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Adam Turner  
Executive Director  
Martha's Vineyard Commission  
33 New York Avenue  
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September 18, 2020

RE: Oak Bluff Town Hall Renovation update to Martha's Vineyard Commission Project Approval for Town Hall Project

Dear Adam,

We are writing to provide an update to the Oak Bluffs Town Hall project. Since taking the baton of the effort, ICON and its great team has looked to take the project forward in keeping with the previous efforts care to address the issues important to the Commission and the Island overall. The following are components of the project that were reviewed and how they have evolved.

## I. BUILDING SITE

A. Integrated site Engineering & Landscaping Plan – *See attached narrative and civil engineering plans from Waterfield Design Group (Appendix A) and Landscape Architecture plans, including planting species (100% natives) from Gregory Lombardi Design, Inc. (Appendix B).*

1. Stormwater containment on site: 100% containment on-site
2. Soil Erosion: None.
3. Landscaping: A complete Landscape Plan has been provided (Appendix B).
4. Environmental Performance: As with the previous design, the team has made every effort to make the new site plan both an improvement to the on-site stormwater management (100%) as well as improve the physical environment for the employees and visitors.
5. Additional: the current design reduces the impervious surface north and west of the building from the previous design by about 6,800 SF (from 11,500 to 4,700).
- 6.

## B. Parking Policy & Design

1. Pedestrian and Vehicular Safety: Pedestrian access has been designed to be significantly improved.
2. Visual Intrusion: The basic footprint remains as it is today, including a School Street front that looks much like it does today. The corner of School Street and Pacific Avenue will include a new (navigable) “town green”.
3. Parking: Parking has not been lessened, in fact, per our resealing and re-striping of the existing Library lot (per standard parking space dimensions) there is a net gain in parking without expanding the lot or widening the street.
4. Parking along Pacific and School have been improved through formalization and improved street-side walking paths and curb cuts.
5. Environmental Standards: Improved infiltration strategies and overall planting strategies allow for overall environmental improvements (including creating greater transportive evaporation leading to increased ambient cooling—offsetting urban heat-island effect).

## II. BUILDING (Project Comparison)

- A. In the previous design, a new 3 story w/partial basement 21,000 S.F. Town Hall office building to be located on the same parcel (extending the massing to the west) of the existing structure which will be razed.
- B. The current design reduces the overall square footage to 16,450 S.F. from the previous design while maintaining strong departmental flexibility. By stacking the departments and creating a central lobby at School Street entry, the departments are all visible from one centralized point. Add to that, reusing 70% of the existing building, it diverts a significant amount of demolition debris from the landfill.
- C. The more rational building mass also allows for greater building efficiency performance.
- D. Lastly, the Schoolhouse has been on this site for almost 100 years. In the 1960’s, it underwent a major renovation (and expansion in the addition of a gymnasium, now gone). This current design approach looks to preserve that form (and build on it) as well as celebrate it—in the case of exposing the wood beams and structural planking.

## III. BUILDING ENVELOPE:

- A. Exterior Walls and Roofs: uses **Passive House Design** protocols.
  1. Full exterior insulation and air-sealing strategy controls air infiltration.
  2. Interior stud cavities insulated including min. 3” at walls.
  3. The entire building is wrapped in an exterior layer of rigid insulation over exterior sheathing, 2 ½” thick at walls and 8”



thick at roofs. Rigid insulation acts as a thermal break reducing any heat loss through studs.

4. All interior areas are independently isolated and can be heated and/or cooled separately (see HVAC system description).

#### IV. SUSTAINABLE AND RECYCLED MATERIALS:

- A. The first and most important element of recycled content is the building itself. 70% of the existing building is being reused. In some cases, even materials slated for demolition will be salvaged and repurposed into millwork for the building.
- B. Interior materials, i.e. gypsum wall board, are also scheduled to be high recycle content, including the design intention or re-using existing the Douglas Fir Structural Planking in the demolished roof area for signature interior millwork.
- C. Of note, interior finish items like carpet were ruled out of the project for both the maintenance aspect as well as the fact they can trap particulates that can affect the indoor environmental quality.
- D. We also made a mandate of not including any Polyvinyl-Chloride products for things like trim or roofing membrane.

In closing, we made a concerted effort to keep this attest effort for design and planning for the new town hall to adhere to previous efforts in aiming for the highest standards of sustainability possible.

Regards,



Stephen Moore  
Project Manager/Project Architect  
ICON Architecture, Inc.

Attachments:

Copy:

Robert Whritenour, Town Administrator, Town of Oak Bluffs  
Suresh Bhatia, President, Atlantic Construction & Management, Inc.  
Ned Collier, AIA, Principal-in-Charge, E-Studio, ICON Architecture, Inc.

