



DRI 742 4 State Road Redevelopment

# DRI 742

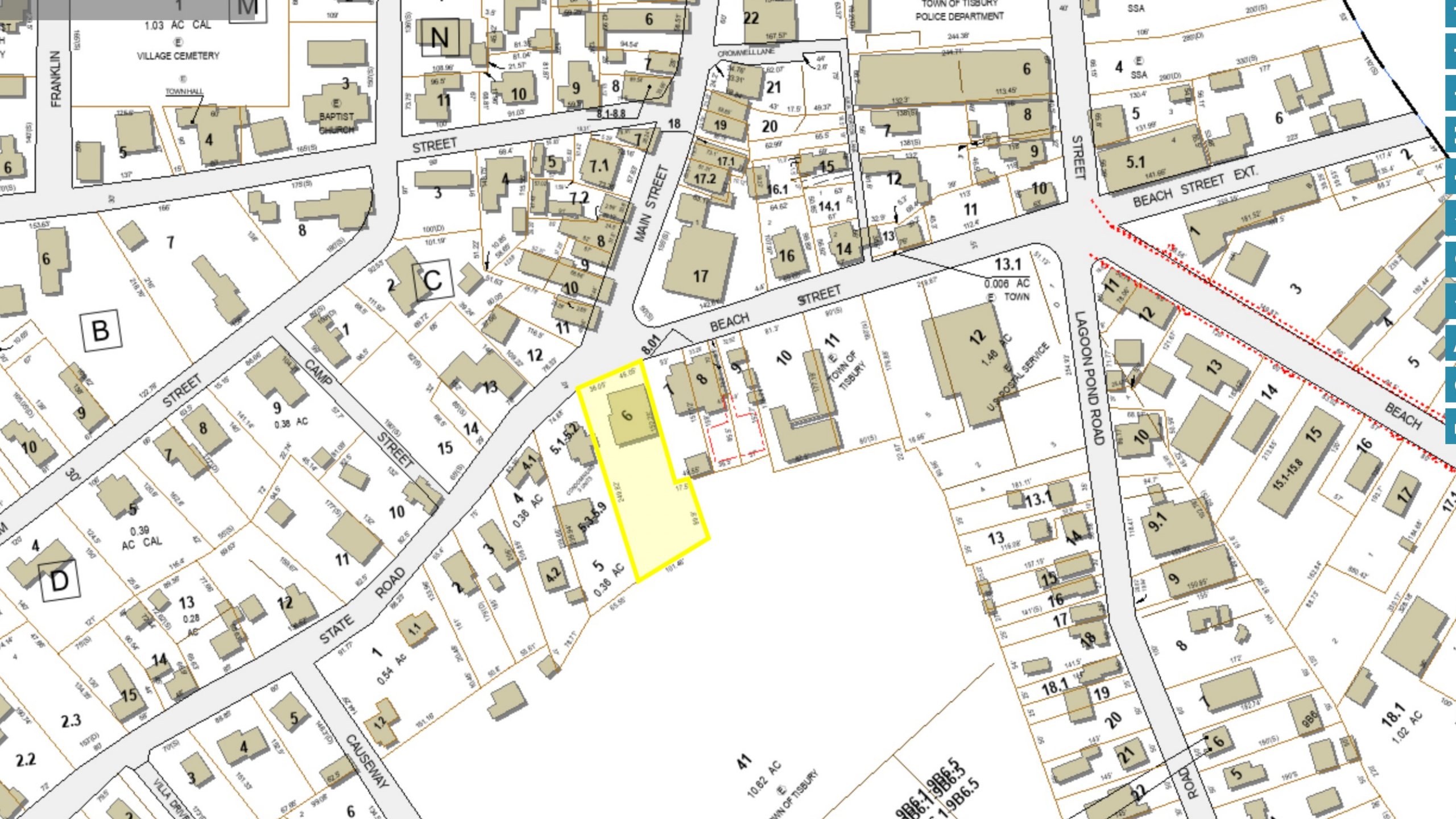
- Applicant: **Delano and Company**
- Applicant's Agent: **Xerxes Agassi**
- Project Location: **4 State Road, Tisbury**
- Referral: **Tisbury Building Department**
- Triggers: **Change of use/intensity and commercial development over a square footage threshold (2,500 to 3,500)**



# DRI 742

**Proposal: To renovate the 1929 New England Telephone Building (7,920 square feet) and to construct a 13,062 square foot addition to generate 14 residential condominium units and three commercial condominium units. Also, to create and/or reconfigure 23 parking spaces and 16 bicycle spaces.**





# DRI 742: Northwest View



# DRI 742: North by Northeastern View



# DRI 742: South by Southwestern View





DRI 742: Site Plan





## DRI 742: Building Plans

DRAFT - 4 State Road - Proposed Mixed Use Development - UNITS

Floor	Unit Type	Unit #	Unit Count	Square Footage	Parking	Notes	Category
1	Commercial	C-1A	C-1	1030	1	913 + 117 Storage	Office
1	Commercial	C-1B	C-2	1112	1	995 + 117 Storage	Office
1	Commercial	C-1C	C-3	847	1	730 + 117 Storage	Office
				Hallway			
				872			
<b>TOTAL</b>	<b>Commercial</b>		<b>3</b>	<b>2,989</b>	<b>3</b>		

Floor	Unit Type	Unit #	Unit Count	Square Footage	Bedrooms	Parking	Notes	Category
2	Residential	R-2A	R-1	604	1	1		AMI Restricted - 80%
2	Residential	R-2B	R-2	1,211	2	1		Workforce / Year Round
2	Residential	R-2C	R-3	838	2	1		Workforce / Year Round
2	Residential	R-2D	R-4	795	2	1		Workforce / Year Round
2	Residential	R-2E	R-5	684	1	1		Workforce / Year Round
2	Residential	R-2F	R-6	693	1	1		Workforce / Year Round
				<b>4,825</b>	<b>9</b>	<b>6</b>		
3	Residential	R-3A	R-7	638	1	1		AMI Restricted - 150%
3	Residential	R-3B	R-8	1,679	2	1		Unrestricted
3	Residential	R-3C	R-9	837	2	1		Unrestricted
3	Residential	R-3D	R-10	752	2	1		Workforce / Year Round
3	Residential	R-3E	R-11	684	1	1		Workforce / Year Round
				<b>4,590</b>	<b>8</b>	<b>5</b>		
4	Residential	R-4A	R-12	576	1	1		Workforce / Year Round
4	Residential	R-4B	R-13	542	1	1		Unrestricted
4	Residential	R-4C	R-14	1,490	3	1		Unrestricted
				<b>2,608</b>	<b>5</b>	<b>3</b>		
<b>TOTAL</b>	<b>Residential</b>		<b>14</b>	<b>12,023</b>	<b>22</b>	<b>14</b>		

DRAFT - 4 State Road - Proposed Mixed Use Development - PARKING

Type	Category	Units	Bicycle	Parking	Notes	Misc
Residential	AMI Restricted	2	2	2	1 Per Unit	Inclusive
Residential	Workforce / Year Round	8	8	8	1 Per Unit	
Residential	Unrestricted	4	4	4	1 Per Unit	
Commercial	Office	3	2	3	1 Per Unit	
				1	Dropoff / Delivery	25' Long / Truck
				2	ADA / Guest	
				3	Extra Spaces / Guest	
<b>TOTAL</b>			<b>16</b>	<b>23</b>		

DRI 742:  
Planning  
Concern:  
Wastewater



DRI 742:  
Planning  
Concern:  
Easement



DRI 742:  
Planning  
Concern:  
Traffic



DRI 742:  
Planning  
Concern:  
Housing



DRI 742:  
Planning  
Concern:  
Massing



DRI 742:  
Planning  
Concern:  
Archaeology





DRI 742:  
Planning  
Concern:  
Drainage

