

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

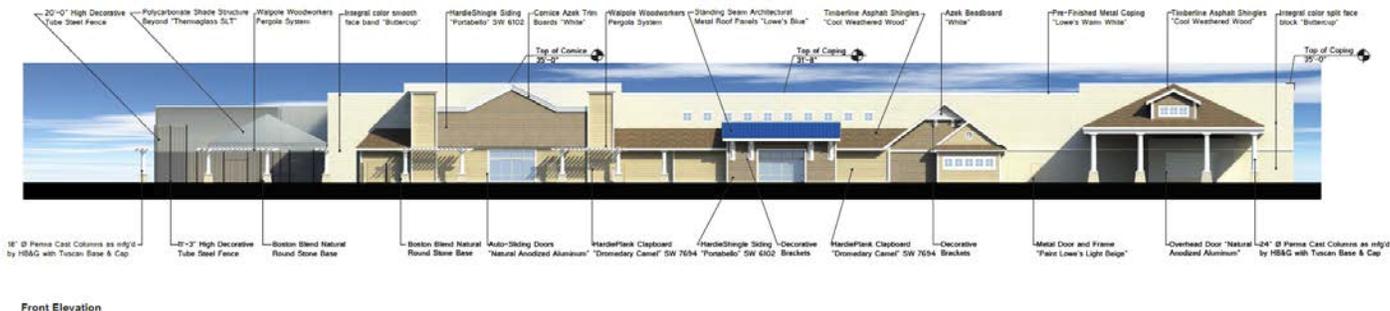
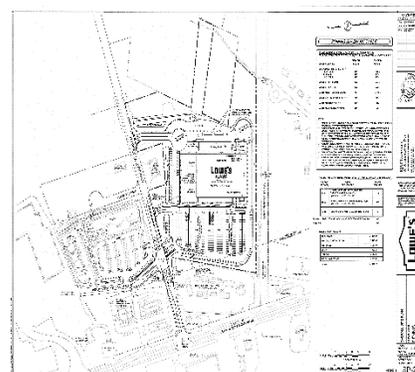
DECISION

Project denied

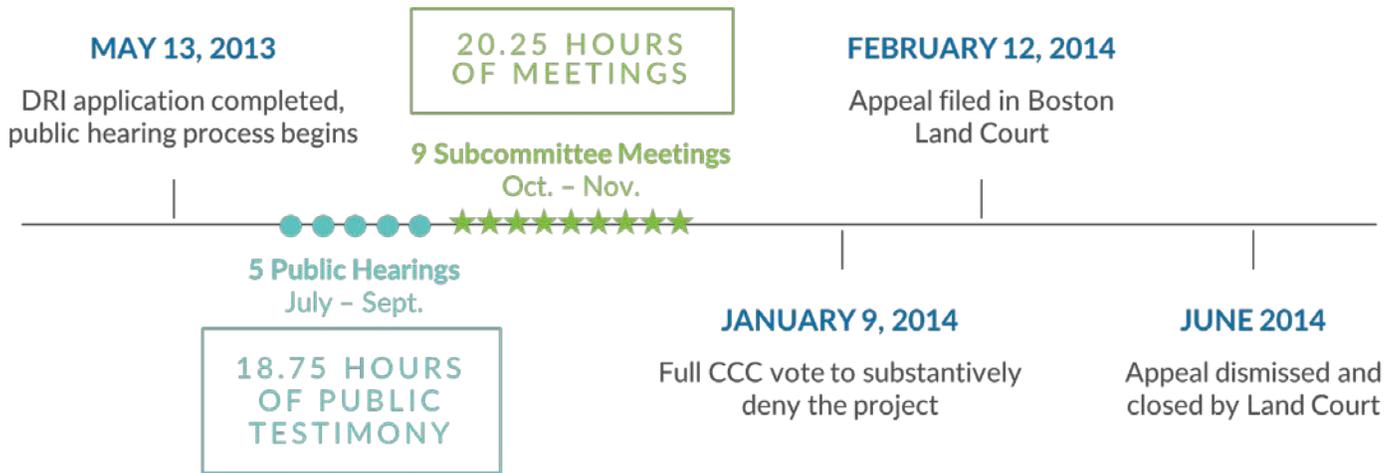
Probable **BENEFITS** not **GREATER** than probable detriments [vote 8 to 6].

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



TIMELINE



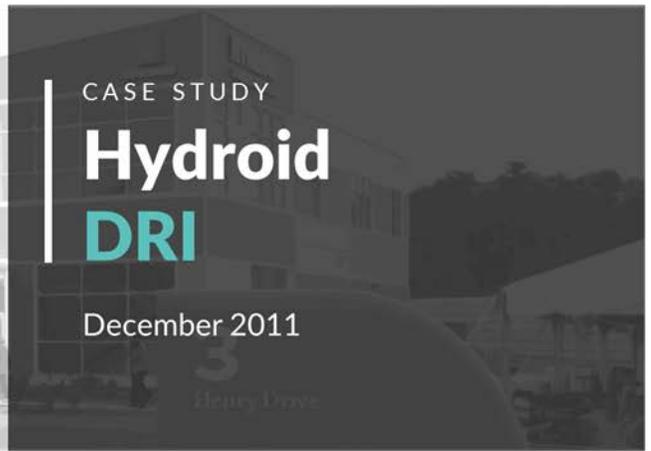
ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 7-15-2013 Cape Cod Times | Passions flare in leadup to Lowe's hearing
- ◆ 7-17-2013 Cape Cod Times | Message to Lowe's_ Maybe
- ◆ 1-10-2014 Cape Cod Times | Readers react to ruling on Lowe's store
- ◆ 1-14-2014 Cape Cod Times | Criticism of Cape Cod Commission harks back to early days
- ◆ 1-14-2014 Cape Cod Times | Lowe's Spirited debate ends in 'no' decision for Dennis



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

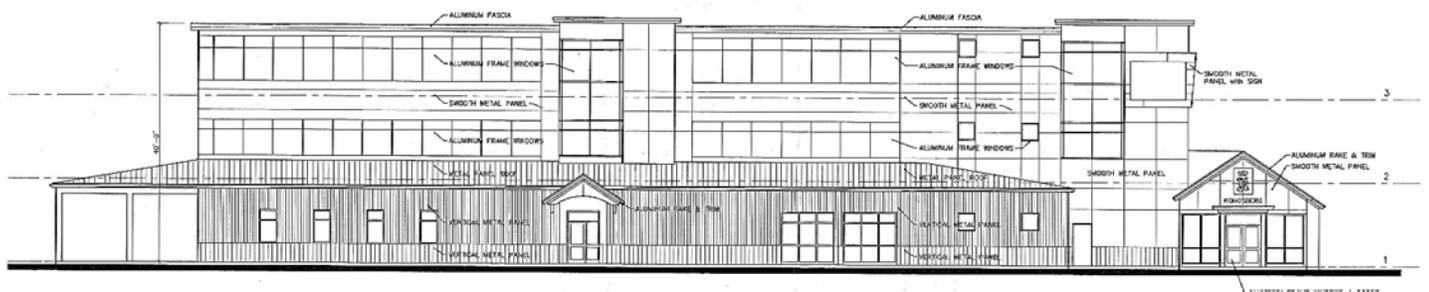
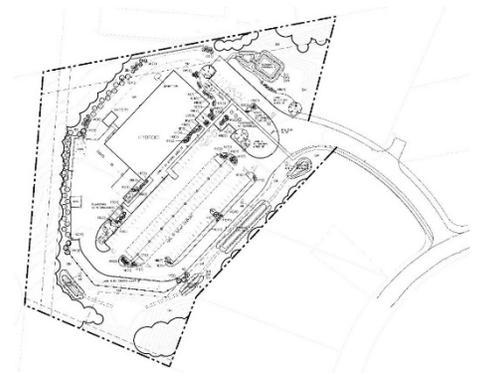
Project Approved with Conditions

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

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



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

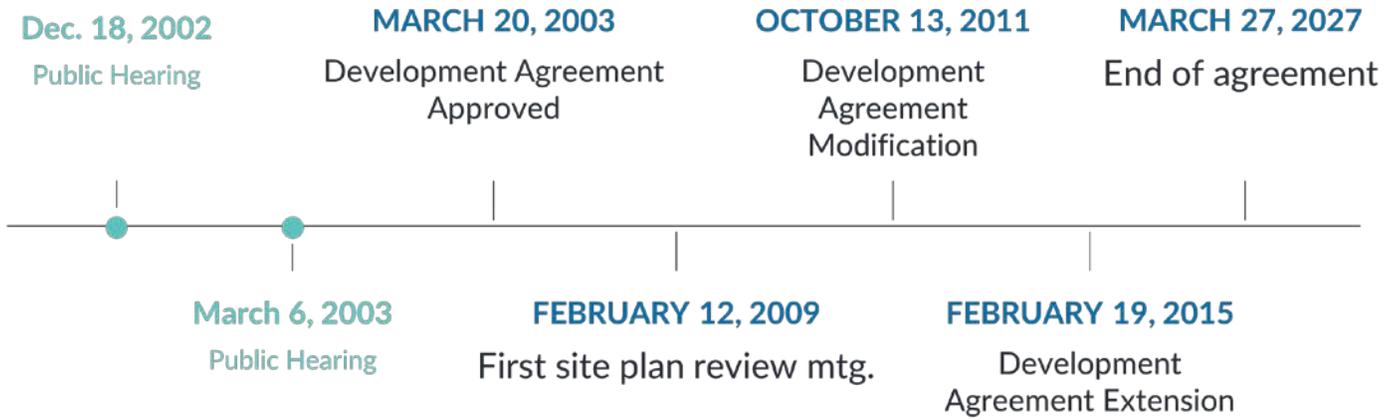


View of the Village green area



View of the building support zone

TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

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



CASE STUDY

Orleans CWMP DRI

October 2011

DESCRIPTION

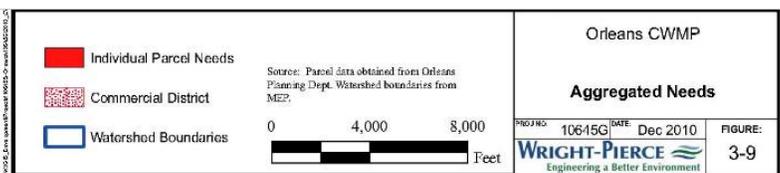
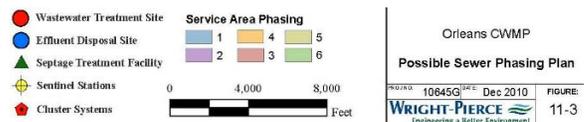
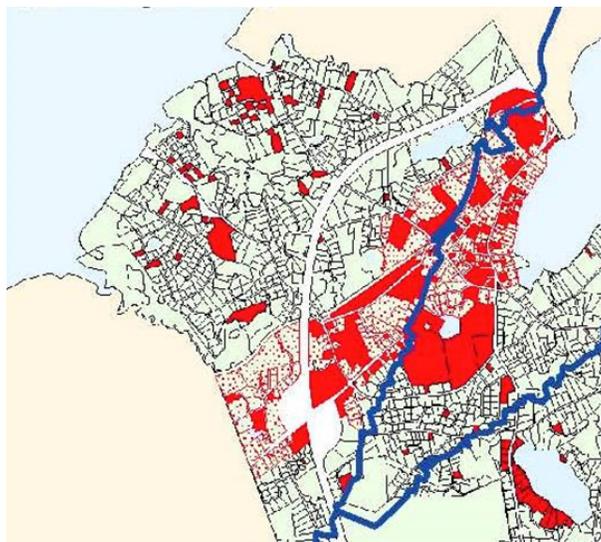
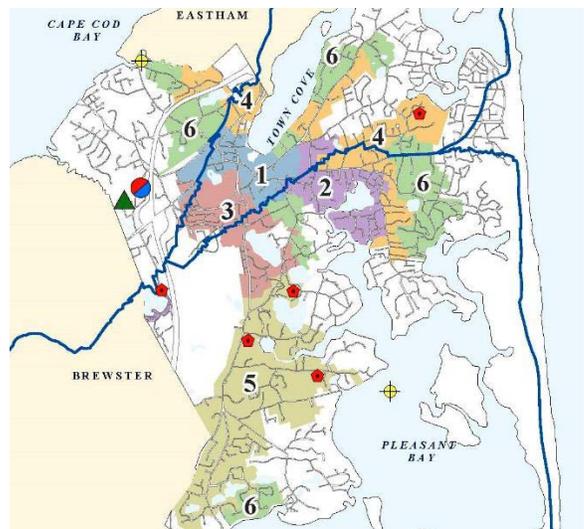
Project: Town-wide Comprehensive Wastewater Management Plan for the town of Orleans.

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

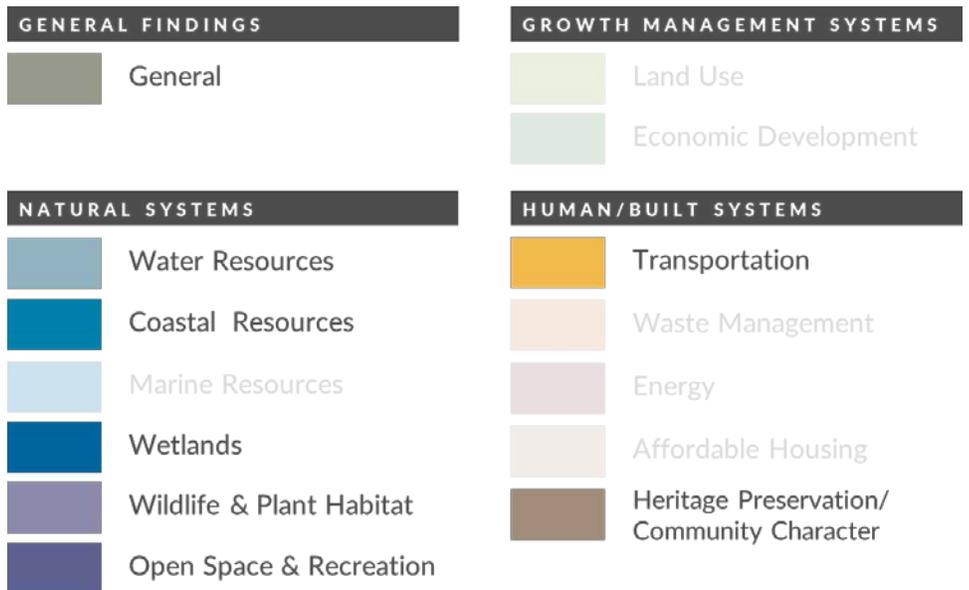


TIMELINE



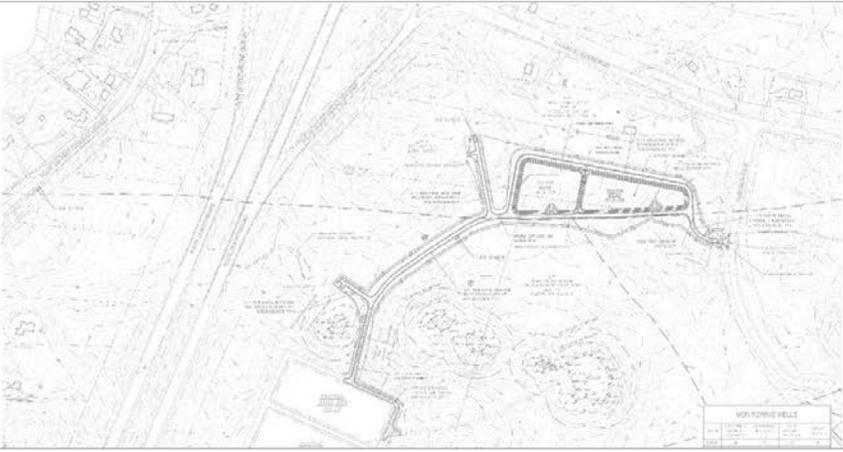
ISSUE AREAS

Issue areas that apply to the project:



PRESS

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



CASE STUDY

Falmouth CWMP/TWMP DRI

February 2014

DESCRIPTION

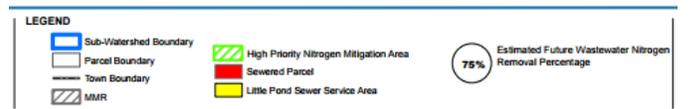
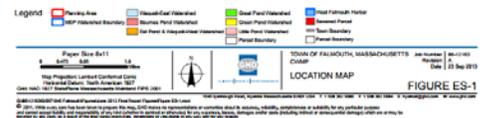
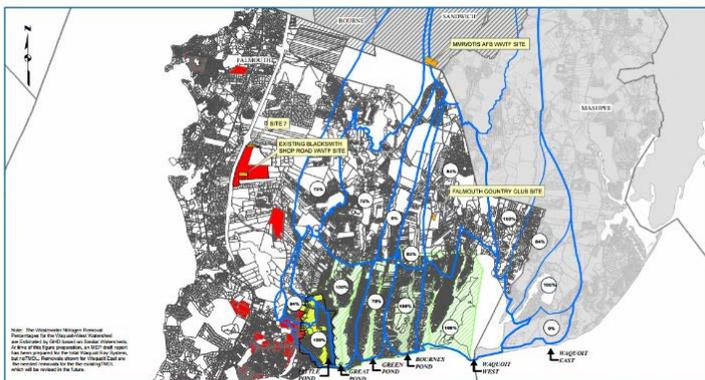
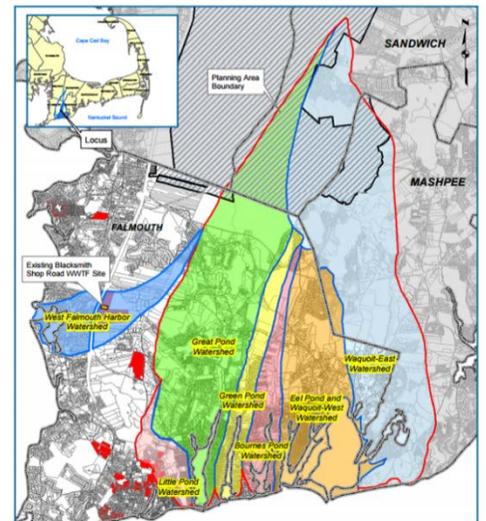
Project: Falmouth Comprehensive Wastewater Management Plan (CWMP)/Targeted Watershed Management Plan (TWMP) Addresses the South Coast Watersheds.

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

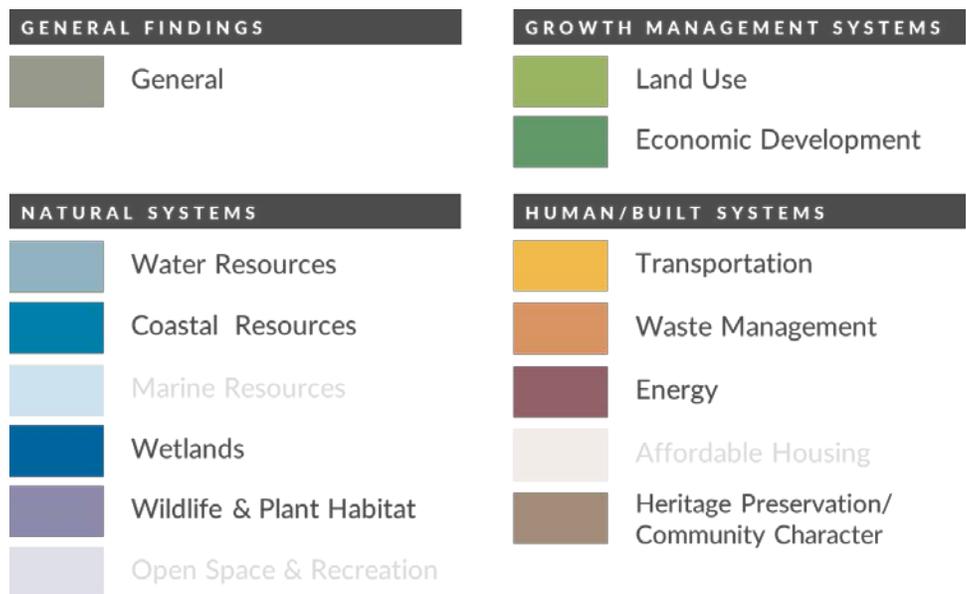


TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

- ◆ 01-17-2014 Falmouth Enterprise | Wastewater Plan Approved
- ◆ 01-24-2014 Falmouth Enterprise | EDITORIAL Exemplar of Adaptive Management
- ◆ 02-14-2014 Falmouth Enterprise | How to pay for Little Pond Sewers
- ◆ 03-18-2014 Falmouth Enterprise | Selectmen approve 70 percent sewer betterments
- ◆ 04-18-2014 Falmouth Enterprise | COMMENTARY-Now is the time to clean up Falmouth's coastal ponds



CASE STUDY

Hyannis

Growth Incentive Zone [GIZ]

April 2006

DESCRIPTION

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

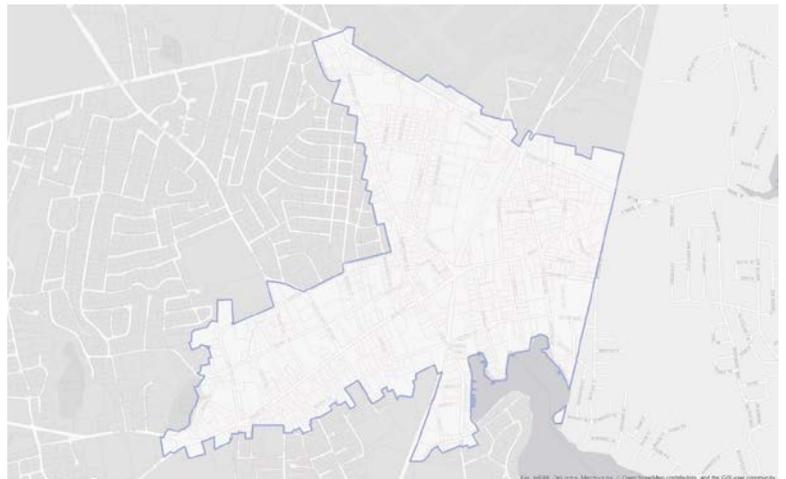
Residential Development: 600 units

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

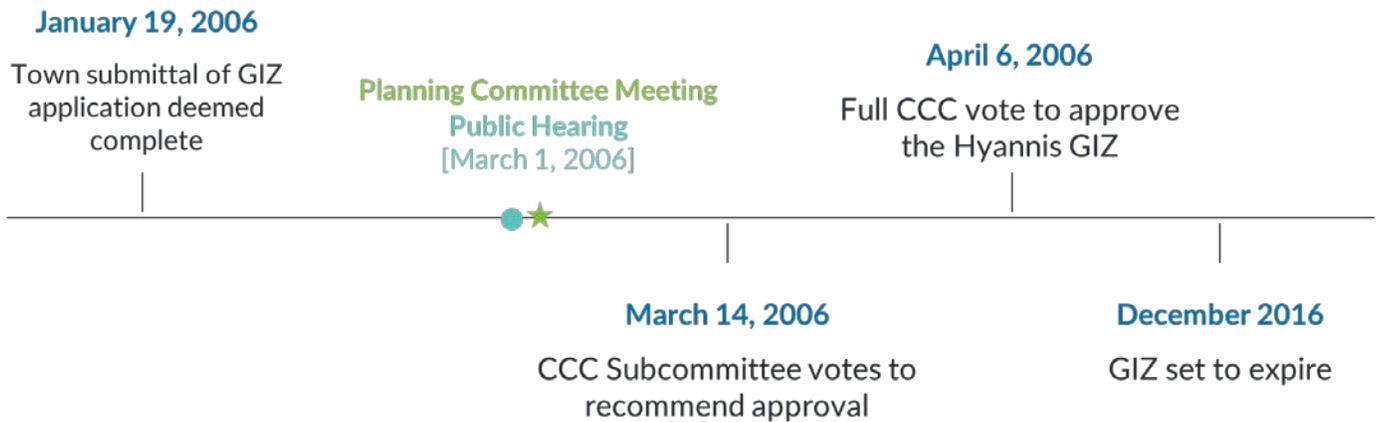
Location: Hyannis

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

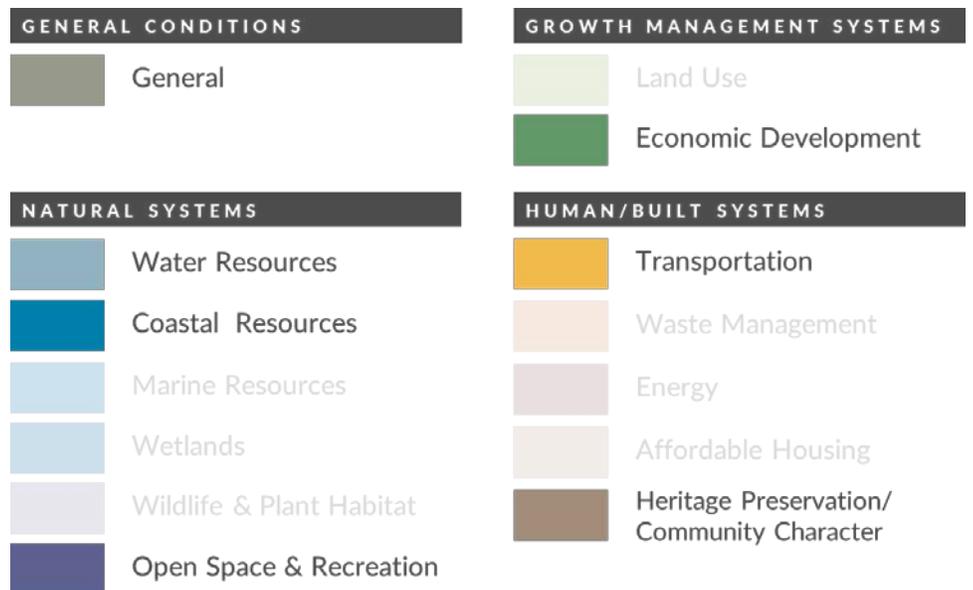


TIMELINE



ISSUE AREAS

Issue areas that apply to the project:



PRESS

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