



ISLAND HOUSING TRUST
MEMORANDUM

TO: DOUG SEDERHOLM, CHAIRMAN, MARTHA'S VINEYARD COMMISSION
FROM: PHILIPPE JORDI, EXECUTIVE DIRECTOR
DATE: DECEMBER 15, 2008
SUBJECT: BRADLEY SQUARE DRI MODIFICATION REQUEST

Chairman Sederholm,

I would like to request that the Bradley Square DRI #612 being reviewed by the LUPC on Monday December 15, 2008 for recommendation to the full MVC be modified without a public hearing. In our opinion the changes to the Bradley Square DRI are on balance less or similar in impact and do not warrant additional public hearings beyond those already held by the MVC and those that have and are currently being conducted by the Oak Bluffs ZBA. In addition, we would rather the modification be decided on by those fourteen MVC Commissioners who voted on the DRI on June 19, 2008 and have the benefit of all the presentations, public input and deliberations over the four month period. I have attached a comparison of the DRI approved plan and the modified plan, as well as detailed site plan and building plan information. In summary the impacts are on balance less or similar in the following ways:

Building Area:	954 net square feet less in size (9,320 SF vs 10,274 SF)
Residential Area:	711 net square feet less in size (7,138 SF vs 7,849 SF)
Commercial Area:	286 net square feet more in size (1,074 SF vs 788 SF)
Non-profit Area:	19 net square feet more in size (926 SF vs 945 SF)
Building Heights:	4 feet less (28 feet vs 32 feet) for both new Bradley buildings
Residential Units:	1 less unit (10 units vs 11 units)
Live/work Units:	2 less (2 units vs 4 units)
Bedrooms:	1 less bedroom (13 bedrooms vs 14 bedrooms)
Affordable Units:	1 less unit (8 units vs 9 units)

Residential Units (cont.):

Affordable BR:	1 more affordable bedroom (11 bedrooms vs 10 bedrooms) same number of people served by affordable units
Local Preference:	same (4 units)
Market Units:	1 additional unit (3 vs 2 units)
Parking Spaces:	9 additional on-site spaces (20 spaces vs 11 spaces) 2 less on-street spaces (4 spaces vs 6 spaces)
Site:	2 less existing trees (6 trees vs 8 trees) 6 foot wooden and/ or live fencing
R-1 Commercial Use:	394 square feet less (0 SF vs 394 SF)
Setbacks:	same (2 buildings within 20 foot setback)
Budget:	same (\$5.2 million dollar in total development costs)

Thank you for your time and consideration and I look forward to our meeting with the LUPC.

DRI #612 - BRADLEY SQUARE

DRI Approved Plan (6/19/08)

Overview

- Building area – 10,274 square feet (3 buildings)
- Residential area – 7,849 net square feet
- Commercial area – 788 net square feet
- Non-profit area – 926 net square feet
- Building heights – 2 ½ story (32 feet)
- Residential units – 11 (including 4 live/work units)
- Bedrooms – 14
- Affordable residential units – 9 (10-bedrooms)
 - 3 units @ 80% AMI
 - 1 unit @ 100% AMI
 - 3 units @ 120% AMI
 - 2 units @ 140% AMI
- Market residential units – 2 (2-bedroom each)
- Parking spaces – 11 on-site & 6 on-street
- Commercial use – 394 net square feet w/in R-1
- Setbacks – two buildings w/in R-1 20 ft setbacks
- Budget - \$5.2 million total development costs
- Gap funding - \$1.7 million

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 – 2 affordable 843 SF live/work units
- 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

Modification (12/15/08)

Overview

- Building area – 9,320 square feet (3 buildings)
- Residential area – 7,138 net square feet
- Commercial area – 1,074 net square feet
- Non-profit area – 945 net square feet
- Building heights – 2 story (28 feet)
- Residential units – 10 (including 2 live/work units)
- Bedrooms – 13
- Affordable residential units – 8 (12-bedrooms)
 - 3 units @ 80% AMI
 - 1 unit @ 100% AMI
 - 1 unit @ 120% AMI
 - 3 units @ 140% AMI
- Market live/ work units – 2 (1-bedroom each)
- Market commercial unit - 1
- Parking spaces – 20 on-site & 5 on-street
- Commercial use – 0 net square feet w/in R-1
- Setbacks – two buildings w/in R-1 20 ft setbacks
- Budget - \$5.2 million total development costs
- Gap funding - \$1.7 million

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 (two floors)
- 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 (two floors)
- 1st floor – 2 affordable 840 SF 2BR
- 2nd floor - 2 affordable 641 SF 1BR

Parking:

- 20 on-site parking (17 required under zoning)
- 4 on-street parking
- No internal driveway along back property

<p>Site:</p> <ul style="list-style-type: none"> • Green space between buildings • Retain 8 trees & plant 6 trees, shrubs • 6' wooden fence along property line <p>Affordability:</p> <ul style="list-style-type: none"> • 9 permanently affordable units (8 -1BR units and 1 - 2BR unit) • Estimated 19 people served • 80% to 140% AMI <p>Economics:</p> <ul style="list-style-type: none"> • Total development costs: \$5 million • Town & IAHF investment: \$1.7 million • Sale prices range \$150K- \$500K <p>Selection:</p> <ul style="list-style-type: none"> • 4 of 9 units w/ local preference • DCRHA administration • Artist qualification w/ Arts District 	<p>Site:</p> <ul style="list-style-type: none"> • No green space between buildings • Retain 6 trees & plant 5 trees, shrubs • 6' wooden fence along property line <p>Affordability:</p> <ul style="list-style-type: none"> • 8 permanently affordable units (5 -1BR units and 3 - 2BR units) • Estimated 19 people served • 80% to 140% AMI <p>Economics:</p> <ul style="list-style-type: none"> • Total development costs: \$5 million • Town & IAHF investment: \$1.7 million • Sale prices range \$150K- \$450K <p>Selection:</p> <ul style="list-style-type: none"> • 4 of 8 units w/ local preference • DCRHA administration
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