

Jeffrey Ribeiro

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Sent: Monday, July 06, 2015 2:18 PM
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Subject: Application for Springhill Suites proposed hotel (Marriott)

Cape Cod Commission

6 July, 2015

C/O Jeffrey Ribeiro

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Application for Springhill Suites proposed hotel (Marriott)

Esteemed Members of the Cape Cod Commission,

After viewing the plans for the proposed hotel and listening to the people of Falmouth presenting their concerns about the project, we would like to express our views concerning the proposed plan.

At present the size and style of the building(s) does not fit the needs of the neighborhood and town. The proposed project provides no mixed use place for either year-round or summer residents of Falmouth.

Traffic is currently an issue on Main Street during the summer. Since Falmouth is a tourist town, the summer is the busiest time of year. The congestion of adding occupants to a 110 room hotel at the proposed site would two-block the street further resulting in the diversion of traffic to residential areas such as Queen Street. We have seen the diversion of traffic to Queen Street during road construction or accidents on Main Street. Our neighborhood is then transformed into a noisy, unsafe area.

Although we believe that the Commission's Staff are highly competent and well meaning individuals, there seem to be flaws in the traffic modeling program which they used in order to demonstrate a net gain of only 58 additional trips per weekday as a result of the addition of the 110 room hotel. According to the model, currently there are 842 such trips as compared to the 900 projected trips after the construction of the hotel. Such numbers strain credulity. Even during the best days of Fay's Plumbing Supply the numbers of trips rarely reached 150 let alone the 842 presented in the model. The current antique store is lucky to generate 25 to 50 such daily trips. Even accepting the model's highly unlikely current 842 trips, is the model based upon the hotel operating at 50% capacity or will the management shuttle guests around town?

Related to the traffic situation is the location of guest overflow parking across busy Main Street from the projected hotel. During the summer months it is not unusual to wait a considerable time on King Street or Nye Road in order to make a turn onto Main Street.

If the Town wants to ensure the safety of the guests at the projected hotel, will the taxpayers be willing to absorb the cost of installing and maintaining a traffic light which currently costs in the vicinity of \$250,000 to \$500,000?

Another point that we believe is valid is the issue of risk to the town. Should the hotel fail to be profitable to the owners in the future, Falmouth will be left with a behemoth of a structure. Who pays the upkeep of such a building that brings nothing to the town?

Much verbiage has been generated relative to the fiduciary benefits such a structure might bring to the town. The counsel for the proponents has made much of the \$250,000 increase to the tax rolls as well as the addition of room tax. Although the room tax in Falmouth is 9.7%, the town gets considerably less than half of this amount. In dollar terms and under the best of conditions (i.e. 100% occupancy for the 100 day summer season),

this will amount to approximately \$130,000. None of this on its own will markedly affect the Town budget, which is currently about 119 million dollars. The total increase would be in the neighborhood of 0.4% (4 tenths of a percent). Will this increase offset the obvious deleterious effects to the functioning and character of the town? We seriously doubt it. The few service jobs, which may result from the construction of this hotel will also not significantly affect the employment picture in Falmouth.

In summary, we are opposed to the construction of the hotel as envisioned at this site. A smaller multi use structure would be more in keeping with the reason that tourists come to Falmouth and would not result in the very obvious potential disruption to the lives of the residents of central Falmouth.

Sincerely –

Jacek Sulanowski

Margaret Sulanowski

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