



Stop & Shop Store Expansion

Edgartown, Massachusetts

MVC

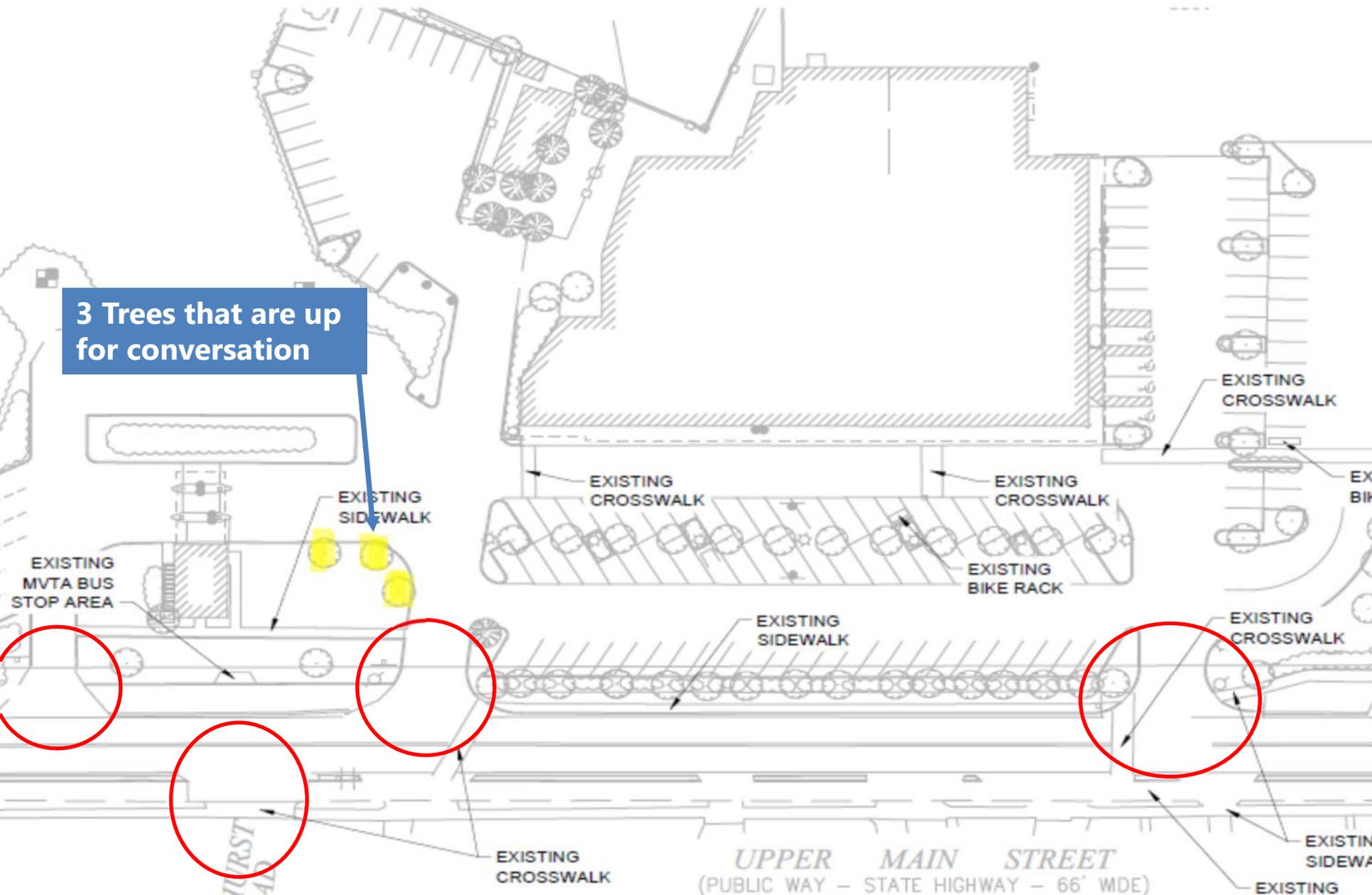
January 2021

DRAFT

Western Driveway

- Edgartown PB reviewed several alternatives to Western Access Driveway and Bus Stop area
- Proponent has proceeded to finalize based on the preferred option
- VTA has signed off on the new bus stop configuration and shelter
- MassDOT has reviewed, we have modified per their comments and they are ready to issue the permit pending MVC approval of configuration
- Will walk the MVC through the options considered to demonstrate why we think our current proposal, approved by PB is best option available

Existing Access/Ped/Bike Enhancements Onsite



Proposed Driveway Layout

Alternative 1 (Original Plan)

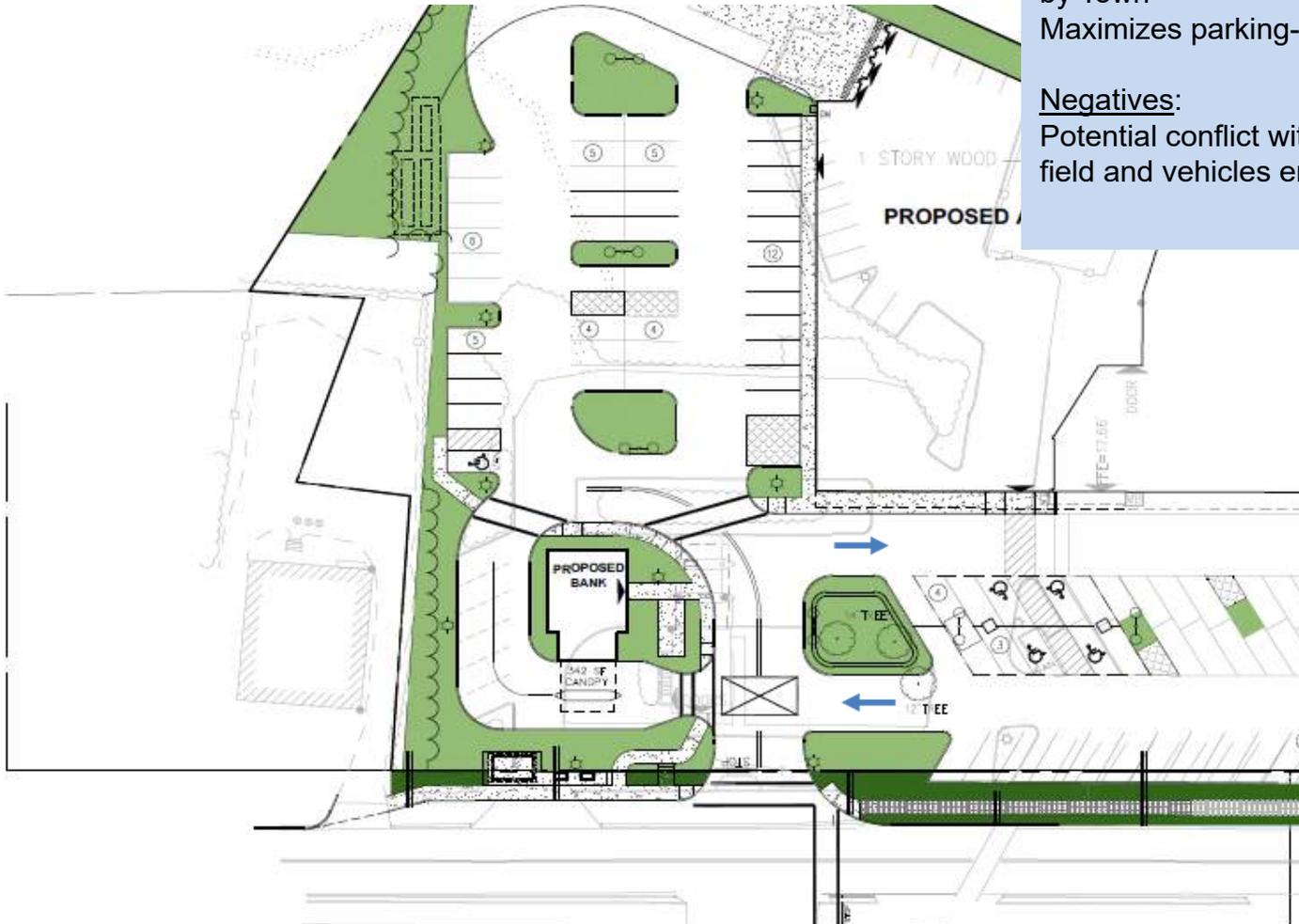
Positives:

Consistent with existing design-no issues raised by Town

Maximizes parking-request of Town

Negatives:

Potential conflict with vehicles exiting front parking field and vehicles entering site from Upper Main,



Driveway Alternative 2

Alternative 2

Positives:

Moves conflict point further into site

Negatives:

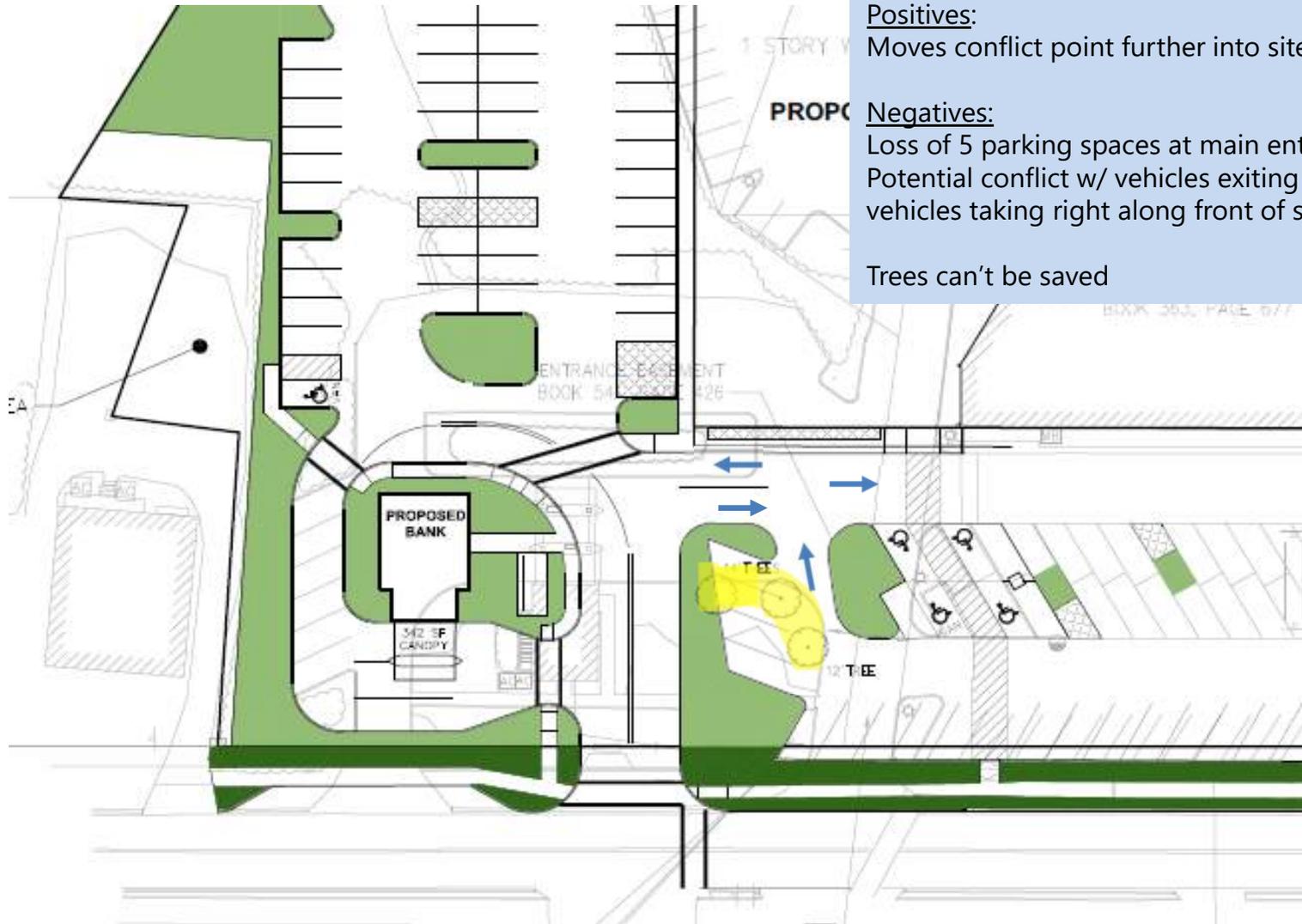
Loss of 4 parking spaces at main entrance

Awkward movement exiting front parking field

Trees can't be saved



Driveway Alternative 2A



Alternative 2A

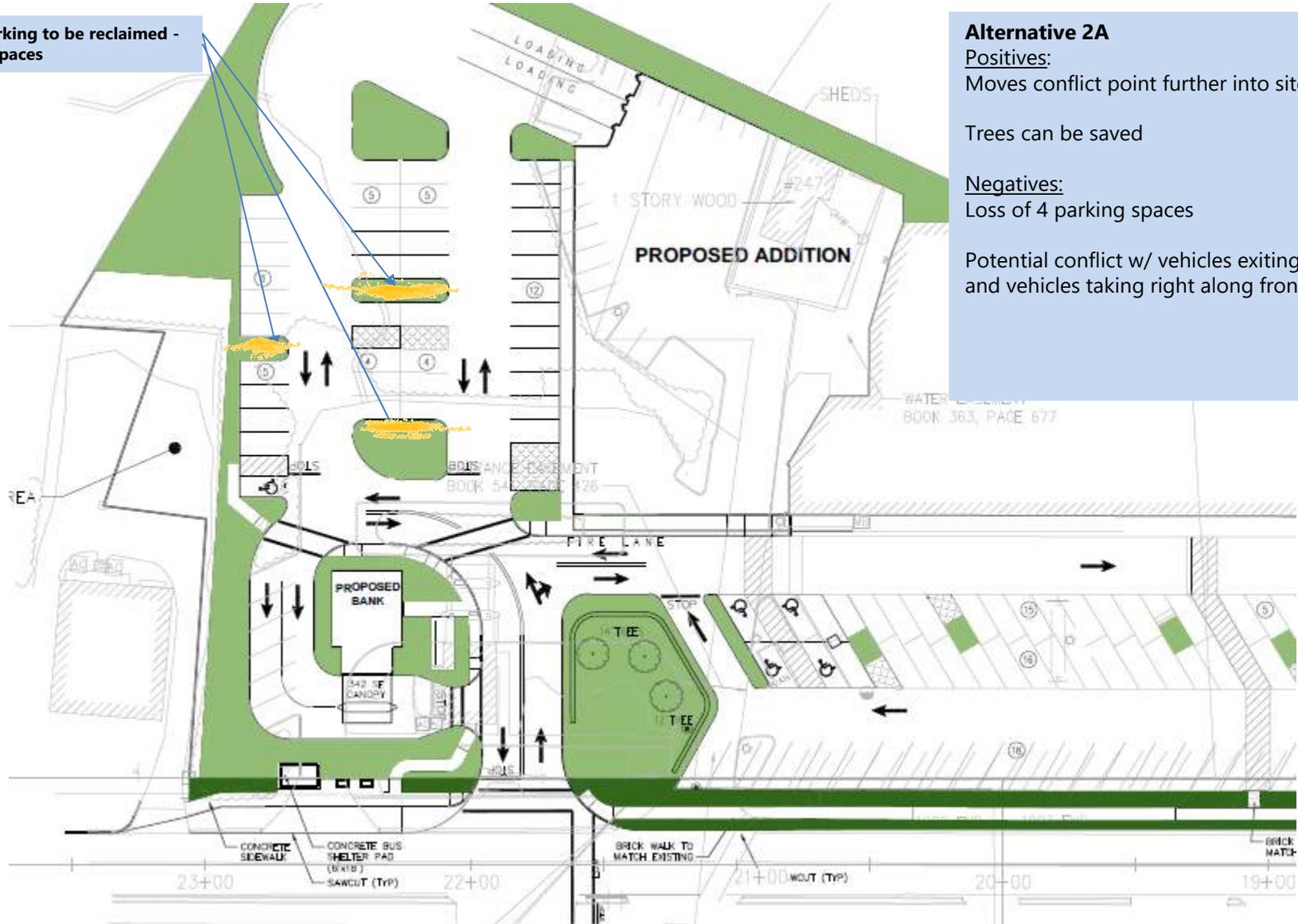
Positives:
Moves conflict point further into site

Negatives:
Loss of 5 parking spaces at main entrance
Potential conflict w/ vehicles exiting front field and vehicles taking right along front of store

Trees can't be saved

Driveway Alternative 2B

Parking to be reclaimed - 5 spaces



Alternative 2A

Positives:

Moves conflict point further into site

Trees can be saved

Negatives:

Loss of 4 parking spaces

Potential conflict w/ vehicles exiting front field and vehicles taking right along front of store

Driveway Alternative 2C

Parking to be reclaimed - 4 spaces



Alternative 2A

Positives:

Eliminates conflict point at front entrance

Eliminates potential left turn conflict from Alt 2B

2 Trees can be saved

Negatives:

Loss of 6 ± parking spaces

One way circulation puts more vehicles in front circulation aisle

One way circulation would see more exiting vehicles at east driveway

Landscape: Existing Trees



Positives:

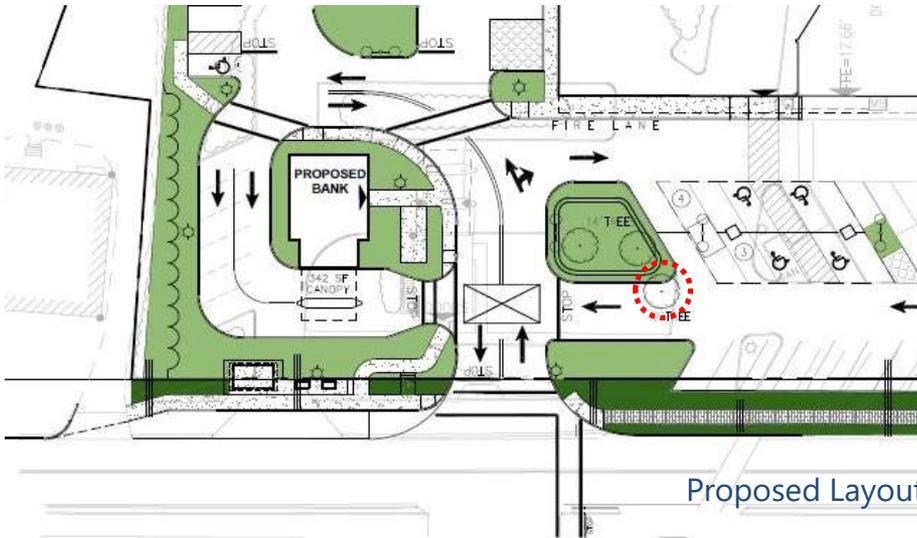
- Locusts are in good condition
- Adjacent to curbing / root systems already limited on one side
- Durable urban trees

Negatives:

- Need generous greenspace to survive
- Limit views to main entrance / storefront
- Locusts: Non-native



Landscape: Preserve Ex. Trees

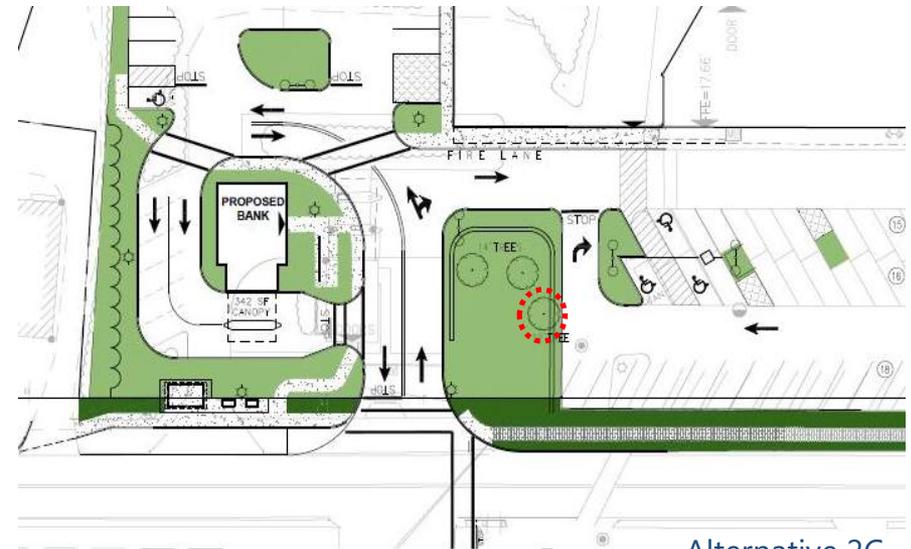
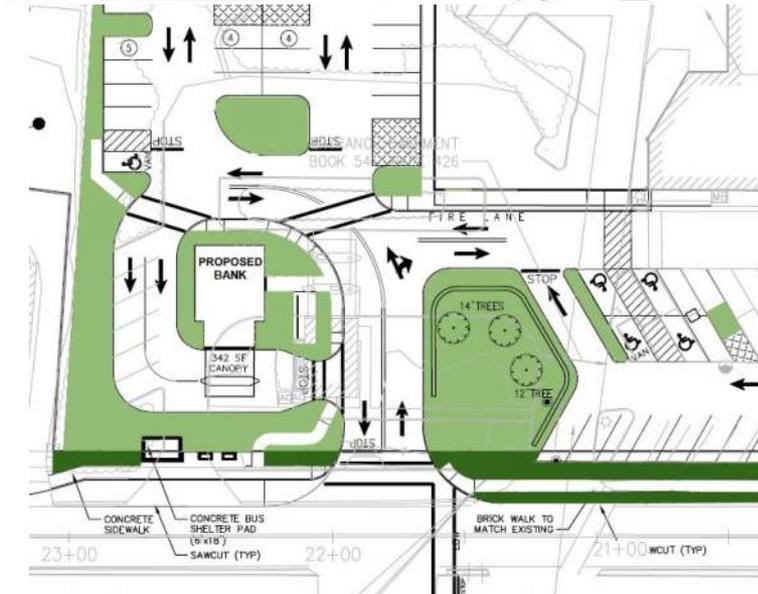


Positives:

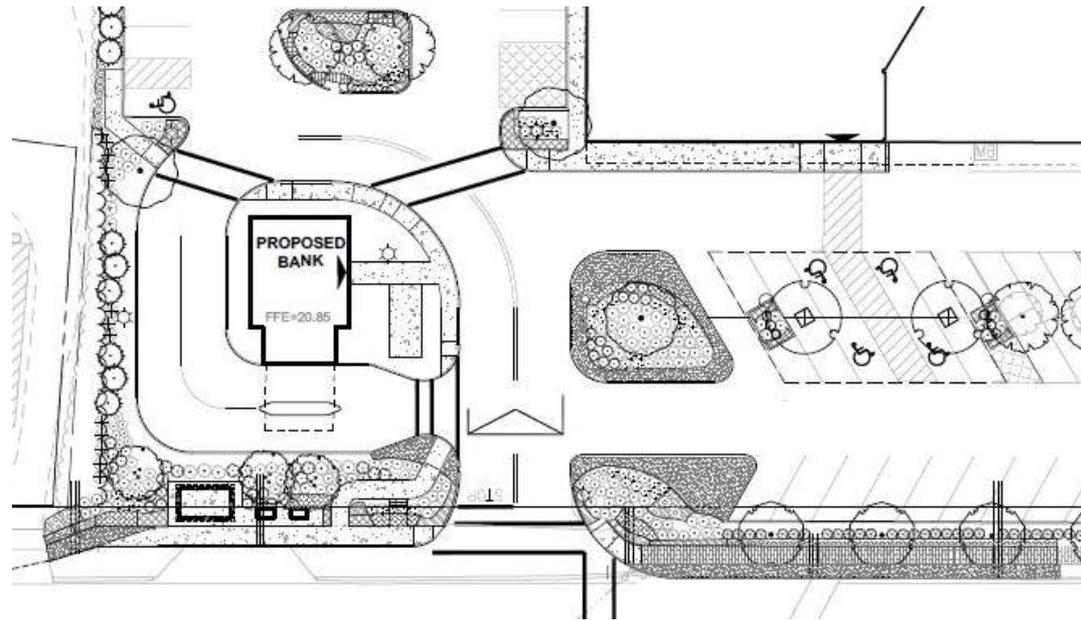
- Complements the property
- Enhances gateway entrance
- Reduce heat island effect
- Introduces more open space

Negatives:

- High maintenance/cost to protect/preserve
- Construction logistics
- Future impact to replace (walls/traffic)
- Difficult understory plantings (roots)



Landscape: Replace Existing Trees



Positives:

- Newly planted trees (4"-5" caliper)
- Immediate impact (large canopy)
- Higher survival rate
- Less root disturbance
- Less care before, during, after construction
- Easy to install understory plantings
- Use of native trees
- Further enhances gateway entrance
- More design flexibility
- Better visibility
- Contractor's one year warranty

Negatives:

- Less canopy coverage, initially
- Removal of large existing trees
- Heat island effect, initially



Thornless Cockspur Hawthorne



Red Maple



Eastern Ironwood