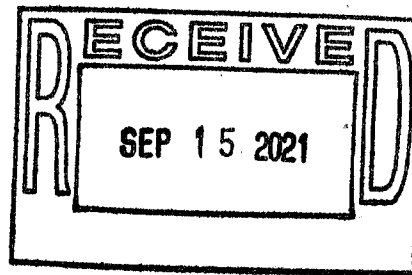


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September 14, 2021

To: Bourne Zoning Board of Appeals

Subject: Cape View Way

I agree that affordable housing on the Cape is becoming a crisis. The Cape as a whole is desperate for housing for the residents that reside here. That being said, cramming a large building into a small plot of land is not the answer. My concern for this development goes beyond a density issue, but also the security issue to my current home. Furthermore, I also do not believe that the parking and the open space for the number of units is adequate for the project.

The use of affordable housing and all the support that the developers are getting from affordable housing is only a distraction from the issue impacting the residents. Density is the issue that will adversely impact the local and abutting residents. It is becoming clear that the only reason that they are trying to pack this many units into the area is due to money.

Through the town assessors' office, I made a few comparisons of other apartment complexes in the area. The Cape View Way project is trying to build 51 units on 2.9 acres of land. This is 17.59 units per acre. As you can see from the table below, this amount is more than double that of most existing low income/40B apartment complexes, including the 3 complexes combined at Harmony Hill, which is also managed and developed by POAH.

	Acres	Apartments	Units per Acre	Assumption of 2 persons per Unit	Residents per Acre
Cape View Way	2.90	51	17.59	102	35.2
Canalside Apartments	12.90	112	8.68	224	17.4
Canalview Apartments	4.03	40	9.93	80	19.9
100 Harmony Hill	17.20	117	6.80	234	13.6
Cherry Hill	5.78	50	8.65	100	17.3
Cromwell Court, Hyannis	7.00	124	17.71	248	35.4
Residences at Melpet Farm, Dennis	6.00	27	4.50	54	9.0
King's Landing, Brewster	17.00	108	6.35	216	12.7
Brandy Hill, Wareham	19.00	132	6.95	264	13.9
Bedford Village, Bedford, MA	10.00	96	9.60	192	19.2
Roland Phinney Place - Bourne Housing Authority	11.00	56	5.09	112	10.2
Algonquin Heights, Plymouth	14.00	204	14.57	408	29.1

This comparison shows that the number of units and population density in contrast with the amount of land far exceeds projects that they generally support in the area. We used a very modest assumption of two residents per unit, when it will likely grow to a much larger number, as the examples mostly have more residents than indicated. The number of residents that they are trying to squeeze into the area with very little outdoor space is senseless. Residents will literally have nowhere to go, aside from a tiny playground and patio. The nearest playground and beach is over a mile away – with no sidewalks available on the route.

To put this population density into perspective, according to the Boston Redevelopment Authority, Boston has a population density of 19.94 persons per acre (less dense than San Francisco at 26.78 persons/acre and slightly greater than Chicago at 18.55 persons/acre) (City of Boston, 2011).

Town of Bourne Population Density:
40.7 square miles of LAND ((26,048 acres)
20,000 residents
= .76 population density per acre

It's also perplexing that the developers are trying to build the largest complex on the smallest plot of land. Cape View Way is larger than all 3 of the complexes on Harmony Hill. If Bourne was in such desperate need of affordable housing, couldn't they have planned better and used the 17 acres on Harmony Hill a bit more efficiently with larger/more buildings? It seems that the size of the project is only such that it will have enough of a monetary return to the developers. And it's a shame that giving it the '40B' label gives free reign to get away with bypassing what the Town of Bourne has set as proper building and zoning limits for our town. If this building contained million-dollar luxury condos it most likely would never have made it in front of the ZBA. And the Sagamore Beach neighbors would STILL be against it, by the way.

Due to the lack of space for this project, the complex will only have 89 parking spaces, 12 of which are only for compact cars. This is not adequate for the residents of this property. The area that the property is situated in, also does not allow for any street parking. There will also not be any parking spaces for guests of the residents.

It seems that the project developers are citing 'access to public transportation' as a feature to the potential residents. But if you ask anyone who now lives in Sagamore Beach, public transportation is sorely inadequate – most probably don't even realize it exists. It's rarely used unless you're commuting to Boston or going to the airport. The closest supermarket is on the other side of the Cape Cod Canal; 3 out of the 4 Bourne Schools are on the other side of the Canal from this project and a good twenty minutes or more ride in a car on a state highway (if you're dropping your kids off at before-school care, though, plan a ½ hour or more because of traffic). If you have kids, you absolutely need a car.

I currently reside in the closest home to this property. According to the application, my home is only 127 feet from the proposed structure, with the measurement including my backyard (NOT 127 feet from my property line, it's 127 feet from my back door).

This three-story building will only be just a few feet from my property line. The building will tower over my backyard. The small insufficient outdoor area reserved for the residents of the complex also borders my property. I am very unclear of what exactly will be dividing my backyard and the proposed project. The drawings only show fully grown bushes; however these take years to grow to maturity.

If this project goes ahead, I would like a 10 foot fence to help guard the 3 story building from overlooking my backyard, and for the security of my family as the only open space for the residents also borders my property.

Just imagine coming over the Sagamore Bridge and seeing the monstrous building towering over everything else in the area. The size of project being presented will by far be the largest building in the area, and yet without any space around it. It's a stark contrast to the neighborhood, and it's really not fair to the potential residents who will be crammed into the space, and to the neighbors surrounding the property. New development in the Town of Bourne should be a compliment to the neighborhood - not be a detriment to the neighborhood.

This project being presented is not the answer to the housing crisis on the Cape. A smaller complex on this plot of land, perhaps 25 units (like neighboring Cherry Hill), would be more in line with the neighborhood and what we know and love as the Town of Bourne and the neighborhood of Sagamore Beach.

Sincerely,
Cassandra Sullivan

Sources

City of Boston. Boston by the Numbers. <http://www.bostonplans.org/getattachment/86dd4b02-a7f3-499e-874e-53b7e8be4770#>, 2011