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MEMORANDUM

TO: KEVIN ERIKSEN, GENERAL COUNSEL, FALMOUTH HOSPITALITY LLC

FROM: JEFFREY RIBEIRO, REGULATORY OFFICER

SUBJECT: SPRINGHILL SUITES LR/TR14017 COMMUNITY CHARACTER COMMENTS

DATE: JUNE 26, 2015

On May 25, 2015, the Springhill Suites by Marriott Subcommittee held a public meeting to discuss the project in terms of its review under the Regional Policy Plan (RPP) issue area of Heritage Preservation/Community Character as well as to discuss the Benefits and Detriments of the project. The conversation primarily focused on the project's consistency with the RPP's Building Design Standards. The comments below represent the thoughts and concerns of the Subcommittee, and the Subcommittee kindly requests a response from the applicant concerning the same.

Additional materials requested:

- 1) A Layout and Materials Plan showing a revised dimensional schedule, consistent with the approach shown on the Disturbed Area Plan provided, with accurate building and lot coverage calculations. Such calculations should include the residential parcel (#3 Lantern Lane) that is included in the Project.
- 2) Further plans showing the current grade of the site and proposed re-graded conditions. These should include sectional diagrams. These should include the entire project site inclusive of 3 Lantern Lane and the relation of the grading to Lantern Lane's layout.
- 3) To assess whether proposed man-made materials are appropriate in context: provide material boards/samples, as practical, or detailed spec or cut sheets, for all building finish materials, including but not limited to windows, shutters, siding, roofing, and trim. This should include glazing details and trim materials for the pedestrian bridge.

4) Additional isometric/perspective renderings of the building to better represent its mass at proposed grade. These should include existing planting to remain, proposed plantings, and abutting structures to the extent possible. The building should be shown from all angles, including from the rear and sides.

Building design comments:

1) Greater architectural detailing is desired to further the project's consistency with building context in Falmouth's village center, such as the addition of Greek Revival features, which is an appropriate and predominant style in the surrounding area, Cape Cod in general, and has been cited as a design influence in the project's architectural design narrative.

2) Greater use of natural building materials could be employed in the design, or materials that better approximate natural materials (i.e. composite or real wood details as opposed to vinyl) in order to match the predominant building context in the surrounding area.

3) The continuation of detailing beyond the ground floor of the easterly building could be pursued, including extending building façade detailing to the sides and rear of the easterly building.

4) The buildings, particularly the westerly building, could have greater variation of roof forms, including elements of higher pitch, lessened prevalence of flat roof forms, and further variation in height. Specifically, the roof forms visible while traveling in an easterly direction on Main Street should have significantly more variation.

5) Building massing, particularly that of the westerly building, should be further broken up through increased variation in the façade depth and roof height, and finishes. Massings should "step down" as the project moves from the commercial corridor of Main Street to the residential area at the rear of the property. Further, the applicant may wish to consider further differentiation of design and finishes between the easterly and westerly buildings, so as to give the impression of naturally occurring infill building development.

6) The easterly building should have a true entrance onto Main Street in order to activate the pedestrian corridor. The westerly building should present as a building front from the street level. This may potentially include extending the westerly building façade to ground level and providing an active space or entrance in front of or as part of the façade.

7) The visual massing of the rear and sides of the buildings could be reduced with greater detailing including siding and other finishes, and window placement.

The Commission may request further clarifying information as DRI review continues. Commission staff is happy to meet with the applicant and discuss any of these requests and comments.