



Residences at Canal Bluffs Affordable Housing Development

Bourne, Massachusetts

Horsley Witten Group, Inc. (HW) was retained by the Housing Assistance Corporation (HAC) and Housing Investments, Inc., to provide survey, planning, design, and permitting services for the Residences at Canal Bluffs. Residences at Canal Bluffs is located on 17 acres of dramatically-sloped land and offers prospective residents a broad mix of housing opportunities, including 117 unit mix of condominium town homes, a condominium loft building, and a rental building. The development is designed to attract a vibrant community of socially and economically diverse families.

The site layout design minimizes impervious surfaces, provides 70% usable open space, and provides residents with significant buffers to adjacent residential, commercial, and transportation land uses. The stormwater management design incorporates natural, “lower-impact” practices, such as vegetated bioretention, rain gardens, and infiltration systems. The wastewater treatment system is a state-of-the-art de-nitrifying system that will meet or exceed regulatory requirements and will protect the Town of Bourne’s sensitive water resource district.

Permitting services provided under this contract include submittals to the Town of Bourne, the Cape Cod Commission, the Massachusetts Environmental Policy Act (MEPA), the National Pollutant Discharge Elimination System (NPDES), and the Massachusetts Department of Environmental Protection (DEP); Hearing attendance and coordination with local Town officials and boards; and construction administration oversight.

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