

To: Cate MacGregor
MacArthur Park Place LLC
100 Independence Drive
Suite 11
Hyannis, MA 02601

Date: August 28, 2026

Project #: 16737.000

From: Randall Hart, Principal

Re: Proposed Re-Use 340 MacArthur Blvd

Introduction

On behalf of the Proponent, MacArthur Park Place LLC, Vanasse Hangen Brustlin, Inc. (VHB) has prepared a summary of Traffic Demand Management (TDM) initiatives that will be implemented at the proposed facility. The site was formerly occupied by Adventure Isle that consisted of a 7.9-acre site which included a seasonal Adventure Isle Amusement Park. In 2002 a redevelopment occurred which added a roller rink to the site with typical accompanying facilities such as a snack bar, video game room, and function space. The amusement park has been closed since 2007 and the site was generally used for storage, but only sporadically active. The current redevelopment proposal includes reusing the existing structure (approximately 24,000 sf) for a small countertop tenant, which will provide a small retail area (approximately 4,600 sf), and the remaining area would be used for manufacturing countertops. In addition, there is an area in the rear of the site (approximately 72,704 sf) which is intended to be used as bulk storage. This would include a combination of storage racks for granite/marble slabs and a space for container storage. The proposed facility expects to have between 5-10 full-time employees. It is anticipated that the following TDM measures will be implemented at the new facility.

Proposed TDM initiatives at 340 MacArthur Blvd Bourne

- Provide secure, outdoor bicycle racks close to the building entrances.
- Establish an onsite TDM Coordinator who will be responsible for program implementation.
- Provide an employee ride matching program to encourage carpooling by employees.
- Designate preferential parking spaces in the parking lot for carpool vehicles to promote carpooling.
- Provide an emergency Guaranteed Ride Home program for employees who participate in carpooling, walking, biking, or taking transit.
- Provide materials about the TDM program to new employees when they are hired and through online information, printed materials, and/or promotional events.
- Include a kitchen for employees to limit the need for employees to leave the Site during breaks.
- Direct deposit for employee's payroll checks will be offered.
- Promote CCRTA Smart Dart transit service to the employees.

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101 Walnut Street, PO Box 9151, Watertown, Massachusetts 02471

P 617.924.1770 F 617.924.2286 www.vhb.com