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January 21, 2024

To the Martha's Vineyard Commission,

Thank you for the opportunity to express our concerns regarding the Ocean View rebuild. We are writing to express our strong opposition to the proposed construction of the new building in our historic neighborhood. While we understand the need for development, it is crucial that any new structure complements the existing architectural character of our neighborhood.

I am a full-time resident of 13 Wayland Ave and my family has owned the property since 1968. We have enjoyed and supported the Ocean View restaurant for 5 decades and look forward to supporting the Ocean View in the future.

DRI Number

Our specific concerns:

750

SIZE

Martha's Vineyard
Commission

The size of the proposed building will NOT aesthetically blend into the neighborhood.

The proposed Ocean View rebuild is approx. 14,000 sq ft based on the blueprint submitted to the MVC. The sq ft does not include the basement, which is proposed to include a bakery (not shown on the blueprint), employee bathrooms, elevator, and apartment storage. If $\frac{3}{4}$ of the basement is finished, it would bring the total sq ft of the building to approx. 18,000.

The average sq/ft of housing in the neighborhood abutting the Ocean View including Chapman, Wayland, Moss, Summerfield Park, and Plymouth is approx. 1,500 sq ft. The proposed building would be 10 to 12 times the size of the average house in the residential neighborhood.

Additionally, the Ocean View restaurant was approx. 6,200 sq ft, the proposed building will be 3 times the size of the prior structure. The Ocean View restaurant was primarily a 1 story structure with a small 2nd floor, while the proposed building would be a 4 story structure including the basement.

This building will be comparable in size to one of the largest buildings on Circuit Ave (Lampost). A building of this size belongs in a commercial setting, not a residential neighborhood.

Additionally, the structure would not only block water views but also views of Washington Park for several residences.

PARKING

There is not sufficient parking in the proposed plan. Parking has always been a problem in our neighborhood, in part due to the proximity to town. We are concerned that the 10 proposed apartments will make the parking situation much worse. Currently, the surrounding neighborhood streets are at parking capacity.

We also have concerns with the outdoor lighting associated with the additional parking lot. The lighting will be very annoying to the houses that border the parking lot.

HOUSING

We acknowledge the need for affordable housing on the Island, however as mentioned in the Vineyard Gazette the plans are to make this market-rate housing. The 10 apartment units will add to the parking problem, traffic, and noise in the neighborhood.

LAND SWAP

The abutters of the park were not notified of the land swap between ECA and Mr. Hajjar and did not have an opportunity to express their opinions or objections. I can't understand how a park can potentially be rezoned into a business parking lot. An important consideration is if this land swap sets a precedence for future transactions. Are all Oak Bluffs parks vulnerable to this type of rezoning?

In conclusion, we urge careful consideration of the new building requests to ensure that any new development respects and enhances the character of our beloved historic neighborhood.

We are hopeful that you will consider our objections/concerns during your deliberations.

Sincerely,

John and Cheryl Kotsopoulos