



To: Oak Bluffs Planning Board
From: John Abrams and Ryan Bushey, South Mountain Company
Date: 5/29/19
Re: Martha's Vineyard Community Services Master Plan and Phase One

Introduction:

South Mountain Company has been hired by Martha's Vineyard Community Services (MVCS) to create a new Master Plan for their campus and to design and build Phase One, a new Early Childhood Center. MVCS is a sixty-year-old non-profit organization that serves the island's significant social needs in exemplary ways, meeting the comprehensive needs of over 6,000 islanders annually through programs that provide accessible education and health and human services.

The organization has outgrown (and outlasted!) its antiquated, crowded, sub-par physical facility. New facilities designed for modern, 21st century care will position the organization to meet the most critical needs of the community for generations to come.

Toward this goal, during the past two years MVCS has:

- Engaged in a rigorous programming exercise to determine current and future needs
- Acquired a commitment of 1.9 acres of land from the Martha's Vineyard Regional High School to add to its existing 3.0 acre leasehold
- Agreed to pragmatic design guidelines that will determine the health, comfort, safety, durability, energy efficiency, and beauty of the new spaces
- Designed a Master Plan that accommodates a wide variety of programs and needs on a constrained site while minimizing impact on neighbors and the island
- Developed a phasing plan that will allow a campus re-build with minimal disruption to operations
- Begun a capital campaign to fund the new campus with some significant financial commitments
- Worked with neighbors to address shared needs in a thoughtful way

The proposed work is comprised of the three following phases:

- 1) Construction of a new Early Childhood Center (ECC) and all related site work on an adjacent parcel of land.
Approx. Start Date: Q3, 2019 Approx. Occupancy: Q3, 2020
New Building Area: 9,500 gross sq. ft.
- 2) Move existing ECC program to the new building. Move existing Administration to temporary work trailers. Demo existing ECC and Admin buildings. Build a new MVCS Main Building and related site work. Move Administration and existing Island Counseling Center (ICC) programs into new Main Building.
Approx. Start Date: Q3, 2020 Approx. Occupancy: Q4, 2020
New Building Area: Approx. 18,600 gross sq. ft.
- 3) Demo existing ICC building. Build remaining landscape.
Start Date: Q1, 2022 Project Compete: Q3, 2022

Regulatory Summary:

- Land Acquisition:
 - The MV Regional High School owns the land. On 3/5/18 they agreed unanimously to draft legislation for a new 99-year lease for 4.9 acres (3 acre existing parcel plus approximately .4 acres to east and 1.5 acres to west). Senator Cyr and Representative Hernandez shepherded the act through legislation and the Governor approved the it on 1/9/19 (Chapter 415 of 2018 Session Law). MVCS is currently working with high school lawyers to draft the new lease and expand the existing easement.

- Permitting Process:
 - Martha's Vineyard Commission (MVC) – Property is a DRI originally approved on 11/13/86. DRI Modification #223-M3 was approved with conditions on 4/4/19.
 - Oak Bluffs Wastewater Commission – Approved wastewater strategy on 6/13/18. See “Utilities” section below.
 - Massachusetts Division of Fisheries & Wildlife (MA DF&W) – Approved proposed project on 2/1/16. Approval good for five years.
 - Oak Bluffs Planning Board (OBPB) - Zoning By-Laws require Site Plan Review for renovation of commercial/institutional projects. Met informally 4/26/18. Submitted application 10/5/18.
 - Oak Bluffs Zoning Board of Appeals (ZBA) – See “Zoning Summary” below. Application to be submitted.
 - Oak Bluffs Board of Health – Approved wastewater strategy 6/5/18. See “Utilities” section below. Final design will need approval.
 - Oak Bluffs Zoning Officer/Building Inspector – Building permit application to be submitted.

- Zoning Summary:
 - Oak Bluffs Zoning District = R3 Residential. Expansion of Educational Use in R3 district requires a Special Permit by the ZBA.
 - Not in Lagoon Pond or Southern Woodlands District of Critical Planning Concern (DCPC)
 - A portion of the site is in the Island Roads District. Uses permitted: Any residential, recreational, agricultural, or open space use as permitted by district
 - The property is in the “Edgartown-Vineyard Haven Road Corridor” region, and area under study by the OB Planning Board.

- Conservation Commission:
 - Not applicable.

- Environmental and 21E Assessment:
 - An Environmental Assessment Report was not part of the scope of work and will not be required.

- Archaeological:
 - SMC consulted informally with the Public Archaeology Laboratory (PAL) and based on their experience in this area and the recorded site inventory, any sites in the project area would likely be small and would be associated with short-term hunting and/or gathering. The larger, more complex sites that include habitation and burial features are generally located closer to the shores of Lagoon Pond.

- Flood Plain:
 - Not applicable.

Utilities:

- Electricity:
 - Primary electrical line is buried and comes from Edgartown-Vineyard Haven Road along Village Road in an existing, recorded easement to existing transformers. Transformers will need to be replaced (existing is in footprint of proposed building).
 - New secondary lines will run in buried conduit from new transformer to proposed buildings. Existing service to IWYC to remain. Whether or not IWYC needs a new transformer TBD.
- Water:
 - Water supply line is buried and comes from Edgartown-Vineyard Haven Road along Village Road in an existing, recorded easement to existing buildings. Water supply lines will need to be replaced with separate services to the new buildings. Existing service to IWYC to remain.
 - On April 13, 2018 Tata and Howard, the Oak Bluffs Water District engineers, confirmed the District can supply the domestic water demands for the proposed project. See attached letter.
- Propane:
 - On-site above ground propane tanks will be removed and replaced with a small aboveground tank serving IWYC only. Remaining campus will be served by electric HVAC and water heating equipment.
- Wastewater:
 - The property is in the MVC Lagoon Pond Watershed which limits nitrogen discharge to 1.87kg/acre/year, but it is not in Zone 2 for municipal wells.
 - The property is currently served by a municipal wastewater system which is at capacity and not accepting requests for flow increases. No expansion of capacity is expected until 2022 at the earliest.
 - The wastewater strategy that SMC and civil engineer Chris Alley presented to the Oak Bluffs Wastewater Commission (OBWC) on April 4, 2018 was to build a temporary on-site system to serve the new ECC building and for the rest of the facility to remain on town sewer, sized so there is no net increase in flow until after capacity is expanded. The strategy was approved in principle by the OB Board of Health (6/5/18) and the OB Wastewater Commission (6/13/18). Both letters are attached.
 - A more detailed wastewater strategy (see SB&H memo and BioMicrobics memo) was approved by the MVC with conditions.
 - The wastewater system design must be approved by the OB Board of Health once finalized.

Net-Zero, Resilient Design:

Two primary design objectives are for the campus to be Net-Zero Energy possible and resilient to threats from a worsening climate. Strategies to achieve this:

- High performance building construction with a super-insulated, airtight building envelope
- State-of-the-art mechanical design and systems
- Efficient lighting and appliances
- All-electric facility with on-site photovoltaic arrays sized to meet or exceed projected energy use
- On-site batteries to provide back-up power to critical systems

On-site and off-site impacts:

Project-wide, SMC and its consultants have worked hard to minimize the impact of the project on the site, the neighborhood, and the island. We have reviewed and incorporated strategies from the MVC's 3/8/17 "Study of the High School Area and Edgartown-Vineyard Haven Road Corridor", Mass Audubon's "Low Impact Strategies", and the MVC's "Site Design and Landscape Policy for DRI Review".

As per the Planning Board's recommendation at our 4/26/18 preliminary meeting, on 6/12/19 MVCS met with Island Elderly Housing (IEH) to review the master plan and get their feedback. During the MVC hearings,

MVCS responded directly to IEH letters of concern, modifying plans and offering conditions to improve safety on Village Road. MVCS is currently working with IEH, the MV YMCA, and the high school to address all traffic and maintenance-related conditions in the MVC's decision. MVCS must submit a plan to the MVC Land Use Planning Committee reflecting the proposed Village Road improvements before construction begins. MVCS must also submit a Construction Management Plan to minimize negative impacts before construction begins.

Parking and Traffic Data:

Existing Staff on-campus:	59 Full Time, 37 Part Time (30 hours or less)
<u>Proposed Staff on-campus:</u>	<u>79 Full Time, 31 Part Time</u>
Net Staff Increase (Decrease):	20 Full Time, (-6 Part Time)

Existing Visitors (by car per day):	118
<u>Proposed Visitors (by car per day):</u>	<u>129</u>
Net Visitor Increase:	11

Existing Parking:	76
<u>Proposed Parking:</u>	<u>140</u>
Net Parking Increase:	64

Parking and Traffic Summary:

- SMC and MVCS carefully analyzed proposed long-term (staff) and short-term (visitor) parking needs to determine number of proposed parking spaces.
- While the parking increase is significant, there is not a proportional increase in traffic. Existing parking is insufficient. At peak times, staff and visitors park on road shoulders and on the grass between existing trees.
- Traffic increase is minimal because existing programming does not change with the exception of a new classroom in ECC (9 children) and moving the Daybreak Clubhouse from Vineyard Haven (4 staff plus 2 members visiting by car) onto the campus.
- These numbers were reviewed with Mike Mauro, Transportation Program Manager, and his determination was that it is unnecessary to conduct an outside traffic study.
- SMC met on site with the Oak Bluffs Fire Chief on 5/7/19 to hear his concerns about fire department access. An engineered fire apparatus access plan will be submitted to the building department as per fire code.

Topography and Drainage:

The topography will be manipulated as little as possible to satisfy functional needs while minimizing impact to neighboring sites.

The site drainage strategy is based largely on infiltration. Roof runoff from proposed buildings is directed primarily to the rain gardens. Where the possibility of raingarden overflow might threaten adjacent buildings in an extreme weather event, an infiltration structure with a raised frame and grate provides additional storage area for infiltration.

Vehicular pavement drainage is proposed to be achieved through the use of one of two strategies. The first strategy is porous asphalt, where rain water percolates through the asphalt pavement into a gravel storage/infiltration bed below. The second strategy is to pave the travel ways with regular asphalt and the parking spaces with permeable pavers as at the West Tisbury Library. Pavement is pitched to infiltration structures and rain gardens as backup for extreme weather events.

Clearing and Demolition:

In the current plan, 68,000 sf of pitch pine and oak forest will be cleared to accommodate the new ECC building, parking and septic. An additional 18,000 sf of landscaped area on the existing campus will require selective clearing for the new main building and vehicular/pedestrian pavements. Mature trees in the existing courtyard will be retained, as will most of the trees along Village Road. There will not be any clearing of the trees in the existing buffer between the project and Edgartown-Vineyard Haven Road.

Reclaimable building materials will be salvaged from existing buildings by the Center for EcoTechnology before demolition. Recyclable waste will be sorted. Hazardous components (mercury thermostats, etc.) will be properly disposed of.

Planting:

Proposed plantings include 180 deciduous and evergreen trees and 200 deciduous and evergreen shrubs over the entire campus. Native species well adapted to sandy soils and low maintenance level will be selected, emphasizing seasonal aesthetic and habitat value; possible selections include scarlet and pin oaks, red maple, eastern red cedar, white spruce and redbud. Proposed shrubs species include bayberry, native azaleas, inkberry, sweetfern and native viburnum. The plant count doesn't include plantings in the rain gardens. Many of these species have significant aesthetic and habitat value and should be attractive features in the landscape.

Noise:

The site abuts the MV YMCA to the east and the MV Regional High School to the south. Island Elderly Housing is the nearest abutter to the north. The closest building there is 500' away. Single family homes in School House Village are the nearest abutters to the west. The closest home there is 500' away. Existing noise levels will not increase noticeably beyond existing noise levels.

Exterior Lighting:

Exterior lighting is an important safety component for the population served by MVCS but the design is rooted in the MVC's guidelines that recommend minimizing fixtures, wattage, height, and visibility. As recommended by the LUPC, the high school lot lighting was used as a precedent for this design. Lights will be "dark sky compliant" and only turned on the minimum number of hours compatible with providing adequate safety and convenience to the users. MVCS's projected hours of operation are attached.

Affordable Housing Mitigation:

In response to the joint Selectmen/Planning Board meeting on 11/9/18 regarding the burden of non-profits on town services, MVCS offered to pay the MVC's housing mitigation fee. The MVC then voted to waive MVCS's offer. The premise for the Commissioners' decision was that MVCS's mission and services to the island are critical and they did not want to impose a fee that would require either additional fundraising or a reduction in services.

Conclusion:

Our fundamental challenge is to accommodate MVCS's current needs and future goals with a design that minimizes impact on the site and town, addresses significant current site issues, and aligns with MVCS's budget. We see this project as an opportunity to demonstrate that rigorous, sensitive, economical design not only avoids or minimizes negative impacts on the environment, but also enhances the lives of those who experience it. We look forward to working with you and learning how we might improve the design in ways that further our shared mission of a thoughtfully designed project.