

Jeffrey Ribeiro

From: Jonathon Idman
Sent: Thursday, June 11, 2015 9:24 AM
To: Jeffrey Ribeiro
Subject: FW: CCC--Public Hearing on Marriott Hotel on Route 28, Main Street Falmouth MA
Attachments: Nye CCC.pdf; ATT00001.txt

-----Original Message-----

From: Lisa Dillon On Behalf Of Front Desk
Sent: Thursday, June 11, 2015 9:01 AM
To: Jonathon Idman
Subject: FW: CCC--Public Hearing on Marriott Hotel on Route 28, Main Street Falmouth MA

-----Original Message-----

From: Mary Barry [<mailto:mpbarry@me.com>]
Sent: Thursday, June 11, 2015 8:19 AM
To: Front Desk
Subject: CCC--Public Hearing on Marriott Hotel on Route 28, Main Street Falmouth MA

Dear Sirs: Below is my written comments on the Proposed Marriott Hotel on Route 28, Main Street, Falmouth MA.
Thank you for the opportunity to comment.

Mary Barry, 26 Queen Street, Falmouth MA 02540

Mary Patricia Barry

26 Queen Street
Falmouth MA 02540

June 8, 2015

The Cape Cod Commission
3225 Main Street
P.O.Box 226
Barnstable, MA 02630
Re: Springhill Suites by Marriott 556 Main Street, Falmouth,

Dear Sirs:

I am writing to voice my strong opposition of the proposed Springhill Suites by Marriott on 556 Main Street in Falmouth and associated 587 Main Street and 17 and 19 Nye Road. Honestly, this does not seem like a step in the right direction for a downtown revitalization. It is also not in compliance with the vision and goals of the Falmouth Comprehensive Plan.

I live on Queen Street—a residential street that parallels Main, one block off Main. My family has a long history in Falmouth dating back to my Great Grandparents living here in the 1800s. My Grandparents bought the land our house sits on in the early 1900s when Queen Street was a no through street.

My husband and I retired and moved here from Washington, DC because we want to live in a small town community with: 1) less traffic congestion; and 2) a good quality of life. This proposal diminishes both these reasons and what drew us to settle here as full-time residents. I see this proposal as a threat to our desire to live here the rest of our lives.

Adding a Marriott hotel with 110 units on Lantern Lane and Main Street with additional parking and a commercial support building at the corner of Nye and Main Street is nonsensical. That's 119 additional parking spaces with numerous trip events added to current levels. We will not only see an increase in vehicular traffic in this area but at the very minimum, an additional two-for-one increase in pedestrian traffic crossing Main Street for every parking event on the 587 Main Street and 17 and 19 Nye Road parking lot (35 spaces) since the proposed Marriott is on the other side of Main Street. Add to this, estimates of delivery and maintenance truck traffic, and staff car traffic and we have even more traffic events.

The addition of at least 119 cars and even more pedestrian street crossings to the already overloaded Main Street results in a tipping point for traffic. The CCC should be aware that there were two pedestrians hit in this area of Main Street in recent years resulting in one death and one critical injury needing to be air lifted to Boston. These event both

happened during day light hours. Unfortunately, if this hotel proposal is allowed to be constructed with required parking across the street, additional fatalities seem inevitable.

I am amazed that while traffic implications are at the top of my list of deterrents for this proposal, somehow CCC staff recommended to the developer that they need not provide actual counts during peak summer hours as is required by Falmouth regulations. The figures provided by the Developer are laughable and lack credibility. It would make national evening news that local governmental staff believe building a new 110 unit hotel could ever REDUCE traffic flow to a downtown area such as Route 28, Main Street.

Note: Falmouth Code, Chapter 240, Zoning, Article XXIII. Performance Requirements. Section 240-113.1.A. Transportation and traffic management, states, "Development and redevelopment subject to site plan review shall not degrade existing levels of service (LOS) of surrounding roads and intersection based on summer peak hour traffic volumes. Levels of service shall be measured using performance indicators such as reserve capacity, delay at intersections and volume-to-capacity ratio, as defined in the Highway Capacity Manual, latest edition.."

Existing LOS on Main Street, Nye Road, Queen Street, King Street, and other adjoining roads through residential surrounding areas can be nothing but negatively impacted by the proposed Marriott Hotel. Regarding Queen Street, on July 9 and 13, 2014, I conducted a traffic count from 7:30 to 8:30 AM. During that one hour period, my count totalled 60 and 62, respectively. On July 9, between 4 and 5 PM the total was 90. Of these totals, a third of the traffic events were commercial trucks, and delivery trucks. This is a residential road being used by commercial vehicles to avoid traffic congestion on Route 28, Main Street.

It is disheartening that this proposal has made it as far in the process as it has already. It is unconscionable that the Cape Cod Commission's own staff presentation could have been mistaken for a presentation done by the developer or Mr. Marriott himself. In my own mind, I question the objectivity and credibility of the Cape Cod Commission which before the public hearing I believed was a useful, fair and credible organization. I cannot believe that Cape Cod Commission staff feel their role is as advocate for large scale development in areas where the infrastructure such as roads cannot accommodate it. Among the phrases that stick in my mind from the staff presentation is that this will replace a "blighted area" with something better. I can assure you, in my 30 year career with the Department of Housing and Urban Development, it is factually incorrect to call this area "blighted". That term is used to describe places such as downtown Detroit. If the CCC believes that the staff presentation was fair or factual, I believe the community should be given an equally long amount of time to provide rebuttal and an in-depth presentation by one individual representing the public side instead of a mere 3 minutes per person format that allows no in-depth discussion of facts and arguments.

As for the architectural rendering discussed at length by developer staff, I can only say that the design of Marriott Hotels is cookie cutter. They are this way by design. I have stayed in many of them during my business trips across the country and they all look the same. It makes it easier for travelers. However, this proposed hotel is much too massive for the site and has to meet the parking space requirements by having non-contiguous required parking across a busy road. These are design flaws that cannot be fixed. In addition, it would be better if the glass enclosed walk way was used to take pedestrian traffic to the other side of Main Street to the parking. (I have only seen Marriott use this design feature in city downtown high rise situations.)

In closing, I can unequivocally say I have never stayed in a Marriott Hotel as close as this one is to residential neighborhoods. I am sure it will result in a reduction of property values for my husband and I and our neighbors on King, Nye, and Lantern Lane.

Sincerely yours,