



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 27, 2008
RE: BRADLEY SQUARE DRI #612 PUBLIC HEARING CLARIFICATIONS

Dear Commissioners,

I would like to provide the following written clarifications to questions raised at the May 22, 2008 public hearing for Bradley Square DRI #612.

1. *Definition of Artist* – An application for the artist live/ work units has been drafted based on examples of similar artist live/ work housing in Washington D.C. The application defines an artist as a person “who regularly engages in the creation and presentation of art of any kind. Eligibility is determined by the participation in an artistic practice regardless of the income generated from artistic pursuits. Applicants must have a body of work that demonstrates a commitment to the creation of art and must intend to pursue these and/or other artistic practices for the foreseeable future. Eligible art forms may include, but are not limited to, all genres of: visual art, craft, sound and performance art, theatre, dance, music and literary arts.”
2. *Local Preference and Lottery Plan* – The Bradley Square project will provide local preference to Oak Bluffs residents for four of the nine affordable units. The Habitat for Humanity unit will select an income eligible Oak Bluffs resident who will be required to invest hundreds of volunteer hours during the construction process. The selection and lottery process for the remaining eight affordable units will be administered by the Dukes County Regional Housing Authority in conjunction with the Oak Bluffs Affordable Housing Committee, as well as a committee of the Oak Bluffs Arts District for the four artist live/ work units. Through a multi-pool lottery each applicant will be drawn for an opportunity to purchase only one of the eight affordable units based on their income and whether they qualify for and an artist live/work space. In addition to the Habitat unit, three of the four remaining affordable residential units will be given local preference to Oak Bluffs residents. Eligible town residents applying for a

specific local preference unit will be drawn before other island residents. Alternates will also be drawn in case the selected applicant is unable to secure financing. The fifth affordable residential unit and the four artist live/work units will be lottery without local preference to island residents including Oak Bluffs residents.

3. *Denniston Center Benefits* – The Denniston building, that once housed the Bradley Memorial Church, has a rich history as a place of worship for many African Americans and Native Americans of Martha's Vineyard for over a hundred years and place where Portuguese immigrants learned English and American history in order to become U.S. citizens. The sanctuary of Bradley Memorial Church in the Denniston building will be restored and reused as a place for community meetings, classes, lectures, art openings, small performances, and worship. These small community venues are very difficult to come-by in Oak Bluffs and throughout the Martha's Vineyard, and none is more steeped in the island's history as the Denniston center.
4. *Off-Site Parking* – The Bradley Square project has attempted to purchase six neighboring properties for off-street parking, including a property mentioned at the May 22nd public hearing. These properties would have all required additional on-site development in order to cover the land costs. Negotiations for this most recent property, as well as the other properties, have all fallen through. With eleven off-street parking spaces (one for each residential unit), six delineated on-street parking spaces, summer off-site parking town shuttle bus service, private shuttle bus service, 80 to 180 on-street parking spaces within the surrounding neighborhood, and annual payments to the town's parking mitigation fund, the Bradley Square project respectfully thinks that any increase demand for parking generated from small and infrequent functions at the Denniston center and limited seasonal commercial activity related to the four small artist live/work units will be mitigated.
5. *Density/ Massing of Buildings* – As stated in the MVC's Preliminary Design Analysis in Relation to the Area dated March 28, 2008, the new Bradley buildings generally conform to the architectural characteristics of traditional buildings of the area, with certain exceptions that the project has agreed to consider working towards to ameliorate. In addition, the report finds that all the features defining the characteristics of the Bradley Square buildings are either met or are less in comparison with the Dukes County Avenue Area including: setbacks of main façade, height of gable end, height as seen from the street, height of side walls, width of gable, lend of side walls, shape of main façade, roof shape, window types, exterior wall materials, and projections. The report goes on to state that though individually the Bradley Square buildings are not very different in design harmony with the largest traditional buildings in the neighborhood, the side-by-side presence of the two new buildings along with the existing Denniston building will certainly make the project's presences felt, which will have to be balanced with other project benefits and detriments.

6. *Fitzgerald Alternative* – At the May 22nd public hearing the applicant was asked to comment on an alternative proposal presented at the meeting. After reviewing the alternative the applicant would like to make the following comments:

- Over half of the trees shown on the elevation were considered in “poor” condition by the arborist who inventoried the trees and were recommended to be removed.
- Several of the trees shown on the elevation cannot be realistically retained because of their proximity to the building foundations.
- The alternative elevation has parking consuming all of the open space, and the limited “open space” between the buildings serves no useful purpose.
- The circulation and number of parking spaces shown on the elevation are overly optimistic (unless everyone owns a Smart Car).
- The barrack-style townhouses are not in design harmony nor do they conform to the architectural characteristics of the traditional buildings in the area; they increase the appearance of massing and height when viewed from the sidewalls and from the main façade; and further extend the massing of the buildings into the residential district portion of the property.