



ISLAND HOUSING TRUST

A community land trust for Martha's Vineyard

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TO: MARTHA'S VINEYARD COMMISSION LUPC
FROM: JOHN EARLY, JOHN G. EARLY CONTRACTOR & BUILDER, INC.
PHILIPPE JORDI, ISLAND HOUSING TRUST CORPORATION
PAT MANNING, ISLAND AFFORDABLE HOUSING FUND
DATE: May 12, 2008
RE: BRADLEY SQUARE DRI #612 DRAFT CHANGES AND OFFERS

Dear Commissioners,

In response to your concerns raised at the past Bradley Square DRI #612 public hearings, please find a list of draft changes to the project application and revised offers below. These changes and offers represent the limit of what is economically feasible for this project to succeed.

DRAFT Proposed Changes:

1. Save street tree #52 (fair condition) by moving the Bradley I building 24 feet back from Dukes County Avenue; save street tree #36 (fair condition) on Masonic Avenue; and save tree #34 (good condition) by removing the addition to Denniston building (see below). Two other trees #37 and 43 will have to be removed. A total of eight trees will be retained; one more tree than originally proposed. Ten additional trees will be planted as originally proposed.
2. Move the Bradley I building mass 24 feet away from Dukes County Avenue.
3. Reduce the density of the project in the R-1 District by eliminating the second floor one-bedroom affordable unit in the Denniston building.
4. Reduce the massing of the project in the R-1 District by eliminating a two-story 442 sq. ft. addition to the Denniston building.
5. Retain the Denniston building's current foot print and exterior in the R-1 District. Renovation will maintain the architectural integrity of the historic building, including the exterior (porch, siding, trim) and the original first floor sanctuary space (flooring, trim, windows, doors, wainscoting).
6. Increase off-street parking to 11 parking spaces, which provides every residential unit one off-street parking space.

7. Request that one on-street parking space in front of the Denniston building be designated handicapped parking space by the Town of Oak Bluffs.

DRAFT Proposed Offers:

1. Town of Oak Bluffs has agreed to construct sidewalks along Dukes County Avenue and Masonic Avenue. The project agrees to provide an easement to the Town to construct a sidewalk on private land along Dukes County Avenue in order to protect existing street trees. Should the Town decide not to construct the sidewalks, the applicant will construct the sidewalks allowing on-street parking for six cars along Masonic Avenue as shown on the site plan.
2. A driveway providing circulation on the property will be constructed of pervious material and sloped towards the grass lawn.
3. Eleven off-street parking will serve each of the eleven residential units.
4. Six on-street parking spaces are designed within the sidewalk plan recommended to the Town of Oak Bluffs along Masonic Avenue and will help serve the Denniston center and office. The project will request that one on-street parking space in front of the Denniston building be designated handicapped parking by the Town of Oak Bluffs.
5. The applicant's master ground lease will include permanent affordability restrictions for nine of the eleven residential units, and resale restrictions for the Denniston center and office to non-profit or public entities. Five of the residential units and all four residential artist live/work units will be sold to income eligible applicants earning no more than 80% to 140% of the median income, including: 3 units at 80% or less of AMI, 1 units at 100% or less of AMI, 3 units at 120% or less of AMI, and 2 units at 140% or less of AMI.
6. Local preference to town residents will be given to four of the ten affordable residential units serving households earning 100% or less of the median income, funded in part by Oak Bluffs Community Preservation Act funding.
7. The homebuyer application will be drafted with the Oak Bluffs Affordable Housing Committee and the Oak Bluffs Art District; and the Dukes County Regional Housing Authority will administer the application and lottery process.
8. The condominium association's master deed and declaration of trust will govern the use and maintenance of the property and the condominium units, including the four residential artist live/work units, seven residential units, Denniston center, and office. These legal documents will include rules and regulations that require that the home business use of the four artist live/work units be consistent with the surrounding Art District's hours of operations and the Town's by-laws; restrict the Denniston center to a maximum occupancy of 74 people, limit its the hours of operations from 8:30 AM to 9:30 PM seven days a week, and adopt rental policies

consistent those used by the Martha's Vineyard Preservation Trust for similar historic properties; and limit the hours of operations for the office to 9AM to 5PM Monday thru Friday.

9. The Town of Oak Bluffs will be implementing an off-site parking and a bus shuttle service that will service Dukes County Avenue and Circuit Avenue during the summer months (June – September) starting in June 2008. Applicant will require any lessee of the Denniston center to provide a shuttle bus service for larger events (30 persons or more) during the summer season at the Denniston center if the Town's shuttle bus service is not operational.
10. Request and coordinate with the Town of Oak Bluffs to paint stop bar pavement marking on Masonic Ave at both ends to improve visibility; paint crosswalk at the same locations; install "no parking to corner" signs at the Masonic and Dukes County Ave intersection. Offer to paint the stop bar and crosswalk with the Town's approval should it be necessary.
11. Request and coordinate with the VTA to install VTA bus route signs at strategic locations, and determine with the VTA whether a bus stop or flag stop is necessary at the Masonic/ Circuit/ Pocasset Ave intersection.
12. Lower the height of the Denniston building from 33'-6" to 31'-9" and keep the two Bradley buildings to 31'-7.
13. Preserve, restore, or historically replicate the treatments within the historic Denniston building's sanctuary with the assistance of the Massachusetts Historical Commission and the Cottage City Historic District Commission that will be permanently protected through the condominium association's master deed and declaration of trust.
14. Preserve the historic artifacts in the Denniston building in conjunction with the Martha's Vineyard Museum, and build an artifact display case within the Denniston center along with storage space in the basement
15. Maximize energy efficiency of all three buildings by achieving an Energy Star Plus rating (50% or greater energy efficiency than code).
16. Retain of eight trees and plant eleven trees as shown on the landscaping plan.
17. Exterior lighting shall be limited to low ground lit path lighting and low glare wall sconces at each door. All lighting shall be down lit.
18. Signage for the four artist live/work units in the two Bradley buildings and the Denniston center and office will be limited to the dimensional requirements of the B-1 and R-1 districts.
19. A 1,400 SF community open space, located between the Denniston building and the Bradley II building, will be accessible to the public during functions related to the Denniston center.
20. Build a six-foot wooden fence along the property boundary to provide a visual and noise buffer.
21. Storm water management will be managed using guttered roofs into dry wells and retention of pervious surfaces (landscaping, gravel driveway & parking).
22. Retain eight trees and plant ten trees as per the landscaping plan.

23. Installation of enclosed rubbish/recycling areas as shown on landscaping plan.
24. Note: The kitchen in the basement of the Denniston building is not part of the DRI permit application. Any future plans to install a kitchen designed for the Denniston building will require additional review and approval by the MVC.
25. Standard MVC condition on pesticides, etc.