

DRI 600 M2 YMCA Addition

111 R Edgartown - Vineyard Haven Road
Oak Bluffs

DRI 600 M2

- *Applicant: Jill Robie-Axtell, Executive Director of YMCA of Martha's Vineyard, Inc.*
- *Applicant's Agent: Architect Katherine Brekka*
- *Applicant's Agent: Brian Mackey of YMCA of Martha's Vineyard, Inc.*
- *Applicant's Agent: Engineer Chris Alley*

DRI 600 M2

Owner: YMCA of Martha's Vineyard, Inc

Owner: Martha's Vineyard Regional High School

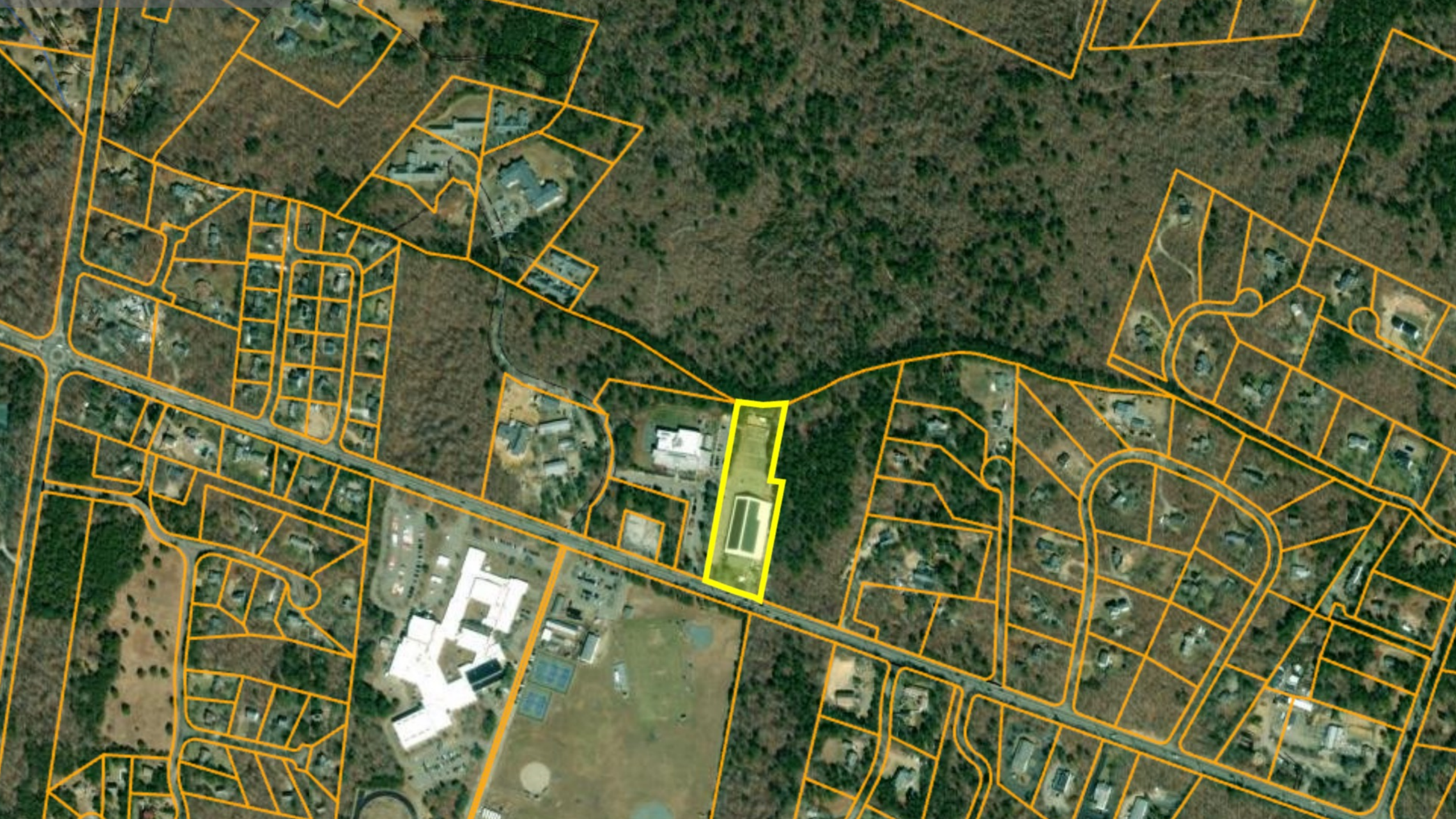
Proposal: Construction of a 39,000 square foot addition to the YMCA building, replacement of a roof, mechanical upgrades, wastewater upgrades, creation of an emergency access way, and other improvements and changes



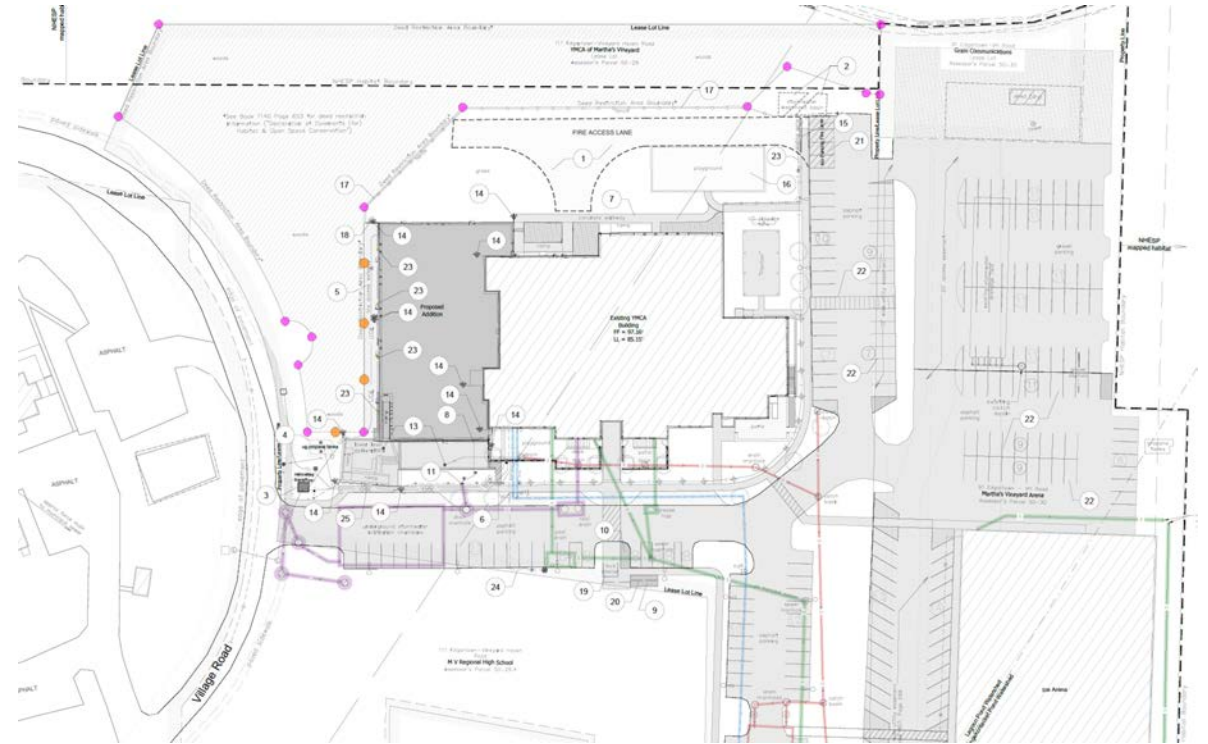
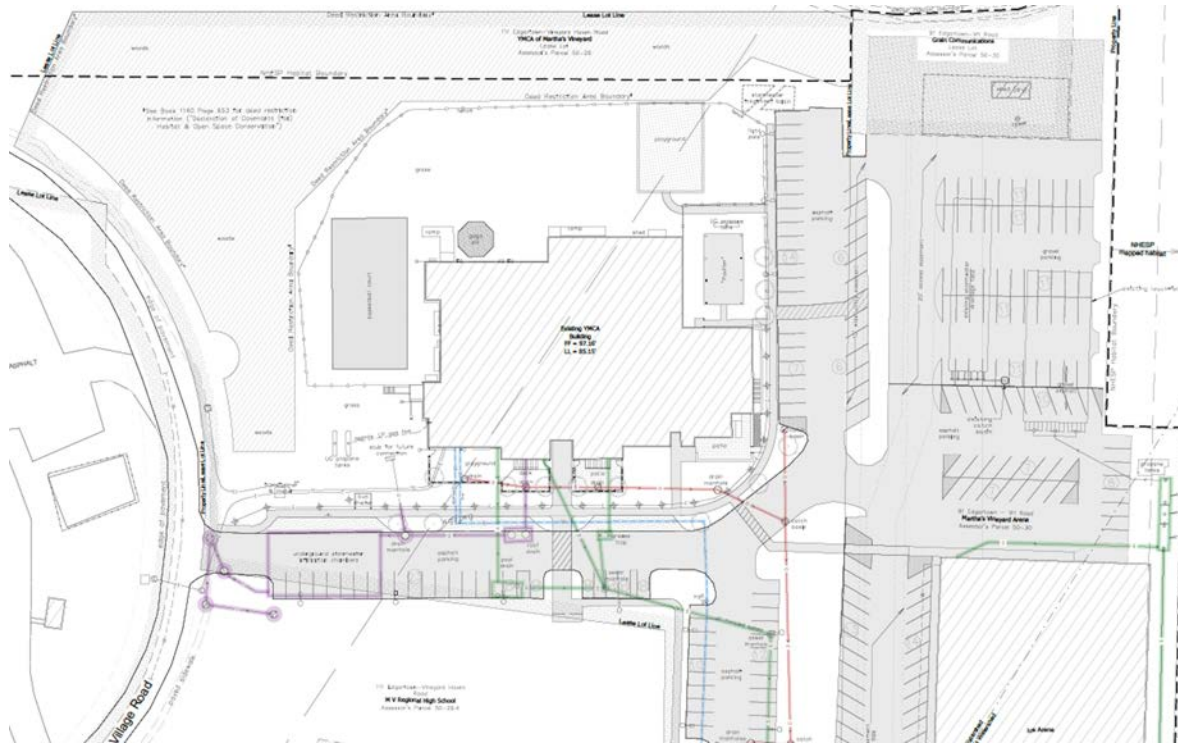
DRI 600 M2

- Referral Oak Bluffs Building Department
- Modification of a Previous DRI
- Commercial, Storage, Office, Industrial, and/or Mixed-Use Development: 3,500 square feet or more
- Commercial, Storage, Office, Industrial, and/or Mixed-Use Development: 1,000 square feet or more addition





Existing & Proposed Site Configurations



Where the Addition is Planned



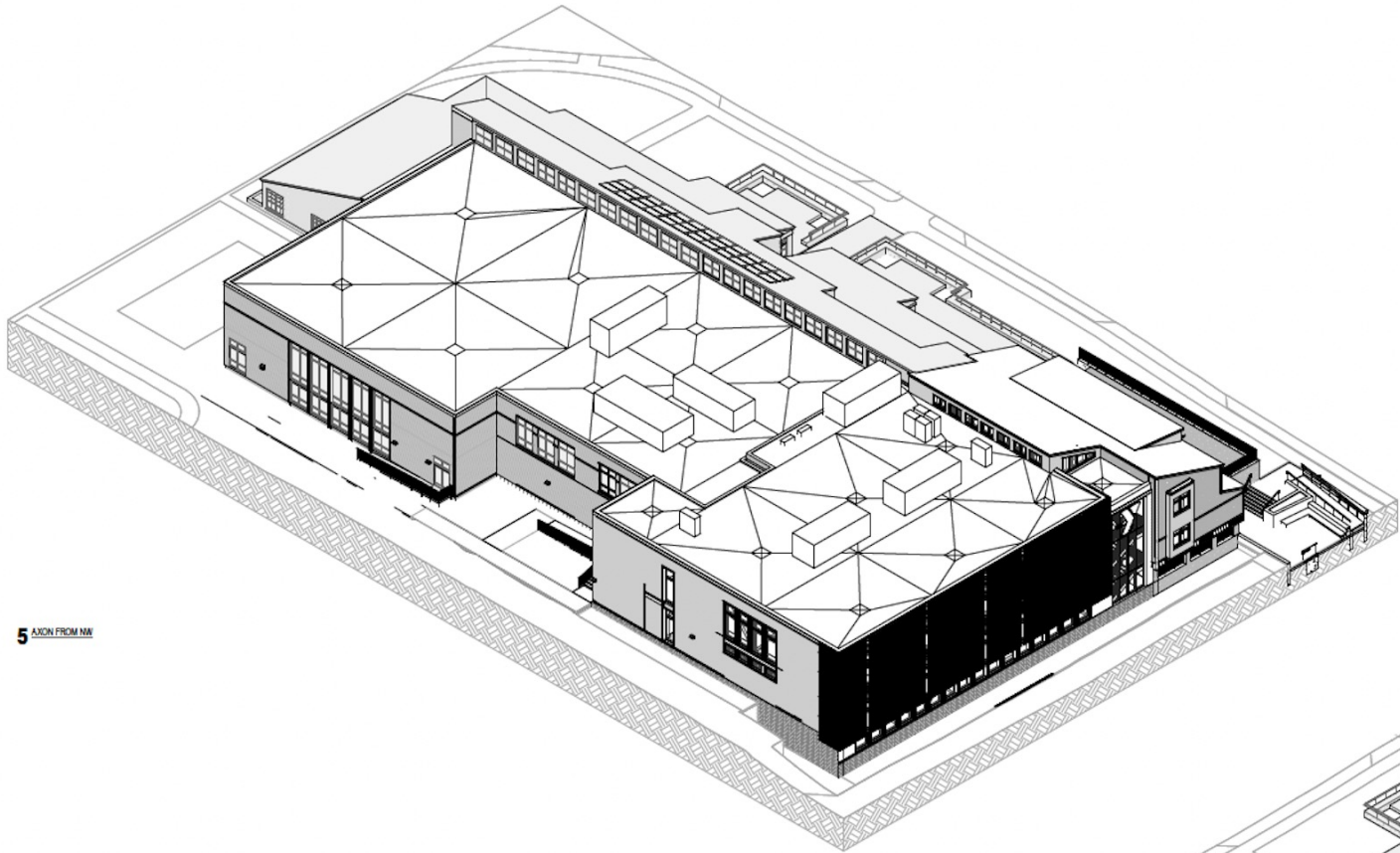
Northwest & Southwest Views



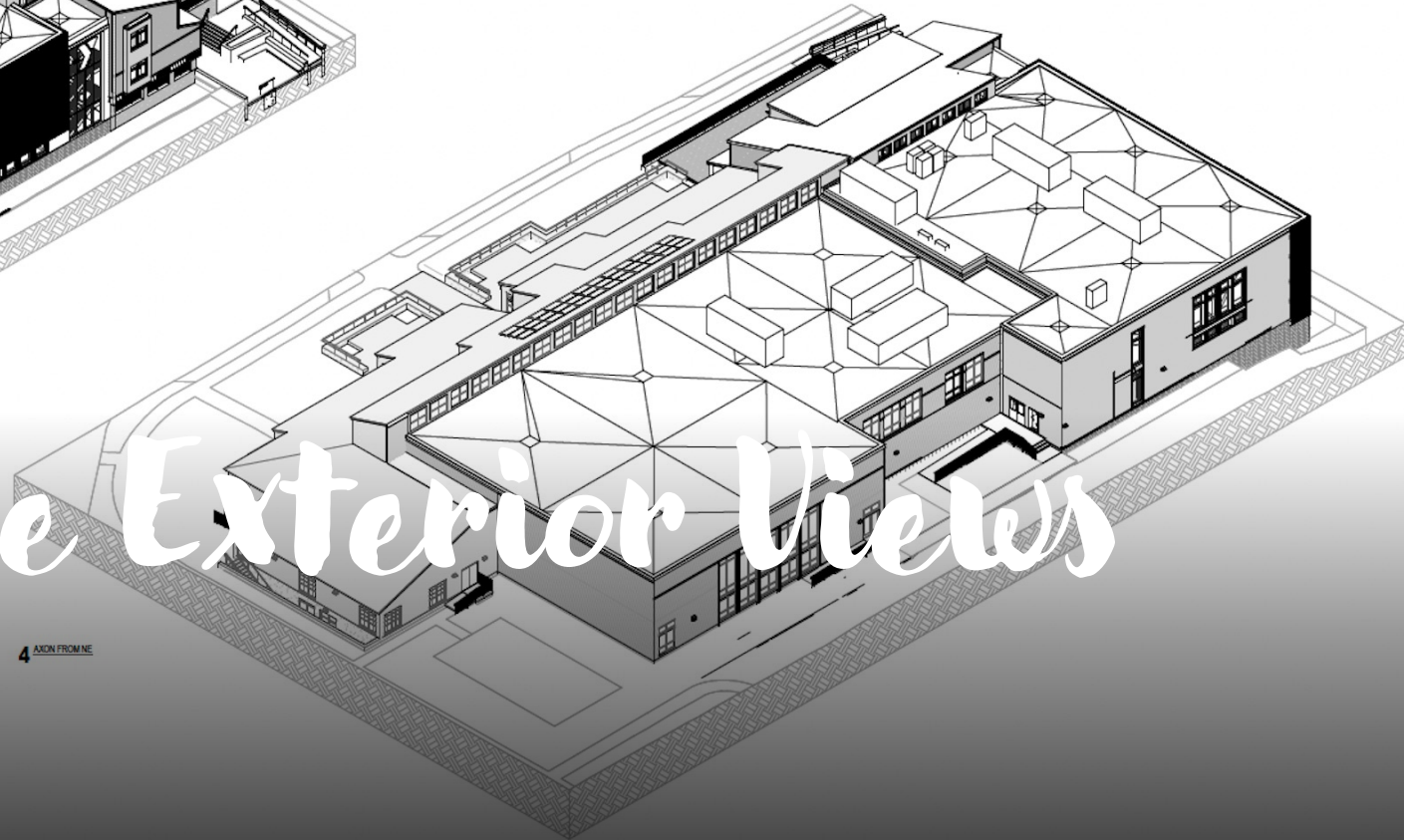


Night View

KEYNOTE LEGEND	
05 7A	05 73 00 STAINLESS STEEL CABLE SAILING
07 4	07 40 20 WOOD SIDING 1/2" ROUND SHOWN CEDAR 4" EXPOSURE
07 4X	07 40 00 WOOD SHINGLE SIDING
23 00	23 00 00 ROOFTOP AIR HANDLING EQUIPMENT REFER TO MECHANICAL DOCUMENTS



5 AXON FROM NW



4 AXON FROM NE

High Angle Exterior Views



Wastewater

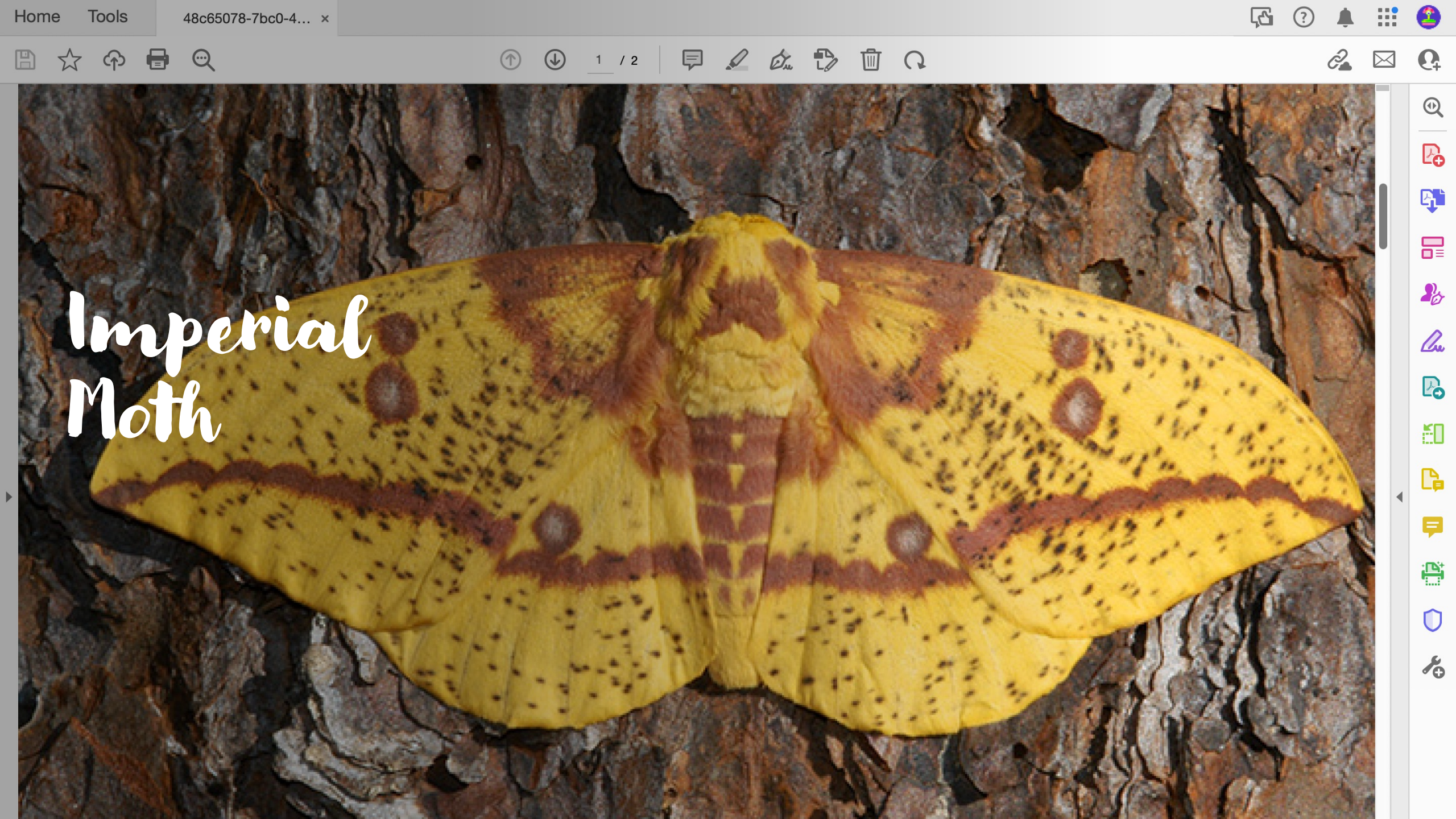
- YMCA Building is connected to Sewer
- Ice Arena is connected to a septic tank
- A previously planned I/A system has been dropped
- A municipal sewer connection is planned for Addition flow and all Ice Arena Flow



Habitat / NHESP: Moths

Faded Gray Geometer





Imperial
Moth

Pine Barrens Zale



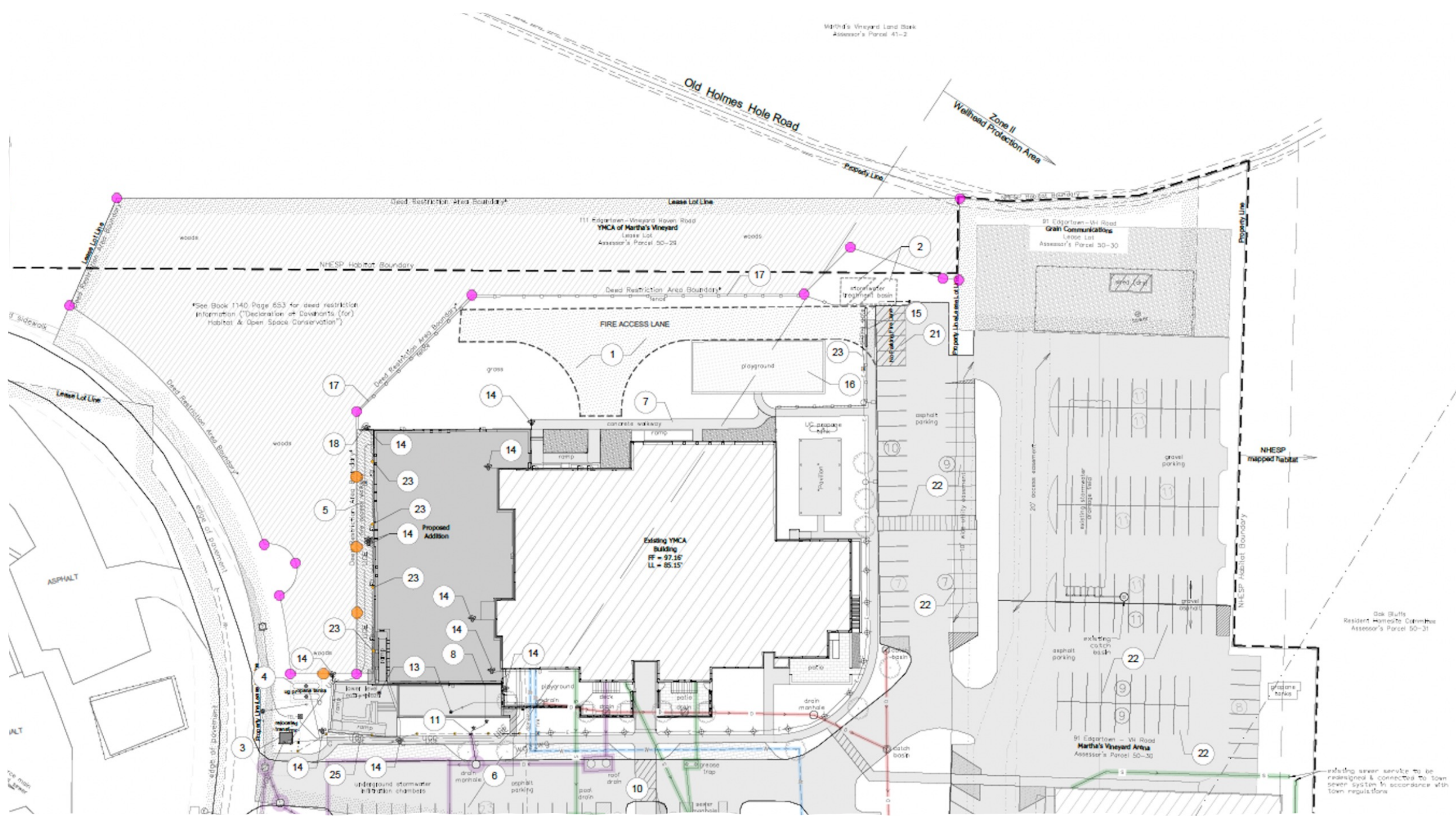
Gerhard's Underwing



Deed Restriction

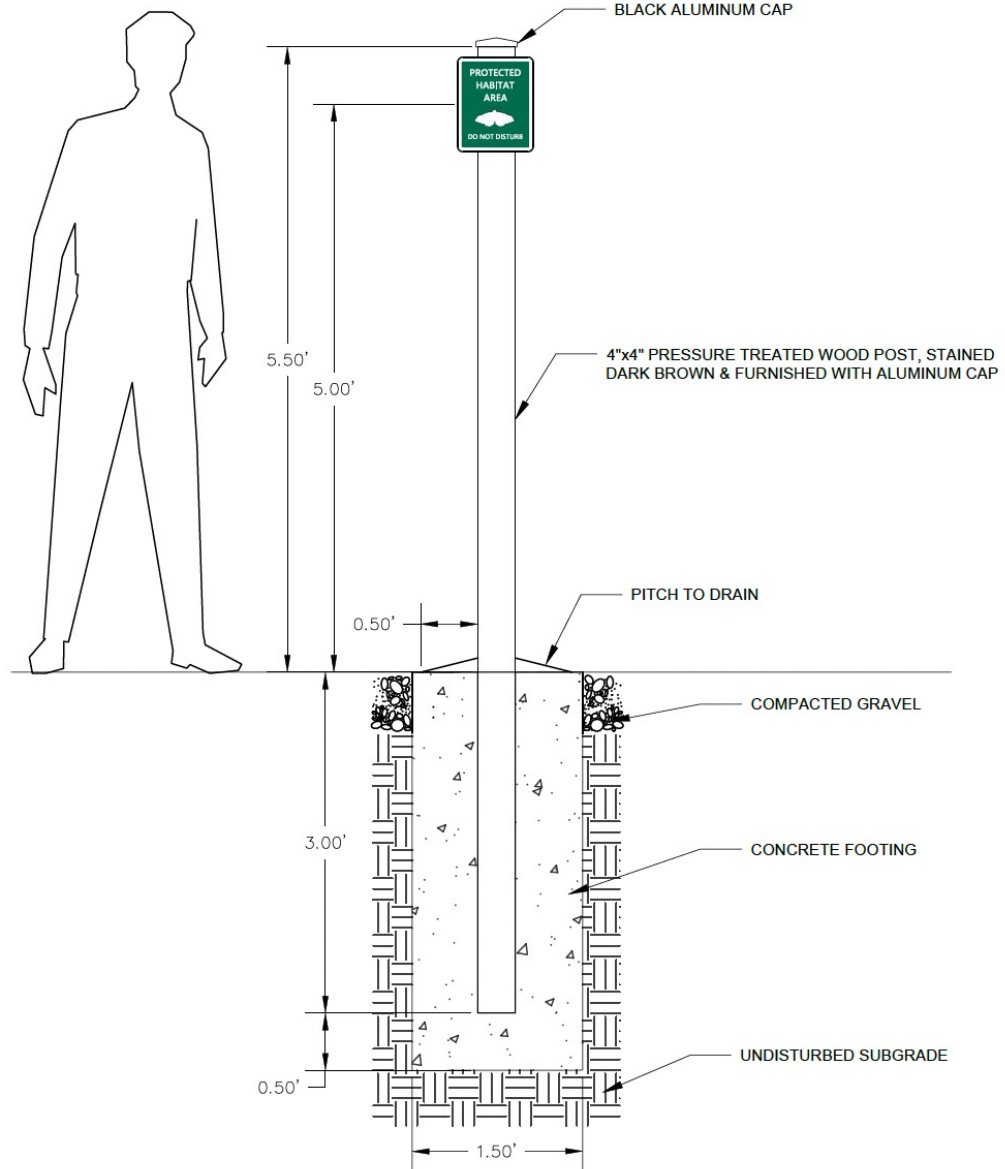
- Established 2007-2008
- Violated 2009-2010
- Second Violation found 2023
- Revisited by NHESP 2023
- Project Approved by NHESP October 19, 2023





*See Book 1140 Page 653 for deed restriction information ("Declaration of Covenants (for) Habitat & Open Space Conservation")

existing sewer service to be redesigned & connected to town sewer system in accordance with town regulations



NOTE:
 CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI
 AT 28 DAYS USE WHERE SIGNS ARE PLACED IN PAVED AREAS.

PROTECTED HABITAT SIGN POST DETAIL
 SCALE: 1" = 1'



NOTE: WEATHER RESISTANT 8" x 10" ALUMINUM SIGN. 3/8"
 HOLES DRILLED AT TOP & BOTTOM CENTER, INSTALL ON
 4" x 4" WOOD POST.

PROTECTED HABITAT SIGN
 SCALE: 1:2

Emergency Access Way

- Required by OB Fire Department
- Proposed off Village Road
- Rejected by NHESP
- Relocated Eastern side of building



or deed restriction
Covenants (for
Conservation")

treatment basin

FIRE ACCESS LANE

No Parking Fire Lane

asphalt
parking

playground

UG propane
tank

"Pavilion"

Proposed
Addition

Existing YMCA
Building
FF = 97.16'
LL = 85.15'

catch
basin

Deed Restriction Area Boundary*

Deed Restriction Area Boundary*

fire access walkway

concrete walkway

ramp

ramp

ramp

2

89

90

91

92

93

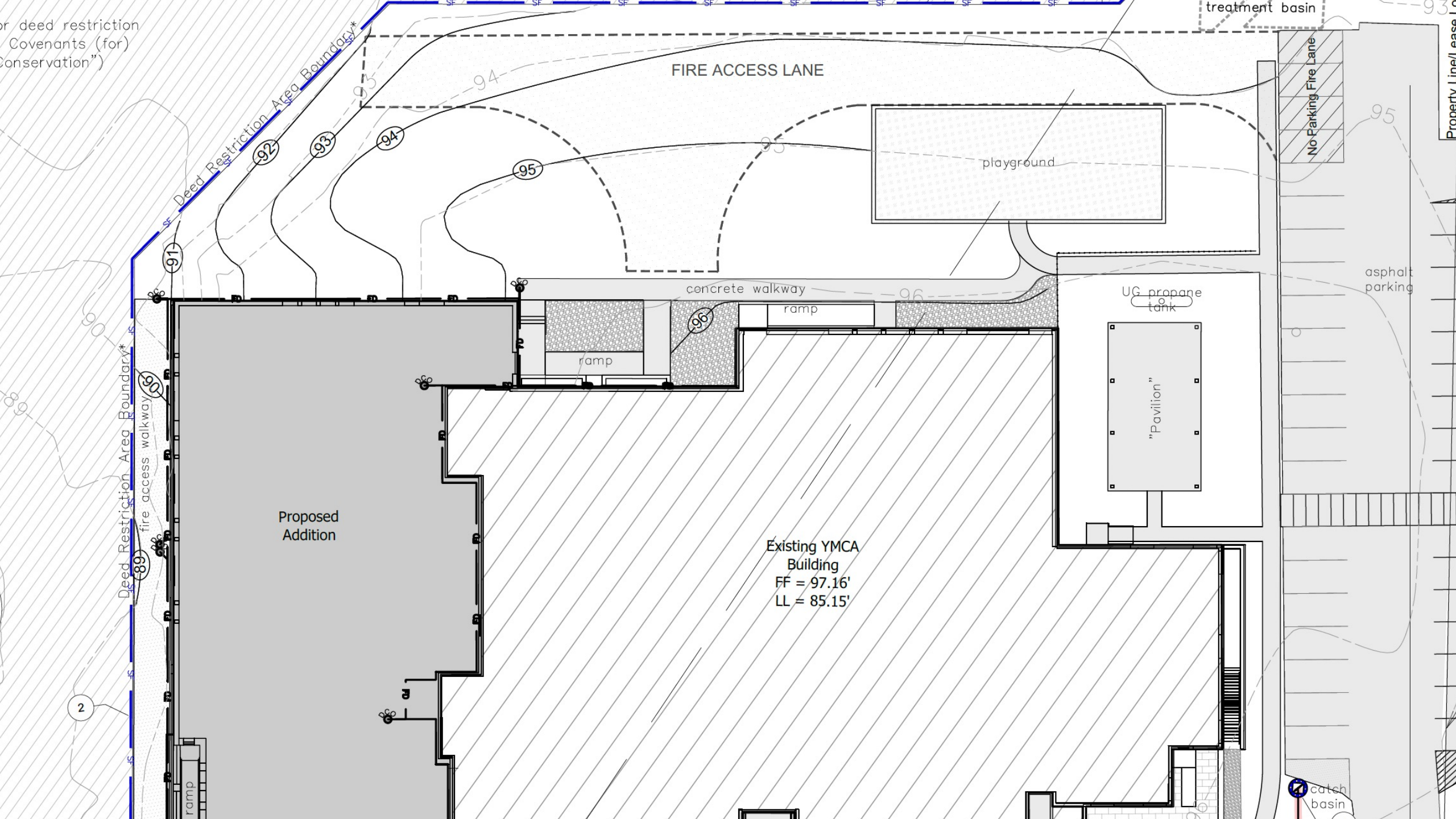
94

95

96

95

Property Line/Ease



Pump Chamber

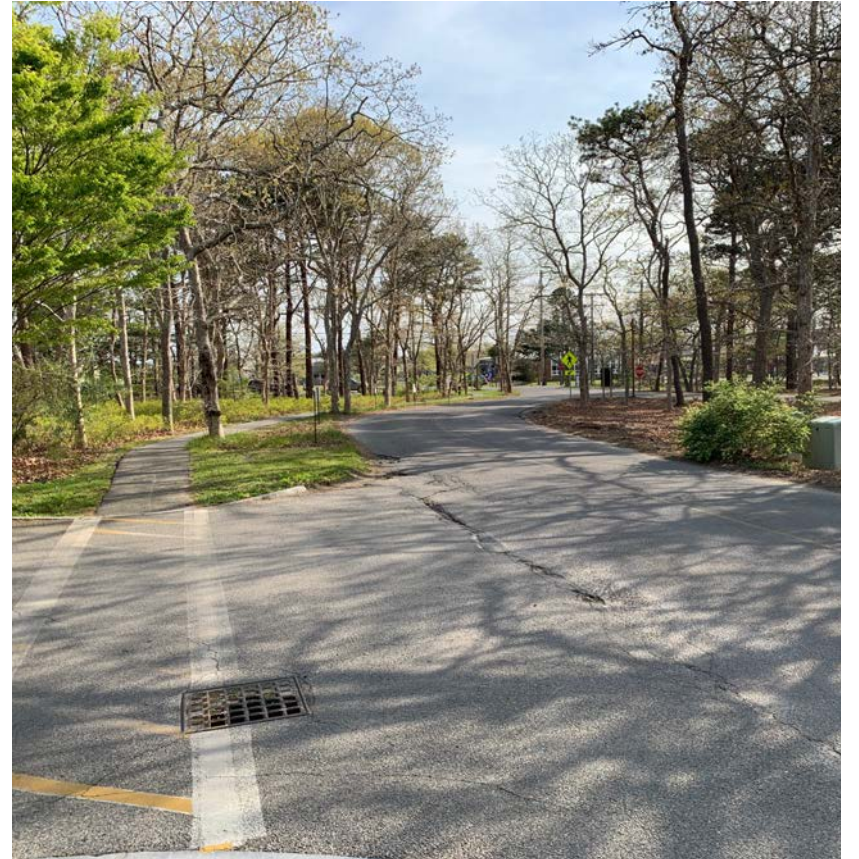
O. B Fire Department, Building Department, & Water District required a Pump Chamber

Without Pump Chamber YMCA sprinklers could not maintain water pressure for fire apparatus



Housing

- Per an offer made in the DRI 600 Decision, the YMCA was to donate \$71,000 to the Dukes County Regional Housing Authority (DCRHA)
- The YMCA failed to do so and now DCRHA has declined the money and suggested YMCA set up a fund, which it has done with the money, and offer it as housing assistance to employees
- YMCA has offered to contribute another \$71,000 to the fund





Some Traffic / Parking Highlights

- A Traffic Coordinator should be assigned the task of managing the Parking Plan and the Events Management Plan
- Police Details for pedestrian and cyclist will be at the discretion of the YMCA & OB Police Chief
- Attendees are encouraged to bicycle, walk, or carpool
- Events websites or printed material should highlight the availability of VTA buses
- Driveways should maintain a minimum of 24-foot width to accommodate emergency vehicles

A large, light-colored, gabled building with a whiteboard on its side, situated in a gravel parking lot. Several cars and a white pickup truck are parked in front of the building. The area is surrounded by dense green trees and a cloudy sky. The text "Ice Arena" is overlaid in a white, cursive font in the lower center of the image.

Ice Arena

A tall, slender telecommunication tower stands in the center of a paved parking lot. The tower is topped with a cluster of antennas. To the right, a long, single-story building with dark wood shingle siding and a metal roof is visible. In the background, there are several large, green trees under a clear blue sky. A dark SUV is parked in the lot near the tower. The text "Telecommunications Tower" is overlaid in a white, cursive font across the middle of the image.

Telecommunications Tower

YMCA Building



Town Skate Park



A photograph of a winding concrete path through a dense forest. The path starts in the lower right and curves towards the center. The forest is filled with tall, thin trees and thick green undergrowth. The text "High School Parecel" is overlaid in a white, cursive font across the middle of the image.

High School Parecel