Island Food Products
Feasibility Study

PRESENTED TO:
TISBURY BOARD OF SELECTMEN
10/29/19

PRESENTED BY:
GREG WATSON, MASSHOUSING
JENN GOLDSON, JM GOLDSON LLC
Planning for Housing Production

MassHousing is advancing the Governor’s Housing Choice Initiative by providing approximately $2 million in programmatic funding to municipalities that are actively planning to increase their supply of affordable housing.

This program is forging new partnerships between communities and MassHousing, helping them achieve affordable housing production while controlling their own development destinies.
40B regulations reward proactive planning. However, relatively few municipalities have been active participants in planning for and delivering new affordable housing. Most municipalities have viewed 40B development as something that happens to them.

MassHousing’s new planning for housing production program helps reset the way cities and towns interact with Chapter 40B and housing production.

This technical assistance program is adding capacity at the local level to implement local planning efforts.

The program will be structured as a partnership between MassHousing and municipalities. This partnership will empower communities to control their own development destinies, by progressing toward, achieving, and exceeding the 10% 40B affordable housing goal.

The Planning for Housing Production program complements other MassHousing efforts to promote new housing production, including the Workforce Housing Initiative, sponsorship of CHAPA’s municipal engagement work, and sponsorship of the MAPC Metro Mayors Coalition regional housing initiative.
MassHousing’s Role

Municipality approaches MassHousing with housing needs and production goals

MassHousing provides funding for a planner/consultant to facilitate best implementation tools and strategies

- "Friendly" 40B
- 40A Zoning Ordinance
- 40R Smart Growth Zoning
- Municipal Sponsored RFP
- Project management
- Feasibility studies
- Infrastructure Planning
- Transparent Data

CONSTRUCTION

SAFE HARBOR

SAFER HARBOR

SAFEST HARBOR

Municipality meets or exceeds statutory minimum of 10%
Round One Overview

- **Identified Impediments to Housing:**
  - Restrictive zoning
  - Lack of staff capacity to evaluate publicly- or privately-owned development sites
  - Lack of funds to begin public infrastructure design
  - Need to engage in public dialogue around housing implementation, and a lack of data to quantify the benefits of new housing production.

- **Types of Assistance Sought:**
  - Implementing rezoning
  - Advancing municipally-owned sites through the development pipeline
  - Designing public infrastructure in anticipation of a MassWorks application
  - Producing transparent data
  - Facilitating public engagement around specific development proposals.
MassHousing will fund a total of 14 projects, allowing these cities and towns to deliver more than 4,200 new mixed-income housing units.
Tisbury

- **Housing Context**: Like other Martha’s Vineyard communities, Tisbury households face a combination of rising home prices and a rapidly shrinking supply of year-round homes available for sale or rent.

- **Existing Planning**: Tisbury is meeting its affordable housing needs by aggressively investing in public infrastructure to support new housing, deploying CPA funds for affordable housing, enacting more permissive zoning for multifamily housing and accessory dwelling units, and partnering with the high-capacity Island Housing Trust CDC.

- **The Project**: The Island Housing Trust has identified a 4-acre industrial site near downtown Vineyard Haven to be redeveloped for as many as 80 new affordable homes. MassHousing will help Tisbury and the IHT advance this public-private partnership by supporting extensive predevelopment work at the site, including financial feasibility, site planning, infrastructure planning, and rezoning.

<table>
<thead>
<tr>
<th>Tisbury</th>
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<tbody>
<tr>
<td>SHI</td>
</tr>
<tr>
<td>Project Category</td>
</tr>
<tr>
<td>Amount Granted</td>
</tr>
<tr>
<td>Potential Units</td>
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</table>
Intention
Lay the ground work to
a) strike an affordable housing/mixed-use development deal that works for all parties
and
b) enable development that best meets the community’s goals

Team
Consultants:
Jenn Goldson and Anna Callahan, JM Goldson LLC
Bill Madsen-Hardy and Brian Goldson, New Atlantic Development
Kurt Fraser, Fraser PolyEngineering Services
Jim Clancy, Clancy Appraisal

Public-Private Partnership (IFP Project Working Group):
Cheryl Doble and Ben Robinson, Tisbury Planning Board
Jay Grande, Tisbury Town Administrator
John Roberts, Partner, Island Realty Trust (Property Owners)
Dan Doyle and Christine Flynn, Martha’s Vineyard Commission
Scope of Work & Project Schedule

**PHASE I**
CLARIFY DEVELOPMENT OBJECTIVES AND CONSTRAINTS

**PHASE II**
YIELD ANALYSIS

**PHASE III**
FEASIBILITY ANALYSIS

**PHASE IV**
DETERMINE PREFERRED DEVELOPMENT SCENARIO

**PHASE V**
PREPARE MIXED-USE ZONING BYLAW AND NEGOTIATE MOU

**FEASIBILITY REPORT**
ISLAND FOOD COOPERATION SITE IN TOWN OF TISBURY

**CLANCY APPRAISAL CO., INC.**
24 Spring Bars Road, #3B
Falmouth, MA 02540-3910
(508) 540-6515 – Fax (508) 540-6586
Email: info@clancyappraisal.net

**AUG-SEPT 2018**

**OCT-NOV 2018**

**NOV 2018 - FEB 2019**

**FEB - MARCH 2019**

**APRIL-OCT 2019**

*Vision forum to host exploratory mixed-development study*

*MEMORANDUM OF AGREEMENT*

<table>
<thead>
<tr>
<th>Scheme 1</th>
<th>Scheme 2</th>
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<tr>
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<tr>
<td>50</td>
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</table>

$21,567,158 $20,845,379
Orientation to the Site

Site Plan
Tisbury, Mass.
Prepared For
John A. Roberts Jr.
Scale 1 = 20’ December 4, 2001

Schofield, Bombard & Hansen Inc.
Land Surveying & CMI Engineering
12 Summer Lane, Box 330
Vineyard Haven, Mass.
508-693-7981
www.sbhinc.net
Some of what we heard at the Visioning Session in May

- Less parking is beneficial
- Want onsite power generation
- Better to redevelop existing property than on open space
- Seems like a good spot for needed housing
- Prioritize rentals
- Variation of housing types
- Want universal design
- All rentals and commercial – tax generation
- Commercial should serve people living in development as well as neighborhood
- Want year-round work-force housing
- Supports pedestrians and bikes
- Access to land that is not generating any taxes (connector road)
Zoning Mechanisms Considered:
Mixed-use overlay zone (wrote draft)
Community business district
Floating overlay
40R Smart Growth Overlay District
Amend B2 to allow Mixed-Use
All of above options could have design and/or performance standards

Possible Commercial Uses
Bakery/Deli
Convenience Store
Incubator Kitchen
Makerspace
Office/Coworking
Outdoor Café
Restaurant
Spa/hair dresser

Alternative to Zoning Amendments:
40B Comprehensive Permit
Tisbury currently has 5.5% of its housing stock listed on the State’s Subsidized Housing Inventory (SHI) resulting in a deficit of 88 SHI units.
## Infrastructure Analysis

### SanTOE System Rough Cost Estimate
(based on 12,000 GPD flow rates)

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<thead>
<tr>
<th>Component</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Installation</td>
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<tr>
<td>Engineering (10%)</td>
<td>$42,000</td>
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<tr>
<td>Hydrological Study &amp; Permitting</td>
<td>$150,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$612,000</strong></td>
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### AquaPOINT System Rough Cost Estimate
(based on 20,000 GPD flow rates)

<table>
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<tr>
<th>Component</th>
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<tbody>
<tr>
<td>Installation (tank + leaching field)</td>
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<tr>
<td>Engineering (10%)</td>
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<td>Hydrological Study &amp; Permitting</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$615,000</strong></td>
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### Town Sewer Connection Rough Cost Estimate
(based on 1,100' of drain line)

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<th>Cost</th>
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<tbody>
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<tr>
<td>Engineering (10%)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$480,000</strong></td>
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### Hybrid System Rough Cost Estimate
(based on 8,000 GPD Flow Rates (leach field capacity) + 1,100' of drain line)

<table>
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<th>Component</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Onsite System Total:</td>
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<tr>
<td>Town Sewer Total:</td>
<td>$480,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,092,000</strong></td>
</tr>
</tbody>
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### Tight Tank System

The size of tank required would make it impractical to install on this site. Typically approved for failed systems or seasonal use.

- **Not viable due to size and permitting criteria**

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*Paul Ernst, the superintendent at the Tisbury wastewater treatment plant, mentioned that the water treatment capacity can be increased to 300,000 gallons per day, but will require a second Sequencing Batch Reactor (SBR). A cost for an upgrade to the system could not be determined at this time.*

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### Estimated flow for preferred development option:
17,000 GPD
Yield Analysis shows how design can work with existing layout of connector road, if the road is built, but would not depend on the road being built – could serve only the development.

*Estimated trip generation per preferred development concept: 323 residential + 332 commercial = 655 total average daily trips

Edgartown Road has an Average Annual Daily Traffic (AADT) of approximately 12,800 vehicles in the summer months (2005 data)
**Owner**

- Finalize Call for Offers
- Secure broker and issue Call for Offers
- Execute MOA, if can come to agreement with town prior to issuing Call for Offers

**Town**

- Execute MOA, if can come to agreement with owner prior to owner issuing Call for Offers
- Study B2 Area for rezoning considerations