

# Falmouth Station Master Plan

Community Meeting

January 26, 2022

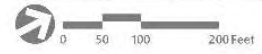
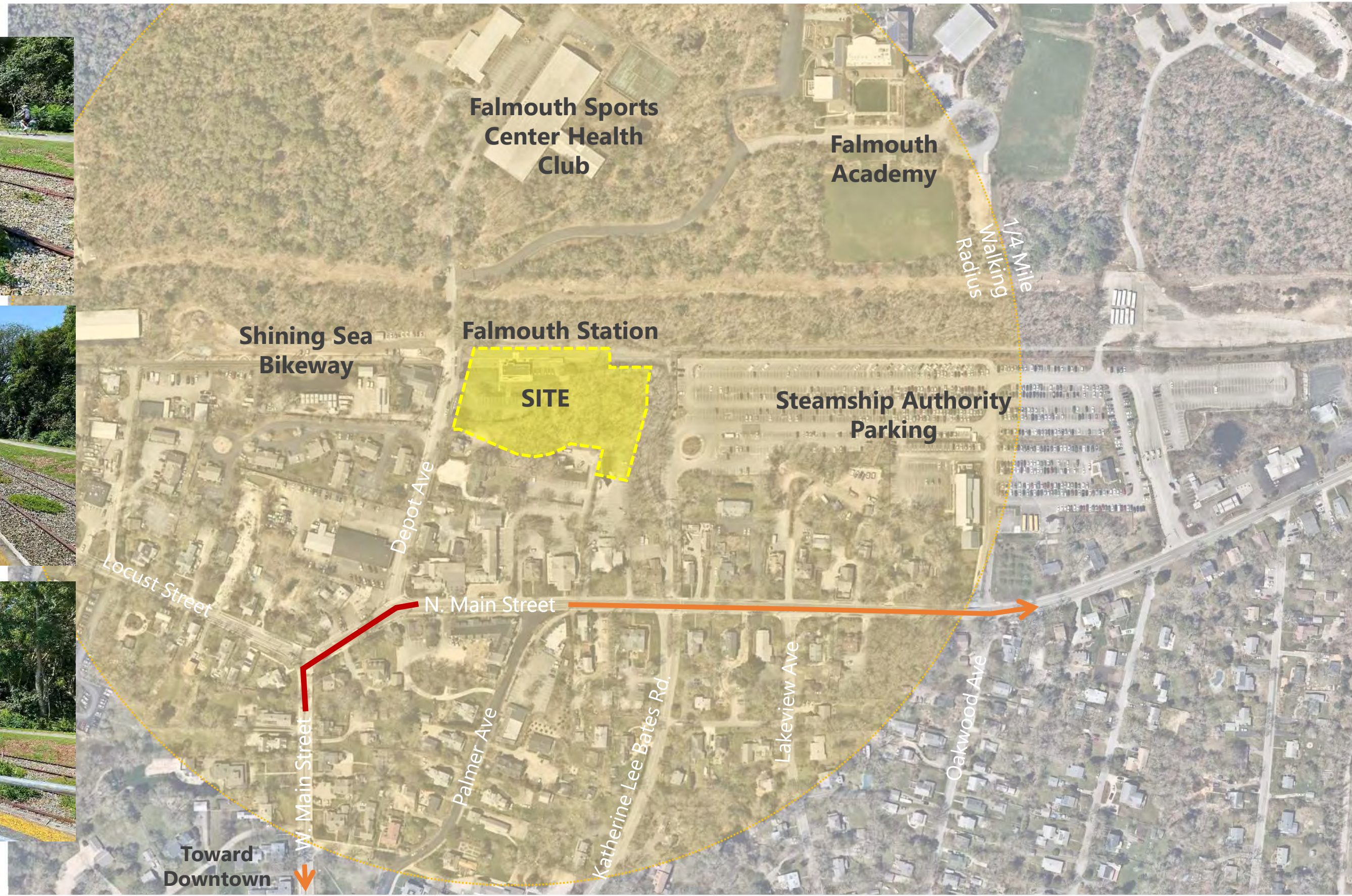
# Project Overview



- Falmouth Station background
- “Site Readiness” Program Grant from MassDevelopment (June 2021)
- Objective: Produce plans which enhance Falmouth Station and its role in the community, including underutilized land

# Scope of Work

- Task 1: Kick off Meeting and Site Tour (complete)
- Task 2: Transportation and Safety (complete)
- Task 3: Review Local Reports, Studies, and Site Plan Alternatives (complete)
- Task 4: Draft Concept Plans (complete)
  - Concept Plan 1: Open Space
  - Concept Plan 2: Workforce housing
  - Concept Plan 3: Expanded parking, bike pavilion and workforce housing
- Task 5: Implementation Strategies and Cost Estimates (complete)
- Task 6: Final Site Plan (complete)
- Task 7: Committee Meetings and Public Engagement
  - Stakeholder meetings (complete)
  - Station Sub-committee Nov 23, 2021 (complete)
  - Board Presentation (complete)
  - Community meeting (Jan 26, 2022)



**SITE CONTEXT**

FALMOUTH STATION | FALMOUTH | MASSACHUSETTS



D/R/E/A/M COLLABORATIVE  
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**Concert in the park**



**Bike path**



**No accessible ramp**

**Signage for parking is too small**

**No parking control**

**Full parking lot – (observed parking for bikeway, local businesses, coffee shop, and buses)**

**Historic Stone wall?**

**Outdoor covered dining with kitchen garden**

**Platform no longer used and can be removed**

**EV spaces – No charging station**

**Curb cut for drainage into wooded area**

**Bus queuing area (two spots)**

**Low point (18-foot contour)**

**Access easement for adjacent residence**



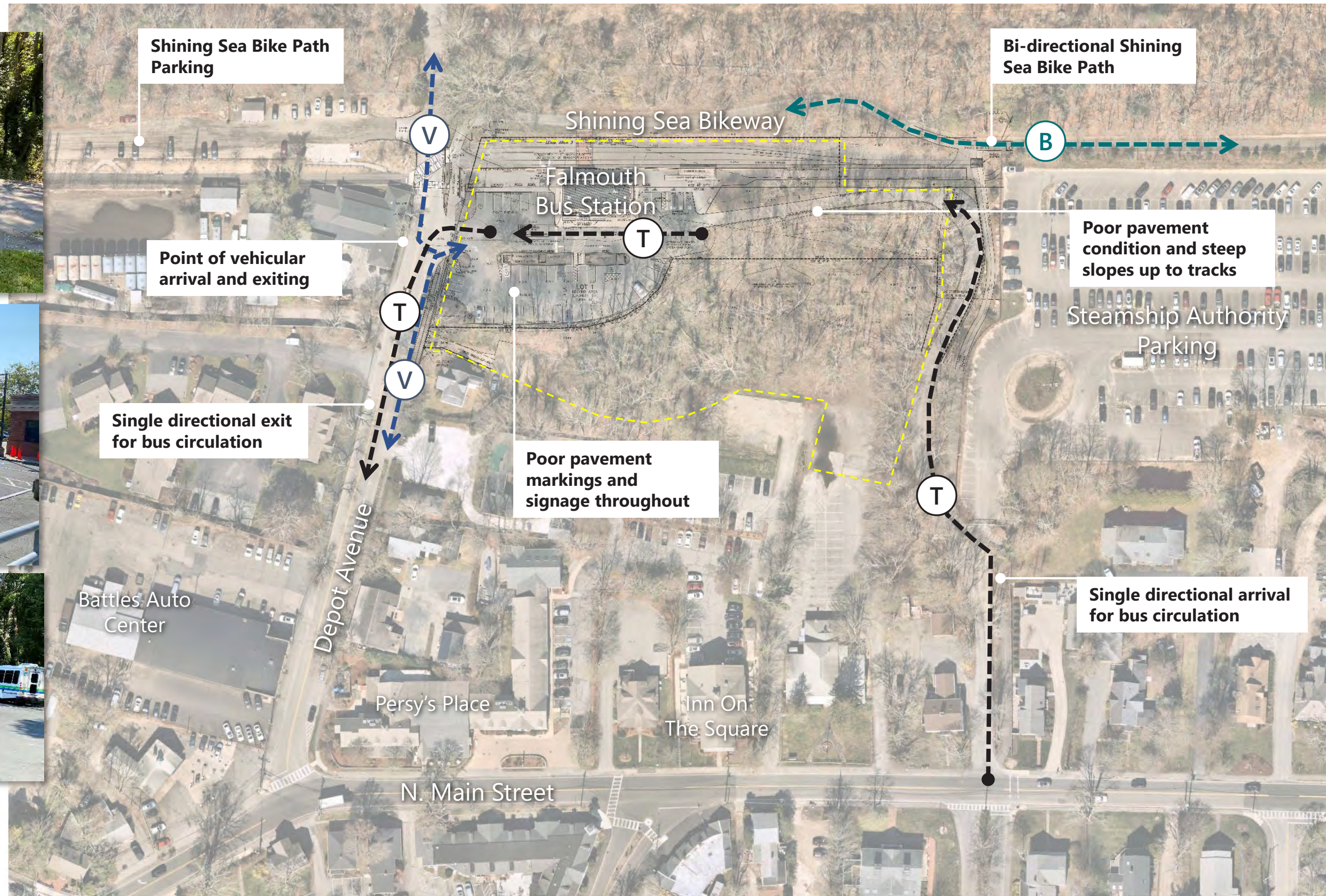
**SITE ANALYSIS**

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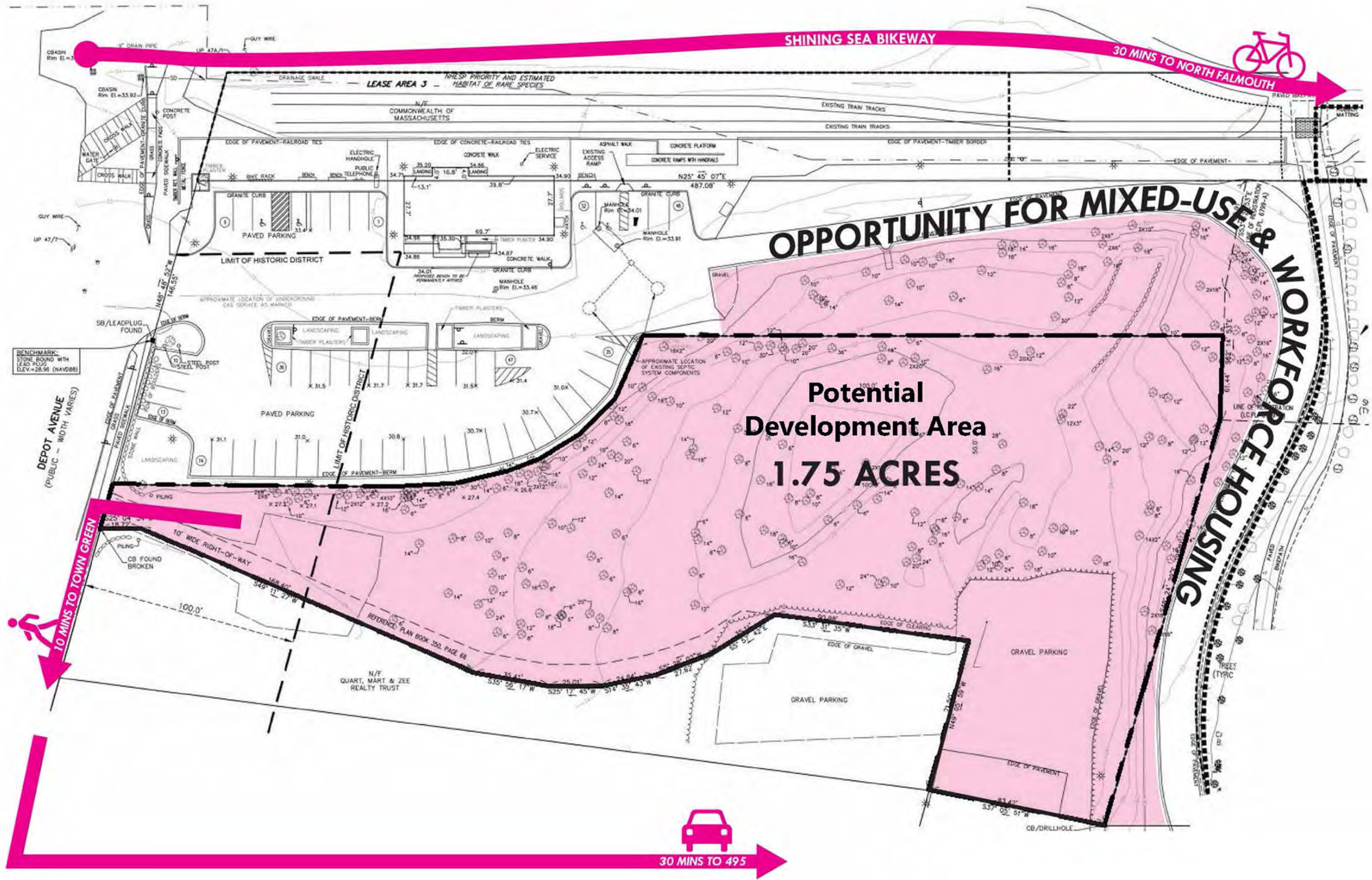




**ACCESS AND CIRCULATION**

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**DEVELOPMENT POTENTIAL**

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# Summary of Stakeholder Meetings

(October 20, 2021)

## Site Characteristics

- Falmouth Station preserved as Town historic resource
- Site development issues include – access/circulation, parking, drainage, green space
- Shining Sea Bikeway - 250,000 annual trips; potential to connect bikeway to Downtown Falmouth
- Better signage – Station, Bikeway

## Concerns

- Increased traffic along Depot Avenue
- Development scale and density
- Transient people in the area
- Parking control and enforcement

## Opportunities

- Strengthen site identity as a “Transportation Hub” – bring people together (bus, bike, ferry)
- Enhanced pedestrian and bike connections to downtown via Palmer Ave crosswalk and KBL Rd
- Multi-family workforce housing with reduced parking requirements
- Open space that is an attraction for users of the bike path and visitors to downtown



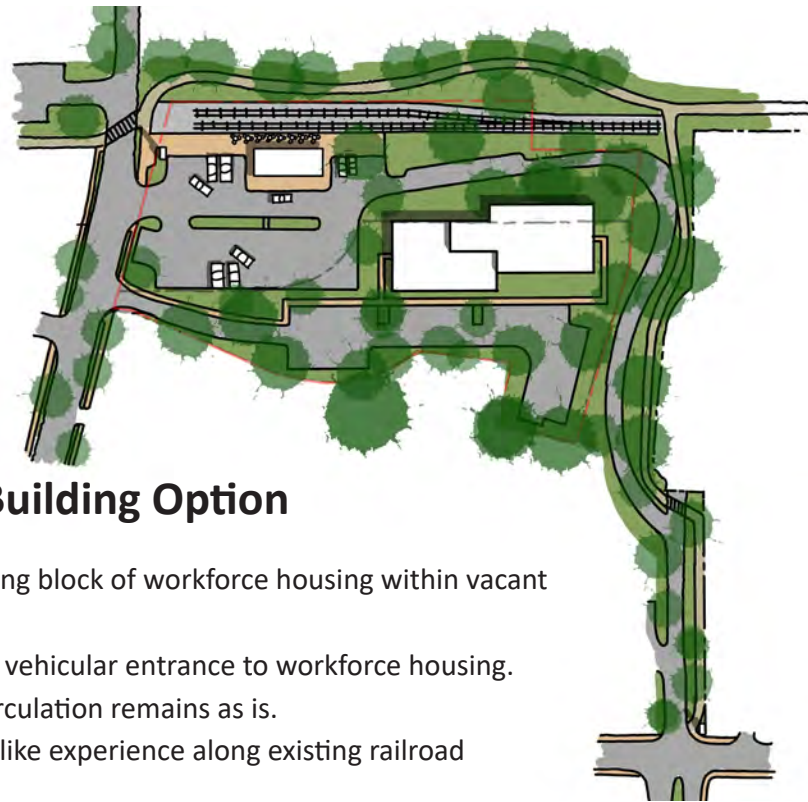
# Focus of Planning Efforts: October thru January

## 1. Open Space Alternative:

- a. Preserve and enhance existing Station property while adding to the inventory of Town open spaces.

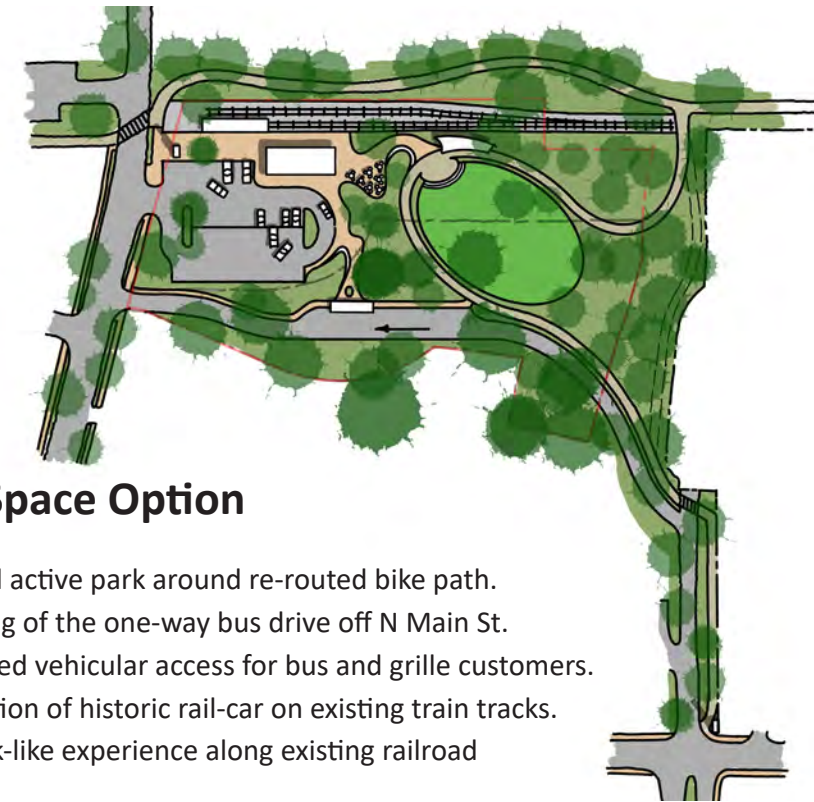
## 2. Community Need for Workforce Housing:

- a. Falmouth is in the midst of an affordable housing crisis - impacts the community's ability to attract and retain workers.
- b. Workforce housing targets teachers, healthcare workers, police officers, firefighters, and service workers who are priced out of the housing market.
- c. Design a workforce housing project which targets the rental market for workers in the 80% to 120% of AMI cohort.



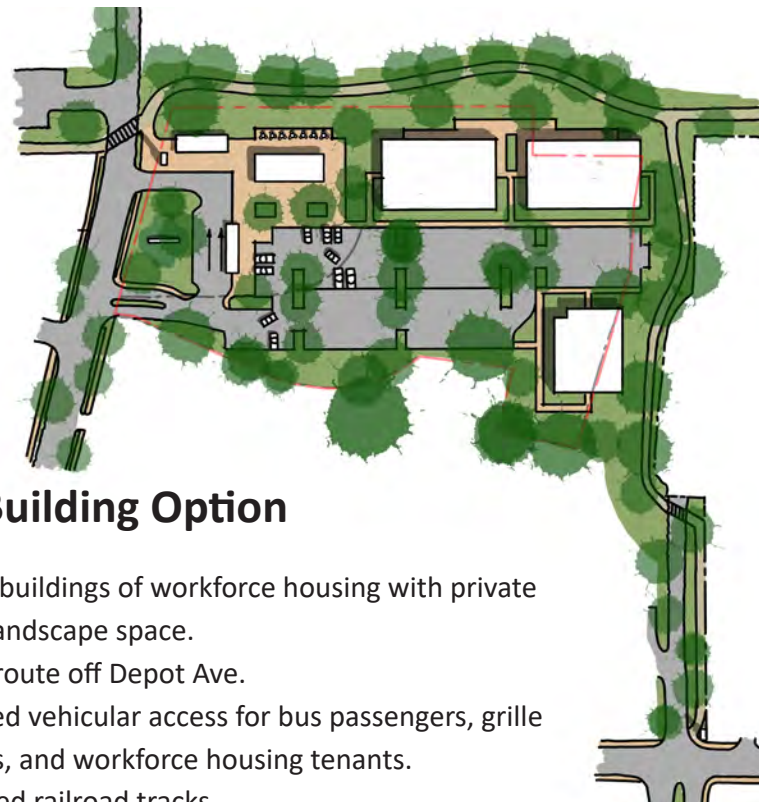
### Single Building Option

- One building block of workforce housing within vacant parcel.
- Separated vehicular entrance to workforce housing.
- Existing circulation remains as is.
- New park-like experience along existing railroad tracks.



### Open Space Option

- Proposed active park around re-routed bike path.
- Re-routing of the one-way bus drive off N Main St.
- One shared vehicular access for bus and grille customers.
- Introduction of historic rail-car on existing train tracks.
- New park-like experience along existing railroad tracks.

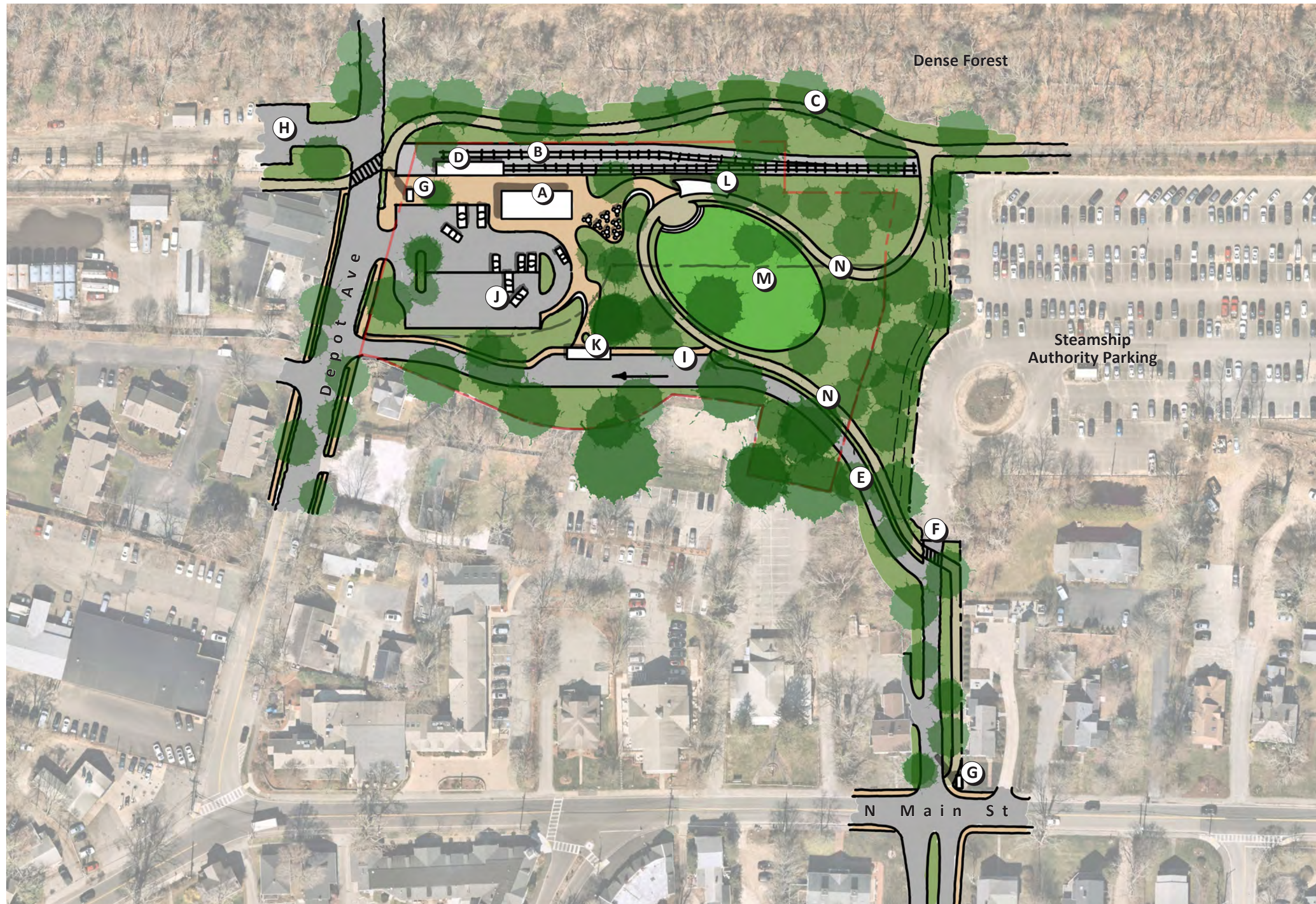


### Multi-Building Option

- 3 smaller buildings of workforce housing with private outdoor landscape space.
- New bus route off Depot Ave.
- One shared vehicular access for bus passengers, grille customers, and workforce housing tenants.
- Demolished railroad tracks.
- Proposed bike rental pavilion.

**LEGEND**

- (A)** Falmouth Station & Grille
- (B)** Existing Rail Tracks
- (C)** Shining Sea Bike Path
- (D)** Historic Rail-car
- (E)** One-way Bus Drive Lane
- (F)** Gate
- (G)** Iconic Signage
- (H)** Bike Path Parking
- (I)** Bus Staging
- (J)** Parking (50 spaces)
- (K)** Bus Shelter
- (L)** Bike Parking
- (M)** Park/Playground
- (N)** New Bike Path Location



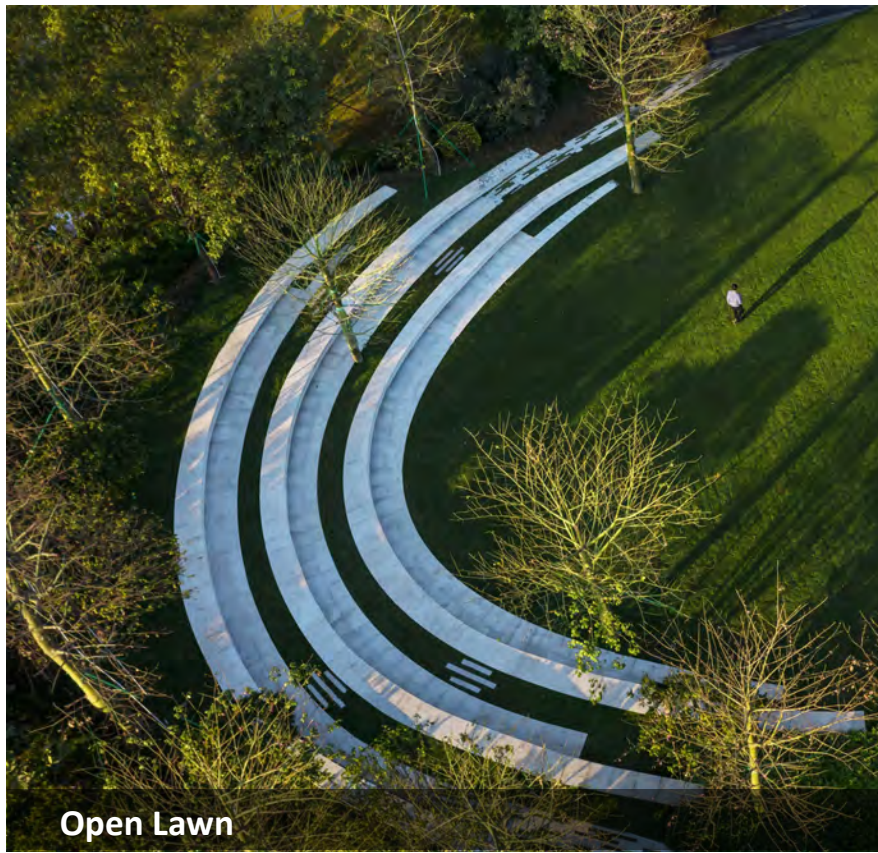
**OPEN SPACE OPTION**

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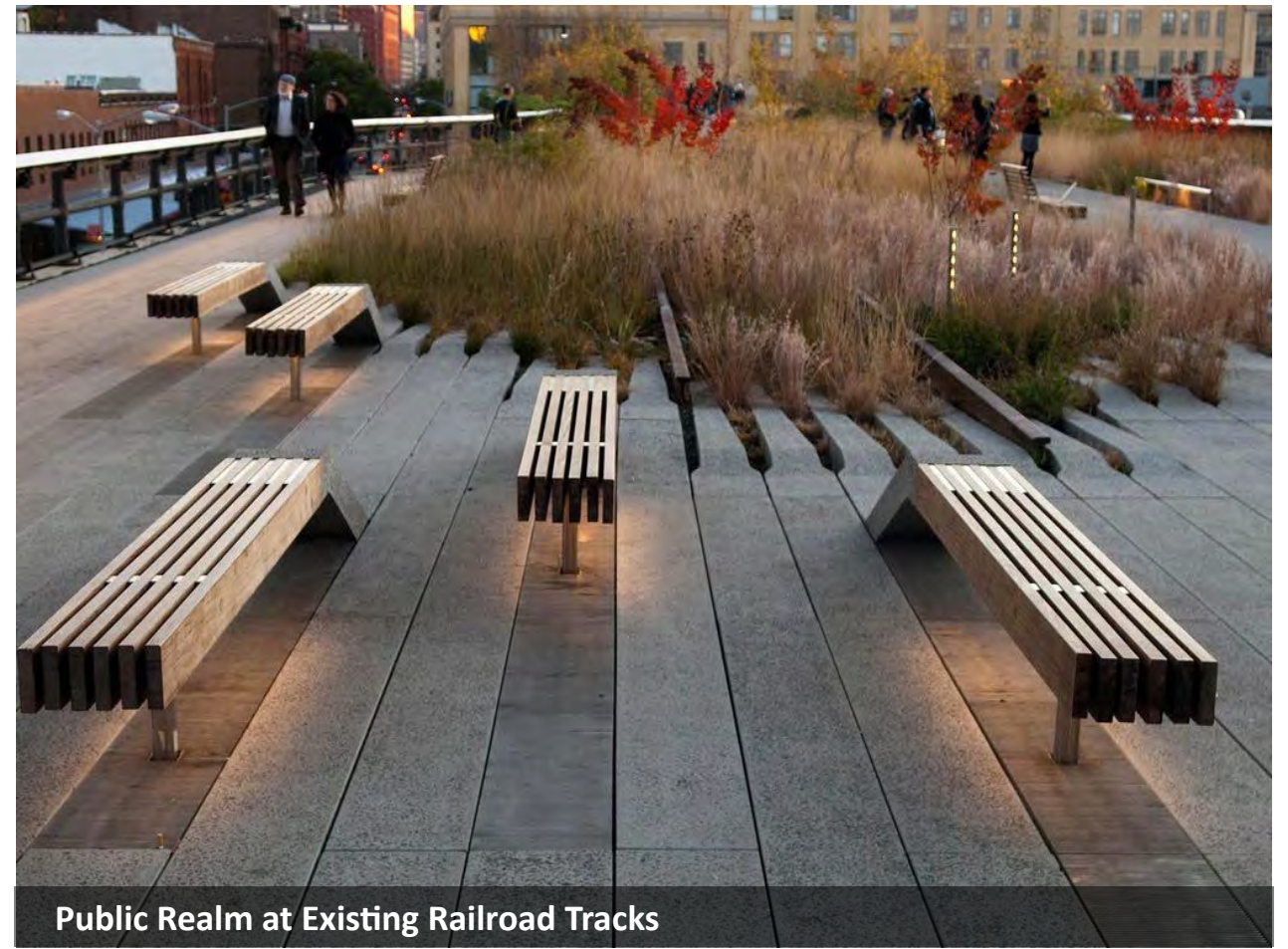




Open Lawn



Historic Rail Car



Public Realm at Existing Railroad Tracks



Public Realm at Existing Railroad Tracks



Transit Hub



Burgers at the Grille



Biking

Open Space



Active Park

CHARACTER IMAGES FOR OPEN SPACE OPTION

FALMOUTH STATION | FALMOUTH | MASSACHUSETTS

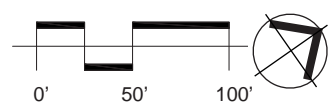


D/R/E/A/M COLLABORATIVE ARCHITECTURE POWERED BY DIVERSITY



**LEGEND**

- (A)** Falmouth Station & Grille
- (B)** Existing Rail Tracks
- (C)** Shining Sea Bike Path
- (D)** Workforce Housing
- (E)** Existing Bus Entry Road
- (F)** Gate
- (G)** Iconic Signage
- (H)** Bike Path Parking
- (I)** Bus Staging
- (J)** Parking (51 spaces)
- (K)** Bus Arrival
- (L)** Existing Parking (42 spaces)
- (M)** Existing Bike Path
- (N)** Dog Park
- (O)** Septic Field
- (P)** E-Car Charging Stations



**SINGLE BUILDING OPTION**

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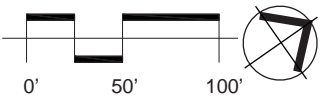


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**LEGEND**

- (A)** Falmouth Station & Grille
- (B)** Existing Rail Tracks
- (C)** Shining Sea Bike Path
- (D)** Bike Rental Pavilion
- (E)** One-way Bus Drive Lane
- (F)** Gate
- (G)** Iconic Signage
- (H)** Bike Path Parking
- (I)** Bus Staging with Charging Stations
- (J)** Parking (36 spaces)
- (K)** Bus Shelter
- (L)** Outdoor Patio
- (M)** Workforce Housing
- (N)** Dog Park
- (O)** Septic Field
- (P)** E-Car Charging Stations
- (Q)** Parking (42 Spaces)



**MULTI-BUILDING OPTION**

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D/R/E/A/M COLLABORATIVE  
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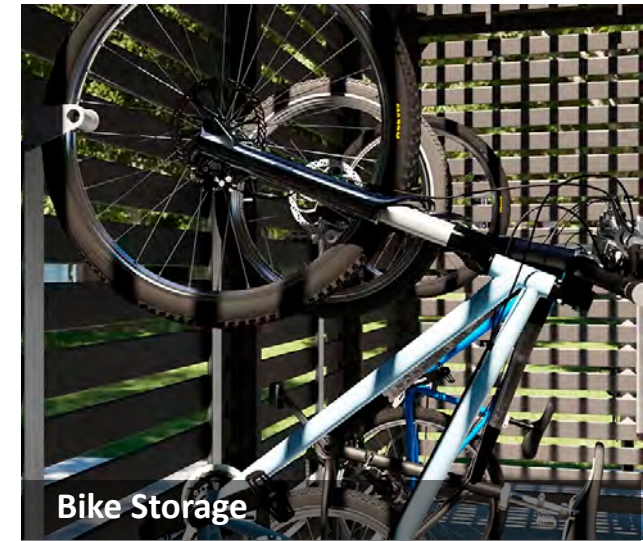


Cafe off Lobby

**COWORKING  
SPACE**



Outdoor Table Games



Bike Storage

  
**BIKE RENTAL**



Studio Apartment

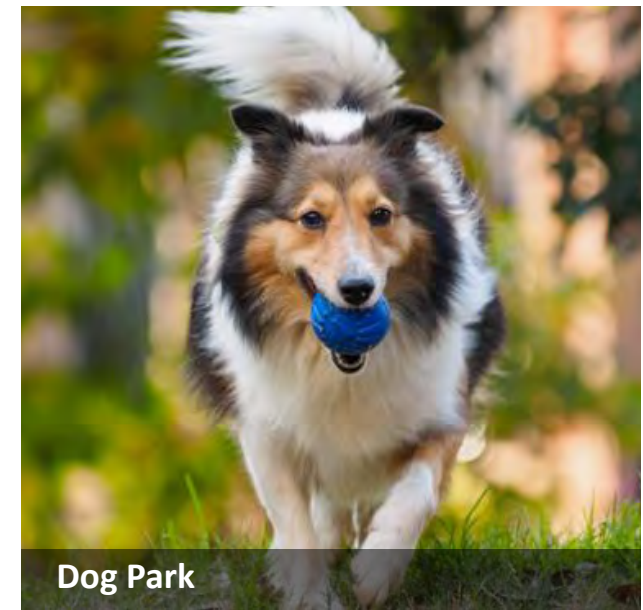


Cedar Shake Siding

**Workforce Housing**



Co-working Space



Dog Park

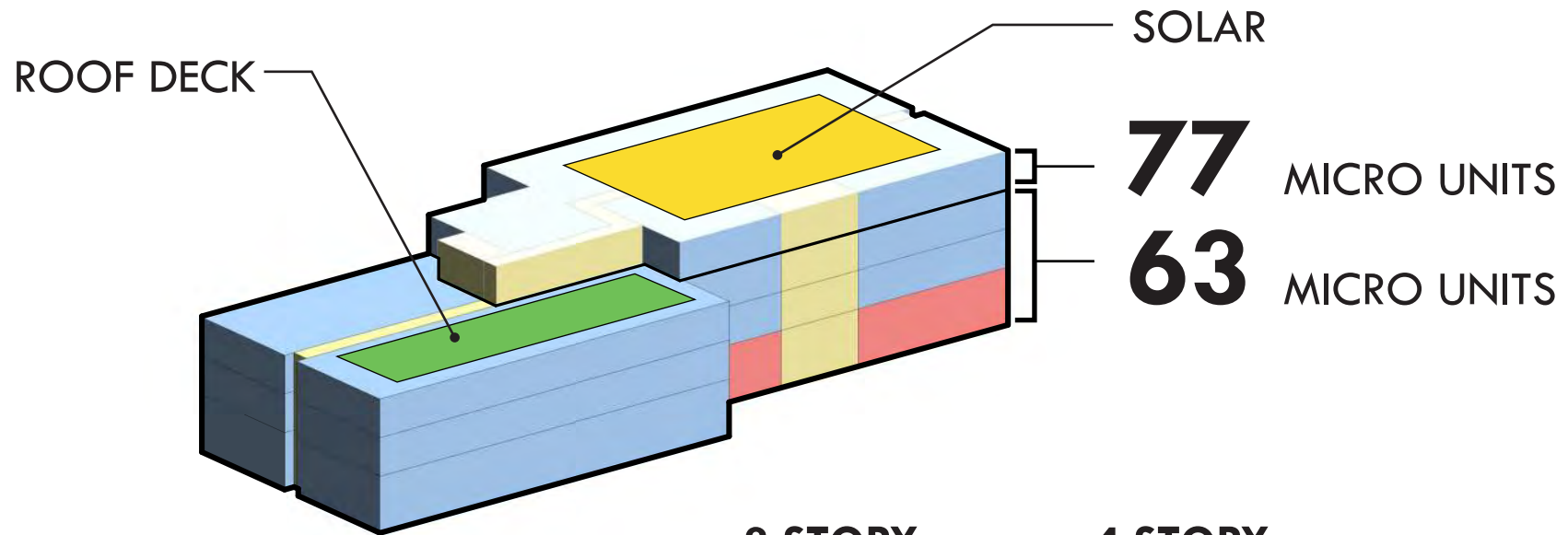
**CHARACTER IMAGES FOR WORKFORCE HOUSING OPTIONS**

FALMOUTH STATION | FALMOUTH | MASSACHUSETTS



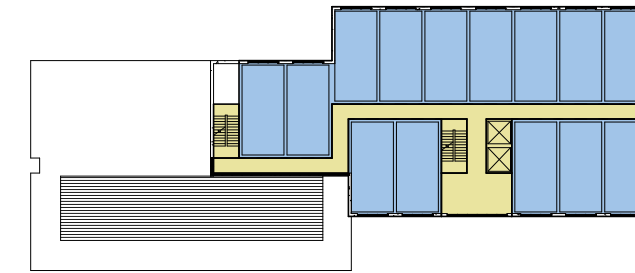
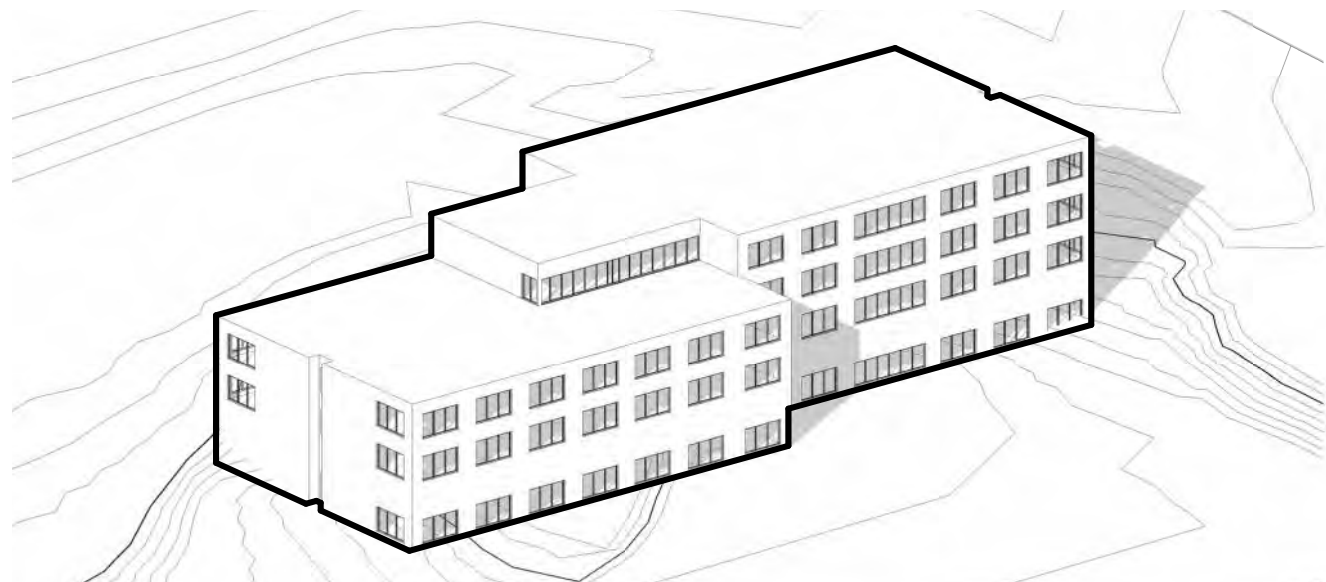
**D/R/E/A/M** COLLABORATIVE  
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Falmouth  
**EDIC** Economic Development  
& Industrial Corporation



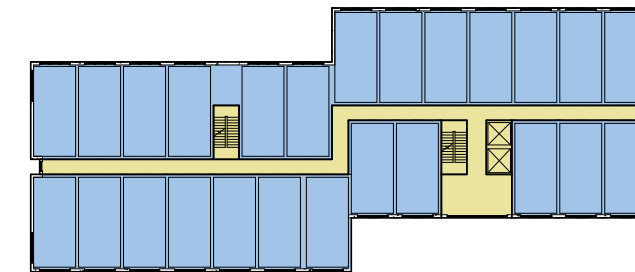
- CIRCULATION
- RESIDENTIAL
- COMMUNAL SPACE

	<b>3 STORY</b>	<b>4 STORY</b>
	5,900 GSF	7,800 GSF
	31,650 GSF	38,600 GSF
	5,950 GSF	5,950 GSF
	<b>43,500 GSF</b>	<b>52,350 GSF</b>
	<b>63</b>	<b>77</b>
		MICRO UNITS



**4TH**  
(OPTIONAL)

1,200 SF ROOF DECK

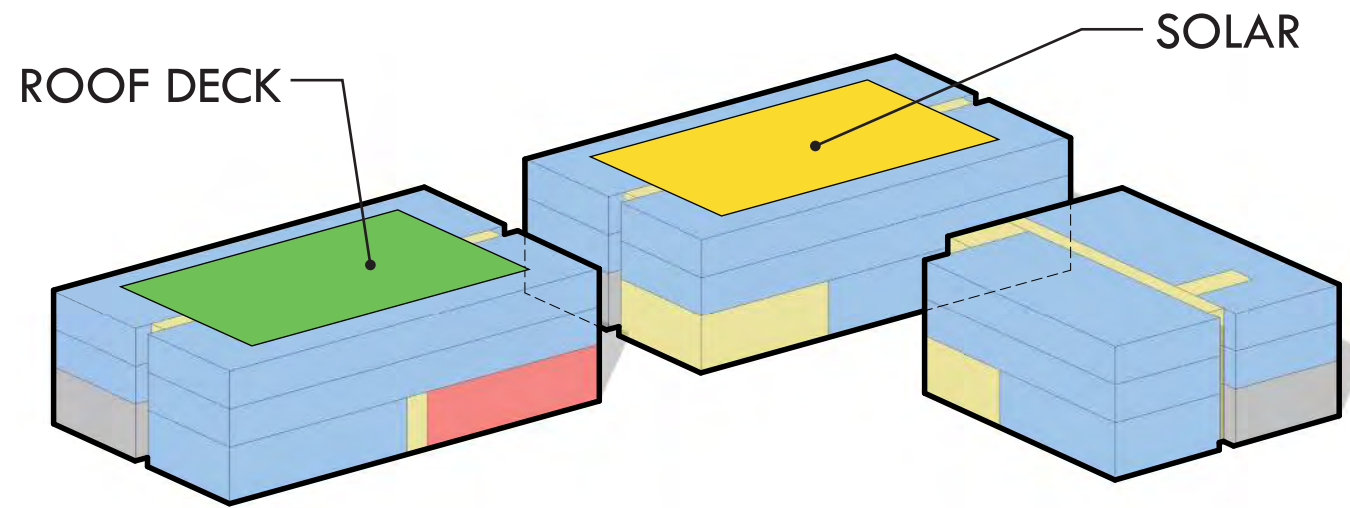





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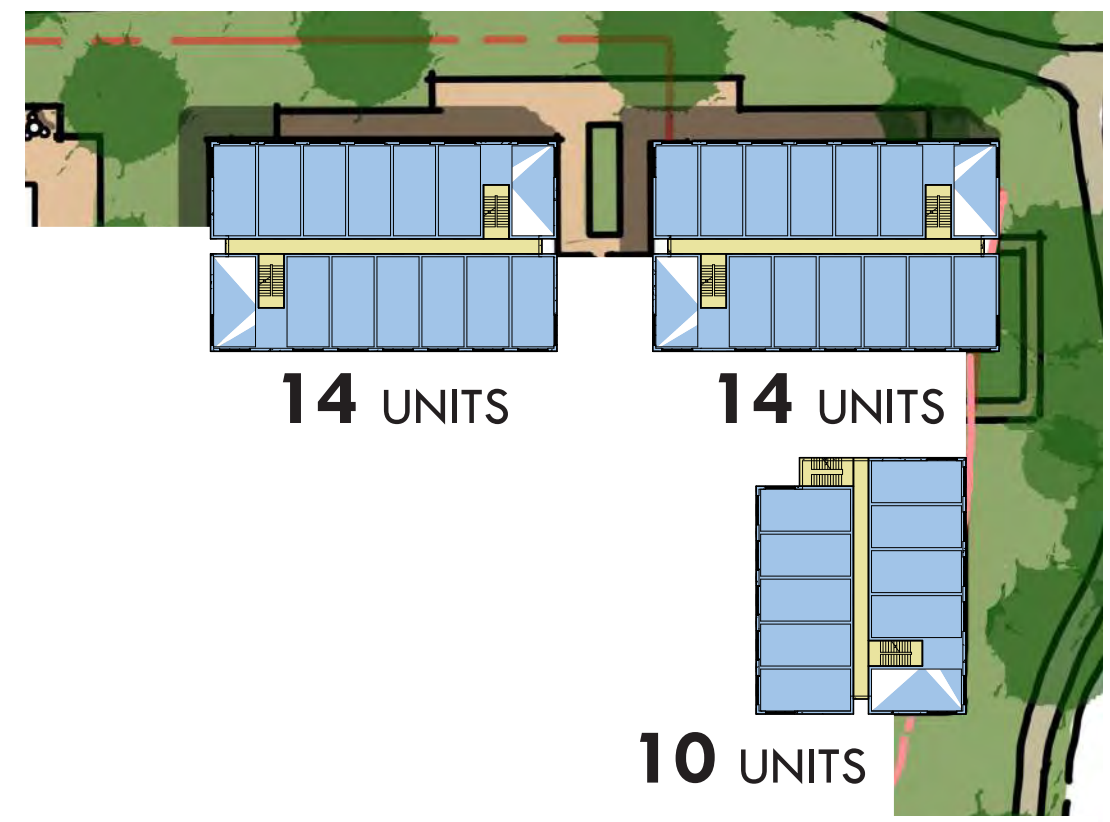
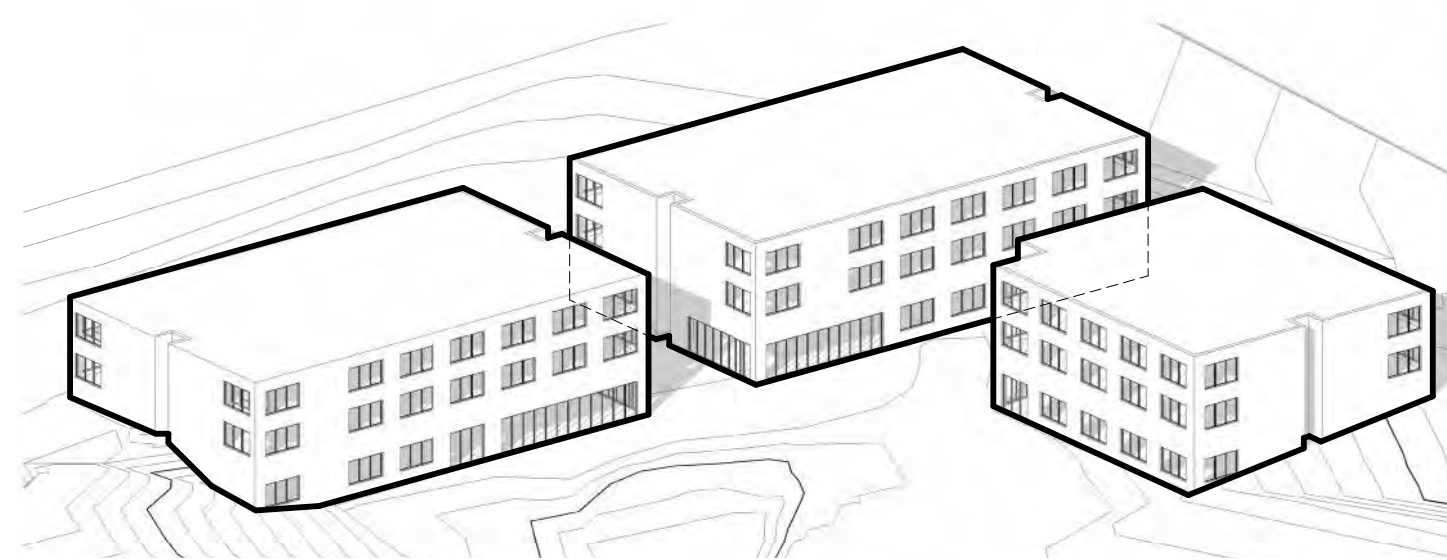


**G**





	CIRCULATION	9,500 GSF
	RESIDENTIAL	44,600 GSF
	COMMUNAL SPACE	3,350 GSF
		<b>57,450 GSF</b>
		<b>87</b>



2/3



G

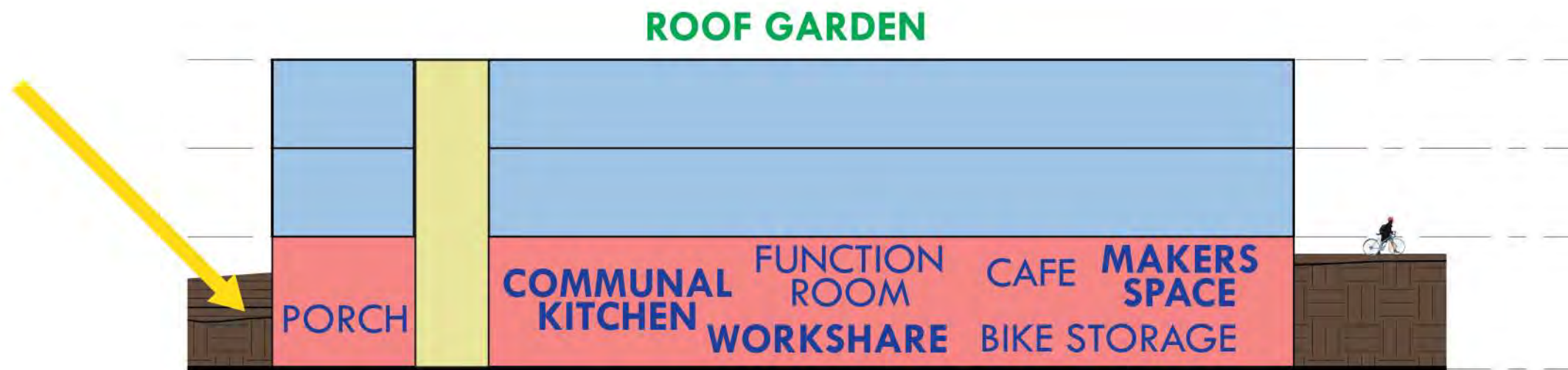
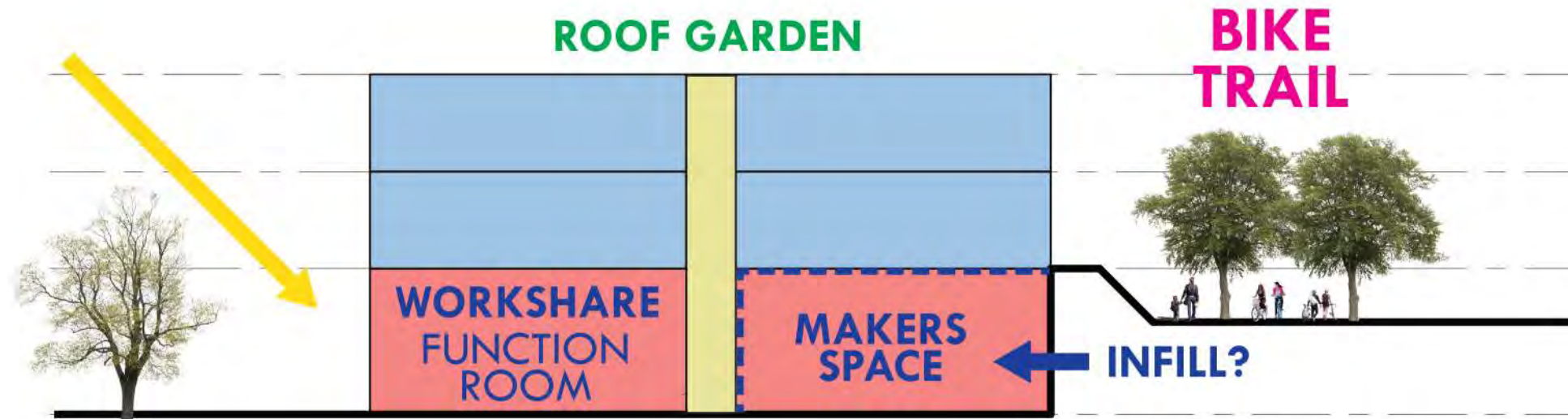


**STUDIO**  
420 SF



# BUILDING SECTION

- RESIDENTIAL
- COMMERCIAL
- CIRCULATION







**PRECEDENTS | BUILDING & COMMON SPACES**  
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**MOBILITY AS AN AMENITY™**

**Electric Car Sharing Service & Platform**

Envoy is a community-based electric car sharing service and platform, providing electric vehicles as an exclusive amenity to apartments, hotels, and workplaces. Envoy electric vehicles are conveniently located on property with dedicated parking spaces and EV charging stations and can be reserved through the Envoy car sharing app. Mobility as an Amenity™ where you live, work or stay.

# Summary of Master Plan Study

1. Broad support for enhancing the profile of Falmouth Station while preserving its historic importance.
2. The site is a unique opportunity given its size, proximity and positioning within the broader context of downtown Falmouth.
3. Conceptual plans provide a framework for understanding the potential of the site and the challenges to execution while facilitating discussion.
4. Retail and/or office uses are not the best type of development for this location.
5. Challenges exist with each alternative which require additional study before any decision about how to proceed can be made.

# Next Steps for EDIC Board

1. Solicit feedback from community stakeholders including Neighbors, Town Boards, Town Committees and Town Departments such as Select Board, Planning Board, Transportation Committee and DPW.
2. Undertake zoning analysis of alternatives contained in Master Plan Study to understand zoning conformance, required approvals and potential timeline.
3. Educate MassDOT on Master Plan Study and determine required approvals.
4. Secure public funding sources to advance planning efforts.
5. Collect, evaluate and report out on the community input on the Master Plan Study.
6. Establish a path forward which aligns with community needs and EDIC objectives and mission.