

# Description of Proposed Development and Summary of Impacts: MCLC Family Limited Partnership Property

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## **PROJECT DESCRIPTION**

The following section describes key features of the proposed project based upon MVC guidance documents.

### **1. Context**

- This continuation of DRI 532 seeks to codify and implement the current and future management of the site. The design team's guiding principle is the reduction of current and future impacts on the neighborhood and environment while allowing current site usage to continue.
- The project is located in Tisbury at 475 Edgartown-Vineyard Haven Road, adjacent to Carroll's Way, with frontage along both roads. The vicinity of the project includes residential and commercial buildings.

### **2. Site**

- The project is sited on a single 5.43 acre lot: Tisbury Assessors Map 19, Lot 20A. Warehousing, retail, and package distribution spaces are located on the property. Isolated and contiguous tracts of vegetation are interspersed within the development envelope, providing natural screening along the perimeter, with pockets of greenery throughout the site. From the rear, or western end, of the property the grade slopes downwards parallel to Carroll's Way, terminating at the property's lowest elevation along Edgartown-Vineyard Haven Road to the east.
  - The front, or eastern, section of the lot provides staging for transient trucking to the Steamship terminal, with limited customer and employee parking.
  - The central core of the lot includes the Carroll's warehousing and loading spaces, supporting offices, Cash and Carry wholesale and retail, UPS distribution, and associated parking.

- The rear, or western, portion of the lot has rolling and stationary container storage dispersed throughout on dirt access.

### **3. Access, Traffic and Transportation**

- This project will not appreciably increase the traffic flow to the site. The proposed site and building enhancements will better serve and manage flow throughout the property. Existing curb cuts will remain.

### **4. Buildings and Structures**

- The existing structures on the lot include:
  - A two-story storage and office building, housing Carroll's Moving and Storage operations, Cash and Carry retail, office and cooler spaces; totaling 15,560 square feet.
  - A one-story modular package distribution center for UPS, recently updated in 2018 as DRI 532 M3, to accommodate increased island package delivery requirements; 803 square feet.
  - Rolling and stationary storage containers at the western end of the lot; 20,310 square feet.
- Proposed new construction:
  - A new self-storage building will be constructed with reinforced concrete and steel. The structure will be clad with a natural wooden rainscreen and asphalt shingle roof, referencing a design palette familiar to residential architecture on the island. The footprint of the building will be 19,600 square feet, which will replace the existing ad hoc network of container storage at the western upper end of the property. The construction of the new building will consolidate and reduce the overall footprint at the western end of the lot by 710 square feet. The new building will have a lower level, ground floor, as well as a mezzanine level contained within the Mansard roof. All floors will be served by a passenger elevator. The building will contain approximately 51,000 square feet and be sited such that its projection will be limited by the topography of the land and plantings. Visibility from Carroll's way will be minimized, and there is no visibility of the proposed structure from Edgartown-Vineyard Haven Road.

- Proposed renovation:
  - Existing Carroll's building entry and reception area will be reconfigured to serve new storage building clients, with no change to building footprint.

## **5. Landscaping**

- Currently, the existing property has both developed and undeveloped areas throughout the site. This plan will enhance existing conditions.
- The Development Envelope includes the following three areas, and in each case, utility locations, parking, staging, and vehicular circulation spaces are inclusive of the envelope:
  - Existing main storage Carroll's building
  - Existing UPS facility
  - Existing rolling and stationary storage (to be replaced with the proposed self-storage building) area at the western end of the property.
- Existing isolated areas of open space and perimeter greenery will be enhanced by planting native and island appropriate species per Polly Hill Arboretum and MVC guidance. Areas of plantings throughout open space areas will include a variety of meadow, shrub, and perennial species. Fertilizer has not been in use on the property, nor will it be used on the property in the future.
- Existing retaining wall at the front parking area adjacent to the Steamship staging area will be updated for durability and receive and retain plantings consistent with species requirements for the project
- Existing fencing will be repaired and continuity of wood fencing will continue in existing areas. Additional screening will be accomplished through the use of natural plantings, wooden, and metal fencing materials. Access to the proposed building from Carroll's Way will be managed by a remotely control gate.

## **6. Infrastructure**

- Potable water supply to the new building will be minimal, serving one accessible unisex bathroom and one mop sink.
- A fire suppression system will be installed in the new building.

- Wastewater treatment will be greatly enhanced using an Innovative Alternative de-nitrification system. The new system will retrofit and capture the two traditional Title V systems on site, as well as treating the minimal wastewater flows from the new building. This will result in a five-fold reduction of Nitrogen output from the property as compared to the existing Title V systems, aligning the property with the goals of the Lagoon Pond watershed MEP report.
- In keeping with green building strategies, the new building will be powered by an existing 183kW on-property roof-mounted solar PV array to achieve an energy-neutral property. Construction will leverage modern high-performance and green building methodologies including air-source heat pumps for conditioning, humidity control, and insulated concrete form walls. Power requirements of energy efficient lighting and modern HVAC system will be further reduced through the use of “smart controls” allowing for lighting to be off when not in use, and for HVAC use to be minimized.
- Traffic, Parking, and Circulation Spaces:
  - Existing tractor trailer and vehicular circulation spaces will be formalized into a set pattern, directed around Cash and Carry and Carroll’s, allowing for a reduction of on-property trailer movement. Existing entry points, to and from, Edgartown-Vineyard Road and Carroll’s Way will be maintained. There will be no change to the UPS parking and traffic flow.
  - From the existing western access point from Carroll’s Way, a single entry drive will diverge into two, providing access to the southern and eastern elevations of the new building. The driveway serving the southern entry will have a new six space parking lot (including a disability space). The second driveway will serve the eastern elevation loading dock providing access for one full-size trailer, two mid-sized cargo vehicles, and two passenger vehicles. Noise, visibility, and stormwater will be managed through grade, plantings, and green design strategies, such as bioswales.

## **7. Lighting and Signage**

- No new lighting will be installed throughout the property with the exception of at the new building. New energy efficient lighting will meet minimum NEC lighting requirements and be compliant with “Dark Skies” initiatives.
- There will be no signage added to the property.

## **PROJECT IMPACTS**

The following identifies potential impacts of the proposed project following MVC guidance documents.

1. Impact on the environment: *Proposal will reduce negative impacts*
  - The proposed project will reduce impact on the Lagoon Pond watershed through enhanced wastewater treatment.
  - Open space will be enhanced through scenic plantings of island native and island appropriate species.
  - The proposed new building will replace rolling and stationary storage containers at the western end of the lot.
  - Lighting will be minimal, meeting Dark Skies initiatives and NEC requirements.
  - Noise will be reduced as commercial activities are consolidated into the proposed building.
  
2. Impact on persons and property: *Proposal will reduce negative impacts*
  - The project will improve the scenic value and increase the natural appearance of the property for abutters and the general public.
  - Proposed project traffic flow and parking are formalized replacing existing ad hoc parking and flows.
  
3. Impact on the supply of needed low- and middle-income housing: *Proposal will positively impact housing crisis*
  - Recognizing that there is an affordable housing shortage on the island, and as a component of the successful completion of the project, ownership will deed an abutting property for workforce housing in perpetuity. Located on Tisbury assessor's Map 19, as parcel 21.4. This approximately half-acre lot, is not located within any special protection districts. This maximizes the contribution, with the possibility of six bedroom structure.

4. Impact on municipal services and burden on taxpayers: *Proposal will reduce negative impacts and positively impact tax revenue*

- Tax revenue will increase for Tisbury. Wastewater treatment is septic, and town water use will continue with a minimal increase for new bathroom and mop sink.
- Proposed project increases available island storage facilities, reducing the need for off-island transportation of stored goods.

5. Efficient use or burdening of other (non-municipal) public facilities: *Proposal will reduce negative impacts*

- Electrical requirements will be mitigated through renewable on-property solar array.
- New fire suppression system will reduce fire hazard.

6. Consistency with and ability to achieve town, regional, state plans and objectives:

*Proposal meets a number of regional, town, and state objectives by:*

- Utilizing on-property renewable solar energy.
- Integration of high-performance energy-efficient modern construction techniques.
- Participation in ongoing regional efforts to reduce Nitrogen loading of local water sources through the inclusion of an Innovative Alternative wastewater treatment system.
- Replanting of native and island appropriate species, and enhancement of landscape.
- Enhanced site stormwater management.
- Provides property for workforce housing.

7. Conformity to zoning: *Proposed reduces existing impacts*

- The existing lot has been in use continuously for commercial purposes prior to the creation of zoning. The property is located within a R20 residential zone, the proposed plan meets current setbacks and height restrictions.

- The goal of this proposed plan is to reduce the current and future impacts on the neighborhood and environment.

8. Conformity to DCPC regulations: *Proposed reduces negative impacts*

- The proposed project is within the Lagoon Pond Watershed. Through the inclusion of an on-property Innovative Alternative de-nitrification system, and through the reduction of the storage footprint at the western end of the property, the proposed project will reduce the nitrogen loading of the watershed from the existing load.