

PROPOSED REDEVELOPMENT OF
170 CLAY POND ROAD
BOURNE, MA

Cape Cod Commission Subcommittee Public Hearing
June 19, 2019

**SITE
AERIAL**





VIEW FROM GENERAL MACARTHUR BLVD



**VIEW FROM CORNER OF GENERAL MACARTHUR BLVD. AND
CLAY POND ROAD**



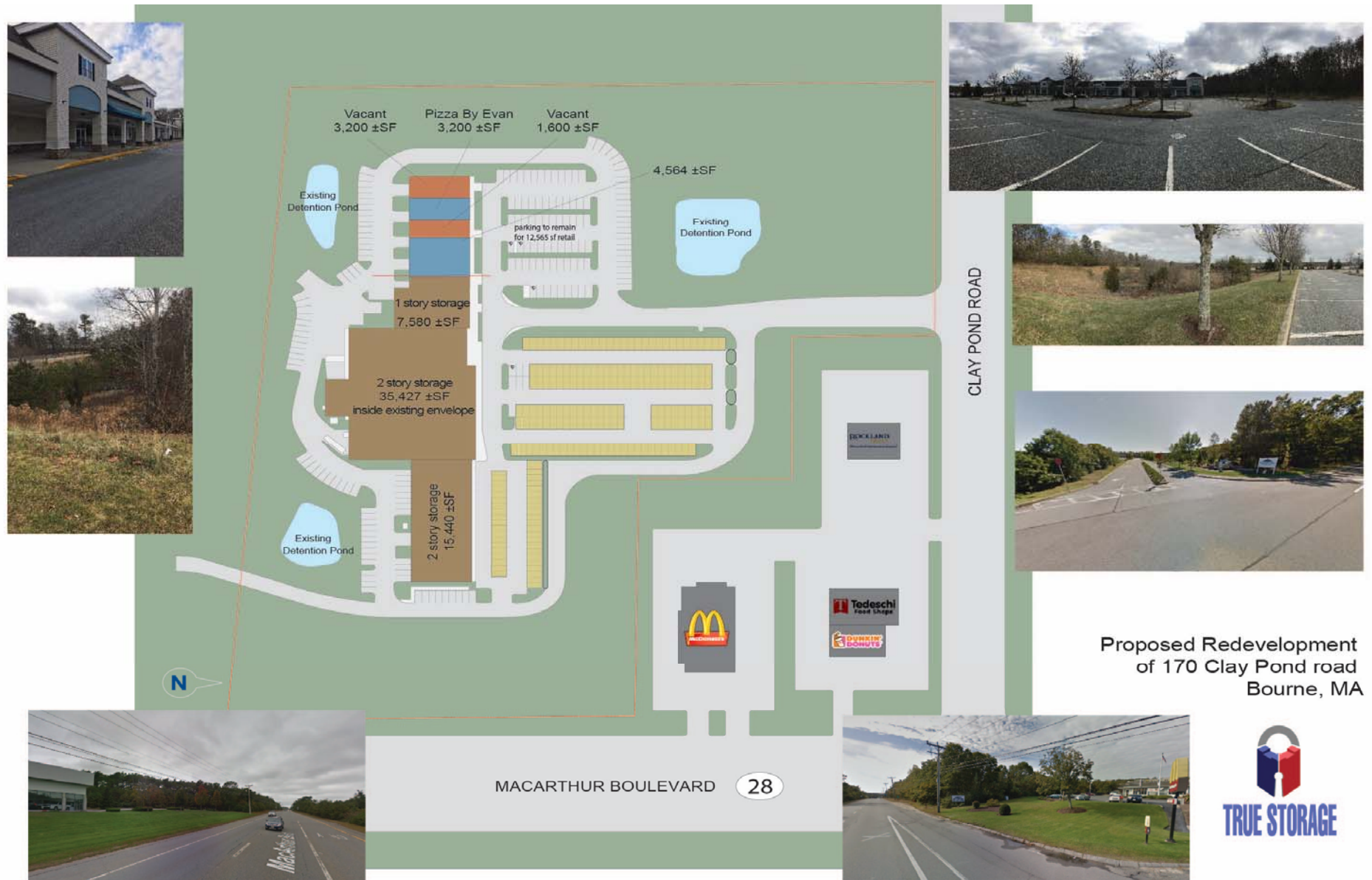
VIEW FROM CLAY POND ROAD



EXISTING BUILDING



EXISTING BUILDING



PRELIMINARY PROPOSED SITE PLAN



PROPOSED STORAGE ADDITIONS



ENHANCED TREE TRENCH
GRAPHIC EXAMPLE



SYMBOL LEGEND



EXISTING CANOPY TREE TO REMAIN



PROPOSED CANOPY TREE (17 +/-)



PROPOSED STORAGE CONTAINERS
(AREA = 34,600 SF +/-)



LOCKED ACCESS GATE



PROPOSED STORMWATER TREATMENT SPACE
(ENHANCED TREE TRENCH)



EXISTING STORMWATER STORAGE SPACE
(VEGETATED INFILTRATION BASIN)

--- PROPOSED LIMIT OF WORK



0' 40' 80'

1 INCH = 40 FEET



170 CLAY POND ROAD SHOPPING PLAZA REDEVELOPMENT PROJECT

JANUARY, 2019



Project Benefits

- Adaptively reuse and redevelop existing underutilized shopping center
- Redevelopment proposed entirely within existing development footprint
- Reduction in impervious cover
- Reduction in nitrogen loading / wastewater flows
- Enhanced wastewater treatment
- Storm-water management improvements
- Pedestrian enhancements
- Streetscape improvements along access drive
- Shared infrastructure with housing development
- Reduced trip generation
- Reduced energy consumption
- Low-impact use that is responsive to market demand