

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**



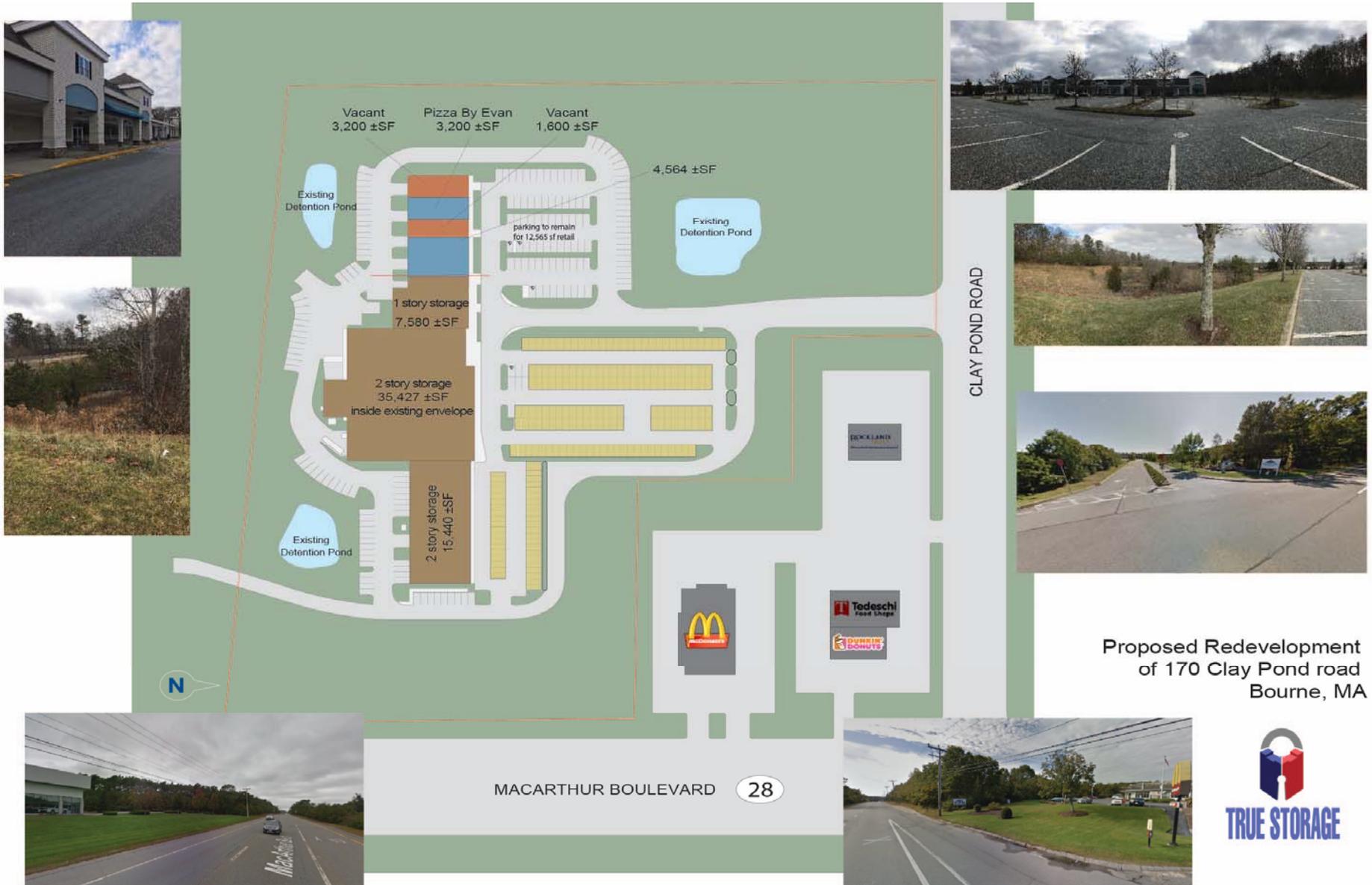
VIEW FROM CLAY POND ROAD



EXISTING BUILDING



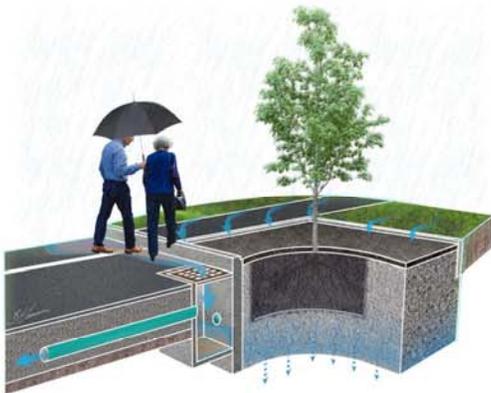
EXISTING BUILDING



PRELIMINARY PROPOSED SITE PLAN



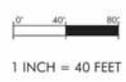
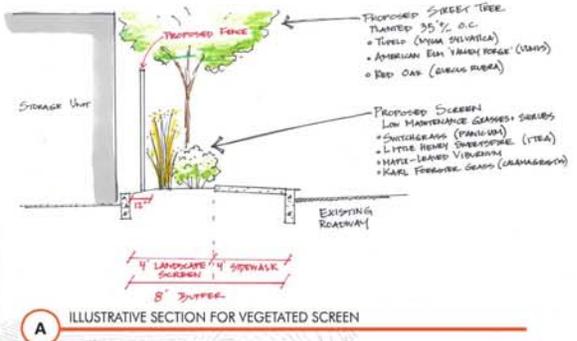
PROPOSED STORAGE ADDITIONS



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



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