

BRADLEY SQUARE

DRI Approved Plan

OBCCC Concerns

Revised Proposal (11/21/08)

Denniston Program (2,688 net SF):

- Height: 32 feet
- Move & renovate existing building.
- 1st floor – 710 SF meeting room & 216 SF office for NAACP
- 2nd floor – 1,051 SF affordable 2BR
- Meeting room use – limited to non-profit educational, cultural, and/or religious w/ 7-days per week 8:30 am to 9:30 pm for groups of 30 or less, and groups of 70 or less no more than 3 times per week.
- Community Green – use by groups renting the Meeting Room

Bradley #1 Program (3,793 net SF):

- Height: 32 feet (three floors)
- 1st floor - 2 affordable 843 SF live/work units
- 2nd floor - 2 affordable 584 SF 1BR
- 3rd floor – 1 market 939 SF 2BR

Bradley #2 Program (3,793 net SF):

- Height: 32 feet (three floors)
- 1st floor – 1 affordable 843 SF live/work unit & 1 affordable 843 SF 1BR
- 2nd floor - 2 affordable 584 SF 1BR
- 3rd floor – 1 market 939 SF 2BR

Parking:

- 11 on-site parking
- 6 on-street parking
- Driveway along back property line

Site:

- Green space between buildings
- Retain 8 trees & plant 6 trees, shrubs
- 6' wooden fence along property line

Affordability:

- 9 permanently affordable units (8 -1BR units and 1 - 2BR unit)
- Estimated 19 people served
- 80% to 140% AMI

Economics:

- Total development costs: \$5 million
- Town & IAHF investment: \$1.7 million
- Sale prices range \$150K- \$500K

Selection:

- 4 of 9 units w/ local preference
- DCRHA administration
- Artist qualification w/ Arts District

Oak Bluffs Concerned Citizens Position Statement (see attachment)

Need to focus on core objectives for Bradley Square:

- Developing affordable housing
- Preserving Denniston legacy
- Redevelopment of Dukes County Ave area a town matter, should not/ cannot be addressed by Bradley Square

Not essential to project or its feasibility:

- Subsidized live/work space
- Community center
- Community green

Design with the following constraints:

- Provide all parking on site
- No service road allowing to drive "through" site
- Preserve the widest possible buffer between the site and the immediate abutters
- Match the scale of the building with the existing streetscape.
- Selection process for all non-market rate units done in fair and transparent manner by independent body.

Denniston Program (2,218 net SF):

- Original location
- Height: 32 feet
- Renovate existing building in place
- 1st floor – 710 SF meeting room & 235 SF office for NAACP
- 2nd floor – 882 SF affordable 2BR
- Meeting Room use – reduction of use limited to 30 people per meeting, 2 evening meetings per week, no meetings during Art Strolls or other major OB events, open during normal business hours for visitors.

Bradley #1 Program (4,140 net SF):

- Height: 28 feet (no third floor)
- 1st floor – 2 market 693 SF live/work units each includes 114 SF of commercial space & 1 market 846 SF commercial unit
- 2nd floor - 2 affordable 612 SF 1BR & 1 affordable 684 SF 1BR

Bradley #2 Program (2,962 net SF):

- Height: 28 feet (no third floor)
- 1st floor – 2 affordable 840 SF 2BR
- 2nd floor - 2 affordable 641 SF 1BR

Parking (see attached Parking Requirements):

- 20 on-site parking
- 4 on-street parking
- No internal driveway along back property

Site:

- No green space between buildings
- Retain 6 trees & plant 5 trees, shrubs
- 6' wooden fence along property line

Affordability:

- 8 permanently affordable units (5 -1BR units and 3 - 2BR units)
- Estimated 19 people served
- 80% to 140% AMI

Economics:

- Total development costs: \$5 million
- Town & IAHF investment: \$1.7 million
- Sale prices range \$150K- \$450K

Selection:

- 4 of 8 units w/ local preference
- DCRHA administration

