

TO: Martha's Vineyard Commission
FROM: Sean E. Murphy, Esq.
DATE: June 8, 2018
RE: Harbor View Hotel

Following please find a summary of proposed amendments to DRI-614:

MAIN HOTEL:

Function Space: The proposed addition will be reduced from 675 s/f to 400 s/f. Function space will be 5,024 s/f, a reduction of approximately 24% from the 2008 approval of 6,630 s/f and increase of only 160 s/f from the existing space.

Spa: 1,620 s/f addition on the south side of the building will be constructed to house a spa (a spa was approved in 2008 for the Penniman Cottage, which will not be built).

2nd, 3rd & 4th floors: The majority of the proposed additions to the third and fourth floor of the Main Hotel will not be constructed. Only a hallway connecting portions of the fourth floor will be constructed. The second, third and fourth floors will contain 36 rooms, including the residence on the fourth floor. (The present configuration is 37 rooms plus the residence)

MAYHEW BUILDING AND COTTAGES:

Rather than being removed and replaced with five (5) smaller cottages the Mayhew building will remain and the exterior porches will be enclosed and the exterior of the building will be completely renovated with new windows, doors, and cedar shingles. Four (4) of the proposed cottages (Mayhew, Fisher, Penniman and Martin) will not be constructed. This will allow for more open space and parking on the property.

GROSS SQUARE FOOTAGE:

The existing gross square footage is 120,034 s/f. The approval in 2008 was for 177,070 s/f. The present proposal is for 169,082 s/f. A reduction of 7,988 s/f from the 2008 approval.

BUILDING FOOTPRINT: The existing building footprint is 43,833 s/f. The approval in 2008 was for 59,211 s/f. The present proposal is for 52,888 s/f a reduction of 6,323 s/f from the 2008 approval.

ROOMS AND PARKING:

There are presently 120 rooms with 90 parking spaces on the property which equates to .75 parking spaces per room. In 2008 the approval was for 117 rooms with 77 parking spaces which equates to .66 parking spaces per room. The proposed plan is for 146 rooms with 97 parking spaces which equates to .66 parking spaces per room. The applicant will also have a valet parking plan in place for events or in situations where the parking could be an issue which will allow for up to 15 additional cars to be parked in Lot A and the lower section of Lot D. This would equal .77 parking spaces per room, exceeding the present parking to room ratio.

It should also be noted that the 2008 parking approval included 24% more function space than the proposed plan.

PHASING:

The construction will occur in two planned phases. Phase 1 will include the renovation of the Main Hotel building and Mayhew Building. Phase 1 will begin October 1, 2018 and it is anticipated to be complete by the end of May, 2019 (this is an anticipated timeframe and all exterior work will cease by Memorial Day Weekend, however, interior work may still be ongoing and if there is substantial work to be completed the work will continue after October 1, 2019). Phase 2 will consist of the removal and construction of the Bradley, Morse and Snow Cottages. Construction of the new Pease Cottage and construction of the new pervious parking area by the Huxford and Pease Cottage will be completed by May, 2021 with substantial exterior work only occurring between October and May of each year.

MINOR AMENDMENTS TO CONDITIONS:

Condition 2.1: Due to the reduction in the increased square footage from 57,036 s/f to 49,048 s/f the affordable housing contribution should be reduced from \$107,072.00 to \$91,096.00.

Condition 2.2: At the time of the 2008 permitting the Harbor View Hotel and the Kelley House had shared housing as they were under common ownership. Now that they are under separate ownership and management the housing numbers are slightly different. The Harbor View rents 22 bedrooms seasonally (rather than houses) and 3 apartment units year-round (rather than houses).

Condition 10.1: The pool is not being relocated and rebuilt, but it is has been converted from oil to propane heat. Condition 10.2(a): The HVAC will be a high-efficiency system but may be electric rather than propane as that is presently the most efficient system.

Condition 10.3: The Applicant does not anticipate receiving LEED Certification as the scope of the project regarding the Mayhew building and the Main Hotel are reduced and therefore the ability to achieve LEED Certification is not viable. However, the Applicant is working with Cape Light Compact on energy efficiency and will use its best efforts to construct the improvements with energy efficiency.

Condition 10.4: The Applicant will meet or exceed Massachusetts Building Code rather than exceed it by 20%. In 2008, the Stretch Code was 20% above Massachusetts Building Code. The new Massachusetts Building Code includes the Stretch Code.

Condition 10.5: As the Commission was previously informed, the Harbor View is not, and has not been, purchasing this electricity as it is not economically feasible.

Condition 12.3: The restaurant and pub will be closed during the construction to the main hotel as those areas will be under construction. The restaurant and pub will be open during the Phase 2 cottage projects.