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Springhill Suites by Marriot TR14017

Limited DRI Hearing
Hermann Foundation Room
Falmouth Public Library



MAY | 26 | 2015

Springhill Suites by Marriot Limited DRI Review



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- **Mandatory DRI: Sections 3(e) and 3(f) of the *Enabling Regulations***
 - increase Gross Floor Area on-site by greater than 10,000 square feet
- **Reviewed under 2009 RPP**
- **Subject to DRI Scoping decision, dated 1/22/2015**
 - accepted as final by the CPR at 2/19/2015 meeting
 - Limited review to issue area of Heritage Preservation/Community Character

Springhill Suites by Marriot Scoping – Land Use



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- **Compact Development**
 - multistory buildings
 - close setbacks to street
 - limited and/or shared parking
 - pedestrian-friendly design that encourages walking, biking, and transit

Springhill Suites by Marriot Scoping – Economic Development



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- In **“Business Redevelopment” zoning district**
 - Comprehensively planned for use and redevelopment

Springhill Suites by Marriot Scoping – Water Resources



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- **Located in impaired watershed**
 - Falmouth Inner Harbor watershed
 - Provides a reduction in N-loading
 - Conditioned on Landscape Maintenance Agreement
- **Site has sewer and water service**
- **Project improves stormwater treatment on site**

Springhill Suites by Marriot Scoping – Natural Resources



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- No wetlands or priority habitat on site



Springhill Suites by Marriot Scoping – Transportation



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- **Reviewed under DRI Scoping Checklist**
 - *Will the Project generate more than 250 new daily trips?*
 - *Will the Project generate more than 25 new peak hour trips at a high crash location?*
- **Transportation Impact Assessment**
 - Prepared by Vanasse & Associates using ITE Trip Generation
 - Consistent with Commission Technical Bulletin 96-003

Springhill Suites by Marriot Scoping – Transportation



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Table 1: Estimated Project Trip Generation

Time Period	Trip Generation (trips)		
	Proposed Use Hotel (110 rooms) ¹	Existing Use ²	Net New Trips ³
Weekday Daily Trips	900	842	+58
Weekday AM Peak Hour	61	130	-69
Weekday PM Peak Hour	67	95	-28
Saturday Daily	902	800	+102
Saturday Midday Peak Hour	80	77	+3

Note:

¹ Based on ITE LUC 310, Hotel, 110 rooms

² Based on ITE LUC 826, Specialty Retail Center, 19,000 sf

³ Trip from proposed use minus credit for trips from existing use

Springhill Suites by Marriot Scoping – Waste Mgt/Energy



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- **Waste plan meets MPS**
 - C+D to be sorted/recycled off-site
- **Not in WPA or PPWSA**
- **No significant hazardous waste or material use or storage**
- **Energy MPS's met through Energy Star/LEED**
 - Checklist received as condition of Scoping decision

Springhill Suites by Marriot Scoping – Affordable Housing



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- **Credit for existing uses**
 - 11,802 square feet “retail”
 - 7,256 square feet “warehouse”

- **Credit exceeds mitigation**
 - Credit of \$145,157
 - Mitigation of \$143,000
 - Meets AH MPS’s -> No mitigation fee required

Springhill Suites by Marriot Staff Report – Heritage Preservation



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- No historic structures or cultural landscapes
- PNF sent to MHC with no issues cited

Springhill Suites by Marriot Staff Report – Community Character



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- **HPCC2.4 - Consistency with Regional Context or Surrounding Distinctive Area**
- **HPCC2.5 - Footprints over 15,000 SF**
- **HPCC2.6 - Building Forms and Facades**
- **HPCC2.8 - Parking to the Side or Rear of Buildings**

Springhill Suites by Marriot Staff Report – HPCC2.4



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 <p>JD LaGrasse & Associates, Inc. Architects, Engineers & Land Planners</p> <p>One Elm Square Andover, MA 01810</p> <p>T 978.620.3675 F 978.620.3670 1420 Celebration Blvd. Celebration, FL 34717</p> <p>www.jdgrasse.com</p>	<p>Falmouth Hospitality, LLC SpringHill Suites by Marriott</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date													<p>Street Perspective 1</p> <table border="1"> <tr> <td>Project number</td> <td>2404</td> <td rowspan="4" style="text-align: center; vertical-align: middle;">A1</td> </tr> <tr> <td>Date</td> <td>1 MARCH 2015</td> </tr> <tr> <td>Drawn by</td> <td>DJM</td> </tr> <tr> <td>Checked by</td> <td>JH</td> </tr> <tr> <td colspan="2">Scale</td> <td>1/2" = 1'-0"</td> </tr> </table>	Project number	2404	A1	Date	1 MARCH 2015	Drawn by	DJM	Checked by	JH	Scale		1/2" = 1'-0"
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Springhill Suites by Marriot Staff Report – HPCC2.4



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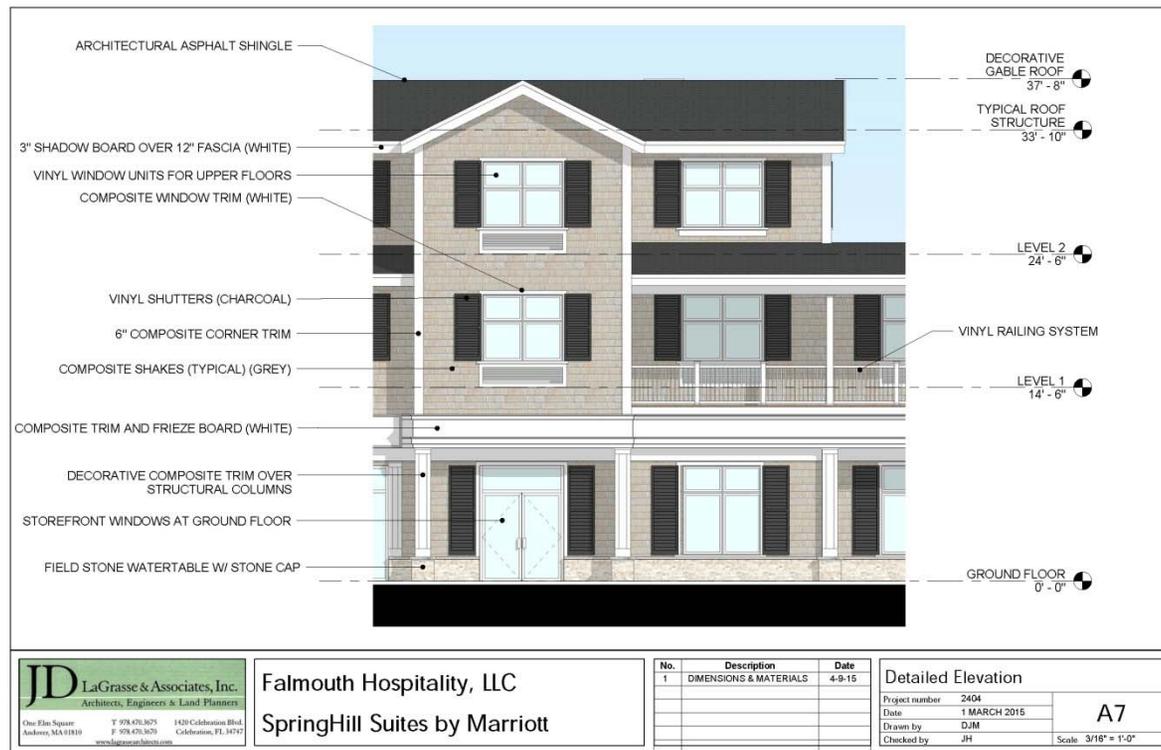
<p>JD LaGrasse & Associates, Inc. Architects, Engineers & Land Planners</p> <p>One Elm Square Andover, MA 01810</p> <p>T 978.620.3675 F 978.620.3650 www.jdla.com</p>	<p>Falmouth Hospitality, LLC SpringHill Suites by Marriott</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 60%;">Description</th> <th style="width: 30%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date													<p>Bridge Perspective</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Project number</td> <td style="width: 40%;">2404</td> </tr> <tr> <td>Date</td> <td>1 MARCH 2015</td> </tr> <tr> <td>Drawn by</td> <td>DJM</td> </tr> <tr> <td>Checked by</td> <td>JH</td> </tr> </table> <div style="text-align: right; font-size: 24pt; font-weight: bold;">A3</div> <p style="text-align: right; font-size: 10pt;">Scale 1/2" = 1'-0"</p>	Project number	2404	Date	1 MARCH 2015	Drawn by	DJM	Checked by	JH
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Springhill Suites by Marriot Staff Report – HPCC2.4



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JD LaGrasse & Associates, Inc.
Architects, Engineers & Land Planners
One Elm Square
Andover, MA 01810
T 978.620.3675 F 978.620.3670
1420 Celebration Blvd.
Celebration, FL 34747
www.jdlaGrasse.com

Falmouth Hospitality, LLC
SpringHill Suites by Marriott

Springhill Suites by Marriot Staff Report – HPCC2.5 & 2.6



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JD LaGrasse & Associates, Inc.
Architects, Engineers & Land Planners
One Elm Square
Andover, MA 01810
T 978.620.3675 F 978.620.3650
1420 Celebration Blvd
Celebration, FL 34747
www.lagrasseandassociates.com

Falmouth Hospitality, LLC
SpringHill Suites by Marriott

Springhill Suites by Marriot Staff Report – Community Character



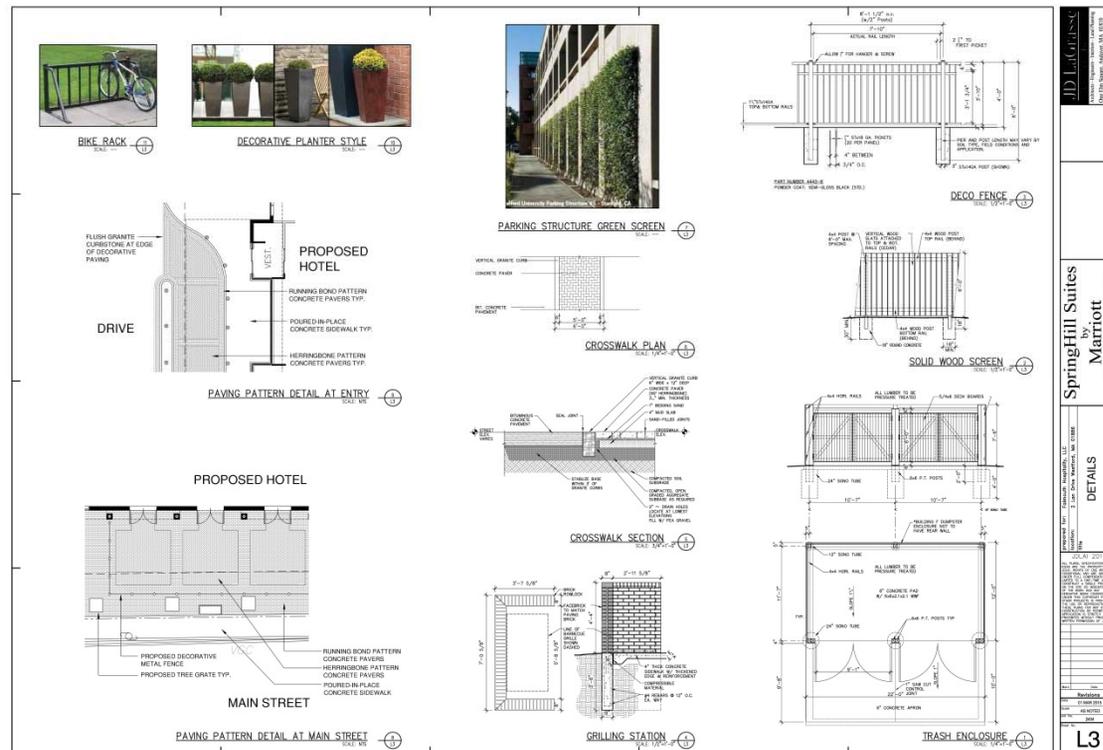
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- **HPCC2.9 - Landscape Improvements for Redevelopment**
- **HPCC2.10 - Landscape Plan Requirements**
- **HPCC2.11 - Exterior Lighting**
- **HPCC2.12 - Signage**

Springhill Suites by Marriott Staff Report – HPCC2.9 & 2.10



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Springhill Suites by Marriot Staff Report – HPCC2.11



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Alpine Series™
Shown in Black Satin Finish (BLP)



Springhill Suites by Marriot Staff Report – Other Requirements



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- **Consistent with LCP**
 - Improving the quality of the public streetscape
 - Guiding development into village centers
 - Increasing density through redevelopment
- **No DCPC Implementing Regs apply to Project**
- **Municipal Development Bylaws**
 - Consistent with Nitrogen Control Bylaw
 - Business Redevelopment zoning district
 - Awaiting zoning input from town planner

Springhill Suites by Marriot Staff Report – Other Requirements



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Applicant characterizes the Project's benefit to include that the Project:

- 1) Furthers the Town's goal of redeveloping the eastern end of Main Street
- 2) Improves the character of a blighted site
- 3) Rebuilds sidewalk and road infrastructure along Main Street and site access to Lantern Lane
- 4) Supports tourism through additional accommodations for leisure and business travelers
- 5) Employs local contractors, workers and suppliers during and after construction
- 6) Reduces stormwater issues on site through new structured infiltration

Springhill Suites by Marriot Staff Report – Other Requirements



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Applicant has previously advised that it expects required permits for this project to include:

MUNICIPAL

- 1) Site Plan Review – Falmouth Planning Board
- 2) Commercial Accommodations Special Permit – Falmouth Zoning Board of Appeals
- 3) Building Permit – Falmouth Building Department
- 4) Certificate of Occupancy – Falmouth Building Department

Springhill Suites by Marriot Public Hearing



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- **Public testimony**
- **Continue public hearing**
 - Time, date, and place certain