



ISLAND HOUSING TRUST
MEMORANDUM

TO: DOUG SEDERHOLM, CHAIRMAN, MARTHA'S VINEYARD COMMISSION
FROM: PHILIPPE JORDI, EXECUTIVE DIRECTOR
DATE: NOVEMBER 21, 2008
SUBJECT: BRADLEY SQUARE DRI MODIFICATION

Chairman Sederholm,

Over the past seven weeks the Island Affordable Housing Fund and the Island Housing Trust as co-applicants and represented by Richard Leonard, Bob Wheeler, John Early, and Philippe Jordi have been meeting with representatives from the Oak Bluffs Concerned Citizens Committee (OBCCC) including Don Lambert, Patricia Tankard, Taylor Montgomery, Brian Packish, Yann Meersseman, Moira Fitzgerald, and Candace Nichols, represented the interests of property owners in the surrounding neighborhood who objected to the proposed project, as well as Laurie Perry-Henry representing the NAACP, David Wilson representing the Oak Bluffs Historic Commission, and Judy Schubert representing neighboring art gallery owners.

Seven meeting were held and professionally facilitated by Clark Hanjian resulted in a greater understanding and appreciation of the project concerns and challenges by the applicant and all concerned interests involved. Between each weekly meeting representative met with their constituents to discuss proposed revisions. Matt Cramer from Hutker Architects provided generous design services during the entire process.

The resulting redesign of the Bradley Square plan endorsed by the Bradley Square Joint Committee includes the following changes:

- increasing the number of on-site parking spaces from 11 to 20 (45% increase),
- eliminating the on-site throughway/ service road,
- eliminating green space between buildings but still retaining six (6) existing trees and planting five (5) new trees,
- removing the third floor of both proposed Bradley buildings and thereby lowering their overall height from 32 feet to 28 feet,
- reducing the amount of residential units from nine (9) to eight (8) units while still serving the same amount of people by including three (3) two-bedroom units,
- reducing the total square footage and massing of both proposed Bradley buildings and Denniston building by 13% (10,887 SF vs. 12,582 SF)
- including affordability restrictions for all eight (8) residential units,

- restricting market rate commercial units to the business zoned Dukes County Avenue portion of the property,
- creating one (1) ground floor market rate commercial unit and two (2) ground floor market rate live/ work units within Bradley building on Dukes County Avenue,
- retaining the existing location of the historic Denniston Church on Masonic Avenue,
- retaining the NAACP office within the historic Denniston Church, and
- further limiting the number of people potentially using the sanctuary within the historic Denniston sanctuary to no more than 30 people and two evening meetings per week.

The Island Housing Trust and the Island Affordable Housing Fund are very grateful for the time and effort of Bradley Square Joint Committee and hope that the Martha's Vineyard Commission will approve a modification to the scaled down redesign of the Bradley Square plan.

Please find attached the following information for the MVC's review and consideration:

- Comparative Analysis Table
- Master Plan
- Bradley Building #1 Street Elevation
- Bradley Building #1 First and Second Floor plans
- Bradley Building #2 Street Elevation
- Parking Requirements Table 11-11-08