

FALMOUTH HOSPITALITY LLC

LIST OF PERMITS REQUIRED PRIOR TO CONSTRUCTION

- 1) Site Plan Approval from the Town of Falmouth Planning Board. *
- 2) Special Permit for Commercial Accommodations from the Town of Falmouth Zoning Board of Appeals.
- 3) Building Permit.
- 4) Occupancy Permit.

*During the local permitting process, other Town Departments, including but not limited to, the Fire Department, the Board of Health, the Department of Public Works, and Town Engineering will have an opportunity to comment on the proposed site plan and those comments will be considered by the Town of Falmouth Planning Board in their review. This interdepartmental referral and comment process is done for all applications submitted to the Town of Falmouth Planning Board and will be part of Falmouth Hospitality LLC's local permitting process.

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Analysis of Zoning and Benefits of the Proposed Redevelopment

The proposed development is located in a "Business Redevelopment Zone." The Business Redevelopment Zone was adopted to promote the revitalization of commercial centers, to foster pedestrian-friendly streetscapes by requiring side and rear yard parking, minimizing curb cuts and by allowing shared parking between businesses. The proposed development will accomplish many of the goals of the Business Redevelopment Zone. First and foremost, the proposed redevelopment will revitalize a 2.2 acre parcel by razing existing structures that have fallen into disrepair and by constructing a new, 110 room hotel designed and styled so as to blend with the character of downtown Falmouth. The revitalization will not only include the construction of a carefully designed and appointed Marriot, but will also include new green space and fully conforming landscaping designed to beautify the streetscape. To that end, parking has been designed to be located underneath the proposed hotel, as well as in the back and side of the lot. This is in direct compliance with the goals of the Business Redevelopment Zone and will supplement the aesthetic benefits of the proposed development. Commercial Accommodations, like the proposed project, are expressly allowed within the Business Redevelopment Zone via special permit from the Town of Falmouth Zoning Board of Appeals. Moreover, the location of the proposed project, located conveniently on Main Street in Falmouth's downtown area, is in keeping with smart planning and development principals.

In addition to being consistent with local planning principals and local bylaw requirements, the project will also bring about numerous benefits to the Town of Falmouth. As previously discussed, the project proposes to redevelop and revitalize a portion of Main Street in dire need of redevelopment. The lot in question currently contains four existing structures in various states of disrepair. The buildings lack consistency and offer little aesthetic appeal. Moreover, there is very little "green" space on the current lot and its preexisting status means that landscaping is nearly non-existent. This proposed project will greatly increase the curb appeal of the area as well as bring the lot into conformance from a landscaping and design perspective. Moreover, the proposed redevelopment will have both short and long term economic benefits. The construction of the 110 room hotel will create temporary construction jobs as well as year round traveler accommodation jobs. The new, year round jobs will pay wages consistent with traveler accommodation wages for the area and health benefits will be provided to the full time employees. It is estimated that the hotel will staff anywhere from 30 to 38 employees, including both full time and part time. The new hotel will directly benefit the area and it is expected that the majority of new employment positions will be filled locally as encouraged under ODRP 3.1.3. In addition, the Applicant will encourage the utilization of local contractors,

workers and suppliers as recommended by ODRP 3.3.3. The construction of a new hotel conveniently located in beautiful downtown Falmouth will also encourage increased tourism as recommended by ODRP 3.1.6. This increase in tourism will have a net economic benefit to local Cape Cod businesses, and in particular, to businesses located in Falmouth. Finally, the Town of Falmouth will see a significant increase in tax revenue resulting from the redevelopment. This will be a great benefit to the Town at large.

With the redevelopment will also come infrastructure improvements. Portions of sidewalk located along the frontage of the lot will be repaired as necessary to facilitate convenient and comfortable pedestrian travel along Main Street. The access drive that will service the hotel, as well as provide access to residents located on Lantern Lane, will be regraded and resurfaced. The existing conditions of this portion of the access to Lantern Lane is extremely poor with significant pot holes and damaged asphalt resulting in significant flooding and standing water. At times, this standing water can be as deep as four feet in certain locations making this access impassable by car. Accordingly, the redevelopment will greatly improve access from Main Street for residents located along the private way known as Lantern Lane by eliminating existing issues resulting from the roadway's current state of disrepair. Based on the above, Falmouth Hospitality LLC believes that this project will greatly benefit the Town of Falmouth and is appropriate for the area and zone in which it is proposed.