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CAPE COD COMMISSION

Cape Cod Commission Staff Memorandum
Development of Regional Impact Review

DATE:	February 14, 2025
PROJECT:	Wilkens Campus Housing Phase II (CCC File No. 24026)
APPLICANT:	Wilkens Lane Housing, LLC
	75 Park Plaza, Boston, MA 02116
PROPERTY/SITE:	35 Wilkens Lane, Barnstable, MA 02630
	Parcel ID 296-039-00
	BCRD Book 34792 Page 233 Plan Book 697 Page 36
MEETING DATE:	February 19, 2025
SUBCOMMITTEE:	Harold Mitchell (Chair), Catherine Ledec, Richard Roy, Doug Fromm, Jacqueline Etsten, Stephen Mealy (alternate)

The Applicant submitted the following materials since the February 10, 2025 public hearing on the Project:

- Supplemental Application Narrative, dated 2/13/2025
- Revised Landscape Plans, dated 2/13/2025
- Revised N-Loading Worksheet for Lewis Bay, dated 2/13/2025
- Revised Stormwater Report, dated 2/13/2025
- Transportation Memo, dated 2/12/2025

These are in addition to the materials submitted by the Applicant on 2/7/2025. Commission Staff reviewed all materials and suggests they substantively address the outstanding issues identified by Staff in the Staff Report and prior memos.

Potential Further Division of Project Site

Plans and a narrative regarding the proposed Lot 2C were included with the revised application submitted on 2/7/2025. The lot is non-buildable and is planned to compliment potential future development. Staff suggests this issue has been adequately addressed.

Community Design Objective CD1

As requested, specific measurements for facade setbacks and projections for the residential buildings were provided in the supplemental filing narrative submitted on 2/13/2025. While the amount of façade variation does not meet the recommendations of the Technical Bulletin, the Project meets the requirement through identified alternate means by breaking down the mass of the buildings with changes in materials, colors, and rooflines.

The Applicant has clearly committed to using only fiber cement or natural products for the exterior of the building. Staff suggests this will help to reduce mass and relate to regional forms.

The Applicant submitted a revised Landscape Plan on 2/13/2025 that further incorporates native species. Importantly it also identifies all plant materials proposed for the site, including turf, grasses, and treatments for along the edges of the site.

With these changes and clarifications, Staff suggests that the Project is consistent with Objective CD1.

Water Resources Objective WR3

The revised Landscape Plan submitted on 2/13/2025 fully addresses the concerns previously identified by Staff. The revised plans specify that native seed mixes will be used and sod areas will be species unlikely to require on-going fertilization. This evidences that the Project can be maintained without the use of nitrogen-based fertilizers past the establishment period.

The revised plan includes sod comprised of fescues and ryegrasses, with an example supplier identified. Additionally in discussions with Staff the Applicant identified a microclover option. Staff suggests that either would be appropriate, but microclover may be particularly resilient. Consistent with the plan notes, Staff suggests that final selections can be made for a sod consistent with Commission requirements based on availability at the time construction.

Staff suggests the seed mixes proposed are largely acceptable, and plan notes indicate that final selections can be made in consultation with Staff. Staff suggests that the proposed mix for rain gardens is adequate but notes it contains some non-native, non-invasive species. A seed mix with only species native to New England would be preferential, but Staff can work with the Applicant should further refinement of the selection be necessary.

As previously noted, Staff proposes any decision require a landscape maintenance contract that will lay out management practices for the Project to be reviewed by Staff.

With these changes, Staff suggests that the Project is consistent with Objective WR3.

Transportation Objectives TR1 and TR3

The Applicant submitted a transportation memo on 2/5/2025 from VAI addressing recommendations from the Staff Report, in which the Applicant proposed applying congestion mitigation funds toward identified concerns at Independence Drive/Attucks Lane and Wilkens Lane/Attucks Lane. Staff was particularly concerned about the installation of an emergency signal pre-emption system at Independence/Attucks, which is identified as a safety issue under TR1, and signal improvements at Wilkens/Attucks, which is identified as a congestion issue under TR3. It was confirmed by Staff that these concerns are shared by the Town.

The Transportation Technical Bulletin does not allow congestion funds to be applied toward safety issues or congestion issues that are primarily for the benefit of the Applicant. As such, Staff suggested that improvements be constructed, but the Applicant expressed concerns that such improvements could trigger further improvements in a memo submitted on 2/12/2027.

Staff agrees that such further improvements such as the full replacement of a traffic signal would not be commensurate with the impacts of the Project. Staff worked with the Applicant to develop the following conditions that may be included in a decision to address these issues. With all proposed mitigation required by conditions and these more specific conditions, Staff suggests the Project is consistent with all Transportation Objectives.

Proposed Transportation conditions with Staff edits to Applicant language in redline:

> TR1
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> If so designed by the Town of Barnstable, the Applicant will install a signal pre-emption system at the Independence Drive/Attucks Lane intersection subject to receipt of all necessary rights, permits and approvals ~~and to the extent that the~~ unless, prior to a Preliminary Certificate of Compliance, the Applicant has evidenced that such installation cannot be accomplished without the replacement or installation of traffic signal poles/posts or mast arms, or the replacement of the traffic signal controller ~~or associated appurtenances~~.
>
> TR3
>
> Subject to receipt of all necessary rights, permits and approvals, the Applicant will design and construct the ~~suggested~~ enhancements to the traffic signal at the Attucks Lane/Wilkens Lane intersection ~~to the extent that~~ unless, prior to a Preliminary Certificate of Compliance, the Applicant has evidenced that such improvements cannot be completed without the replacement or installation of traffic signal poles/posts or mast arms, ~~or the modification~~ or replacement of the traffic signal controller ~~or associated appurtenances~~.