

Transportation Impact

- Significant increase to traffic around already congested West End Rotary
 - Applicant's own study shows sizeable increases
 - Study underestimates added traffic
 - Major safety issues
- Severe impact on surrounding Environmental Justice populations
 - Congestion
 - Overflow parking



Source: MassGIS 2020 Environmental Justice Populations

Who Will Live at Emblem Hyannis?

- Applicant targets working families and young adults
 - Teachers
 - Hospital staff
 - Fire, police, other municipal employees
- Jobs not likely to be walking distance
- Residents might not feel safe walking from jobs downtown/Cape Cod Hospital at night, when many businesses close or shifts change

What Is the Commuting Profile?

- No viable current public transportation option
 - How firm is the commitment to add bus routes?
 - How many bus changes must a commuter make to reach work?
 - Will busses run at night, when hospital shifts change?
- 81% of Cape Cod residents commute by car alone; another 6% carpool—more than state and national averages
- 312 units (510 bedrooms), 2 adults per unit, 81% driving alone and 6% sharing, generates *524 commuting round-trips daily*
- Although some units may have only 1 driver, many multibedroom units will have more than 2—especially if young adults share bedrooms

How Much Traffic Will the Project Generate?

- Using generic national data for 3-10 story buildings, Applicant estimates
 - 90 trips per hour peak morning weekday
 - 112 trips per hour peak evening weekday
- 524 commuting round-trips likely concentrated in morning and evening rush hours—traffic *far above the 90-112 per peak hour estimated*
- Calculations partly based on Town US Census data—reflects Town's high percentage of retirees rather than Project's target of working residents
- 500+ commuter round trips implies need for dozens more parking spaces that 468 in current Project design—*will overflow vehicles park in adjacent Environmental Justice communities?*

Current Traffic From Golf Course

- Applicant's study uses generic golf course statistic of 548 trips per day
 - Absurd: Requires 10 foursomes per hour, driving separately, for over 10 hours each day, 365 days per year, rain or shine, even on short winter days
 - Actual counts include *all* traffic into and out of hotel and conference center
 - Never asked golf course operator for actual usage, despite commitment to do so when issue first raised
- Golf course operator estimates 60 trips per day
- Using 60 vs. 548 current daily trips and Applicant's (likely low) projection of 1,700 total trips means *Project adds 1,640 new trips per day—42% more* than Applicant's estimated 1,152

Congested West End Rotary

- West End Rotary—100 yards east of the Project—will handle almost all commuter traffic, as going west leads to single-family residential
- In 2005, Barnstable's Downtown Hyannis GIZ application projected the rotary would be inadequate by 2015
- Now operating at full capacity



Choking the Rotary and Neighborhood Impacts

- 500+ new commuting round-trips, likely concentrated at existing peak hours, will back up traffic severely
- Drivers will seek alternate routes—all of which lead through Environmental Justice populations
 - No sidewalks despite significant pedestrian usage, including school children
 - Little street lighting
- Traffic also will back up in the Hyannis Business District, deterring patronage by residents and tourists

Safety

- Rotary has *no sidewalks or crosswalks*—yet Applicants touts walkability
- Recent MassDOT traffic safety audit shows
 - Rotary has 4th highest level of vehicle crashes in Town
 - Recommends multiple areas of safety concerns and 29 enhancements
- This is *before* the Project—the Project would make this much worse
- Applicant agreed to fund some enhancements, but
 - None in high safety impact set
 - None in medium or high cost set

Conclusion: Severe Adverse Impacts

- Applicant drastically underestimates net traffic impact, especially in peak hours
 - Underestimates commuter trips when Project targets working adults
 - Overestimates current traffic from golf course in computing net effect
 - Project does not provide sufficient parking for appropriately estimated commuter trips
- Who bears the impact?
 - Environmental Justice populations, with greater congestion and parking overflow
 - Hyannis Business District, with traffic back-ups deterring patronage by residents and tourists