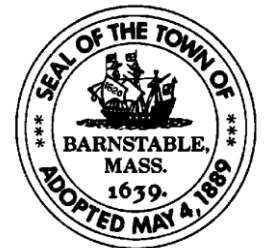


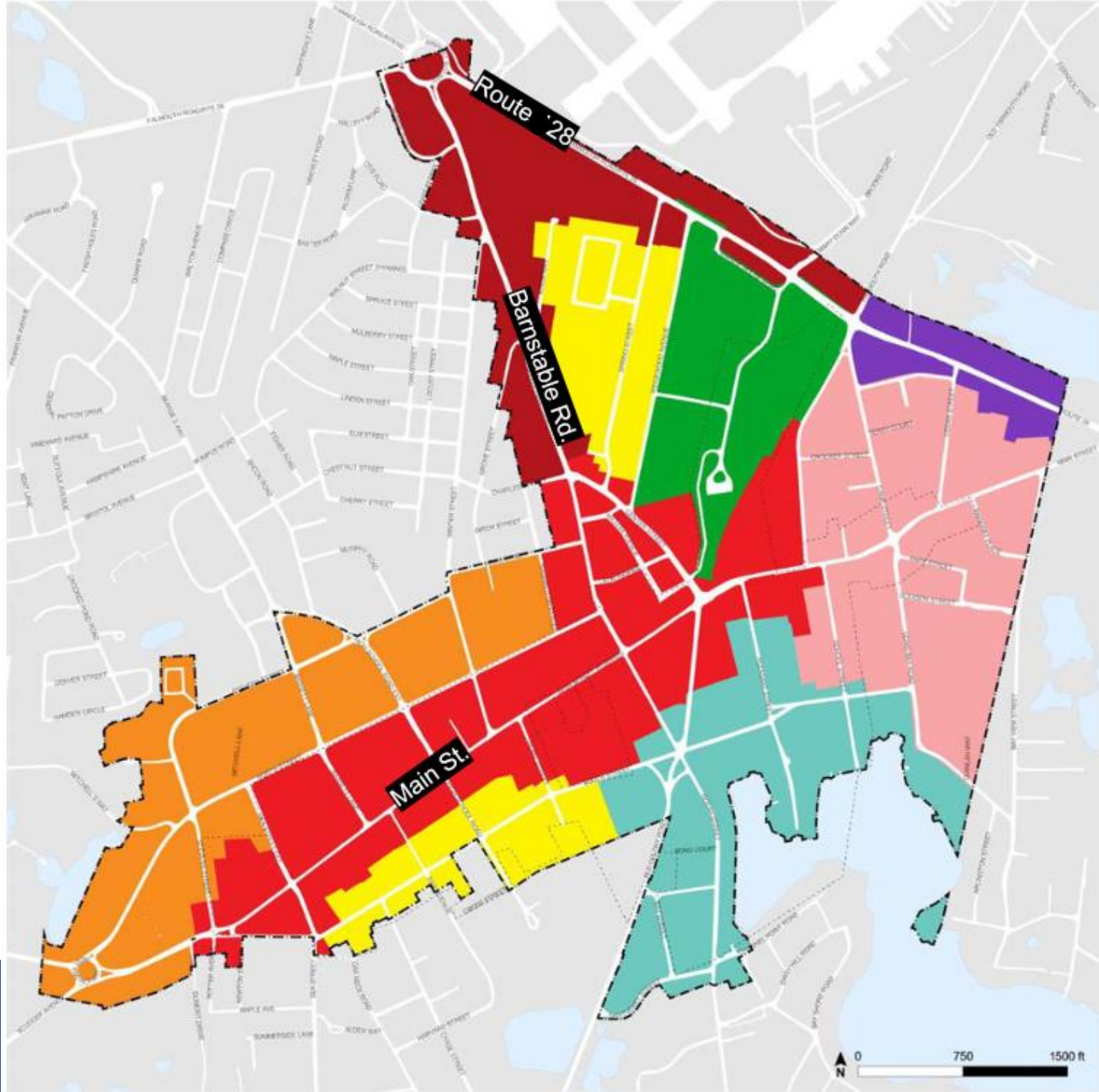
Downtown Hyannis Zoning Revision

Virtual Community Meeting
January 25, 2022



Welcome & Overview

- Local Planning Objectives
- Approach
- Comparison of Existing v. New Zoning
- What's been Updated



Past Plans

- 2018 Growth Incentive Zone Strategic Plan
- 2016 Housing Production Plan
- 2010 Local Comprehensive Plan

Housing

Increasing Diversity and Supply

- Address local housing needs
- Create year-round rental units for residents
- Encourage village-scale mixed use and multi-unit development & redevelopment in village centers
- **Allow increased density for mixed-use multi unit development in the Hyannis GIZ**
- **Amend zoning to achieve housing goals**

Growth Incentive Zone

- Direct new investment into areas with infrastructure and concentrated community activity and away from open spaces and areas with critical natural resource value

Growth Incentive Zone

- Concentrate new community activity in the heart of Hyannis
- Streamlined permitting process incentives for property owners to invest in redevelopment & infill opportunities
- To support the development of a wide variety of residential dwelling options, including year-round market-rate rental housing for residents of all ages and incomes

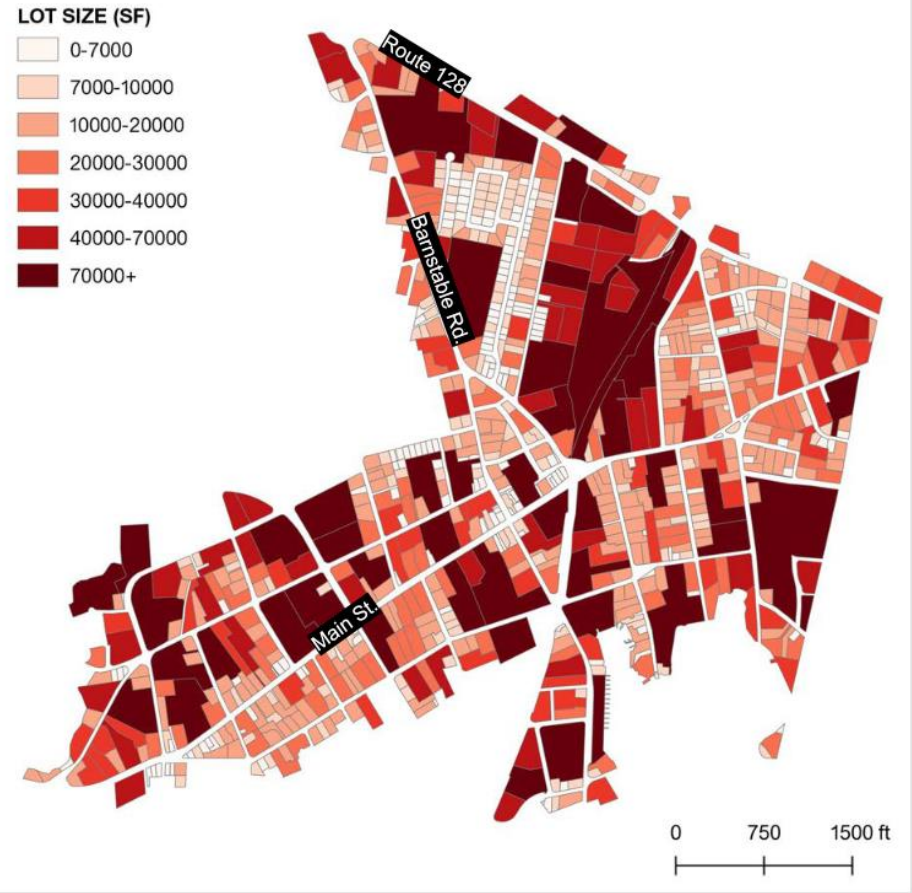
Growth Incentive Zone

- 2006 GIZ was projected to support **598 new residential units** and **585,000 square feet** of commercial space
- 2016: 104 units
- 2017-today: 119 units (under construction or built)
 - 65 units by regulatory agreement

GIZ/Downtown

- The Town and the Commission worked collaboratively to develop the new Hyannis GIZ application based on the concept that the GIZ should support long-term revitalization goals and that progress should be measured by looking at the overall health, economy and resilience of the place.
- Long-term, iterative commitment to Downtown

KEY DESIGN & INFRASTRUCTURE PRINCIPLES & ISSUES IN THE DOWNTOWN HYANNIS GROWTH INCENTIVE ZONE



Community Resiliency by Design

- How do we address the need for additional housing options while also respecting the existing historic and maritime character of downtown Hyannis?

Approaches to Revitalization: Summary



2018 Hyannis GLZ Designation

- The Town and the Cape Cod Commission worked collaboratively
- Broader, long-term planning and revitalization goals
- Progress measured by looking at the overall health, economy, and resilience of the area

Integration of Planning and Economic Development

- Setting the table
- Encouraging private investment in the Downtown
- Housing to support economic revitalization

A wide range of housing opportunities is one component of a sustainable downtown

- The density – affordability link
- More affordable and middle income units allow a greater range of ages, especially important in an aging county like Barnstable

Downtown Zoning

Zoning is a tool. This particular ordinance:

- Encourages housing density
 - Mixed Use
 - Multi-Family
- Reinforces historical and community character

Housing for Economic Development

- Direct growth toward places that are compact and walkable makes sense
- Greater housing density supports economic revitalization
- Mixed use allows reinvestment in underutilized properties
- Support for businesses that are there today

Environmental Sustainability

- Direct growth away from open spaces and greenfields
- Direct growth toward areas that offer walkability, close to schools, libraries, other amenities
- Direct growth toward areas with infrastructure

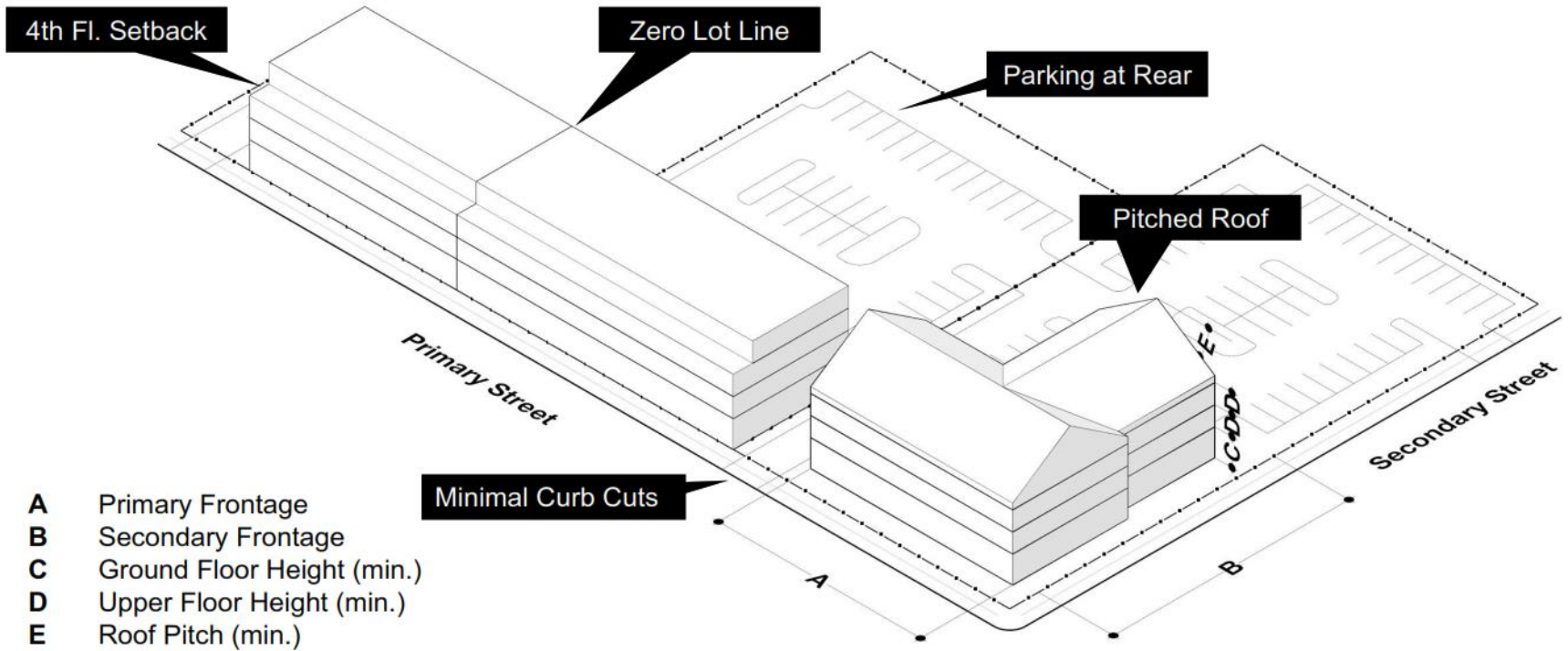
Downtown Transportation Networks

- P&D is developing an RFP for consultant services to look at our transportation networks downtown
- Key intersections
- Support increased residential density and business development

Use Category Specific Use	DMS	DV	DN	HH	TC	HC	DH
Commercial Services (except as follows)	P	P	N	P	P	P	P
Automobile Maintenance & Repair	N	N	N	N	N	N	N
Boat Storage	N	N	N	N	N	N	N
Contractor Services	N	N	N	N	N	N	N
Funeral Services	N	N	N	N	N	N	N
Marina	N	N	N	SP	N	N	N
Commercial Parking	N	N	N	N	P	SP	N
Public Transportation Maintenance	N	N	N	N	SP	N	N
Recreational Facility	SP	SP	N	SP	SP	SP	SP
Self-Storage Facility	N	N	N	N	N	SP	N
Veterinary Services	N	N	N	N	N	P	N
Cultural Services (as specified below)	--	--	--	--	--	--	--
Arts & Culture Establishments	P	P	N	P	P	P	N
Fraternal & Social Organizations	P	P	N	P	P	P	N
Performing Arts & Theaters	P	P	N	P	P	P	N
Artist Live/Work	P	P	P	P	P	N	N
Food & Beverage Services (except as follows)	L	L	N	L	P	P	P
Brewery/Distillery	L	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	P
Office (except as follows)	P	P	L	P	P	P	P
Health Care Clinic	P	P	L	P	N	P	P
Research & Development	P	P	N	P	N	P	P
Residential (as specified below)	--	--	--	--	--	--	--
Multi-Unit Dwelling	L	L	N	L	L	N	N
Two-Unit Dwelling	P	P	L	N	N	N	N
Single Unit Dwelling	N	P	P	N	N	N	N
Retail Sales (except as follows)	L	L	N	L	P	P	P
Boat Sales	N	N	N	SP	N	N	N
Gasoline Sales	N	N	N	N	N	N	N
Motor Vehicle Sales	N	N	N	N	N	N	N
Visitor Accommodations (as specified below)	--	--	--	--	--	--	--
Hotel/Motel	P	N	N	P	N	P	N
Bed & Breakfast	N	P	P	P	N	N	N

P – Permitted By-Right SP – Special Permit
N – Not Permitted L – Limited Use P – Permitted with Limitation (as specified)

Enhanced Dimensional Standards



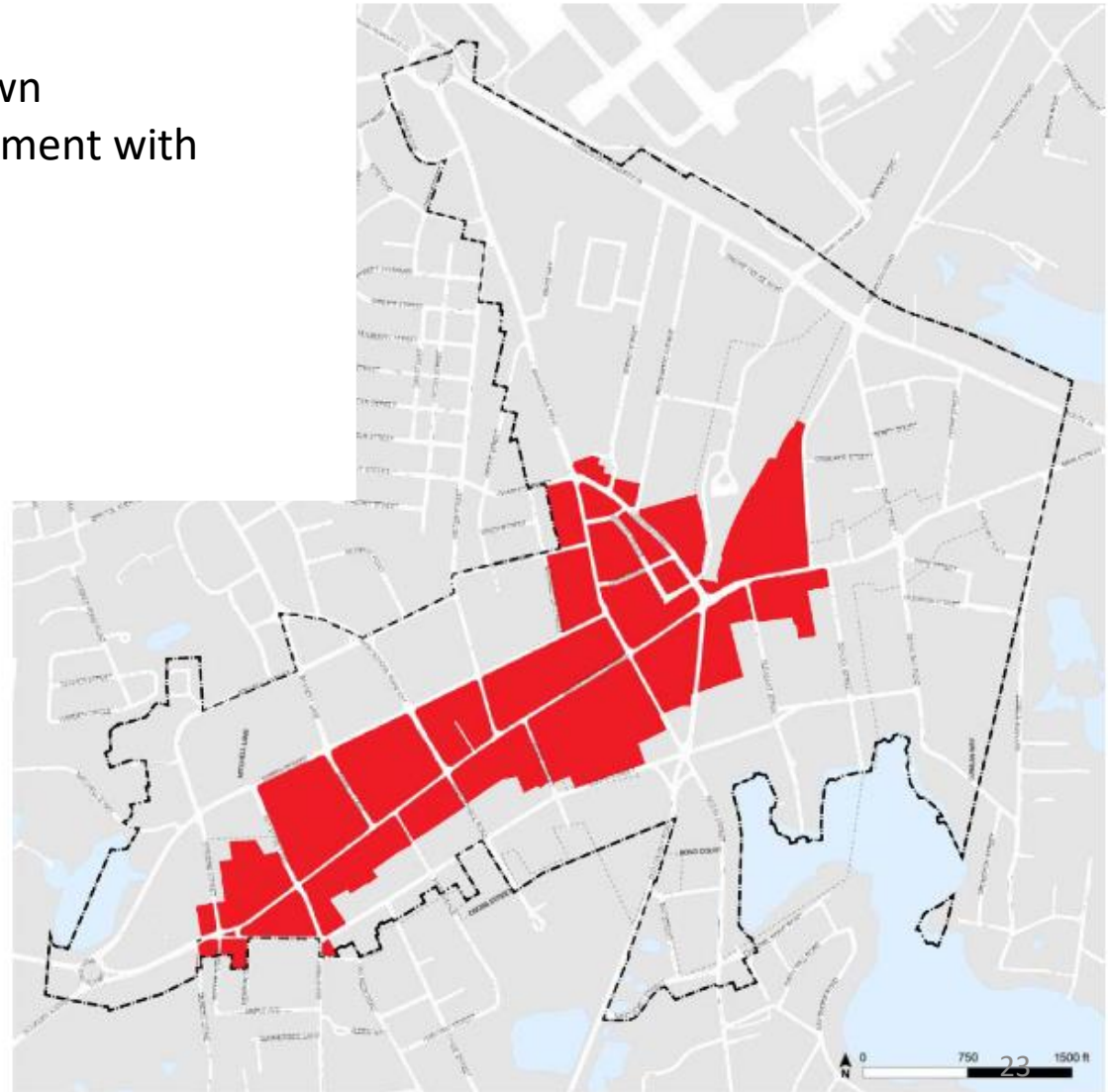
Parking

- Flexible – Emphasis on shared parking and special permit relief
- Reduction for new residential to 1:unit
- Define different parking uses and forms

Existing Hyannis Village Business (HVB)

Purpose

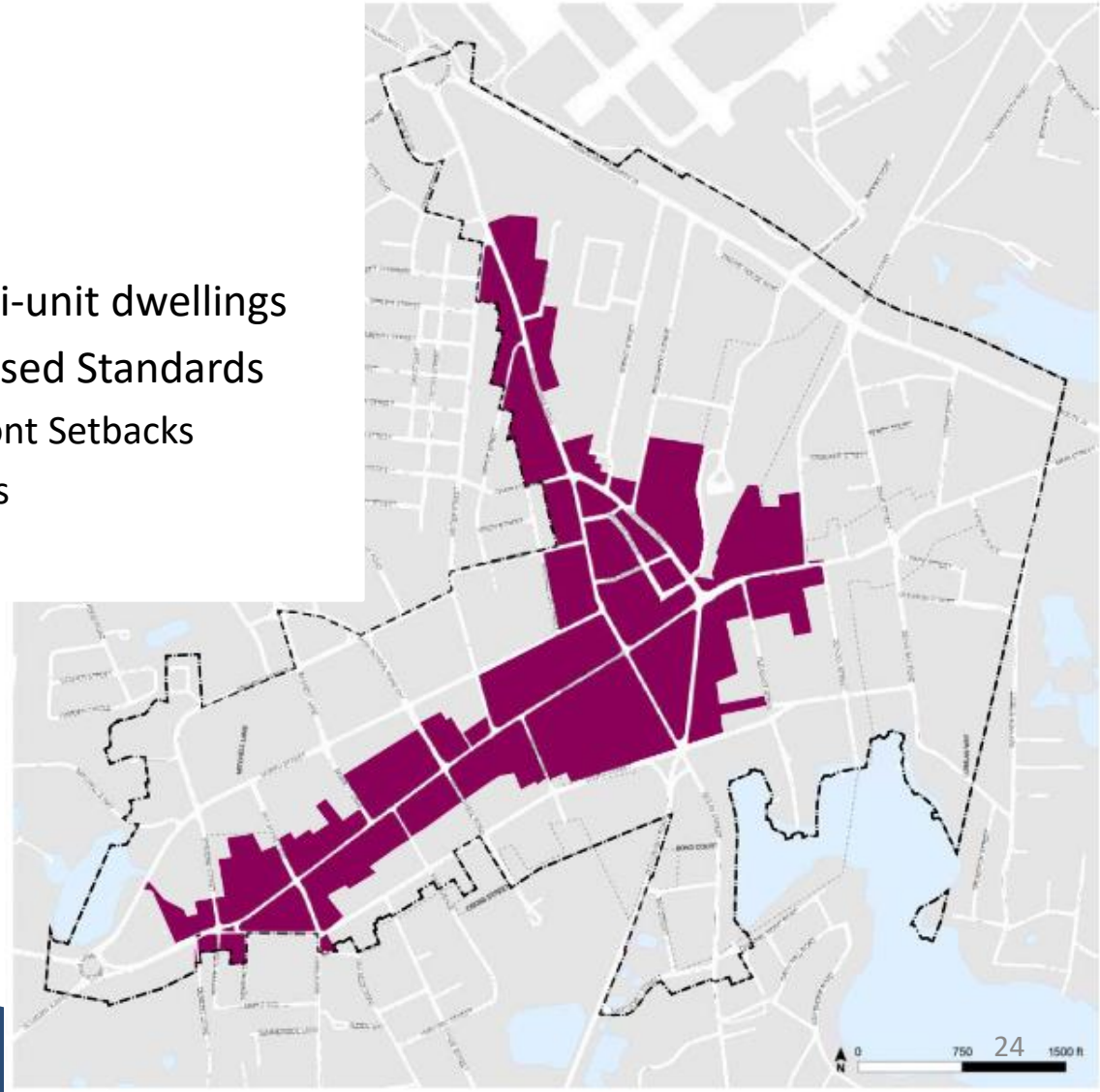
- Core urban form of Downtown
- Pedestrian-oriented development with activated streets



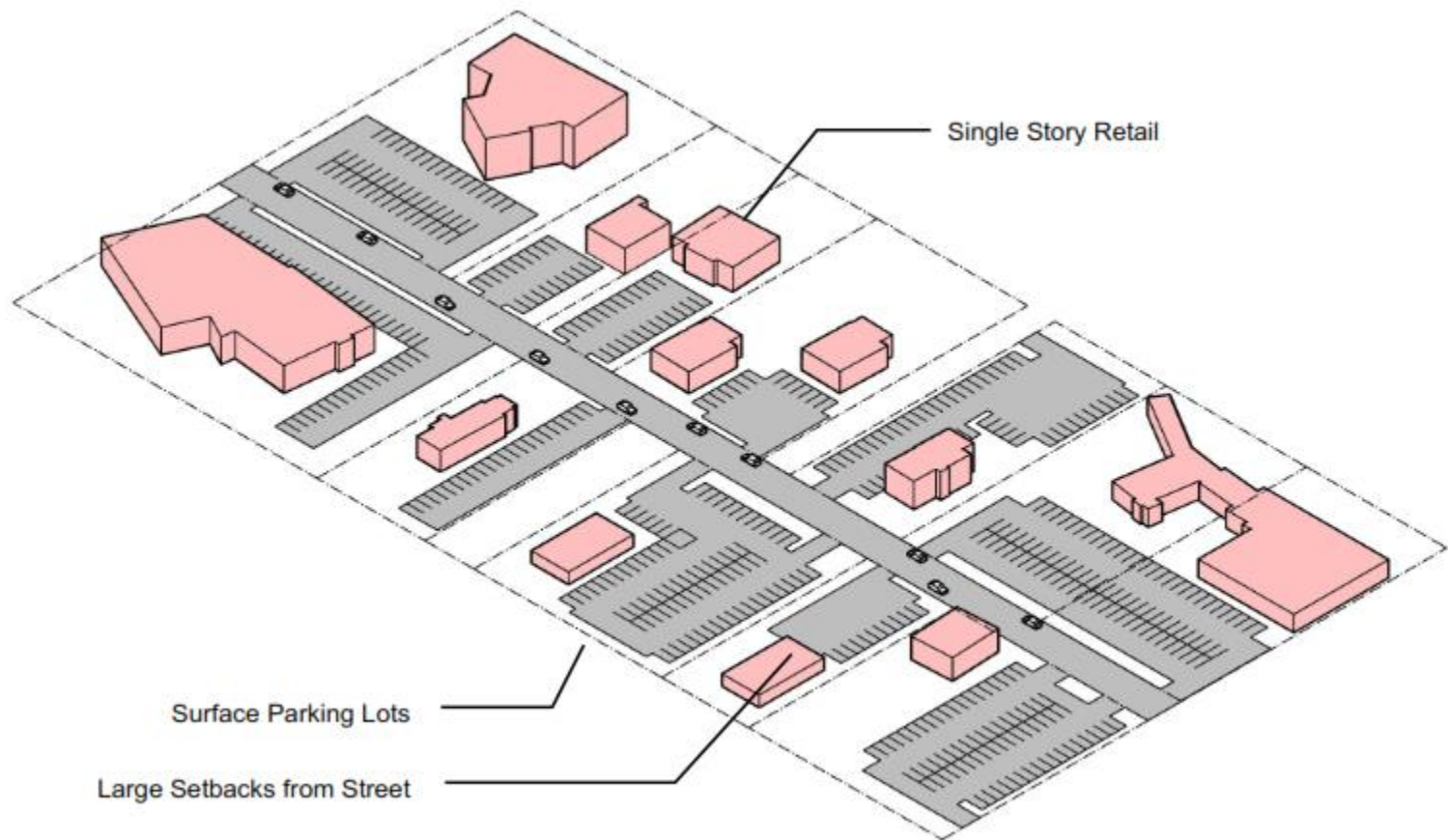
Proposed Downtown Main Street (DMS)

What has changed?

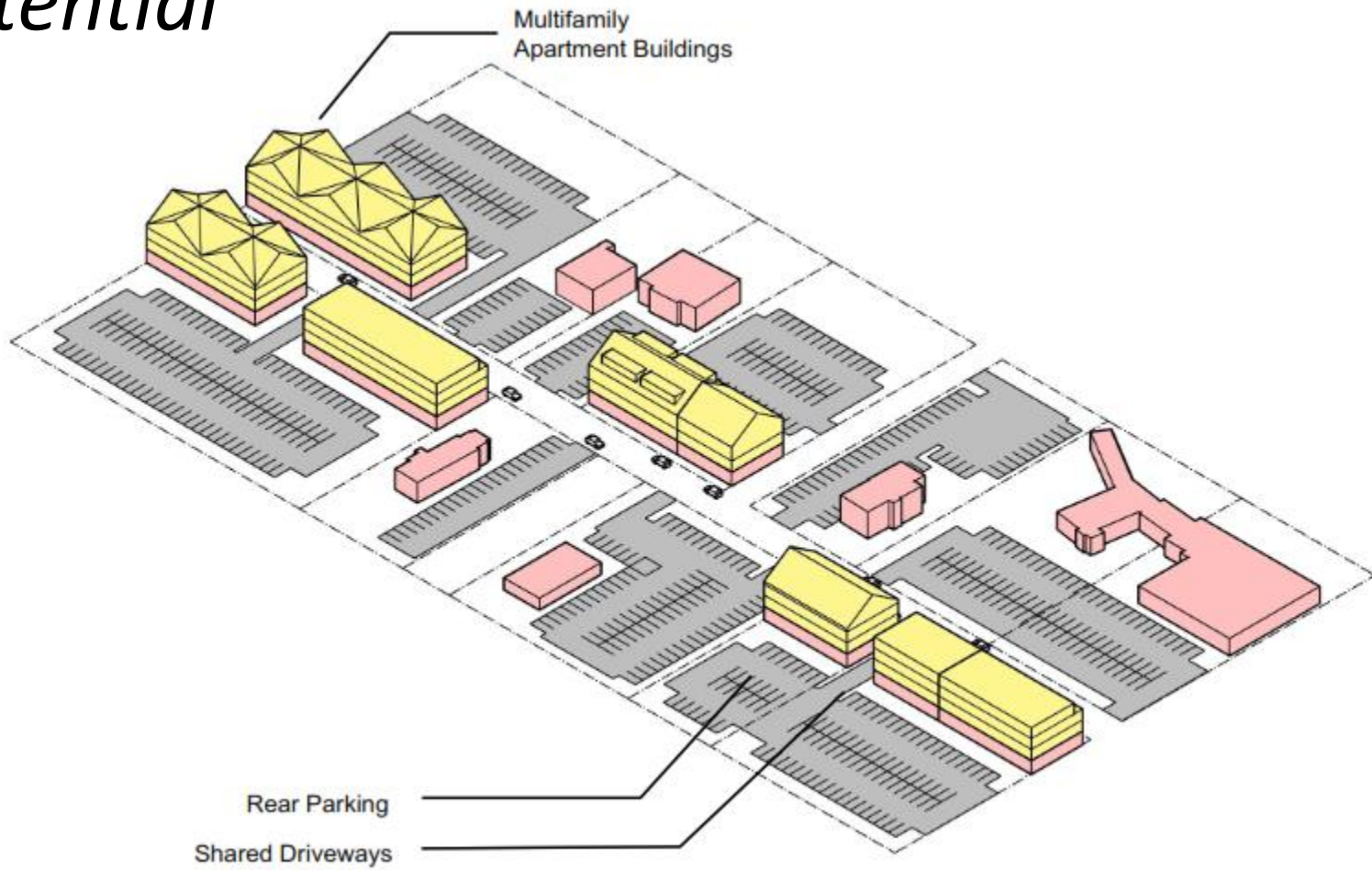
- Expanded Boundary
- Increased Building Height
- Enhanced Landscape buffer
- Updated calculation for multi-unit dwellings
- New Dimensional & Form Based Standards
 - Primary and Secondary Front Setbacks
 - Building Form and Features
 - Façade Build Out



Existing

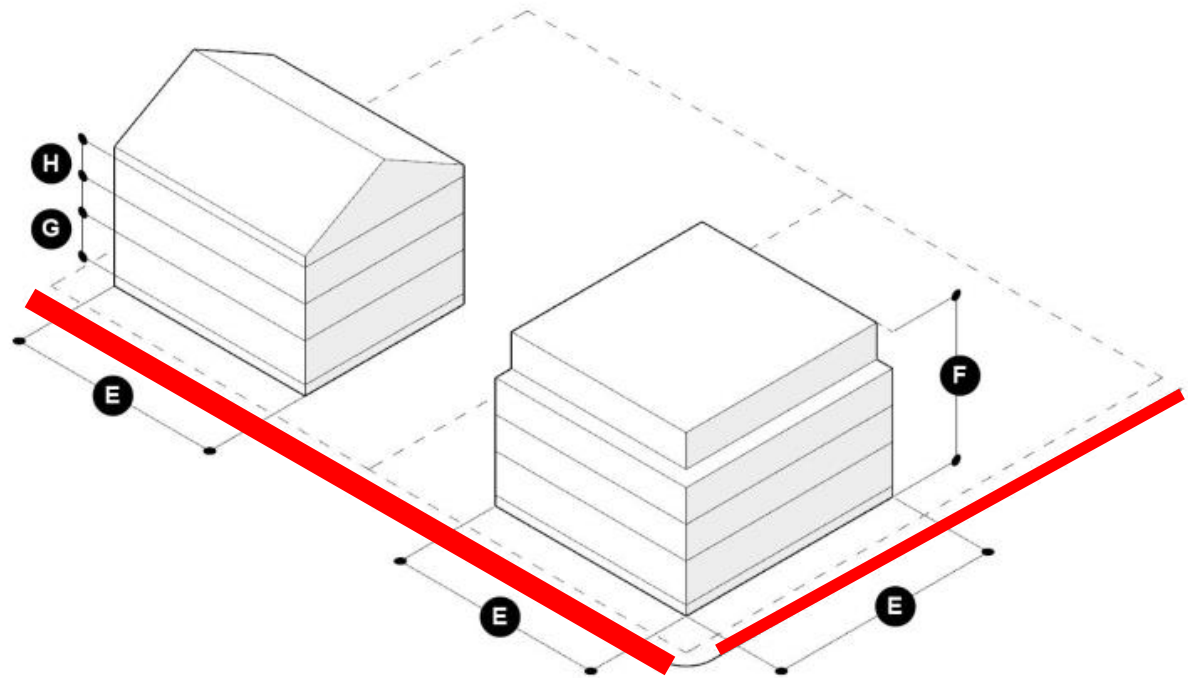


Potential



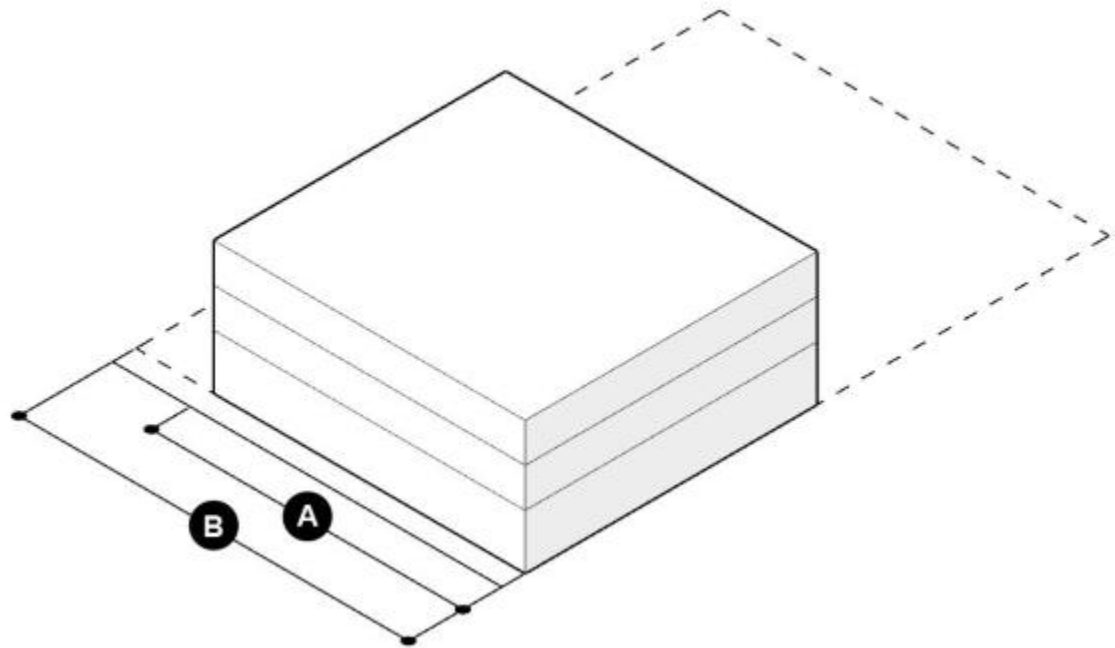
Proposed Dimensional Standards

- Primary & Secondary Setbacks
- Building Form
- Building Features



Façade Build Out

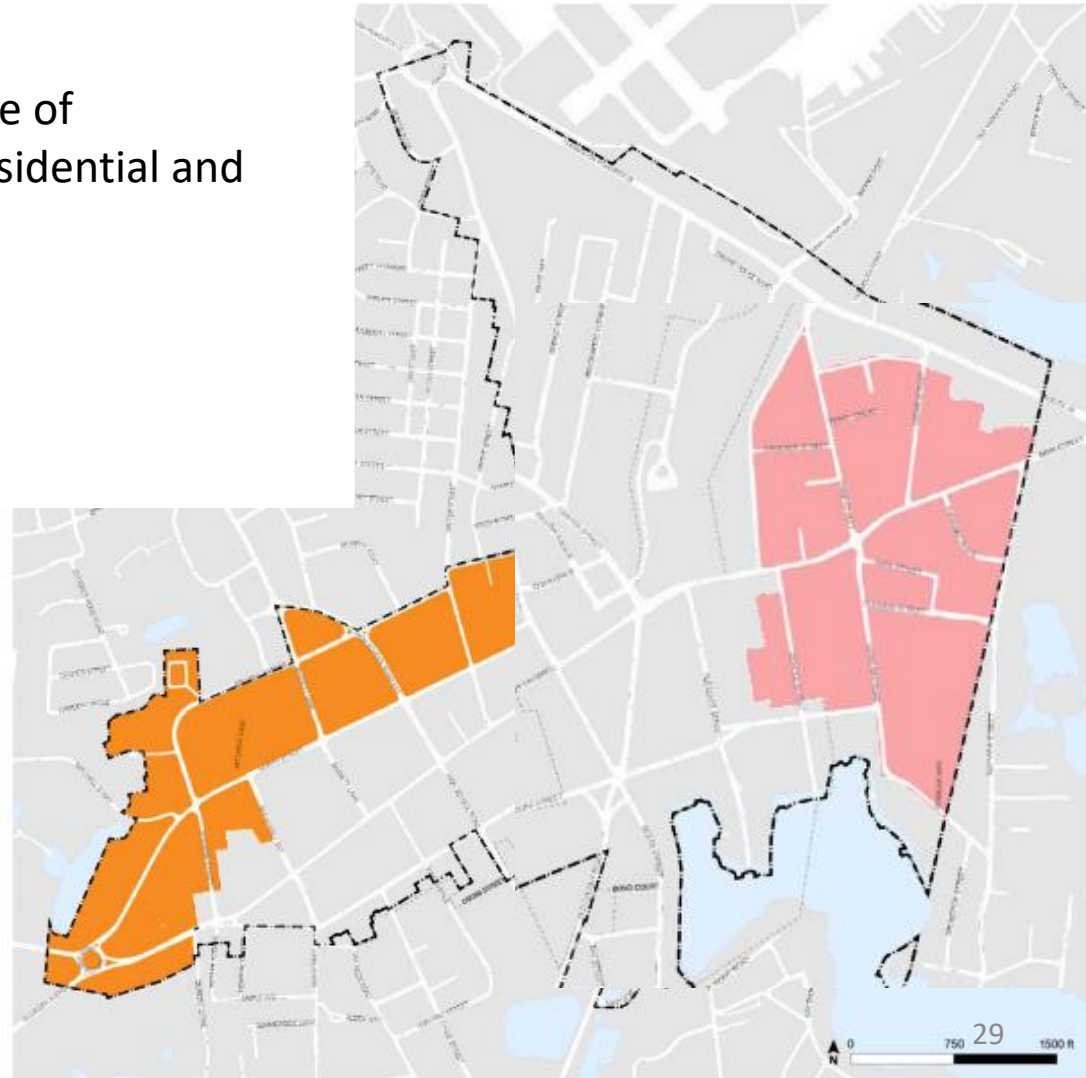
- Single Building per Lot = A/B



Existing Office/Multifamily Residential (OM) & Medical Services (MS)

Purpose

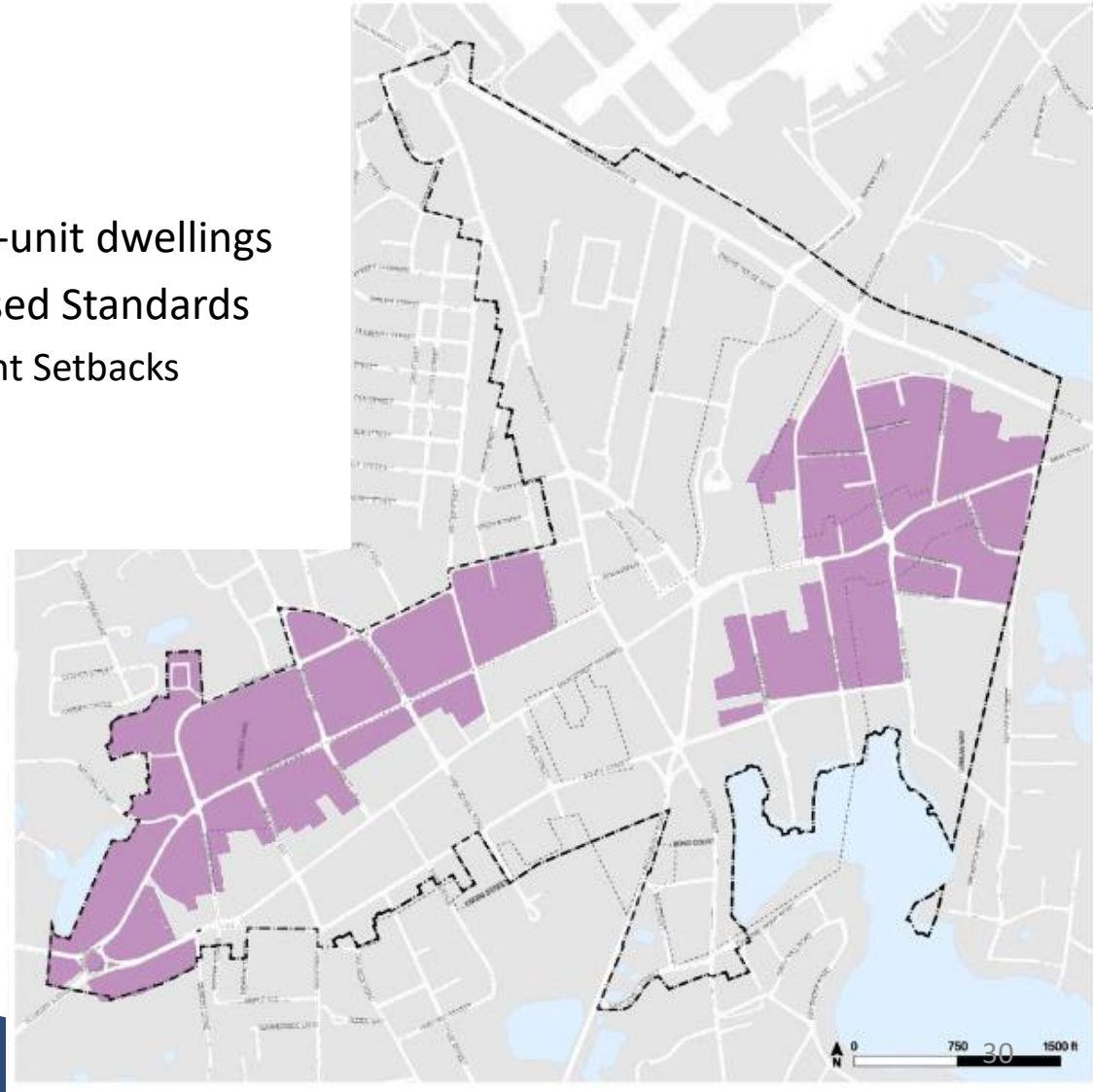
- Development that is supportive of Downtown with a mixed of residential and offices



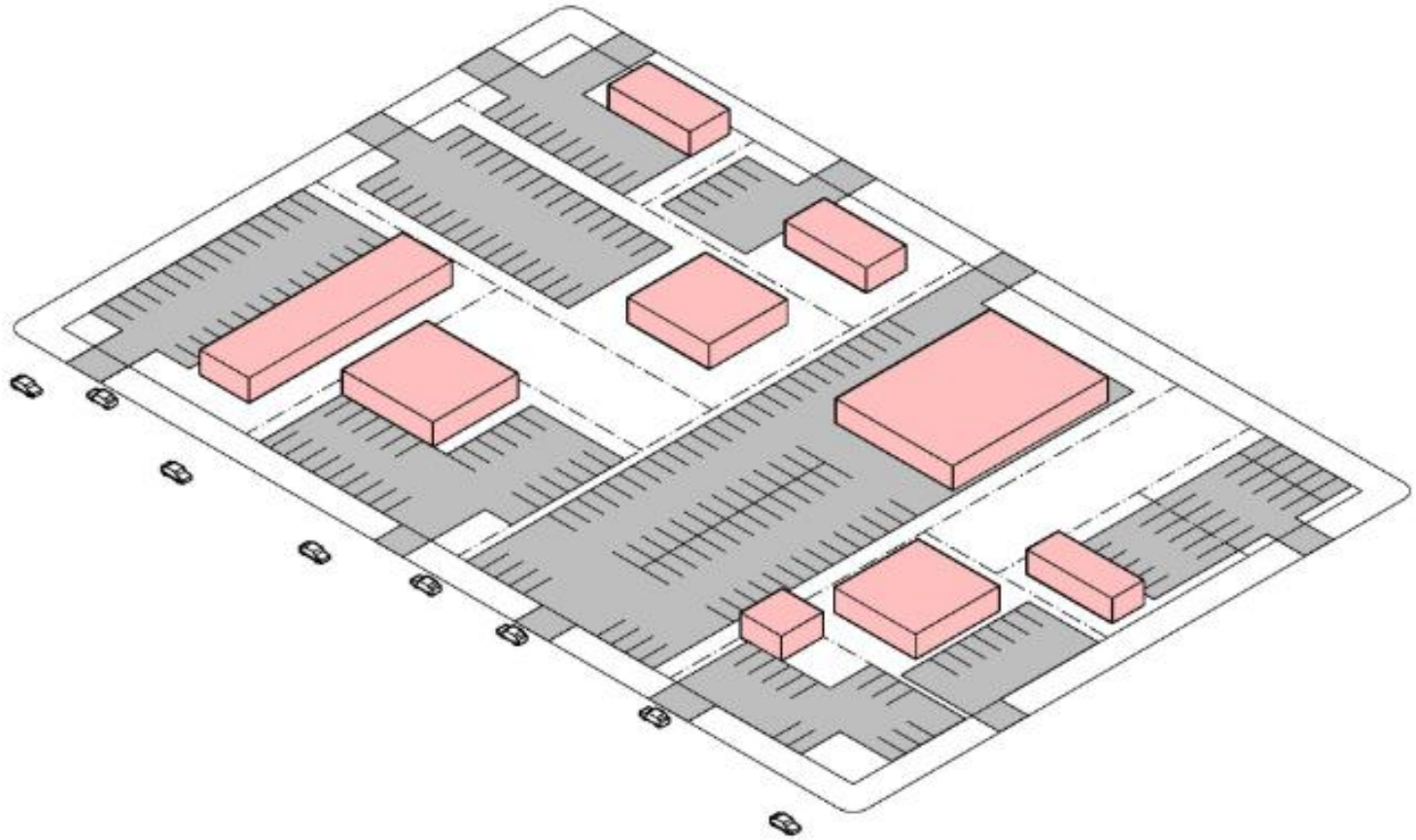
Proposed **Downtown Village(DV)**

What has changed?

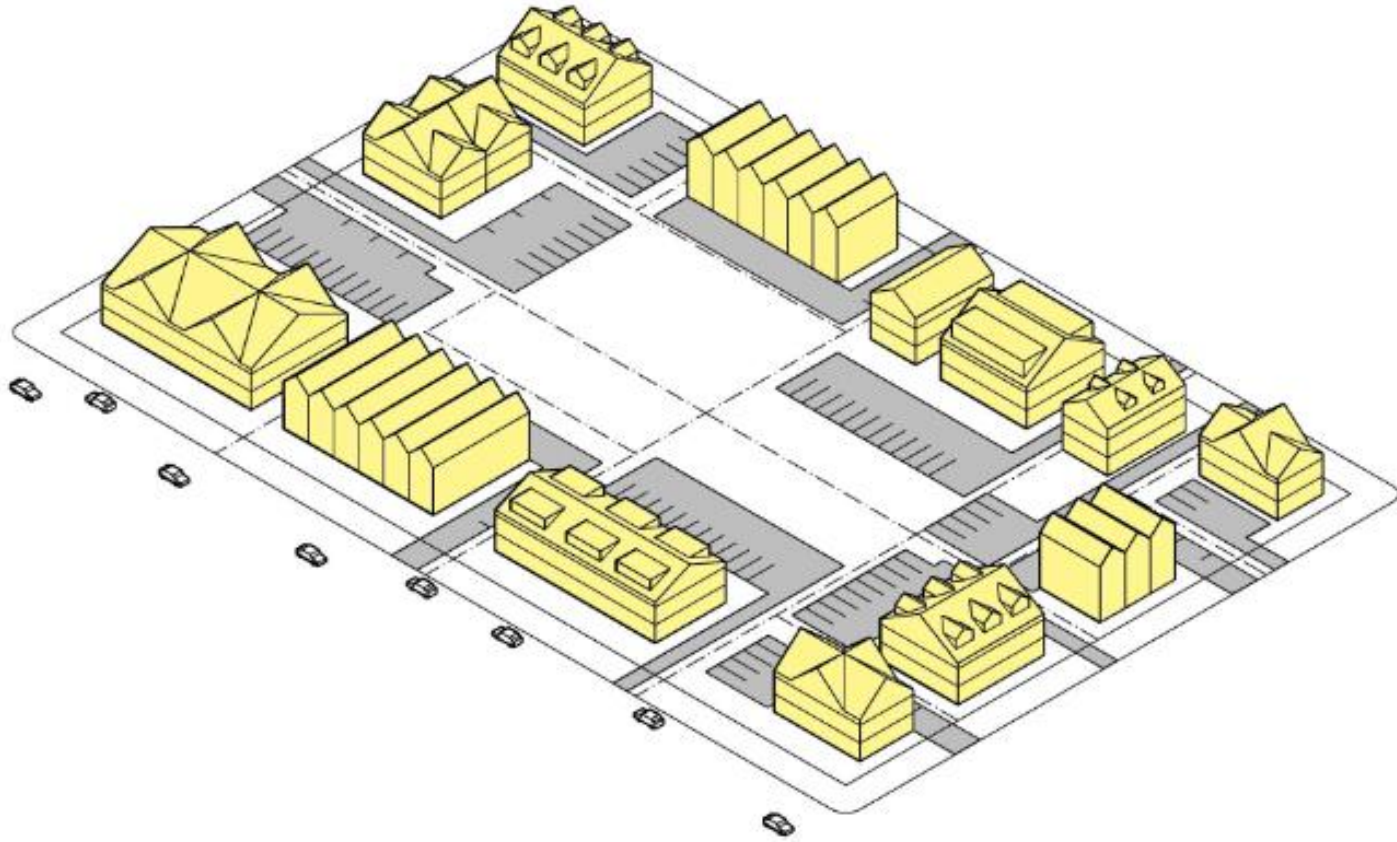
- Consolidated Boundary
- Increased Building Height
- Updated calculation for multi-unit dwellings
- New Dimensional & Form Based Standards
 - Primary and Secondary Front Setbacks
 - Building Form and Features
 - Façade Build Out



Existing



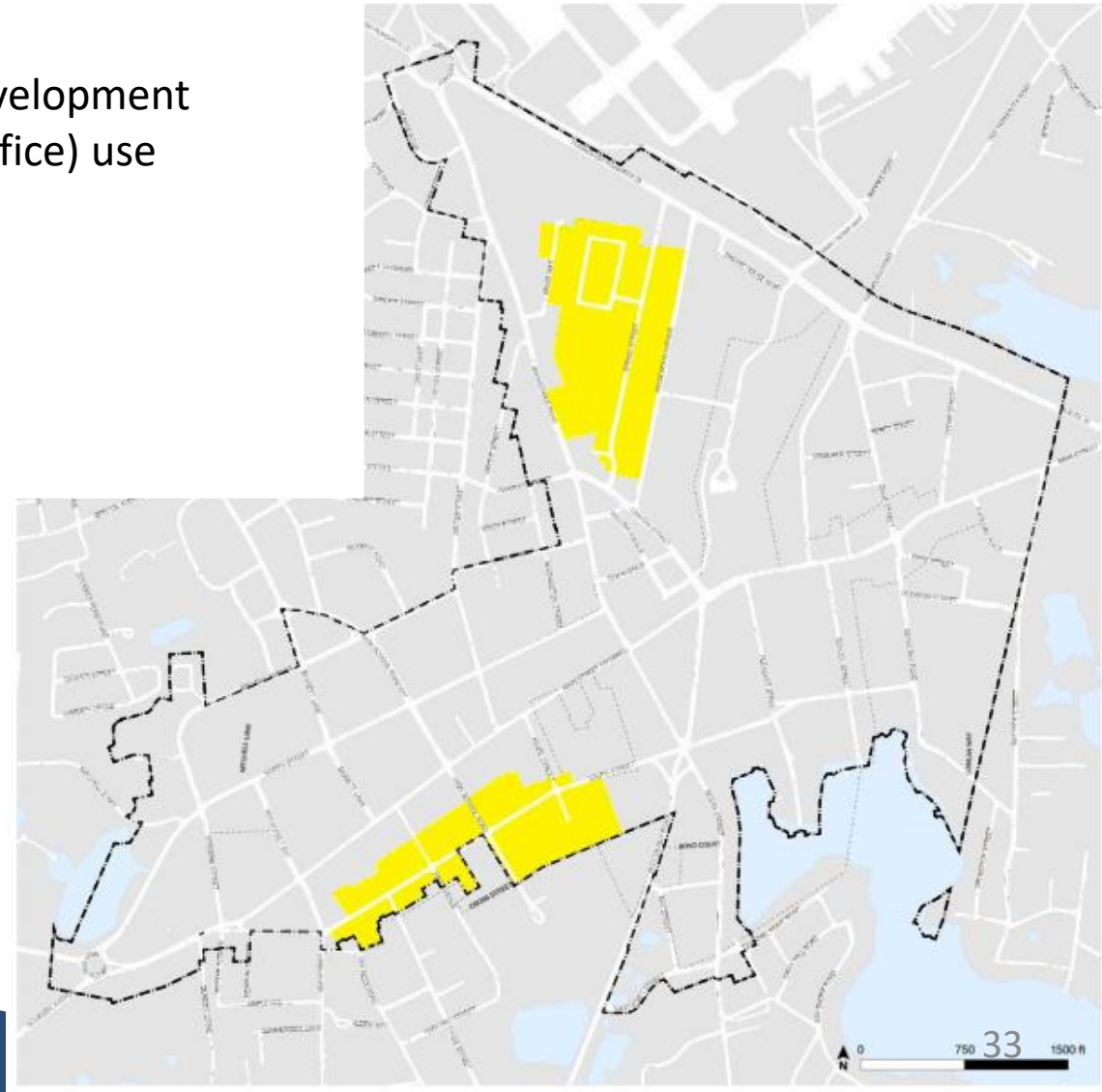
Potential



Existing Single Family (SF)

Purpose

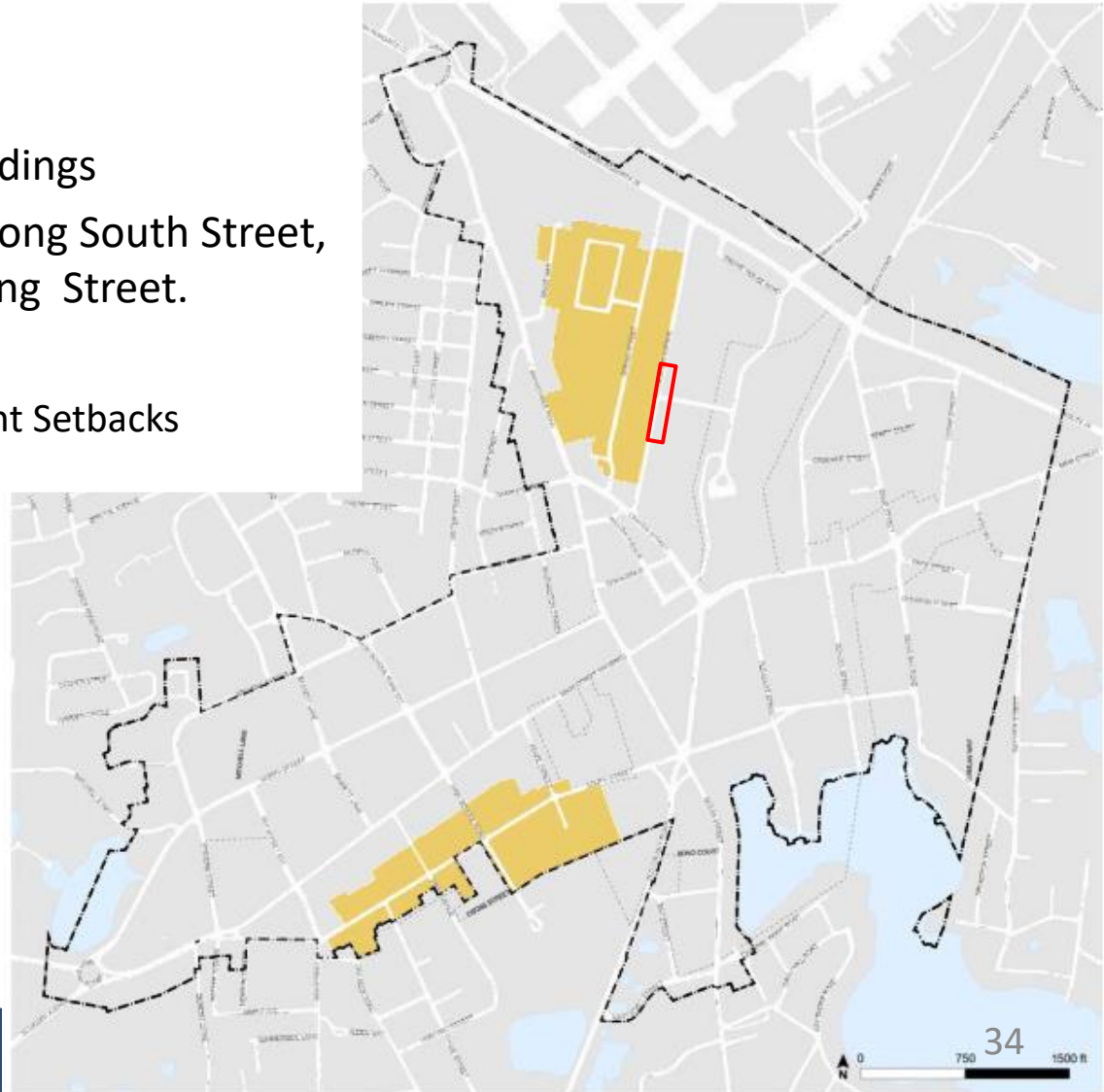
- Single-family residential development with limited commercial (office) use



Proposed Downtown Neighborhood (DN)

What has changed?

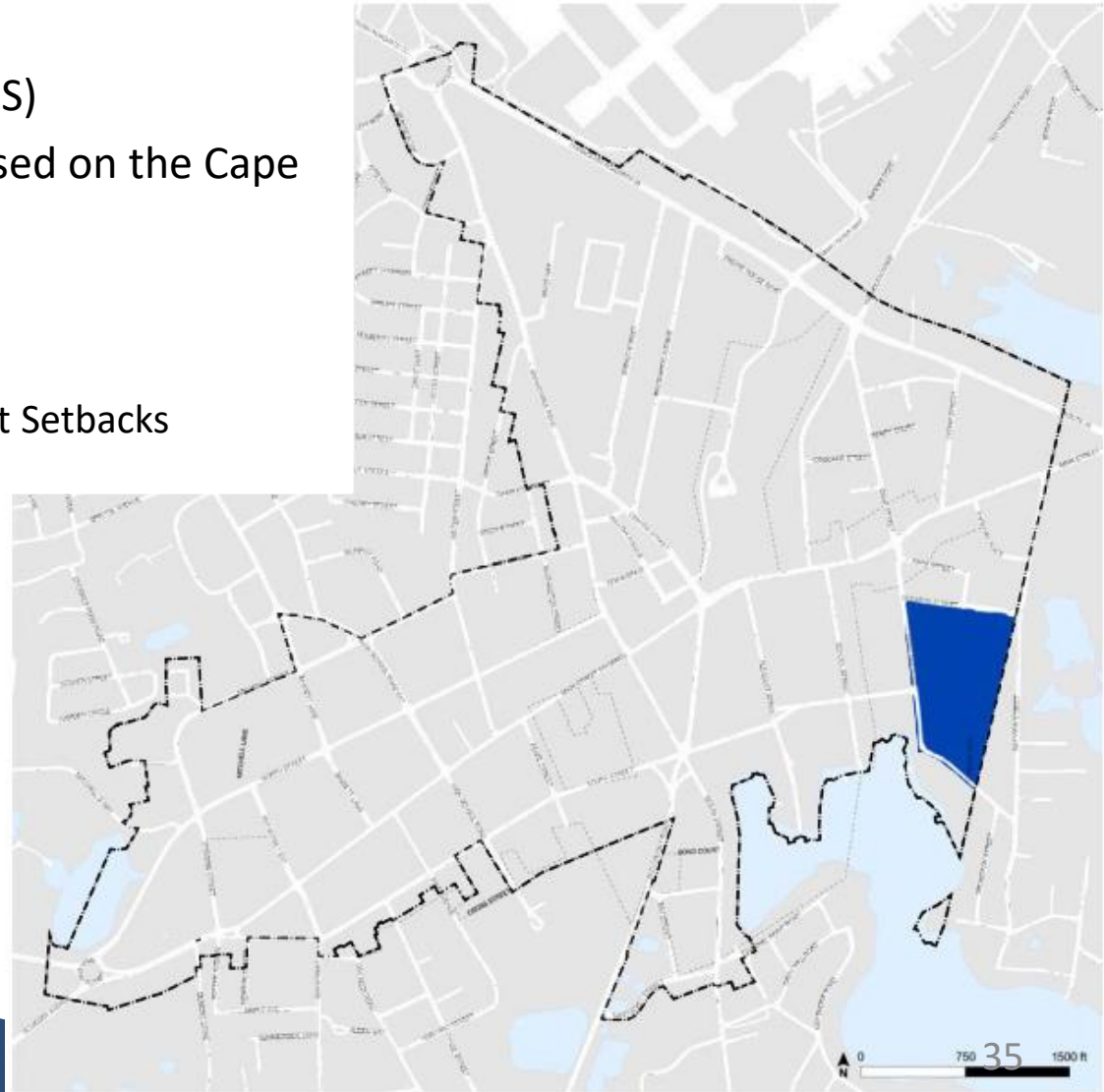
- Modified Boundary
- Added provisions for Outbuildings
- Added Two-Unit Dwellings along South Street, Ridgewood Avenue and Spring Street.
- New Dimensional Standards
 - Primary and Secondary Front Setbacks



Proposed **Downtown Hospital (DH)**

What has changed?

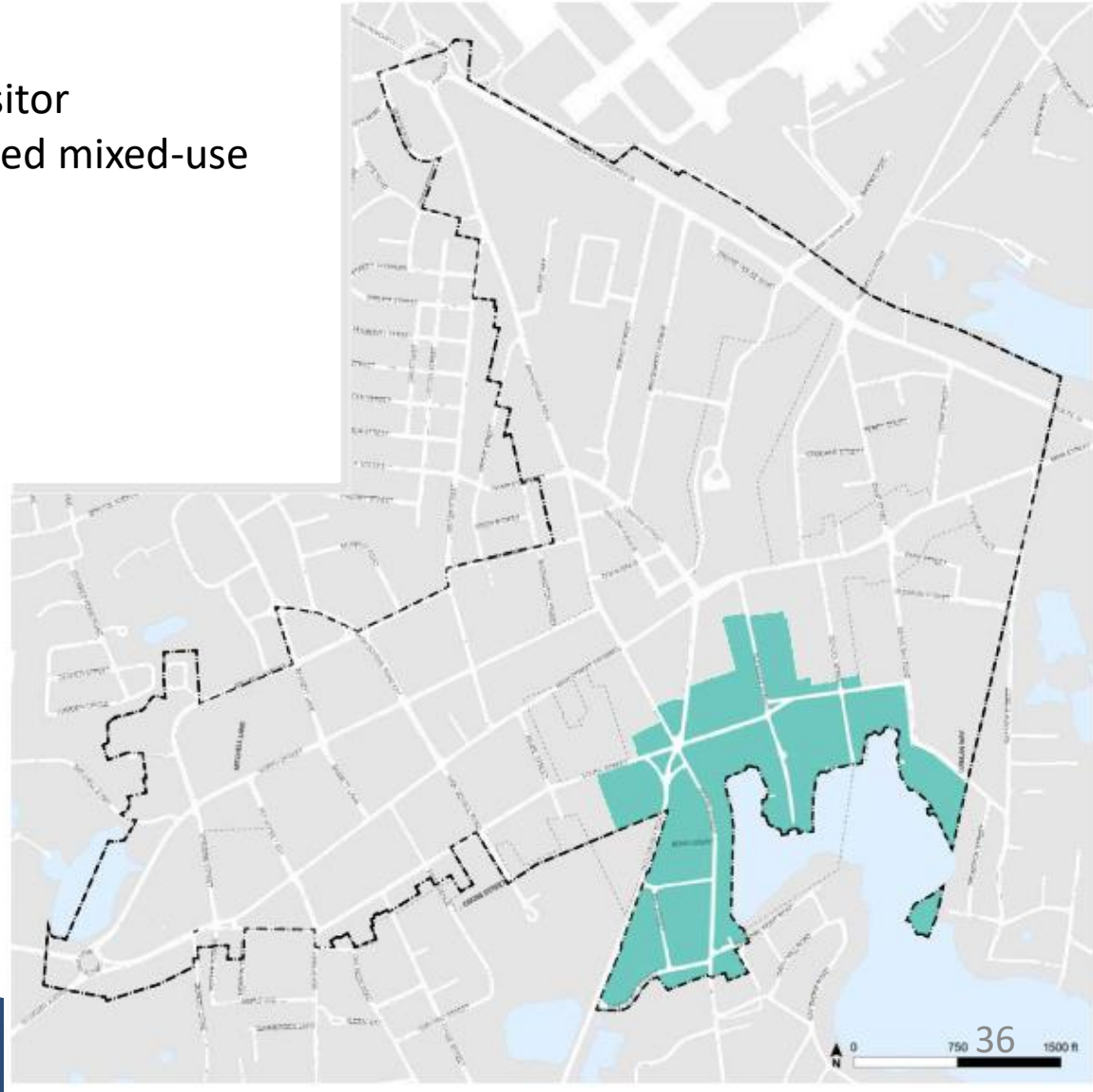
- Formerly Medical Services (MS)
- Established New District focused on the Cape Cod Hospital
- Enhanced Landscape buffer
- New Dimensional Standards
 - Primary and Secondary Front Setbacks



Existing Harbor District (HD)

Purpose

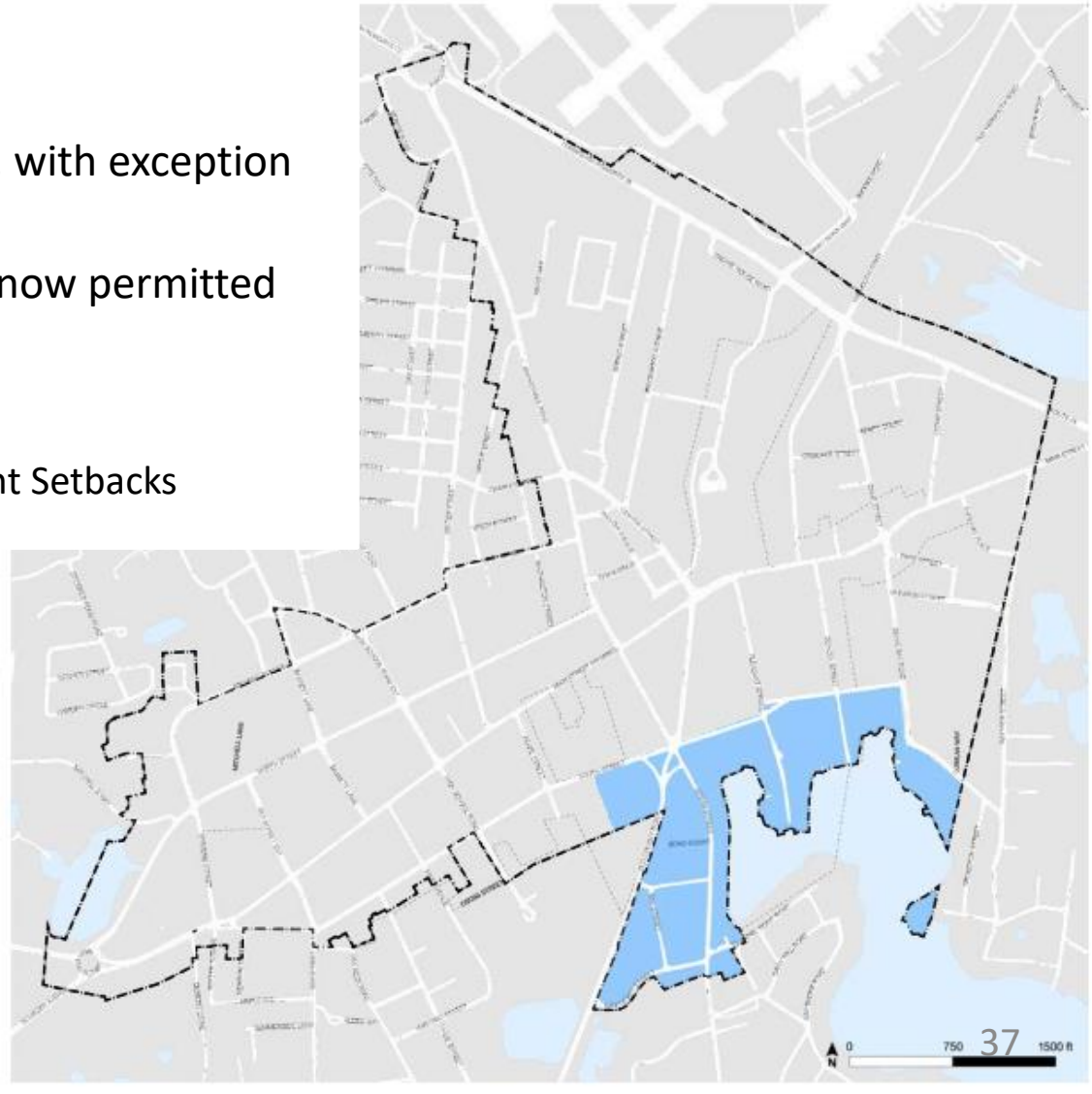
- Marine supportive uses, visitor accommodations, and limited mixed-use development



Proposed Hyannis Harbor (HH)

What has changed?

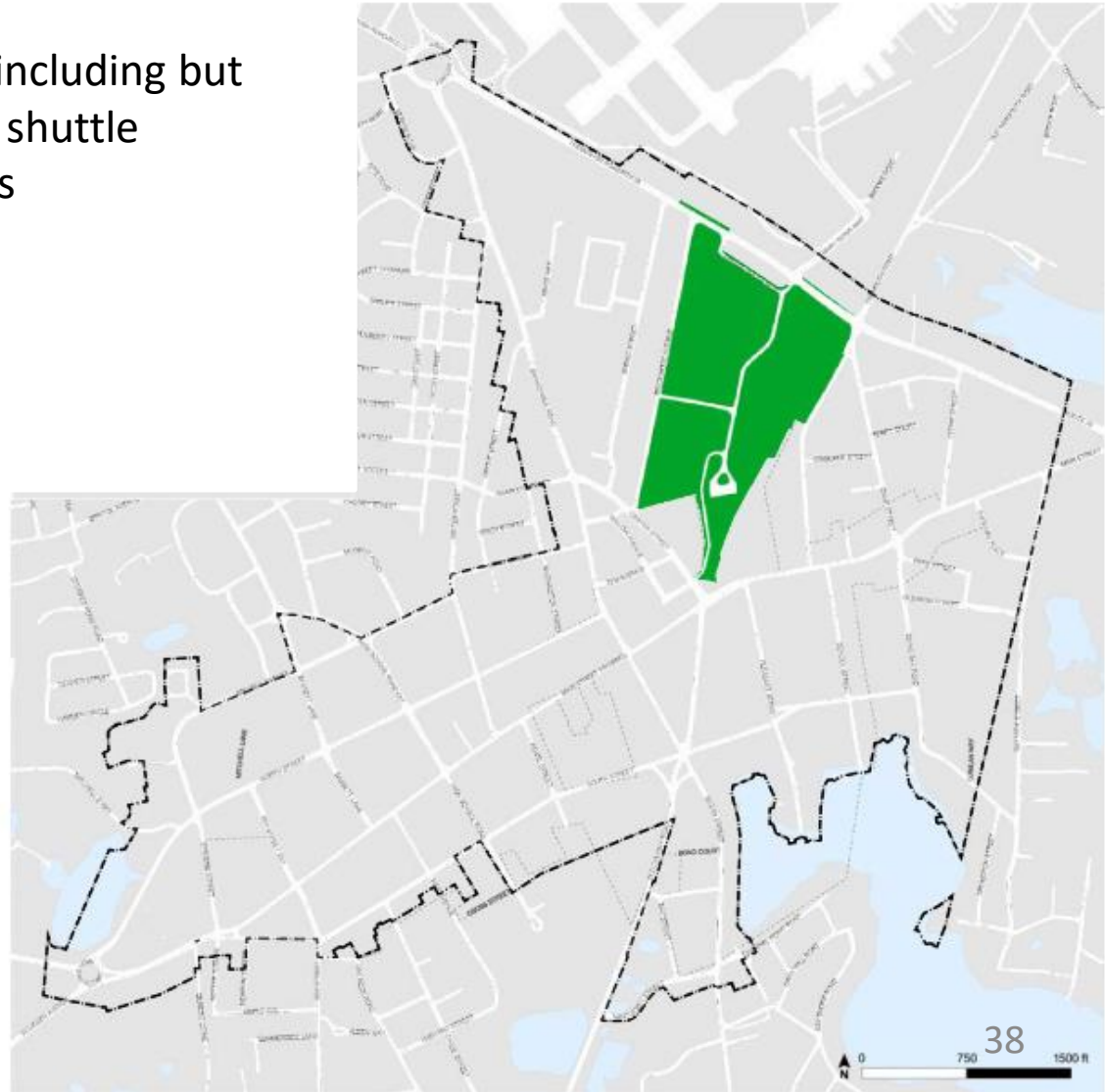
- Modified Boundary
- Kept marine supportive uses, with exception of stand-alone boat storage
- Multi-family development is now permitted
- Enhanced Landscape buffers
- New Dimensional Standards
 - Primary and Secondary Front Setbacks



Existing Transportation Hub (TD)

Purpose

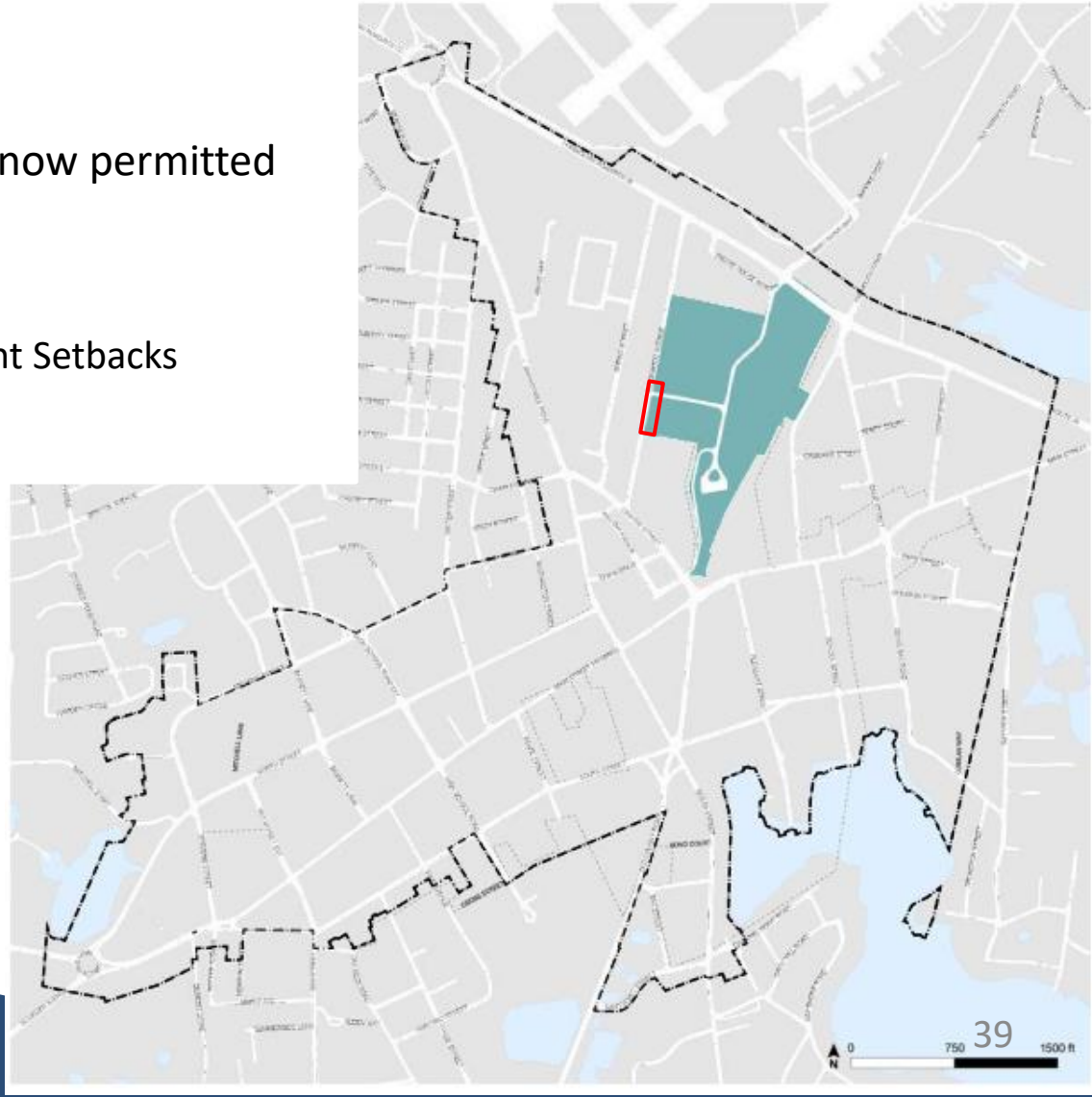
- Transportation related uses including but not limited to car rental and shuttle services and parking facilities



Proposed Transportation Center (TC)

What has changed?

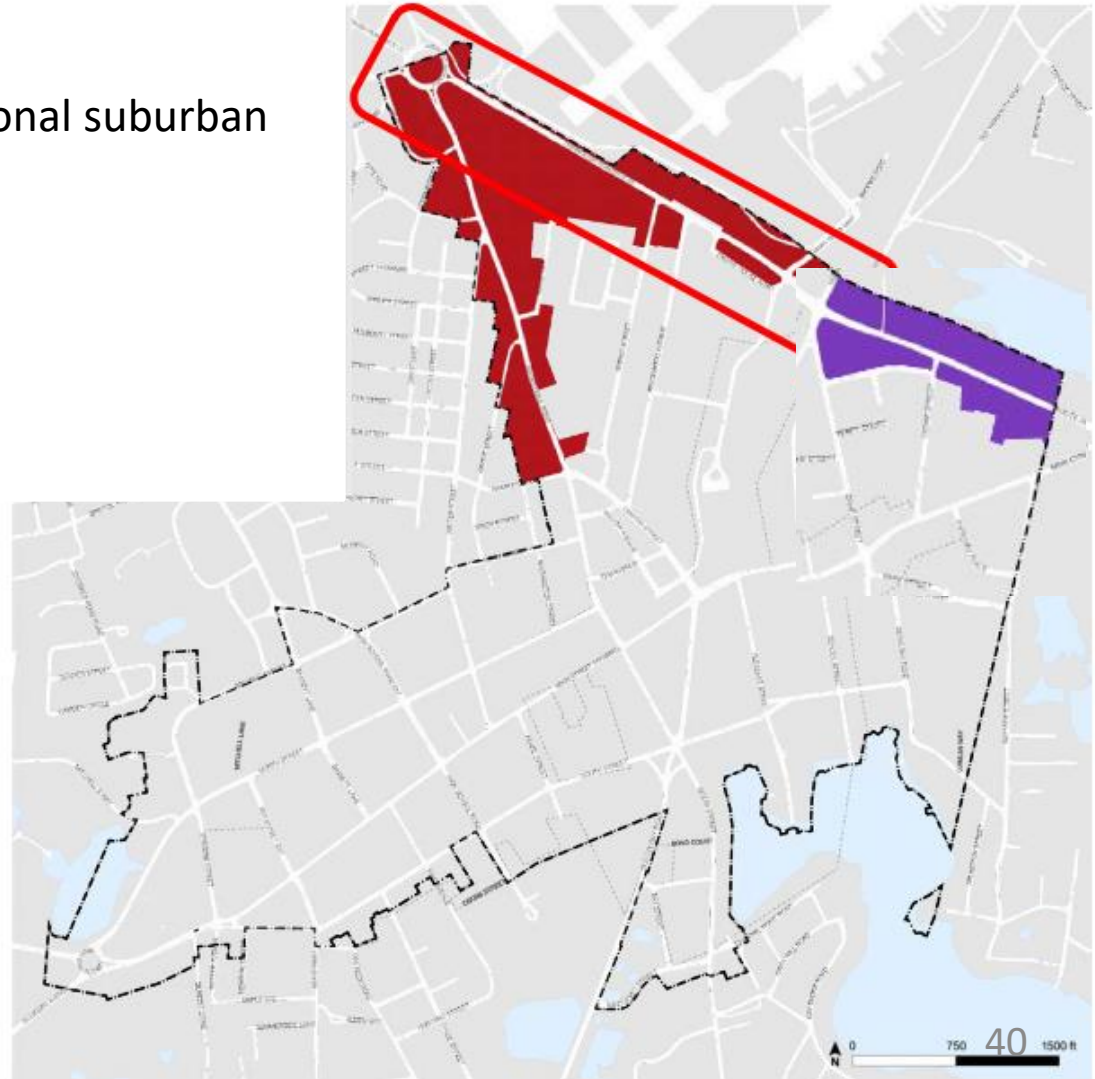
- Modified Boundary
- Multi-family development is now permitted
- Enhanced Landscape buffers
- New Dimensional Standards
 - Primary and Secondary Front Setbacks



Existing Hyannis Gateway (HG) & Gateway Medical (GM)

Purpose

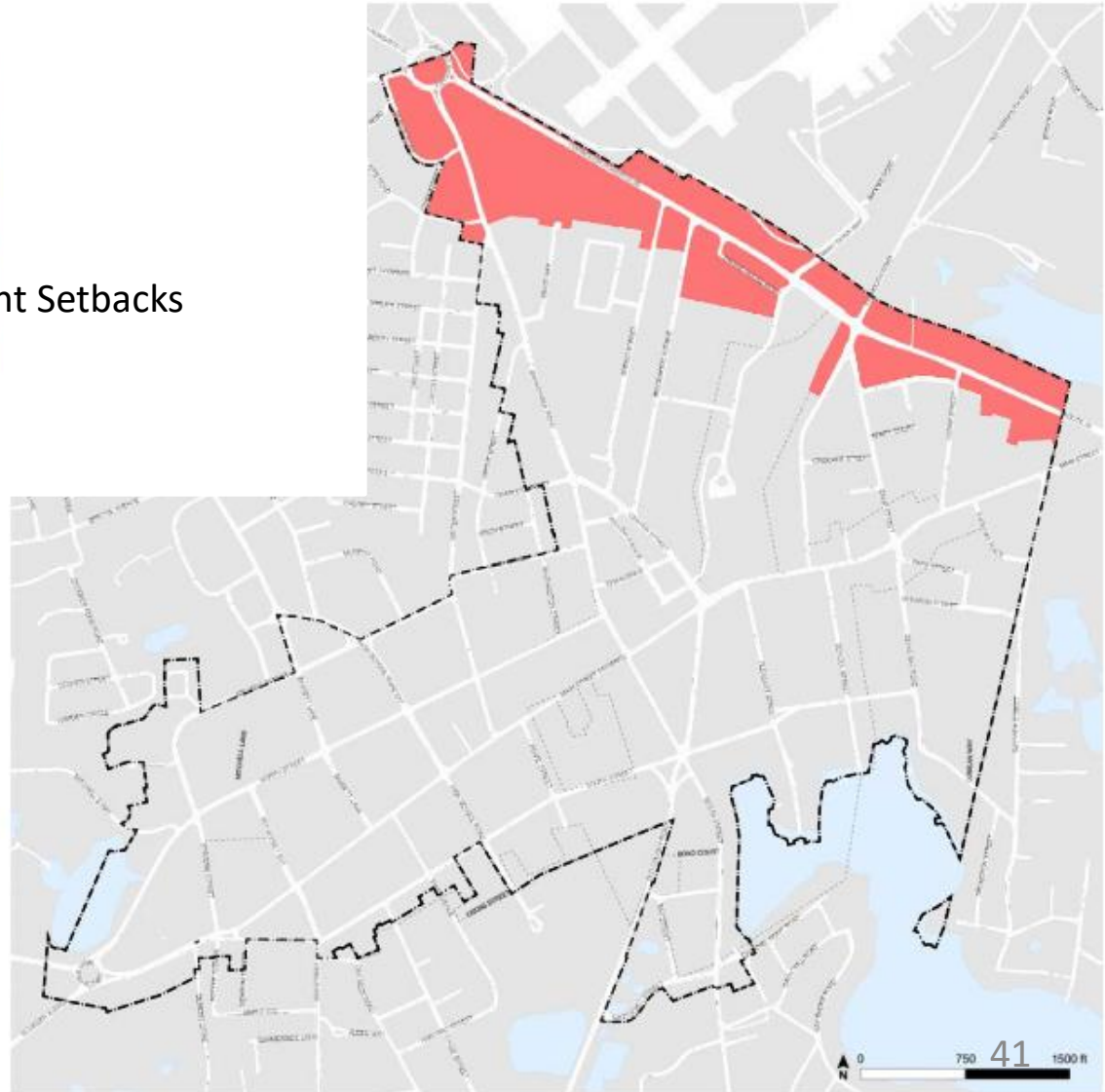
- Commercial strip with traditional suburban commercial development



Proposed Highway Commercial (HC)

What has changed?

- Consolidated Boundary
- Enhanced Landscape buffers
- New Dimensional Standards
 - Primary and Secondary Front Setbacks



What has changed since the first Community meeting?

- Added definitions
- Modified Use Table
- Enhanced Landscape Setbacks
- Thorough Review

Next Steps

Thursday February 3rd

Town Council First Read

Monday February 28th

Planning Board – Advisory Recommendation

To be Determined

Town Council Second Read

Contact and Website

www.townofbarnstable.us/departments/planninganddevelopment/Projects/Downtown-Hyannis-Zoning-Revision.asp

