The Yard For Dance - DRI 689-M
PRESENTATION TO MVC STAFF 07 JUNE 2022

Presentation Revision History:
Pre-Application Presentation to MVC Staff 12/12/2018
Pre-Hearing Presentation to MVC/LUPC 01/14/2019
Presentation for MVC Public hearing 03/07/2019 (Submitted TO MVC on 02/22/2019)
Initial Approval MVC 05/16/2019
Chilmark ZBA Extension 06/24/2021

HANDEL ARCHITECTS with VINEYARD LAND SURVEYING & ENGINEERING and HORIUCHI SOLIEN LANDSCAPE ARCHITECTS for
THE YARD FOR DANCE
Modifications

- Reduction of residential houses from 3 to 2:
  - Demolition of “Front Yard” house, replaced with new 6 bedroom “South Residence” with small office space, approx. 20% increase in Total living Area
  - Demolition of existing “Back Yard” residence (3 existing bedrooms re-allocated to North and South Residences)
  - North Residence increased from 5 bedrooms to 6 bedrooms, approximately same Total Living Area

- Two story residences become one-story residences; all bedrooms fully accessible.

- Approx. 50% Reduction of theater footprint and roof area
- Preserve existing barn non-conforming 28’ high roof ridge; new roof lines at or below conforming 24’
- Reduction of seating capacity from 120 seats to 98
- Elimination of raised outdoor deck and accessible lift on north side of Barn
- Reduction on-site parking capacity from 76 to 69 space
- New central fire suppression pump structure located above grade at parking area*

What remains the same:

- Same Number of Bedrooms, waste water capacity
- Enhanced Septic System
- Landscape design concept and plantings
- Storm water detention concept including drainage swales and dry wells
- Architectural massing and traditional Chilmark gable roof lines
- Architectural materials palette (shingles, standing seam metal siding and roofing, wood doors)
- On-site roof top photovoltaic panels to meet or exceed previous approved 15kW output
- Phased construction of Dance Rehearsal structure
- 100% accessibility for all public spaces including permanent restrooms

* Previously located near Front Yard. code required on-site diesel or electric pump system and underground cistern tank. Chilmark Fire Department has reviewed and tentatively approved
EXISTING SITE PHOTOS

Images above are from the MVC staff report file name "DRI 689 the Yard Staff Slide Show 2019-01-14.pdf" unless noted otherwise.
NEW RESIDENCE (NEW CONSTRUCTION)
1,047 SF - 1ST FLOOR
1,047 SF - 2ND FLOOR
2,094 SF* (living area)

BACK YARD (EXISTING CONSTRUCTION)
784 SF - 1ST FLOOR
392 SF - 2ND FLOOR
1,176 SF* (living area)

PERFORMANCE BARN (NEW CONSTRUCTION)
6,900 SF** (non-residential)

FRONT YARD (EXISTING CONSTRUCTION)
1,128 SF - 1ST FLOOR
650 SF - 2ND FLOOR
1,778 SF* (living area)

REHEARSAL AND OFFICE PAVILION (NEW CONSTRUCTION)
1,886 SF** (non-residential)

TOTAL LIVING AREA
5,058 SF*

* Living area calculated to interior face of exterior wall
** Non-residential area calculated to exterior face of exterior wall

LEGEND
- RESIDENTIAL - FIRST FLOOR
- RESIDENTIAL - SECOND FLOOR
- NON-RESIDENTIAL
NEW RESIDENCE: 5 BEDROOMS

RENOVATE BACK YARD

PERFORMANCE BARN

NEW SHELL AREA

NEW REHEARSAL AND OFFICE PAVILION

EXPANDED PARKING

RENOVATE FRONT YARD

MIDDLE ROAD

Drawing submission date: 01/14/2019

No revisions 02/22/2019

THE YARD FOR DANCE - PROPOSED DESIGN AERIAL VIEW

APPROVED MVC AERIAL VIEW (2019)
PROPOSED DESIGN AERIAL VIEW

- NORTH HOUSE
- PERFORMANCE BARN
- SOUTH HOUSE
- NEW SHELL AREA
- NEW REHEARSAL AND OFFICE PAVILION
- EXPANDED PARKING
APPROVED MVC LANDSCAPE PLAN (2019)
APPROVED MVC SEPTIC SYSTEM