



CAPE COD
COMMISSION

OLYMPIC VILLAGE CONCEPT STUDY

JULY 29, 2015
FALMOUTH PUBLIC LIBRARY

MEETING GOAL



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To understand the site resources and surroundings, opportunities and constraints, and to gather initial input on vision for the site

PROJECT TEAM



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- Sharon Rooney, AICP – Chief Planner/Project Manager
- Leslie Richardson, Chief Economic Development Officer
- Steven Tupper, Technical Services Planner
- Monica Mejia, Hydrologist, Water Resources Department
- Garry Meus, Planner II, Planning and Community Development
- Anne Reynolds, GIS Director

WORKSHOP AGENDA



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- Project goals
- CCC role
- Project tasks and timeline
- Project overview
- Visioning process
- Presentation by Commission staff –
 - ✓ background
 - ✓ site and surrounding context
 - ✓ opportunities and constraints
- Group exercise
- Wrap-up
- Next steps

PROJECT GOALS



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Town Goals:

- Promote a healthy sustainable economy attractive to all age groups, particularly young families
- Create a regional/local amenity for the use of residents of Falmouth and attractive to visitors

Private Goals:

- Create a development climate to attract private investment opportunities for 31-acre site; owners envision a mix of uses including commercial, recreation and residential uses which could include short-term accommodations

CAPE COD COMMISSION ROLE



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- Develop and lead a series of workshops on the vision for the 31-acre site
- Gather and review relevant information on the site and surroundings for consideration by workshop participants
- Using scenario planning tools and existing reports, provide the Town with estimates of private sector return for each land use alternative
- Complete survey of community members on alternatives
- Provide visualizations of alternatives

PROJECT TASKS & TIMELINE



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WEEK	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Task 1 – Initiation	*																	
Task 2 – Data Analysis/gathering																		
Task 3 – Poll																		
Task 4 – Develop Alternatives/Conduct Workshops (numbers indicate workshop)							1			2			3					
Task 5 – Assess Feasibility of Land Use Alternatives																		
Task 6 – Final concept plans/ report																*		*

* Meeting with working group

VISIONING PROCESS



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WORKSHOP 1

July 29, 2015 | 6:30 p.m.

- Overview of site resources and surroundings
- Gather initial thoughts and ideas on vision for the site, well as constraints and opportunities

WORKSHOP 2

(Mid-late August)

- Report back on Workshop 1 and community poll
- Presentation/feedback alternatives drafted from community ideas and Commission analysis
- Summary of potential benefits/impacts of alternatives and conceptual site plans

WORKSHOP 3

(Mid-September)

- Present refined vision for site based on prior workshops and poll
- Present visualizations of use alternatives, limited to sketches and plans, ideas and concepts



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SITE AND SURROUNDING CONTEXT

BACKGROUND



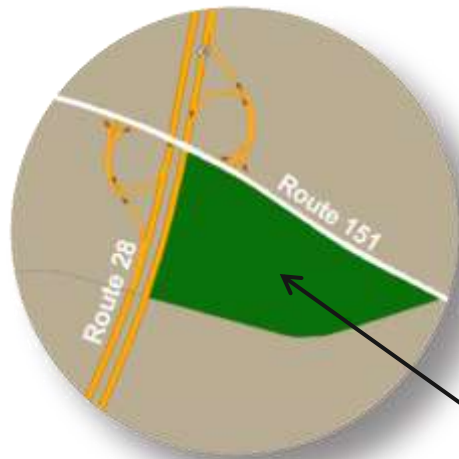
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- January 9, 2009 Nathan Ellis Highway (Route 151) Growth and Development Policy – Limit density and restrict curb cuts in order to create a high speed “thru” road from Bourne to Mashpee
- VHB Corridor study – Chapter 90 funds for design and Federal funds to widen and signalize Route 151
- LCP goals & policies –
 - Land Use Goals 1 & 2: guide development to improve streetscape and into village centers balanced with large reserves of open space
 - Land Use Policy 5: encourage density, primarily through redevelopment, in some areas and not in others

SITE AND SURROUNDING CONTEXT



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31-acre site



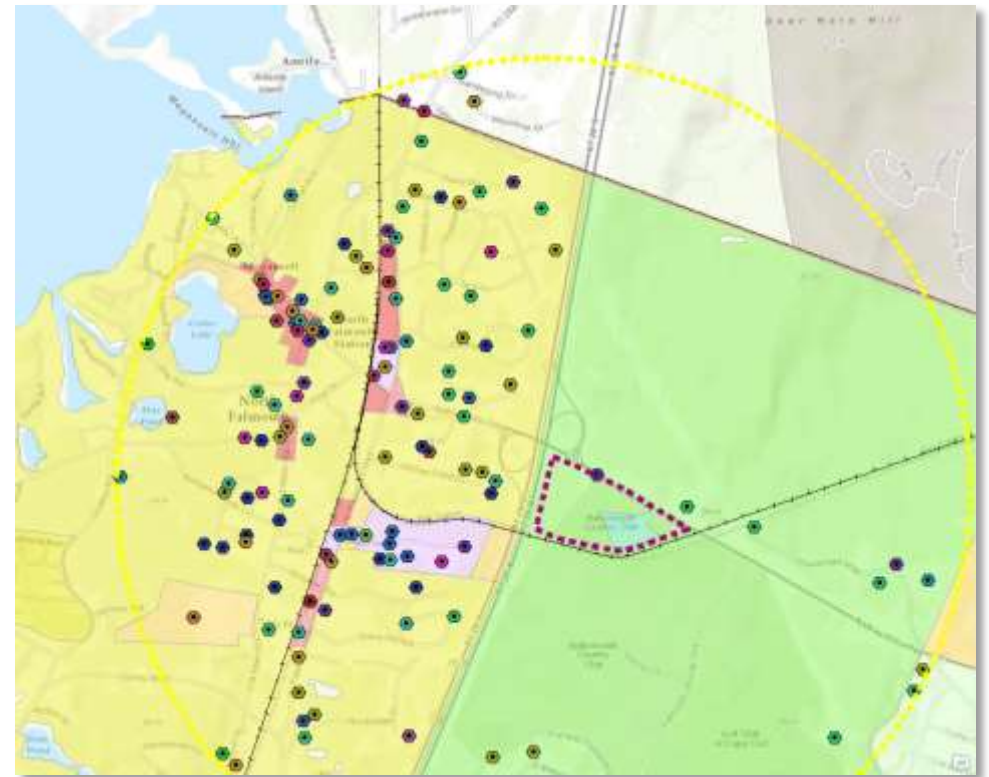
SITE AND SURROUNDING CONTEXT



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- According to ESRI Business Analyst:

- Just over 500K square feet of commercial space exists in the study area
- 214 businesses in the Study Area (46 are sole proprietors);
- 2 of these businesses employ more than 20 people (91% of all businesses in Falmouth employ fewer than 20 people)
- 15 of these businesses are retail & 10 are food service establishments
- 647 people employed in the Study Area



SITE AND SURROUNDING CONTEXT



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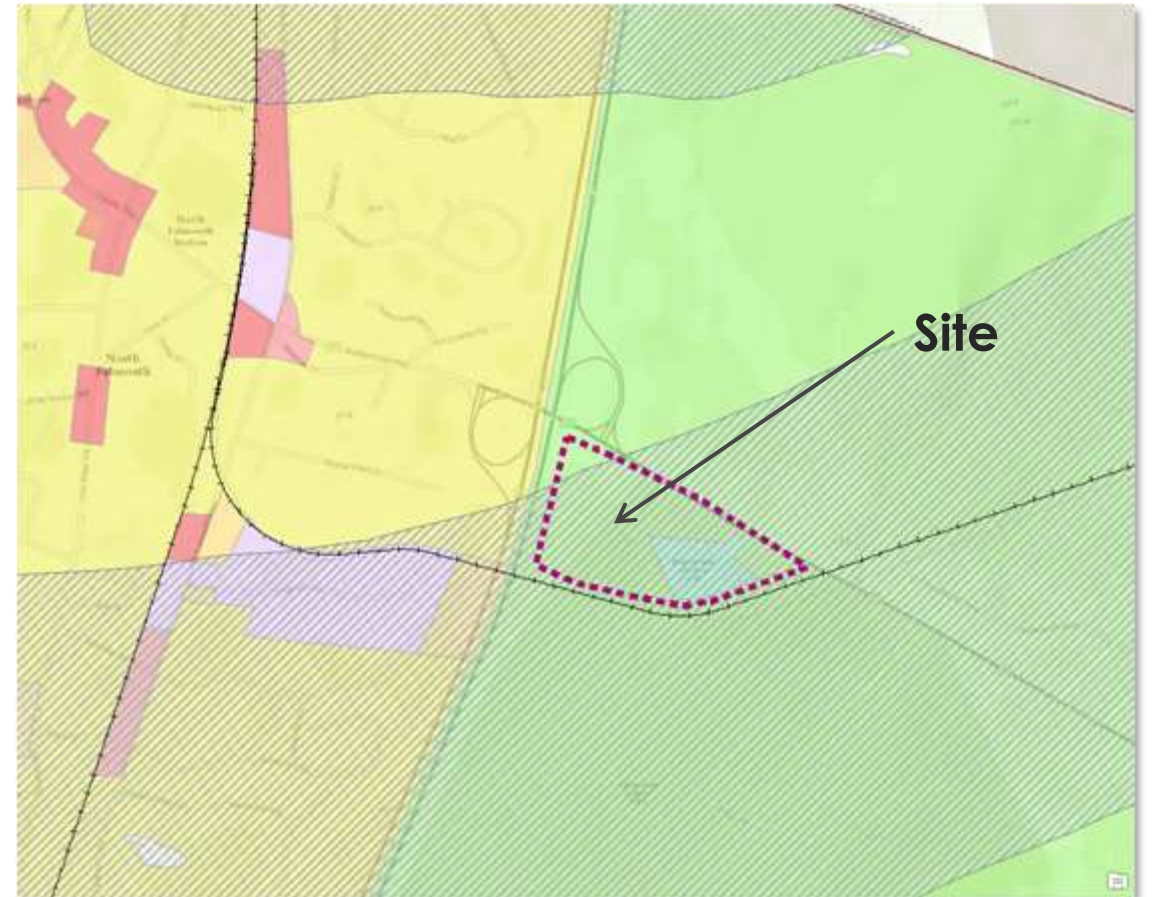
- Key town demographics according to the US Census Bureau
 - 2013 Estimated Resident Population: 31,591
 - 31.3% of housing units (6,902) are seasonal;
- Based on CCC Second Home-owner Survey the summer resident population in Falmouth is 31,000 thus doubling the population
- 2013 Median Resident Household Income is \$62,000
- Resident Median Age is 52 (State Median Age is 39)

ZONING



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- Majority of site is zoned Agricultural AA
- Allowed uses include:
 - Single family residential
 - Community service uses
 - Parks, playgrounds
 - Agriculture, horticulture

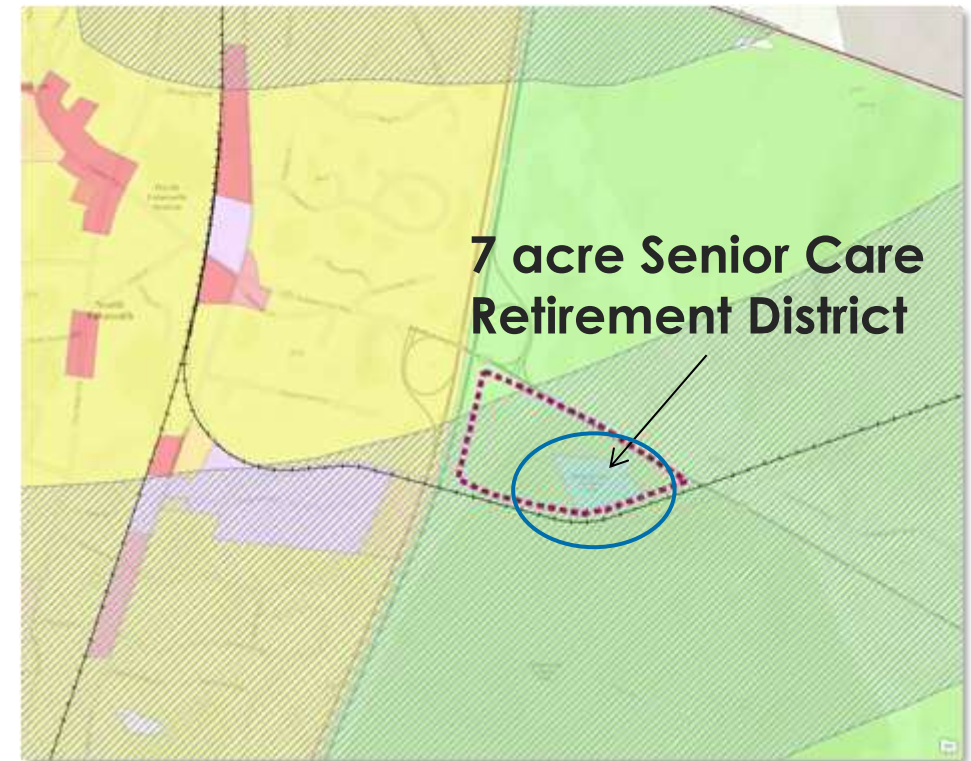


ZONING



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- **Special permit uses:**
 - Commercial accommodations
 - Private clubs
 - Research and philanthropic uses
 - Golf courses
 - **7 acres zoned Senior Care Retirement District**
 - zoning requires 15 acres in total
- w/active uses in SCRD area





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OPPORTUNITIES AND CONSTRAINTS

ZONING



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- Coastal ponds overlay district requires collection of wastewater flows and the use of shared treatment facilities
- Senior care retirement district requires minimum 15 acre site; only 7 acres is zoned for this purpose; 65% of site must be preserved as open space
- Current agricultural zoning limits use of site for commercial purposes



TRANSPORTATION



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Constraints

- Proximity to Route 28 interchange – safety concerns
- Route 151: high-speed, automobile focused



TRANSPORTATION



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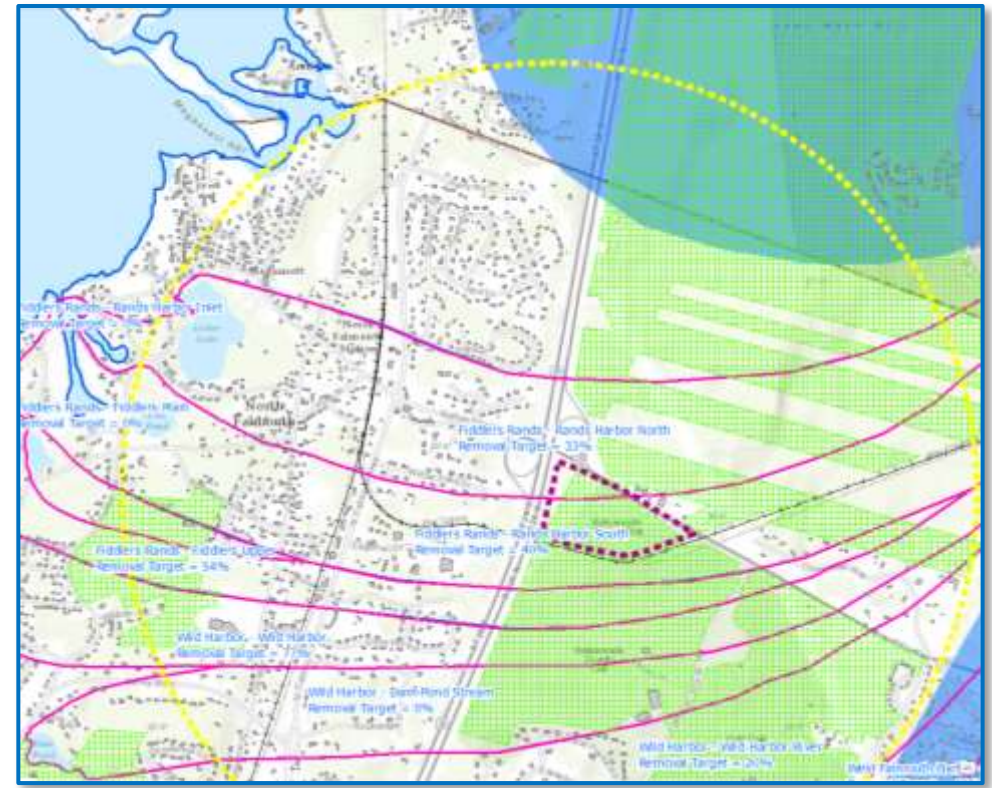
Opportunities

- Proximity to Route 28 Interchange
- Proximity to Shining Sea Bikeway, transit service, and rail infrastructure



Constraints

- Strict nitrogen loading requirement
 - 33%/40% reduction in N septic load determined by MEP report
- Potential water supply area
- Outside proposed sewerage area for town



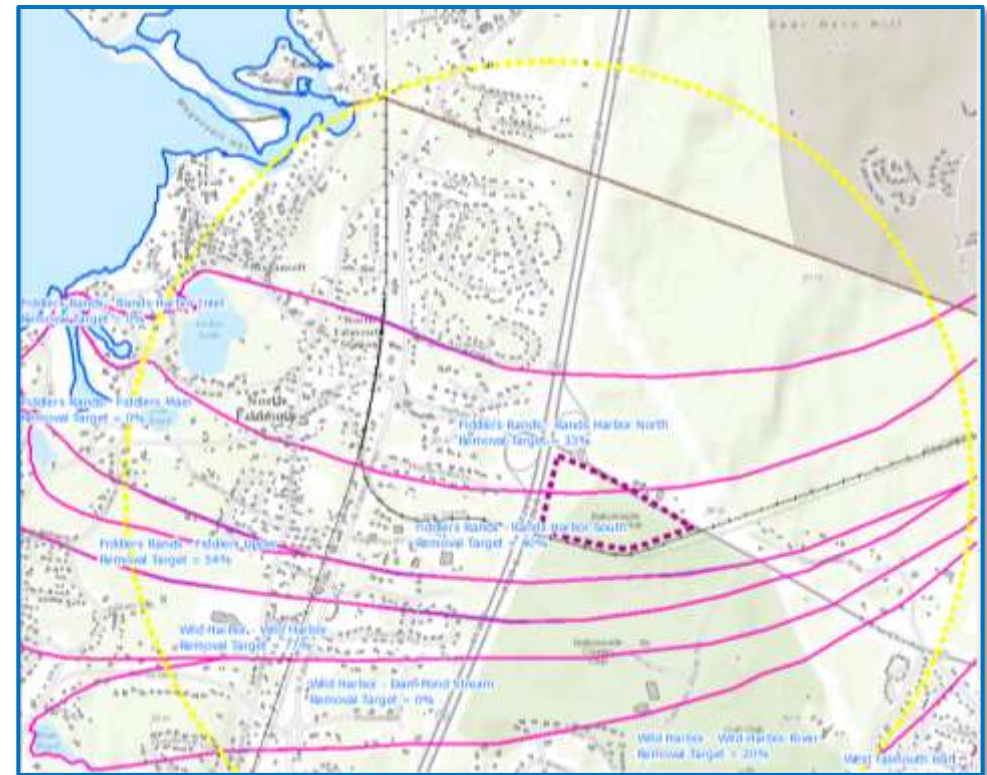
WATER RESOURCES



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Opportunities

- Wastewater treatment options to remediate watershed N loads
- Infrastructure coordination with surrounding development



Constraints

- Site mapped for rare species habitat
- Natural Heritage and Endangered Species Program filing and protected open space may be required for any development
- Recommend completion of natural resources inventory

NATURAL RESOURCES



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Opportunities

- No DEP mapped wetlands on the site
- Protected Open Space to North (Crane WMA), East (GC at CC), West (municipal); unprotected Ballymeade GC to the South
- Potential wildlife corridor connections





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PUBLIC COMMENT

TELL US YOUR IDEAS FOR THE SITE



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What would you like to see and why?



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DOT EXERCISE



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WRAP-UP AND NEXT STEPS

SUMMARY



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- Discuss major concepts brought forward from public
- Pros and cons
- Issues to be examined further

NEXT STEPS



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- **Working group meets to review ideas/concepts**
- **Opinion poll distributed within next 7 – 10 days**
- **2nd workshop focused on alternatives**

WORKSHOP 2

(mid-August)

- Report back on Workshop 1 and community poll
- Presentation/feedback alternatives drafted from community ideas and Commission analysis.
- Summary of potential benefits/impacts of alternatives and conceptual site plans

PROJECT INFORMATION



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For more information, meeting summaries, etc. go to:

OlympicVillageStudy@falmouthmass.us

capecodcommission.org/olympicvillage

THANK YOU FOR YOUR PARTICIPATION!