Red Arrow Road Community Housing: Project Narrative

To: Alex Elvin, Martha's Vineyard Commission
Re: Red Arrow Road - Modification to DRI 462 (Island Cohousing).

The Red Arrow Road Community Housing project is a collaboration between Island Housing Trust (IHT) and South Mountain Company (SMCo) to create a small attainable housing cluster in West Tisbury. The project is proposed to include four new units of high quality net zero energy housing.

Permanent restrictions on the four homes will be as follows:
• (1) two-bedroom unit (797 SF)
  • Restricted to 80% AMI and sold by lottery to qualified applicants by IHT/town of WT
• (2) two-bedroom units (797 SF ea.)
  • Restricted to 140% AMI and purchased by SMCo to retain as workforce rental housing or sell as workforce homeownership housing.
• (1) three-bedroom unit (1,296 SF)
  • To be sold to Julius and Mila Lowe, current residents of West Tisbury, and restricted for use as year round housing. They are our partners in the purchase.
  • This home will be designed to allow for a fourth bedroom to be built-out in the future with a walk-out basement.
  • The exclusive use zone for this home contemplates the future addition of a one-story work studio space (max. 400sf) with a one-car garage in the basement space below.

The property will incorporate shared resources amongst a newly formed homeowners association:
• A structure with shared storage, parking and electric vehicle charging stations will be covered with a rooftop solar array to offset electrical use for the property and anticipated electric vehicle usage. The homes and solar shed will be grid-tied.
• (2) NitROE denitrifying wastewater disposal systems will serve a maximum of eleven bedrooms on the property.
• A shared well will serve the four homes.
• A common garden space will serve as a shared community resource.

SMCo has reached agreement with Island Cohousing to purchase a 3.17 acre parcel from them at the northeast corner of their property (Parcel 10-200). The new property will be adjacent to and accessed by Red Arrow Road. The subdivision and allocation of road frontage has been proposed under a Form C application in tandem with a special permit application to the West Tisbury Planning Board. The project will require $375,000 in subsidies. IHT will contribute $125,000 and SMCo will add $250,000. This exceeds the $150,000 commitment made to affordable housing as part of the permitted expansion of the SMCo facilities in September 2019.
The project will require the following approvals:

- WT Planning Board approval of subdivision and special permit
- Martha’s Vineyard Commission (property is a DRI and a 40B)
- WT Zoning Board of Appeals (property is a 40B)
- Board of Health and Building Department approvals
- Additionally, SMCo met with the West Tisbury Affordable Housing Committee 02-22-02 to present the project.

The property lies within the Tashmoo watershed and we recognize the importance of preserving the health of this body of water. We are committed to employing the best denitrification strategies available to reduce our resultant nitrogen loading. In addition to using enhanced septic systems we are also employing site grading and vegetated landscape features to capture storm water and divert it to beds of native vegetation. The driveway and parking areas are contemplated as pervious surfaces which will also divert surface waters into vegetated beds. Landscape architects Whole Systems Design Collective will be developing the planting and modest lawn areas to be drought tolerant and appropriate for the local conditions. We are working with civil engineers, Schofield, Barbini and Hoehn to prepare nitrogen loading calculations which will summarize our conditions for impervious surfaces within the limit of work. They would like to present this at the initial staff meeting and ultimately submit as part of the full DRI application package.

The development is a progressive model of clustered homes for West Tisbury. The proposal works to address the housing needs of the island by creating multiple units within the established fabric of the town under the West Tisbury Bylaws for Multifamily Housing. The modestly sized buildings and shared common resources are arranged to limit site disturbance while offering a balance of communal interaction and privacy. We look forward to an opportunity to review the project with the Martha’s Vineyard Commission.