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Martha's Vineyard Commission

DRI # 612 – Bradley Square – Pre-Application LUPC MVC Staff Report – 2008-01-29

1. DESCRIPTION

- 1.1 Applicant:** Island Affordable Housing Fund; Philippe Jordi (Executive Director)
- 1.2 Project Location:** 96 Dukes County Avenue and 8 Masonic Avenue, Oak Bluffs Map 11 Lots 193 & 195 (25,700 sf and 274,500 sf)
- 1.3 Proposal:** To move and renovate an existing building to create a cultural center with two residential units and build two new buildings with five residential units each. Ten of the twelve residential units would have permanent rental and resale restrictions to remain affordable.
- 1.4 Zoning:** The larger lot is zoned residential and the smaller lot on Dukes County Avenue is zoned commercial (B-1). The Applicants are applying to extend the business zoned property 30 feet into the residential property.
- 1.5 Local Permits:** Building Permit, Planning Board, Zoning Board of Appeals, Sewer Board.
- 1.6 Surrounding Land Uses:** The lot is surrounded by single-family homes and is close to the "Arts District".
- 1.7 Project History:** The site currently has one single-family home that once housed the Bradley Memorial Church, the first African-American Church on the Island. The building has been unused for many years.
- 1.8 Project Summary:** To move and renovate the former Bradley Memorial Church (inside the Denniston Building) into a cultural center and an office on the ground floor with a kitchen and bathroom, and two residential units on the second floor. In addition there would also be two more buildings with 5 residential units each (4,033 sf each not including basement). The plan is for four live/work artist studios; six residential units to be sold for between \$150,000-\$325,000 for families earning between \$35,000-\$95,000 annually; and two market rate residential units. The ten non-market rate units would have permanent rental and resale restrictions.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** This project has not been referred yet.
- 2.2 DRI Trigger:**
- 2.3 Pre-Application meeting with staff:** November 30, 2007
- 2.4 LUPC:** Pre-Application LUPC February 11, 2008
- 2.5 Site visits:**
- 2.6 Public Hearing:**

3. PLANNING CONCERNS

3.1 Some Key Issues

- Regional
 - Masonic Avenue is a fairly busy vehicular cut through street. How will this project with 12 residential units and a cultural center impact traffic, parking, and safety?
 - How will this much development affect the neighborhood?

- Local
- Is this too much development on one site?
- Where will the residents of twelve residential units and the Cultural Center park their cars?
- Should an internal drive be allowed along the periphery of the site (normally a buffer area)?
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3.2 **Environment**

- **Vegetation:** Currently the property has many mature but poorly cared for large oak trees.
- **Habitat:** This is not an NHESP habitat area.
- **Landscaping:** A landscaping plan has not been submitted yet.
- **Open Space:** A community green space is planned between the relocated Denniston Building and one of the two new buildings. Private garden space for the tenants has also been included.
- **Lighting:** No information yet.
- **Noise:** The addition of a cultural center/auditorium with attendant crowds will impact the neighborhood.
- **Energy/Sustainability:** Proponents have said they will look into achieving LEED Certification.
- **Waste Management:** No information yet.
- **Water:** Town water.
- **Wastewater / Stormwater:**
 - The project will be connected to the town sewer.

3.3 **Transportation**

- **Access:** Plans show an internal driveway along the periphery of the site.
- **Parking:** The site plan indicates 10 parking spots on the border of the property with neighbors. Another 3 parking spots are proposed on the street.
- **Traffic Summary:** A traffic study will be required for this project.

3.4 **Affordable Housing**

- 10 of the 12 residential units would be permanently affordable between 80% -140 % of AMI.

3.5 **Economic Impact**

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3.6 **Scenic Values**

- **Streetscape:** Applicants have been asked to submit streetscape profiles showing the proposal in the context of the neighborhood.
 - **Building Massing:** Plans show two new 3-story buildings (5 units each) and the renovated 2.5-story Denniston Building (Cultural Center and 2 units).
 - **Architectural Detailing:**
 - **A.D.A. Accessibility:**
- Local Impact/Abutters**

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4. **CORRESPONDENCE**

4.1 **Town Officials:**

4.2 **Island Organizations:**

4.3 **Public:** No correspondence yet.