



## Martha's Vineyard Commission

### DRI # 669 Sydney Hotel New Building

### MVC Staff Report – 2016-12-01

Note: New information is printed in bold type.

#### 1. DESCRIPTION

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- 1.1 Applicant:** Paul R. Mahoney, Trustee of Sydney II Realty Trust. The hotel will be managed by Lark Hotels who also own the abutting Sydney Hotel; Patrick Ahearn (Architect); Sean Murphy (Attorney).
- 1.2 Project Location:** 22 Winter Street, Edgartown Map 20D Lot 214.1. (6,868 sf – 0.157 acres). The lot is on Winter Street between the L'etoile Restaurant and a parking lot owned by the MVHPT.
- 1.3 Proposal:** Construction of a new 10,149 gsf (3,426 sf footprint) two-story building with a full basement on a vacant lot in downtown Edgartown with 14 hotel rooms, 5 employee housing units in the basement (double occupancy), a small retail shop, a small bakery serving the public and the Sydney Hotel, 7 parking spaces, and public space.
- 1.4 Zoning:** B-1 Commercial District; the property is also located in the Edgartown Historic District.
- 1.5 Local Permits:** Special Permit from Planning Board; Building Permit; **Edgartown Historic District.**
- 1.6 Surrounding Land Uses:** Business with some Residential.
- 1.7 Project History:** The property has long been a vacant lot that has been used in the last few years for private parking.
- 1.8 Project Summary:**
- The proposal is to construct a new approximately 10,000 gsf (3,426 sf footprint) two-story building with a full basement on a vacant lot in downtown Edgartown with 14 hotel rooms, 5 employee housing units in the basement (double occupancy), a small retail shop, a small bakery serving the public and the Sydney Hotel, 7 parking spaces, and public space.
    - **The 1<sup>st</sup> and 2<sup>nd</sup> floors with the hotel and retail space would be a total of 6,766 sf.**
    - **The hotel would occupy 3,131 sf on the ground floor (including the 396 sf bake shop) and 3,304 sf on the 2<sup>nd</sup> floor. The 1<sup>st</sup> floor would also have a separate 331 sf retail space.**
    - **The basement would be a total of 3,383 sf with the baking kitchen (396 sf), retail storage (396 sf), Employee housing (1,716 sf), and mechanical/storage space (875 sf).**
    - **The total gross square footage including the basement would be 10,149 gsf.**
  - The Sydney Hotel currently operates in an existing building next door with L'etoile Restaurant with 8 hotel rooms. This would be an extension of the Sydney Hotel but operated under a separate company.
  - The Sydney Hotel operates seasonally from May – December but might expand to a year-round operation if there is demand. The proposed bakery/café, retail space, and additional hotel rooms will also operate seasonally as part of the Sydney Hotel.
  - The existing Sydney Hotel is undergoing renovation/expansion that is separate from this project.
  - The goal of the project is a small walk-able, upscale, boutique hotel. Ultimately they hope to be open year around. The Applicant note that Edgartown has lost 54 hotel rooms in 10 years.

#### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Referred on October 14, 2016 by the Edgartown Historic District Commission.
- 2.2 DRI Trigger:** 3.1a (New construction over 3,000 sf). Mandatory DRI Review.

- 2.3 **Pre-Application meeting with staff:** October 25, 2016
- 2.4 **LUPC:** November 14, 2016.
- 2.5 **Public Hearing:** December 1, 2016.

### 3. PLANNING CONCERNS

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#### 3.1 Some Key Issues

- **Construction:** How will the proposal be constructed without adversely impacting other downtown businesses?
- **Intensity of Use:** The project is a mixed-use infill development in a “Smart Growth” location. However, the proposed development includes a small boutique hotel, employee housing, retail and public space in one tiny 0.157 acre lot. Is this too much intensity of use for this small lot?
- **Parking:** Some have expressed concern with parking in the downtown during summer.

#### 3.2 Environment

- **Vegetation:** The property has been a parking lot for the past couple of years. Before that it was an overgrown vacant lot in the downtown business district.
- **Habitat:** The site is not mapped as NHESP habitat.
- **Landscaping:**
- **Lighting: Lighting plans to be submitted.**
- **Construction Schedule:**
- **Energy/Sustainability:**
- **Wastewater / Stormwater:**
- **Nitrogen Loading:** Project will be connected to the Edgartown Wastewater Treatment Facility.
- **Storm water:** Staff has asked that the Applicant submit a storm water plan for the public hearing.

#### 3.3 Transportation

- **Access:** The proposed building is on Winter Street in Edgartown, which is a one-way street in the B-1 Business District connected from North Water Street. The property is about a quarter mile from Town Hall, or about a 4-minute walk.
- **Trip Generation:**
  - Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, the estimated trip generation for 14 hotel rooms, two retail spaces at 320 square feet each (16' x 20'), and one apartment, is 149 daily trips with 11 afternoon (PM) peak hour estimated trips.
  - The ITE Land Use Codes for the estimated trips include 310 for Hotel rooms, 814 specialty retail, and 221 for a low rise apartment.
  - It should be noted that downtown locations for hotel or residential units tend to promote walking for nearby trips, and this typically reduces the daily vehicular trips. The ITE hotel land use studies were “primarily located outside central business districts in suburban areas” and many had supporting facilities including restaurants, cocktail lounges, meeting facilities, pools or fitness centers, and/or other retail and service shops.
- **Parking:**
  - Site plans indicate 7 parking spaces on the property. These would be connected to an existing lot on the abutting property operated by the same hotel.
  - As a downtown use in the B 1 business district, the hotel will require a special permit and the required parking will likely be determined during the special permit process.
  - **The applicant estimates that only 10-20% of their hotel guests bring cars.**

- Lark Hotels require guests to make a reservation for a parking space when they book a room if they plan on bringing a car in order to control the parking situation.
- **Mass Transit, Bicycle and Pedestrian:**
  - Winter Street has a sidewalk on the Northeasterly side of the roadway for pedestrians, and the applicant is proposing to include outdoor space as part of the proposal that will include a pedestrian connection between Winter Street and a public park.
  - VTA bus routes 1, 6, 8, 11, and 13 are nearby on Church Street in downtown Edgartown, and the Park and Ride lot is an option for remote parking usage from downtown.
  - Bicycle Parking is proposed near the proposed hotel lobby.
  - In the summer season, the Pied Piper ferry between Falmouth and Edgartown and private boats bring visitors without vehicles to the Wharf area within walking distance.
- **Traffic Summary:**
  - In terms of overall transportation downtown locations are generally encouraged as smart growth projects because the locations are typically accessible by walking, biking, and transit. It is beneficial for the property owner to promote these alternative options to vehicular access through offering transit passes, bicycle parking, and pedestrian access, especially in the summer season to alleviate vehicular trips.
  - **LUPC voted on November 14, 2016** that an independent traffic study is not required for this small mixed-use downtown project.

### 3.4 **Affordable Housing:**

- The applicant has offered to provide on-site employee housing for 5 seasonal employees.
- The proposed offer is consistent with the MVC's Affordable Housing Policy.

### 3.5 **Economic Impact:**

- The Sydney Hotel currently employs 1 full time year-round employee and 2 seasonal employees (not including L'etoile Restaurant). It is anticipated that the number of employees will increase to 1 full time, year-round employee and up to 5 seasonal employees.
- It is not anticipated that there will be any impact to schools.
- The proposed project's site FY 2016 Assessed Value is \$750,500 and the FY 2016 Property Tax paid to the Town was \$2,7981.31 (The Sydney Hotel is FY 2016 Assessed Value is \$2,751,300 and FY 2016 Property Tax paid to the Town was \$10,258.50).
- The proposed retail space will generate state sales tax revenue (6.25%) to the Commonwealth of Massachusetts. The proposed café/bakery will generate state meals tax revenue (6.25%) to the Commonwealth of Massachusetts. The proposed hotel use will generate additional rooms tax revenue at 11.7%: 5.7% to the Commonwealth of Massachusetts and 6% to the Town.

### 3.6 **Scenic Values**

- **Streetscape/ Building Massing/ Architectural Details:** the project is a proposed enhancement to the downtown streetscape with a goal of extending downtown commercial activity to Winter Street. The proposal is appropriate in terms of massing and style and has been designed by a leading architect in Edgartown in keeping with the local style.
- **A.D.A.:** the project will be compliant with A.D.A. accessibility standards.

### 3.7 **Local Impact/Abutters**

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## 4. **CORRESPONDENCE**

### 4.1 **Town Officials:**

### 4.2 **Island Organizations:**

### 4.3 **Public:**