

November 1, 2013

To: Martha's Vineyard Commission

From: Stop and Shop

RE: Response to October 15, 2013 Outstanding Questions

Dear Mark et al,

Please find answers to the outstanding questions relative to your letter of October 15, 2013.

Building Height/Size

The Building measures 34' 6" on Water Street, and 32' 6" on Cromwell Lane. For reference, the Tisbury Police Station, which is located on approximately the same elevation, measures 33' 7", the existing Chinese Restaurant measures 27' 2" and the Tropical Restaurant on Five Corners, measures 32' 7". Therefore the highest point of the proposed building is less than a foot taller than the tallest nearby building.

The enclosed building area for the retail floor measures 21,630 square feet.

The sales floor is 16,446 square feet.

Exterior porches and covered areas measure 2,554 square feet.

The Parking Garage measures 15,963 square feet.

The enclosed useable areas in the first floor measure 8,817 square feet.

The enclosed useable building areas, exclusive of exterior porches, covered areas, and parking, measure 30,447 square feet.

For reference, the Town of Tisbury calculates Cronig's Market as having 39,174 gross square feet of space. The

Please see attached hereto, square footage plans.

Proposed Uses

The proposed Stop and Shop is a grocery store. Commissioner Hammarlund asked this question repeatedly at the last hearing. We have answered this several times. The new store will offer the same products the existing store does, and the same products the Edgartown store offers. The new store will also sell similar products to Cronig's Market and other, "Grocery" stores. There will be no pharmacy, no coffee shop, etc. Food, produce, paper products, juices and other beverages, a "Grocery" store.

Truck Dock

Will update this response in the next few days.

PeaPod

No PeaPod service is proposed at this time. The new store would be capable of offering the service, but it is not a part of the current proposal.

Noise

All mechanical equipment will be contained on the roof of the building and will not be audible to any neighboring properties to the best of our knowledge and belief.

Building Design

The building has been significantly altered in its appearance from the first proposal. The building was designed in an attempt to make a larger structure appear to be several different buildings. In addition the upper level was pushed in from Water Street on the second floor, to add yet another break in the visual appearance, as well as to offer public space in an exterior environment. A full explanation of the building design will be presented at the Public Hearing.

Employment

Employment details will be finalized in the next couple of days.

Economic and Affordable Housing Impact

This has been answered multiple times in the past hearings and memorandums. The specific information on salary will be provided in the next couple of days.

Mitigation per Affordable Housing Policy

It is our position that the monetary contribution toward Affordable Housing should be based on the total square footage of the useable space of the building, thus the 30,477 figure. We do not believe the MVC has in the past included non-useable space, nor any parking lots. We recognize that the proposal for sub-structure parking is unique. However, if we eliminated the parking, that area would simply be vacant space. There is therefore no justification for basing the calculation on that area.

As stated previously, we are continuing to research options on relocating the house on Cromwell Lane.

We will prepare offers for additional housing mitigation efforts shortly. As stated previously, Stop and Shop shall continue its existing rental obligations and will add to that stock. Additional mitigation measures are currently being researched.

Energy and Environmental Building

As stated several times, once a final design has been accepted, Stop and Shop engineers can seek to incorporate solar panels. At this time there are no solar panels planned, but Stop and Shop is prepared to include them if possible. The project is being constructed in Tisbury, which has adopted the stretch energy code. We have previously explained this, on several occasions.

Property Limits

The property lines have been located clearly on several plans submitted previously. If the Commission would like to have the property lines staked and a field visit incorporated to visually see the lines, we would be happy to do so.

Lighting

We've stated previously that all lighting on the building will be downward facing in accordance with all code requirements. Currently there is no lighting proposed on the property itself.

Stormwater Management

This was answered in the last memo.

Flood Management

A memo was provided to Paul Foley prior to the last Public Hearing in relation to Flood Management.

Construction Process

This information will be updated prior to the next Public Hearing.

Thank you for your time and attention this matter. I will provide the additional information as soon as possible.

Geoghan Coogan