

## BRADLEY SQUARE JOINT COMMITTEE STATEMENT

November 20, 2008

After months of public hearings for the Bradley Square project before the Oak Bluffs Zoning Board of Appeals, 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, agreed to meet with representatives from the Oak Bluffs Concerned Citizens Committee (OBCCC) including Don Lambert, Patricia Tankard, Taylor Montgomery, Brian Packish, Yann Meersseman, Moira Fitzgerald, Candy Nichols, who represented the interests of a number of concerned Oak Bluffs citizens and property owners, 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.

A series of seven meetings professionally facilitated by Clark Hanjian over the past seven weeks 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 representatives 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 number of on-site parking spaces,
- eliminating the on-site throughway/ service road,
- removing the third floor of both proposed Bradley buildings and thereby lowering their overall height,
- reducing the combined square footage of both proposed Bradley buildings and thereby their overall massing,
- reducing the amount of residential units from nine to eight units while still serving the same amount of people by including more two-bedroom units,
- retaining affordability restrictions for all eight residential units,
- restricting commercial units to the business zoned Dukes County Avenue portion of the property,
- creating one ground floor market rate commercial unit and two 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 church.

Bradley Square Joint Committee is very grateful for the time and effort of all those involved and sincerely hopes that the Oak Bluffs Zoning Board of Appeals and the MV Commission will support and approve the redesign of the Bradley Square plan and the Oak Bluffs voters will continue to support the town's CPA funding.

Richard Leonard, Chairman Island Housing Trust

Don Lambert, Chairman Oak Bluffs Concerned Citizens Committee