

# **High School Area Community Planning Session**

January 28, 2006



## **Report on Results**

On Saturday, January 28, 2006, about 35 people participated in a community planning session, held to look at the future of the area around the Martha's Vineyard Regional High School. This was part of an effort initiated by the Commission to come up with an overall vision for how this area can be developed most effectively. The session was sponsored by the Oak Bluffs Board of Selectmen and Planning Board in cooperation with the Martha's Vineyard Commission and with the support of the High School Land Use Planning Committee. It was held between 8:30 a.m. and noon in the High School Library.

The purpose of the community planning session was to generate ideas about the planning of the area around the High School by involving a variety of people including those involved in area facilities and properties, members of organizations and town boards, as well as members of the general public. This will contribute to the subsequent formulation of a plan for the area that will help guide future.

It was suggested to participants that they focus primarily on the physical planning of the area, addressing issues such as Character; Uses and Buildings (various existing, proposed, and possible future uses including the locations of buildings), Traffic and Transportation (pedestrian and bicycle network; road network and parking; public transit); Open Space.

The study area included all public and private properties in the area bounded by the State Forest to the south, Barnes Road to the west, the Southern Woodlands Land Bank property to the north and the existing neighborhoods to the east, with a primary focus on the publicly owned lands on the north side of the Edgartown - Vineyard Haven Road.

The committee had put forward the following preliminary goals for the effort.

- Create a cohesive whole that is more than the sum of the parts.
- Make the area pedestrian-friendly with strong and safe links between activities, especially the main ones. Accommodate bikes. Facilitate the use of public transit.
- Favor shared use of parking lots to help reduce paved/gravel areas.
- Minimize the impact of roads, and the number of curb cuts on the Edgartown – Vineyard Haven Road.
- Set up effective wastewater treatment, including maximum nitrogen reduction, possibly by means of a district treatment facility.

The participants were divided into five Teams and spend much of the morning brainstorming about and sketching up various alternative proposals for how the area could be planned. At the end of the morning, one representative of each Team presented a summary of the Team's ideas. This report summarizes results of the session.

# 1. Background Information

---

In 2005, the YMCA came to the MVC with preliminary plans for its new building across from the high school; the Commission identified the need for an overall plan for the area. With the MVC's encouragement, and the support of the School Committee, the YMCA organized a meeting in November with users of the high school property, abutters, and other interested parties (School District, Land Bank, IEH, Arena, YMCA, Affordable Housing Committee, Planning Board, MVC, skate park, etc.). A steering committee was set up made up of Michael Dutton (Oak Bluffs selectmen), John Bradford (Oak Bluffs Planning Board), Priscilla Sylvia (MVRHS School District), Judy Crawford (YMCA), and Mark London (MVC).

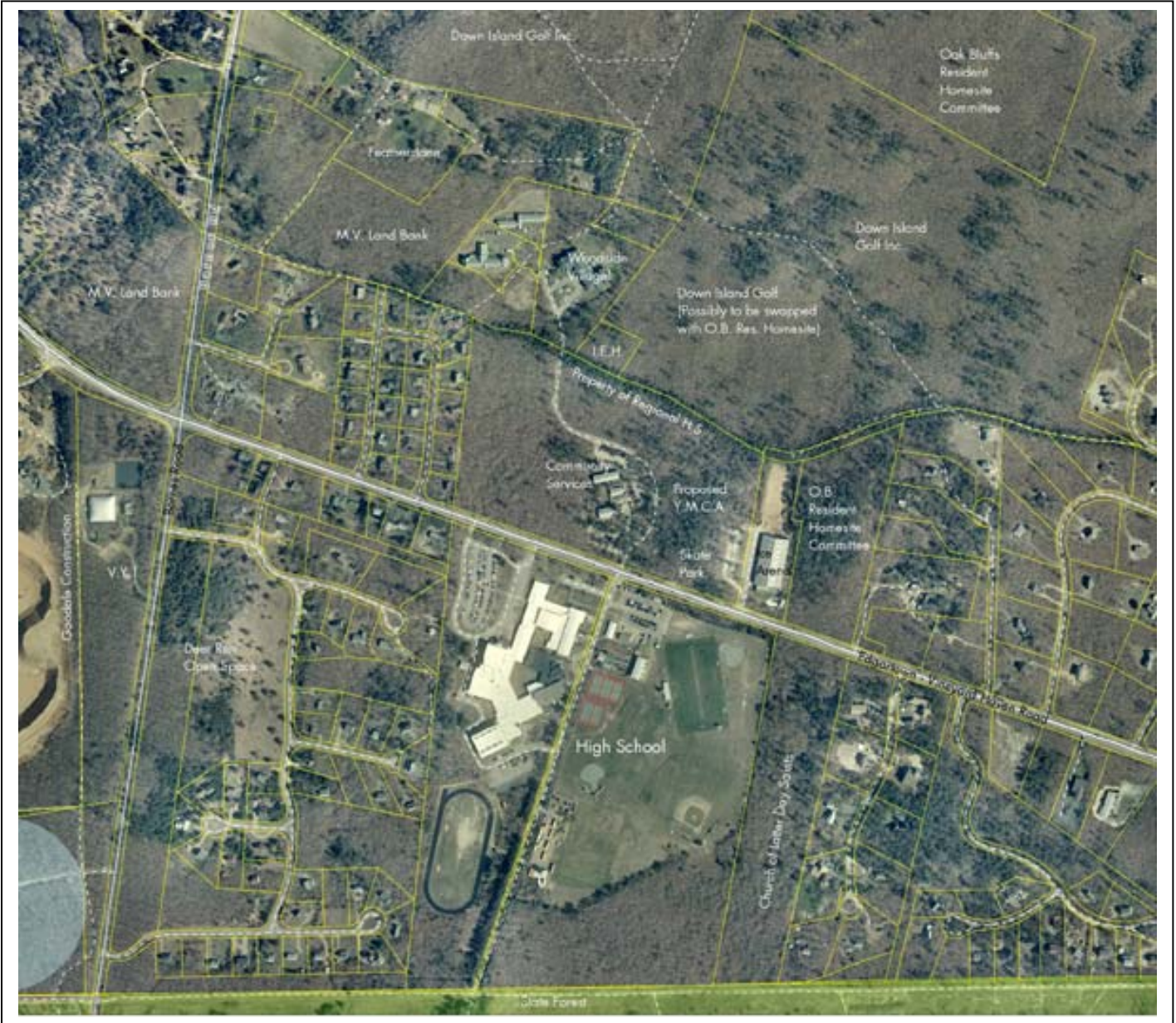
The goals were to look at where proposed and potential new activities might be located, how pedestrian and bicycle paths, roads, and parking could be safely and efficiently organized, whether there is a possibility of dealing more effectively with wastewater, and what the overall character of the area should be. Two sub-committees were formed: Transportation (coordinated by MVC planner Paul Foley) and Wastewater (coordinated by Michael Dutton).

The proposed and possible new uses proposed in the area include:

- YMCA – slated for 5 acres east of Community Services,
- Affordable Housing – slated for the 7.5 -acre Resident Homesite lot east of the arena as well as a 20-acre site to be traded with the Land Bank and relocated north of the first lot,
- Future Educational Uses – the land west of Community Services, referred to as the Middle School site based on its originally planned uses, is being held for an undefined future purpose,
- Superintendent's Office – a building of approximately 10,000 square feet.

The photo on the next page gives an overview of the area being discussed. The table on the following page summarizes the main existing and projected uses in the area.

In the next phase of this process the steering committee will analyze the results, analyze the community needs table, and identify the options for locating the YMCA in the most advantageous position for all the parties concerned.



**Campus Planning Area Overview**

## Community Needs Table

	<b>Community Services</b>	<b>Ice Arena</b>	<b>High School</b>	<b>YMCA</b>	<b>I.E.H.</b>
<b>Location: Map &amp; Lot</b>	Part of Map 50 Lot 29	Map 50 Lot 30	Map 50 Lot 29, M 55 Lots 2 & 4		M 50 Lots 87, 7.5, 7.5a M 41 Lots 7.1, 7.1a, 7.2,7.3.
<b>Size of Lot: Acres</b>	3 acre lease lot	3.28 acres	M 50 L 29 25.2 acres, Lots 2&4 23.7 acre/each	5 acres	12.08 acres
<b>Size of Building: Sq Feet</b>	3 Buildings 2 Playgrounds	38,750 sf	200,000 sf. All inclusive of main and other bldgs.	35,000- 40,000 sf	6 bldgs., 95 units
<b>Estimated Parking Spaces</b>		38 in front, 33 in back, and 28 in area leased from H.S.	125 in student lot (plus bus), 20 in front, 80 in football lot, 60 in gym lot.	150	102
<b>Estimated Parking Area</b>			2 acres student lot, .25 in front, 1 acre in FB lot and in back.	100,000	
<b>Employees Full Time &amp; Part Time</b>	106 FT & PT	4 full time, 4 part time.	180	6 full time, 25-35 part time	12
<b>Range of Clients, Guests, etc...</b>	52-125 at a time on avg day. Sometimes more	30-350	1,000 during school day. 200- 400 after school until 9:30 pm.	2,500-3,000 a day, 100-400 at any time.	100 tenants plus about 50 off & on during day
<b>Hours of Operation</b>	8 am – 5pm Classes go to 7 pm	9 am – 7 pm M- Sat Summer 2 pm –10 pm M- Th and 8 am – 7 pm Fri-Sun in Winter.	6:30 am – 9:30 pm during school year. 8 am – 1 pm during summer	6 am – 9 pm M-F, 8 am – 6 pm Sat & Sun.	Guest Access 8 am – 10 pm
<b>Special Events</b>	2 Flea Markets (June & July), Book signings, functions	6 Tournaments 1 Ice Show 8 H.S. Boys games.	Sports contests, weekend events, PAC. Events, Adult learning classes.	Swim Meets	
<b>Expansion Needs</b>	Would like 1-3 more acres (are very short of space). Currently rent off-site storage space.		Parking, Fields, Superintendents Office, alt. School, MVTV, Storage, future Middle School	20,000 sf	
<b>Services:</b>	Daycare, counseling center, employment service, Women’s support, visit. nurse	H.S. Hockey Public Skating Figure Skating	Educational and community programs.	Health and wellness class, swimming, teen center.	Elderly Housing and dining services
<b>Contact Person:</b>	Steve Trishchmann 508-693-7900 ext 201	Kurt Munos	Anne Lemenager, Peg Regan	John Clese	Carol Lashnits
<b>Other:</b>			Primary Land Owner in area		

## Results of the Planning Session



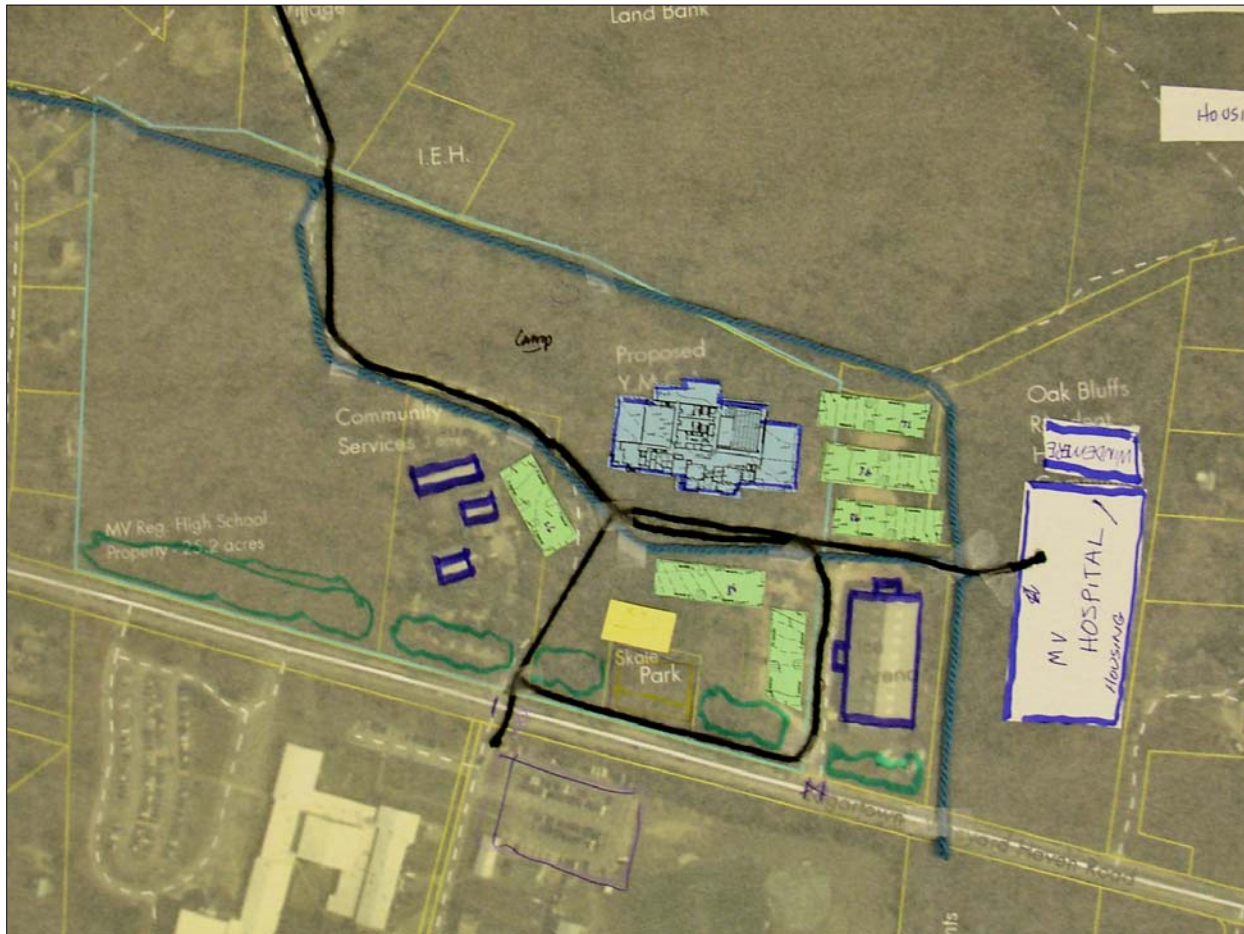
The teams focused mostly on the central part of the property north of the Edgartown – Vineyard Haven Road, where the new YMCA will be located. Most teams also made some suggestions about other adjacent properties, often suggesting various land swaps which would relocate projected facilities and could even include a site for the new Martha's Vineyard Hospital.

The following are some of the main features that recurred in most or all of the teams' proposals:

- Create a main crosswalk from the High School to the YMCA and Arena at the intersection with Village Road.
- Create shared parking area(s) for the YMCA, and the Ice Arena, Skate Park
- Maintain a green buffer along the Edgartown – Vineyard Haven Road and increase the vegetation in front of the Arena and Skate Park
- Locate the proposed basketball court near the Skate Park to create an outdoor recreational area.
- Move the YMCA building closer to the YMCA than originally proposed. All Teams proposed moving it to the to the east and two Teams proposed moving it to the south as well.

The following pages describe the proposals of each team. Those suggestions noted above that were made by all Teams are not repeated.

## Team I



Team 1 Members - Stephanie Mashek (presenter), John Clese, Ron DiOrio, Judy O'Donoghue, Christine Flynn, Priscilla Sylvia.

- Develop a road off Barnes Road, moving from Featherstone through the campus and out onto the ED-VH Road, thereby allowing access to all facilities while avoiding the blinker.
- Create pedestrian trail to Featherstone.
- Concentrate parking between Y and Ice Arena so both can share spaces; add some additional convenience parking in front of Y.
- Create a new road east of the Arena to serve the community facilities as well as the future housing.
- Keep parking close to café in the Y.
- Build the new hospital on the Middle School property or the Resident Homesite property
- Place the Superintendent's office close to the High School tennis courts, not North of ED-VH Road. Keep all school functions on South side of road.
- Place affordable housing in North East corner, behind Ice Arena, w/ access from Ice Arena.

## **Team II**



Team II Members - Paul Foley (Presenter), Chuck Hughes, Michael Helgert, Robert Hensley, Anne Lemenager, Chris Murphy, and Ike Russell.

- Concentrate the parking on the east and south sides of Y building, with the east parking to be shared with Ice Arena.
- Develop a road between the resident homesite land and Ice Arena, swinging behind the Arena and in front of the Y.
- Leave Community Services parking the same.
- Place Y basketball court on the west side of Skate Park.
- Create a direct pedestrian path leading from the ED-VH Road to the front door of the Y.
- Build new sewage treatment plant (possibly on back side of Mormon property).
- Build new hospital North-West of Community Services.
- Create additional road from Y to hospital to ED-VH Road.



## Team III



Team III Members - Linda Thompson (Presenter), Mark Baumhofer, Bill Veno, and Jim Weiss.

- Create a feeling of a town center, with key recreational buildings clustered together and shared parking. Move the Y forward, close to the arena.
- Develop a courtyard in front of Y where you can see all activities, with paths to Skate Park, basketball court and Ice Area, where people can get food and/or drinks from café and sit outdoors and talk.
- Place Y basketball court between Skate Park and Ice Arena.
- Create loop road beginning east of Skate Park, moving around behind Skate Park and in front of entrance to Y, and coming back out onto current access road.
- Split Y parking all around the Y, except directly behind pool, giving direct access to Teen Center, pool and café. For swim meets, open the rear door so that extra parking can be used. Only the handicapped parking in the front would be paved.
- Create walkways between all major buildings.
- Leave the North-West corner of Y property for Y outdoor summer camping activities.
- Plan two pedestrian crosswalks; one at current access road, one at Skate Park.
- Develop a walkway parallel to ED-VH Road, right along the road to accommodate bus stop.

## Team IV



Team IV Members - David Morris (presenter), John Breckenridge, Kenneth Maclean, Judy McConnell, and David Wessling.

- Develop a separate access road to the proposed housing sites.
- Plan access to Ice Arena with signs reading "Arena Parking Only".
- Create small loop road and VTA stop off the main ED-VH Road.
- Split parking into 4 or 5 groups with trees in between.
- Encourage Y employees to park behind the building (North-West of building).
- Develop underpass under ED-VH Road. In short term, give kids a crossing light with manual button to stop traffic. An underpass in Boulder, twice as wide as it is long, was cited as an open, airy and safe solution.
- Place VTA stop in front of High School.
- Arena has a huge compressor that creates large amounts of continuous heat. Right now that heat is lost. The Y needs to heat its pool. Place buildings close together to utilize otherwise lost energy.
- Swap Mormon property with the Middle School site, keeping all school functions – such as the Superintendent's office, teachers' housing, or more playing fields – concentrated on South side of ED-VH Road.





Campus Planning Area Context Map