

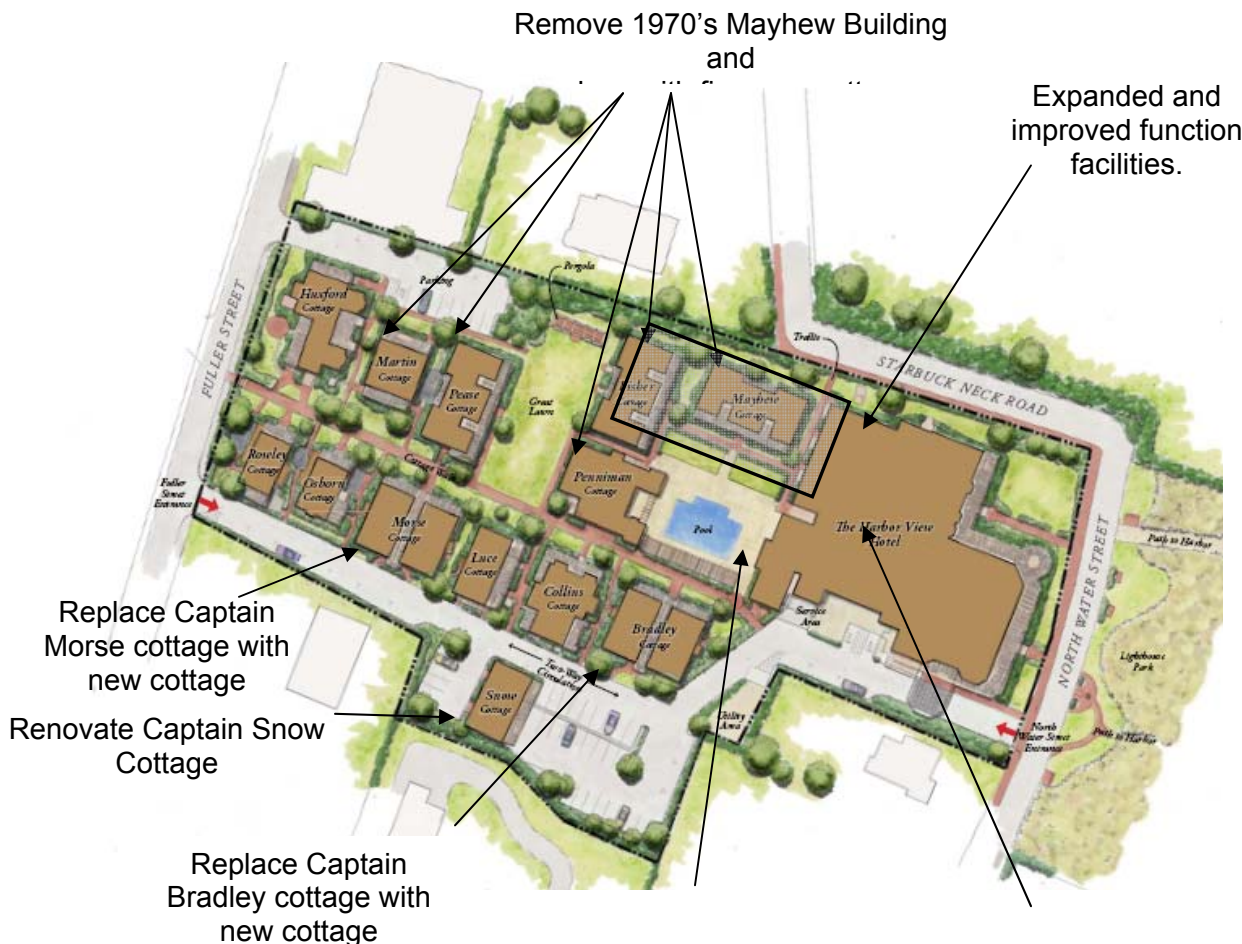


# SUMMARY OF PROPOSED DEVELOPMENT AND IMPACTS

## HARBOR VIEW HOTEL

Prepared for Staff of the Martha's Vineyard Commission  
April 24, 2008

The applicant seeks to make several improvements to the Harbor View Hotel property located on North Water Street, in Edgartown, Massachusetts. The improvements include the addition of 5,436 s/f to allow for the reconfiguration and renovation of the function and public facilities of the 1<sup>st</sup> floor of the Main Hotel building, the addition of 6,057 square feet of space within the existing footprint on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. Demolition of the Mayhew Building (a 1970-era motel-like structure) and replacement of it with 5 smaller cottages. Renovation of the existing Captain Snow cottage. The Captain Morse and Captain Bradley cottages will be removed and two new cottages constructed in their place. Other hotel facility improvements consist of a new swimming pool, a Children's Program Room, a fitness center, a small day-spa for hotel guests, a transient guest lounge, and new landscaping.



Relocate and reconstruct pool area with solar heating system. Renovate pool grille area for guests.

Added 3<sup>rd</sup> and 4<sup>th</sup> floors between existing 4<sup>th</sup> floor areas

## **OVERVIEW:**

The proposed renovations are:

1. The renovation, reconfiguration and expansion of the hotel function space to allow for larger functions, especially in the shoulder season and off-season when the hotel draws group business (ie: corporations and associations) for meetings and conferences. The reconfiguration will also provide a better, more efficient use of the function space. It will also allow the hotel to host larger indoor functions, at the present time the largest function room only holds 140 people, with the new function space there are 3/ 77 person function rooms that can open up to 1 / 231 person function room, thereby allowing for larger indoor functions that are presently held outside on the lawn. In order to limit any impact of the altered function space, the applicant will offer to: i) voluntarily limit its function capacity to 301 people, ii) provide alternate transportation and parking for any off-site function (ie: people not staying at the hotel) of over 140 people that occurs between June 15 and October 15,
2. The creation of 6,057 s/f of space within the existing footprint on the second, third and fourth floors of the Main Hotel building.
3. Removal of the 1970's motel style Mayhew Building and replacing its 29, 820 s/f building and 51 rooms with 5 cottages consisting of 28,857 s/f and 38 rooms/41 bedrooms.
4. The complete renovation of the Captain Snow Cottage from a 2,164 s/f building with 2/2 bedroom suites to a 3,118 s/f cottage with 2/3 bedroom suites that can be up to 4 rooms.
5. The replacement of the Captain Bradley Cottage (2,164 s/f, 6 individual rooms) with a 7,284 s/f cottage consisting of 6/2-bedroom suites with a total of 12 rooms.
6. The replacement of the Captain Morse Cottage (1,600 s/f, 2 rooms, 4 beds) with a 7,284 s/f cottage consisting of 6/2-bedroom units with a total of 12 rooms.
7. The installation of 5 lock-off rooms within the existing units at the Captain Huxford Cottage.
6. The construction of a number of new or improved hotel facilities to enhance the guest experience: a new, solar heated swimming pool, renovation of the existing poolside area to encompass retail space and formalize the existing pool side grill,

a children’s program room, and in one of the cottages, a small basement fitness center (1,160 s/f), a day spa of 850 s/f with three treatment rooms, and a 400 s/f transient guest lounge. All of these improvements are designed for the use of the existing guests of the hotel and are not intended to be used by the public.

These renovations will allow the Harbor View to continue to drive business to the island and the town of Edgartown in the shoulder seasons and off-season by providing better function space, year round use of the cottages and an improved experience for all of the guests.

**Detailed Specifications:**

**A. Main Building**

**1. First Floor**

The four present function rooms, Edgartown Room (2110 s/f), Tisbury Room (660 s/f), Chilmark Room (660 s/f) and Menemsha Room (1323 s/f) have a combined square footage of 4,525 square feet and accommodate a total of 306 people with a maximum capacity of 140 people in one room.

The proposed plan is to reconfigure and improve (better flow, soundproofing of function space and fixed windows) the existing function space. There will be an increase of 675 square feet of function space that will consist of 5 function rooms of which three of them have movable dividers that will allow for a single function up to 231 people rather than the existing 140 person maximum function. The overall function space occupancy shall remain the same.

Summary of square footage and occupancy for present and proposed function facilities:

	PRESENT		PROPOSED	
	S/F	Occupancy	S/F	Occupancy
Edgartown Room	2110	140	816	50
Edgartown Room #2	---	---	400	25
Chilmark	600	40	1346	77
Tisbury	660	44	1372	77
Menemsha	1235	82	1346	77
<b>TOTAL</b>	<b>4605</b>	<b>306</b>	<b>5280</b>	<b>306</b>

In addition to the improved and reconfigured function space, the other improvements proposed to the first floor area are the renovation of the pool-side grill, addition of a “kids program room”, and the replacement of the present pool.

Pool Grill/Retail: Currently, the pool-side grill consists of an outdoor grill and beverage bar located under an awning. The planned improvements consist of creating direct access to the kitchen and a 1,089 square feet dual purpose retail space (e.g., for sales of Harbor View logo products and other goods) and a serving bar where hotel guests may purchase grab-and-go breakfast items (coffees, teas and pastries), fast food lunches (sandwiches, hamburgers, and salads), and light dinner pool-side meals in the evening.

Kids Program Room: In order to serve the needs of families, the Harbor View proposes to construct a “kids program room” (525 square feet) attached to the rear of the Main Hotel Building located immediately adjacent to the pool-side grill. This room will be a convenient drop-off point where parents can sign their children up for morning, afternoon, or evening programs and it will be a gathering point for organizing field trips and other programs. Smaller children will do arts and crafts here, it will be a gathering place on rainy days for other children and it will serve as an evening movie venue for children.

Pool: The present pool is heated with oil heat that entails using the hotel’s main oil burners to produce the heat. With the proposed renovations the pool will be relocated slightly to the south and replaced with a new, solar heated pool and new pool deck.

Basement: The present basement of the Main Hotel Building is 7,455 s/f. A portion of the present configuration of basement beneath the front porch, the Coach House Restaurant, and the lobby consist of an unusable crawl space; the balance consists of a mechanical room (1,200 square feet), employee break room and locker spaces (1,500 square feet), a food and beverage and admin space (670 square feet), engineering (1,260 square feet), a storage and loading space (3,240 square feet), and laundry (2,700 square feet). The proposed basement of the Main Hotel Building will be 11,500 s/f and consist of a 967 s/f office for 10 employees [from food & beverage, housekeeping, security and engineering], storage and maintenance areas of 10,173 s/f (laundry, housekeeping, mechanical [4460 s/f], food and beverage storage, engineering [3,900 s/f], employee areas [1,813 s/f] and circulation/mechanicals of 920 s/f.

## **2. Second, Third and Fourth Floors:**

Present configuration and uses: The second, third and fourth floors consist of two 1-bedroom guest suites each with a private bath, 35 individual guest rooms with a private bath and a private apartment occupied by Robert Carroll on a portion of the fourth floor. The total square footage of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors is 21,810 square feet.

Proposed configuration and uses: 6,057 square feet of new space will combined with the existing rooms on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors without altering the footprint of

the building or exceeding the existing height of the building. The existing space will be renovated and reconfigured with the additional space to allow for larger units. When completed there shall be 7 units (3/1-bedroom and 4/2-bedroom) with 11 rooms on the second floor. Other improvements to the second floor will consist of reconfiguring and renovating two existing hotel rooms in to an executive office suite (745 s/f).

The third and fourth floor improvements will consist of renovating and reconfiguring the existing 21 rooms with the additional space to allow for larger units. This will result in 10 units (6/2-bedroom and 4/3-bedroom) with 13 rooms.

Summary of square footage, units and rooms for, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors:

	PRESENT					PROPOSED			
	S/F	UNITS	ROOMS	BEDROOMS		S/F	UNITS*	ROOMS	BEDROOMS
Second Floor	8409	16	16	16		9426	7	11	11
Third Floor	8409	16	16	16		9426	10	13	24
Fourth Floor	4992	5	5	5		9015	Incl in 3 <sup>rd</sup>	Incl in 3rd	Incl in 3rd
<b>TOTAL</b>	<b>21810</b>	<b>37</b>	<b>37</b>	<b>37</b>		<b>27867</b>	<b>17</b>	<b>24</b>	<b>35</b>

\* not including 745 s/f executive offices

**B. Cottages**

1. Present configuration and uses: In addition to the Main Building, presently the Harbor View has the Mayhew Building which is a 1970's motel style building abutting Starbucks Neck Road and 8 cottages. The Mayhew Building is a 29,820 s/f building with 51 individual hotel rooms. The 8 cottages range from 1,600 s/f to 5,435 square feet (with a total square footage of 23,780 s/f) and have a total of 32 rooms. There will not be any change to 5 of the cottages as they have been recently restored. There is parking for 77 cars on this property and 26 additional spaces on an adjacent lot on Fuller Street that has been used for guest and employee parking.
2. Proposed configuration and uses: The proposed plan involves the removal of the Mayhew Building and replacing it with five free standing cottages that are more aesthetically appealing and give the property more of a feel of a neighborhood, the renovation (which will likely involve demolition) of the Captain Snow Cottage, the replacement of the Captain Morse and Captain Bradley Cottages with two new cottages.

Mayhew demolition and replacement with five cottages:

The Mayhew has aged, is architecturally out of place and is extremely inefficient for energy consumption. The 29,820 square feet of space and 51 rooms will be

replaced by five new cottages totaling 28,857 s/f (which is 963 s/f less than the existing square footage) and containing 19 units consisting of 42 rooms.

The five cottages replacing the Mayhew Building are:

Captain Mayhew Cottage: A 6,480 s/f cottage consisting of 4/2-bedroom units with lock-offs and 1/3-bedroom unit with a lock-off for a total of 11 rooms. The cottage will have a full basement with a 1,000 s/f of office space, storage and mechanicals.

Captain Fisher Cottage: A 6,480 s/f cottage consisting of 4/2-bedroom units with lock-offs and 1/3-bedroom unit with a lock-off for a total of 11 rooms. The cottage will have a full basement with a 1,100 s/f of office space, storage and mechanicals.

Captain Pease Cottage: A 6,480 s/f cottage consisting of 4/2-bedroom units with lock-offs and 1/3-bedroom unit with a lock-off for a total of 11 rooms. The cottage will have a full basement for storage and mechanicals.

Captain Martin Cottage: A 2,294 s/f cottage consisting of 2/2-bedroom units with lock-offs for a total of 4 rooms. The cottage will have a full basement for storage and mechanicals.

Captain Penniman Cottage: A 7,123 s/f cottage consisting of 1/3-bedroom unit with a lock-off and 1/4-bedroom unit with a lock-off for a total of 4 rooms. The first floor of the Captain Penniman Cottage will also house a mini-spa for guests (850 s/f), business center (200 s/f), guest transient lounge (400 s/f), restrooms and storage (850 s/f). The cottage will have a full basement for storage and mechanicals.

Captain Snow Cottage: The present Captain Snow Cottage is a 2,164 s/f cottage consisting of 2/3-bedroom units. The renovation of the Captain Snow Cottage, that will likely involve demolition and removal due to the proposed improvements in energy efficiency, will take place in the same footprint of the existing cottage and result in a 3,118 s/f cottage consisting of 2/3-bedroom units, each with a lock-off for a total of 4 rooms. The cottage will have a full, walk-out basement as presently exists consisting of a 1,400 s/f office, mechanicals and storage.

Captain Bradley Cottage: The present Captain Bradley Cottage is a 2,164 s/f cottage consisting of 6/1-bedroom units. The present will building will be taken down and replaced with a 7,284 s/f cottage consisting of 6/2-bedroom units with lock-offs for a total of 12 rooms. The cottage will have a full basement for storage and mechanicals.

Captain Morse Cottage: The present Captain Morse Cottage is a 1,600 s/f cottage consisting of 2/2-bedroom units. The present will building will be taken down and replaced with a 7,284 s/f cottage consisting of 6/2-bedroom units with lock-offs for a total of 12 rooms. The cottage will have a full basement for storage and mechanicals.

Captain Huxford Cottage: The Captain Huxford Cottage is a 4,834 s/f cottage consisting of 6/2 bedroom units. There will not be any change to the footprint or the square footage, however, in order to maintain the number of rentable rooms on the property 5 lock-offs would be installed to provide a total of 11 rooms. The cottage has a full basement in place that is presently used for storage. The proposed use of the basement would be for a small fitness center for guests (1,160 s/f) with the remainder for storage and mechanicals.

3. Summary, square footage, rooms and units for cottages

COTTAGE	PRESENT					PROPOSED			
	S/F	UNITS	ROOMS	BEDROOMS		S/F	UNITS*	ROOMS	BEDROOMS
Bradley	2164	6	6	6		7284	6	12	12
Morse	1600	2	2	4		7284	6	12	12
Mayhew	29820	51	51	51		6480	5	10	11
Fisher	---	---	---	---		6480	5	10	11
Pease	---	---	---	---		6480	5	10	11
Martin	---	---	---	---		2294	2	4	4
Penniman	---	---	---	---		7123 *	2	4	7
Snow	2164	2	2	6		3118	2	4	6
Huxford**	4834	6	6	12		4834	6	11	11
<b>TOTAL</b>	<b>40582</b>	<b>67</b>	<b>67</b>	<b>79</b>		<b>5137 7</b>	<b>39</b>	<b>77</b>	<b>83</b>

\* includes 850 s/f mini-spa, 200 s/f business center, 400 s/f guest transient lounge, 850 s/f restrooms and storage on 1<sup>st</sup> floor

\*\* No change to footprint or square footage. Increase of rooms through lock-outs

**C. ADA Summary**

The Harbor View has engaged Deborah Ryan, Esq. as an ADA consultant for the project. Ms. Ryan is the former long-time Executive Director of the Massachusetts Architectural Access Board and considered one of the foremost experts on compliance and accessibility in Massachusetts. The property will comply with all ADA regulations including having 6 accessible units (5% of the available units, per ADA regulations).

**D. Energy efficiency and lighting**

The present buildings are not energy efficient and energy use on the property is extremely inefficient and wasteful. For example, the pool is presently heated by oil and in order to heat the pool the main boilers for the property must be used, many parts of the cottages and Main Building are either poorly insulated or not insulated at all and are electric heat, almost all of the windows and doors are very low efficiency,

the lighting is all incandescent, the property is heated with oil rather than propane, on a cold winter's night the property will use 150-175 gallons of oil per night and 60-100 gallons on a normal winter night.

Following is a summary of the proposed improvements:

- Site Issues:
  - The new parking lot at the rear of the property will not be paved with asphalt, but rather have a pervious surface with a bio-retention system.
  - An improved drainage system should reduce the runoff and drainage by 20%
  - The exterior lighting will be low level, low wattage, downward lighting.
- Water
  - Dual flush toilets will be installed in the employee areas and public areas
  - The present 3.0 gallon flush toilets in the units will be replaced by 1.6 gallon flush toilets.
- Energy

All project improvements contemplate green systems and materials wherever possible to address the energy inefficiency of the pre-2007 buildings. Energy use was and remains extremely wasteful but plans call for the following improvements:

- Installing a high-efficiency propane HVAC system; currently have obsolete oil & electric heating & cooling systems - a cold winter's night requires 150-175 gallons of fuel oil, 60-100 gallons on a normal winter night.
- Guest programs for energy savings, light sensors, fan timers, motion controls, etc. will be implemented and existing recycling programs will be expanded
- The Harbor View is presently purchasing all of its electricity from a wind farm in Maine and shall continue to do so in the future so long as it is economically feasible.
- Low energy windows shall be installed in all new construction
- The HVAC system shall be as energy efficient as possible and exceed energy performance & CFC reduction criteria.
- The heated pool which is presently heated with oil shall be solar heated, thereby saving 2500 gallons of oil per year.
- The property is being retrofitted with propane rather than oil.
- The lighting plan for the property reduces the amount of incandescent lighting on the property through a combination of compact fluorescent bulbs and LED lighting.
- The roofs of all new buildings will be of a light color to reduce glare and heat gain
- When the kitchen was renovated this fall all new, highly efficient appliances and refrigeration were installed resulting in a savings of



- over 1000 gallons of propane per year (Vulcan info x 8 ranges? and 31,000 kwh of electricity per year
- The televisions and few appliances that are in some units shall be EnergyStar rated.

Geo-thermal heating was considered but it was not an option as the payback period was well in excess of 10 years and the consultant was not confident we had enough space to use such a system.

- Recycling: The Harbor View has a recycling plan consisting of the recycling of glass, office paper, newspapers, cardboard, metals, computers, waste paints and solvents, brass keys, refrigerant gas, grease from the fryers, old batteries, televisions, waste oil from lawnmowers, conversion of old towels in to rags, old sheets in to dropcloths and copper piping. The Harbor View also donates linens and bedspreads to staff, the Boys & Girls Club and others in need. The applicant will offer to continue the recycling plan in the future.

As the specific insulation and windows have not yet been selected the applicant will provide a final energy analysis to the MVC staff at the time of the building permit application showing that the project meets federal Energy Star standards and exceeds the Massachusetts Building Code by at least 20%.

## **E. Campus, Traffic and Parking**

### **Campus:**

**Open Space:** While none of the property would be considered “open space” under the MVC Open Space Preservation Policy as it is already developed property, the owners have used care to leave as much open space as possible. The property is 3.88 acres. At the present time 2.85 acres of the property are visually open space, consisting of 2.09 acres (74% of the lot) of open space and pervious walkways, 33,233 square feet of impervious parking and the pool. At the completion of the project there will still be 2.5 acres (64% of the lot) of visually open space, this open space consists of 1.7 acres of open space and pervious walkways, 4,500 square feet of pervious parking and 28, 733 square feet of impervious parking and the pool. There is presently not any pervious parking on the property and the proposed plan calls for the parking lot that is entered from Fuller Street to become pervious with a bio-retention system and shall remain as a pervious lot.

A detailed lot coverage comparison is attached as Appendix B.

**Landscaping:** There is not a final landscape plan for the property. However, the Harbor View has worked with its neighbors throughout this project and will be screening extensively between its property and the abutting property to continue to provide its neighbors privacy. A final landscape plan will be submitted to the LUPC prior to the initiation of the landscaping.

**Lighting:** All of the lighting on the property will be down lighting.

### **Traffic:**

The proposed use of the property will not have any increase on the traffic or parking for the property. Specifically, a) the entrances and exits to the property remain as they were prior to the proposed renovations, b) the number of parking spaces has not decreased although the number of rentable rooms has decreased from 120 to 117; c) the Harbor View has offered to: i) voluntarily limit its function capacity to 301 people, ii) provide alternate transportation and parking for any off-site function (ie: people not staying at the hotel) of over 140 people that occurs between June 15 and October 15, and, iii) provide traffic mitigation by providing 55 employees with bus passes annually, continuing to provide van transportation for its guests to and from the boats and airport, continuing to require that its employees that do drive (other than those employees parking at the Fuller Street lot, which are senior employees) to park at the Edgartown Park and Ride lot and take the shuttle to town, and continuing to provide bicycles for its guests to use at their leisure.

### **Parking:**

The present configuration of the property provides parking for 77 vehicles (4 of which are handicapped spaces) on the property and parking for 26 vehicles (the majority of which are used by employees but are also used by guests) on an adjacent lot on Fuller Street. The proposed configuration will provide parking for 63 vehicles (4 of which are handicapped spaces) on the property and the present parking at the Fuller Street parcel will incorporate 14 guest parking spaces and 12 employee spaces thereby keeping the overall guest parking at 77 spaces.

## **COMMUNITY BENEFITS**

1. Harbor View and Kelley House Community Foundation contributions to date:
  - a. Purchased street lights for North Water Street
  - b. Donated \$25,000 to the YMCA
  - c. Refurbished the town owned park across from the Harbor View for all to enjoy.
  
2. Morgan Woods/Habitat/Community Services  
Last fall the Harbor View donated kitchen cabinets, countertops, appliances, furniture and bedroom sets to help twenty-one (21) families as they moved in to their new homes at Morgan Woods and four (4) additional families identified by Community Services. The Harbor View also donated enough furniture to Habitat for Humanity to fill 3 bedrooms. The majority of this furniture was less than 4 years old and the estimated value of this furniture was over \$100,000.
  
3. Use of Harbor View by various community groups  
The Harbor View is used by numerous community groups for meetings and fundraisers, including the NAACP, Habitat for Humanity MV Boys & Girls Club and MV Hockey Boosters. The Harbor View has always, and will continue to provide the space to the non profit groups at cost. A full list of the groups that have previously used the Harbor View is included in the appendix. The Harbor View shall continue to offer the non-profit groups and other similar community groups the use of the property at cost.

This Foundation was established by the Harbor View to formalize our giving to the community and shall continue to make similar contributions to the community.

### **EMPLOYEE HOUSING**

The Harbor View and Kelley House presently provide housing for 97 of their employees through 22 rental houses and another 46 employees through temporary housing at the properties at an annual cost of \$480,000. Most are seasonal a few are year round.

### **AFFORDABLE HOUSING OFFER**

The applicant is proposing to add an additional 22,000 square feet to the property. Therefore, based upon the MVC Affordable Housing Policy for Non-Residential Developments, Section d (\$7,000 for the first 8,000 square feet and \$2.00 per square foot for every square foot over 8,000 square feet), the applicant will offer \$35,000 (\$7,000 + \$2.00 x14,000) for affordable housing. The applicant shall also offer to provide affordable housing for employees annually by renting 22 houses seasonally and 3 houses year-round at market rates and only requiring the employees to reimburse only a percentage of the cost.

### **BENEFITS AND DETRIMENTS SUMMARY**

1. **The proposed development at this location is appropriate in view of the available alternatives.** The Harbor View Hotel has been at this location since 1891 and has worked with its neighbors to balance the needs of the hotel's guests with its location in a neighborhood. The proposed renovations are all contained within the Harbor View's existing campus. The Harbor View is in need of renovation and rejuvenation, the project as designed provides the economics necessary to achieve these upgrades with as minimal impact as possible. These improvements will allow the Harbor View to continue to be the year-round institution and economic engine it has been in the past.

2. **Impact on the environment – wastewater and groundwater; open space, natural community and habitat; night lighting and noise, energy consumption:**

*Wastewater and groundwater:* The impact on wastewater will be essentially neutral as the use of the property will not increase by a great measure. The property is and has been on the town wastewater system for years. With the replacement of numerous 3 gallon per flush toilets with new 1.6 gallon per flush toilets and dual flush toilets, the replacement of aging fixtures, and a water conservation program the amount of wastewater generated by the property will be reduced. The proposed project will have a neutral impact on groundwater as the property is on town water, however, the amount of impervious parking surface has decreased by 15%. The water runoff will be directed to dry wells and recharged in to the groundwater.

*Open space, natural community and habitat:* While none of the property would be considered "open space" under the MVC Open Space Preservation Policy as it is already developed property, the owners have used care to leave as much

open space as possible. The property is 3.88 acres. At the present time 2.85 acres of the property are visually open space, consisting of 2.09 acres (74% of the lot) of open space and pervious walkways, 33,233 square feet of impervious parking and the pool. At the completion of the project there will still be 2.5 acres (64% of the lot) of visually open space, this open space consists of 1.7 acres of open space and pervious walkways, 4,500 square feet of pervious parking and 28, 733 square feet of impervious parking and the pool.

There is no natural community or habitat as the property has been developed for over 100 years.

*Night lighting and noise:* There will be no change in any night lighting. All new lighting will be down lighting. There is a likely reduction in noise as it is anticipated that the enlarged function space will relieve some of the outdoor wedding receptions.

*Energy consumption:* The project meets and exceeds the MVC DRI Energy Policy, specifically:

*2.1.1 Location: Locate development to minimize auto use and encourage walking.*

The project is located in walking distance of Edgartown. The applicant provides transportation to its guests to and from the boats and airport to discourage guests from bringing their own automobile. The applicant provides bicycles to its guests.

*2.1.3 Transportation: Encourage use of public transit, bicycles, and walking.*

The applicant provides bicycles for its guests to use at their leisure. The applicant provides van transportation for its guest to and from the boats and the airport. The applicant encourages its employees to use the VTA for transportation to Edgartown and for those that do drive the majority are required to park at the Edgartown Park and Ride lot and take the shuttle to town. The applicant has offered to provide 55 of its employees with VTA bus passes.

*2.2.1 Site Design: Incorporate or Provide for Renewable Energy Generation.*

The outdoor pool, which is currently heated by oil will be solar heated creating a savings of 2500 gallons of oil per year.

*2.2.3 Landscaping: Make landscaping choices with energy concerns in mind.*

The project calls for the use of gray water from the laundry to be treated and used for drip irrigation in many of the flower beds.

*2.3.1 Building Efficiency: Design and construct building to meet the federal EnergyStar standards and exceed the Massachusetts Building Code by at least 20%.*

All new construction and renovations shall be high performance, well insulated, including icynene insulation. At the present time the Main Building has a wall insulation value of R-9.46, the attic has a value of R-0,

the ceilings have a value of R-16.34, the floor value is R-0, windows of u-value.50 as well as numerous drafts and ventilation. The majority of the Main Building will be renovated during the project resulting in dramatically increased wall insulation values, attic insulation values, ceiling insulation values, floor insulation values, window u-values, and the elimination of the drafts and ventilation issues. The present Mayhew Building has a rated wall insulation value of R-9.46, an R-19 rating for the ceiling, a floor rating of R-0, windows of u-value.50 as well as numerous drafts and ventilation. The cottages that will replace the Mayhew Building will result in dramatically increased wall insulation values, attic insulation values, ceiling insulation values, floor insulation values, window u-values, and the elimination of the drafts and ventilation issues. The Captain Snow Cottage, the Captain Morse Cottage and the Captain Bradley Cottage are all un-insulated buildings with electric heat. The cottages replacing them shall have dramatically increased wall insulation values, attic insulation values, ceiling insulation values, floor insulation values, window u-values, and the elimination of the drafts and ventilation issues.

The lighting plan for the property reduces the amount of incandescent lighting on the property through a combination of compact fluorescent bulbs and LED lighting.

The roofs of all new buildings will be of a light color to reduce glare and heat gain

All appliances in the units shall be EnergyStar rated.

All of the above will exceed the Massachusetts Building Code by a minimum of 20%.

As the specific insulation and windows have not yet been selected the applicant will provide a final lighting plan and energy analysis to the MVC staff at the time of the building permit application showing that the project meets federal Energy Star standards and exceeds the Massachusetts Building Code by at least 20%.

*2.3.2 Renewable Energy: Design all buildings to provide for the incorporation – now or in the future- of renewable energy*

The swimming pool will be heated with solar energy. The applicant is currently purchasing all of its electricity from a wind farm in Maine. The applicant has offered to continue this practice so long as it remains economically feasible.

**3. Impact on persons and property – traffic and transportation; scenic values; character and identity; impact on abutters:**

*Traffic and parking:* The project will have a neutral impact upon traffic as the present use of the property will not increase. The project will not have any

additional impact upon parking and the applicant has provided sufficient parking spaces for the uses on the property. Specifically, the entrances and exits to the property remain as they were prior to the proposed renovations, the number of parking spaces has not decreased although the number of rentable rooms has decreased from 120 to 117; the applicant has offered to: i) voluntarily limit its function capacity to 301 people, ii) provide alternate transportation and parking for any off-site function (ie: people not staying at the hotel) of over 140 people that occurs between June 15 and October 15, and, iii) provide traffic mitigation by providing 55 employees with bus passes annually, continuing to provide van transportation for its guests to and from the boats and airport, continuing to require that its employees that do drive (other than those employees parking at the Fuller Street lot, which are senior employees) to park at the Edgartown Park and Ride lot and take the shuttle to town, and continuing to provide bicycles for its guests to use at their leisure.

*Scenic values:* There will be a neutral impact upon scenic values as all of the proposed improvements are within the existing campus.

*Character and identity:* The project will have a neutral impact upon the character and identity of the island as the uses on the property have not changed.

*Impact on abutters:* The impact upon abutters will be minimal as the location of the proposed buildings have been discussed with the abutters and the abutters concerns have been addressed with landscaping and relocation of buildings, additionally, the increased use of the interior function space as opposed to the outdoor area should reduce noise.

4. **Impact on the supply of needed low and moderate income housing:** The applicant has offered an affordable housing contribution of \$35,000. Additionally, the applicant has offered to provide affordable housing for its employees by renting 22 houses seasonally and 3 houses year-round at market rates and only requiring the employees to reimburse only a percentage of the cost. To date, annually the applicant has provided housing for 97 of their employees through 22 rental houses and another 46 employees through temporary housing at the properties at an annual cost of \$480,000.
5. **Impact on municipal services and burden on taxpayers:** The project will have a neutral impact upon municipal services and the burden on taxpayers as there is no change to the existing use of the property.
6. **Consistency with and ability to achieve town, regional, state plans and objectives:** The project is not inconsistent with any town, regional or state plan.
7. **Consistency with land development objectives of the Commission**  
The project is consistent with the land development objectives of the Commission as it conforms with the Regional Plan and the Energy Plan. Specifically, Section I-11, Section III (Employee Housing) and Section V (Hotel/Inn Transport).

8. **Conformity to zoning:** The project as proposed will require a Special Permit from the Edgartown Zoning Board of Appeals pursuant to Section 11.9(d) and (e) for the expansion of a pre-existing, non-conforming structure(s) and the expansion, extension and alteration of pre-existing, non-conforming use. Upon receipt of same the property will be in compliance with zoning.
9. **Conformity to DCPC regulations:** There are no DCPC regulations on the property.

## APPENDIX A

### OVERALL SUMMARY OF LODGING SQUARE FOOTAGE, UNITS, ROOMS & BEDROOMS:

DESCRIPTION	PRESENT					PROPOSED			
	S/F	UNITS	ROOMS	BEDROOMS		S/F	UNITS	ROOMS	BEDROOMS
Main Hotel 2 <sup>nd</sup>	8409	16	16	16		9426	7	11	11
Main Hotel 3 <sup>rd</sup>	8409	16	16	16		9425	10	13	24
Main Hotel 4 <sup>th</sup>	4992	5	5	5		9015	Incl in 3 <sup>rd</sup>	Incl in 3 <sup>rd</sup>	Incl in 3 <sup>rd</sup>
Bradley	2164	6	6	6		7284	6	12	12
Morse	1600	2	2	4		7284	6	12	12
Mayhew	29820	51	51	51		6480	5	10	11
Fisher	---	---	---	---		6480	5	10	11
Pease	---	---	---	---		6480	5	10	11
Martin	---	---	---	---		2294	2	4	4
Penniman	---	---	---	---		7123*	2	4	7
Snow	2164	2	2	6		3118	2	4	4
Huxford	4834	6	6	12		4834	6	11	11
Collins*	5435	5	8	8		5435	5	8	8
Luce*	3717	3	4	6		3717	3	4	6
Osborne*	1900	2	2	2		1900	2	2	2
Rowley*	1966	2	2	2		1966	2	2	2
<b>TOTAL</b>	<b>75410</b>	<b>116</b>	<b>120</b>	<b>134</b>		<b>92261</b>	<b>68</b>	<b>117</b>	<b>136</b>



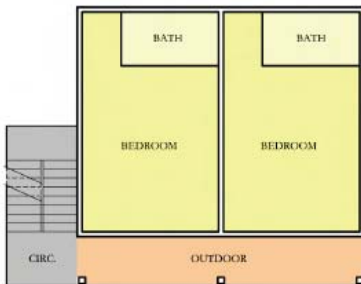
## APPENDIX B LOT COVERAGE COMPARISON:

### Lot Coverage

	Present	Proposed
<b>Total Lot Area, SF</b>	168,742	168,742
<b>Building Footprint, SF</b>	43,875	59,211
<b>% of Lot Area</b>	26%	35%
<b>Building Footprint w/o 1st Floor Porches</b>	33,465	46,205
<b>% of Building Coverage</b>	76%	78%
<b>1st Floor Porches, SF</b>	10,410	13,006
<b>% of Building Coverage</b>	24%	22%
<b>Open Space, SF</b>	124,867	107,703
<b>% of Lot Area</b>	74%	64%
<b>Parking, SF</b>	37,143	30,071
<b>% of open space</b>	30%	28%
<b>% of lot area</b>	22%	18%
<b>Pervious Parking, SF</b>	0	4,500
<b>% of parking area</b>	0%	15%
<b>Impervious Parking, SF</b>	37,143	25,571
<b>% of parking area</b>	100%	85%

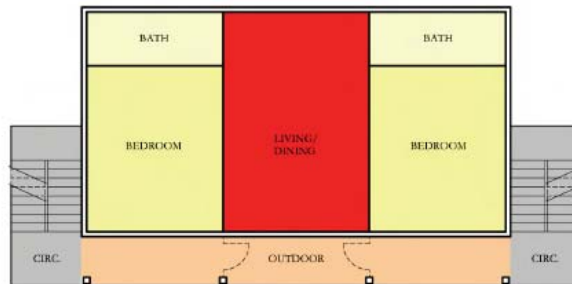
## APPENDIX C TYPICAL UNIT LAYOUT

Previous Standard



1x

New Standard



+/- 1.3x

- Approximately 30% more area per 2 bedroom unit
- Decreased bedroom square footage
- Added amenity: living/dining room
- Increased life safety: (2) stairs for each cottage
- Increased amenities: added baths/outdoor space

# **APPENDIX D**

## **ECONOMIC IMPACT STUDY**