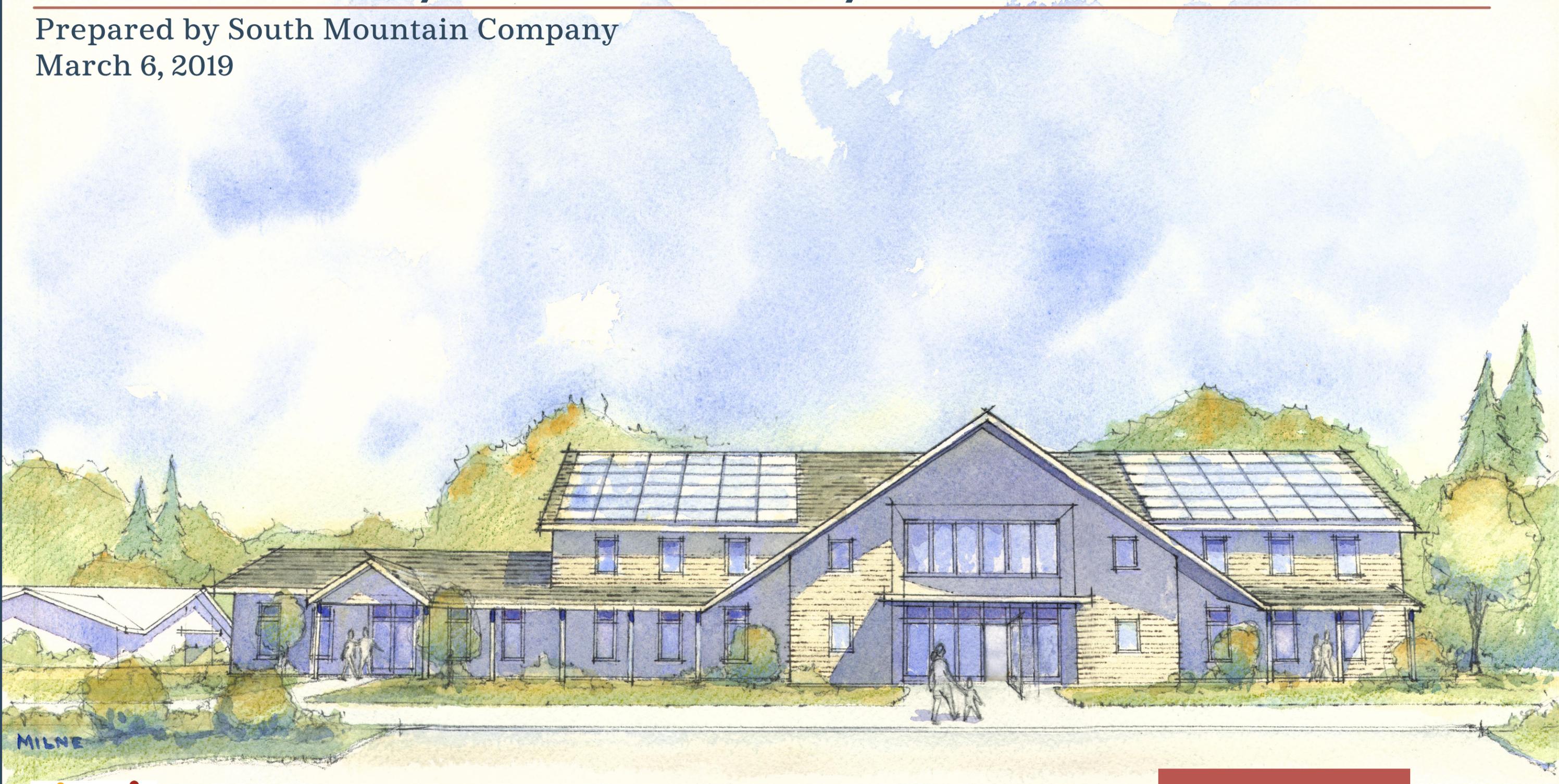


Martha's Vineyard Community Services Master Plan

Prepared by South Mountain Company
March 6, 2019



south
mountain
COMPANY



① ISLAND LOCUS MAP
NOT TO SCALE



② AERIAL VIEW OF NEIGHBORHOOD
NOT TO SCALE



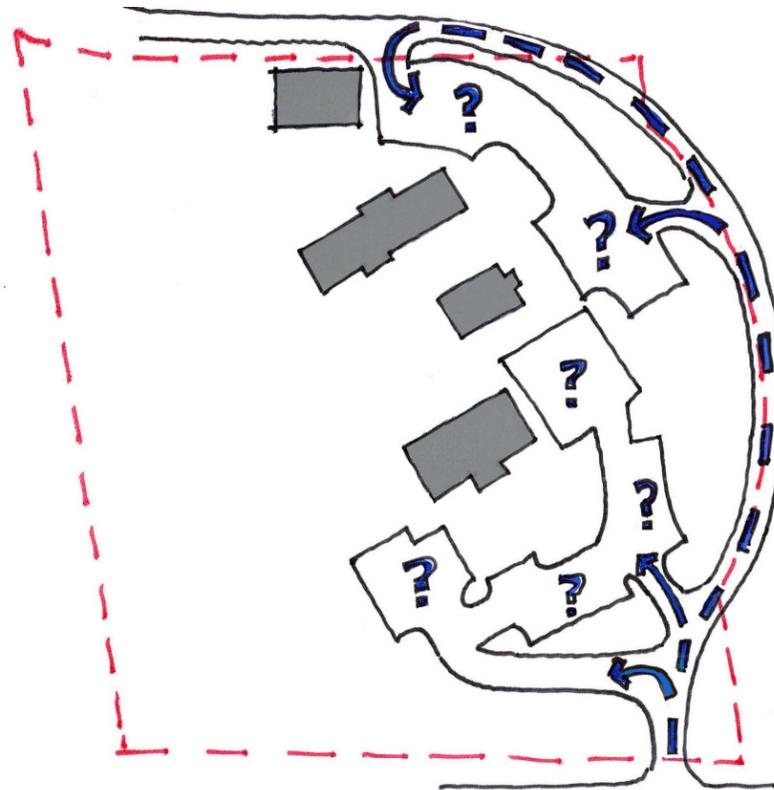
SPACE NEEDS SUMMARY		Existing SF	Proposed SF	Increase
EARLY CHILDHOOD CENTER (ECC)		3,514	4,229	715
HEAD START		413	440	27
EARLY CHILDHOOD SUPPORT SPACES		1,924	3,537	1,613
SUBTOTAL (NET SF):		5,851	8,206	2,355
STRUCTURE AND CIRCULATION		716	1,263	547
TOTAL EARLY CHILDHOOD GROSS SF:		6,567	9,469	2,902
ADMINISTRATION AND DEVELOPMENT		1,156	1,640	484
ADMIN/DEVELOPMENT SUPPORT SPACES		1,128	2,380	1,252
SUBTOTAL (NET SF):		2,284	4,020	1,736
STRUCTURE AND CIRCULATION		859	1,005	146
TOTAL ADMIN/DEVELOPMENT GROSS SF:		3,143	5,025	1,882
DISABILITY SERVICES (DS)		392	1,240	848
ISLAND COUNSELING CENTER (ICC)		3,390	5,300	1,910
ICC/DS SUPPORT SPACES		1,356	3,130	1,774
SUBTOTAL (NET SF):		5,138	9,670	4,532
STRUCTURE AND CIRCULATION		2,030	2,418	388
TOTAL DISABILITY SERVICES/ICC GROSS SF:		7,168	12,088	4,920
DAYBREAK CLUBHOUSE		960	1,200	240
STRUCTURE AND CIRCULATION		240	300	60
TOTAL DAYBREAK GROSS SF:		1,200	1,500	300
ISLAND WIDE YOUTH COLLABORATIVE (IWYC) BLDG.		2,400	2,400	0
TOTAL GROSS SF:		20,478	30,482	10,004

On-campus area comparison:

19,278 30,482 11,204

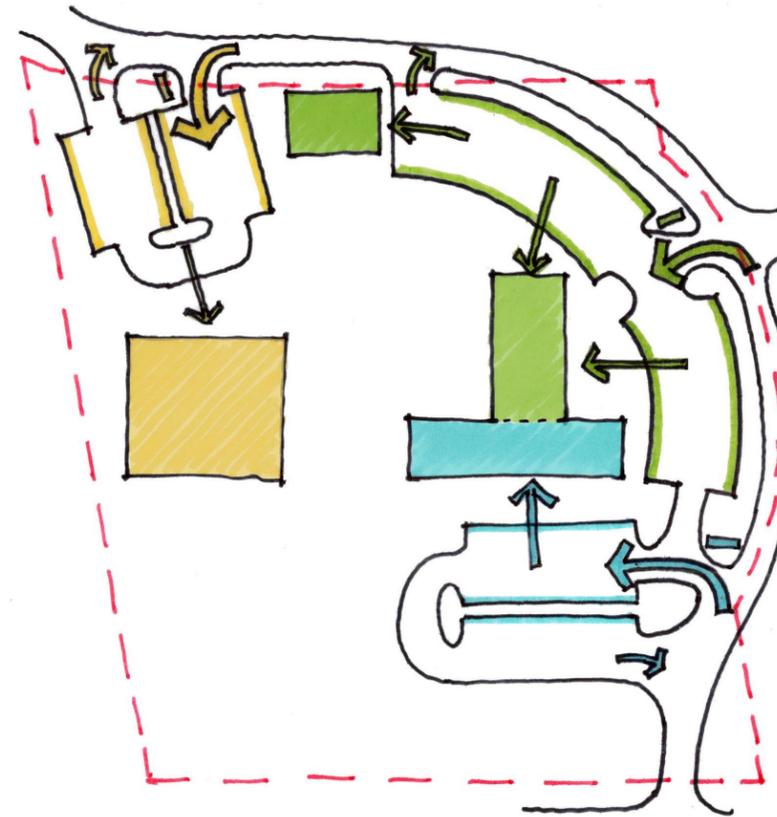
= 49% increase
= 58% increase

Site Approach and Parking



Existing:

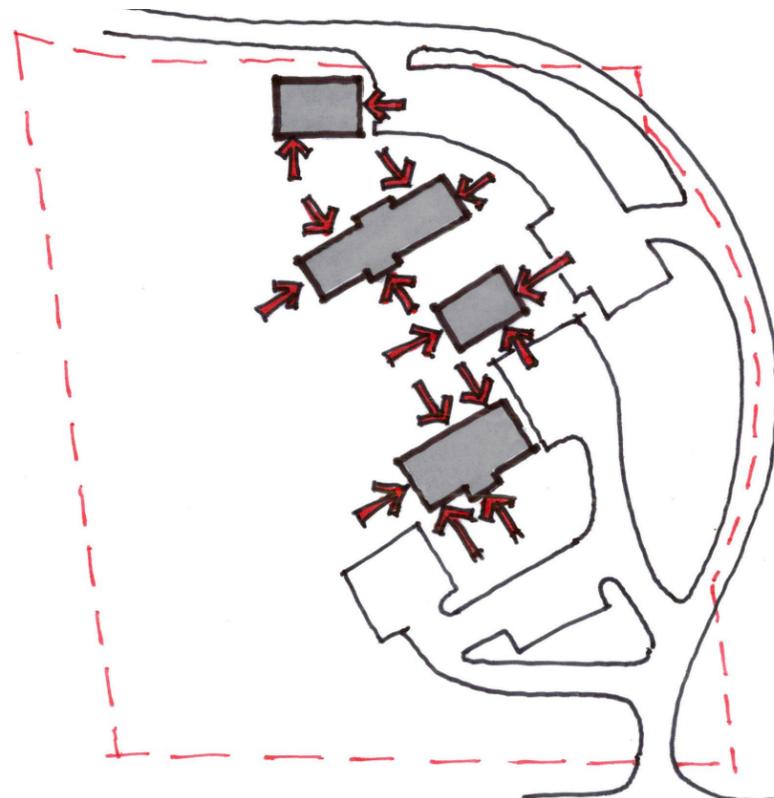
- Patchwork of 6 areas encroaching on site
- Unclear entry sequence
- Confusing traffic pattern
- Arduous paths for wheelchairs



Proposed:

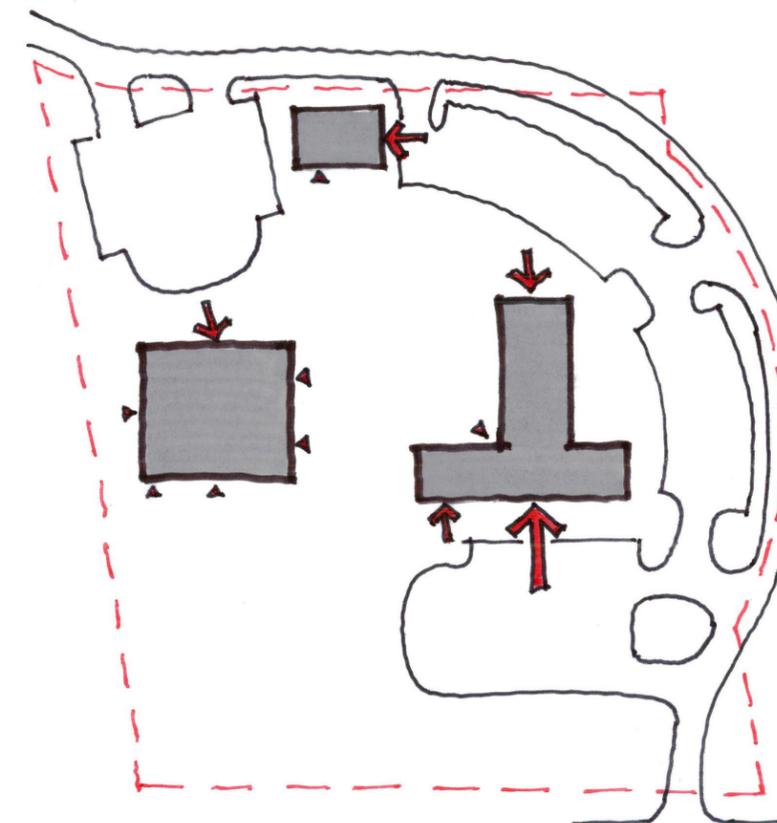
- 3 areas relegated to perimeter of site
- Intuitive wayfinding with clear signage
- Organized traffic patterns
- Safer, dedicated area for ECC
- Wheelchair-friendly pedestrian routes

Building Access



Existing:

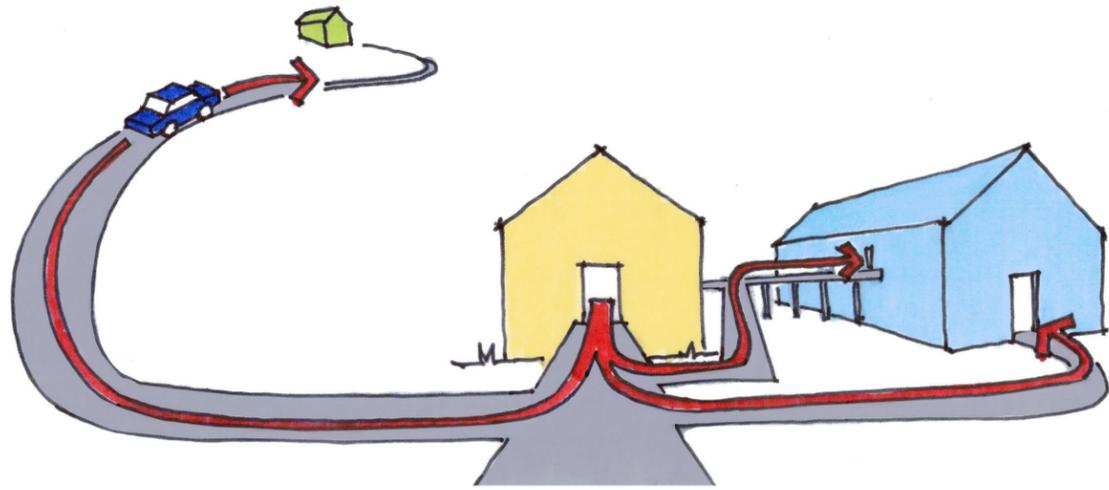
- 16 "Front Doors"
- Confusing for first-time visitors
- Complicates campus security—particularly for ECC and ICC



Proposed:

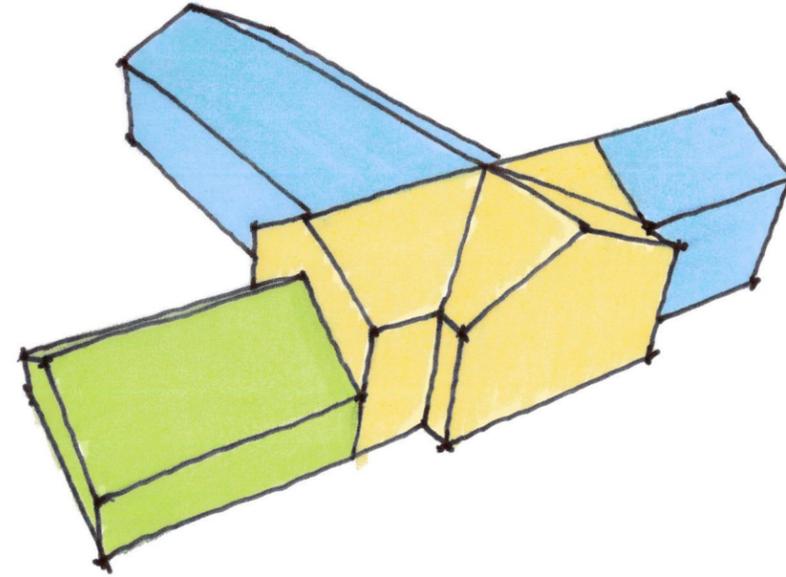
- One prominent "Front Door" for the agency
- Well-defined primary access points for ICC, IWYC, and ECC
- Secure, tertiary points of egress for dedicated uses

Building Configuration



Existing:

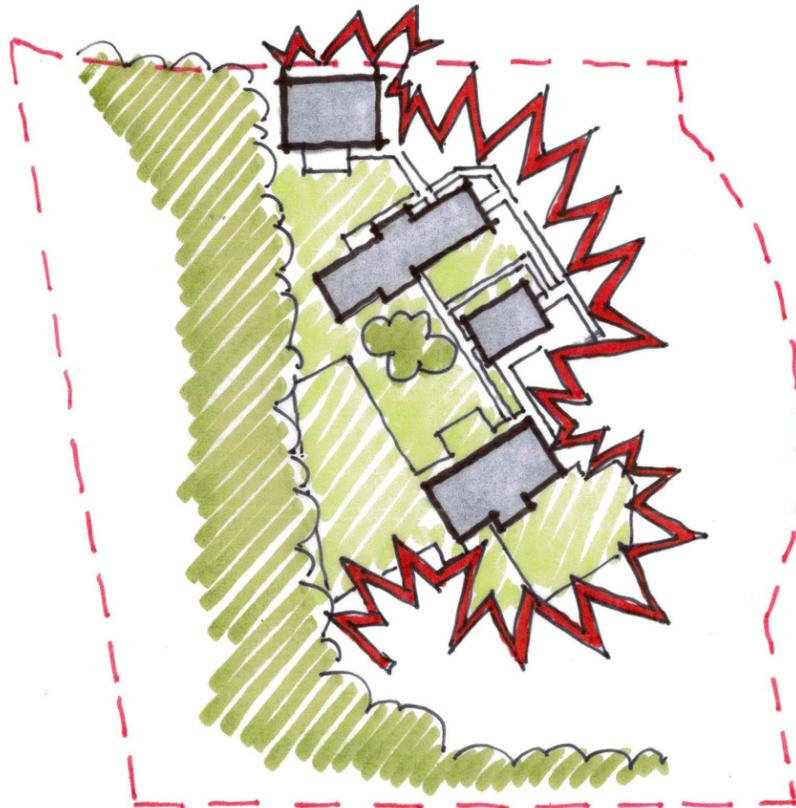
- Admin and ICC in two separate buildings
- Daybreak Clubhouse is off-campus in leased building



Proposed:

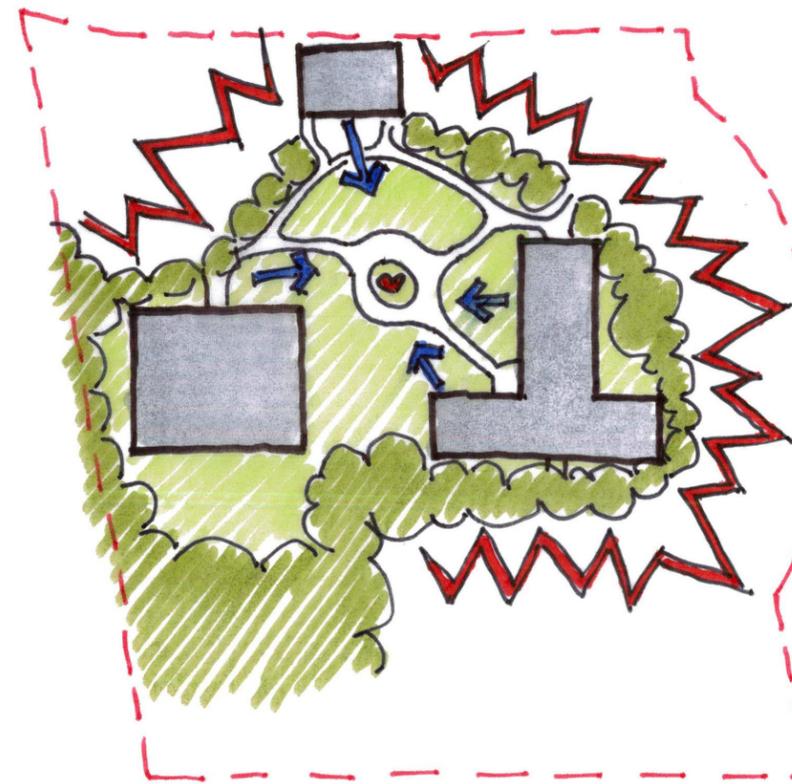
- Move all three programs into one building with shared services
- More collaborative workplace
- More economical

Experience of Outdoor Spaces



Existing:

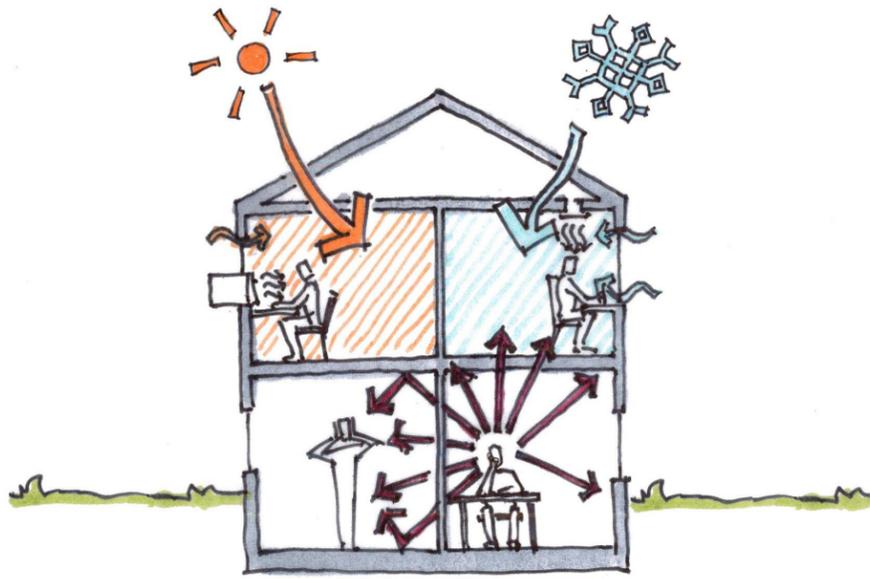
- Parking, driveways and roads directly adjacent to buildings, walkways and playgrounds
- Disconnected from outdoor space due to ramps and stairs
- No central gathering space
- Minimal safeguards



Proposed:

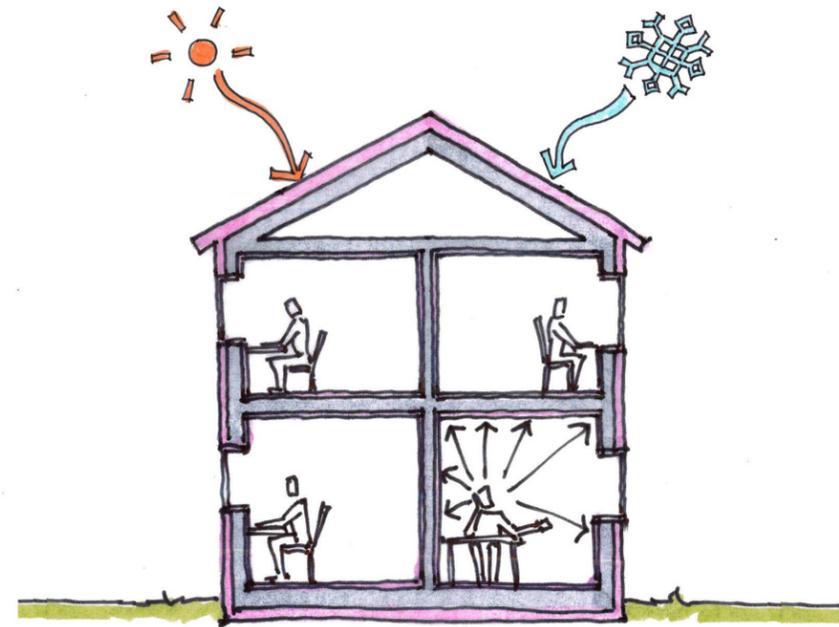
- Push parking, driveways, and roads to site perimeter with handicapped-accessible parking close to entry points
- Use new building configuration to create protected courtyard at the heart of the campus
- Add plantings to further insulate from cars
- Add bollards and other safeguards

Building Construction



Existing:

- Substandard roof, wall, and floor assemblies
- High energy use
- Uncomfortable temps
- Unhealthy air quality
- Acoustically connected
- Unsalvageable building
- Unusable in a power outage



Proposed:

- High quality, air tight building envelope
- Low energy use
- Comfortable temps
- Healthy air quality
- Acoustically separate spaces
- Durable and adaptable
- Resilient in storms

Stormwater Management



Existing:

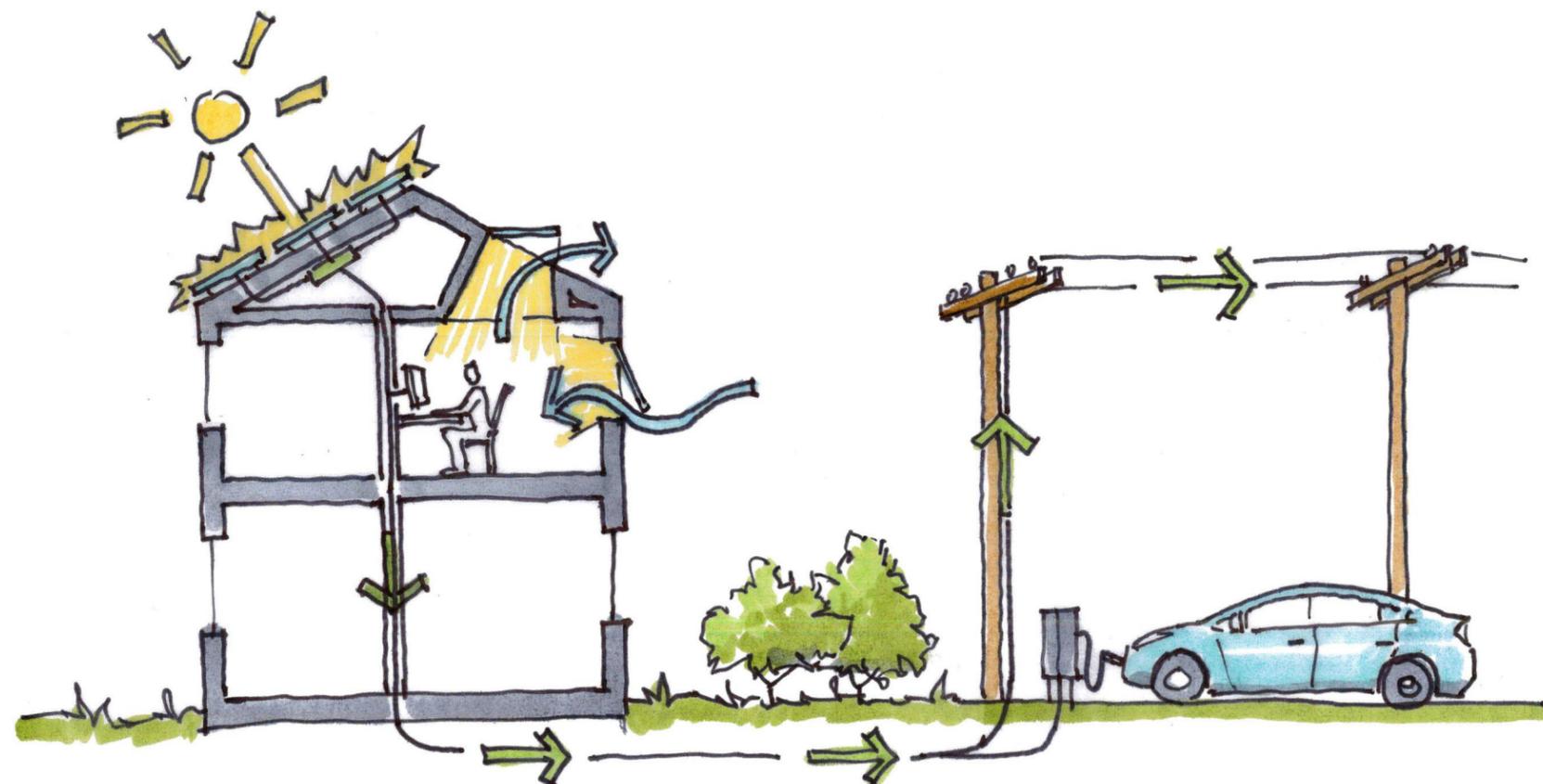
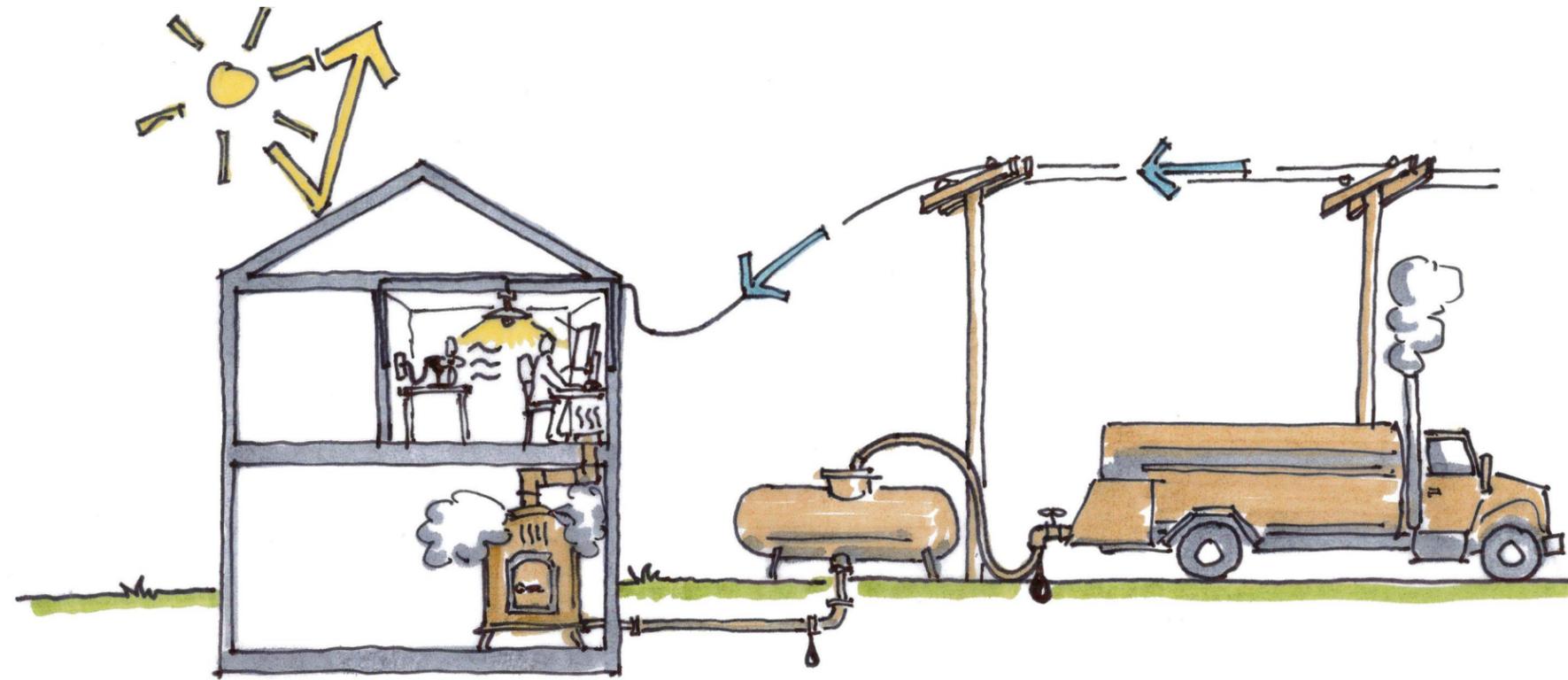
- Half of existing programming is half-buried in finished basements
- Poor grading
- Inadequate storm water management
- Many doors and elevated outdoor walkways are exposed to the elements



Proposed:

- All occupied spaces above ground
- Pitch grade away from buildings
- Utilize rain gardens to manage storm water on-site
- Protect entries with generous porches

Operational Energy



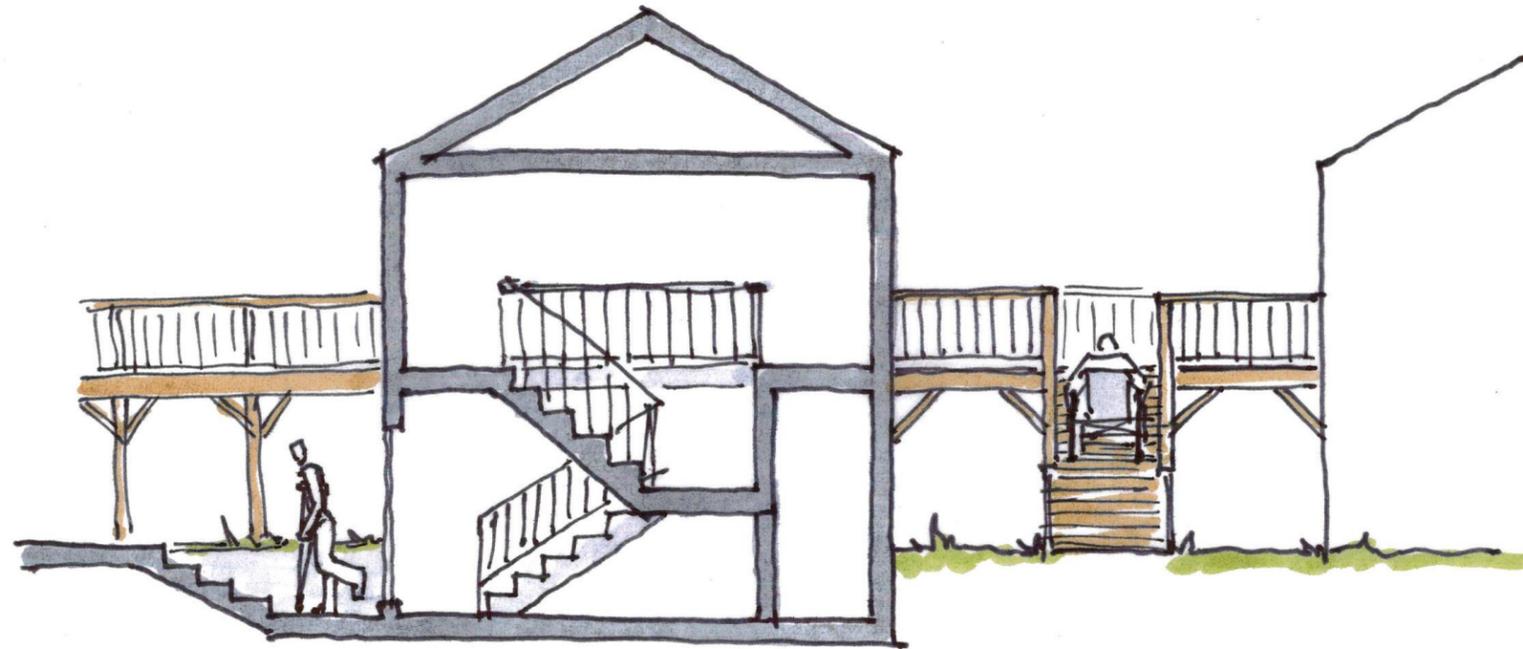
Existing:

- Buildings heated with inefficient propane-fueled mechanical systems
- Poor zoning and controls cause occupants to add to load with fans, space heaters, and window A/C
- Spaces are lit poorly and under-utilize natural light
- Poor natural ventilation
- No renewable energy systems

Proposed:

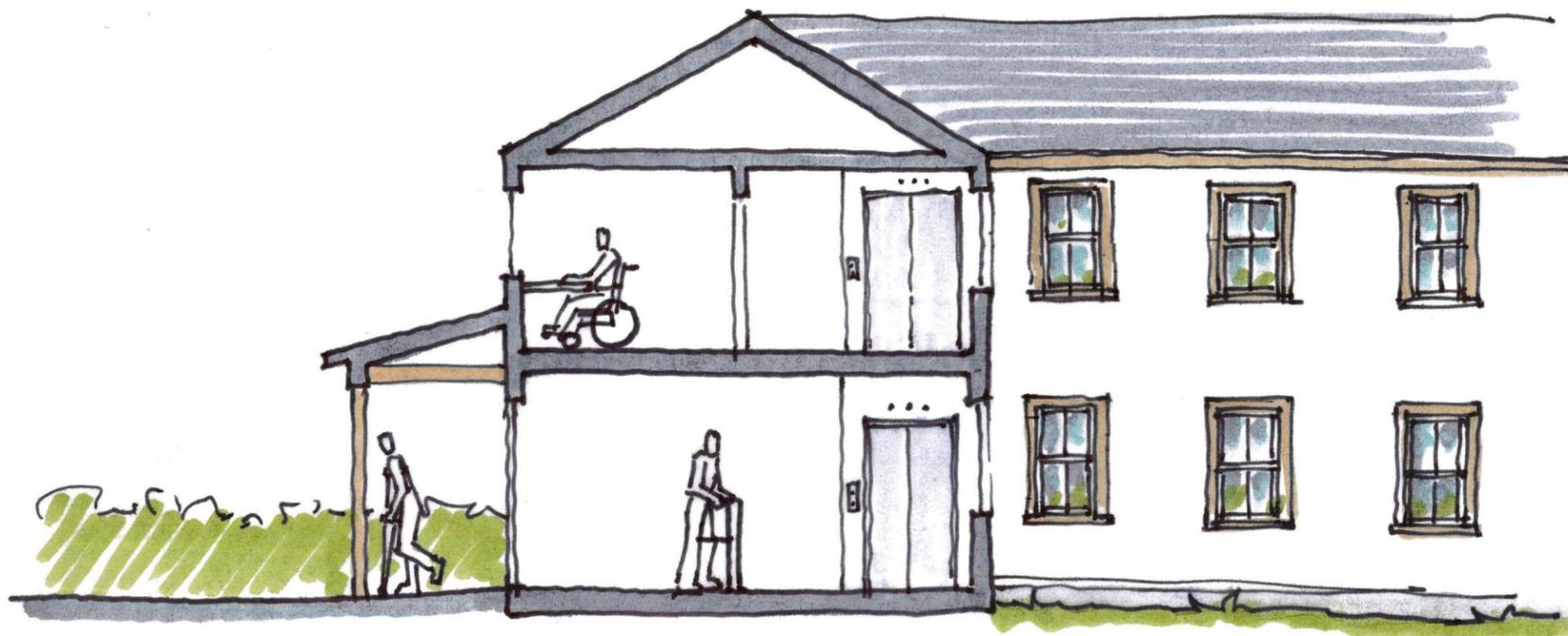
- Switch fuels from propane to electricity (a resource we can produce on-site)
- Design for great daylighting and natural ventilation
- Design mechanical systems with thoughtful zoning and controls
- Include on-site renewable energy systems—aim for net zero operational energy
- Plan for electric cars and bikes

Accessibility



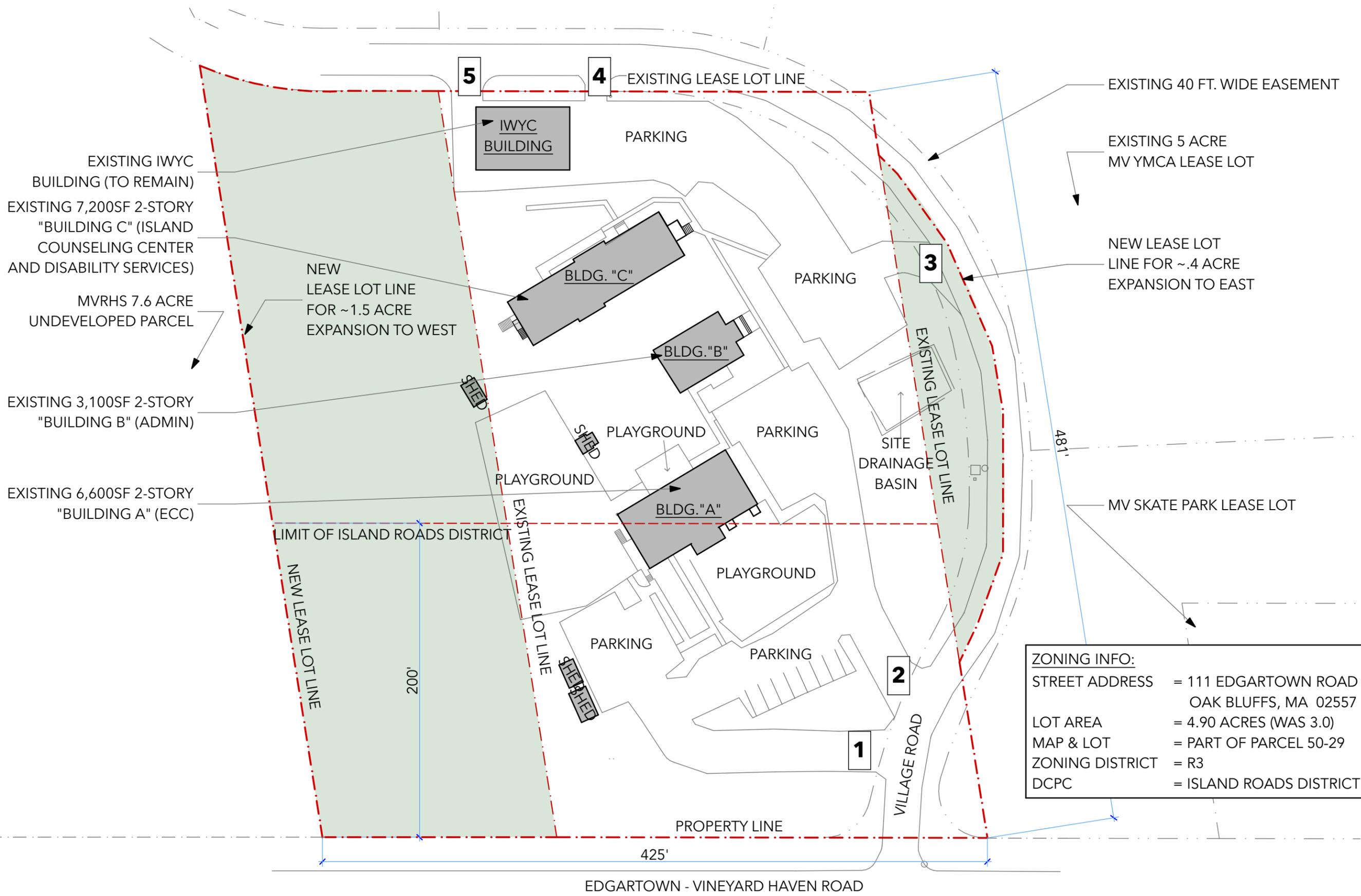
Existing:

- Three separate two-story buildings connected by indirect multi-level walkways and a second-story footbridge
- Access to any building level from grade requires use of extensive ramping
- Primary access to ICC is on the second floor
- Half of ECC classes must use an exterior stairway to get to grade/playgrounds
- No elevators
- Narrow hallways and doorways



Proposed:

- Work with Disability Services staff to ensure accessibility is a priority —from building location to window latches
- Consolidate programs into one building served by central elevators
- Easy access from grade to first floor
- Work with grades to comfortably slope exterior walkways
- Generous hallway and door widths

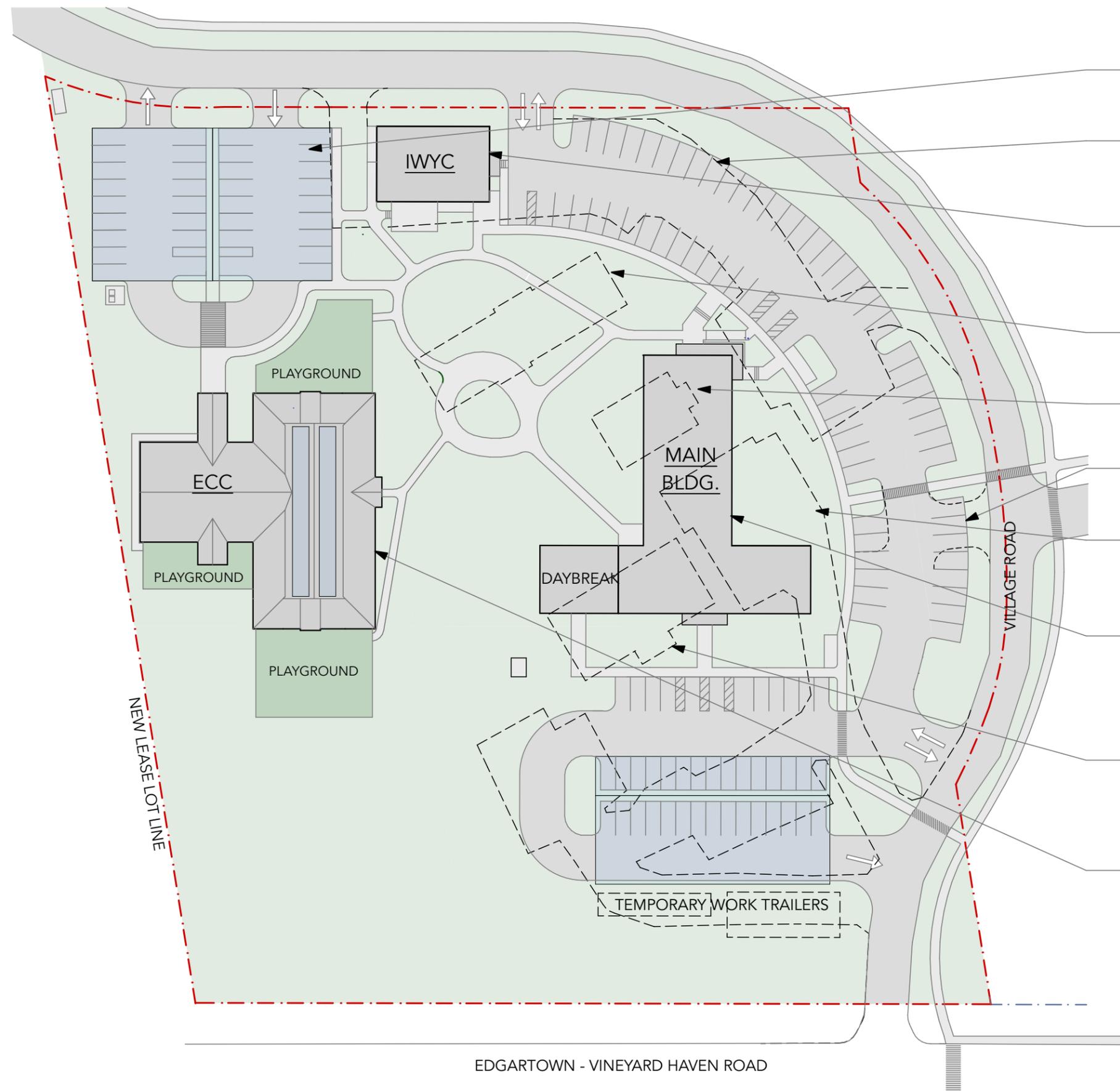


ZONING INFO:
 STREET ADDRESS = 111 EDGARTOWN ROAD
 OAK BLUFFS, MA 02557
 LOT AREA = 4.90 ACRES (WAS 3.0)
 MAP & LOT = PART OF PARCEL 50-29
 ZONING DISTRICT = R3
 DCPC = ISLAND ROADS DISTRICT



SCALE: 1" = 60'-0"

Site Plan - Existing/Zoning



- BLUE SHADED AREA = PV-INTEGRATED PARKING CANOPY (TYP.)
- EXISTING PAVEMENT
- EXISTING 2,400SF 1-STORY ISLAND WIDE YOUTH COLLABORATIVE (IWYC) BUILDING TO REMAIN
- EXISTING ISLAND COUNSELING CENTER (ICC) AND DISABILITY SERVICES (DS) BUILDING
- EXISTING ADMIN BUILDING
- FUTURE CURB CUT, IF DEEMED NECESSARY
- EXISTING PAVEMENT
- FUTURE 18,600SF 2-STORY COMMUNITY SERVICES BUILDING (INCLUDES ADMIN, ISLAND COUNSELING CENTER, AND DISABILITY SERVICES)
- EXISTING EARLY CHILDHOOD CENTER (ECC) BUILDING
- NEW 9,500SF 1-STORY EARLY CHILDHOOD CENTER (INCLUDES ECC ADMIN AND HEAD START PROGRAM)

NEW LEASE LOT LINE

EDGARTOWN - VINEYARD HAVEN ROAD

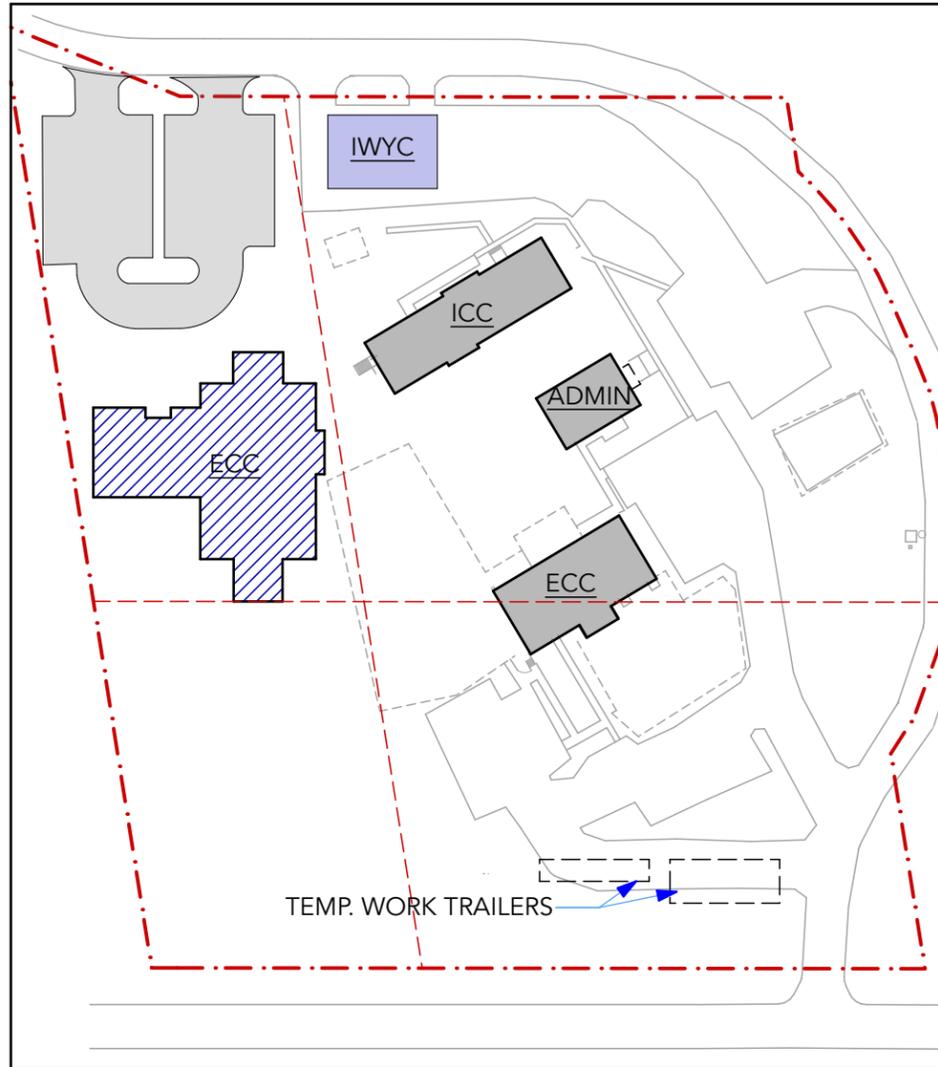
VILLAGE ROAD

	ACREAGE	BLDG. FOOTPRINT	PARKING
EXISTING	3	10,800 sq.ft.	76
PROPOSED	4.9	22,000 sq.ft.	142

SCALE: 1" = 60'-0"

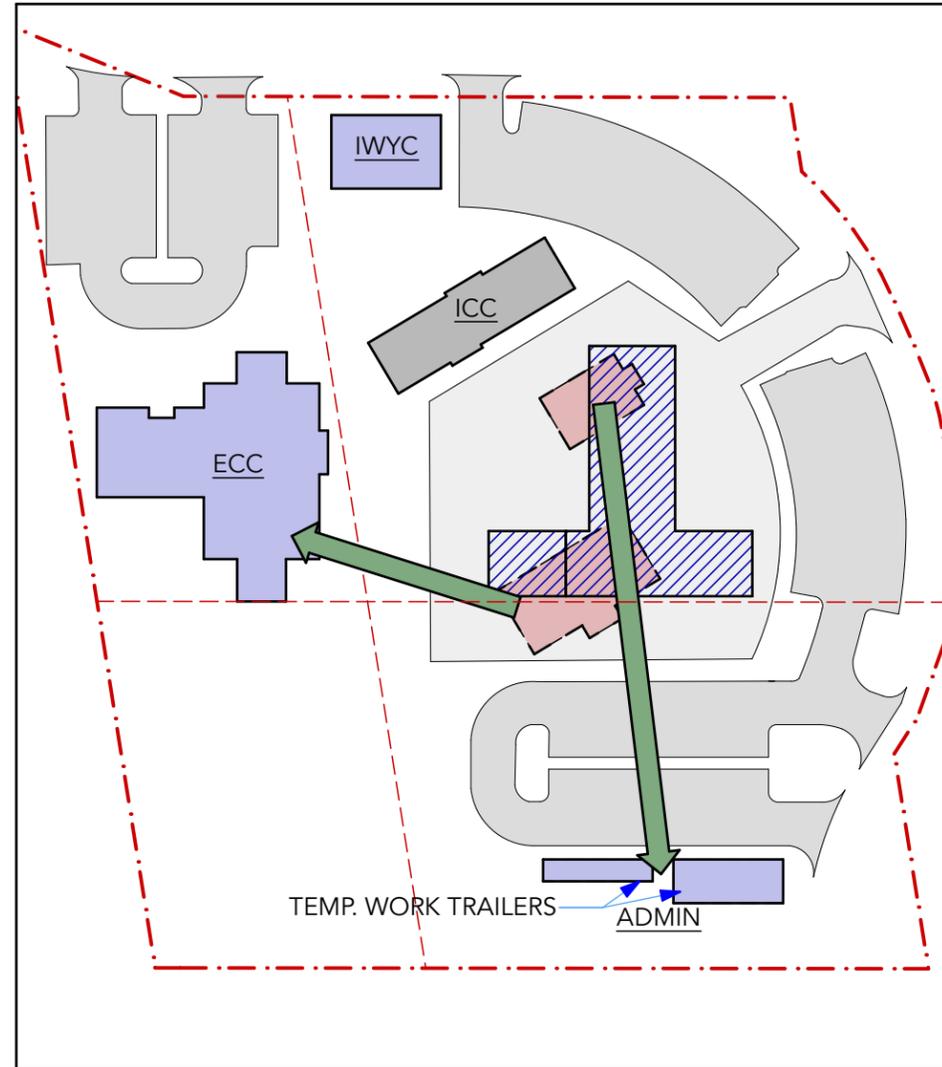


Master Plan Diagram



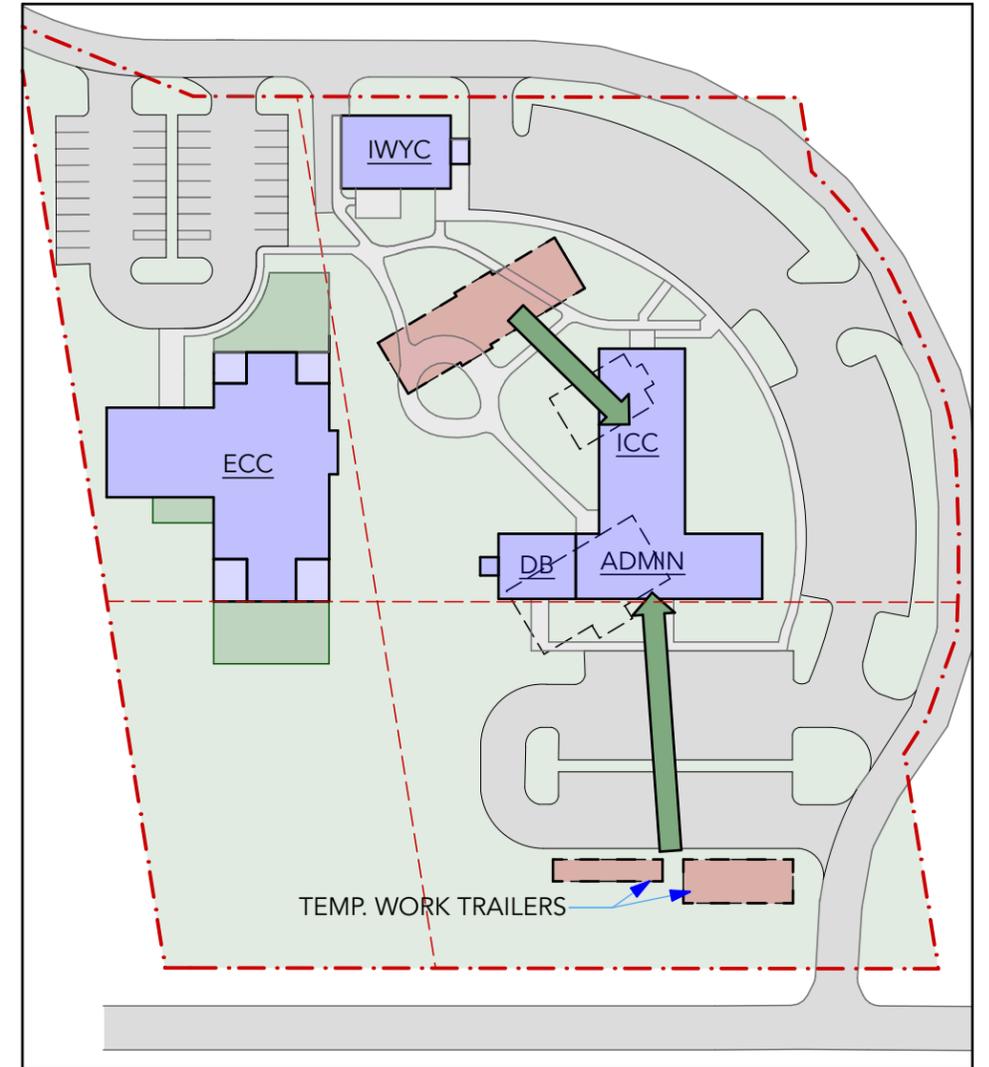
① PHASE 1

- BUILD ECC



② PHASE 2

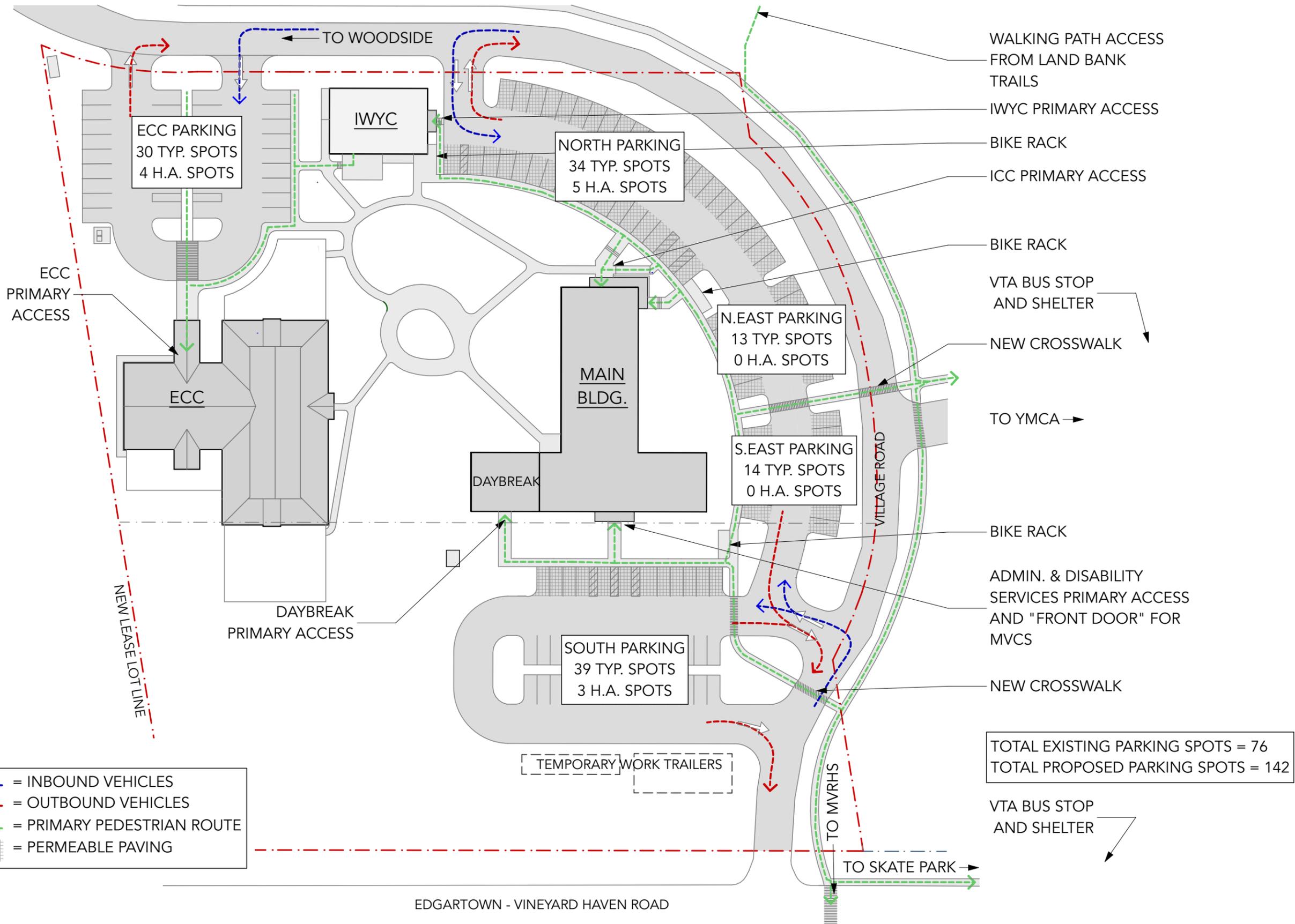
- MOVE ECC TO NEW BUILDING
- MOVE ADMIN TO TEMPORARY WORK TRAILERS
- BUILD NEW PARKING AND DELINEATE CONSTRUCTION ZONE
- DEMO ADMIN AND ECC BUILDINGS
- BUILD NEW COMMUNITY SERVICES BUILDING



③ PHASE 3

- MOVE ICC, ADMIN, AND DAYBREAK (CURRENTLY OFF-SITE) TO NEW COMMUNITY SERVICES BUILDING
- DEMO ICC AND REMOVE WORK TRAILERS
- FINISH PARKING AND LANDSCAPE





SCALE: 1" = 60'-0"

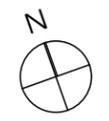
Landscape - Paving & Circulation



LEGEND:

- = EXISTING TREE
- = NEW DECIDUOUS TREE
- = NEW CONIFEROUS TREE
- = NEW SHRUBS
- = RAIN GARDEN

GREEN DASHED = LIMIT OF WORK
 EROSION CONTROL MEASURES: SILT FENCING & HAY BALES AS NECESSARY TO CONTAIN ALL MATERIAL ON-SITE THROUGH CONSTRUCTION

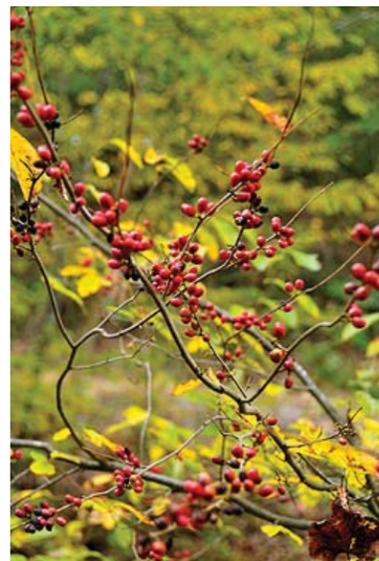


SCALE: 1" = 60'-0"

Landscape - Planting Plan

Rain Gardens are shallow planted depressions to which surface and roof runoff water is directed; sometimes they include a dry well with a raised rim so that they don't overflow in a storm. Plants selected for these tolerate wet soil and periodic standing water, but also have aesthetic and wildlife value.

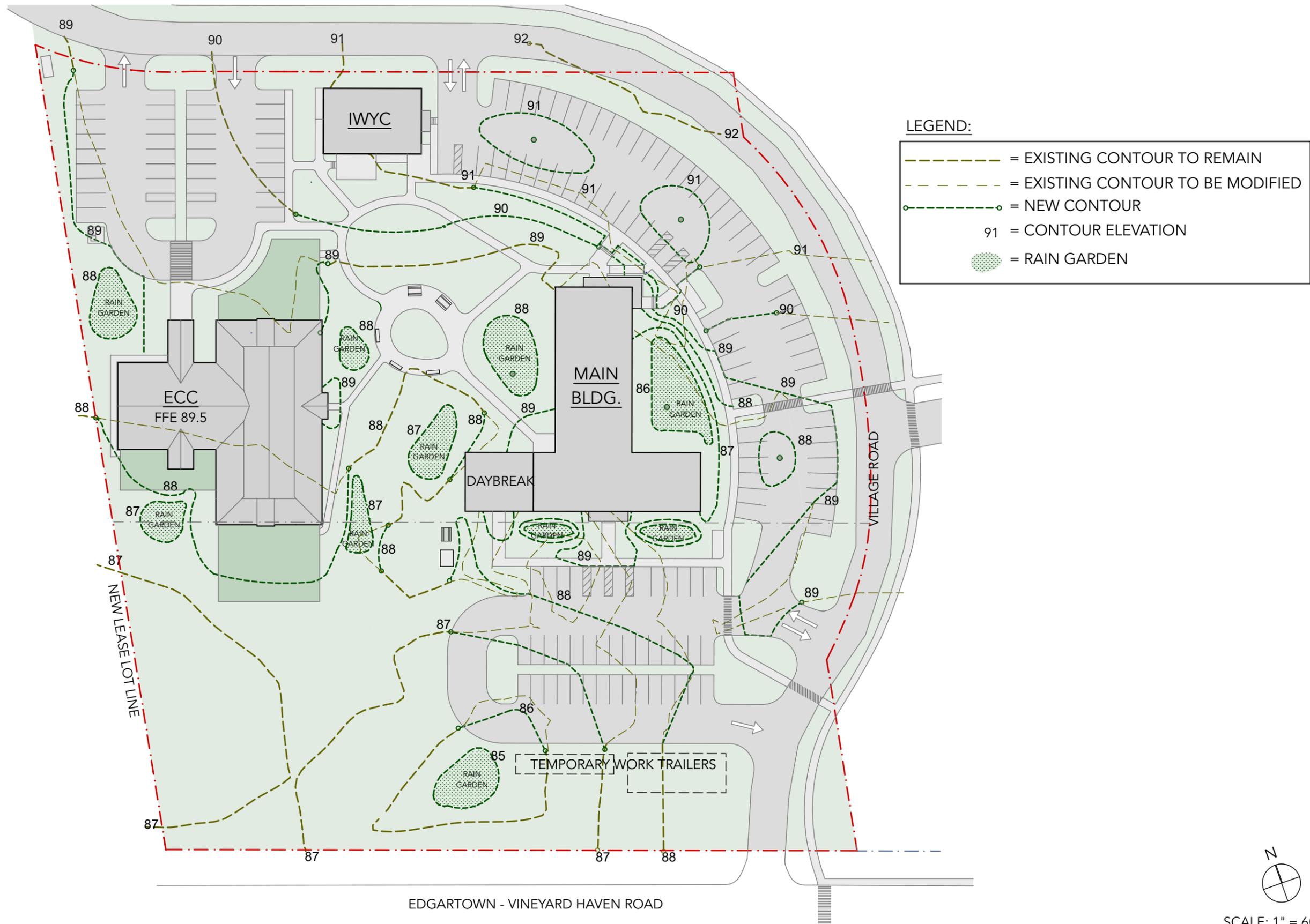
- Tupelo: fall color, fruits attract birds
- American Holly: evergreen cover for birds, fruits
- Winterberry: red berries attract birds
- Swamp Azalea: fragrant early summer flowers
- Coast Azalea: fragrant early summer flowers
- Osier Dogwood: fruit attract birds, bright winter twig color
- Spicebush: early spring bloom, fall fruits attract birds
- Sedges: graceful summer foliage
- Horsetail: upright stalks
- Joe Pye Weed: abundant late summer flowers attract butterflies
- Iris: early summer blooms and graphic foliage
- Cardinal Flower: late summer flowers attract hummingbirds
- Ferns: graceful foliage
- Tussock Grass: graceful foliage and seeds attract birds
- Cheeseweed: late summer bloom



PROPOSED PLANTS
MVCS RAIN GARDENS

Richard Johnson Landscape Architect



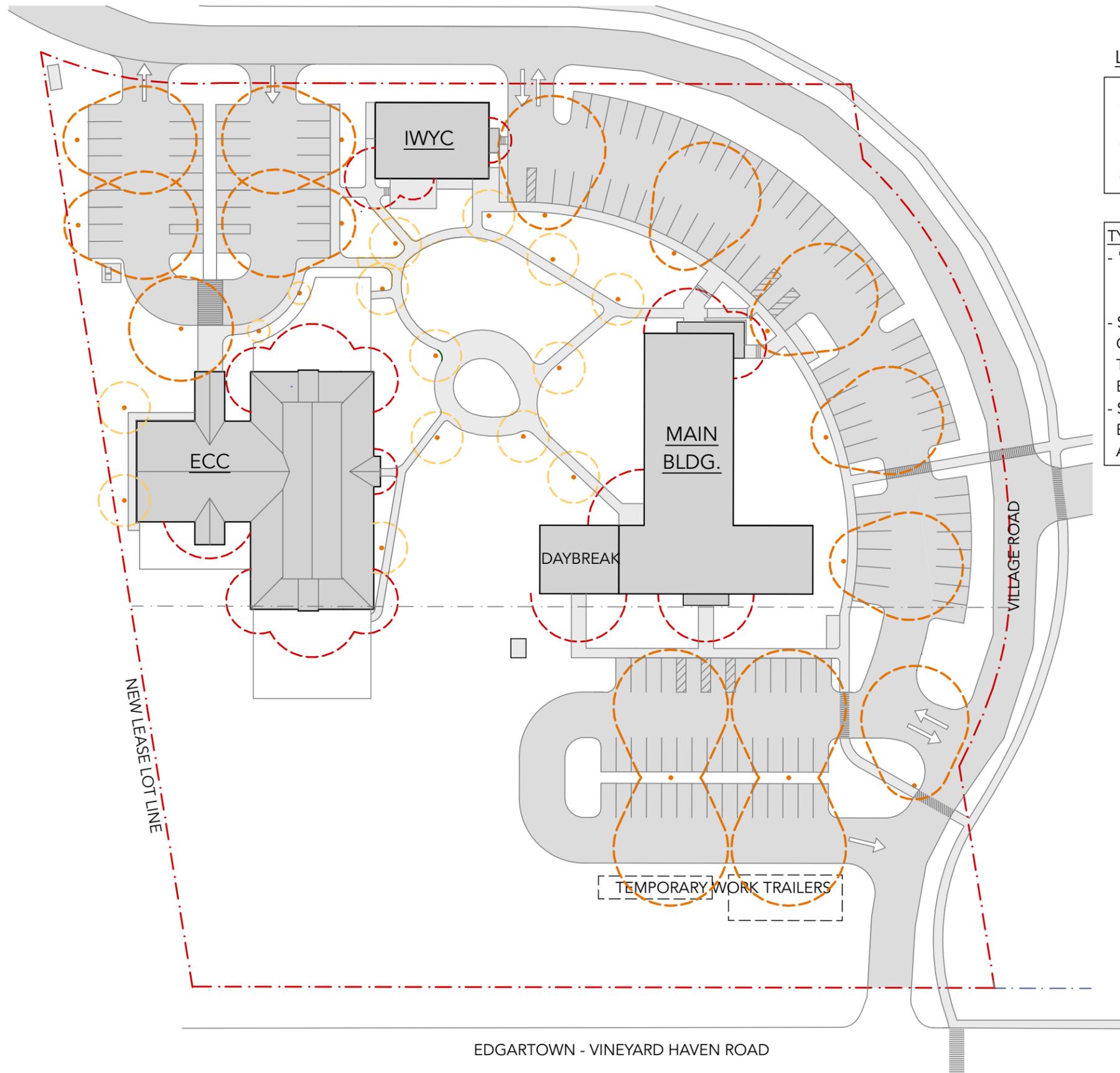


EDGARTOWN - VINEYARD HAVEN ROAD



SCALE: 1" = 60'-0"

Landscape - Topography



LEGEND

-  = 3' BOLLARD DOWNLIGHT
-  = 18' POLE-MOUNT DOWNLIGHT
-  = BUILDING-MOUNT DOWNLIGHT

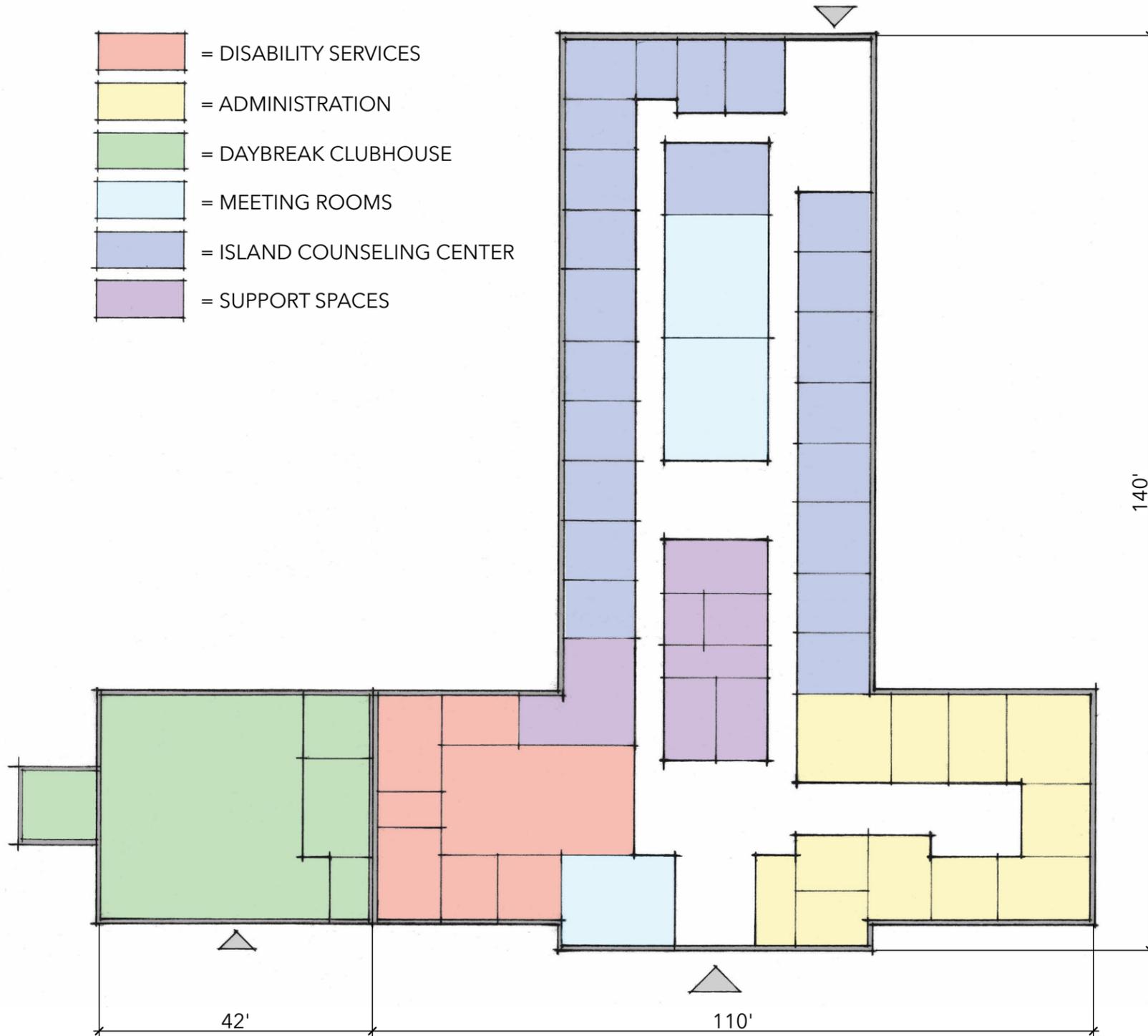
TYPICAL SPECS:

- "DARK SKY COMPLIANT" LUMINAIRES:
- POLE LIGHT = CREE RSWM-A-HT-3ME-9L-27K8-UL-GY-N
- PATH LIGHT = CREE PWY-EDG-2M-P3-02-E-UL-BK-350
- SAFETY FIXTURES AND SIGNAGE FIXTURES OFF 1 HOUR AFTER AND ON 1 HOUR BEFORE TYPICAL BUILDING OCCUPANCY (IF ALLOWED BY CODE)
- SECURITY LIGHT FIXTURES AT BUILDING ENTRANCES ON MOTION DETECTORS AFTER-HOURS

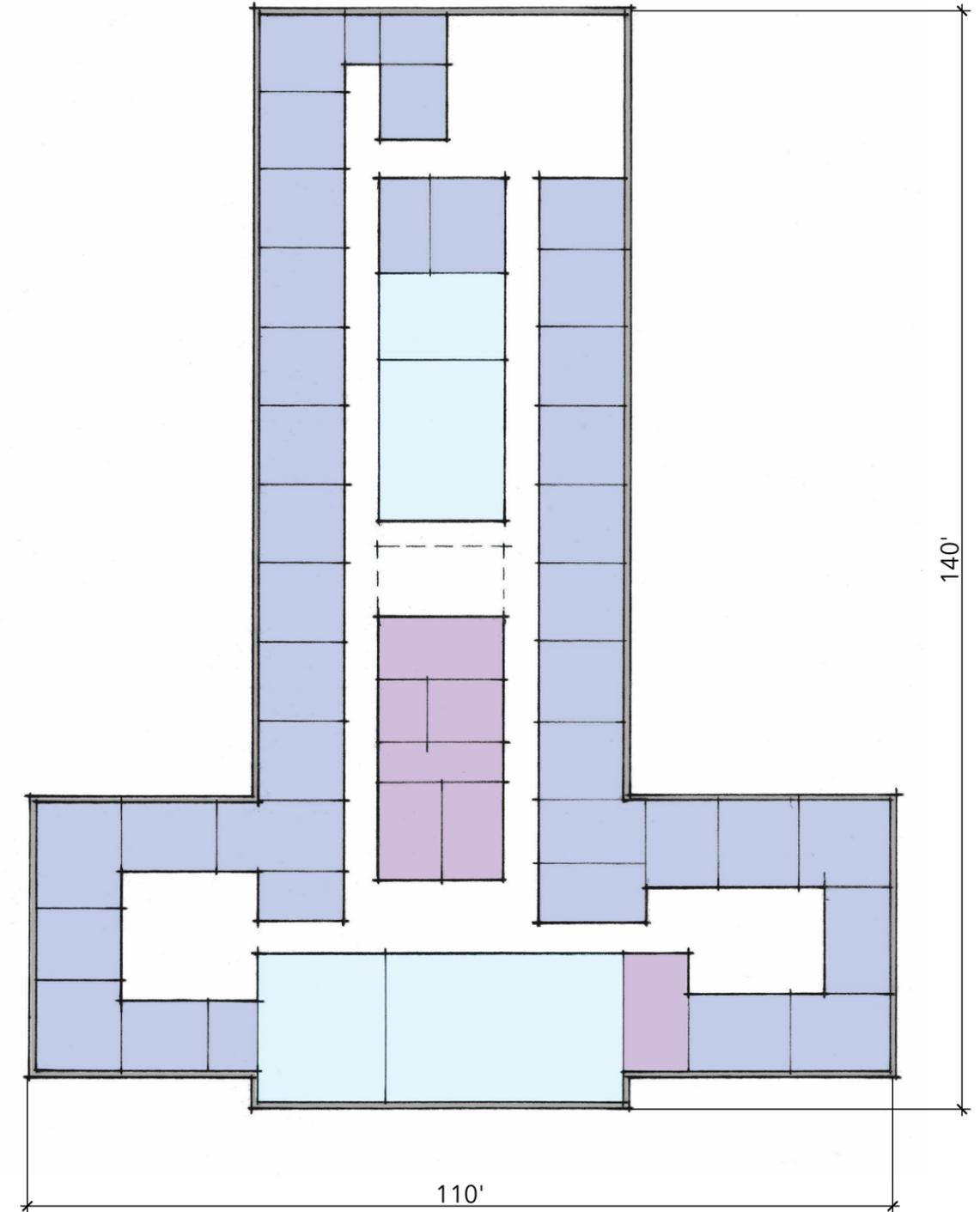


SCALE: 1" = 60'-0"

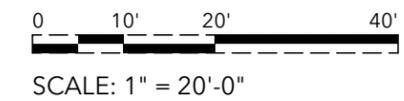
- = DISABILITY SERVICES
- = ADMINISTRATION
- = DAYBREAK CLUBHOUSE
- = MEETING ROOMS
- = ISLAND COUNSELING CENTER
- = SUPPORT SPACES

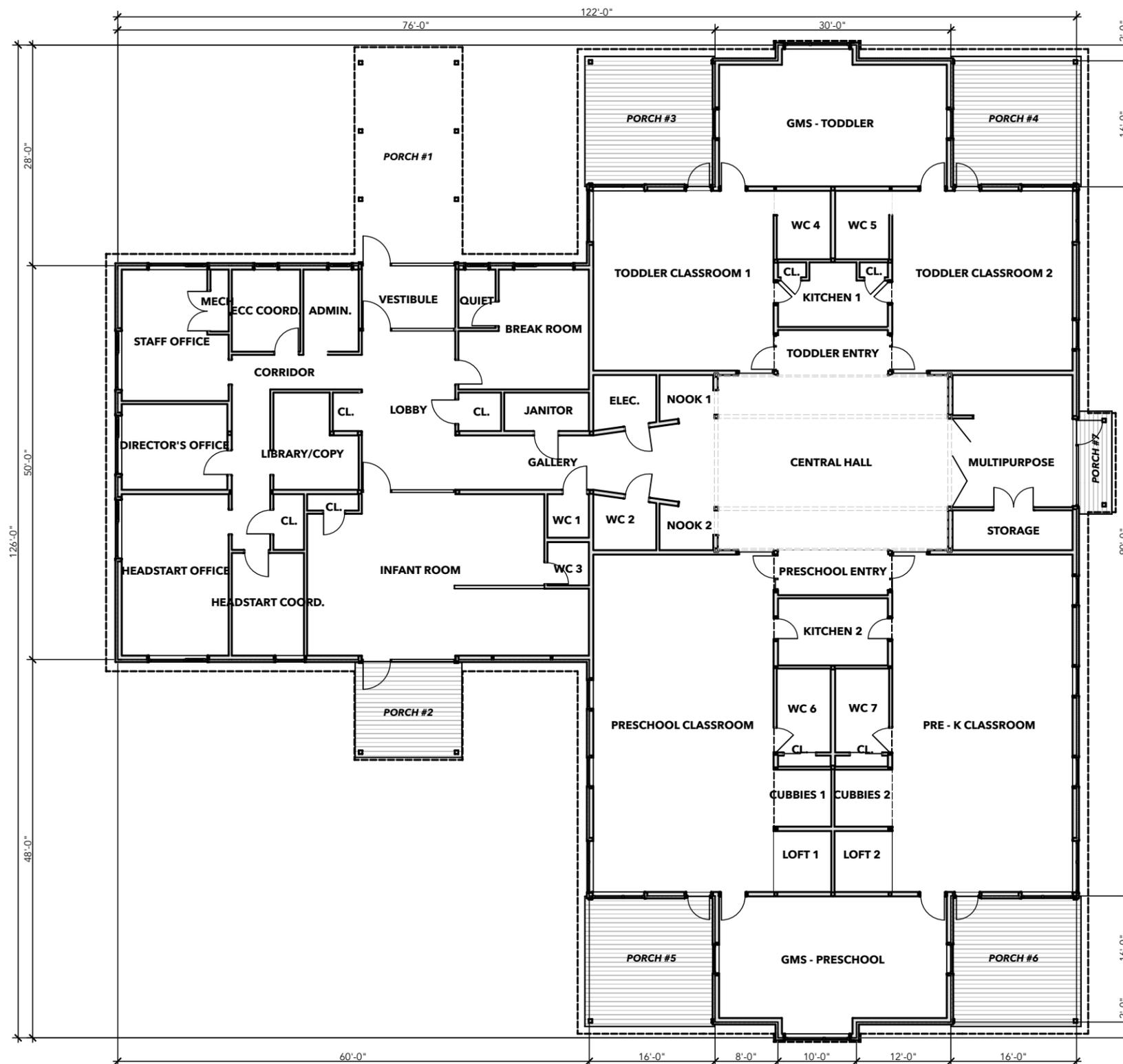


FIRST FLOOR



SECOND FLOOR

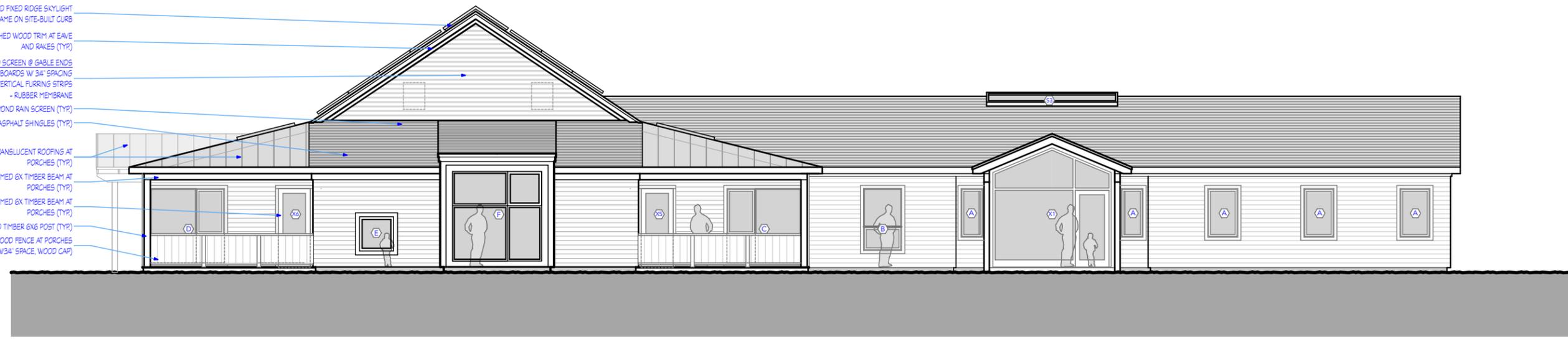




SCALE: 1/16" = 1'-0"

ECC First Floor Plan

- TRIPLE-GLAZED FIXED RIDGE SKYLIGHT
- W/FIBERGLASS FRAME ON SITE-BUILT CURB
- UNFINISHED WOOD TRIM AT EAVE AND RAKES (TYP)
- WOOD SCREEN @ GABLE ENDS
- UNFINISHED WOOD BOARDS W 3/4" SPACING
- 2X2 VERTICAL FURRING STRIPS
- RUBBER MEMBRANE
- HVAC GRILLE BEYOND RAIN SCREEN (TYP)
- ASPHALT SHINGLES (TYP)
- TRANSLUCENT ROOFING AT PORCHES (TYP)
- RECLAIMED 6X TIMBER BEAM AT PORCHES (TYP)
- RECLAIMED 6X TIMBER BEAM AT PORCHES (TYP)
- RECLAIMED TIMBER 6X6 POST (TYP)
- UNFINISHED WOOD FENCE AT PORCHES (VERTICAL BOARDS W 3/4" SPACE, WOOD CAP)



NORTH ELEVATION



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION

SCALE: 3/32" = 1'-0"



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