

VIA EMAIL

June 8, 2021

Mashpee Planning Board
16 Great Neck Road North
Mashpee, MA 02649

Members of the Planning Board:

Mashpee Commons is the Chace family business. We love this community and have strived to be good and philanthropic neighbors for nearly four decades.

To date, much of the public commentary – written and verbal – regarding the proposed Mashpee Commons expansion has been personal opinion presented as fact.

Based on comments made and feedback received at the Planning Board meeting on June 2, we thought it would be helpful to present the facts about the existing Mashpee Commons development and the proposed expansion plan, including the Community Activity Center (CAC) Overlay District.

- Mashpee Commons is seeking a zoning amendment to create a CAC overlay district. CACs have been defined by the Cape Cod Commission in its 2018 Regional Policy Plan as areas “with a concentration of business activity, community activity, and a compact built environment.” This designation would allow for mixed-use development including residential, commercial, civic, educational and institutional uses subject to certain dimensional and other requirements.

The property is currently zoned C-1 commercial, allowing for typical big-box type of development. C-1 zoning *COULD* allow the acreage to become 1.7 million square-feet of super centers, dollar stores and fast-food chains with many curb cuts along roadways. Nobody wants that – it is the opposite of what Mashpee Commons has already built and is proposing for its expansion.

- Cape Cod is amid an affordable and workforce housing crisis. Affordable housing is a top priority for the expansion project, and a minimum of 10% of the units at Mashpee Commons will be affordable. In fact, we recently informed the town that we had entered a development partnership with Preservation of Affordable Housing Inc.

(POAH), which currently owns and operates 550 affordable apartments on Cape Cod.

The project will create a diversity of housing styles at various price points for sale and rental, including single-family homes, townhomes, cottage-style homes, mixed-income housing and apartments.

- Since 1988, Mashpee Commons has owned and operated its own state-of-the-art wastewater management facility and has allowed town municipal buildings to utilize the plant. These buildings include a fire station, police station, senior center and library. All proposed future development would also connect to the plant.
- Maintaining open, green space is a major priority and objective of the expansion project. Areas near the rivers and wetlands, beyond those protected by zoning bylaws, will be protected as parkland space. The development of a trail system will increase accessibility to these natural resources by bike or foot.

Environmental stewardship and sustainability have always been a hallmark of Mashpee Commons. It has implemented storm water systems designed to absorb nitrogen before it enters our sole-source aquifer; placed solar rooftop panels on most buildings; installed electric vehicle charging stations; and developed strategies to reduce dependence on automobiles through mixed-use neighborhoods, walking trails, green space and additional public transit (bus) stops.

Mashpee Commons is committed to mitigating traffic flow issues that could ordinarily be a byproduct of expansion. Plans call for a purpose-built network of roads that would direct traffic away from identified high-congestion areas on local roadways.

- Keeping with the Mashpee Commons tradition, the expansion will be constructed in familiar New England style architecture. Most importantly, the project will protect the area from becoming a sprawling landscape of vehicle-dependent development. The expansion project will preserve the town's charm, providing a traditional "look and feel" with green spaces, civic spaces and recreation opportunities.

Mashpee Commons appreciates the feedback it has received during a multi-year community engagement process focused on the expansion project.

Now, we look forward to continuing a productive dialogue and collaborating with the residents of Mashpee and the Cape Cod Commission to design a zoning amendment

and development agreement that we can all be proud of and comfortable with as we move forward.

Sincerely,

Buff and Sarah Chace
Mashpee Commons, LP