Hearing Submittal
August 20, 2015

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Cape Cod Commission
PO Box 226
3225 Main Street
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RE: Proposed Springhill Suites by Marriott, 556 Main St. & 19 Nye Rd., Falmouth

Dear Commission Members ,

We own the abutting property to the East of the proposed Springhill Suites Hotel, are resident natives of Falmouth, Town Meeting Member Representatives of Precinct 2 where this proposal is planned, and have run a family Real Estate Business here for over 55-years specializing in Residential Sales in the Town of Falmouth.

Although we would like to say we are in Favor of this redevelopment project we cannot since this Project is not even remotely in keeping with our Community Character and would have a devastating effect on the residential and business communities due to It's Monumental Size, Inappropriate Site Layout, Burdens on Traffic Patterns, and Lack of a Visually Pleasing Architectural Continuity.

There has been overwhelming public comment that this Projects Expansive Scope compounded by its Central location on 2-Sides of our Main St. (556 Main & 19 Nye Rd.) does not blend with the Town's Vision of expanding the Village Community Character Eastward.

The proposed project is located in the Business Redevelopment district of which the intent is to have mixed use development in conjunction with community housing to engage the pedestrian streetscape. Commercial use on the lower floors w/a housing/apartment component above relaxing setbacks to accomplish this. This project does not meet those guidelines. We were Town Meeting Members for the Business Redevelopment zoning change, voted for the new district, our property was also included in the district and the Planning Board presented this intent to all at Town Meeting.

The Developer has presented this to the Selectman as a magnificent hotel that would add to Falmouth's History as a tourist destination. It is not a magnificent structure but a behemoth of a building looming over its surroundings completely out of scale with the area. It is as if the Hotel was designed in a boardroom to meet a particular needed size and then plucked from there and placed in this location with no consideration for its Village Surroundings. The Parking Garage, Contemporary Glass Pedestrian Bridge, Lack of Appropriate Green Space/Buffering/Shade Trees, 3rd-Story Rooftop Pool, And Poor Architectural Detailing are all components that stand out from our Village Character and there has been no material presented that Falmouth's Tourist Designation has an additional Accommodation Need.

Because this Monumental Scale Development borders residential neighborhoods this project will also put an undue burden on those properties whose loss of property values would outweigh the minimal revenues the Town would receive from this project.

I would ask that when reviewing this project you take close examination of all plans to make sure they are consistent and any renderings being reviewed are to scale in context with the surrounding properties, paying close attention to excessive Lot Coverage of Structure & Paving which should include the Access Driveway, Parking Garage, Overhanging Structures and Accessory Buildings. In our review of the available plans there are numerous inconsistencies.

We are requesting that the Cape Cod Commission vote to Deny the Marriott Springhill Suites Application for this Detrimental Project. Although this area does needs redevelopment it is crucial that it conform to Smart Planning in keeping with the Town's Village Vision.

Thank You For Your Time and Consideration,

Robert B. Dugan Harriet M. Dugan

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