

CASE STUDY

Lowe's DRI

January 2014

DESCRIPTION

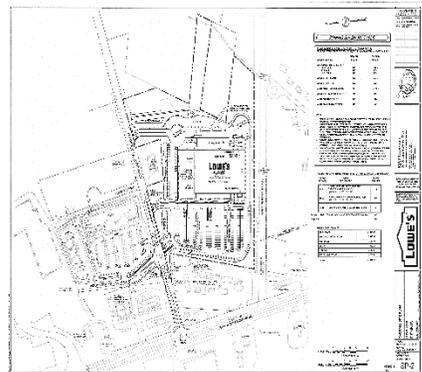
Project: 127,683 sf with 371 parking spaces
Lot Size: 15.2 acres
Location: Theophilus F. Smith Road, Dennis

DECISION

Project denied
 Probable BENEFITS not GREATER than probable detriments [vote 8 to 6].

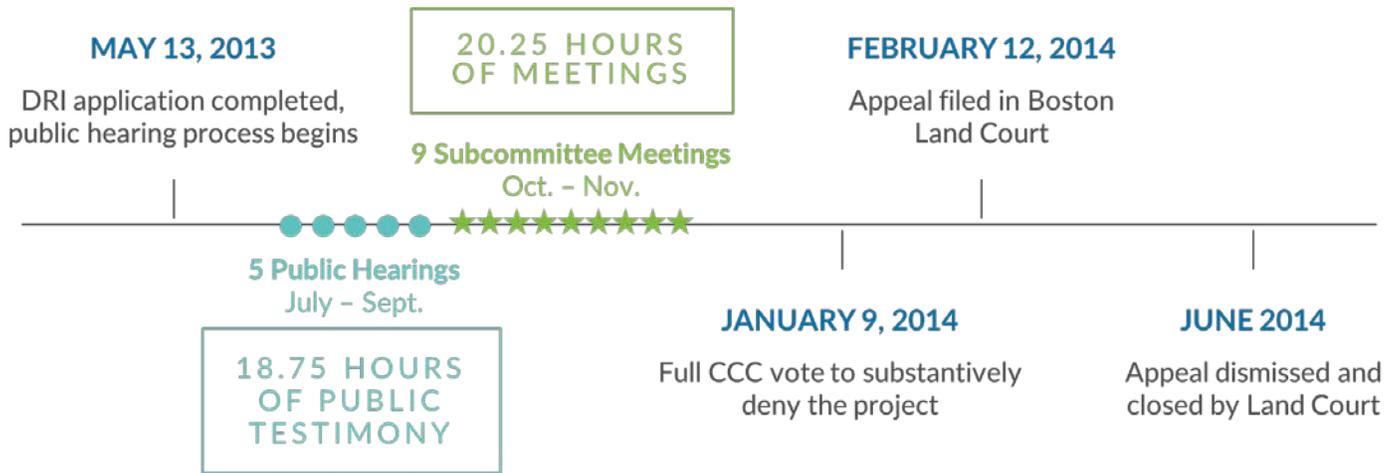
DETAILS

- ◆ Throughout the regulatory process several changes were made. Project revisions included:
- ◆ Reduction in size of proposed building area
- ◆ Reduction in number of parking spaces
- ◆ Added connection to CC Rail Trail
- ◆ Landscape buffer enhanced with greater ratio of native species
- ◆ Addition of a 2,500 sf liner building for specialty retail use



Front Elevation

TIMELINE



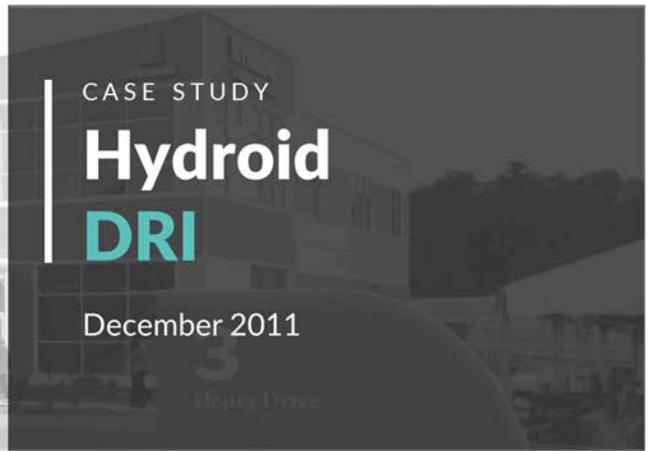
ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2013-07-15-CCT-Passions flare in leadup to Lowe's hearing - Gate House
- ◆ 2013-07-17-CCT-Message to Lowe's_ Maybe - Gate House
- ◆ 2014-01-10-CCT-Readers react to ruling on Lowe's store - Gate House
- ◆ 2014-01-14-CCT-Criticism of Cape Cod Commission harks back to early days - Gate House
- ◆ 2014-01-14-CCT-Lowe's Spirited debate ends in 'no' decision for Dennis - Gate House



CASE STUDY

Hydroid DRI

December 2011

DESCRIPTION

Project: 30,000 sf with 120 parking spaces (possible expansion up to 40,000 sf and 150 parking spaces)

Lot Size: 5.24 acres

Location: Henry Drive, Bourne

DECISION

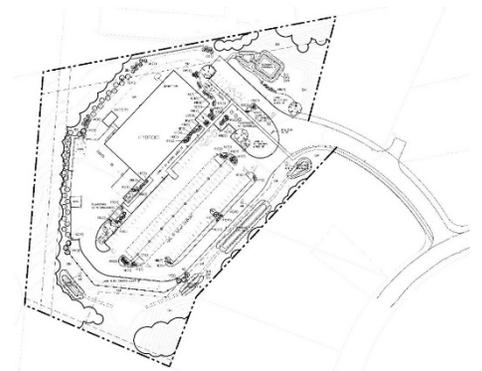
Project Approved with Conditions

Probable benefits deemed greater than probable detriments

[vote unanimous].

DETAILS

- ◆ Located in Heritage Industrial Park
- ◆ Provided high wage-paying jobs and would double workforce
- ◆ LEED certified green building design
- ◆ MassEcon Impact Award winner
- ◆ Town support
- ◆ Chapter H for new campus building in 2014



TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2011-11-10-Bourne Enterprise-Selectmen Endorse Hydroid Expansion – CapeNews
- ◆ 2011-11-10-Selectmen Endorse Hydroid Expansion – CapeNews
- ◆ 2012-11-15-CCT-Submersible maker expands Pocasset operation - Gate House
- ◆ 2012-11-15-Wicked Local Bourne-Hydroid breaks ground on new building at Heritage Park
- ◆ 2014-09-25-Hydroid Looks To Expand Again – CapeNews
- ◆ 2014-10-20-Hydroid Planning More Expansion – CapeNews



CASE STUDY

Cape Cod Healthcare

Development Agreement

March 2003

DESCRIPTION

Project: Up to 263,100 sf, phased up to 12 years

Lot Size: 40 acres

Location: Attucks Lane, Hyannis

DETAILS

- ◆ 20 year planning horizon
- ◆ CCH development for services such as: ambulatory services – fits local use (Medical Overlay District)
- ◆ Conservation restriction on 13 acres of upland around cranberry bogs near CC Hospital
- ◆ Two acres of developable land off Kidd's Hill Road as transportation mitigation

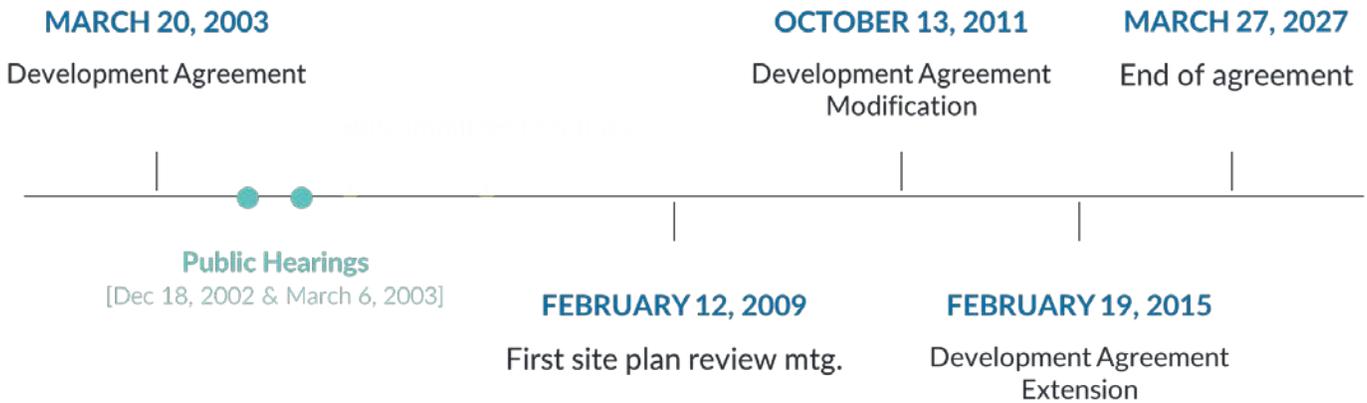


View of the Village green area



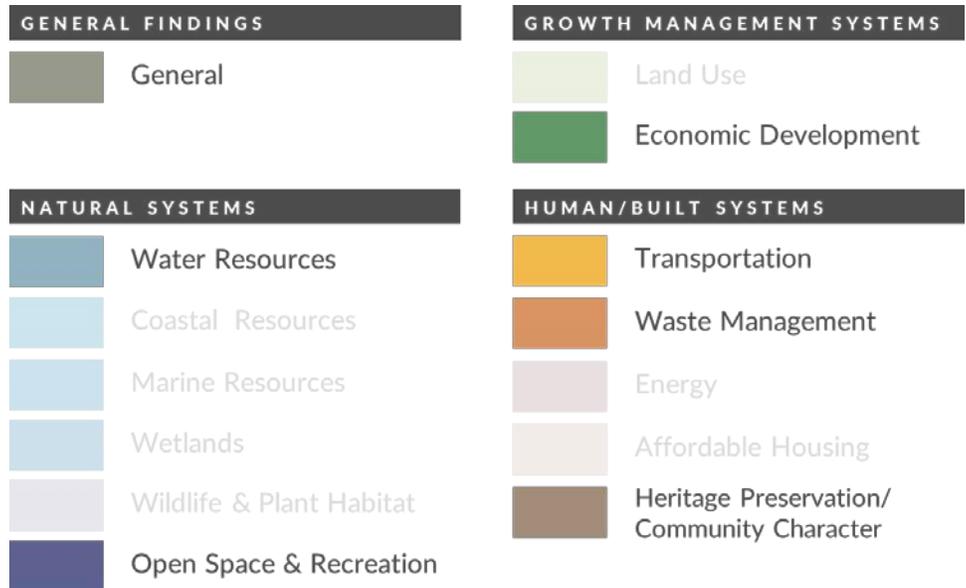
View of the building support zone

TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2000-12-14-The Barnstable Patriot-Satellite site would allow for additional beds at CCH
- ◆ 2002-12-13-The Barnstable Patriot-Time for a look at ambulatory care center
- ◆ 2002-12-20-The Barnstable Patriot-Comity prevails as ambulatory care center advances
- ◆ 2003-03-28-The Barnstable Patriot-New ambulatory campus



CASE STUDY

Orleans CWMP DRI

October 2011

DESCRIPTION

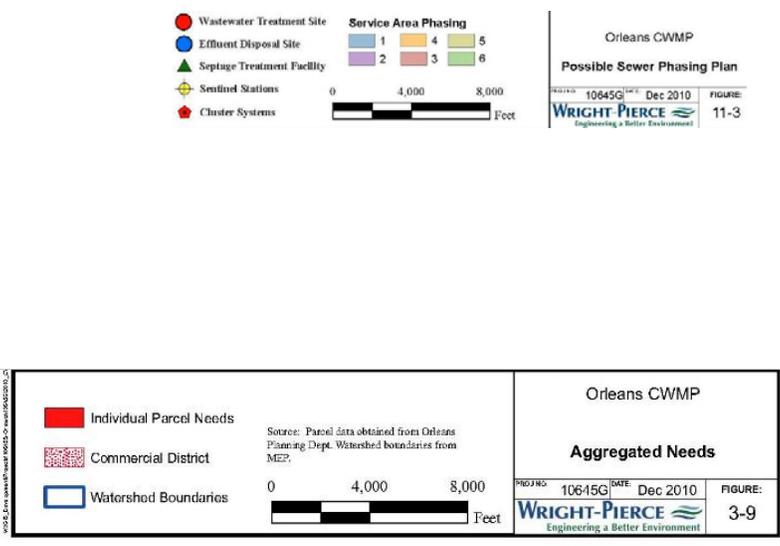
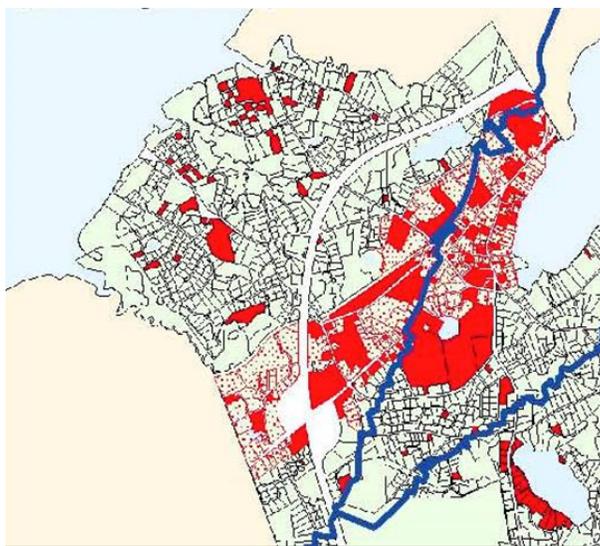
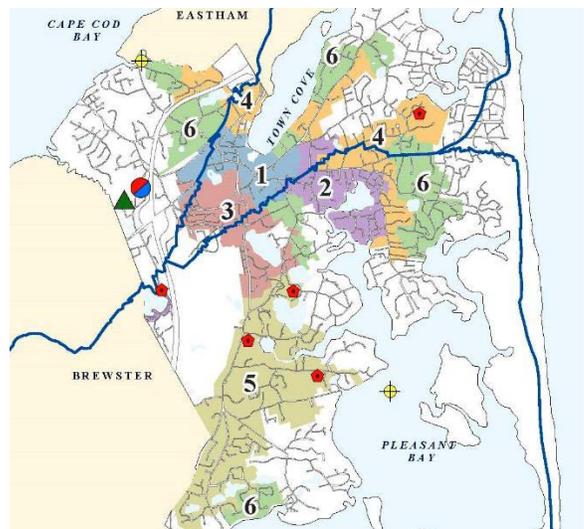
Project: Town-wide Comprehensive Wastewater Management Plan for the town of Orleans.

DECISION

Project Approved with Conditions
Probable benefits deemed greater than probable detriments [unanimous vote].

DETAILS

- ◆ Six-phase wastewater management plan over 15-20 years
- ◆ \$150 million dollars (2008 estimated capital cost)
- ◆ Collect and treat wastewater flow from 2,800 properties
- ◆ Meet Total Maximum Daily Loads (TMDLs) for Pleasant Bay, North side embayments to Cape Cod Bay, and Nauset Marsh/Town Cove

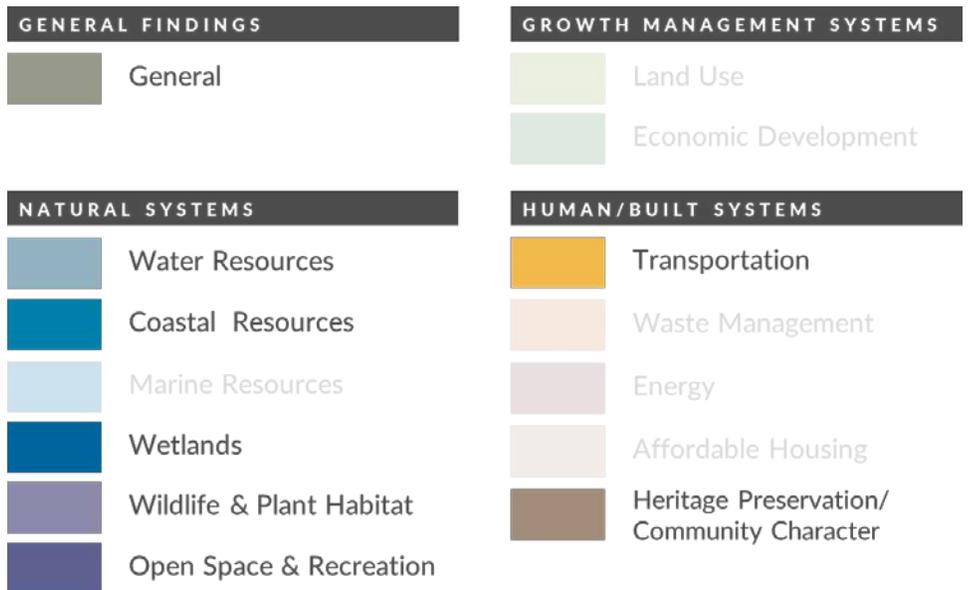


TIMELINE



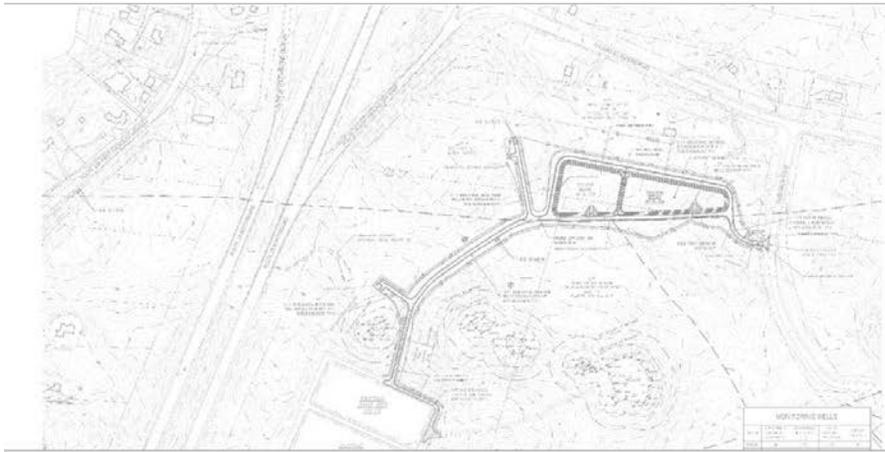
ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2009-07-04-CCT-Orleans-Debate gets dirty over Orleans sewer plans - Gate House
- ◆ 2009-10-16-CCT_OrleansWater protection planning board could be reorganized - Gate House
- ◆ 2010-06-21-CCT-Orleans-Orleans_ Feds should study state's wastewater policy - Gate House
- ◆ 2010-07-19-CCT-Orleans-Support sought to study state wastewater rules - Gate House
- ◆ 2010-11-19-CCT-Orleans-Selectmen continue push for wastewater review - Gate House
- ◆ 2010-11-30-CCT-Orleans-Why is county resisting informed wastewater talk - Gate House
- ◆ 2011-01-19-CCT-Orleans-County panel's vote moves \$150M wastewater plan forward - Gate House
- ◆ 2011-10-15-CCT-Orleans-Commission approves Orleans wastewater plan - Gate House



CASE STUDY

Falmouth CWMP/TWMP DRI

February 2014

DESCRIPTION

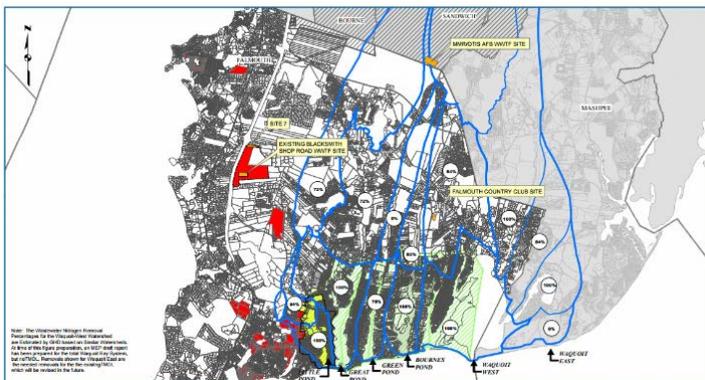
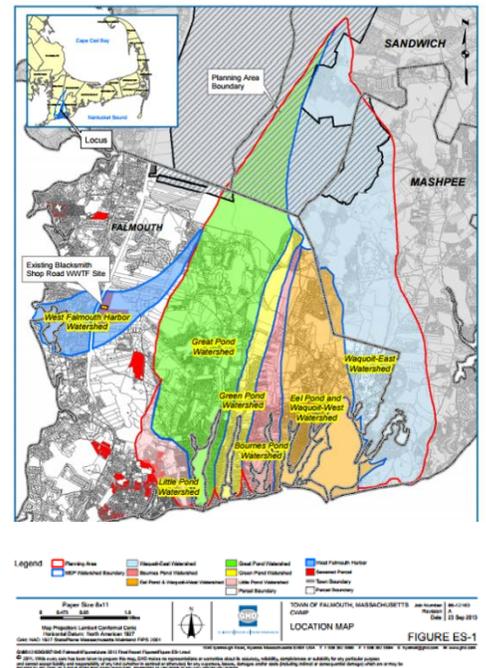
Project: Falmouth Comprehensive Wastewater Management Plan (CWMP)/Targeted Watershed Management Plan (TWMP) Addresses the South Coast Watersheds.

DECISION

Project Approved with Conditions
 Probable benefits deemed greater than probable detriments.

DETAILS

- ◆ Comprehensive plan for wastewater management for the South Coast Watersheds
- ◆ Provide recommendations for the West Falmouth Watershed
- ◆ Identifies demonstration projects for non-traditional options
- ◆ Includes targeted sewerage project (Little Pond)
- ◆ 20-year plan with a 40-year perspective to meet TMDLs

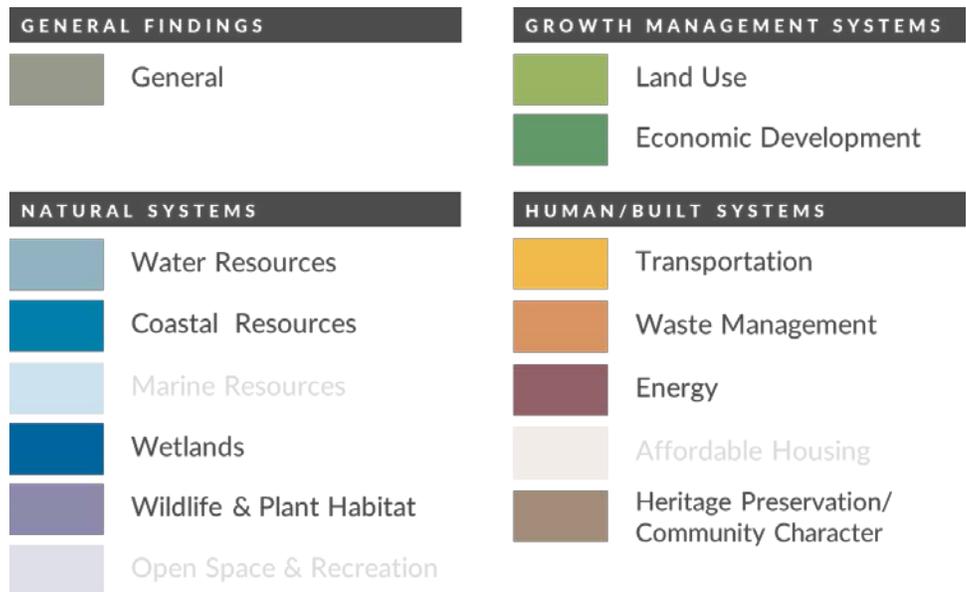


TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2014-01-17-Falmouth Enterprise-Wastewater Plan Approved
- ◆ 2014-01-24-Falmouth Enterprise-EDITORIAL-Exemplar of Adaptive Management
- ◆ 2014-02-14-Falmouth Enterprise-How to pay for Little Pond Sewers140318-Falmouth Enterprise-Selectmen approve 70 percent sewer betterments
- ◆ 2014-04-18-Falmouth Enterprise-COMMENTARY-Now is the time to clean up Falmouths coastal ponds



CASE STUDY
**Hyannis Growth
Incentive Zone**
GIZ
2006

DESCRIPTION

Project: 10 year agreement between the Town of Barnstable and Cape Cod Commission

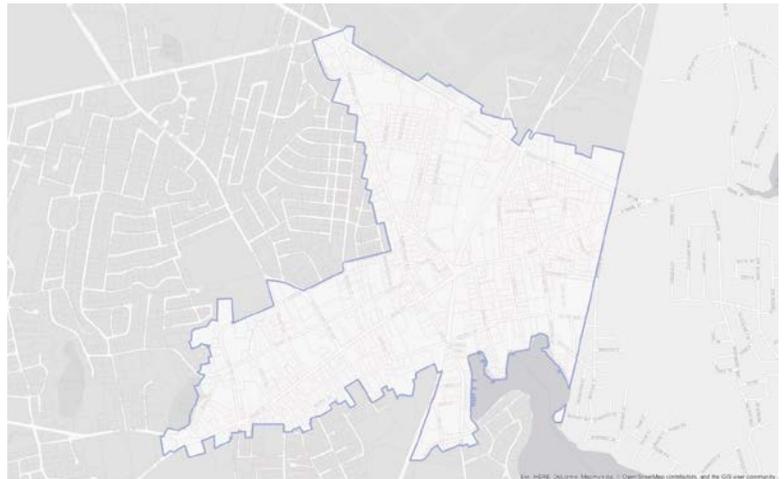
Residential Development: 600 units

Non-residential Development: 585,180 sf gross floor area

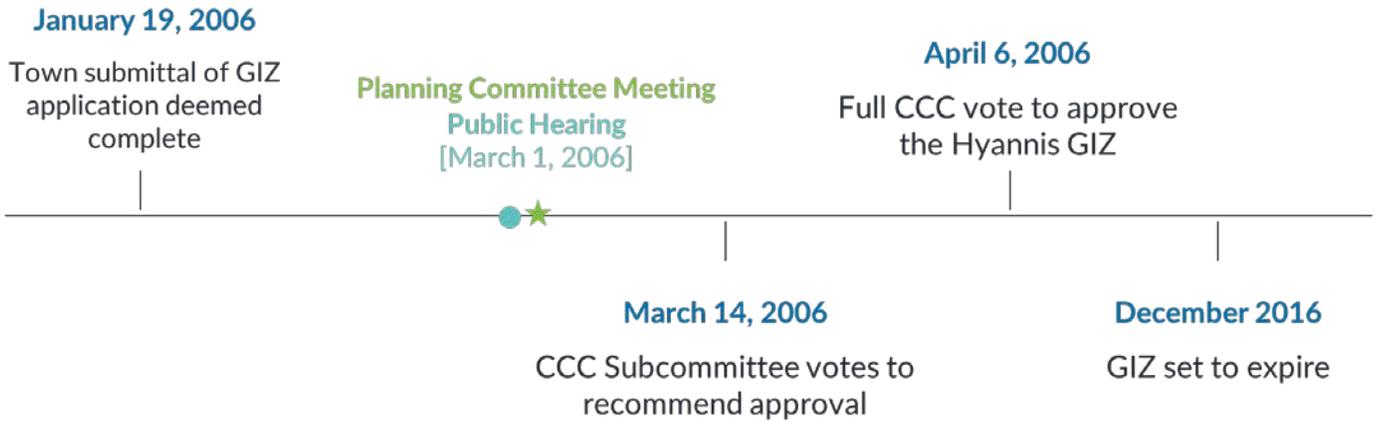
Location: Hyannis

DETAILS

- Supports village-scale density
- Zoning changes allow for mixed use construction
- To stimulate economic activity in the area, cultural programs and events were initiated, i.e. the Bismore Park Artist Shanties
- \$44 million invested in Downtown Hyannis since the inception of the GIZ through April 2011

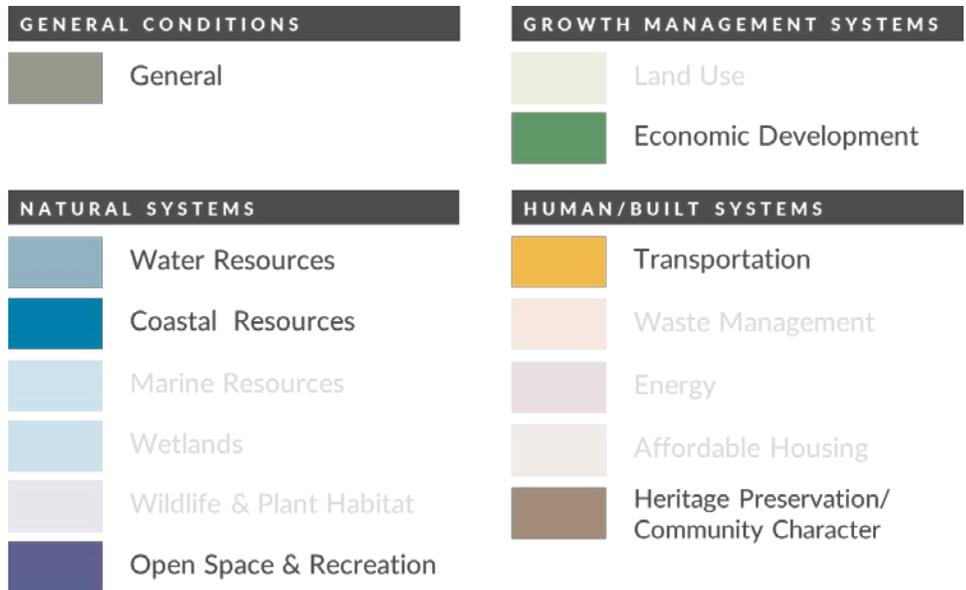


TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 2004-12-24-The Barnstable Patriot - Getting the 'GIZ't of things
- ◆ 2005-01-11-CCT-Hyannis GIZ-Land planners ease permit rules - Gate House
- ◆ 2005-10-21-CCT-Hyannis GIZ-Hyannis zoning rules cleared - Gate House
- ◆ 2005-11-17-The Barnstable Patriot - Please Release Me_ Town files for relief from CC Commission
- ◆ 2006-03-17-The Barnstable Patriot - Growth Incentive Zone_Good for business
- ◆ 2006-04-07-'Growth zone' approved for Hyannis - Gate House
- ◆ 2006-06-08-The Barnstable Patriot - Growth Incentive Zone wins final county OK