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Martha's Vineyard Commission

DRI # 612 – Bradley Square

MVC Staff Report – 2008-04-17

Note: New Information printed in bold type except the Traffic Section (all new)

1. DESCRIPTION

- 1.1 Applicant:** Island Housing Trust Corporation (Philippe Jordi - Executive Director); Island Affordable Housing Fund (Patrick Manning – Executive Director); John Early (Contractor & Builder)
- 1.2 Project Location:** 96 Dukes County Avenue and 8 Masonic Avenue, Oak Bluffs Map 11 Lots 193 & 195 (6,098 sf and 12,632 sf = 0.43 acres). The property was approved by the Planning Board for a Form A re-subdivision of the two lots to be three lots (See Attached Form A Plan). This subdivision may void the applicant's ability to extend the B-1 Regulations into the R-1 District because it eliminates the pre-existing lot (Section 2.3.2.5). Furthermore, subdivision in a commercial district is a trigger on the DRI Checklist and should have been referred to the MVC.
- 1.3 Proposal:** To move and renovate an existing building to create a cultural center with two residential units and an office and to 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: A 40B Comprehensive Permit is required for this project as proposed. The Oak Bluffs ZBA has submitted a letter indicating that the proposal to create a "cultural arts center" and "office space" in the residential district may be prohibited. Only churches and schools are allowed presently and any other use would require a variance. A second issue the ZBA raised was the extension of the B1 use into the R1 portion of the divided lot for the sole purpose of eliminating setback requirements for one of the two proposed 5-unit structures. The provision to allow expansion of the commercial district regulations is in the by-laws to enlarge business uses not residential uses.** A variance is also required for moving the building into a position with a non-conforming front setback (though less non-conforming than existing). This project has filed for a Comprehensive Permit with the State. Pursuing a Comprehensive Permit requires a Site Eligibility letter from the State before the ZBA can hold a Public Hearing (estimated 3-6 months). If the Denniston Building is determined to be a single-family dwelling (Section 7.1) then the project requires a Special Permit from the ZBA for conversion into a duplex. If the Denniston Building is not determined to be a single-family dwelling and is therefore subject to Section 7.2 then it requires another variance. A Special Permit from ZBA is required for expanding the B-1 Commercial District regulations 30 feet into the abutting Residential land. However, as noted above, the provision was made for enlarging business.
- 1.5 Local Permits:** Comprehensive Permit from ZBA as noted above; Building Permit, Special Permits as noted above; Variance as noted above; Wastewater Commission.
- 1.6 Master Plan:** The proposal is in line with the following goals and policies of the Oak Bluffs Master Plan: Encourage rehabilitation of aging dwellings as an alternative to new construction, particularly for affordable housing; preserve and maintain existing cultural and historic resources. The proposal is at odds with the following goals and policies of the Oak Bluffs Master Plan: manage growth in the residential districts in order to stabilize spending for services and to maintain the rural character;

alleviate parking problems in neighborhoods adjacent to downtown; reduce congestion in town. **If this project is considered an expansion of commercial uses into a residential area (see below), it would also be at odds with:** Restrict business growth to locations within existing business districts; do not expand business districts.

- 1.7 Surrounding Land Uses:** The lot is surrounded by primarily single-family homes and is close to the "Arts District". The Arts District is an unofficial designation by local merchants that has no legal standing, it is not in the Master Plan or Zoning.
- 1.8 Project History:** The Building was built in 1895 as a Mission to help Portuguese immigrants assimilate into American society. In the 1920's the building became the Bradley Memorial Church, the first primarily African-American Church on the Island. The reverend Denniston lived upstairs with his family of five children. The building has been largely abandoned for several decades. The properties were purchased on June 29, 2007 for \$407,250 and \$497,750 for a total of \$905,000 by the Island Affordable Housing Fund, Inc. They have a purchase and sales agreement with the Island Affordable Housing Trust Corporation pending permits.
- 1.9 Project Summary:** To move and renovate the former Bradley Memorial Church (inside the Denniston Building) into a cultural center (788 sf) and an office (209 sf) on the ground floor with a kitchen and bathroom, and create two residential units on the second floor. One apartment would be a 566 sf one-bedroom and the other would be a 901 sf two-bedroom. The commercial kitchen would be designed for the basement but not built at this time. The total size of the renovated Denniston building is 5,133 square feet including the basement. The building is proposed to be moved approximately 70 ft. to what would theoretically remain of the R-1 district. The Cultural Center is proposed to be owned and operated by either a non-profit or a municipal entity to host an as yet undefined assortment of events. In addition there would also be two more buildings with 5 residential units each (4,033 sf each not including basement). These would have two 913 sf artist live/work units each and two 626 sf one-bedrooms each. On the third floor of each new building would be a market rate 1,004 sf two-bedroom apartment. The plan is for the four live/work artist studios and the six residential units to be sold for between \$150,000-\$325,000 for families earning between \$35,000 - \$95,000 annually. There would also be 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:** Oak Bluffs Selectmen (February 22, 2008))
- 2.2 DRI Trigger:** 3.401a: Any development, including the expansion of an existing development, which proposes to create or accommodate: a) ten (10) or more dwelling units.
- 2.3 Pre-Application meeting with staff:** November 30, 2007
- 2.4 LUPC:** Pre-Application LUPC February 11, 2008; Traffic Scope March 10, 2008.
- 2.5 Site visits:** March 20, 2008 at 8:30 am
- 2.6 Public Hearing:** March 20, 2008; **Continued to April 17, 2008.**

3. PLANNING CONCERNS

3.1 Some Key Issues

- How will this project – with a cultural center, 12 residential units and an office – impact traffic, parking, and safety on Masonic Avenue, a fairly busy vehicular cut through street?
- How much activity and what type of events will the Cultural Center create?

- How will this much development affect the neighborhood?
- **Do the enlargement of the B1 District, and the proposed Cultural Center, two artist live-work spaces, and the office, constitute an expansion of commercial activities into the Residential District and, if so, is this acceptable?**
- What is the use category of the Cultural Center in zoning terms?
- **What are the impacts derived from the fact that** the project is significantly larger in mass and scale than most buildings in the neighborhood? Is this too much intensity of use on this site (0.43 acres)?
- **How will parking be handled, especially** during Cultural Center events?
- Should an internal drive be allowed along the periphery of the entire site (normally a buffer)?
- Does the renovation of the Denniston Building, which combines some preservation with house moving, renovation, replacement, and expansion, constitute "historic preservation"?
- Can more trees, especially the street trees, be saved?

3.2 **Environment**

- **Vegetation:**
 - Currently the property has many mature large oak trees.
 - The applicants have submitted a recently prepared study of the health of the trees with an accompanying map of the tree report.
 - Of the 27 mature trees mapped on the property 20 are proposed to be cut due to the proposed locations and size of the buildings and 7 would be retained.
 - Of the 27 trees on the property 5 were rated as GOOD and of these 3 would be cut and 2 would remain.
 - 10 were rated as FAIR and of these 6 would be cut and 4 would remain.
 - All 12 trees rated POOR would be cut. None were rate Excellent.
- **Habitat:** This is not an NHESP habitat area.
- **Landscaping:** A landscaping plan has been submitted.
- **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 is also planned.
- **Lighting:** The DRI Application states that lighting will be designed to have as little impact on the neighborhood as possible. Path lighting would be low. Low glare wall sconces would be located at doorways.
- **Noise:** The addition of a cultural center **assembly space** with attendant crowds will impact the neighborhood. The applicants propose to install a six-foot wood fence along the back of the property.
- **Energy/Sustainability:**
 - Proponents have said they will look into achieving LEED Certification.
 - The DRI Application states that all residential units will achieve an Energy Star rating of 50% or more of Massachusetts Building/ Energy Code.
- **Waste Management:** A trash dumpster is located on the site plan at the back interior corner of the property on the service road.
- **Water:** Town water.
- **Wastewater / Stormwater:**
 - The project will be connected to the town sewer.
 - The Oak Bluffs Wastewater Commission approved the tie-in of the Bradley Square project with 1,200 gallons per day and the installation of a grease trap.

- Applicants plan to have gutters on all buildings tied to downspouts connected to dry wells.
- **A driveway providing circulation on the property will be constructed of pervious material and sloped towards the grass lawn.**
- Runoff from the Circuit Avenue end of the site will contribute to the Farm Pond stormwater infiltration site at Viera Park. The other half of the site contributes runoff toward Sunset Lake. The parking area and driveway are proposed to be gravel that would lower the amount of stormwater runoff.

3.3 **Transportation**

▪ **Traffic Summary:**

- A traffic study **has been** prepared by Charles Crevo and will be presented a continued Public Hearing.
- Automatic traffic recorders (ATR) were installed from March 21 to March 27 at Masonic Avenue, between Dukes County Avenue and Circuit Avenue, Dukes County Avenue between Masonic Avenue and Vineyard Avenue, and Circuit Avenue between Masonic Avenue and Warwick Avenue.
- Manual turning movement (MTM) counts were conducted for the March 2008 peak weekday hour (AM and PM) and the Saturday Mid-Day peak hour at the intersections.

		Avg. Daily trips	Peak Hour Trips	
Dukes County Ave	Weekday	2,026	267	9.4%
	Saturday	2,132	188	8.3%
Circuit Ave	Weekday	2,196	274	12.5%
	Saturday	2,687	237	8.8%
Masonic Ave	Weekday	433	56	12.9%

• **Sightlines**

- Drivers exiting Masonic Avenue at Dukes County Avenue must almost enter the intersection to have a clear view southerly because of trees.
- A similar sight line condition exists to the north because of the proximity of the Periwinkle Gallery to the road right-of-way.

• **Parking**

- Existing Masonic Avenue on-street parking is informal with parking on unmarked shoulders available on both sides. Off-pavement parking is possible due to the absence of raised curbing. Parking on adjacent roadways is similar.
- Parking in the neighborhood was quantified by three parties: a Dukes County Avenue resident, Ms. Alison Shaw, identified 123 spaces within a three-minute walk to the proposed project; the applicant identified 187 spaces; and MVC staff identified 82 possible spaces within a shorter distance.
- As an integral part of the proposed Bradley Square development, a driveway constructed of pervious material will provide circulation behind the buildings and includes spaces for parking eight (8) vehicles. Off-street and on-street parking will serve the residential units and the office, as well as one (1) handicap parking space for the Cultural Center.

- The parking demands for the various uses of the proposed Bradley Square complex follow:
 - **Multi-Family Residential Units:**
 - Data in the ITE report indicate an average weekday peak period parking demand of 1.46 vehicles per dwelling unit for Land Use Group (LUG) 230, Residential Condominium/Townhouse. An average of 1.5 spaces per unit is applied, resulting in a demand of 18 spaces. It could be argued that, since this project is located within walking distance of the center of town, the demand for resident's parking spaces might go down to 1.0 spaces per unit, the lower end of the range in the ITE manual; however, keeping it at 1.5 compensates for the visitation to studios when they are open to the public.
 - **Office:**
 - The ITE data for LUG 701 indicate an average peak parking demand of 2.84 spaces per 1000 sf GFA. The 213 sf of office space proposed in the Denniston Building creates a demand for one (1) parking space.
 - **Assemblage:**
 - There is no comparable category in the ITE *Trip Generation Manual* to the Cultural Center. The data summarized for several municipalities will be used. The space requirement for a potential assembly of individuals in the Cultural Center averages one space per three (3) seats. Applying that rate to the stated 74 seats maximum, 25 spaces are required to satisfy the demand.
 - In total, under assumed conditions, the project generates an estimated demand of 44 spaces.
 - The Bradley Square project site plan identifies parking nine (9) spaces on the property – one of which is for handicap parking – and six (6) on-street, for a shortfall of 29 spaces (including on-street in front).
 - The applicant has not decided yet whether the 8 non-handicap off-street spaces will be assigned to the residential units and artist live/work units.
 - The balance of the required spaces will have to be provided on-street or at remote parking facilities.
- **Vehicle Crash History**
 - For the three most recent years (2004-2006) for which MassHighway data are available, five (5) of the six (6) reported vehicle crashes occurred at the Masonic Avenue/Circuit Avenue intersection, four of which were angle-type collisions. The one vehicle crash reported for the Dukes County Avenue/Vineyard Avenue intersection was a rear-end collision. No incidents were reported at Dukes County and Masonic Avenues.
- **Public Transportation**
 - The Vineyard Transit Authority (VTA) Route No. 7 passes through the Circuit Avenue/Masonic Avenue/Pocasset Avenue intersection. The service is provided throughout the year, with a more frequent schedule in the summer.
 - The applicant advises that the town will be establishing off-site parking and a shuttle bus that will serve Dukes County Avenue from May to September 2008.
- **Site Generated Traffic**
 - The proposed Bradley Square site is presently unoccupied. The development of the land, as described earlier in this report, will primarily be devoted to residential condominiums,

live/work studios, a small office, and a Cultural Center that will be available for a variety of un-defined uses. Each of the potential uses has different trip-making characteristics. Trip generation estimates used are the peak hour of the generator and do not necessarily coincide with peak hours of the adjacent streets.

- The basis for estimating the trip generation rates of each follow:
 - **Residential:**
 - To estimate the number of trips generated by the residential component of the proposed Bradley Square site, the *ITE Trip Generation Manual* rates for residential condominium/townhouse (LUC 230) is used. No trip generation data are available for uses such as the live/work studios. However, during the peak hours being considered, the trip rates for LUC 230 are appropriate for occupants of the studios. Special events in the area and potentially at the studios, such as art strolls, are likely to be concentrated during summer months and at non-peak hours. The strolls are typically held in the summer and generate a demand for parking in the neighborhood.
 - **Office:**
 - In the preparation of this report, average rates for ITE LUC 710, General Office Building, will be applied.
 - **Cultural Center:**
 - The applicant has cited the nature of the center's use in the permit application as being "owned or operated by either a non-profit organization or municipality who will rent the 738 sf of net space for appropriately sized public and private functions of 35 to 74 person occupancy depending upon the type of use. Typical hours of operation are 8:00 AM to 9:30 PM.
 - The *ITE Trip Generation Manual* does not have a land use category that is representative of the proposed Cultural Center. To estimate the amount of traffic that will directly impact the intersections at each end of Masonic Avenue, an assessment of the number of vehicles that could park on Masonic Avenue is used as a base. Given that the parking spaces fronting on the proposed Bradley Square property will be assigned to the residential and studio units, only parking on the opposite side of the roadway will be available.
 - With a capacity of 74 persons, and at a rate of one (1) trip per three persons, an additional 25 vehicles could pick-up or drop-off passengers within a short time.
 - The intersections would experience temporary delays but will not experience a significant degradation in the expected levels-of-service (LOS). The trip generation calculations for the various proposed uses are presented in Table 3.
 - Each of the three intersections currently operates at LOS A during the three time periods evaluated. For the proposed future conditions of the proposed Bradley Square, each of the three intersections will continue to operate at LOS A.

- **TRANSPORTATION CONCLUSIONS**

- **Traffic**

- The addition of trips generated by the residential component of the proposed Bradley Square project to traffic operations at the three intersections considered in this study will not result in the degradation of levels-of-service or safety.

- Because of the limited on-street parking on Masonic Avenue, visitors will undoubtedly seek parking elsewhere in the area. An additional 25 – 30 trips added to the traffic flow on Masonic Avenue will not adversely alter the levels-of-service at the Masonic Avenue intersections or at the Dukes County Avenue/Vineyard Avenue.
- **Parking**
 - The proposed Bradley Square development is complex in terms of its uses, in particular, the parking aspects. Each demand is described following:
 - **Residential:**
 - The analysis of parking demand for the residential units and the live/work artist quarters indicates a short-fall of four (4) spaces when the average rate of 1.5 spaces per unit is applied. For 12 units, there is a demand of 18 spaces and a supply of 8 spaces (14 if you include six on-street spaces).
 - **Office:**
 - The 209 sf office will generate a demand of one (1) space. If the 14 spaces are assigned to unit owners, office parking will have to be on-street.
 - **Cultural Center:**
 - Given un-defined uses of the Cultural Center, the number of spaces required is also un-definable. It is clear that parking will be on-street or at remote locations.
 - The supply of on-street parking in surrounding neighborhoods will be dependent upon the distance one is willing to walk and a competing use for spaces by residents. An informal survey of available on-street parking does not account for summer demands of seasonal renters and visitors.
 - Remote locations will require a shuttle service for special events.
 - **Art Stroll:**
 - While not an official use of Bradley Square, visitors attracted to the area by galleries and the art strolls will require parking opportunities similar to the Cultural Center. Once they have parked, in addition to walking to the many galleries on Dukes County Avenue in close proximity to the Bradley Square development, visitors might also walk to the artists in the live/work studios or to activities in the cultural center. It is not clear whether this would add to the overall parking demand of art strolls.
 - In any event, these are infrequent, major events and a single project cannot be expected to resolve parking issues related to this activity. The Town's implementation of a shuttle bus service with remote parking does start to address this issue.
 - The residential and live/work components of the complex can be analyzed using standard procedures and fairly-well established trip generation relationships. There is little data for the Cultural Center and its potential uses as described herein.
- **SUGGESTED TRANSPORTATION MITIGATION**
 - **Traffic Control Devices**
 - Paint the stop bar pavement markings on Masonic Avenue at both ends for improved visibility.
 - Consider painting crosswalks at the same locations.
 - Install "No Parking to Corner" signs at the Masonic Avenue/Dukes County intersection approaches.
 - **Public Transportation**

- Install VTA bus route signs at strategic locations to inform visitors that public transportation is available via Route 7.
- Consider implementing a bus stop at the Masonic Avenue/Circuit Avenue/Pocasset Avenue intersection.
- **Parking**
- If the six (6) official on-street can be reserved for private use, assign one parking space to each owner (12) and consider reserving one or two additional spaces for handicapped visitors to the Cultural Center.
- As proposed by the applicant, use the remote parking facilities (town hall and school) that will be available for special functions at the Cultural Center, with public shuttle during the summer and special shuttle for larger events off-season or if the Town shuttle is not operating.
- The applicant should commit to providing a shuttle service for larger events during the summer, outside the hours of operation of the Town shuttle, and in the event that the Town stops offering the trolley. There does not appear to be a need to offer a shuttle in winter.
- If the remote parking and shuttle bus proves ineffective and the nearby residential streets suffer unduly from a shortage of parking for residents, the Town should consider implementing a system "Resident-Only Parking".
- **Town Initiatives Related to this Project**
 - The Oak Bluffs Selectmen have approved (March 11, 2008) a town shuttle to a park and ride that would go by this property. **Oak Bluffs Town Meeting has approved \$20,000 for one year to run a trolley to the park and ride.**
 - The Oak Bluffs Selectmen have voted to appropriate money for a parking and traffic study for the Dukes County Avenue to look at traffic flow (one-way streets) in the neighborhood.
 - The Highway Department reports that Oak Bluffs has approved the construction of a sidewalk along Dukes County Avenue and Masonic Avenue beginning in Autumn 2008. **However, no plan has been developed and no money has been appropriated yet to do this.**

3.4 **Affordable Housing**

- 10 of the 12 residential units would be sold for between \$150,000- \$320,000 to income eligible applicants earning at or below 80% AMI and at or below 140% AMI.
- The Island Housing Trusts master ground lease with the Bradley Square Leasehold Condominium Association should ensure that all residential units are permanently affordable.
- Chapter 831 Section 14(c) allows the possibility for a DRI approval even if the development would be inconsistent with local zoning provided "the inconsistency is necessary to enable a substantial segment of the population of a larger community of which the municipality is a part to secure adequate opportunities for housing, education, or recreation . . ."
- The condominium tenants will be charged +/- 150/per month for a ground lease fee and neighborhood association fee.
- Bradley Square project has agreed to work with Habitat for Humanity on one of the three affordable units serving individuals or households earning at pr below 80% AMI.
- The Applicant states that "maximum sale price calculations show that all the sale prices are 30% or less of gross income for a specific household size at a specific AMI."

The following table outlines the Affordability of DRI 612:

Bradley Square Project

Residential Units:	Price Range	Studio	1-bdrm	2-bdrms	Totals
Incomes at or below 80% AMI	\$145, 000	2	1		3
Incomes at or below 100% AMI	\$190,000	1	1		2
Incomes at or below 120% AMI	\$230,000		2		2
Incomes at or below 140% AMI	\$270,000 (studio), 315,000 (1-bedroom)	1	1	1	3
Market Rate Units	TBD			2	2
Total Units		4	5	3	12

3.5 Economic Impact

- The property is an appropriate site for some infill development.
- According to the DRI Application the Oak Bluffs Community Preservation Committee has recommended giving the project \$400,000.
- The applicant is paying the cost to be tied into the Town's Water and Sewer.
- All 12 condominium residences will be paying residential property taxes.
- The potential impact on schools is likely to be minimal since only 3 of the 12 Condominium Units will have 2-bedrooms.
- The Oak Bluffs Principal Assessor estimates that the Bradley Square project will generate \$19,310.90 annually of real estate taxes based on the estimated sales price and current tax rate. This estimate assumes that the Cultural Center is for profit and that the office is a stand alone commercial use.
- According to the Applicant "the cultural center will be owned and operated by either a non-profit organization or municipality who will rent the 788 SF space for ... public and private functions (maximum 87 persons). The hours of operation, types of functions, frequency of events, and rental policies of the cultural center will be consistent with similar venues owned and operated by the Martha's Vineyard Preservation Trust, including neighborhood art openings, meetings, classes, and small theatrical productions and poetry readings; that can be rented by the meeting or class, for a specific amount of hours, or by the day... Similar venues managed by the MV Preservation Trust (i.e. Baylies Room below the Whaling Church in Edgartown) are available seven days a week from 8 AM to 9:30PM but typically are only rented 20 to 40 hrs per week. The usage fees for similar venues rented by the MV Preservation Trust's guidelines are \$150 per meeting/ class or \$500 per day."
- The provision of needed affordable / community housing to essential workers is an economic benefit to the entire Island.
- The four artisan's studios (live/work), cultural and historic components of the project are likely to increase economic activity within the B-I Business District.
- The project has the potential to be an anchor for the (unofficial) Art's District because of its size.
- The historic church will appeal to tourists and visitors.

- The construction of the project will create temporary jobs. The construction of the project should be scheduled to minimize traffic and noise to the surrounding businesses and residents.

3.6 Scenic & Historic Values

- **Streetscape:**
 - The loss of so many mature street trees, if allowed, would be a dramatic and negative change to the streetscape.
 - The size and scale of the building will drastically alter the streetscape.
 - Some streetscape profiles showing the proposal in the context of the neighborhood have been submitted. Additional streetscapes with more of the proposed buildings and more of the neighborhood are required.
- **Historic Preservation:**
 - The existing Denniston Building would be moved, gutted, **partially restored**, and expanded.
 - According to the Applicant **"the renovation will consist of preserving, restoring, or historically replicating the treatments within the existing 788 SF sanctuary ... The Denniston building is however in serious disrepair and requires extensive rehabilitation if it is to be retained and will necessitate the gutting of the interior of the building in order to meet or exceed building code requirements for plumbing, electricity, insulation, windows, etc. specifically for the office in the first floor and residential units on the second floor... The building is being moved approximately 70 feet onto a new foundation to accommodate the programming of the two Bradley buildings..."**
 - **An addition at the rear of the side would be used for stairs and bathrooms on the ground floor.**
- **Building Massing:**
 - **The two** new buildings (5 units each) and the renovated and expanded Denniston Building (Cultural Center and 2 units) **would be** significantly larger in mass and scale than the existing neighborhood context.
 - **All three buildings are designed as 2½-story buildings, i.e. with two-story side walls and space within the roof and dormer windows on the third floor. There are a few other buildings of similar height and form in the general area; however they do not appear to have occupied third floors.**
 - **The building design makes use of several techniques to minimize the visual impact of the buildings, such as incorporating one-story-high projections along the ground floor to relate to the scale of other buildings.**
 - **The main part of the building on Dukes County Avenue is set back approximately ten feet less than the alignment of the main parts of other older buildings on that side of the street (about 18 feet from the street instead of about 28 feet), so this building would be more visually prominent in looking up or down the street. The two projections are aligned with the Periwinkle Gallery, though that building is closer to the street than most nearby buildings or other ground-floor projections from other nearby buildings.**

- **Architectural Detailing:**
 - **The architectural design of the two new buildings is in the style and character of other buildings in the area, with similar roof slopes, gable and dormer roofs, ratio of window openings to walls, shapes and styles of windows and doors, materials, and detailing.**
- **Smart Growth:** The project is in line with several of the tenets of Smart Growth such as mixed-use, pedestrian friendly, in-town, in-fill development.
- **A.D.A. Accessibility:** Plans should be forwarded to the Architectural Access Board to ensure compliance. All four live/work artist spaces will be A.D.A. Accessible and they would be designed to be adaptable for A.D.A. habitation. If the live/work spaces are determined to be commercial space then accessibility would have to be made to the upstairs apartments. The Denniston building will have an A.D.A. compliant ramp and a handicapped parking space.

3.7 Local Impact/Abutters

- Direct butters would be negatively impacted by the service road.
- Several in the neighborhood have expressed concern with the existing parking situation especially during events.
- The total project with the extension of commercial activities throughout the site would change the character of the neighborhood.
- This project would be a step toward the establishment of the "Arts District".

4. CORRESPONDENCE

4.1 Town Officials:

- **Ron DiOrto**, of the Oak Bluffs Affordable Housing Committee, has written in support of the project saying it addresses both affordable housing and historic preservation and will infuse \$5,000,000 in construction cost into Oak Bluffs. The O.B.A.H.C. will be involved in the selection process. He urges an expeditious review and approval.
- **Richard Combra, Jr.**, has written informing the MVC that Oak Bluffs has approved construction of a sidewalk for Masonic Avenue and Dukes County Avenue. They intend to begin construction in Fall 2008.
- **Dianne Wilson**, Principal Assessor, has submitted an estimate of the property tax this proposal would pay annually.

4.2 Island Organizations:

- **Andre Mallegol**, Vice President of Habitat for Humanity, has written in support. He says that Habitat will receive one unit located in the project which will be made available at 80% or below AML. He says that the project will address affordable housing, preserve a piece of history, and enhance the neighborhood. He urges a quick review and approval.
- **Julie Willett**, Executive Director of Habitat for Humanity, offered the Board of Directors full support to the project.
- **David Vigneault**, Executive Director of the D.C.R.H.A., ha written in support of the local initiative with ten of the twelve condominium units serving year-round residents. D.C.R.H.A. has agreed to administer the application and screening process in collaboration with I.H.T. the O.B. Affordable housing Committee and Habitat for Humanity. He would appreciate an expeditious review and approval.
- **Timothy J. Lowe**, V.P./ Senior Commercial Lender for Martha's Vineyard Savings Bank, has expressed a strong interest in discussing the construction and development financing for the

project based on initial discussions and past experience with the applicant. He notes that this is not a commitment to lend.

- **Patrick Manning**, Executive Director of Island Affordable Housing Fund, has authorized the Island Housing Trust to act on behalf of I.A.H.F. in the DRI proceedings.
- **Keith Gorman**, Executive Director of the Martha Vineyard Museum, has written in support of the project. He says that the project will contribute to saving an important historical structure, preserve a family's historical record by providing space to exhibit historic artifacts found in the house, exhibit a community's heritage, and offer affordable housing. He and the Museum have been involved in the archiving and assessment of the physical contents of the Bradley home.
- **Stephen Durkee**, Chairman of the Oak Bluff's Community Preservation Committee, has written informing the Applicants that the Committee has voted unanimously to recommend to the Town Meeting to approve the Bradley Square projects request for \$400,000 from C.P.A. funding with the condition that the money is only used for construction costs of the affordable units only.

4.3 Public: Listed in the order received

- **Taylor Montgomery**, a direct abutter on two sides, has written a long letter with a number of concerns about the project and is opposed to the project at the current scope and scale. He feels that the project has grown far larger than the original. He particularly objects to the driveway/service road that will direct trash pickup, fuel delivery, tenant, guest, and office parking, and set up and break down of Cultural Center events along his border and into the center of this small residential block. He objects to the felling of so many mature trees to accommodate the density and service road for this development. He is disappointed that the applicants did not provide a planted buffer zone between the project and neighboring properties. He is concerned about the impact on the neighborhood in terms of both quality of life and equity. He questions the town of Oak Bluffs proposal to redirect traffic in the neighborhood for this project and the "Arts District". He is concerned that the renting of the Church/Cultural Center will end up hosting events beyond what they are allowed such as concerts and weddings in order to pay the bills. He ends by saying too much of a good thing can be a bad thing and hopes that a more realistic scaled down solution can be found to fit into the neighborhood. He also submitted an illustration of how this would project affect his border.
- **Natalie Dickerson (President of the NAACP M.V.)**, whose organization would occupy the office, has written in support of the project. She cites the proposal to honor, restore, renovate, and preserve the historic site of the Bradley Memorial Church. She has been involved in the many meetings of the Design Committee and said that the Executive Committee and general membership approve of the project.
- **Tracy Mace**, of Clinton Avenue, has written in opposition to the project citing the project as being too big, too high, does not fit in with the architecture of the neighborhood, and the lack of parking. She estimates that each apartment will require 2 parking spaces and that the artist/live work spaces may require more. She is concerned about plans to consider changing traffic flow. She wants to know who is paying for the sidewalks. She feels there should be less units and smaller buildings.
- **Stephen Lewis**, of Warwick Avenue, has written in opposition to the present plans citing the lack of parking, talk of changing traffic patterns, the huge size of the buildings, and the disruption to the character and climate of the neighborhood. He suggests downsizing the project.

- **Patricia Tankard**, of Dukes County Avenue, has written in opposition to the Bradley Square project with concerns about the existing parking situation and the establishment of an Art District. She wonders whether targeting affordable units for artists is discriminatory.
- **Chris Dreyer**, of Chilmark, has written in support of the project. He notes that as former Chairperson of the MV Center for the Visual Arts and Firehouse Gallery he has worked to develop the Oak Bluffs Art District for years. He says that he is pleased with the progress that has been made and that this project is an important part of developing the Arts District. He cites the many benefits such as preserving a piece of Vineyard history, providing living and working space for artists, and establishing a vibrant Art District.
- **Sumner Silverman**, of Tisbury, has written in support of the project citing the major concerns of artists as being the need for living/working space, retail space (preferably in a context that attracts crowds), and convivial places to gather and share creative energy. He says that this project would cement the development of the "Oak Bluffs Art District" and would be a focal point for performance, teaching, and display.
- **Shirley Strother and George Elferink**, owners of a house on the corner of Circuit Avenue and Warwick, have written that though they like some aspects of the plan they are in opposition due to the density of the development. They feel the scale of the building is too big, that 12 housing units are too many, and that there is not enough parking. They feel there should be a landscaped buffer zone and that the placement of the trash bins is too close to neighbors. They recommend that the number of units and size of the buildings be reduced.
- **Donald Muckerheide**, of Dukes County Avenue, has written in opposition to the proposal. He is appalled at the lack of respect and integrity shown to the abutters and neighborhood by the Affordable Housing Fund. He thinks the Applicants have waged a political campaign of disinformation to the public regarding widespread acceptance of the proposal. Residents already have a number of issues including parking during the arts strolls. He asserts that this is not an Arts District but an interface between the B-1 and R-1 where residents live in small homes on small lots. He characterizes the project as 12 dwelling units, 4 subsidized B-1 commercial retail spaces, and a function hall on less than a half-acre. He believes the project will require 50-60 parking spaces and will create chaos well beyond the 300 foot zone of Public Notice. He objects to the service road and thinks the project is out of balance with the neighborhood. He wonders what the affordable housing people are doing in commercial development. He finishes by saying that the scale of the project is patently absurd and that the applicant should play by the same rules as everyone else and fit on their own property.
- **Russell Rogers and Nancy Giordano**, with property on Dukes County Avenue, have written in opposition citing the density as being extremely detrimental to the neighborhood and the adverse impact of the traffic. They think that the clearing of the lots and the cutting of the beautiful old trees will devastate the neighborhood.
- **Thaw Malin III**, a former resident now living in Texas, has written saying that he and his wife left the island due to the Vineyard Shuffle and increasing costs as well as family issues. They hope to qualify for one of the artist units in Bradley Square. He feels it is the right concept in the right place.
- **Karen English-Malin**, a former resident now living in Texas, Has written saying that she and her husband left the Vineyard because it was too expensive. She thinks the designs are an attractive use of the property.

- **Taylor Montgomery (Proposal)**, an abutter, presented an alternative plan at the March 20, 2008 public Hearing. The alternative proposal would leave the Bradley Church in its present location, only build one of the proposed five-unit buildings (slid back to preserve street trees), and then construct two small single-family homes on the eastern side of the property. Commissioner Murphy asked the Applicants to comment on the proposal. (Staff Note: this proposal could be done within the existing Oak Bluffs Zoning).
- **James Westervelt**, of Oak Bluffs and a member of the Bradley Square Design Committee, the Oak Bluffs CPC, the O.B. Affordable Housing Committee, and the O.B. Planning Board, has written in support of the project. He addresses the three areas that he felt the negative comments about the project at the March 20 Public Hearing were: the increase in traffic, the scale of the project, and the lack of parking.
- **Adam Wilson**, O.B. Zoning Administrator, has written a clarification of the zoning issues. The proposal to create a "cultural arts center" and "office space" in the residential district would require a variance. A second issue the ZBA raised was the extension of the B1 use into the R1 portion of the divided lot for the sole purpose of eliminating setback requirements for one of the two proposed 5-unit structures.
- **Deirdre Bohan**, has written with concerns noting that though the project has been presented by the Applicant as a model it has become an issue of great conflict in the neighborhood. She said the issue is not with the affordable housing component but with the scale and density of the project as a whole especially the sizeable function space with no parking. She encourages the MVC and Applicant to consider a more neighborhood appropriate project.
- **Judy Hartford and Thad Harshbarger**, neighbors and involved with the project since its inception, have written in support of the project. They note that the current state of the property is an eyesore. They applaud the combined effort of the Arts, the African-American community and Affordable Housing working together.
- **Sara Crafts**, a neighbor, has written saying she feels she has been estranged by the artists and the "Arts District" who have tried to take over what used to be a blue-collar neighborhood. She hopes the MVC will be a neutral presence in what has become a very polarizing situation.