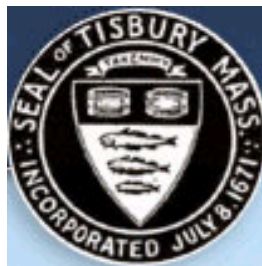


PLAN FOR THE TASHMOO HILL AREA TISBURY, MA

PRELIMINARY WORKING DOCUMENT
DECEMBER 6, 2011



Prepared by the Martha's
Vineyard Commission for
the Tisbury Planning Board

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Note to Readers



Legend

Parcels	Study Area Boundary	Proposed Connector Road
Primary Roads	Secondary Roads	Tertiary Roads

 **SPECIFIC STUDY AREA**
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA  D R A F T
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This document is a preliminary draft of a planning study of the Tashmo Hill Area – the area around the hill in Vineyard Haven where the Park and Ride is located, including the adjacent commercial area along Upper State Road. The purpose of the study was to look at the possible urban redevelopment that could take place in conjunction of the implementation of the system of Tisbury Collector Roads being proposed by the Tisbury Department of Public Works in collaboration with the Tisbury Planning Board.

It was worked on by urban design intern Thomas Oommen working for the MVC under the supervision of MVC Executive Director Mark London and Tisbury Planning Board Co-Chairman Henry Stephenson.

It was suggested that the plan could be reviewed and approved by the Martha's Vineyard Commission either as a guidance document for future applicants for MVC approval of Developments of Regional Impact and/or for possible changes to the DRI Checklist in order to raise the threshold for which projects need DRI review by the MVC.

This preliminary plan was submitted for discussion to the Tisbury Planning Board, with the intention of making further revisions as needed, before being discussed with other town officials as well as the public. However, when the Tisbury Town Meeting did not achieve the needed two thirds majority to implement the Tisbury Collector Road system, no further action was taken by the Planning Board.

INTRODUCTION

The Tashmoo Hill Sustainable Revitalization Area combines the Island's most promising area for revitalization as a smart-growth neighborhood and the most promising proposed greenway connection linking dense town settlement to rural open space. It is located on the outskirts of central Vineyard Haven in the town of Tisbury. It was identified as an "Opportunity Area" in the recently completed regional comprehensive plan – the Island Plan.

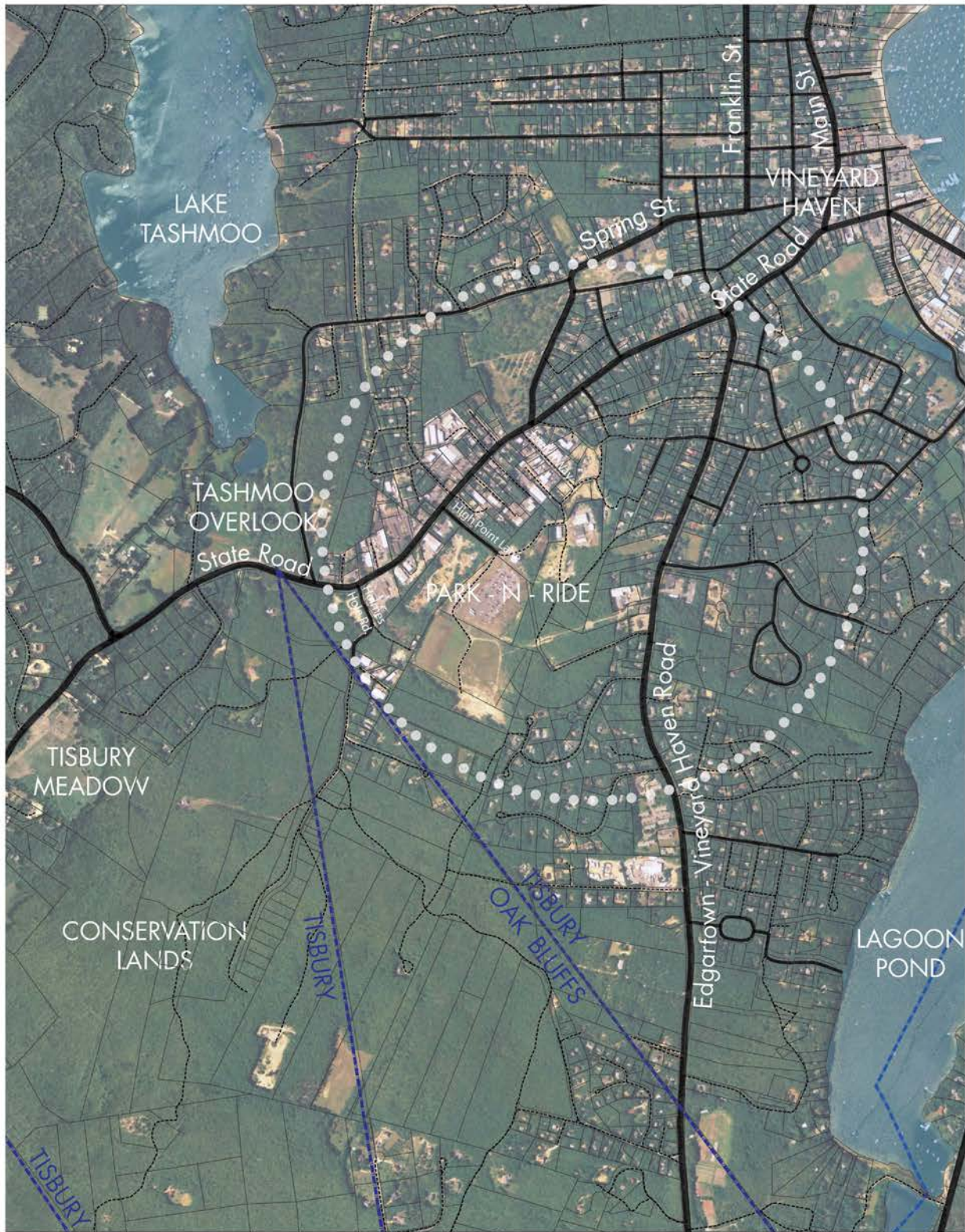
The Tisbury Planning Board has been working on general conceptual plans for this area for several years. At its 2010 Town Meeting, the people of Tisbury authorized the implementation of a series of connector roads that will serve to structure the redevelopment of this area. Engineering plans for these roads and related multi-user paths were recently completed, and construction is projected to be finished in two years, based on available funding. The objective of this study is to plan for the related infill redevelopment of this area as well as for a network of open spaces, bike paths and trails.

- Development Component: The area has great potential for substantial infill redevelopment – combining existing and new businesses with a significant increase in housing – is an area immediately adjacent to one of the town's main commercial areas. The aim of the study is to identify where development would best be located, to propose guidelines for this development, and to identify possible zoning and other regulatory changes to facilitate appropriate development.
- Open Space Component: This is coupled with the preservation of significant areas of open space in the adjacent areas in the towns of Tisbury and Oak Bluffs. The Island Plan proposes to balance sustainable development in smart growth locations with an integrated program of open space preservation, including the creation of an Island-wide greenway network with a series of "green wedges" – greenway connections linking the Island's central open space, the State Forest, with the three largest towns on the Island.

This plan aims to identify improvements for the public realm and outline urban design parameters for private development. The planning will also identify the main features of proposed open space protection on public and private land as well as proposed multi-user paths and trails, and outline proposed zoning and other regulatory changes.

CONTEXT MAP

The study area is primarily made up of the land located between State Road and the Edgartown – Vineyard Haven Road, extending to the conservation lands located to the west, and including the north side of State Road.



Legend

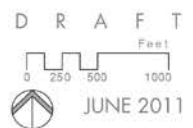
- Parcels
- Primary Roads
- Secondary Roads
- Tertiary Roads
- Town Boundary



CONTEXT MAP

TOWN OF TISBURY - PLAN FOR TASHMO HILL AREA

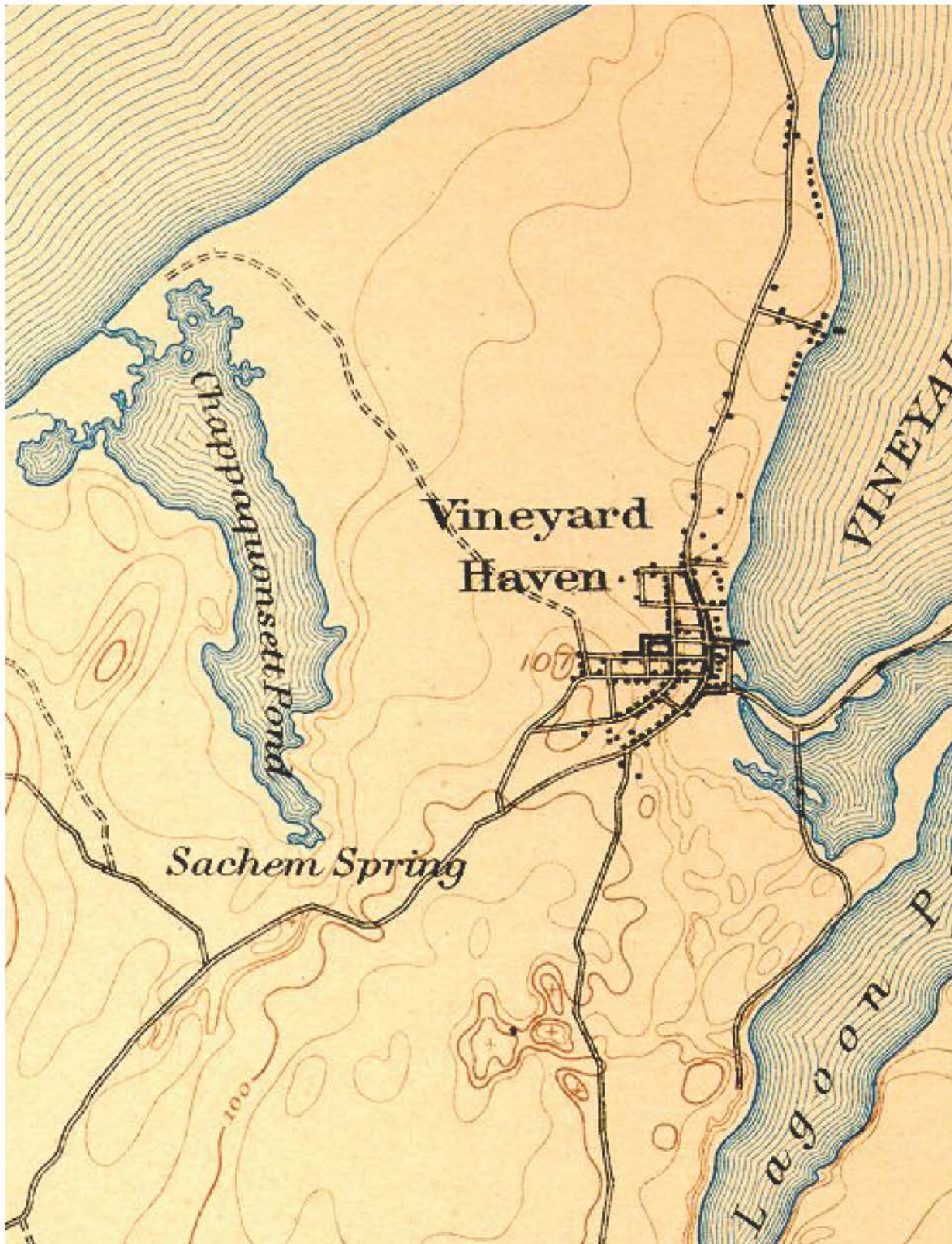
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HISTORY

This map shows the area 1894 when it was totally outside the then small village of Vineyard Haven.

Tashmoo Hill is the historical name for the hill at the center of the study area, though this name is not commonly used today.



US Geological Survey Map of 1894
 Surveyed in 1887
 Source: <http://historical.mytopo.com/index.cfm>



HISTORICAL MAP
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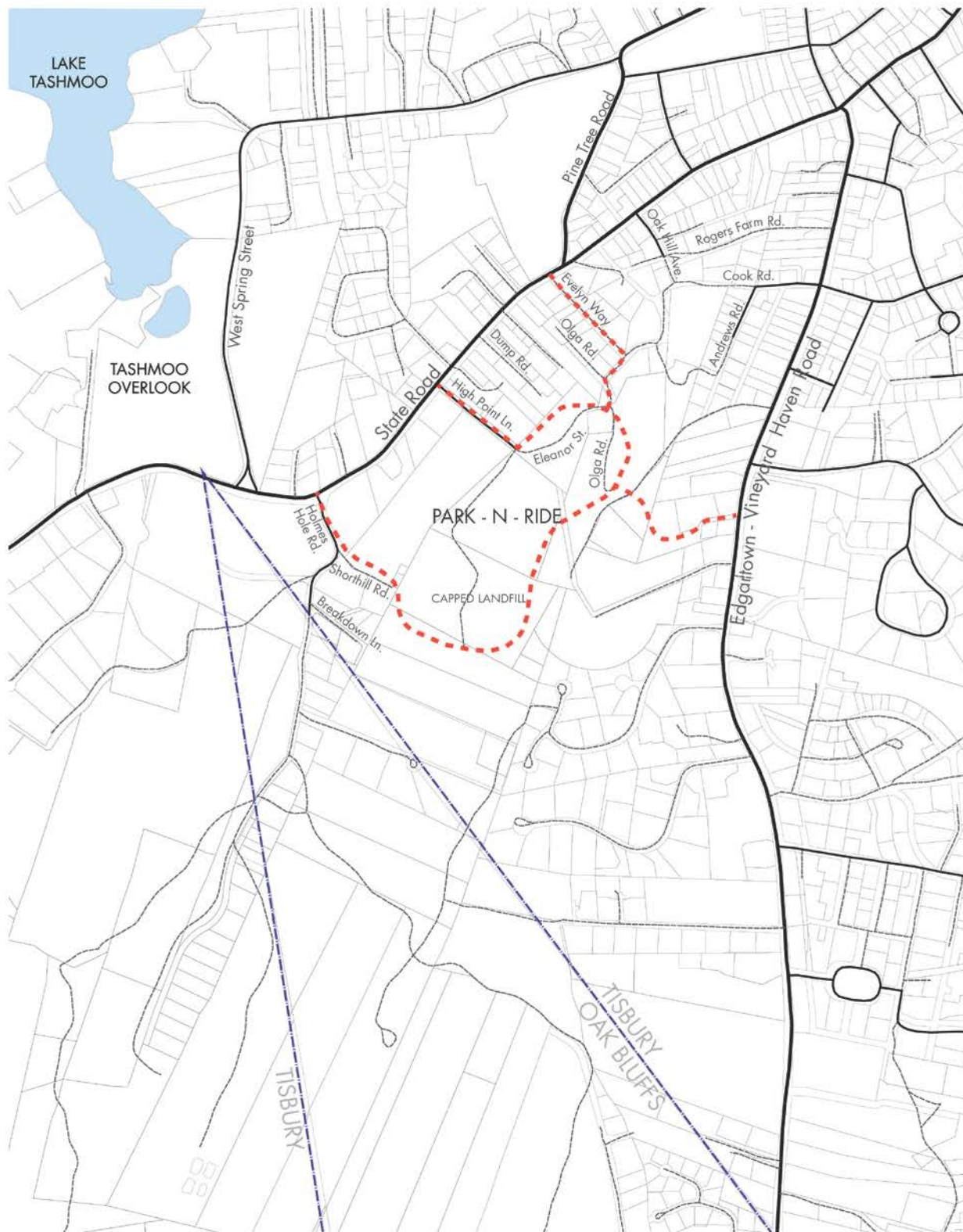


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ROAD NETWORK

This map shows the existing road network – in black – as well as the proposed network of Tisbury Connector Roads in red.

The Connector Roads consist of a combination of existing, upgraded roads and new roads that will link the Edgartown – Vineyard Haven to three outlets on State Road, namely Holmes Hole Road, High Point Lane, and Evelyn Way.



Legend

- Primary Roads
- Secondary Roads
- Proposed Connector Road
- Tertiary Roads
- Parcels
- Town Boundary



ROAD NETWORK

TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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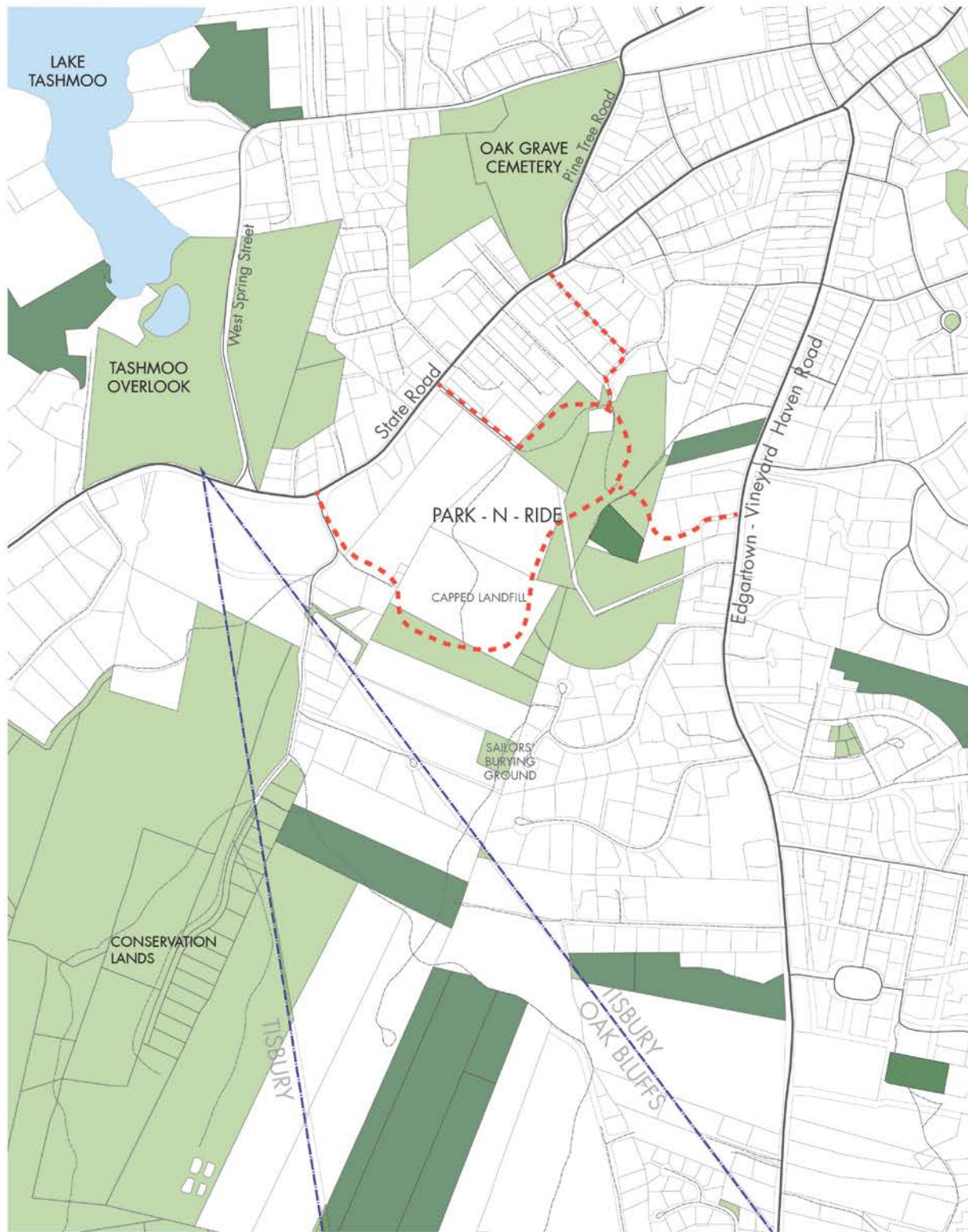
0 150 300 600 Feet

JUNE 2011

OPEN SPACE OWNERSHIP

The area already has a considerable amount of land that has been protected as open space by conservation organizations including the Land Bank, and by the Town of Oak Bluffs.

An objective of this plan is to ensure that future development takes place in a way that links these properties into an effective network of open space spaces.



Legend

 Town Owned/Managed

 Public and Private Conservation Groups

 Proposed Connector Road




OPEN SPACE OWNERSHIP
TOWN OF TISBURY - PLAN FOR TASHMO HILL AREA

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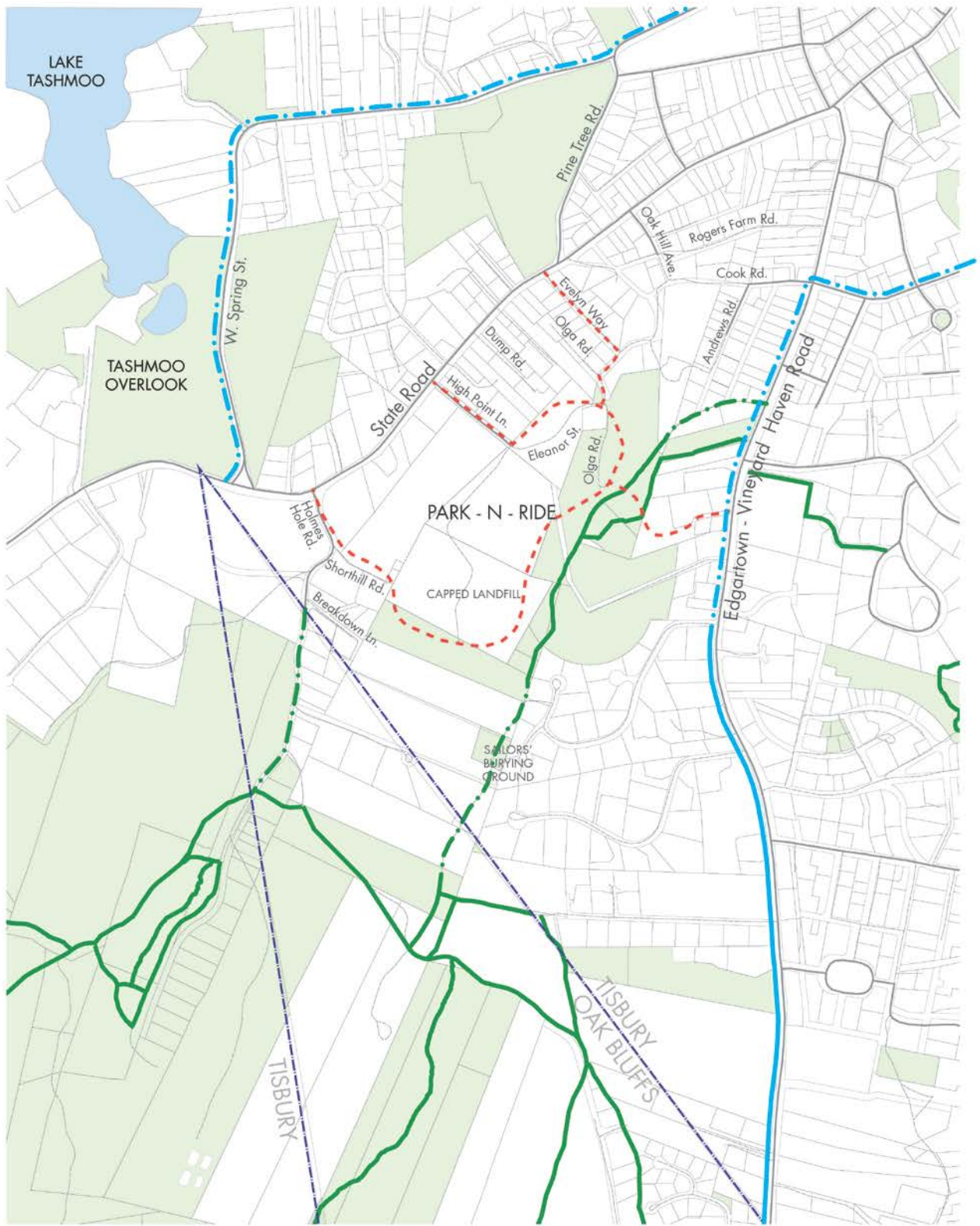
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 JUNE 2011

EXISTING TRAIL AND BIKE NETWORK

The area has an extensive network of trails, which can be extended to better link with each other and to existing neighborhoods.

The existing network of Shared Use Paths is limited and not well linked.



Legend

- Open Space
- Roads
- Tertiary Roads
- Dirt Road
- Proposed Connector Road
- Existing Trail
- Shared Use Path (Bike)
- Bike Route



EXISTING TRAIL AND BIKE NETWORK
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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D R A F T

0 150 300 600 Feet

JUNE 2011

HABITAT

This map shows the areas identified by the Massachusetts Natural Heritage and Endangered Species Program as Priority Habitat for rare and endangered species.

An objective of this plan is to ensure that as development of private land takes place, as much of this habitat is preserved as possible and its fragmentation is minimized.



Legend

NHESP Priority Habitats

Proposed Connector Road

Parcels



HABITAT
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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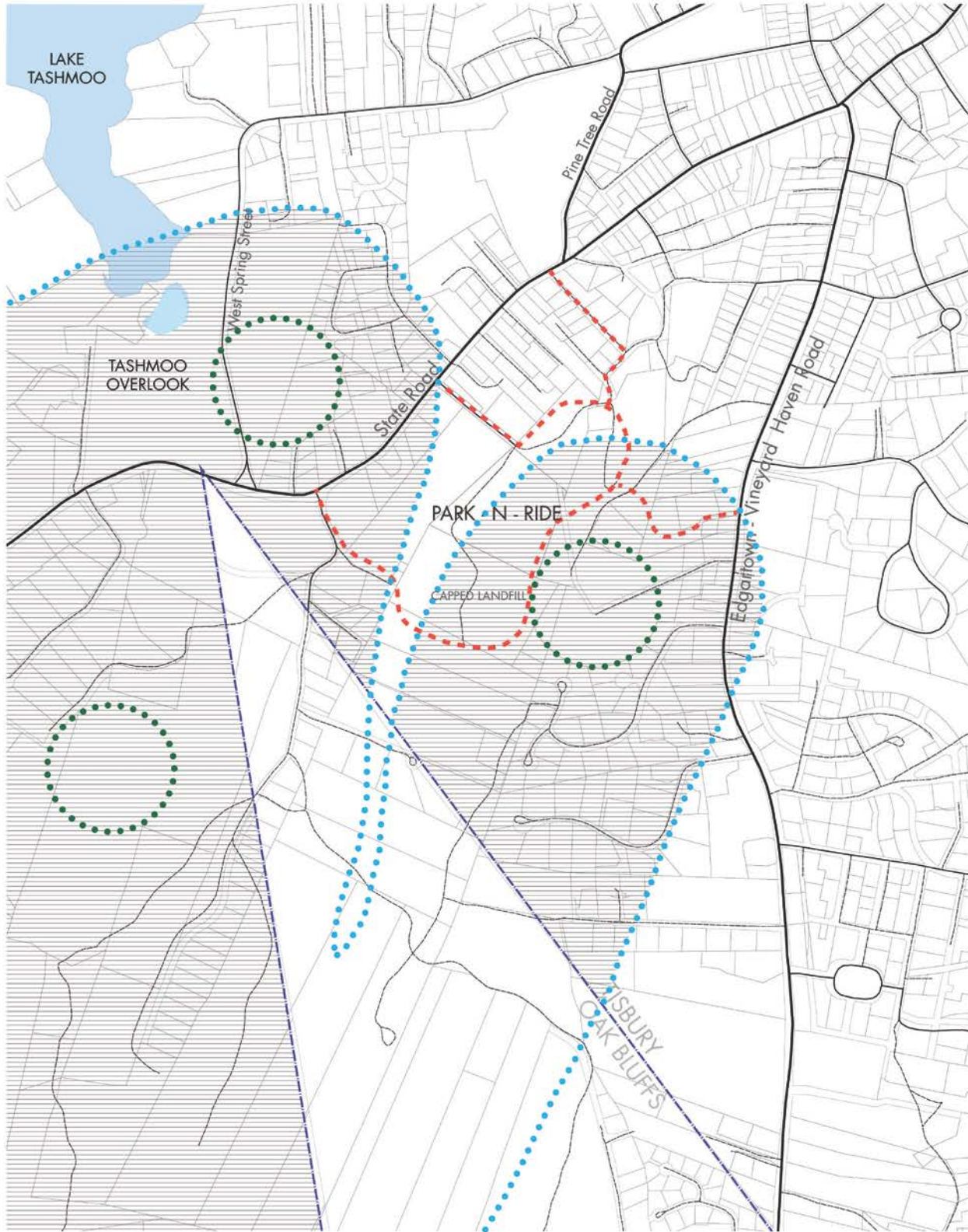
D R A F T



JUNE 2011

WATER RESOURCES – PUBLIC WELLS

This map shows the protected areas around public wells, namely Zone I areas where development is prohibited, and Zone II areas.



Legend

- Zone I Wellhead Protection Areas
- Zone II Wellhead Protection Areas
- - - Proposed Connector Road



WATER RESOURCES

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D R A F T

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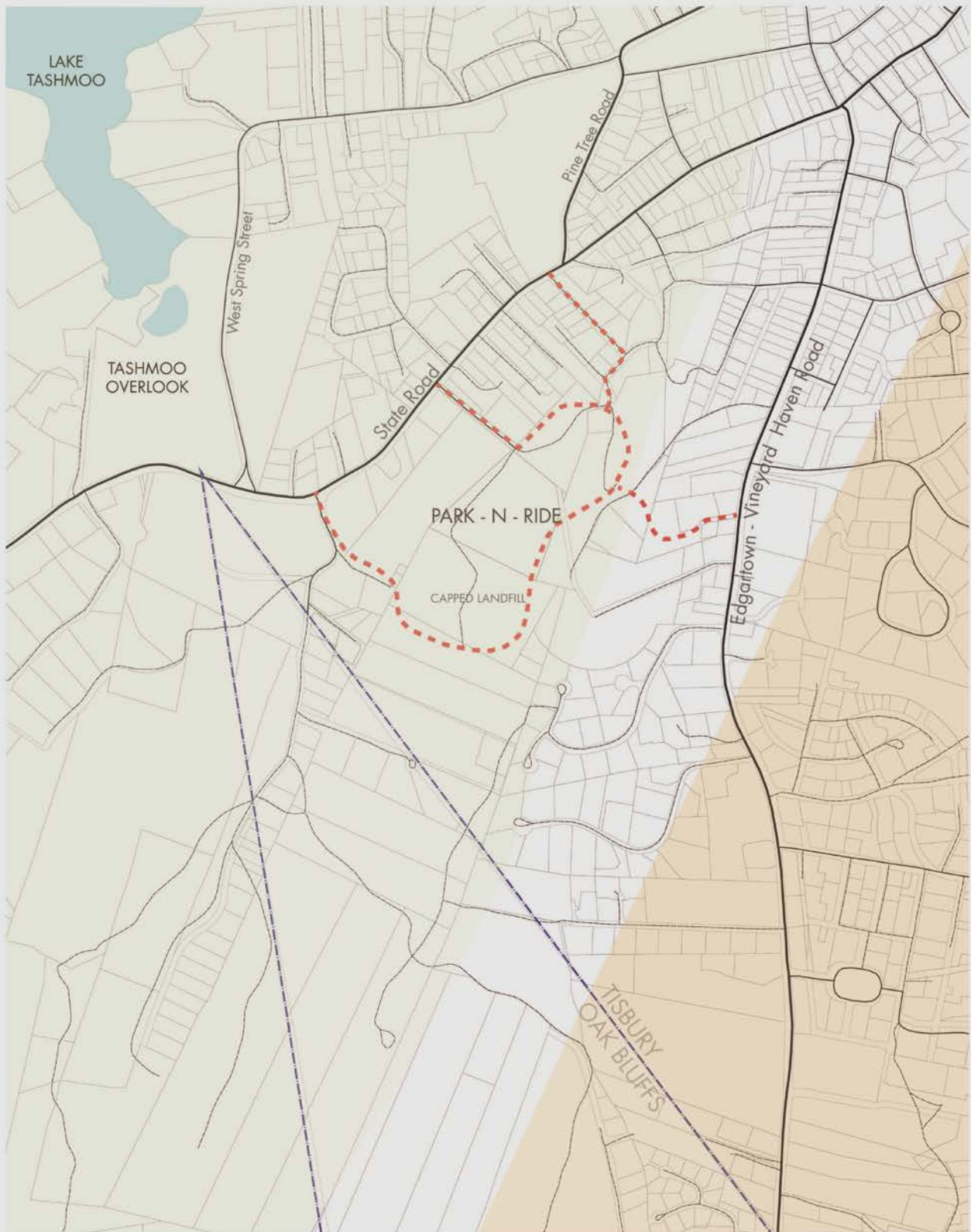
JUNE 2011

WATER RESOURCES – WATERSHEDS

This map shows the boundaries of the watersheds of the two coastal ponds covering the study area.

The Tashmoo Pond watershed, covering most of the study area, the MVC has calculated an interim nitrogen-loading limit of 5.6 kg/acre/year in order to maintain the health of the pond.

The Lagoon Pond watershed, located at the southeast corner of the study area, the interim nitrogen-loading limit was 3.4 kg/acre/year. However, information released in December 2011 by the Mass Estuaries Project indicates that the pond is already beyond the limit allowable to maintain the health of the pond.



Legend

- Lake Tashmo Watershed
- Lagoon Pond Watershed
- Proposed Connector Road



WATERSHED MAP
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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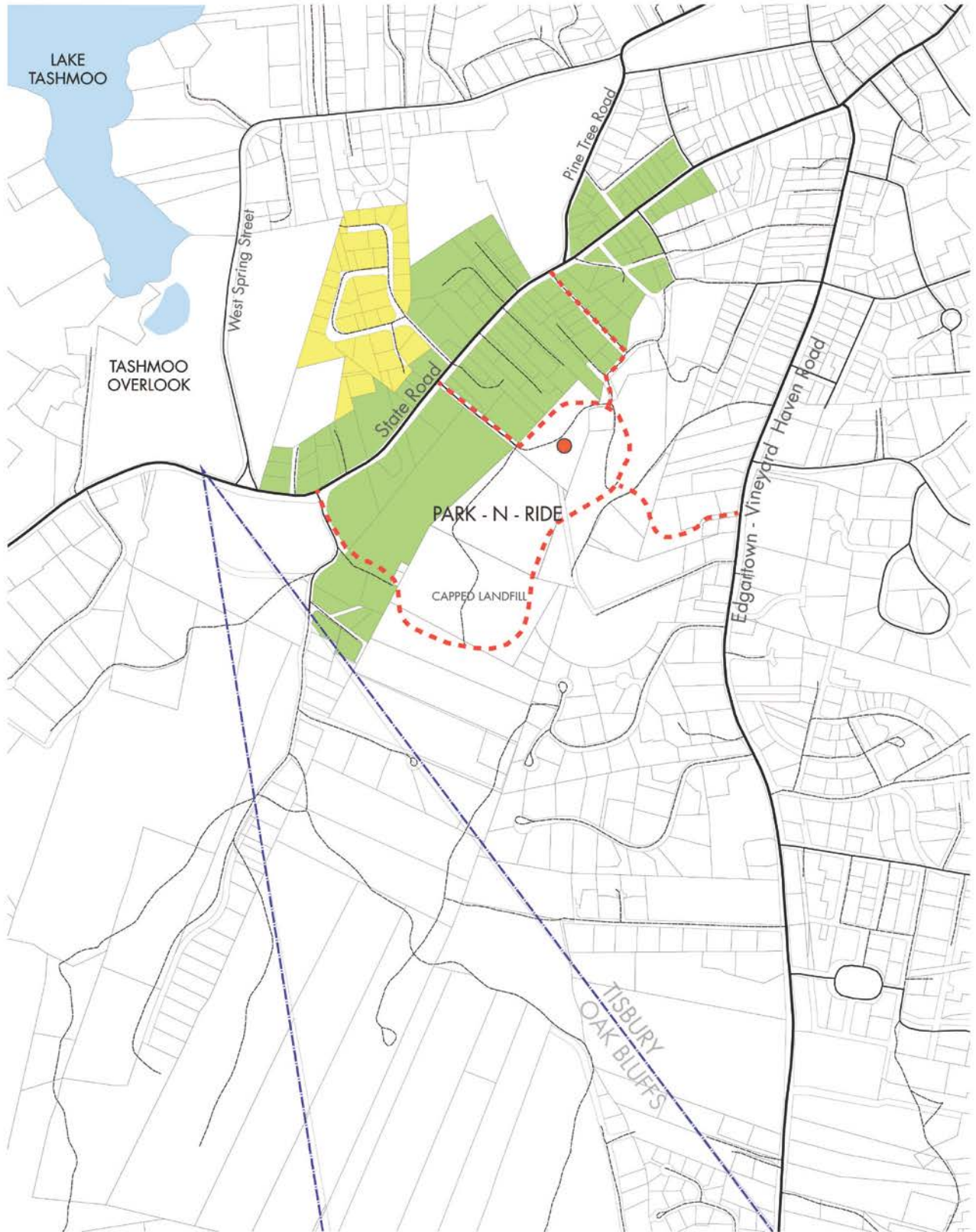
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WATER RESOURCES – WASTEWATER

Although the existing Tisbury wastewater treatment facility is located in the study area, it presently only serves downtown Vineyard Haven. This map shows possible extensions of the sewer service area.



Legend

- Future Waste Water Treatment Areas
- Future Waste Water Treatment Areas - Residential
- Existing Treatment Plant



WATER RESOURCES - WASTEWATER

TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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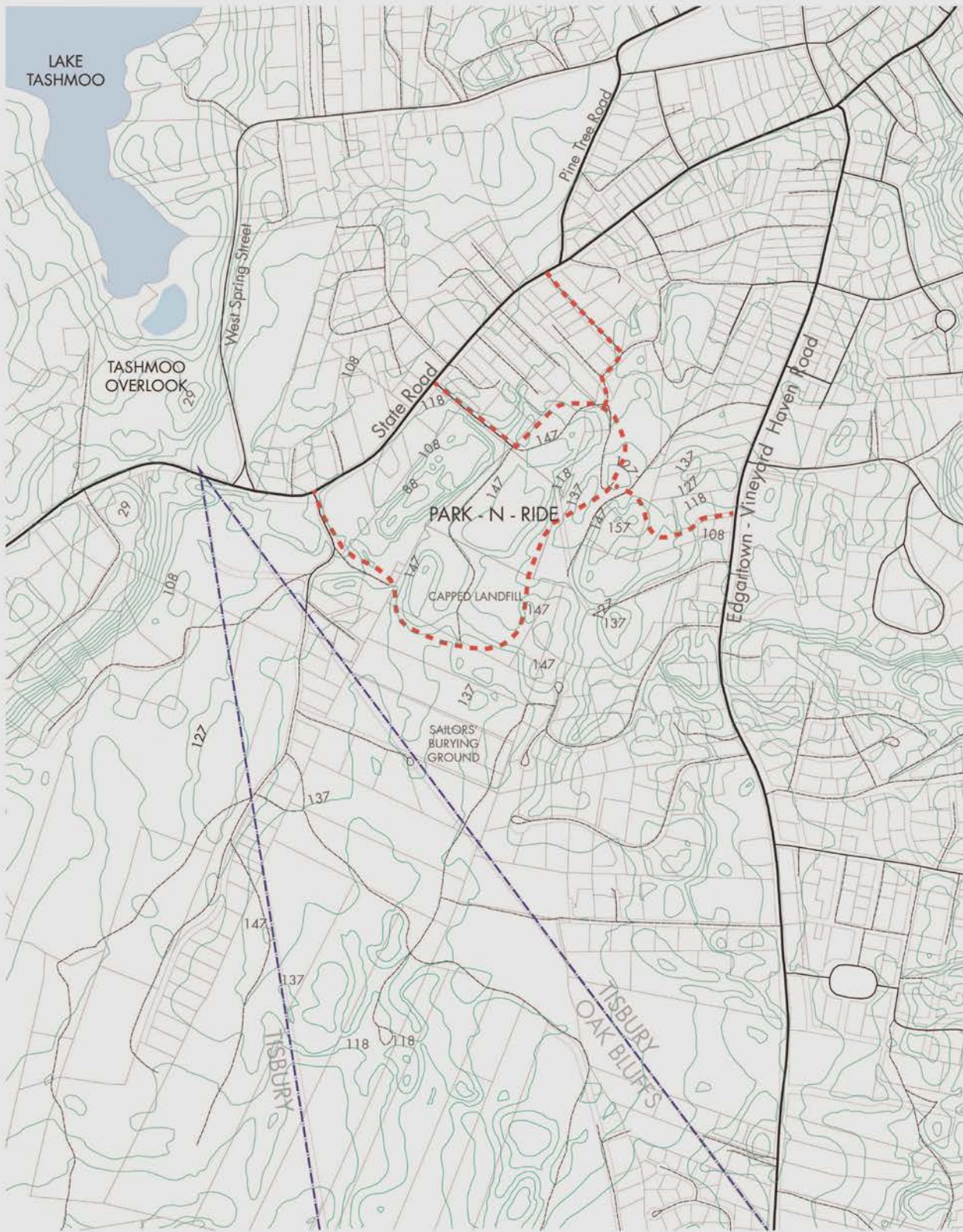
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JUNE 2011

CONTOUR MAP

As suggested by its name, the study area is quite hilly. Tashmoo Hill itself rises to a height of about 157' above mean sea level at its summit, located just east of the park-and-ride.



Legend

□ Parcels

— 10 Feet Contours

■ ■ ■ Proposed Connector Road



CONTOUR MAP
TOWN OF TISBURY - PLAN FOR TASHMO HILL AREA

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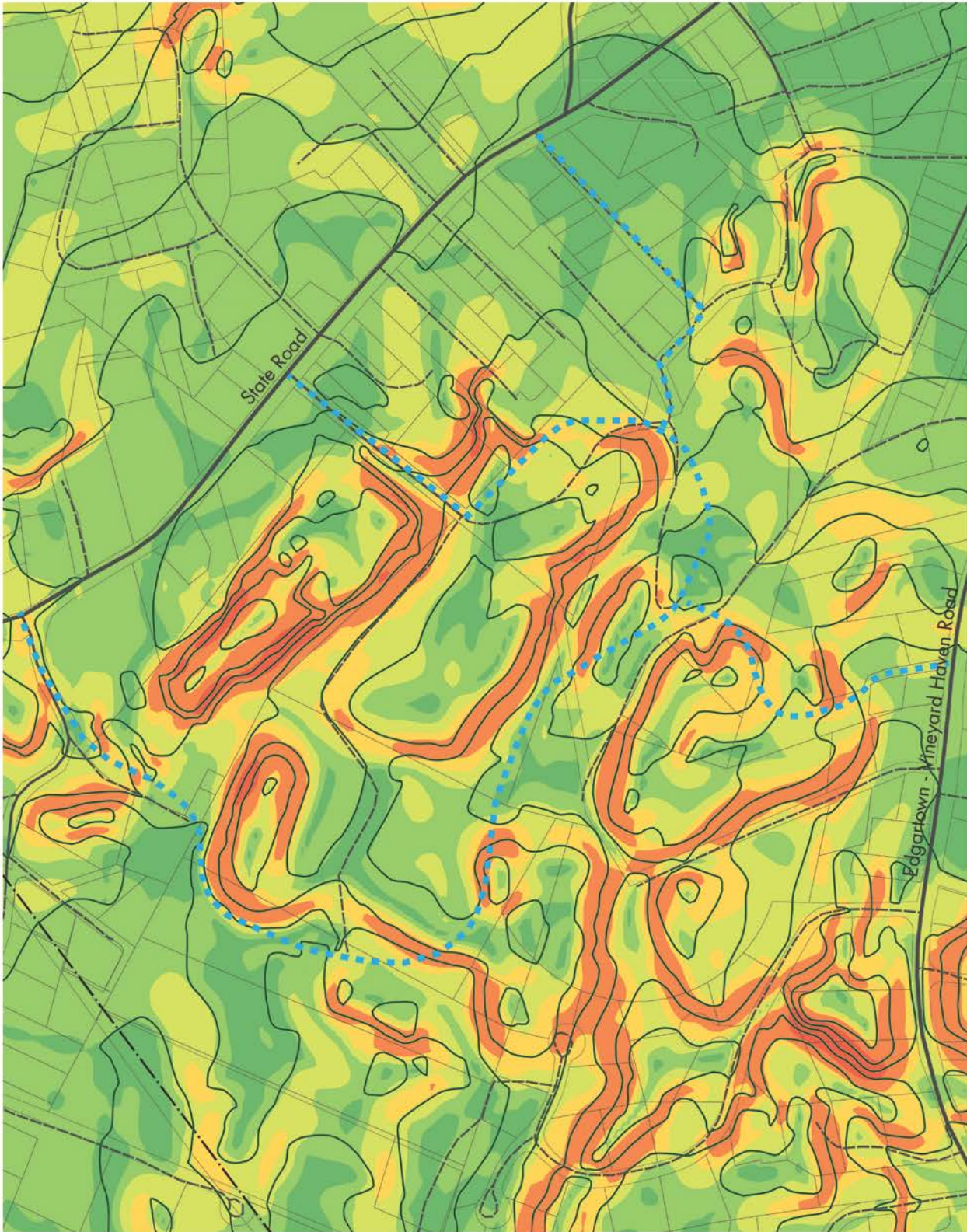
D R A F T



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SLOPE ANALYSIS

This area shows the steepness of the topography. Ideally, development will be avoided on the steepest areas.



Legend

- 0 - 2%
- 2 - 5%
- 5 - 10%
- 10 - 15%
- 15 - 30%
- > 30%
- Parcels
- 10 Feet Contours
- Proposed Connector Road



SLOPE ANALYSIS
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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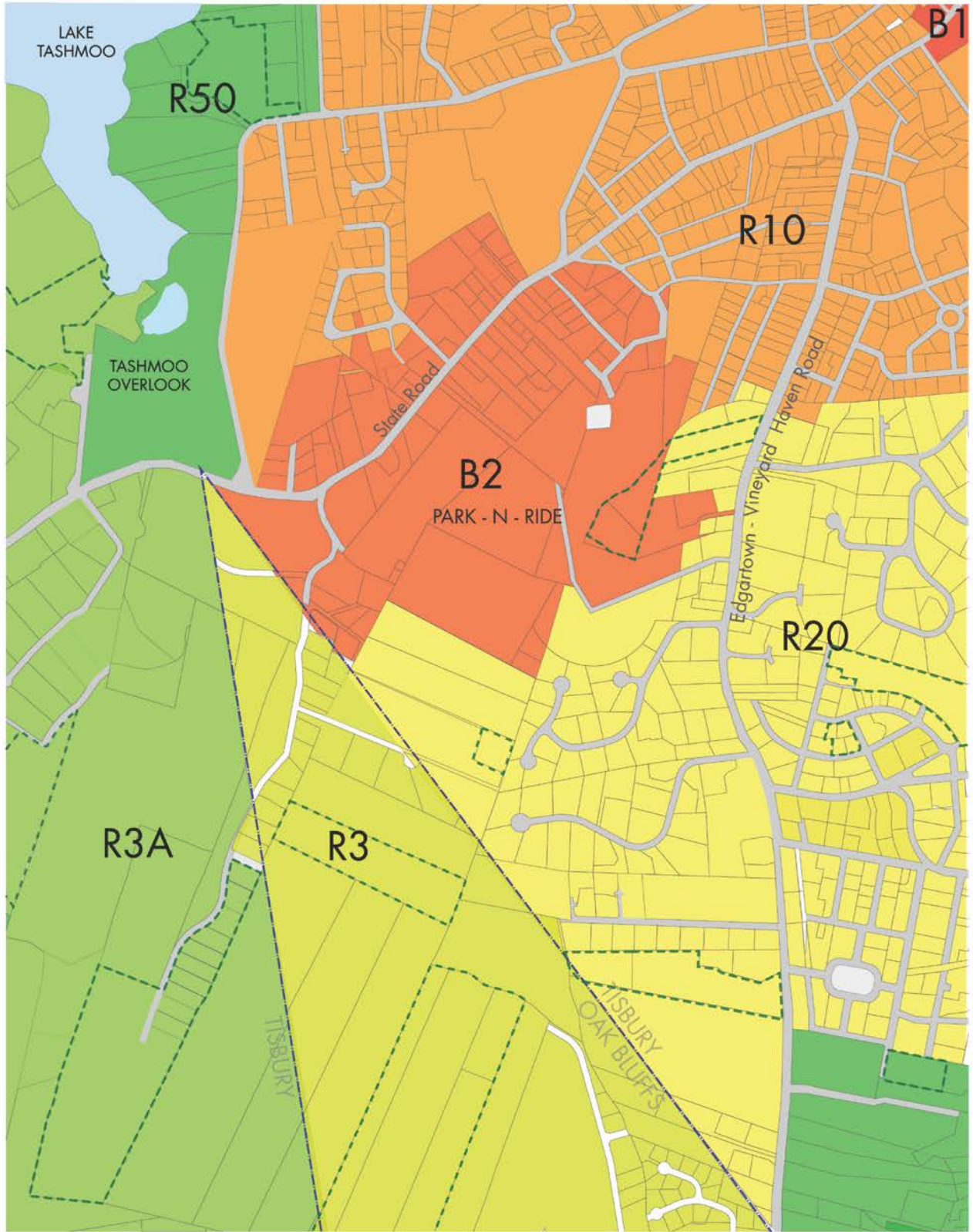


D R A F T

JUNE 2011

CURRENT ZONING

The central part of the study area is zoned B2 – Commercial. The rest of the area is various categories of residential zoning.



Legend

- Zone B2
- Zone R3A
- Zone R10
- Zone B1
- Oak Bluffs Zone R3
- Public - Not Zoned
- Zone R50
- Zone R20
- Private Conservation Land

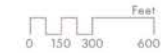


CURRENT ZONING
TOWN OF TISBURY - PLAN FOR TASHMO HILL AREA

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D R A F T



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EXISTING BUILDING PATTERN

This map shows the building pattern in the area. It shows larger buildings in the commercial area along State Road, and smaller residential buildings in the surrounding neighborhoods.



Legend

Parcels

Existing Building

Proposed Connector Road



EXISTING BUILDING PATTERN
TOWN OF TISBURY - PLAN FOR TASHMO HILL AREA

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EXISTING BUILDING USE

The commercial area includes mainly retail and office buildings along State Road and light industrial and warehouse buildings further off the road.



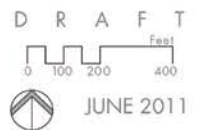
Legend

- Commercial - Retail, Office etc.
- Multi Family Residential
- Publically Owned Buildings
- Commercial - Light Industrial, Warehouse
- Open Space
- Single Family Residential



EXISTING BUILDING USE
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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SPECIFIC SITE CONTEXT

This plan shows the main features in the study area and its surrounding neighborhoods.



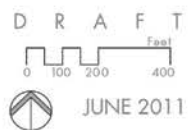
Legend

- Parcels
- Major Roads
- Proposed Connector Road
- Existing Road to be Upgraded
- Study Area
- Town Line



SPECIFIC SITE CONTEXT
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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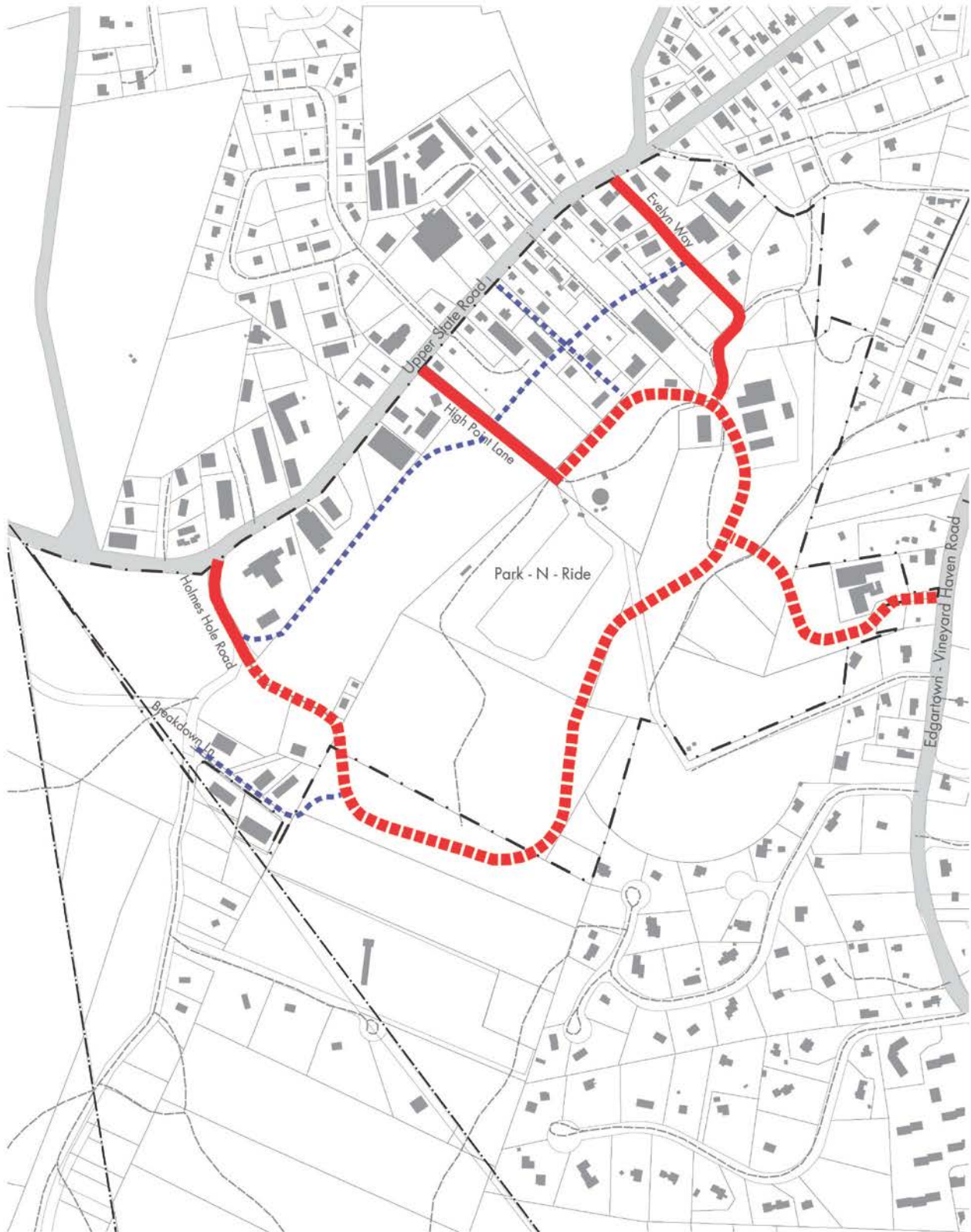


FUTURE ROAD NETWORK

This plan shows the proposed additions to the open space network in order to proposed network of Connector Roads is shown in red, namely:

- Existing roads to be upgraded, shown in solid red, and
- New roads to be created in dashed red.

In addition, additional local roads could be added later in order to improve access and visibility to adjacent properties to further enhance their development potential.



Legend

- Existing Road to be Upgraded
- Major Road

- Proposed Connector Road
- Possible Additions

- B2 District Boundary
- Tertiary Roads



FUTURE ROAD NETWORK
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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PROPOSED OPEN SPACE CONCEPT

This plan shows the proposed additions to the open space network in order to link the existing open spaces into a coherent network of spaces. This would provide for a continuous greenway allowing people to move in a rural-like environment from close to the heart of town to the large area of conservation land on the southwest of the map, which subsequently links to the State Forest. The continuous greenway network would also provide for linked habitat for wildlife.

On private property, the plan shows (in green crosshatching) which areas would ideally be preserved as open space, assuming that about half the property would be protected as part of the review process at the town and/or the MVC. The aim is to ensure that the protected areas on each property join together to provide the most useful overall open space network. Not all these open spaces would be open to the public, but should preferably include a trail that provides the key linkages.



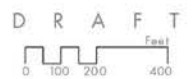
Legend

 Open Space



OPEN SPACE CONCEPT
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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Legend

 Protected Open Space

 Recommended for Protection



PROPOSED OPEN SPACE NETWORK
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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TRAIL NETWORK CONCEPT

This plan shows the proposed extensions to the existing network of trails and bicycle accommodation, in order to provide complete networks that allow people to get from one area to another.

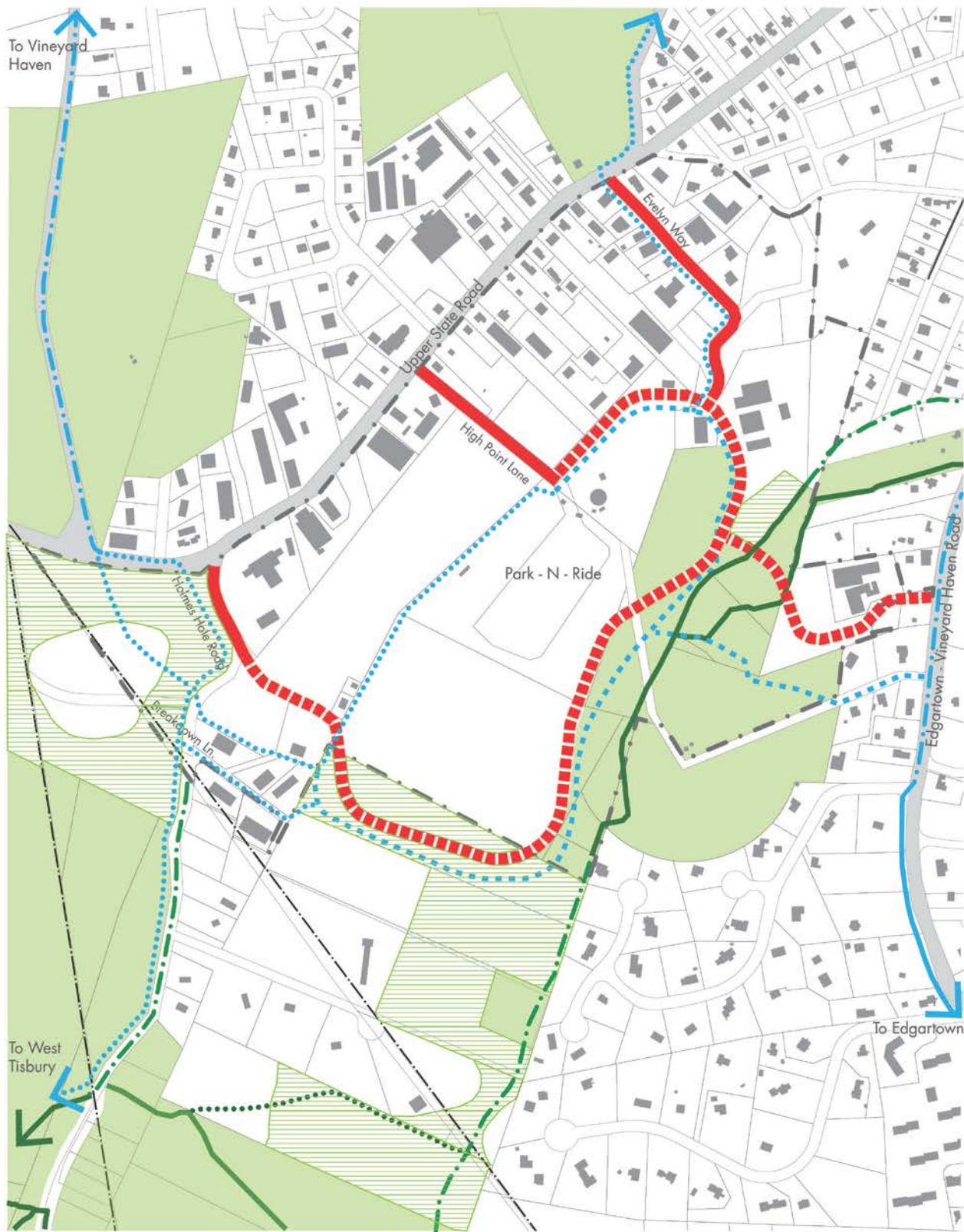
For Shared Use Paths, the map shows:

- Existing SUPs,
- Proposed SUPs, where there is a specific proposal in a given location,
- Potential SUPs, where it would be desirable to provide a linkage in the future (in some cases, alternative routes to provide the same link are shown).

Bike routes are used where it is not possible to provide a separate, off-road, Shared Use Path.

Similarly, for Trails, the map shows:

- Existing trails,
- Proposed trails,
- Potential future trails.



Legend

- Protected Open Space
- Recommended for Protection
- Existing Dirt Road
- Nature Trail - Existing
- Nature Trail - Potential
- Shared Use Path - Existing
- Shared Use Path - Proposed
- Shared Use Path - Potential
- Bike Route - Existing



TRAIL NETWORK CONCEPT
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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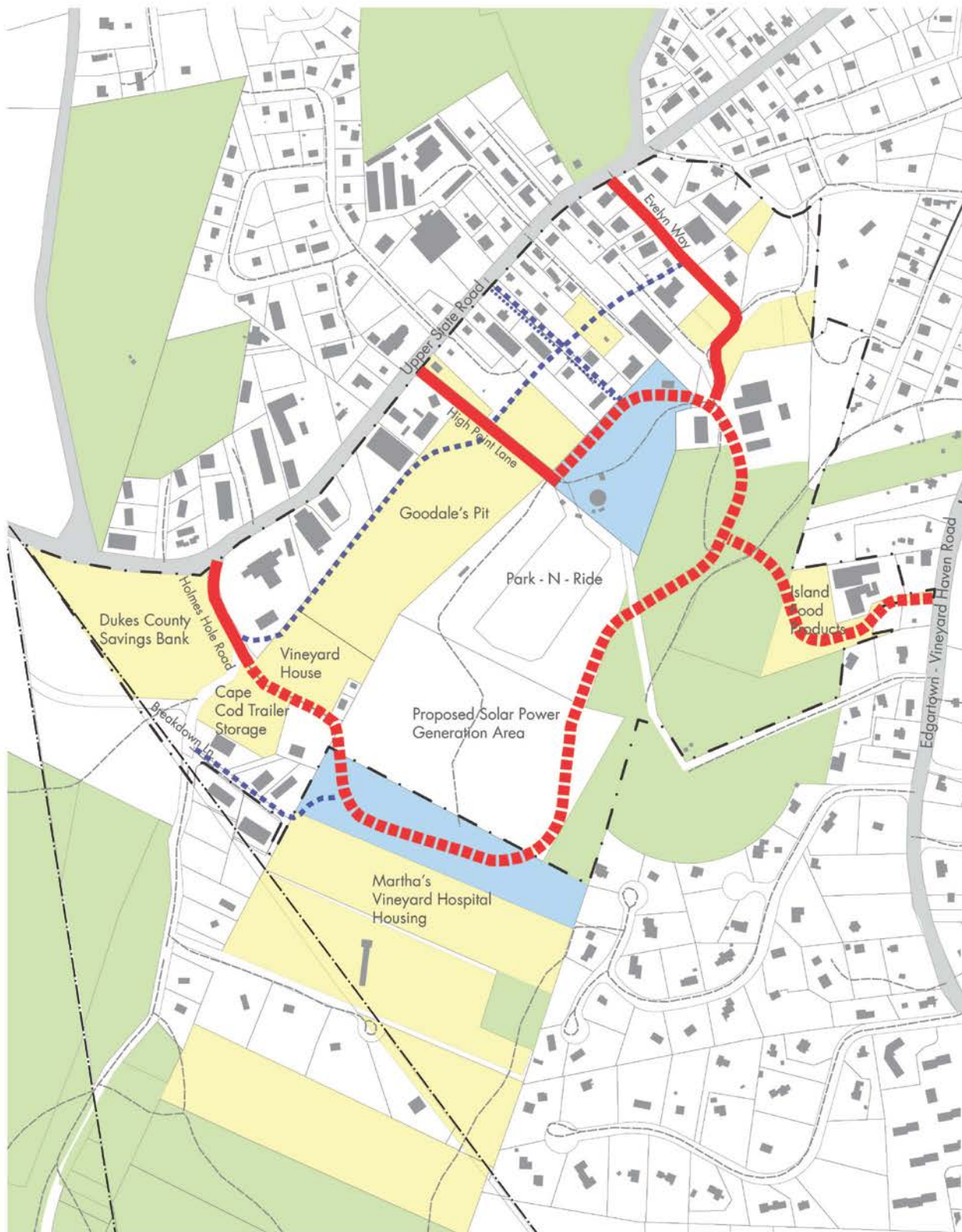
D R A F T

0 100 200 400 Feet

JUNE 2011

VACANT LOTS NEAR CONNECTOR ROADS

This map shows the presently vacant lots in the area close to the connector roads.



Legend

- Town Owned Vacant Land
- Protected Open Space
- Major Road
- Privately Owned Vacant Land
- B2 District Boundary
- Tertiary Roads



VACANT LOTS NEAR CONNECTOR ROADS TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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D R A F T

0 100 200 400 Feet

JUNE 2011

DEVELOPMENT POTENTIAL

This plan shows the ratio between the assessed value of buildings to the overall assessed value of the property. If the value of the existing buildings is relatively low – or zero for vacant land – it indicates that there is a greater likelihood that the property might be subject to a major improvement in the future, either upgrading the existing building/use or changing the building/use.



Legend

- Vacant or Less than 25% of Land Value
- 25 - 50% of Land Value
- 50 - 75% of Land Value



BUILDING VALUE TO LAND VALUE RATIO
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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D R A F T

0 100 200 400 Feet

JUNE 2011

ENHANCED DEVELOPMENT POTENTIAL

This plan shows those properties in the immediate vicinity of the connector roads which would have an enhanced development potential due to the construction of the connector roads. It highlights those lots which are presently vacant or whose building values represent less than 25 percent of the total property assessment, both of which are indicators that there is a greater likelihood that the property might be subject to a major improvement in the future, either upgrading the existing building/use or changing the building/use.



Legend

- Highest Development Potential
- Recommended Protected Open Space
- Proposed Connector Road
- Possible Additions
- Major Road
- Tertiary Roads



ENHANCED DEVELOPMENT POTENTIAL
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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D R A F T

0 100 200 400 Feet

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DEVELOPMENT PER EXISTING ZONING



Legend

 Potential New Building as Per Zoning

 Buildings under DRI Process

 Existing Building

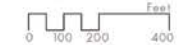


BUILT OUT AS PER EXISTING ZONING TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

Prepared by: The Martha's Vineyard Commission, June 2011 - mvccommission.org - 508 - 693-3453
Note: The information depicted on this drawing is for planning purposes only. It is not adequate for legal boundary definition or regulatory interpretation. The MVC can not be responsible for how this data is used and interpreted by the end user.



D R A F T



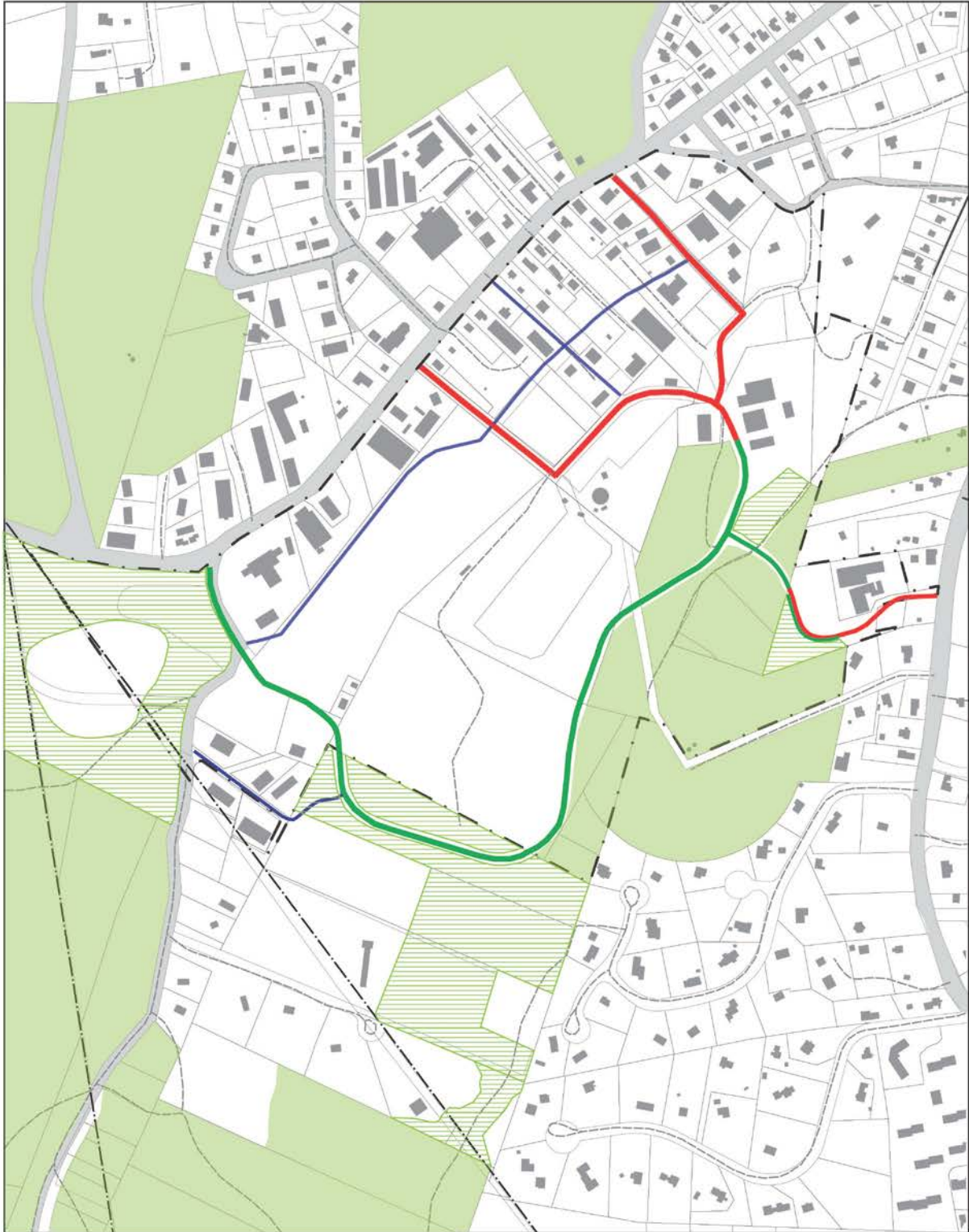
JUNE 2011

ROADWAY CHARACTER - CLASSIFICATION

The existing and proposed new roads were classified into three categories, in order to allow tailoring the design characteristics of the road and the design guidelines for adjacent construction.

These categories are:

- Rural Road,
- Village Center Road – Major, and
- Village Center Road – Minor.



Legend

- Type A - Rural Road
- Type B - Village Center Road Major
- Type C - Village Center Road Minor



ROAD CHARACTER

TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

Prepared by: The Martha's Vineyard Commission, June 2011, mvcommission.org - 508-493-3433
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D R A F T
 0 100 200 400
 Feet



JUNE 2011

ROADWAY CHARACTER – PROPOSED ROAD SECTIONS

Note that these are initial suggestions by the intern who worked on this, which are being put forward for discussion purposes.

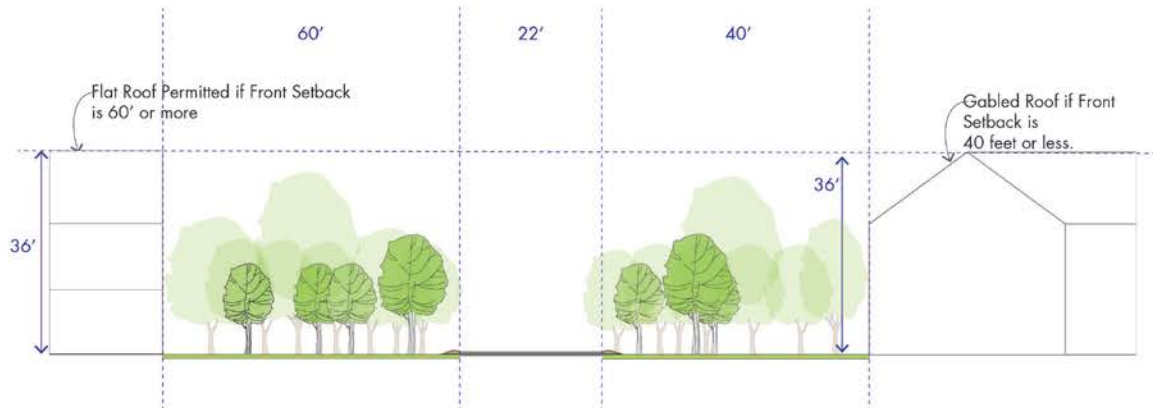
The Rural Roads pass through conservation land or presently undeveloped land. It is proposed that a significant no-cut zone be maintained along these roads in order to preserve their natural, rural character.

The Village Roads – Major are the main roads of the connector road network. It is proposed that buildings be set back 15 feet from the edge of the right of way, with the possibility of porches or other minor extensions into part of this setback. The maximum height of the main façade along the road should be 24', with the possibility of taller portions set farther back

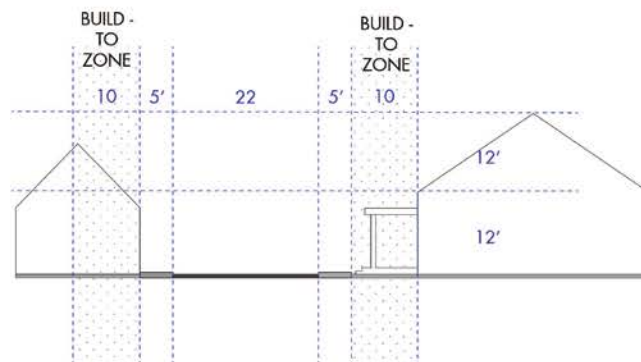
The Village Roads – Minor are the secondary roads that might be built in the area. It is proposed that buildings be set back between 5 and 15 feet from the edge of the right of way. The maximum height of the main façade along the road should be 18', with the possibility of taller portions set farther back

In all cases, there should be mandatory gable roofs for all portions of a building within 60' from the roadway.

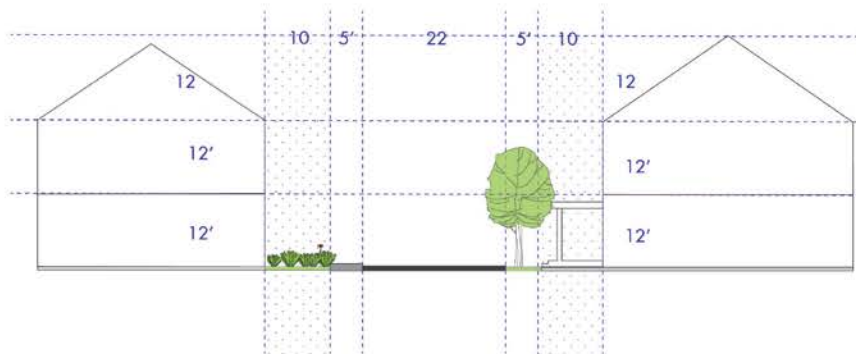
RURAL ROAD



VILLAGE ROAD MINOR



VILLAGE ROAD MAJOR



ROADWAY CHARACTER – UPPER STATE ROAD

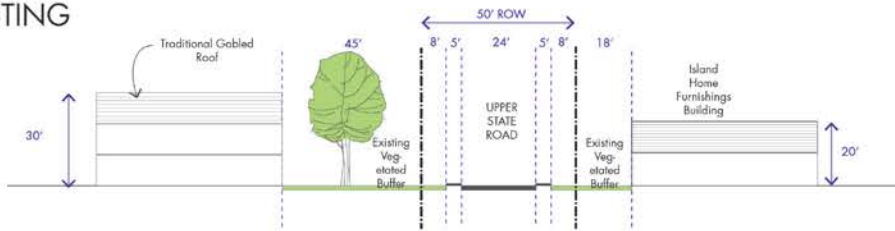
The area now has a combination of traditional buildings, typically two stories high with gable roofs set back about 20 [?] feet from the road.

The current zoning allows, or even requires, new buildings that are not compatible with the traditional character of the area, or of Martha's Vineyard in general, in that:

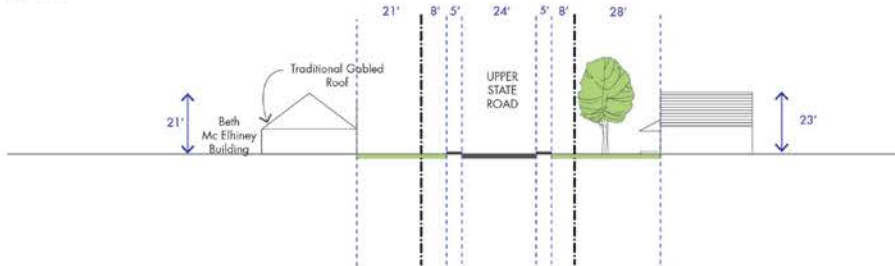
- It allows large, flat-roofed buildings close in highly visible locations,
- It allows three-story high vertical walls directly abutting major roads,
- It allows large, undifferentiated building facades,
- It requires minimum setbacks greater than the traditional building line,
- It allows roadside parking, more appropriate for an off-Island, suburban location.

It is proposed that the zoning be revised to allow smaller setbacks, to require gable roofs, to require a certain amount of vegetation along the road, to require that parking be at the side or rear, and to set building heights appropriate for each type of road.

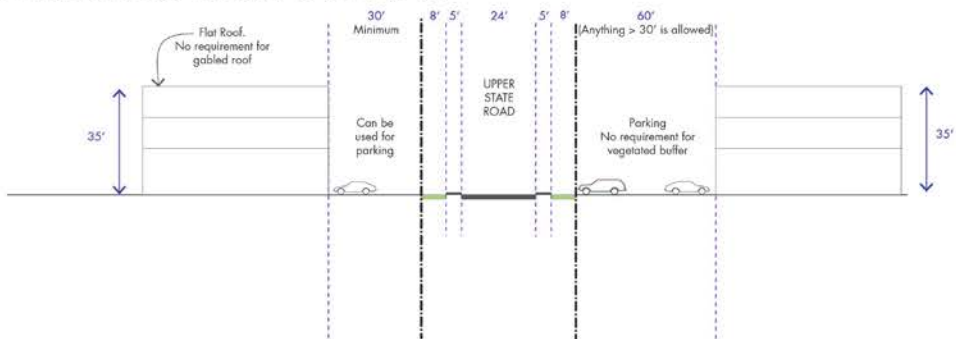
EXISTING



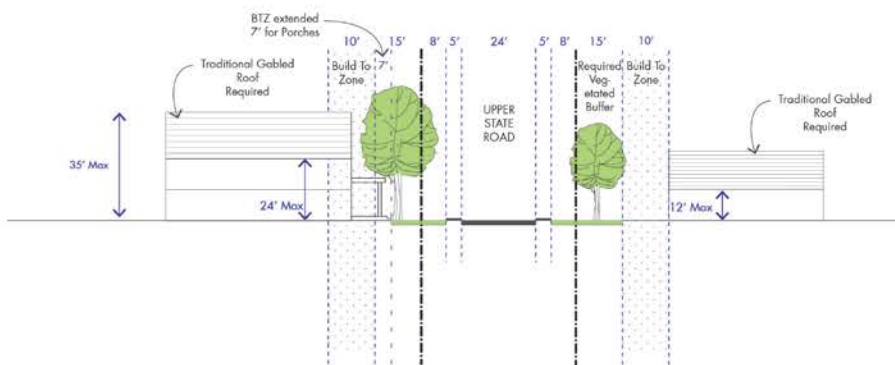
EXISTING



ALLOWED UNDER CURRENT ZONING



POTENTIAL OPTION



ROAD CHARACTER - UPPER STATE ROAD
TOWN OF TISBURY - PLAN FOR TASHMOO HILL AREA

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D R A F T

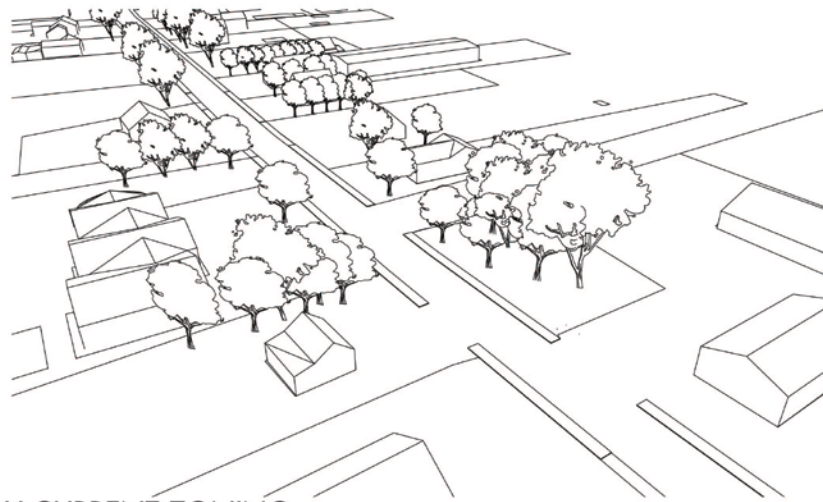


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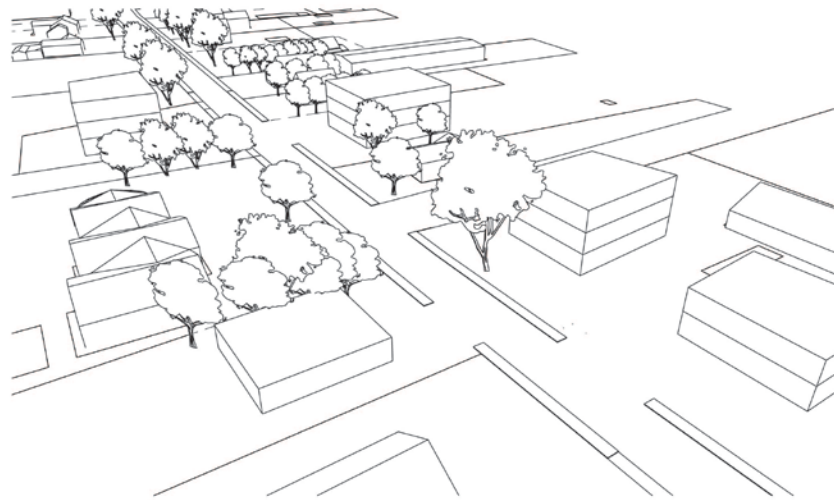
ROADWAY CHARACTER – UPPER STATE ROAD - VIEWS

These sketches illustrate the existing situation, the type of inappropriate development that could take place under existing zoning, and the type of development that would be possible with the adoption of zoning changes and/or design guidelines to ensure more appropriate development.

EXISTING



ALLOWED BY CURRENT ZONING



POTENTIAL OPTION

