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## Martha's Vineyard Commission

### **DRI # 77-M3 426 State Road/Radio Shack Mixed Use MVC Staff Report – 2011-12-02 – Modification Review**

#### **1. DESCRIPTION**

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- 1.1 Applicant:** Linda and Donald Sibley; Doug Hoehn (agent)
- 1.2 Project Location:** 426 State Road, Tisbury Map 22 Lot 8 (0.89 acres)
- 1.3 Proposal:** To relocate Radio Shack from its current location on State Road and renovate and create a mixed-use building at 426 State Road in the building that formerly housed Vineyard Home Center.
- 1.4 Zoning:** B-2 Commercial
- 1.5 Local Permits:** Building Permit for renovations. Site Plan Review for parking and ZBA for reduction in parking.
- 1.6 Surrounding Land Uses:** Businesses, gravel pit.
- 1.7 Project History:** The site has been a hardware/lumber yard for several decades.
- 1.8 Project Summary:**
- The proposal is to:
    - Relocate Radio Shack from its current location on State Road to 426 State Road;
    - Renovate the currently retail structure creating a mixed-use building;
    - Create two year-round 3-bedroom apartments on the second floor;
    - Rent space in the back to light manufacturing and/or warehouse uses.
  - There are two main sections to the building.
    - A shingled, two-story, conditioned building in front (approximately 3,280 sf footprint) which has housed retail on both floors;
      - The retail would now be only on the first floor with two units. The 1,500 sf of retail in front may be rented to a possibly high trip generating use
    - And an unfinished steel-framed, metal-sided structure in the back (7,445 sf footprint)
      - 1500 sf of the back (metal) building will be renovated into finished active office storage space for the front retail. The rest would be LI/Warehouse.
  - The total building at 426 State Road is app. 13,800 square feet with a 10,725 sf Footprint (not including the porticoes).
  - There would be two retail units on the first floor of the front building; no retail on the second floor or in the back building other than the 1,500 sf. renovated to be office/storage space.
  - The new owner would rent out units in the back to light-industrial and warehouse uses.
  - They would enclose the portico on the parking lot side. The front of the building will be re-shingled and there would be other exterior improvements.
  - The new owner will install A.D.A. bathrooms, new wiring, a sprinkler system, a new energy efficient heating system, and new siding. They will be eliminating the mezzanine level in the middle section of the building.

## 2. ADMINISTRATIVE SUMMARY

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- 2.1 **DRI Referral:** Expected from Tisbury Building Inspector (Ken Barwick)
- 2.2 **DRI Trigger:** 1.2; Once a DRI always a DRI
- 2.3 **Pre-Application meeting with staff:** September 22, 2011
- 2.4 **LUPC:** December 5, 2011.
- 2.5 **Site visits:**
- 2.6 **Public Hearing:** To be determined if necessary on December 8, 2011.

## 3. PLANNING CONCERNS

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### 3.1 Some Key Issues

- Final layout, landscaping, elevations, and lighting plans have not been seen yet.

### 3.2 Environment

- **Vegetation:** The site is largely barren and asphalt currently.
- **Habitat:** This is not an NHESP habitat.
- **Landscaping:**
  - The new owner will remove 13,000 sf of the 23,000 sf asphalt and replace it with a more permeable surface. A fence will separate employee parking in the back.
  - They will install a 4'-6' tall fence along the back and border with VHC.
  - They will landscape the fence with native shrubs and trees.
- **Open Space:** The lot is a commercial lot that has historically had a lumberyard with a lot of outdoor display and merchandise. There is no "Open Space" per se.
- **Lighting:**
  - The existing flood light will be turned off permanently unless needed on occasion.
  - All exterior lighting would be downward shielded to prevent direct light from escaping the property. Exterior lighting on buildings shall be limited to that required by code and would be on timers to ensure that they are turned off during the day as well as turned off during the night when the store is closed.
  - Safety lighting as required on the A.D.A. ramp.
- **Noise:** Should not be an issue.
- **Energy Sustainability:**
  - The warehouse space will remain as unheated
  - They will install a new energy efficient heating system.
  - They are actively exploring leasing the roof for installation of solar photo-voltaic panels.
- **Wastewater / Storm water:**
  - The project is a mixed-use operation replacing a retail operation.
  - 426 State Road is located in the Tashmoo watershed which is an impaired watershed. The nitrogen load limit for Tashmoo is 5.6 kilograms per acre per year.
  - The average water use over the past 5 years was 29,800 gallons/year with 11 employees. The nitrogen load for this site when it was Vineyard Home Center (426 State Rd) is estimated to be 13.58 kg/yr.

- Applicant is replacing the pre-1970 septic system with a new Title 5 septic system and is willing to install de-nitrification if it is necessary.
- The estimated previous use (13.58kg/yr) was over the limit of the Tashmoo Watershed.
- With the 50% affordable housing reduction, the proposed use with two 3-bedroom apartments would be 13.12kg/yr, which is over the nitrogen limit of the watershed but under the estimated use of the previous business.
- The nitrogen load for the proposed use without the apartments and using the upstairs as storage and warehouse space would be under the limit of the Tashmoo watershed (4.48kg/yr).
- The applicant proposes to remove 13,000 sq feet of the currently 23,000 sf asphalt impervious parking lot with a pervious material thereby reducing the nitrogen runoff in the storm water.
- A bio-swale would be added to the landscaping plan to reduce storm water runoff where possible on the Applicants property and along property borders if the abutting neighbors agree.

### **3.3 Transportation**

- **Access:** There is a single entry off of State Road though it can be used to enter an 8-spot parking area in front of the building with an exit, or it can be used to enter the much larger area formerly used by the lumberyard for materials.
- **Parking:** 8 Spots in front plus more new parking (not yet determined) in the lumber yard.
- **Trip Generation:**
  - Based on the square footage (13,800 sq. ft.) the previous 426 State Road (Building Materials/Lumber) use would be expected by ITE estimates to generate 623 daily trips.
  - The new proposal would have 4,800 sf of retail; two 3-bedroom apartments; and approximately 6,000 sf of light-industrial/warehouse space.
  - Radio Shack, under Specialty Retail, would currently be expected by ITE to generate 110 weekday trips.
  - Radio Shack retail receipts at their current location suggest that during this past June to August they generated about 120 roundtrips per weekday.
  - The proposed use (Specialty Retail Center) with 4,800 sf would generate 213 daily trips. A decrease of 410 trips can be expected by this use compared to VHC.
  - It should also be noted that the proposed use shows an overall decrease in the outdoor retail use.
  - The Applicant is willing to commit that if the total trip generation of the building and all uses exceeds 450 trips a day per ITE will come back to the MVC for Concurrence Review.

#### **Parking:**

- 8 spots in front plus more parking (not yet determined) in the lumber yard.
- Employees will park behind a fence in the back corner.

- The ITE Parking Generation manual does not have requirements for Land Use 814: Specialty Retail Center.
- The Applicant will be dedicating more space to parking than the previous use that had a lot of outdoor display but should provide a detailed parking plan.
- The Town of Tisbury Zoning Bylaw for a B-II District requires one space per 150 square feet of retail space. In making this calculation, 20% is deducted from the floor area. Based on this requirement a total of 26 spaces would be needed for the new retail.
- The Town zoning also allows the ZBA to allow a reduction of one-third of the calculated required parking spaces and also allows the ZBA to allow half of the required parking to be off-site within 1/10<sup>th</sup> mile.
- **Mass Transit:** The site is along a major road with busses running in front of it.
- **Traffic Summary:**
  - The trip generation should be far less with the proposed use than the previous use at this location.
  - The proposal is for a retail operation with two residential units and warehouse to replace a retail operation. The proposed use will decrease the amount of outdoor display allowing for more parking than the previous use.
  - Based on the zoning the site should be able to accommodate 26 parking spaces. It should be noted that the previous use did not.
  - When the previous use moved the V.H.C. next door to 452 State Road the agent for the owner of 426 State Road stated that the building would be used again and did not want to relinquish the trip generation and parking rights they had always had.

### **3.4 Affordable Housing**

- The project does not trigger the MVC Affordable Housing Policy.
- The addition of two 3-bedroom, year-round, affordable units would be a benefit.

### **3.5 Economic Impact**

- Radio Shack is open all year and their hours of operation are 9:00 am to 6:00 pm Monday – Saturday. They are not open on Sunday.
- The extensive renovation of the building would create temporary jobs in the construction and professional/service sector industries.

### **3.6 Scenic Values**

- **Streetscape:** Will be improved.
- **Building Massing:** Will remain the same.
- **Architectural Detailing:** Will be improved.
- **A.D.A. Accessibility:** Will be improved.

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

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## **4. CORRESPONDENCE – NO CORRESPONDENCE RECEIVED YET**

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### **4.1 Town Officials:**

### **4.2 Island Organizations:**

### **4.3 Public:**