



BRESE ARCHITECTS

11 Beach St. Vineyard Haven, MA 02568

Description of Proposed Development & Summary of Impacts:

Breese Architects, on behalf of Danny Chan & Fortune World, LLC, is proposing to demolish the 1300 sq ft. existing structure at 6 Seaview Ave Extension in Oak Bluff that was damaged by fire in 2005, and replace it with a 1,400 sq.ft. (foot print), 2,800 sq.ft. building. The existing building was a residence on one half and retail on the other half; its last retail use was a convenience store until 2001. Please refer to the existing floor plans and elevations. The existing site shared parking with access through an easement from Pasque Ave.

The new building will be retail on the first floor with two apartments above. The retail uses would be limited to any that are not on the "high traffic generating uses" list provided by the MVC. The use of the two apartments on the second floor has not been defined yet, but the owner will adhere to the stipulated affordable housing mitigation required by the MVC. The proposed Site Plan allows for 2 designated parking spaces for the apartments within the boundaries of the Fortune World property, and a curb cut that would allow access to Seaview Ave. and additional thru parking for employees. Please refer to the Site Plan. The curb cut will need approval through the Town of Oak Bluffs Highway Department.

The overall design of the building is within keeping of the historic streetscape of the North Bluff area in which the project is located. Breese Architects paid close attention to the massing, materiality and detailing of the surrounding buildings, while incorporating the needs of the client to ensure the building will be viable project. The incorporation of craftsman style cottage detailing with an overall shingle style exterior relates to the styles that already exist on the North Bluff. Please refer to the exterior elevations.

The height and location of the building within the context of the north bluff is situated so that views to and from the site would remain open.

The existing, as well as the new building, are connected to the Town of Oak Bluffs public water and sewer system. Breese architects would provide for storm water runoff from the roof of the building by providing gutters where needed and proper drainage. The parking and drive thru would be done with permeable materials to prevent runoff.

The property is located within the Oak Bluffs business district (B2), where commercial development is encouraged and therefore the proposed building would fit with in the context of that district. The property is located within walking distance of Oaks Bluffs ferry terminals and is one block from the VTA Oak Bluffs hub which makes is convenient for pedestrian traffic to utilize retail on the first floor, and for apartment tenants to use public transportation.

Breese Architects feels that this building would be a great improvement to the non-descript, fire damaged structure that exists today. Making this commercial building site active again would add to the vibrant nature of the Oak Bluffs downtown area, while maintaining a historic connection of the context that surrounds the site.