

Project Narrative

For:

177 Route 6A
Orleans, MA 02653

Owner of Record:

177 Route 6A LLC.
4665 Route 6
Eastham, MA 02642

Designed & Built By:

The Coastal Companies
4665 Route 6
Eastham, MA 02642



Revised June 19, 2024

Project Description:

The proposed project is a complete redevelopment of the existing fire-damaged mixed-use building. The lot is approximately 15,760 SF. The new building will contain 2,750 SF of primarily office space on the ground level first floor. Access will be from the rear parking area to allow the front façade to maintain a more residential feel. The 2nd floor will contain 2,450 Sf of space with 4 apartments each with access to common area stairways. The lower level will consist of 2,750Sf of unfinished storage space. The walkout section will be retained with a 4' tall garden retaining wall. The building contains 5,250 Sf of finished space on 2 levels. The existing landscaping will be removed along with the parking area. A new landscape plan will be implemented along with site utilities, drainage, and pavement.

Existing Conditions:

The existing building was originally constructed in 1935 and renovated over the years. In its current condition, the building contains several apartments and offices. In February of 2023 the building was severely damaged by fire and contains structural issues. The exterior was not cared for and has been allowed to deteriorate. The drainage and parking conditions are poor and in need of upgrading. The property does not contain any hazardous materials.





Proposed Site Plan:

Our proposed site plan will utilize the existing curb cut on Route 6A and construct a new parking area in the rear for 13 spaces. The site will be connected to sewer, town water and new utilities will be installed. The existing site will be landscaped along with new drainage components being installed. The property has access over 175 Route 6A along with parking rights in the rear parking lot. This added parking offsets the missing 7 spaces we cannot fit on our site.

Zoning:

The project will need a special permit as set forth in the MGLA Chapter 40A, section 9 under the Orleans Zoning Bylaw Section 164-31. The project will also need a variance as set forth in the MGLA Chapter 40A, section 10 under the Orleans Zoning Bylaw Section 164-31B and 164-31D.

A. Applicability. Apartments may be developed only in districts as provided in § 164-13. A Special Permit for apartments shall be granted only in accordance with Subsections B through F of this section and only upon the specific findings being made by the Board of Appeals:

(1) By virtue of its sponsorship, financing, or design, the development will serve an important unmet housing need of the community.

This project is bringing to market 4 units of privately sponsored housing which is in such high demand. The town cannot alone solve our housing needs and it is crucial that businesses invest in the community they work in and invest in their workforce. While the Town of Orleans is actively working on housing initiative projects, this project if approved could begin construction in fall of 2024.

Any housing that is deed restricted for individuals or families that earn 80% or less of the Area Median Income (AMI) for Barnstable County shall be so restricted for a minimum of thirty (30) years;

This housing is not deed restricted.

(2) The development will not adversely affect business operation on the subject property within the zoning district;

The development of these units would be above the commercial units and have no negative impact. The occupants would be working during the day when the commercial operations are ongoing and at night have the property to themselves when the commercial units are empty. The occupants of the development would patronize neighboring business's which are open after hours.

- (3) The development will provide for adequate traffic circulation on and off-site, including pedestrian safety and convenience;

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- (4) The development is designed to result in an appropriately lighted neighborhood, and meet the requirements of Chapter 122, Outdoor Lighting;

All lighting is downlights and dark sky compliant.

- (5) The development has complied with Sections 164-33 and 164-33.1 with, respectively, the Architectural and the Site Plan Review Committees reporting to the Board of Appeals. Building design shall provide for variation in building height between large buildings and other buildings on the same lot, or adjacent lots;

The development has received approval by the site plan review committee. The project meets the architectural requirements and final approval is pending subject to the special permit and variance approval. The ARC has asked for a landscape plan which is pending.

- (6) The development is consistent with the Orleans Comprehensive Plan;

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- (7) The development meets all requirements of a Special Permit under Section 164-44; and

- (8) A copy of any Special Permit application under this section shall be filed with the Planning Board when the application is filed with the Town Clerk, and the Planning Board shall review it and make recommendations to the Board of Appeals within forty-five (45) days of the filing date. The Board of Appeals shall consider any such recommendation in its review of the project.

Lot Area & Density:

164-31 Section B Dimensional Requirements

- Lot Size 15,760
 - In the GB district 8 units per acre are allowed
 - For each 1 bedroom unit 1 additional 1 bedroom unit is allowed
- a. In mixed residential and commercial developments in the GB, LB, and VC Districts, one-half (1/2) of the total lot area that is covered by the commercial building plus the parking area required to support the commercial use, shall be subtracted from the lot area for the purposes of calculating allowed density of residential units. Any required parking that is located under or within project buildings shall increase the lot area available for calculating unit density by reducing the parking lot area required to support the commercial use. (In calculating required parking, each space shall be equal to 300 square feet of area).

Calculations:

Lot Size	15,760 SF
Commercial Space 1 st Floor	2,750 SF
9 parking spaces @ 300Sf each	2,700 SF
Total 5,270 SF divided by (2)	2,635 SF

Lot Size Less Deduction of 2,635 = **13,125 SF**

Acre 43,560/13,125 = .30AC x 12 total project density = **3.6 units allowed**

Approval Requirements:

Special Permit for apartment development - Pending

Variance Required for 4 units when only 3.6 units are allowed a .40 difference - Pending

Site Plan Review – **Completed and Approved May 1, 2024**

Board of Health – **Not Required**

Board of Water and Sewer – **Approved May 15, 2024**

Architectural Review – **Pending ZBA Approval**

Zoning Board of Appeals

- (1) Special Permits. To hear and decide applications for Special Permits upon which the Board is empowered to act under this chapter, in accordance with § 164-44.

We are seeking a special permit for apartment development as outlined above

- (2) Variances. To hear and decide appeals or petitions for variances from the terms of this chapter, including variances for use, with respect to particular land or structures. Such variances shall be granted only in cases where the Board finds all of the following:

- (a) A literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

A literal enforcement of the bylaw limiting us to 3 apartments would create a financial hardship for the project. Constructing mixed use buildings are expensive and the additional apartment would help to increase income and reduce the overall operating expense. The design of the building allows for 4 apartments without negatively impacting the design. To only create 3 apartments would adversely affect the building and create unusable 2nd floor space. Given that we significantly need housing, and we believe it is the responsibly of the employer to assist in this public need, the additional 4th unit is of significant community benefit.

- (b) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

The lot is an odd shaped having a larger road frontage and then reducing down on the left and right sides as it goes to the rear. This off shape reduces the land area needed for the 4th apartment when the existing building footprint does allow for the 4th apartment. The shape adversely affects the over all development of the property. The 4th apartment would not affect the zoning in the area as 3 are allowed and the additional unit would not substantially negatively affect the zoning district.

- (c) Desirable relief may be granted without either substantial detriment to the public good, or nullifying or substantially derogating from the intent or purpose of this chapter.

The board in our opinion can grant this relief without having a negative or detrimental effect on the public good. Having 4 apartments vs. 3 benefits the public by allowing our local workforce to stay and work in town. The housing these units will provide would be for local businesses. These units would allow the workforce to move out of illegal apartments into safe, clean housing that meets and exceeds today's building codes. Approval would not nullify the intent of these zoning codes nor set a precedent for other projects. Since the mathematical difference is .40 or less than 50% of what would otherwise be allowed this has no adverse impact.

Architectural Details:

The proposed building will have an exterior finish that is typical of “Cape Cod” style architecture. The roof will be architectural shingles, the siding will be dipped cedar shingles, the trim will be PVC with classic crown details and the windows will be Anderson 400 series. Examples of our finishes are below.

Example of Anderson Windows



Window Color Options - Exterior



White



Canvas



Sandstone



Terratone



Cocoa Bean



Dark Bronze



Forest Green



Red Rock



Black

Closeup of Woven Corners



Example of the lower walkout walls and access



Example of the lower walkout walls and access



Example of finished exterior showing roof, doors, window color



Gutters:

Color to be black



Shingles:

SBC "Seashell"



Trim:

Color to be cloud white



Cloud White
OC-130

Retaining Wall 4' Tall:

Tech Bloc "Semma Slate Grey"



Access Doors:

Fencing:

Therma tru fiberglass



Traditional Split Rail



Commercial Entry Door:

To be brushed silver with safety glass

Exterior Lighting:

Standard Barn Light



Dumpster Enclosure:

Typical Cedar Board Fence



Conclusion:

We feel the design of our building along with the site and landscape improvements will be a great addition to Orleans. The apartments are much needed and will provide housing to our workforce. The office space will be used by our companies and allow for a much-needed expansion. This is a significant investment for us and we are committed to being part of a revitalization of this section of Route 6A.

We thank all the town boards for their time and commitment to working with us during the review process.



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