

Project Narrative

Offshore Wind Operations and Maintenance Marine Support Building
61 Beach Road, Lot 1, Vineyard Haven, MA
Harborwood LLC
November 23, 2021

Project Overview. Harborwood LLC (Harborwood) is the owner and developer of Lot 1 of 61 Beach Road in Vineyard Haven, MA. Lot 1 comprises part of the former Hinckley's Lumber Yard. There is a storage building on the property that is rented to a third party and some of the remaining ground is use for rental parking. Lots 1 and 2 of 61 Beach Road were previously the subject of a proposal by Harborwood to develop 52 residential units and approximately 5,500 square feet of commercial space (DRI 81 M 3) on both lots. That proposal is on hold and may or may not be revived in the future. It will not utilize Lot 1 if the Offshore Wind Operations and Maintenance Marine Support Building (O&M Building) described in this DRI application is approved and developed.

Vineyard Wind is an offshore wind development company that is building the first commercial scale offshore wind energy project in the U.S., to be located 15 miles south of Martha's Vineyard. The O&M Building is being designed and constructed to serve as a central hub for operating and maintaining the proposed offshore wind farm. It will contain offices, storage for spares parts and other maintenance materials, movement of technicians, and other support facilities. The proposed location is convenient to Wind Farm Terminal marine facilities in Vineyard Haven (DRI 277 M) currently being permitted by Tisbury Marine Terminal (TMT). Vineyard Wind expects to be a first tenant of TMT at that location.

The proposed O&M Building will be reviewed by the Martha's Vineyard Commission (MVC) because the property was the subject of a previous DRI and also because the proposed O&M Building is a new construction project whose square footage warrants a Development of Regional Impact (DRI). It will also be reviewed by the Tisbury Conservation Commission (TCC) because the property is in the flood plain. Other local approvals may be required.

Project Land. Lot 1 is a result of an approved subdivision at 61 Beach Road as shown in Figure 1 below. Lot 1 comprises 28,104 sf. Lot 2 will be reserved for other uses, and its potential future development is not part of this DRI.

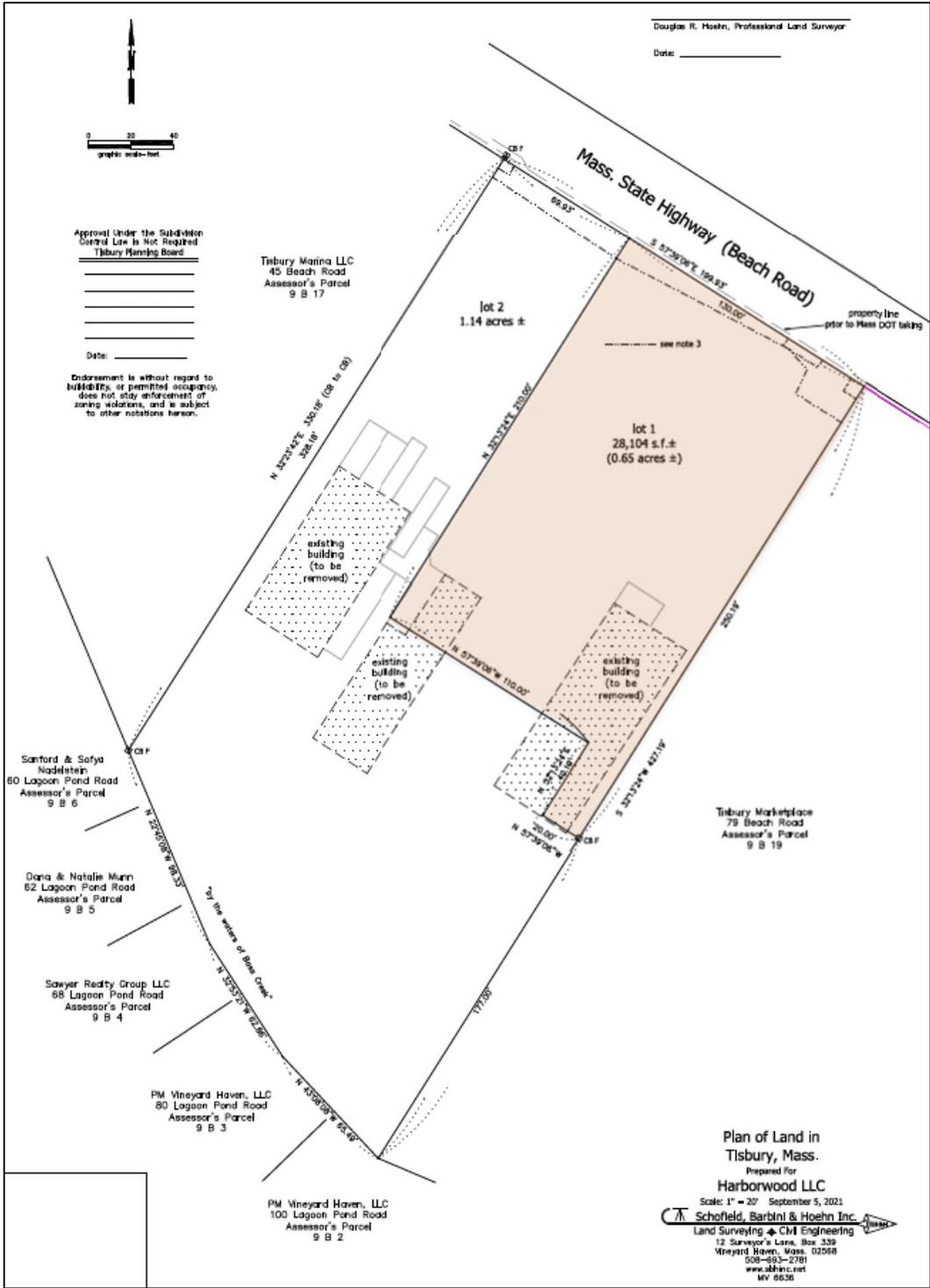


Figure 1: Lot 1 – O&M Building Parcel Subdivision Under Approval

The subdivision was approved by the Martha's Vineyard Commission on October 21st, 2021 and the Tisbury Planning Board on November 3rd, 2021. The subdivision has been recorded.

O&M Building. The O&M Building will be an approximately 14,000 sf structure with an approximately 11,100 sf footprint containing ground level parking, a main level containing the entrance, storage area, workshop, employee support facilities such as showers and changing rooms, a kitchenette, meeting room, electric room, storage and IT room. The top floor will contain offices for approximately 25 employees, bathrooms, and storage areas overlooking the two-story storage area. Please see “Preliminary Plan of Proposed Development” attached.

There will be a pedestrian walkway alongside the west side leading to the main entrance. There will be a driveway and pedestrian walkway alongside the building on the east side leading to a rear secured loading dock behind the structure for loading and unloading into the storage area. There is sufficient space for trucks and other cars to pull off of Beach Road and turn around on the property. The open area to the west side of the building will be a lawn sloping up from Beach Road.

Site and Architecture. The site is in Commercial Management Area of the Waterfront/Commercial District. Many of the structures in the Waterfront/Commercial District are large with industrial overtones. However no structure, regardless of size or use, need abandon the local vernacular. The O&M Building is designed with dormers to reduce the appearance of height. It will likely be a steel structure but any evidence of the underlying structure will be disguised behind familiar Vineyard forms and materials. The building will have a metal roof with solar panels on the south-facing roof. The appearance will be animated, interesting and an appropriate complement to its surroundings.

Landscaping: While the lawn is the central landscape feature of the project. Other work will include additional honey locust trees along Beach Road to supplement those mature trees already existing, a continuous stone wall along Beach Road, and various indigenous plantings to soften the edges of the O&M building.

FEMA Flood Zone. The property is in a 12' velocity zone. The bottom of the first floor structure must two feet above the flood level, placing the main floor at approximately 15.5' above sea level after accounting for 18" of structure. The parking level will be in the flood plain at approximately 6' elevation, with an 8' ceiling height.

The design has intentionally incorporated the use of retaining walls, fill and landscaping, to ensure the grade will be raised gently up from Beach Road, creating a natural transition that doubles as a green space. A further advantage to this configuration is the opportunity to park approximately 30 cars underneath the building and out of sight.

The project presents itself as a two and a half story building from Beach Road and a one and a half story building from the property interior. The total height is approximately 38 feet above ground. The building is less than 28 feet above the finished first floor as permitted by zoning. This is the look of the future as all new

structures from now on will essentially be a story higher than they were a few years ago.

Zoning. The property is in the Waterfront Commercial District which is divided into two areas – the “Waterside Management Area” (generally all land within 100 feet of the water) and the “Commercial Management Area” (all other land in the district). The subject property is in the latter area. The Commercial Management Area allows the industrial marine uses and developments needed to maintain Vineyard Haven’s “working waterfront.” The Commercial Management Area also allows, commercial service establishments, offices and retail trade. The O&M Building supports a marine enterprise, and offices, and thus is an allowed use the Commercial Management Area.

Stormwater Capture. Rain falling on the roof of the structure will be collected in gutters and downspouts and led to open areas of the site, including the gravel parking lot under the building. Given that the land area will be nearly 100 percent permeable (including the parking surface beneath the building), and given the existence of sandy soil throughout the site with a percolation rate of 12” per hour, the site will absorb all rainfall via direct percolation. No additional stormwater treatment facilities should be required. The applicant anticipates a professional engineer will document and present more detailed plans for this approach at the public hearing for this project.

Wastewater. The property currently has a sewer allotment of 525 gpd. The 5000 sf of office space, meeting rooms and bathrooms will use no more than 75 gpd per thousand square feet, or a total of less than 375 gpd. The current allotment will serve the O&M Building with room to spare.

Traffic. Harborwood has worked with Vineyard Wind developed the potential traffic impacts of O&M Building shown below:

~90 average daily trips annually (~105 peak daily trips annually)

All Year (251 days M-F): 57 average daily trips annually

- 3 deliveries weekly from off-island
- Onshore Staff [onshore/back office/warehouse manager] – 20 persons daily

November 1 – May 1 (180 days): 17 average daily trips seasonally

- On weather restricted days (65 days) the 12 Technicians will report to O&M Support Building

May 1 – November 1 (180 days) 48 average daily trips seasonally

- 2 van trips in AM & PM carry 12 technicians arriving for work for 126 days [other 12 technicians will report to the airport]
- During the 54 weather days all 24 technicians will report to the O&M Support Building and/or the airport

- On vessel accessible days (126 days) material supplies will be transferred between O&M Support Building and the O&M Wind Farm Terminal: 2-3 trips AM, 2-3 trips PM

Housing: Harborwood is working with Vineyard Wind 1 LLC to develop a Local Hiring and Housing Plan for review by the Martha's Vineyard Commission to be provided at a later date.

Energy and Environmental: The O&M Building will be an all-electric facility, utilizing air source heat pumps, LED lighting and solar panels on the south facing roof.