

## Memorandum

**Date:** August 15, 2023  
**To:** Rich Saltzberg  
**Affiliation:** Martha's Vineyard Commission  
**From:** Katherine Brekka, Fennick McCredie Architecture  
**Project:** YMCA of Marth's Vineyard – Field House Addition  
**Project No:** 1241

**Subject:** Description of Proposed Development and Summary of Impacts

### Project Description

#### Context:

The YMCA of Martha's Vineyard is an unmatched island resource, serving the needs of people of all ages, ethnicities, abilities, and financial backgrounds. The Y has effectively adapted to the evolving community needs of childcare, health and wellness, by curating programs and partnerships designed to support generational changes in young people and today's families.

The Y operates programs for the island community from its current recreation facility (constructed in 2009/2010) and Ice Arena, located on Edgartown Vineyard Haven Road, in Oak Bluff's, MA. The original design of the recreation facility envisioned a gymnasium that was not realized during initial construction. An exterior basketball court was installed in the interim to provide seasonal programming. A proposed field house addition will add year-round indoor recreation and gymnasium programs to the building, including expanded wellness and multi-use spaces. The project includes the following program for new and renovated space:

- field house / gymnasium
- elevated walking / jogging track
- group exercise studios & dance studio
- wellness center renovations and expansion
- multipurpose classrooms
- child watch and kids adventure center
- lobby and member service center renovations
- admin. office space & conference rm
- exterior program areas

The proposed 39,000 SF addition will enable the Y to meet the demands of the Island's growing population, which has increased by 24% in the past 10 years. This proposal will allow for expanded after-school and summer camp programming and provide more opportunities for physical activities which have a positive impact on community members' mental health and overall well-being.

Associated sitework includes landscape and hardscape improvements, and new emergency fire lane access to the north of the building. In addition to the proposed expansion, the field house project includes a deferred maintenance scope for existing building envelope and mechanical system replacement, primarily around the natatorium and wellness areas.

The original 35,000 sf building and Master Plan (including the future expansion in this current proposal) was approved by the MVC in 2009 (refer to DRI #600 & 600-M).

## **Site**

The site (parcel #29) occupies 5 acres within a larger 25.2-acre property owned by the Martha's Vineyard Regional High School. MV Community Services and the Skate Park also occupy the 25-acre property. In 2018 the MV Ice Arena (located on the adjacent .23-acre parcel #30) merged with the YMCA. The Y now owns and operates both the recreation building and the Arena, which share surface parking lots across the two parcels of land.

The site is shown on the town GIS maps as tax map 50 parcel 29 and is located in the R3 residential zoning district. Building setbacks in this zone are 50 feet from the front, 50 feet from side lines and 50 feet from rear property lines. The maximum building height is 32 feet. The property borders the Southern Woodlands District of Critical Planning Concern, which is located just north of the site. The YMCA and the Arena are both within the Lagoon Pond watershed. A portion of the site lies in the OB water supply well "Zone II" which has enhanced measures to protect water quality, a primary focus of which is more stringent septic system design requirements. The proposed addition lies entirely outside Zone II. Part of the site also contains Natural Heritage & Endangered Species Program (NHESP) mapped habitat of rare or endangered species of moths. Please refer to the site plans included in this application. Additionally, there is a 1.2-acre area of land occupying the north and western portions of the site which has a deed restriction limiting the use of the land with the intent of maintaining it in a natural state for the general purpose of environmental protection and to protect certain identified species of rare moths.

## **Access, Traffic, and Transportation**

Access to the project site will continue to be provided by way of two (2) existing driveways, one that intersects the north side of Edgartown-Vineyard Haven Road approximately 500 feet east of Village Road and the other intersects the east side of Village Road approximately 300 feet north of Edgartown-Vineyard Haven Road, respectively. Both the YMCA recreation facility and the YMCA Ice Arena share these access drives.

Regularly scheduled public transportation services are provided by the Martha's Vineyard Transit Authority (VTA). The VTA provides fixed-route bus service along Edgartown-Vineyard Haven Road, Barnes Road and to the project site by way of bus Routes 1, 7 and 9. Bus Routes 7 & 9 have an existing bus stop within the project site close to Village road. The proposed renovation plans to relocate this bus stop directly across from the main entrance of the YMCA to allow room for the building expansion.

## **Buildings and Structures**

The YMCA recreation building is set back approximately 350 feet from Edgartown-Vineyard Haven Road, and the skate park occupies the parcel between the road and the rec. building. The addition to the YMCA will be located along the western edge of the existing building, to the left when facing the front of the building. The addition is proposed to have one lower level and two above-ground levels, and has a footprint area of 12,600+/- square feet (excluding the patio and plaza areas).

The existing building is classified as Type 2C construction following the code under which it was built, which most closely resembles Type IIB unprotected, noncombustible construction under the current edition of the MA State Building Code. Given this construction type and a primary A-3 Assembly occupancy, the existing building plus the proposed addition exceeds the allowable area limitations on Level 1 when considered as a single building. Due to this limitation, the proposed addition will be separated from existing areas by a 2-hour rated fire wall, essentially defining the addition as an independent building from a code perspective. The fire wall is continuous along the entire perimeter of existing-to-new construction and includes all three floor levels.

The field house addition has been designed to maintain the aesthetic of the existing structure, by marrying the building forms and matching primary building finishes like the cedar wood siding. Please refer to the Design Development drawing package included with this application.

### **Landscaping**

Per the DRI conditions, all fertilizers shall be slow-release, water insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping (previous DRI condition 4.2). Native plantings will be used. Any temporary irrigation systems, using town water, necessary to establish these new plantings will be decommissioned after a maximum period of three years (previous DRI condition 4.3). At the perimeter of the building, non-native plants including cool season grasses for a lawn may be used; all landscaping outside of that perimeter shall be native plants only, predominately pitch pine and scrub oak with limited areas of native grasses such as little bluestem and switch grass (previous DRI condition 4.4). Refer to the landscape plan for additional information.

### **Infrastructure/Utilities**

The proposed expansion will be served by the Town of Oak Bluffs water supply, and sewer systems. The sewer connection will be extended to the new addition internally through the existing building. Underground propane gas tanks, serving the existing facility HVAC & hot water systems, will be relocated to allow for the building expansion. The electrical transformer will also be relocated, and electric, telecommunications and gas lines will be re-routed around site improvements and extended to the new addition internally through the existing building.

#### **Stormwater:**

The existing building included future building expansion capacity in the design of the stormwater treatment system. The original calculations included sufficient excess capacity to accommodate the currently proposed building addition. A copy of the 2008 report is available upon request. A capped 12" pipe was installed during the original construction of the Y for the purpose of connecting the future addition to the stormwater system. The stormwater runoff from the roof of the proposed addition will flow to this connection point and to the existing stormwater infiltration gallery. It is notable that the size of the addition designed for in 2007 had a footprint area of 21,580 square feet, whereas the addition as currently proposed has a footprint area of +/- 15,600 square feet including the attached patio and plaza areas. So, the stormwater system is somewhat oversized for the addition as currently proposed. The project will also restore the existing shallow stormwater treatment basin located to the northeast of the site (refer to "Proposed Site Conditions" plan C201).

### **Lighting and Signage**

All proposed exterior site lighting will be “dark sky” compliant, energy efficient LED fixtures. All code required exterior lighting for emergency egress pathways will be programmed to turn off during daylight hours or when the building is unoccupied. All security lighting will be motion sensitive. All building mounted wall pack lights will be “wildlife friendly” monochromatic amber lights to avoid impacting wildlife behavior or physiology. See site lighting plan for further details. Non-illuminated building signage will be integrated into the glazing at the front entry and Stair 3. See building elevations. No additional building ID or roadway signage is anticipated as part of this project.

### **Project Impacts**

The YMCA of Martha’s Vineyard is a non-profit organization dedicated to improving the quality of life for children, individuals, families, and the Island community by helping members realize their fullest potential through the development of body, mind, and spirit. The Y delivers health and wellness programming to over 12,000 community members ranging in age with various racial, ethnic, socioeconomic, and cultural backgrounds. The Y is the largest year-round youth service provider on the island for working families. This expansion and renovation project will enable the Y to continue its important mission and expand their positive impact on the Island community.

### **Environmental**

#### **Wastewater & Groundwater:**

All wastewater from the field house expansion as well as the Ice Arena will be discharged to the OB town sewer system. The Arena’s wastewater will no longer discharge to the on-site septic system, which is located within the Oak Bluffs water supply well Zone II. A net positive nitrogen impact on the Lagoon Pond watershed is achieved by eliminating the nitrogen discharges contributed by the Arena wastewater.

#### **Open Space, Natural Community & Habitat:**

The YMCA has committed to retaining a minimum of 45% open space at full development. With the current proposed (and final) expansion, the site maintains 49.6% open “green” space across the 5-acre parcel. Within this open space, the Y maintains a “no-build zone” in the rear of the property noted on the plans as the “Deed Restriction Area” and formalized by the agreement known as the “Declaration of Covenants, Habitat and Open Space Conservation” executed in 2007. This parcel protects habitat used by a variety of wildlife, in particular, the Gehard’s Underwing Moth (*Catocala herodias gerhardi*), Faded Gray Geometer (*Stenoporpia polygrammaria*), Pine Barrens Zale (*Zale sp. 1 nr. lunifera*), and Imperial Moth (*Eacles imperialis*).

#### **Night Lighting & Noise:**

The proposed expansion will incorporate additional site lighting for safety and security, but the light emanating from the new fixtures will be confined largely within the project site boundaries (refer to Site Photometric Plan, E-002), and should have little to no impact on abutters. Site lighting facing the “Deed Restriction Area” will be specified with “Wildlife friendly” amber LED lights, to minimize the effect of light pollution on island wildlife and rare moth species. These “Wildlife friendly” lights emit

light in a wavelength that is nearly invisible to wildlife and insects. Proposed fixtures adjacent to the “Deed Restriction Area” minimize any light spill into the conservation area, and all site lighting will be turned off when the building is not in use.

The building expansion will have a positive impact with respect to noise to the extent that the outdoor basketball court will be replaced with an enclosed field house.

#### Energy & Sustainability:

A full building energy analysis was developed early in the design development phase. The existing building and the new proposed addition have been modeled and evaluated both individually and as a combined model. The objective of this energy analysis was to quantify and compare the difference in annual energy consumption for the proposed addition’s HVAC system, as well as evaluating combining the new and existing building on a central, all-electric air or ground source heat pump system. Ultimately, it was determined that the best option for the YCMA was to proceed with a fully electric HVAC system for the addition only. While a central all-electric air or ground source heat pump system would realize further energy savings and reduced CO<sub>2</sub> emissions, the upfront costs, higher maintenance costs and complexity to run and maintain these systems outweighed the potential benefits.

The proposed fully electric standalone HVAC system for the new addition is to provide a roof mounted heat pump dedicated outdoor air system (DOAS) with energy recovery, paired to a heat recovery VRF system. This system is estimated to show a total energy savings of 17% over the baseline building for the combined building proposed HVAC systems. This energy reduction is due to the high performing envelope system proposed for the addition, as well as the full replacement of the existing roof and natatorium façade. Along with these envelope improvements, the high efficiency all electric VRF heating & cooling system removed all the on-site fossil fuel usage for the HVAC and DHW systems in the addition, which improved the building’s energy usage. The energy modeling data demonstrates a predicted 4% annual savings of CO<sub>2</sub> emissions. Please refer to the attached report “Energy Analysis and HVAC System Options” for further details and modeling assumptions.

The YMCA is partnering with Cape Light Compact to continue to evaluate and optimize economically viable energy conservation measures that will reduce the facility’s energy use intensity (EUI).

Rooftop and parking lot solar arrays were considered for the project site. However, an ongoing grid study by Eversource and the Department of Public Utilities (DPU) has all projects over 25kW AC on hold until the study is completed, and grid upgrades are made. This could take years to complete, and limiting the installation to a 25kW array would only supply the Y with approximately 5-6% of their total annual electrical demand. The building addition rooftop is designed to be “solar-ready”, leaving open the possibility for future installations.

In alignment with the YMCA’s health-oriented mission, the project is committed to minimizing the use of toxic chemicals in construction materials wherever possible.

## **Persons and Property**

### Traffic & Transportation:

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Impact Assessment (TIA) in order to determine the potential impacts on the transportation infrastructure associated with the proposed expansion. The TIA concluded that the project will not result in a significant impact (increase) to traffic. No apparent safety deficiencies were noted based on a review of MassDOT motor vehicle crash data for the study area. VAI concluded that the project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with implementation of the following recommendations:

- Implement Traffic Demand Management program to encourage the use of alternative modes of transportation.
- The YMCA recreation facility shares surface parking with the YMCA Arena, which hosts Martha's Vineyard Regional High School Men's Varsity Hockey home games throughout the winter season. The 211 available parking spaces that are shared between these facilities provide ample parking to accommodate the typical daily use of both the recreation facility and the Arena; however, the demand for parking during hockey games can exceed the available parking supply. During these occasional occurrences, off-site parking has historically been afforded informally in the parking lots of the Martha's Vineyard Regional High School that are located opposite the Project site off Edgartown-Vineyard Haven Road. The YMCA has recently reached a formal agreement with Martha's Vineyard Community Services (located directly across Village Road) to use parking at that facility for events, which would eliminate the need for pedestrians to cross Edgartown-Vineyard Haven Road.

### Scenic Values, Character & Identity

The YMCA provides a recreational and social center that is well loved by the Island community. The addition will be partly visible from Edgartown Vineyard Haven Rd, and will be more visible from Village Rd. However, the expansion will match the existing building front façade and generally adhere to the vernacular aesthetic established on Island.

### Impact on abutters

The YMCA continues to maintain a cooperative relationship with the institutional abutters surrounding the project site. The Y strongly believes it is their social responsibility to help buoy local organizations for the betterment of the Vineyard community. The proposed expansion has the full support of both MV Highschool and MV Community services. Please refer to the letters included in this application.

## **Low & Moderate Income Housing**

The YMCA continues to provide membership subsidies to community members eligible for affordable housing. In an effort to help Y employees in need of affordable housing, the YMCA has reviewed the following plan with the Duke's County Housing Authority and the DRI Coordinator Rich Saltzberg.

- The Y has established an Employee Rental Assistance Fund in the amount of \$71,000.
- Upon completion of the Y Expansion Project, the Y agrees to contribute \$7,100 a year for ten (10) years to the Employee Rental Assistance Fund.

- The Fund will be self-administered using income verification guidelines to supplement rents for employees that qualify at eighty percent (80%) or less of Dukes County average income guidelines.
- The Fund provide rental assistance to both year-round and seasonal employees (both full-time and part-time).

#### **Municipal Services & Burden on Taxpayers**

The project will be funded entirely by generous donations and should have no direct impact on taxpayers. The town's Wastewater Commission is relying partially on year-round wastewater flow from the YMCA and the Ice Arena to ensure the town's expanded sewer system functions as designed, which requires a min. continuous flow, particularly during off-peak seasons.

#### **Efficient Use or Burdening of Other (non-municipal facilities) Public Facilities**

The YMCA continues to provide services to several organizations that have a positive impact on the Island community through supportive programming related to health, wellness, childcare, summer camp and afterschool programming.

#### **Town, Regional, State Plans & Objectives**

The proposed development does not interfere with the ability to achieve the objectives set forth in the municipal general plan, nor would it contravene land development objectives and policies developed by regional or state agencies. The development is consistent with the policies of the Martha's Vineyard Commission Regional Policy Plan. The YMCA will continue to provide year-round jobs to Island residents, one of the top priorities of the economic policy.

#### **Conformity to zoning**

The proposed development conforms to the zoning regulations of zone R3 except for the 32' height limitation. The addition will match the existing sloped roofline along the front of the building. The site slopes from northeast to southwest, and at the low point on the southwest corner of the addition, the high point of the roofline is proposed to be +/- 44'-8" above ground level. The project will seek a variance for exceeding the 32' height limitation from the Zoning Board of Appeals of the town of Oak Bluffs, if required by Mr. Matthew Rossi (Building Commissioner and Zoning Official).

#### **Conformity to District of Critical Planning Concern (DCPC)**

The site borders a DCPC, the Southern Woodlands District, however the property and proposed development do not fall within a DCPC.