340 MacArthur Boulevard Redevelopment

Modification Application

Economic Narrative

The following provides an overview of the Project's consistency, to the extent applicable, with the 2025 RPP's Economy Technical Bulletin. As discussed in the application materials, the Project is the reuse of a former indoor and outdoor amusement park site, which was previously approved by the Cape Cod Commission. As a major modification, the review is focused on issue areas where there are different or increased impacts. *See* §11(b)(iii) of the CCC Enabling Regulations. Here, the proposed reuse of the site to accommodate year-round locally owned businesses better aligns with the RPP's economic vision than the approved pre-existing, seasonal amusement park.

Objective EC1 of the Economy Technical Bulletin seeks to support traditional and emerging businesses and industries, including businesses that are core to the region's economy. According to the June 2026 Year 2 Annual Report of the 2024 CEDS, Retail Trade and Construction are listed in the "Top 5 Industries by Employment" and the "Construction" industry 2024 Annual Wages is listed as the highest average annual wage as compared to all other listed industries. *See p. 20*.

Here, the existing building is proposed to be leased to and occupied by Global Design Group (hereafter, "Global"), an independently owned, Massachusetts-based company that manufactures and sells marble and granite products for residential and commercial construction and remodeling projects. Global's service area includes the Cape and Islands and the South Shore. Accordingly, consistent with Objective EC1, the proposed project supports and advances the trade and construction industry, which is a core industry to the region, and one of the higher paying industries in the region.

Additionally, the redevelopment will provide a visually buffered space for Cape Cod Trailer Storage to locate storage containers in the Upper Cape. Cape Cod Trailer Storage is a family-owned, Cape Cod business, which has served the Cape and Islands for over 50 years and presently operates in the mid-Cape, Outer Cape and the Islands. It provides a needed, temporary, service to support residential and commercial customers.

Objective EC2 of the Economy Technical Bulletin supports local workforce, economic activity and entrepreneurship. Global anticipates hiring 5-10 full-time employees. Benefits offered include sick time, vacation time and disability insurance. As

noted in the June 2026 CEDS Annual Report, the construction industry has some of the highest paying wages. Here, estimated wages vary between $20-50/hour, depending on the position. Also consistent with this objective, the project imports marble and granite slabs and then adds value by then selling the custom cut, finished, and manufactured products to homeowners, contractors and commercial developers.