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Martha's Vineyard Commission

DRI # 689 – The Yard Dance Campus Expansion

MVC Staff Report – 2019-01-10

1. DESCRIPTION

- 1.1 Applicant:** The Yard LLC; Reid Silva VLS (Engineer/Agent); Handel Architects.
- 1.2 Project Location:** Middle Road Chilmark Map 26 Lots 91, 92, 95 (1.4; 0.7; 0.4 respectively – 2.5 acres total)
- 1.3 Proposal:** The proposal includes demolition, expansion, renovation and winterizing the Yard campus with a larger performance barn, new studios, renovated housing, a new house, more parking and site work.
- 1.4 Zoning:** A portion of the project is in the Middle Road Roadside District.
- 1.5 Local Permits:** Building Permit; Board of Health; Conservation Commission; and two Special Permits with P.H. from the ZBA for the expansion and alteration of a pre-existing non-conforming use and structures.
- 1.6 Surrounding Land Uses:** Near Beetlebung Corner and residences.
- 1.7 Project History:** The Yard, a performing arts organization, was founded in 1973 by choreographer Patricia Nanon. The organization includes public performances, community education and engagement, and artist residency programs. The Yard collaborates with dozens of Island organizations on workshops and events.
- 1.8 Project Summary:** To redevelop the campus of the Yard, a non-profit performing arts organization.
- The total square footage of buildings will increase from 7,567 sf to 14,761 sf (an additional 7,194 sf)
 - Residential square footage of all buildings will increase from 4,454 sf to 5,496 sf.
 - Non- Residential square footage of all buildings will increase from 3,113 sf to 9,265 sf.
 - Two of the three existing structures will be demolished and replaced, enlarged and year round.
 - One of the existing structures will be renovated and one new residential structure will be constructed.
 - The property includes three separate lots.
 - **Lot 92** is closest to Middle Road:
 - It has an existing 4 bedroom residential structure that will remain;
 - There will be significant site work including 8 new parking spaces, tree clearing, a fire cistern and expanded shell area associated with the Performance Barn on Lot 91.
 - **Lot 91** is the largest lot with an existing Performance Barn with a small living quarters attached.
 - Plans include demolishing the pre-existing, non-conforming Performance Barn, renovating the 4 bedroom attached living quarters and constructing a new separate 4 bedroom dwelling at the back of the lot.
 - The capacity of the Performance Barn will increase from 100 to 120 seats;
 - The larger, accessible, year round structure will add an additional studio and expand the outdoor crushed shell reception area in front.
 - The square footage of the non residential part of the new Performance Barn will increase from 3,113 sf to 7,245 sf.
 - Renovated living quarters at rear of the Performance Barn will remain at 1,281 sf.
 - The total sf of the new Performance Barn and living quarters will increase from 4,394 sf to 8,526 sf.
 - A new two-story, five bedroom 2,288 gsf dwelling (1,144 sf footprint) will be built on the north (back) of the lot.
 - Total square footage of buildings on Lot 91 will go from 4,394 sf to 10,814 sf.
 - The parking on Lot 91 will be expanded and formalized with about 60 parking spaces.
 - **Lot 95** is the smallest and landlocked parcel directly west of the Performance Barn. Plans include:
 - Demolish an existing 1,246 sf residence and construct a 2,020 sf rehearsal/office pavilion.
 - Part of the new main parking area will be on this lot.
 - Total bedrooms for all three lots will increase from 11 to 13.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Chilmark Zoning Board of Appeals
- 2.2 **DRI Trigger:** 3.1A; 3.1B; 3.1D; 3.1F; 3.1G; 3.1H; 3.2A; 3.2B; 6.1A; 6.1B
- 2.3 **LUPC:** January 14, 2019; **Pre-Application meeting with staff:** December 12, 2018.
- 2.4 **Public Hearing:** February 7, 2019 (Tentative).

3. PLANNING CONCERNS

3.1 Some Key Issues

- Wastewater: How will the Nitrogen Load from the Wastewater flow be handled with this proposal?
- Traffic: Will larger facilities and expanded season have any traffic impacts on Middle Road?
- Construction: During construction how will noise, dust, and traffic impacts be mitigated?

3.2 Environment

- **Vegetation:** Some clearing on all three lots to accommodate new buildings and parking.
- **Habitat:** This is not mapped as an NHESP designated habitat.
- **Landscaping:** Landscaping plan has been designed by Horiuchi Landscape Architects.
- **Open Space:**
- **Lighting:** Exterior lighting will be downward shielded with bollards along walkways.
- **Noise:** The proposal is to
- **Energy/Sustainability:** Solar photovoltaic panels are proposed on the new building on Lot 95 building.
- **Water Source:** a new well is proposed at the back of Lot 91.
- **Wastewater / Stormwater:**
- **Nitrogen Loading:**
 - The site is in the Chilmark Pond Watershed.
 - Chilmark Pond is listed as an “Impaired” pond that is over its Nitrogen limit with poor tidal exchange and no history of eelgrass presence.
 - The proposal seeks to lower its existing Nitrogen load with its increasing flow by adding Innovative and Alternative (I/A) de-nitrification treatment to a new Title V septic system.
 - The existing Title V system in back dates to the 1980’s; the one front was upgraded around 2000.
 - The port o’ potties used for performances will be removed and replaced with public facilities.
 - Existing Flow is estimated to be 1510 gallons per day (gpd) without de-nitrification
 - 11 Bedrooms = 1,210 gpd
 - 100 seat theater = 300 gpd
 - Proposed flow is 1,790 gpd with de-nitrification
 - 13 bedrooms = 1,430 gpd
 - 120 seat theater = 1,790 gpd
- **Storm water:**
 - Roof water and parking lot runoff will be directed to catch basins and overflow to retaining swale.

3.3 Transportation

- **Access:** narrow entry on Middle Road just up the hill from Beetlebung Corner.
- **Parking:** Expanding from informal parking for about 40 to more formal with a total of about 74.
- **Mass Transit, Bicycle and Pedestrian:**
- **Traffic Summary:** Staff recommends that the proposal does not need a formal traffic study by an outside consultant.
 - Staff will report on trip generation, safety, sightlines, parking, and transit.

3.4 Affordable Housing

- All units will be workforce housing including for the artist in residency program.
- The applicant currently provides housing to one staff member and housing to visiting artists.
- The applicant will provide year-round housing on site to 4 employees and provide housing to visiting artists. The applicant will also provide a housing stipend to its other seasonal employees.
- The applicant's offer to increase the number of year-round and seasonal employees housed on site is consistent with the spirit and intent of the MVC's Affordable Housing Policy. The provision of employee housing is more beneficial than a one-time monetary mitigation.
- The MVC may want to condition that the applicant submit documentation such as a lease or affidavit annually to LUPC to demonstrate compliance with the Affordable Housing offers.

3.5 Economic Impact

- A project appeal estimates the proposal to cost about \$11,500,000.
- The Yard operates year-round but the Chilmark campus is utilized from mid-May – mid September
 - The Yard is open seasonally from 10:30 am – 10:00 pm seven days a week
 - The Yard Office is open year-round Monday to Friday 10:00 am – 5:00 pm (During the winter, staff members work remotely from off site.)
- The Yard has seven year-round staff with two additional staff and 6 interns in the high season.
- It is not anticipated that there will be an increase in the number of employees
- There are 28 events at the Yard during the summer season.
 - The Yard collaborates with other arts organizations throughout the year. For example, the Yard leases the MV Regional High Schools Performing Arts Center four event series.
 - Various dance classes and production rehearsals occur during the high season
- The potential impacts to municipal services such as police and fire are likely to be minimal since the proposed project's development increases are within an existing campus:
 - All new construction will be built to current Fire Code Compliance & Safety Standards .
- The proposed project is an Educational Non-profit facility and is exempt from municipal property taxes.

3.6 Scenic Values

- **Streetscape:**
- **Building Massing:** The increase in the building massing is significant but not apparent from the road.
- **Architectural Detailing:** New building will have metal roofs with shingle siding and wood trim.
- **A.D.A. Accessibility:** All buildings will be accessible and A.D.A compliant.

Local Impact/Abutters

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4. CORRESPONDENCE

4.1 Town Officials:

4.2 Island Organizations:

4.3 Public: