

DRI # 600- YMCA of Martha's Vineyard
LUPC Recommended Offers and Draft Conditions – 2007-08-22

Landscaping:

- As offered by the Applicant a final landscaping plan, including an implementation timetable, showing plant species and locations is to be submitted for the review and approval of LUPC before construction begins. All landscaping plans shall use best management practices.
- As offered by the Applicant 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.
- As offered by the Applicant the Y will not be using Town water for outdoor landscape use, only collected and recycled rain water.
- The landscaping plan shall include trees that will create a canopy to help shade parking, absorb nitrogen and reduce heat in the pavement. In 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 in native grasses such as little bluestem and switch grass
- The YMCA will include landscape plans for the bio-retention swales and basins. Specific plants and quantities should be noted. It is recommended that plantings are not placed too close to the inflow points of the catch basins to prevent overcrowding.

Exterior Lighting

- As offered by the Applicant any landscape lighting shall extend no more than four (4) feet above the ground.
- As offered by the Applicant any security lighting will be motion sensitive.
- As offered by the Applicant all exterior lighting will be downward shielded to prevent direct light from escaping the property.

Affordable Housing

- As offered by the Applicant the YMCA of Martha's Vineyard will consider creating staff housing in phase 2.
- As offered by the Applicant the YMCA of Martha's Vineyard will provide a minimum of \$80,000 a year for subsidized memberships to Island families that qualify or are likely to qualify for affordable housing. This \$80,000 represents about 8% of the anticipated annual membership fees. The YMCA anticipates that these subsidies will be considerably higher than the minimum.
- As offered by the Applicant, the YMCA of Martha's Vineyard will make a contribution of \$7,100 a year for ten years to the Dukes County Regional Housing Authorities Rental Conversion Program to be specifically limited to eligible YMCA employees.

Waste/Recycling:

- As offered by the Applicant recycling bins will be in use and emptied regularly.
- As offered by the Applicant all kitchen oils will be recycled and given to an Island supplier of bio-diesel willing to come and pick it up.

Storm Water

- As offered by the Applicant the YMCA will include one bio-retention basin and bio-retention swales on the site (as shown on the July 18 plan).

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- As offered by the Applicant at the August 9, 2007 public hearing the YMCA will make the grassy area between the Arena and the Skate Park a bio-retention basin rather than a swale if it is satisfactory to NHESP and can be engineered.
- The YMCA of Martha's Vineyard will submit an operations and maintenance plan to the LUPC for review and approval for the storm water system including bio-retention swales and basins, catch basins, and down stream defender treatment units.
- The final Stormwater Management Plan shall be submitted and is subject to review by staff and approval of the LUPC prior to construction.

Wastewater:

- As offered by the Applicant the YMCA plans to join the High School in a joint wastewater treatment solution for both buildings. This currently involves pumping the wastewater to the Oak Bluffs Wastewater Treatment Facility and pumping the treated wastewater back to a leaching field on the High School property. This plan has been approved by the HS Land Use Sub-committee, the High School Committee, and the Oak Bluffs Wastewater Commission.
- As offered by the Applicant the YMCA of Martha's Vineyard shall pay a share of the cost of construction and operation of the joint wastewater treatment solution equal to its share of the combined High School / YMCA flow, with a minimum of 10%.

Open Space:

- As offered by the Applicant the project will be developed in such a way as to retain at least 45% in Open Space.
- As offered by the Applicant the YMCA will maintain a no-build zone in the rear of the YMCA property as shown on the plan.

Habitat:

- As offered by the Applicant the YMCA of Martha's Vineyard has filed with MESA and is in the process of negotiating a final plan with the Massachusetts Natural Heritage and Endangered Species Program.
- As offered by the Applicant the YMCA of Martha's Vineyard will comply with the final negotiated plan with NHESP which will include, as recommended by NHESP, removal of the basketball court, removal of the parking lot to the northwest of the proposed building, and removal of some of the future program expansion space to the west of the building not including the gymnasium (as shown on "Revised Campus Site Plan for MESA", dated August 8, 2007).
- The YMCA will permanently protect habitat within the leased YMCA property but outside the proposed limit of work by placing a Conservation Restriction approved by the NHESP and agreed to by the Martha's Vineyard Regional High School. This Conservation Restriction must be in place at the time the Certificate of Occupancy is issued.

Energy/Sustainability:

- As offered by the Applicant the YMCA of Martha's Vineyard is committing to achieve initiatives that would gain LEED (Leadership in Energy and Environmental Design) Certification with a higher goal of Silver Certification

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- As offered by the Applicant the YMCA shall design the building structure and systems to accept the installation of solar panels on the on the roof for domestic hot water and/or solar photovoltaic panels for electrical generation. The YMCA shall install these panels in the future if and when funding is available.
- The Martha's Vineyard Commission recommends that the YMCA of Martha's Vineyard conduct a sensitivity analysis of their geothermal cost comparison study to ensure that a final decision is based on full and accurate information.

Transportation:

- As offered by the Applicant he YMCA will create 57 new spaces on the Y property pending MESA approval.
- As offered by the Applicant there will be a minimum of 50 shared parking spaces at the rear of the MV Arena available to the YMCA, especially for special events.
- As offered by the Applicant the YMCA offers to landscape the 22 spaces adjacent to the YMCA Property on the Arena Property according to the plan as well as the landscape screening, subject to the approval of the MV Arena and all permitting authorities.
- As offered by the Applicant raised internal crosswalks will be incorporated in two locations as noted on the MS Transportation Campus Plan drawing to be located at the walkway from the YMCA front door and at the crosswalk in the shared YMCA/Arena access drive.
- As offered by the Applicant a dedicated bus drop off and shelter will be located on the west end of the drive in front of the YMCA.
- As offered by the Applicant the YMCA offers to participate in the design and construction of two crosswalks across Edgartown-Vineyard Haven Road and will contribute \$10,000 minimum to this work.
- As offered by the Applicant if there is an agreement between the VTA and others to move the bus stop now in front of the Skate Park on Edgartown Vineyard Haven Road closer to Woodside Village Road, the YMCA will contribute \$5,000 towards relocation of the stop and landscaping in front of the Skate Park.
- The YMCA shall carry out an informational campaign promoting the use of buses to their employees and members.

Scheduling

- As offered by the Applicant the construction managers for the YMCA will coordinate heavy load deliveries with construction managers from the MV Hospital and the Beach Road drawbridge projects to minimize traffic impacts.

Walking Trails

- As offered by the Applicant the existing path connecting to the Old Holmes Hole Road will be maintained as is providing access by foot and bicycle through the YMCA site.

Economic Impact

- As offered by the Applicant the Y is committed to buying local products whenever possible but realizes that some items like commercial pool supplies and equipment may not be available on the Island. The Y is committed to providing qualified Island-based subcontractors the opportunity to bid on the project.
- As offered by the Applicant the Y will make every effort to find a membership level that is affordable to individuals and families. We believe that everyone should pay something to join the Y but understand

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there are always special circumstances. The Y's endowment and annual fundraising will help keep membership rates low.

Pool

- As offered by the Applicant the pool water will be treated with Miox. Miox is a water purifying system that uses salt electrolysis to create mixed oxidants and chlorine (HOCL) to treat pool water.

Architectural Detailing

- As offered by the Applicant final architectural details will be submitted for the review and approval of the LUPC before a Building Permit will be issued.

Substantial Alterations

- As offered by the Applicant should the applicant, substantially alter the use of the premises from the proposed uses it shall return to the Martha's Vineyard Commission to request approval of said alteration.

Certificate of Compliance

- The Executive Director may issue Certificates of Compliance which shall be conclusive evidence of the satisfaction of the Conditions recited herein.

Commissioner Breckenridge moved and it was duly seconded that LUPC recommends to the full Commission approval of this project with the conditions discussed at LUPC. The LUPC agreed unanimously.

In addition the LUPC recommended the following "Findings of Fact":

Findings of Fact

- The applicant will cooperate with the Martha's Vineyard Commission with the Commissions review of this project. The review will be performed within three years of the issuance of the Certificate of Occupancy.
- The Manager of the Oak Bluffs Wastewater Facility has assured the Commission that there is adequate capacity in the wastewater facility to accommodate the proposed hook-up of the high school campus to the Oak Bluffs wastewater facility. He has further said that the proposed hook-up will not negatively affect the schedule for facility expansion or upgrade and that Oak Bluffs taxpayers will not incur financial obligations due to a need to upgrade the wastewater facility earlier than originally planned.
- The Manager of the Oak Bluffs Water District has assured the MVC that there is an adequate supply of water and adequate infrastructure to support the Applicant's project. He has further said that the project will not disrupt service to existing customers and it will not hasten capital expenditures to expand water infrastructure
- As offered by the applicant, the Y will have an open door policy to physical therapists for the use of the facilities provided they meet the YMCA qualifications for use of the building
- The final Stormwater Management Plan should include full size construction documents of the site plan and civil engineering details for the stormwater system including bio-retention swales and basins, catch basins and down stream defender treatment units. The Plan should also include cross sections and plan-view details of the bio-retention fore bays and basins and meet design specifications similar to those prepared for the MV Hospital.