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CAPE COD
COMMISSION

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Cape Cod Commission Staff Report Development Agreement Review

DATE:	May 13, 2022
PROJECT:	35 Scudder Residential Community (Emblem Hyannis) (Cape Cod Commission File No. 20065)
APPLICANT:	Lennar Multifamily Communities, LLC
PROPERTY:	35 Scudder Avenue, Barnstable, MA 02601
ASSESSOR'S ID:	Map 2819 Parcel 110
SUBCOMMITTEE:	Harold Mitchell (Chair), Fred Chirigotis, John D. Harris, Robert Mascali, David Weeden, and Elizabeth Taylor (Alternate)

This staff memorandum provides project information and Commission staff analysis relative to the Regional Policy Plan (RPP) issue areas of **Community Design and Energy** and is intended to supplement staff memorandums on the project dated March 16, 2022 and April 12, 2022.

Follow-up from April 12, 2022 Subcommittee Hearing

At the hearing on April 12, 2022, the Subcommittee received information on the Project's consistency with the Housing, Cultural Heritage, Economy, and Waste Management Goals. Housing affordability was discussed throughout the hearing and the Subcommittee members requested more information from the Applicant and Commission staff as to the options that could be considered to increase the affordability of the units in the development. In response to the requests made at the hearing, the Applicant has provided the following information:

- All of the affordable units will be dispersed evenly throughout the Emblem buildings, with the exact location of the units subject to the approval of both the Town and the Department of Housing and Community Development; however, with respect to the 10% of the units that would qualify as “affordable” under Barnstable’s local ordinance (affordable at households earning no more than 65% of the Area Median Income), there are expected to be 3 studios, 11 one-bedrooms, 14 two-bedrooms, and 3 three-bedrooms, which proportionately matches the distribution of each unit-type for the market rate units.
- LMC proposes to add 10 more units (3% of the total residential units) that would be made available to households earning no more than 80% of the Area Median Income, which would also qualify as “affordable” for purposes of inclusion on the Subsidized Housing Inventory.
- LMC will not allow for short term rentals and will evaluate longer term (more than 12-month) leases on a case-by-case basis.
- The tenant will be responsible for paying for utilities directly.

Community Design

The Community Design Goal of the RPP is to protect and enhance the unique character of the region’s built and natural environment based on the local context.

- Emblem Hyannis is arranged on the northern portion of the lot largely within the currently developed golf course greens and fairways. Residential buildings have been clustered to preserve existing mature trees and shrubs along the perimeter, providing a partial vegetated screen and buffers to adjacent wetland areas and allowing for buffers to adjacent neighborhoods to the south, east, and west. The buildings are designed as 3-story structures which minimizes the overall size of the development footprint. Commission staff has encouraged the applicant to reduce the development footprint further by clustering buildings closer to the more developed portion of the project site.
- The Project is sited to the rear of the Hotel and Conference Center and therefore is not expected to impact the current streetscape. The proposed buildings will be screened from much of Main Street and Scudder Avenue, though at least some of the buildings are expected to be visible from neighborhoods east and west of the project site. Additional review of visibility will occur after the applicant provides photo-simulations of the proposed development from several locations in the vicinity. The height and scale of the proposed buildings are consistent with moderately-sized commercial developments in the vicinity along

Main Street and Scudder Avenue, and they are designed with pitched roofs and siding that mimic traditional building materials.

- The Project will be accessed from Scudder Avenue through a curvilinear drive located along the western edge of the Site. The entrance leads to the clubhouse building, a one-story building which will likely be visible from the streetscape. The clubhouse structure is designed with shake siding, hipped and gable roof forms, whitewashed trim, a widow's walk, and a cupola.
- The residential buildings also incorporate some traditional materials and design elements distinct to the region, such as shake siding, gable roof forms, window shutters, and white trim. The residential building facades are all approximately 150 feet long and the building footprints have little variation. The front facades incorporate projecting entry porches and recessed balconies to provide some variety in the facades and to help break up the overall building massing. Mechanical equipment will be located at ground level and screened with landscaping.
- The residential buildings will utilize two color schemes to provide some variety within the development. Shake siding in sterling gray and green is proposed on buildings around the communal green space towards the north of the Site. Buildings around the perimeter are proposed to have white and charcoal gray shake siding. Commission Staff believes that it would be preferable to include more variety in the building roof forms and architectural details, in addition to changes in color.
- All Site lighting using LED luminaries will be "Dark Sky" compliant, with 90-degree vertical cutoff.
- Landscaping proposed within the site includes tree plantings along circulation drives and within parking areas, and additional plantings adjacent to the residential buildings. In addition, some plantings along the southeastern portion of the proposed development are designed to provide a landscape screen adjacent to wooded wetland areas.
- It appears parking will also be screened from the street and divided into a series of smaller lots. Parking will be distributed evenly throughout the Site and includes landscaped islands that will also provide some stormwater management. Proposed parking has been reduced 31 spaces below what is required by zoning, for a total of 493 proposed parking spaces. Additional information on parking and stormwater management will be provided at future hearings to include the Transportation and Water Resources issue areas.

Energy

The Energy Goal of the RPP is to provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.

- The Project will be designed to comply with the Massachusetts “Stretch” energy code, and includes:
 - Submetering of water use for each residential unit and low-flow water fixtures (toilets, water heaters, dishwashers and clothes washers) that are Energy Star ® and/or EPA Water Sense certified;
 - LED lighting fixtures and other Energy Star ® appliances such as clothes dryers;
 - Occupancy sensors for lighting in the clubhouse;
 - Submetering of electricity in residential units.
- The Project will support energy delivery resilience with utilities for the residential buildings located underground.
- The Site will include two (2) electric vehicle (EV) charging stations for each building, for a total of 26 EV charging spaces. Additional information on parking will be provided at a future hearing to include the Transportation issue area.
- LMC is evaluating the potential to incorporate rooftop solar photovoltaic systems, and options for “green power” purchase should rooftop solar not be economically feasible. LMC should provide an update on the status of that review. Additionally, at the subcommittee meeting on the project held March 22, 2022, representatives of LMC stated that the buildings will be electric, with no fossil fuels for heating, and should provide further information on that proposal.