

Options	Use Vytlicil Lot for Parking	Use Combined Orphanos/Weldon Lots for Parking	Use Combined Vytlicil/Orphanos/Weldon Lots for Parking	Use Area to the West of Current Parking Lot (on dune)	Use Larger Weldon Lot for Parking
General Information					
Location of Lot	On west side of Squibnocket Road	On west side of Squibnocket Road	On west side of Squibnocket Road	to the west of current parking lot on dune (Note there is a variant of this which would move the lot slightly further west).	On east side of Squibnocket Road
Land Acquisition	Town would lease/buy Vytlicil property	Town would lease/buy Vytlicil/Weldon lots.	Town would lease/buy Vytlicil/Orphanos/Weldon lots.	Land currently belongs to VOLF; would probably require an agreement between the town and VOLF	Town would lease/buy Weldon lot
Size of lot	1.1 acre	.98 acres (Orphanos .49 acre; Weldon .49 acre)	1.99 acres (Vytlicil 1.1 acre; Orphanos .49 acre; Weldon .49 acre)	?	3.8 acres
Draft Parking Layout *	From Sq Beach & Parking Area Data Summary, dated 7/1/14	None yet	From Sq Beach & Parking Area Data Summary, dated 7/1/14	From Sq Beach & Parking Area Data Summary, dated 7/1/14	None yet
Draft Layout includes turn around, port a potty and guardshack location - just means that a layout has been presented. Doesn't mean it can't be redesigned.	No	None yet	No	No	None yet
Comparison of Project Characteristics					

Beach Access					
How to Access Beach via Foot from Parking Area	Walk down existing Squibnocket Road to beach	Walk down existing Squibnocket Road to beach	Walk down existing Squibnocket Road to beach	Walk over sand path to beach	Walk down existing Squibnocket Road to beach
Distance from Parking Area to Beach	approx 600 ft	approx 330 ft	?	approx 130 ft	approx 300 ft
Need to accommodate both foot and vehicle traffic	Yes	Yes	Yes	N/A (unless Squibnocket Road is incorporated into the access solution for the SFHA homes)	Yes
Walkway to beach to be defined	N/A	N/A	N/A	Maybe a wooden walkway	N/A
Convenient Drop off location (need room for turnaround and drop off)	Probably could use the town owned piece of land for drop off and maybe handicapped parking. Not a long term solution, but maybe good for twenty years?	Probably could use the town owned piece of land for drop off and maybe handicapped parking. Not a long term solution, but maybe good for twenty years?	Probably could use the town owned piece of land for drop off and maybe handicapped parking. Not a long term solution, but maybe good for twenty years?		Probably could use the town owned piece of land for drop off and maybe handicapped parking. Not a long term solution, but maybe good for twenty years?
Stairs to Access Beach	Depends on revetment removal; also may depend on tide so may need to be available either way	Depends on revetment removal; also may depend on tide so may need to be available either way	Depends on revetment removal; also may depend on tide so may need to be available either way	Probably Not	Depends on revetment removal; also may depend on tide so may need to be available either way
Space for Bus Stop					
Number of Parking Spots Estimated (based on draft layouts)	40		55	32 or 48	
Incorporates convenient location for Port-a-potty and attendant's shack					

Appropriate location to check walk-ons					
Incorporates Sufficient Spots for Handicapped Parking	See drop off location discussion above.				
Other Vehicular Considerations					
Impact on Access Road Solution	N/A	N/A	N/A	will add vehicular traffic to the access road solution	N/A
Bus Dropoff and Turn Around?					
Pond Access (probably connected to road access)	where to put walking path to get to pond; ease of carting kayaks down to the water's edge	where to put walking path to get to pond; ease of carting kayaks down to the water's edge	where to put walking path to get to pond; ease of carting kayaks down to the water's edge	?	?
Environmental					
Wetlands Impacted	Probably no effect	Probably no effect	Probably no effect	Probably no effect	Probably no effect
Potential for Run-off	Into Pond (drives need for appropriate surface material and retaining walls, discussed below)	Into Pond (drives need for appropriate surface material and retaining walls, discussed below)	Into Pond (drives need for appropriate surface material and retaining walls, discussed below)	Likely to be run-off onto the beach itself	Likely to be run-off onto the beach itself
Impact on Coastal dune (Barrier beach), marshland, etc.	Will not disturb	Will not disturb	Will not disturb	Yes	Will not disturb
Review & Approval Rqd					
Concom	Approval	Approval	Approval	Approval	Approval
MVC	Approval	Approval	Approval	Approval	Approval
SPDAC	Review	Review	Review	Review	Review
Historical Commission	Review	N/A	Review	N/A	N/A
State Approvals?					

Visual					
Houses viewing location of parking area	?	4 houses with full view; 1 house with partial view	?	8 houses with full view; 3 houses with partial view	?
View from Beach					
Screening Needed					
Property Requirements					
Town to Acquire	Currently on the Market	?	Vytlicil is on the market; not sure about the others	N/A	Might be available for purchase
Estimated Price				N/A	
Town to Lease	Might be an option	Might be an option	Might be an option	Lease from VOLF?	Might be an option
Terms of Lease					
Construction Components					
Remove/Relocate Vytlicil House	Required	N/A	May be required	N/A	N/A
Grading of Lot Required	Substantial Amount	Substantial Amount	Substantial Amount	Minimal Amount	Substantial Amount
Application of Surface Material Appropriate for Location					
Landscaping around lot	Required	Required	Required	Berm with landscaping	Required
Retaining Walls	Required	Required	Required	No	Required
Work Required to Create Foot Access					
Issues During Construction					
Noise: Source & duration					

Access roadway interruption					
Sustainability					
Impact of Erosion/Sea Level Rise	No	No	No	Possibly	Depends on location of parking lot within the Weldon lot
Surface of Parking Lot					
Financial					
Cost to Acquire Property					
Lease Payments to be made					
Vytlicil House Removal		N/A		N/A	N/A
Construction cost - Initial					
Periodic Maintenance					
Beach permit revenue based on number of parking spots					
Qualify for CPA Money					Maybe, if other uses identified for that part of lot not used for parking
Potential to Meet Goals					

				Provides more beach property for the town. May be able to offset cost for purchasing land by using approx 1 acre for parking, and finding another use, e.g. affordable housing lots, for the other three acres. Length of walk to the beach for this option is somewhat better than other alternatives.
Pros:		Length of walk to beach is mid-range of the alternatives		Shortest walk to the beach;
	Significant grading required; longest walk to beach of all the options considered; property reputed to have 13 owners - may be difficult to execute purchase or lease.	Some grading required, although probably not as significant as Vytlicil and Big Weldon.	The cons for the Vytlicil lot all apply; might be possible to park the vehicles on Orphanos/Weldon and so reduce length of walk. So why then would we acquire Vytlicil too?	Seems to have most significant environmental issues of the alternatives. Also adds traffic to the access road solution.
Cons:				Significant grading required for big lot in order to allow parking;

Use Both Weldon Lots (Big for Parking; Small for handicapped parking and drop off)
Large Weldon on east side of Squibnocket Road; Small Weldon on west side of Squibnocket Road
Town would lease/buy Weldon lots
4.29 acres (Large Weldon 3.8 acres; Small Weldon .49 acres)
None Yet
None Yet

Walk down existing Squibnocket Road to beach
approx 300 ft
Yes
N/A
Yes; use small Weldon for handicapped parking and drop off
Depends on revetment removal; also may depend on tide so may need to be available either way

See drop off location discussion above.
N/A
?
Probably no effect
Likely to be run-off onto the beach itself
Will not disturb
Approval
Approval
Review
N/A

[illegible]

Maybe, if other uses
identified for that part of
lot not used for parking

Provides more beach property for the town. May be able to offset cost for purchasing land by using approx 1 acre for parking, and finding another use, e.g. affordable housing lots, for the other three acres. Length of walk to the beach for this option is somewhat better than other alternatives. Smaller Weldon for drop off and handicapped parking is a longer term solution than the town property.

Significant grading required for big lot in order to allow parking;