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TO: Cape Cod Commission

RE: Landscape Plan Narrative for Proposed Site Redevelopment

DATE: August 6, 2025

OWNER: MacArthur Park Place

PROJECT

ADDRESS: 340 MacArthur Boulevard, Bourne

Dear Cape Cod Commission,

We are pleased to submit this brief narrative description of the proposed landscape plans for 340 MacArthur Blvd., Bourne as part of the property owner's DRI Modification application package for the proposed reuse of the subject property.

Existing Site Conditions



The site is located at 340 MacArthur Blvd., Bourne [Parcel ID: 31.4-15-0]. The 7.894 acre lot is home to a 24,779 s.f. commercial building on a predominantly barren site composed of exposed dirt, weeds, and pavement, including an existing parking area, a former go-cart track, and associated utilities. The interior of the parcel is vegetated with grasses, forbs, and occasional shrubs and trees. The southern and western boundaries are well-vegetated in some sections with mature cedar and other evergreen trees, presumably planted as part of the original

planting plan prepared in 2003.

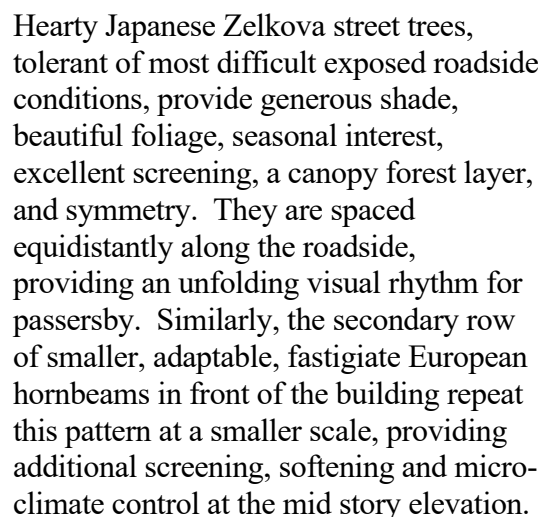
Proposed Site Conditions

The proposed project involves restoration and reuse of the existing commercial building, parking area and surrounding landscape (see permit application forms and narrative, Site Plan, Architectural Plan(s) and proposed landscape plans [Sheets L3.01 – *Landscape Planting Plan* and L7.01-*Landscape Plan and Front Elevation*] for detailed information). The proposed landscape plans address specific aesthetic, environmental and permitting considerations discussed during preliminary meetings conducted between the owner, owner’s representatives, and Cape Cod Commission staff, as briefly described below.

1. Design Concept

The proposed landscape design builds upon and advances the concepts illustrated in the “*Adventure Isle Landscape Plan*”, prepared by Davis & Davis Inc., dated 9-12-03 and approved by the CCC as part of the original DRI permit for this property. The current landscape plans, “*Landscape Planting Plan*”, Sheet L-3.01 and “*Landscape Plan and Front Elevation*”, Sheet L-7.01, prepared by Helios Land Design, incorporate ecological, aesthetic and permitting considerations. Specified plants have been chosen for their diversity, ecological sustainability, aesthetic interest, scale, screening capacity and viability in the challenging environmental conditions of this roadside property. See *Overall Landscape Plan* below.





A variety of native and naturalized shrubs including *Clethra alnifolia* (Sweet Pepperbush), *Hydrangea* spp., *Viburnum* spp., Highbush blueberry (*Vaccinium corymbosum*), Chokeberry (*Aronia* spp.), Winterberry (*Ilex verticillata*), Bayberry (*Myrica pennsylvanica*), *Rosa* spp., and others, are proposed for the planting beds beneath and around the trees and in front of the building, providing ecological and aesthetic values, and screening at the shrub layer. See complete Plant Schedule on Sheet L-3.01 and in the reduced image below.

Open areas north and east of the building will be replaced with lawn (drought, wear tolerant seed mix), providing an attractive, cooling, moisture-retaining, green “front yard” to the refurbished building. The recommended seed mix is low-maintenance *LESCO All Pro Team Mates Plus* (or equivalent), which provides a durable, wear-tolerant turf that will withstand foot-traffic, heat and drought. Composed of 70% *Tall Fescues* (*Bravo 2, Restore, Warrior Tall Fescues*), 20%

Allsport 5 Perennial Ryegrass, and 10% Jackpot Kentucky Bluegrass, this mix is suitable for sun and partial shade conditions and especially suited for athletic fields, parks, lawns, roadsides and utility areas.

Plant Schedule				
ID	Qty	Common Name	Scheduled Size	Flower Color
AG	2	Paperbark Maple	2" cal.	
Arub	1	Red Maple, Swamp Maple		Red
Aucon	7	Low Scape™ Mound Chokeberry	3 gal.	white
BN'h'-	1	Heritage River Birch (R)	3" cal.	green
Bx'gg'	29	Green Gem Boxwood	3 gal.	White
Cac	10	Vanilla Spice® Summersweet	5 gal.	white
CB'f'	4	Pyramidal European Hornbeam	3" cal.	Yellow
Ccal	10	Vanilla Spice® Summersweet	---	white
CK'pF-	1	Pink Flame Japanese Dogwood	2" cal.	Pink/white
HHid	7	Hidcote St. John's Wort		Yellow
Hjan	6	Little Lime® Hardy Hydrangea	3 gal.	green
HM'b'	6	Endless Summer® Hydrangea	5 gal.	Blue
HM'cl'	6	Cityline® Paris Bigleaf Hydrangea	3 gal.	Pink
HM'nb'	30	Nikko Blue Hydrangea	3 gal.	Blue
HM'ss'	4	Seaside Serenade Martha's Vineyard Hydrangea		blue
HM'sskh'	5	Seaside Serenade Kitty Hawk Hydrangea	3 gal.	blue
HM'ssmv'	5	Seaside Serenade Martha's Vineyard Hydrangea	3 gal.	blue
HP'II'	6	Limelight Hardy Hydrangea	5 gal.	Green
HS'ard'	1	Ardens Rose Of Sharon	10 gal.	
HS'bb'	2	Bluebird Lacecap Hydrangea	3 gal.	Blue
HS'h'	5	Helene Rose Of Sharon		Multicolored
IV'lh'	13	Little Henry Sweetspire	3 gal.	white
IV's'	7	Sparkleberry Winterberry	5 gal.	White
Lvul	19	Common Privet		White
MP	5	Northern Bayberry		white
PC'aristocrat'	8	Aristocrat® Flowering Pear	2" cal.	White
PP	11	Japanese White Pine	10 gal.	
QR	1	Northern Red Oak	3" cal.	
R'Apricot Drift'	6	Apricot Drift Groundcover Rose		Apricot blush
R'Bonica'	19	Bonica(Tm) Rose	3 gal.	Pink
Rosa'ad'	8	Apricot Drift Groundcover Rose	1 gal.	Apricot blush
Rx'dsg'	9	Double Shot Grape Azalea	2 gal.	Purple
SJ'bm'	4	Berri-Magio® Japanese Skimmia	3 gal.	White
SP	1	Japanese Stewartia	2" cal.	White
S-RAT	4		TBC	Floral Color
Sweet Gum	1	American Sweetgum	3" cal.	Yellow
Tocc	2	Eastern Arborvitae		
TO'eg'	9	Emerald Arborvitae	3 gal.	No Value
VP'ss'	3	Summer Snowflake Viburnum		white
VPT	12	Popcorn Viburnum		white
ZS'gv'	5	Green Vase Zelkova (R)	3" cal.	

NOTE: SOME ARISTOCRAT PEARS ARE WITHIN THE PARKING AREA ISLANDS. NOT ALL SHOWN ON THIS PLAN

The former go-cart track and surrounding areas on the perimeter of the site will be cleaned up, scarified, and naturalized with a suitable seed mix. Mowing, if needed, will be done periodically. This approach was proposed over lawn for its relatively fast establishment, low maintenance/water use, habitat value, and naturalized look. Recommended seed mix options for the reclaimed track area and drier, less visible, low-maintenance areas of the site are:

- A. *New England Conservation/Wildlife Mix* (New England Wetland Plants), composed of: *Virginia Wild Rye* (*Elymus virginicus*), *Little Bluestem* (*Schizachyrium scoparium*), *Big Bluestem* (*Andropogon gerardii*), *Red Fescue* (*Festuca rubra*), *Switch Grass* (*Panicum virgatum*), *Partridge Pea* (*Chamaecrista fasciculata*), *Panicledleaf Tick Trefoil* (*Desmodium paniculatum*), *Indian Grass* (*Sorghastrum nutans*), *Blue Vervain* (*Verbena hastata*), *Butterfly Milkweed* (*Asclepias tuberosa*), *Black Eyed Susan* (*Rudbeckia hirta*), *Common Sneezeweed* (*Helenium autumnale*), *Heath Aster* (*Aster pilosus*/*Symphotrichum pilosum*), *Early Goldenrod* (*Solidago juncea*), *Upland Bentgrass* (*Agrostis perennans*); or,
- B. *New England Native Warm Season Grass Mix* (New England Wetland Plants), composed of: *Little Bluestem* (*Schizachyrium scoparium*), *Big Bluestem* (*Andropogon gerardii*), *Virginia Wild Rye* (*Elymus virginicus*), *Indian Grass* (*Sorghastrum nutans*), *Red Fescue* (*Festuca rubra*), *Switch Grass* (*Panicum virgatum*).

Proposed stormwater detention area(s) will be rimmed by shrubs tolerant of temporarily inundated, wet-soil conditions and/or non-wetland conditions (Facultative and Facultative Upland) such as Winterberry, Sweet Pepperbush, and others. The central basin(s) will be seeded with an appropriate seed mix such as *New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites* (*New England Wetland Plants*) [or equivalent] composed of: *Riverbank Wild Rye* (*Elymus riparius*), *Creeping Red Fescue* (*Festuca rubra*), *Little Bluestem* (*Schizachyrium scoparium*), *Big Bluestem* (*Andropogon gerardii*), *Switch Grass* (*Panicum virgatum*), *Upland Bentgrass* (*Agrostis perennans*), *Nodding Bur Marigold* (*Bidens cernua*), *Hollow-Stem Joe Pye Weed* (*Eupatorium fistulosum*/*Eutrochium fistulosum*), *New England Aster* (*Aster novae-angliae*), *Boneset* (*Eupatorium perfoliatum*), *Blue Vervain* (*Verbena hastata*), *Soft Rush* (*Juncus effusus*), *Wool Grass* (*Scirpus cyperinus*).

All landscaped areas and plant quantities on the plan meet Town of Bourne Zoning requirements, except where waivers are proposed due to spatial considerations and/or the presence of existing plants, and are detailed in the table provided on Sheet L-3.01.

3. Screening

As previously noted, the planting plan intentionally provides visual interest and foliage at the upper canopy, mid story and shrub layers, effectively softening the building and screening the associated parking and outdoor storage areas. The *Front Elevation* drawing on Sheet L-7.01 illustrates the view west to the building from the road at vegetative maturity, providing an attractive landscape foreground and effectively screening the parking and storage area in the background.

Additionally, a tall hedge (Privet, Arborvitae, or equivalent) extends northwards from the northeast corner of the building, punctuated by a planting bed with boulder at its terminus, to intentionally

screen views to the outdoor storage area behind the building. See reduced elevation image below looking west to the building from MacArthur Boulevard..



4. Stormwater Management

Strong Tree Engineering's plans provide detailed existing and proposed site information including proposed grading, drainage and stormwater infrastructure. The stormwater system approved during the 2003 review will remain, with some components inspected and maintained (removal of accumulated sediment, etc.). Landscaping is an integral part of the stormwater management system, reducing runoff and removing sediment and pollutants prior to drywells, which are located within landscaped areas of the site. Runoff from the parking area is directed to a water quality swale and then into a landscaped stormwater basin at the southeast corner of the site. Drywells are also present in that basin to encourage infiltration. Portions of the roof runoff are directed to subsurface infiltration systems.

5. Invasive Species Management Plan

Invasive species management will be a component of the larger land management strategy for the property, which will begin with the removal of debris and unsuitable landscape materials during the change in use. Moving forward, ongoing invasive species management will consist primarily of annual removal of invasive plants, as the owner has already done. Regular mowing of grass areas and maintenance of planting beds is also expected to control invasives.

Thank you for your consideration.

Sincerely,

Handwritten signature of Jeffrey Thibodeau

Jeffrey Thibodeau, President