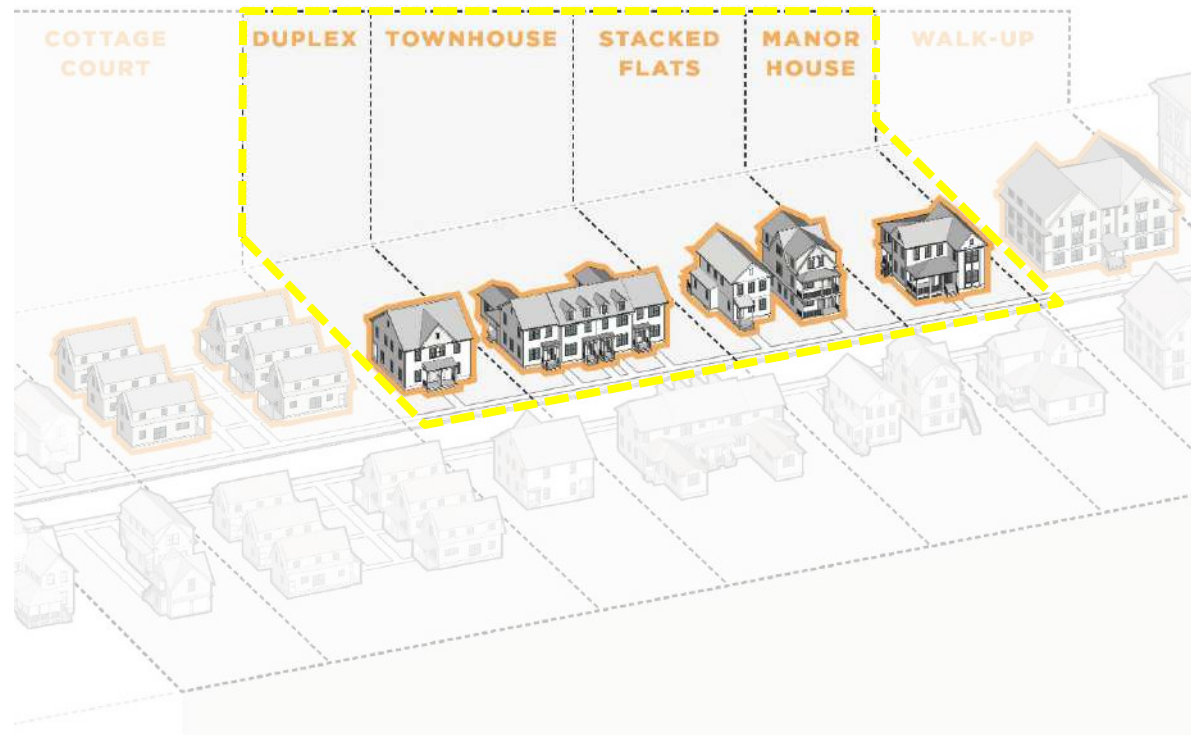
# Illustrative Case Study: Town-Owned Land



*Mid-range types in the middle:*

*Transition from denser types and along central spine.*

*Combined Density of 10 - 15 du/acre = 165 units +/-*





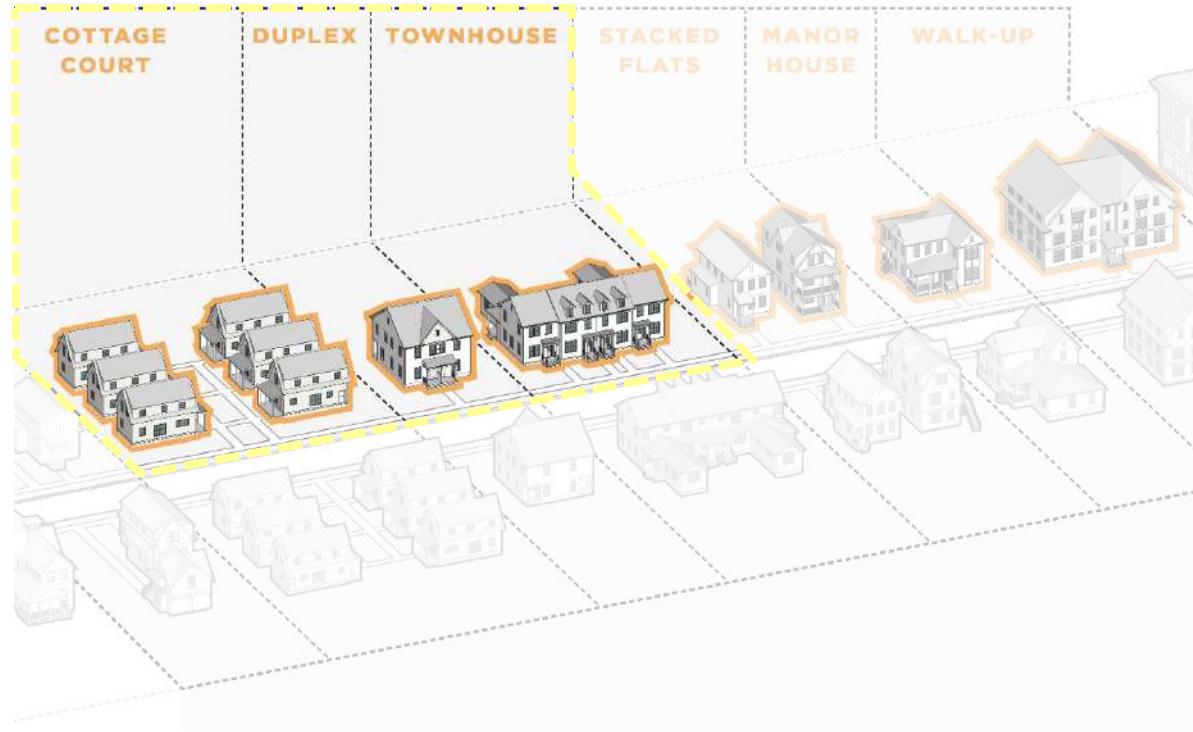
# Illustrative Case Study: Town-Owned Land



*Single family types at edge:*

*Adjacent to conservation areas and Housing Authority.*

*Combined Density of 5 - 10 du/acre = 150 units +/-*





# Illustrative Case Study: Town-Owned Land



440 units +/-  
on 42 acres =  
10.5 du/acre  
(7.5 du/acre for 59 acres)

Versus

42 - 84 units  
if 1 - 2 du/acre  
on same 42 acres





## *Illustrative Case Study: Town-Owned Land*



*Rendering from  
Orleans case study:  
also 10 du/acre*



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



# Illustrative Case Study: Town-Owned Land







*Next Steps and Discussion*





# Discussion



*Cottage*



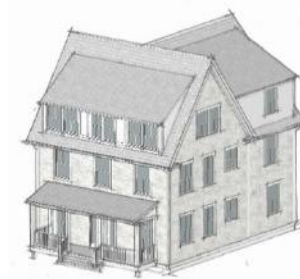
*Duplex*



*Double Decker*



*Townhouse*



*Manor House*



*Walk-ups*