

Lampost Conversion Project

Purpose: Develop staff housing for seasonal workers. Housing problem has reached critical levels and is affecting our ability to run the operation.

History: The lampost is located at 6 Circuit Avenue in Oak Bluffs. We are currently the largest building on the street. The building is 5 floors. Currently the bottom floor operates as a full service restaurant. The main floor operates as a sports bar. Floors 3 and 4 operate as a dance club. And the fifth floor is storage. It is important to note that the 5th floor was at one time hotel rooms. When we purchased the building in 2005 the building needed a fair amount of work. It had handicap accessibility but only on the main floor and there were no ADA compliant bathrooms. We have fixed that. We are currently ADA compliant on the two bottom levels and once the elevator is installed (which we received time to do from the Access Board) the entire building will be compliant. We have done extensive renovations to the building over the last three years starting with the bottom floor up. The building is fully sprinklered and alarmed top to bottom. T

Proposed Plan: We intend to convert the top three floors of the building over to housing. The plan is to phase this over a two year period. The bottom floor will not be touched. The only work being performed on the first floor is to change the front entrance. This will be done in phase one. The third floor (which is currently the main dance floor) will be converted to staff housing in the first phase. This will be 14 rooms with shared bathrooms, kitchen, and living area. If we receive all of the town permits in a timely manner we plan to do this work this winter. Phase two will be done the winter of 2017/2018 with the conversion of the top two floors which will add an additional 11 bedrooms. The 4th floor will be 7 bedrooms with shared kitchen, bathrooms, and living area. The 5th floor will be a 4 bedroom unit with kitchen, bathroom, and living area. An elevator will be added as part of phase 2.

Once we start the work the dance floor will no longer be part of our current use. We call this out because our capacity is going to dramatically change. The dance floors (floors 3 and 4) have a capacity of 445 people. When this project is complete that number will go down to approximately 48.

Exterior Changes: Phase one will change the front entrance. As you can see on the plans this doesn't change the appearance of the front of the building significantly. Phase two will add dormers on the top level but will not increase the height of the building. There will be decks added to the top floors as part of this second phase. There will be an encasement for the elevator done with the second phase of the project on the Kennebec side of the property. This will fall in line with the existing towers that are on the front of the building.