



## Memo: DRI462-M5 - Red Arrow Road Community Housing

10-30-23

To: Adam Turner, Executive Director -Martha's Vineyard Commission  
From: Matt Coffey, Architect -South Mountain Company

Adam-

Following is a description of proposed modifications to our previously approved development plan for the Red Arrow Road Community Housing project. The changes to the site and building designs listed below are illustrated in the accompanying drawings.

We want to clarify that the recent change to a "you-build" development model, which was approved by the West Tisbury Planning Board, proved to be too complex and we are now returning to the scenario where South Mountain Company (SMCo) will be building three of the four homes. SMCo will build houses #1, #3 + #4. Habitat for Humanity will build House #2 with a qualified applicant.

All other required conditions of the original MVC Decision will be met. Please let us know if any additional materials or information would be useful for your review.

Regards,  
Matt Coffey

### Timeline

- November 1, 2022
  - Original Decision on DRI462-M5
- January 9, 2023
  - Certificate of No Effect Issued for Modification #1 to site plan design
- October 2, 2023
  - Modification #2 Requested at LUPC
  - To convert to a "you-build" model for three of the four exclusive use zones: (2) 140% and (1) year-round.
- October 30, 2023
  - Modification #2 Withdrawn
- October 30, 2023
  - Modification #3 Requested

### Proposed Modification #3

- Changed Total Footprint of Living Space
  - Total Project Footprint of Living Spaces increased by 537sf.
  - Changed from 4,087sf to 4,624sf. The Planning Board was very supportive of this improvement.
- Changed Design of 2BR houses
  - (2) 140% and (1) 80% are now slightly larger and include basements, rooftop solar and individual electric car chargers.
  - Footprint of Living Space changed from 797sf to 976sf.
- Omitted solar carport and community sheds
  - Replaced storage space with full basements in each home.
  - Reallocated central solar array to house rooftops and thereby reduced total impervious roof area.
- Changed Ownership
  - In place of a rental model:
    - Houses #1 and #3 will be owned by 140% AMI qualified buyers.
    - House #2 will be owned by 80% AMI qualified buyer (through Habitat).
    - House #4 will be owned by SMCo and rented year-round to qualified tenant.
    - All ownership/rental restrictions will be codified and enforced by IHT ground-lease provision.