Offshore Wind Maintenance Building

LUPC #1: April 11, 2022
Site Visit: May 4, 2022
LUPC #2: May 10, 2022
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Project Team Introduction

• **Sam Dunn (the Applicant)** – the project applicant, property owner, and architect.

• **Vineyard Wind 1** – developer of an 800 MW wind farm planning to base its operations on Martha’s Vineyard. Holds an option to purchase the property upon successful permitting.

• **Foth Infrastructure & Environment (Foth)** – the Development’s waterfront engineering firm supporting the permitting process who specializes in coastal and terminal projects. Experience with Martha’s Vineyard project including East Chop coastal bank restoration, Fish Pier and Boardwalk in Oak Bluffs.

• **Sourati Engineering Group LLC** – local engineering firm supporting the island of Martha’s Vineyard with expertise in civil engineering, environmental permitting, land surveying, structural engineering, and marine engineering.

• **Vineyard Power** – goal is to work with federal, state agencies (and developers) to ensure opportunities for islanders to benefit from wind generation projects being considered offshore near the island.
The Development Project Site

The project site is located at **69 Beach Road, Tisbury MA Lot 1** at the former Hinckley Lumber Yard which was successful subdivided in November 2021. Lot 1 is approx. 0.65 acres.
Primary Goals and Objective

- Implement a sustainable improvement in the working waterfront with a climate resilient building and site
- Create a water dependent centralized operation and maintenance facility to support offshore wind farm
- Significantly increase permeability of the site
- Design consistent with the architectural vernacular of the island
- Create a code complaint building including FEMA VE 12 velocity zone building requirements
- Mitigate localized site flooding through stormwater management plan
- Capture the positive economic impacts of offshore wind
Preliminary Project Renderings

Street Perspective – Front View
Preliminary Project Renderings

Street Perspective – Looking East
Preliminary Project Renderings

Street Perspective – Looking West

Aerial Perspective – West Entry
Landscaping

- Two honey locus trees are existing and two will be added aligned parallel to Beach Road.
- The project has consolidated a list of perennials, grasses, shrubs, groundcovers, and trees that have been previously approved by the Tisbury Con Comm.
- Consulted with the Umass Center for Agriculture, Food and the Environment.

**Plant List**

**Trees**
- Carpinus 'Fastigiata'
- Japanese Stewartia
- Red Maple
- Shadbloom Serviceberry (Multistem)
- Thornless Honey Locus

**Shrubs**
- Clethra 'Humming Bird'
- Fragrant Sumac
- Inkyberry
- Potentilla
- Viburnum 'Bailey Compact'

**Perennials/Grasses**
- Dwarf Perennial Fountain Grass
- Panicum 'Shenandoah'
The O&M Building will support several uses:
- Marine support
- Storage of spares for the offshore wind farm
- Technician support
- Office staff facilities

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<tr>
<th>O&amp;M Building</th>
<th>Approximate square footage¹</th>
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<tr>
<td>Footprint</td>
<td>11200</td>
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<tr>
<td>Lower Floor Parking</td>
<td>11200</td>
</tr>
<tr>
<td>Main Floor Interior Area</td>
<td>11100</td>
</tr>
<tr>
<td>Warehouse</td>
<td>5900</td>
</tr>
<tr>
<td>Support Areas</td>
<td>2450</td>
</tr>
<tr>
<td>Ready Room</td>
<td>1250</td>
</tr>
<tr>
<td>Meeting Room/Canteen</td>
<td>1000</td>
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<tr>
<td>Upper Floor Interior Office Area</td>
<td>3200</td>
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Existing Conditions
**Permeability, Stormwater, & Utility Plan**

- The proposed O&M Support Building will **significantly improve the permeability** of the site by 40%.
- Stormwater is designed for a 25-year storm event and will be allowed to overtop in the event of larger storm event.
- Driveway and parking will be gravel to allow permeability.
- The minimal proposed grading of the site will reduce the impacts of flooding events.
- Runoff from the clean roof drains will be discharged to a subsurface roof drain recharge system located on site.
- Utility connections are being proactively designed and coordinated in alignment with the Beach Road reconstruction project Eversource, Lawrence Lynch and contractors.

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<th>Total Area of Lot 1</th>
<th>30,644± S.F.</th>
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<td>Existing impermeable surface area</td>
<td>83.1% (25,425± S.F.)</td>
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<tr>
<td>Proposed impermeable surface area in DRI 81-M3</td>
<td>43% (13,177± S.F.)</td>
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FEMA VE 12 Zone Compliance

- The elevation of the finished first floor will be at 15.5’ above NAVD88 consistent with Building Code Requirements in a VE12 Zone.
- The proposed building will feature open ground level parking supported by piers to comply with FEMA VE Zone to allow coastal storm flowage through the lower level.
- The driveway to the loading dock of the building will be permeable and contain subsurface drainage recharge drainage system.
- Water will be contained on site and not diverted to abutting properties.
- Site elevation to be slightly raised to be consistent with Beach Road evaluation, the abutting properties, and to provide site drainage.
# Transportation & Traffic

**Traffic to the O&M Support Building: 74 average daily trips annually**

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<th>Projected Total of 74 Average Daily Trips Annually</th>
<th>Description of Trips</th>
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| All Year (251 Days) 34 average daily trips annually | • 3 deliveries weekly from off-island  
• Staff [onshore/back office/warehouse manager] – 12 persons daily |
| Winter (Nov 1 – May 1) 35 average daily trips seasonally | • On weather restricted days (115 days) the 12 Technicians will report to O&M Support Building  
• On good weather days (65 days) deliveries will be transported to the quayside and/or airport |
| Summer (May 1 – Nov 1) 45 average daily trips seasonally | • On good weather days (126 days)  
• All 12 Technicians will report to the O&M Support Building  
• 2 van trips in AM & PM carry 12 Technicians down to the quayside  
• Deliveries will be transported to the quayside and/or airport  
• On weather restricted days (54 days) the 12 Technicians will report to O&M Support Building |
Economic & Workforce Development

- An estimated **36 well-paying year-round climate mitigation jobs** will be created for our island community and are anticipated to last for the entire project (25 years).
- This new offshore wind sector will train workers in the necessary **technical skills** and will **diversify** the island economy.
- Providing **new economic opportunities** in the offshore wind industry.
- Will create a **centralized operations and maintenance facility**

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<th>Jobs Associated</th>
<th>Range of Salaries</th>
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<tr>
<td><strong>All Year Onshore Site Staff Jobs</strong></td>
<td><strong>12 Total Persons</strong></td>
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<tr>
<td><strong>All Year Offshore Technicians</strong></td>
<td><strong>24 Total: Rotating 12 Techs on / 12 Techs off every 2 weeks</strong></td>
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<tr>
<td><strong>Seasonal Offshore Technicians</strong></td>
<td><strong>20 Total: Rotating 12 Techs on / 12 Techs off every 2 weeks</strong></td>
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*Shift Work is defined as 2 weeks on and 2 weeks off.*
Goal of Hiring Locals

- **Proactively advertising all job opportunities** on island
- The project will **hold multiple on island Open House events** leading up to, and after, the start of operations. The first was held in April and was a success with a turnout of over 40 individuals.
- An **O&M Jobs home page** has been created to assist in connecting islanders to the job opportunity of Vineyard Wind and our contractors – [https://www.vineyardwind.com/omjobs](https://www.vineyardwind.com/omjobs)
- Continuing to engage with our community partners like Vineyard Power to ensure promotion and communicate all job opportunities

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**Vineyard Wind 1 Operations And Maintenance Jobs**

Vineyard Wind is committed to building a new clean energy industry for southeastern New England. This first project will build a skilled and experienced workforce, offer new opportunities for local businesses and bring investment to our region. Vineyard Wind contractors are looking to train a highly skilled workforce. Interested residents of Martha’s Vineyard are strongly encouraged to apply!

Learn more about the opportunities with our contractors below.
Compliance with the Marth’s Vineyard Housing Policy

The applicant has offered a proposal to the Commission to fulfill its Housing Mitigation as provided in Section 3A.1 of the MVC Housing Policy (July 2019). The summary of the offering is the following:

- Applicant shall make available offsite beds in dwelling units to accommodate the housing impact of Development employees except those who are living on Martha's Vineyard in market rate housing.

- The estimate shall be updated approximately 6 months before the expected date of the Development’s certificate of occupancy.

- The actual need shall be measured when the Development obtains its certificate(s) of occupancy. The need shall be re-measured at year 3 and year 5 of the first five years after the certificate(s) of occupancy, and at most 5-year intervals after the first 5 years until 15 years after the certificate of occupancy. The actual need can increase or lower the number of required beds.
Permit Timeline & Project Schedule

<table>
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<tr>
<th>2022</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>2023</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
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<td></td>
<td>Apr</td>
<td>May</td>
<td>Jun</td>
<td>Jul</td>
<td>Aug</td>
<td>Sep</td>
<td>Oct</td>
<td>Nov</td>
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<tr>
<td>2023</td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
<td>Apr</td>
<td>May</td>
<td>Jun</td>
<td>Jul</td>
<td>Aug</td>
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- Martha’s Vineyard Commission
  - LUPC Site Visit
  - LUPC Hearing
- Tisbury Conservation Commission
- Contractor Procurement
- Final Drawings - For Construction
- Material Procurement
- Construction

Target to Begin Construction: 9/1/2022
Ops Readiness: 10/1/2023