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## Martha's Vineyard Commission

### DRI # 648 Brennan Mixed-Use

### MVC Staff Report – October 16, 2014

Note: New information is printed in bold type.

## 1. DESCRIPTION

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- 1.1 **Applicant:** James Brennan and Paul Pertile DBA Mariners Property LLC
- 1.2 **Project Location:** 3 Mariner's Landing, Edgartown Map 21 Lot 34.223 (0.94 acres)
- 1.3 **Proposal:** Construction of a 24,000 gsf (8,000 sf footprint) building with four 2,000 sf commercial condominiums on the ground floor and eight 1,000 sf apartments on the second floor.
- 1.4 **Zoning:** B-2 Commercial Zone.
- 1.5 **Local Permits:** Building; Planning Board; and Wastewater Commission.
- 1.6 **Surrounding Land Uses:** Commercial and residential.
- 1.7 **Project History:** The property is a vacant lot with some existing parking and trees.
- 1.8 **Project Summary:** Construction of a 24,000 gsf (8,000 sf footprint - including basement) building with four 2,000 sf commercial condominiums on the ground floor; eight 2-bedroom, 1,000 sf apartments on the second floor; and four 2,000 sf storage units in the basement. The **Brennan HVAC Company and Paul Pertile** would each occupy one of the four commercial condominiums. There would be no retail. The project would be connected to the Edgartown Wastewater Treatment Facility. **The ground floor commercial units would have a wrap around covered porch in front and side. A loading ramp for trucks would access the basement on the west side. The project would be built into a slope so appear as a two-story in front and one-story in back. Revised Plans were submitted October 2.**

## 2. ADMINISTRATIVE SUMMARY

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- 2.1 **DRI Referral:** June 30, 2014 from Edgartown Planning Board.
- 2.2 **DRI Trigger:** 3.1c (3,000 sf of Mixed Use – Concurrence); 3.1e (4 or ore Mixed-Use – Concurrence). The project also triggers 3.1a (New Construction totaling 3,000 sf ...) which requires a mandatory review as a DRI.
- 2.3 **Pre-Application meeting with staff:** July 24, 2014
- 2.4 **LUPC:** August 18, 2014
- 2.5 **Site visits:** October 2, 2014 at 8:30 am
- 2.6 **Public Hearing:** October 2, 2014

## 3. PLANNING CONCERNS

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### 3.1 **Some Key Issues**

- **Traffic:** will the proposed mixed-use development have a significant traffic impact?
- **Buffer:** Is there a sufficient buffer between the proposal and the residential abutters?

- **Impact:** How will this project impact the surrounding businesses in the area?
- **Intensity:** Is this too much intensity of use for this site?
- **Construction:** How would the construction process be mitigated so as not to negatively impact the surrounding businesses?

### 3.2 **Environment**

- **Vegetation:** The site is currently mostly cleared and used for parking. There is a small buffer of existing trees along the back of the property. **Some mature trees in the back could be retained but the building comes within 25 feet of the property line at the closest and will need some room for rear access during construction.**
- **Habitat:** This is not an NHESP habitat.
- **Landscaping:** **Some** of existing trees would be retained along the back of the property. **The Applicant plans to plant, and possible replant, an evergreen buffer in the back.**
- **Open Space:** There would be a small lawn in the back.
- **Lighting:** **Applicant has submitted samples of lights (October 2)**
- **Noise:** The proposed hours of operation of the commercial condominiums are likely to generally be within the range of 8:00 am to 5:30 pm.
- **Energy/Sustainability:**
  - The applicant has submitted the following on energy:
    - The proposal is intended to showcase several energy saving strategies including using insulated concrete forms for the foundation and portions of the structural walls, advanced heat pump HVAC systems, and insulation that will be equivalent to 2012 "Stretch Code" requirements in the residential areas.
    - The Applicant plans to apply for incentives through the MASS Save Program for new construction in the areas of lighting and unitary HVAC controls.
    - One of the condominiums, to be occupied by Brennan & Company LLC, will be modeled to achieve a net zero energy consumption through the employment of offsetting energy produced by solar water and photovoltaic panels.
    - The other condominiums will have the infrastructure installed to allow owners to have the same opportunity if they choose to.
- **Water Source:** Town water. The applicant has to install a 6" line to be connected to the existing town water pipe.
- **Wastewater / Stormwater:**
  - **Nitrogen Loading:**
    - The proposal will be connected to the Edg. Wastewater Treatment Facility.
  - **Storm Water:**
    - The Applicant has said that the storm water retention system is already largely in place. Staff has requested an as-built plan and any additional plans.

**3.3 Transportation:** The **Applicant prepared the traffic report with assistance from MVC Staff. Since the final Traffic Report was not received until October 1 a final staff review of the report was not concluded prior to the October 2 public hearing.**

- **Access:**

- The site is accessed from Mariner’s Landing, a service road off of Mariner’s Way, which has its own curb cut onto Edgartown-Vineyard Haven Road.
- Mariner’s Landing is an L shaped road that runs perpendicular to Edgartown-Vineyard Haven Road for approximately 120 feet and then turns left in front of this property and runs approximately 325 feet to Mariner’s Way.
- There are several commercial buildings on Mariner’s Landing, mostly offices. There is a bank with drive through between the subject property and Ed-VH Rd.
- The existing commercial buildings generate a relatively small amount of trips which are increased by cut-through traffic using this as a short cut.

- **Parking:**

- The **revised Site Plan submitted October 2** shows **44** parking spots on site, **28** of which already exist. **A 14 space bicycle parking rack is also shown on the latest plans.**
- The parking lot surface materials will be permeable stone. The site will retain the curbed island with mature trees that currently exists.
- Zoning Requirements:
  - The B-2 Commercial District in Edgartown requires 1 spot per residential apartment and 4 spots per 1,000 sf of commercial. (Page 22 Article X sec. "b" (3)d 1 space/250 square feet of professional space; (8)f 1 space per 2 bedrooms; (5) 1 bicycle space/3 parking spaces. Under zoning this proposal would require 40 parking spaces and rack suitable for 14 bicycles.
- ITE: *ITE Parking Generation* guide
  - The estimated ITE peak demand for four 2-bedroom residential units is 28 parking spaces. The estimated ITE peak demand for 8,000 sf of commercial condominium space is 13 parking spaces.
  - The total estimated ITE peak parking demand for the proposal is 41.

- Staff looked at the existing uses along Mariner’s Landing and the adjacent part of Mariner’s Way for parking needs and supply shown below:

Use	Useable Floor Space	Parking Demand ksf	Total Parking Demand
Bank	3,508 sf	4.00	14
Office	4,119 sf	2.84	12
Residential	4,119 sf	1.70	7
Store	9,920 sf	3.81	38
Total Required			71
Total Supply			83

- **Circulation:**

- The current traffic flow is from Edg.-V.H. Road through Mariner’s Landing and Mariners Way. There is some cut through traffic from the adjacent

development to Mariner's Way. The Mariners Property LLC has said they will direct employee traffic through Mariner's Landing.

- Sight Lines:
  - The sight lines at Mariner's Landing and Edgartown-Vineyard Haven Road are 1500 feet to the left and 650 feet to the right. AASHTO Standards for sight lines at 40 mph are 305 feet, and 200 feet for the posted speed limit of 30 mph. Therefore the sightlines are adequate.
  - The sight lines at Mariner's Way and Edgartown-Vineyard Haven Road are 1500 feet to the left and 420 feet to the right. AASHTO Standards for sight lines at 40 mph are 305 feet. Therefore the sightlines are adequate.
- Trip Generation: Existing and Future Traffic –
  - Turning movement counts were manually recorded by MVC Staff on August 21, 2014 between 4 and 5 pm at the intersection of Edg.-V.H. Road and Mariners Way and Edg.-V.H. Road and Mariners Landing.
  - The traffic counts recorded for DRI 171 "Edgartown Lofts" indicate that the road volume is 12,400 per day in summer (sourced from DRI 171 Edgartown Lofts, section 3.1 Traffic provided by MVC staff).
  - The estimated total daily trip generation for the proposal is 135 (using ITE rate) to 176 (using MVC rate). The proposal would result in a 1.08% (ITE estimates) or a 1.42% (MVC rate) increase to the total volume on Ed-VH Road.
  - ITE trip generation rates were applied to the proposed specific uses to generate the estimate of 16 additional trips that can be expected to occur during the PM peak hour (5 trips in and 11 trips out) which will be distributed between the two intersections.
  - **Delays at the Mariner's Landing intersection are estimated to increase 1 second from 12 to 13 seconds, and at Mariner's Way an increase of 1.1 seconds delay from 17.6 to 18.7 seconds, with the levels of service respectively remaining at B and C.**
  - **At the "Triangle" intersection, the project would generate an additional 5 trips toward Upper Main Street and 2 trips from Upper Main Street toward the project, or an estimated increase of 1.4% in the PM peak hour at the "Triangle". Although there is existing congestion at the "Triangle" intersection, MVC staff considers the additional 7 peak hour trips to be negligible.**
- Crash Data:
  - A review of the MassDOT Crash **records online** for the latest available three year period 2010-2012, revealed 4 crashes in the vicinity (specify what the vicinity is) but only 3 on Edgartown Road. No serious injuries were reported.
- Public Transit, Bicycle and Pedestrian:
  - The Martha's Vineyard Transit Authority (VTA) provides bus service along Edgartown-Vineyard Haven Road with transit route 1 providing service **about every half hour in the summer season.**

- **The site is also two blocks from the Route 13 bus which runs between Edgartown, Oak Bluffs, and Vineyard Haven.**
- There are sidewalks and a separate Shared Use Path (SUP) along Edgartown-Vineyard Haven Road.
- Traffic Summary: In terms of overall traffic operations and parking issues, the results of this traffic report indicate there are no significant deficiencies that would occur from an increase in traffic generated by the proposal.
- Traffic Mitigation: The Applicant offers the following as mitigation for any impacts: Employees who live in the apartments will be supplied with a VTA pass.
- **MVC transportation staff suggests that a walkway be designated along Mariner's Landing between the proposed site and Edg.-V.H. Road to facilitate and encourage connections with the SUP and transit.**

### **3.4 Affordable Housing**

- The recommended monetary mitigation for a 24,000 square foot building is \$39,000 according to the MVC's Affordable Housing Policy.
- The Applicant has offered to contribute \$7,000 to an island affordable housing group. The Applicant reached this number based on the basement being passive storage, the 8 residential units not reaching the threshold of 10, and the recommended \$7,000 monetary mitigation based on 8,000 sf of commercial.
- The applicant has written that the 8 residential condominiums will be offered for sale or rent by the managing LLC with right of first refusal to the principles and commercial condominium owners for the benefit of their respective employees.

### **3.5 Economic Impact**

- The proposed project will provide commercial and residential ownership opportunities.
- The hours of operation and number of employees for the four commercial units is not yet known. Hours are likely to be within the range of 8:00 am to 5:30 pm.
- The potential impacts to municipal services such as police and fire are likely to be minimal since the site is located within a densely developed area.
- The mixed use combination of residential housing units and commercial units in an opportunity area is consistent with Smart Growth Principles and the MVC's Island Plan.

### **3.6 Scenic Values**

- **Streetscape:** The building site will be visible from the Mariner's Landing curb cut on Edgartown-Vineyard Haven Road.
- **Building Massing:** The building would be built into a slope and would appear as a two and a half story building in front and a one and a half in back.
- **Architectural Detailing:** Designed by an architect to fit in vernacular of the area.
- **A.D.A. Accessibility:**

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

- Tenants of neighboring commercial businesses park on the mostly vacant lot.
- Residential neighbors are concerned that an adequate buffer be maintained.

## **4. CORRESPONDENCE – NO CORRESPONDENCE RECEIVED AS OF 10/16/14 @ 6**

### **4.1 Town Officials: Island Organizations: Public:**