



TOWN OF YARMOUTH

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Planning
Division

MEMORANDUM

To: Jordan Velozo, Chief Regulatory Officer, Cape Cod Commission

Cc: Dennis Prebensen, Yarmouth's Representative to the Cape Cod Commission
Bob Whritenour, Town Administrator
Amanda Lima PE, Yarmouth Town Engineer
Attorney Eliza Cox, Nutter McClennen & Fish

From: Kathy Williams PE, Town Planner

Date: May 12, 2022

Subject: Cape Cod Hospital Cancer & Cardiology Expansion DRI (CCC No. 22003)

Thank you for the opportunity to comment on this important project. The benefits to the Cape Cod community from an expanded and modernized cancer and cardiology facility is apparent and well documented in the Hospital's DRI application. The revisions to the project from the original "Tower" are an improvement, both in reducing traffic volumes and in the aesthetics of the overall project.

The proposed project improvements are located in Barnstable with only very minor parking lot impacts in Yarmouth which do not require local permitting. However, the parking areas and road networks within Yarmouth are important to the operation of the Hospital. Our main concerns are related to traffic mitigation measures, pedestrian safety and protecting our residential neighborhoods from unwanted traffic.

1. Transportation Demand Management (TDM) Program: The Transportation Demand Management (TDM) Program is relied upon to reduce and manage traffic and parking demand and is an important element in the overall mitigation package proposed by the Hospital. Yarmouth residents have, for years, expressed issues with hospital related traffic traveling through their residential neighborhoods and overall traffic congestion in the area. Although details on the TDM program are provided in the DRI materials and having a full-time person managing the Program is beneficial, there needs to be some documentation and accountability for actual use of the program as compared to the anticipated usage. The following items are requested:
 - a. Provide the name and contact information for the TMD Coordinator to the Town of Yarmouth.

- b. In addition to encouraging participation and distributing information, the TMD Coordinator should conduct physical inspections of the hospital traffic during peak times to ensure people are adhering to the requirements to avoid Yarmouth neighborhoods.
 - c. Develop a traffic and parking mitigation plan during construction of the expansion to avoid issues with illegal parking, parking in residential neighborhoods, or construction traffic going through Yarmouth neighborhoods. The very high parking usage rates show how tight the parking is which will only be exacerbated during construction.
 - d. Conduct one analysis on the effectiveness of the TDM Program, along with a parking analysis, after the new expansion had been fully operational for one (1) year. Input from the residents in the Yarmouth neighborhoods should be sought as part of this analysis.
2. Bayview Street Sidewalk & Resurfacing Improvements: The DRI Traffic Impact and Access Study notes a proposed Bayview Street enhancement project as a pedestrian accommodation mitigation measure (Page 57). Please note that the originally proposed Barnstable/Yarmouth \$1.4 million (2019 cost estimate) Bayview Street roadway, drainage and sidewalk improvements project has been significantly scaled back due to funding constraints. As it currently stands, the Town of Yarmouth is proposing pedestrian improvements between Park Street and Parkway Place by upgrading the sidewalks and pedestrian crossings (to be upgraded and funded by the Hospital). To avoid damage during construction, these improvements will not be done until after the hospital expansion is completed. Upon installation of sewers along Bayview Street, the remainder of the Bayview Street will ultimately receive pavement overlay, but will exclude the sidewalk and drainage improvements originally proposed. In light of these changes, the Hospital should consider incorporating expansion of the pedestrian network around the hospital campus into their project.

Due to a previously scheduled meeting, I may be unable to attend the Public Hearing on May 16, 2022, but would like to submit these comments into the record and have them forwarded to the subcommittee members.