



SOUTHERN TIER

MVC STAFF-APPLICANT  
MEETING

NOVEMBER 9, 2022



# AGENDA

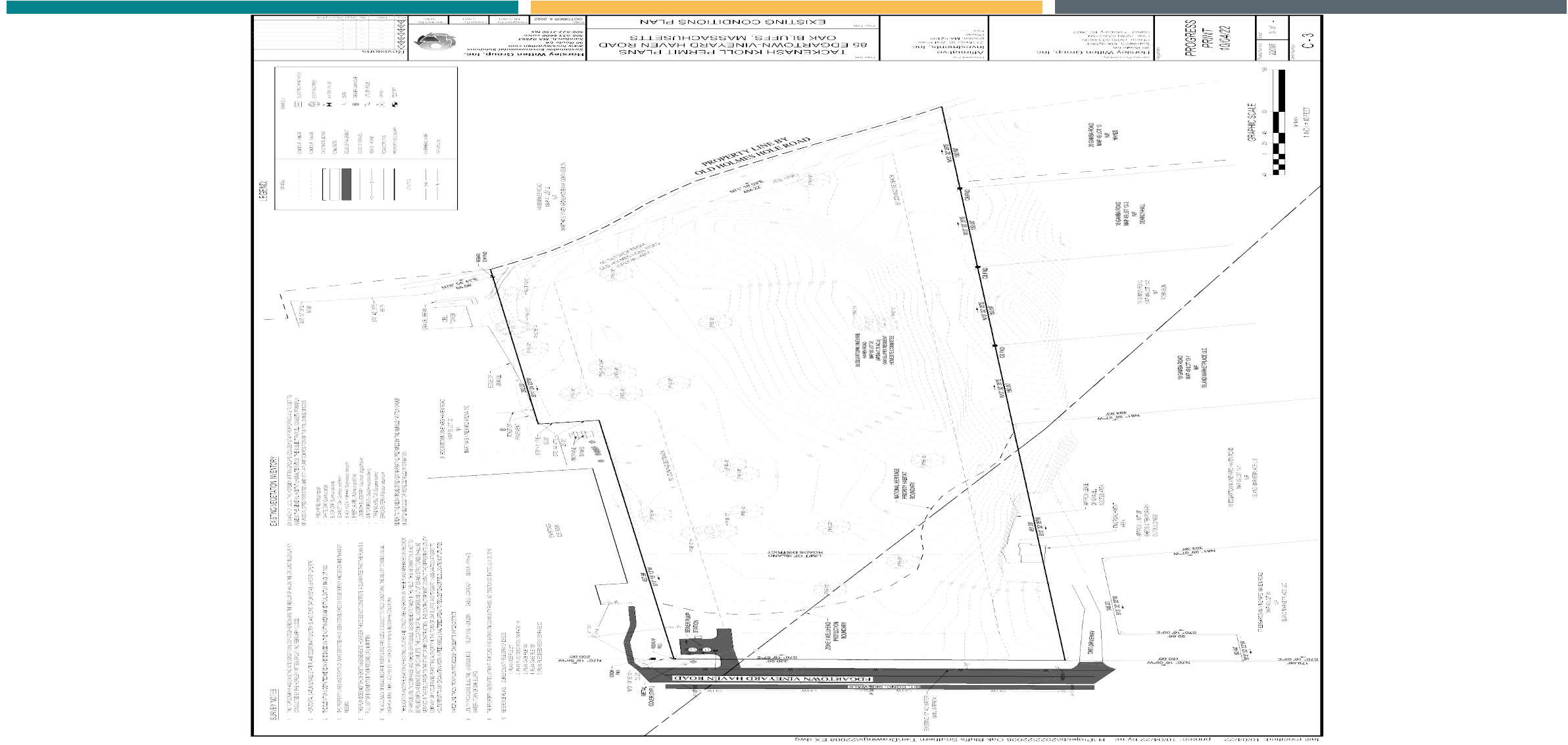
- Introduction
- Background and Need
- Design Development
  - Habitat & Open Space
  - Housing
  - Energy Efficiency
- Site Design
  - Site Plan
  - Landscaping
- Affordability & Community
- Questions





Southern Tier - Background

## Southern Tier - Background







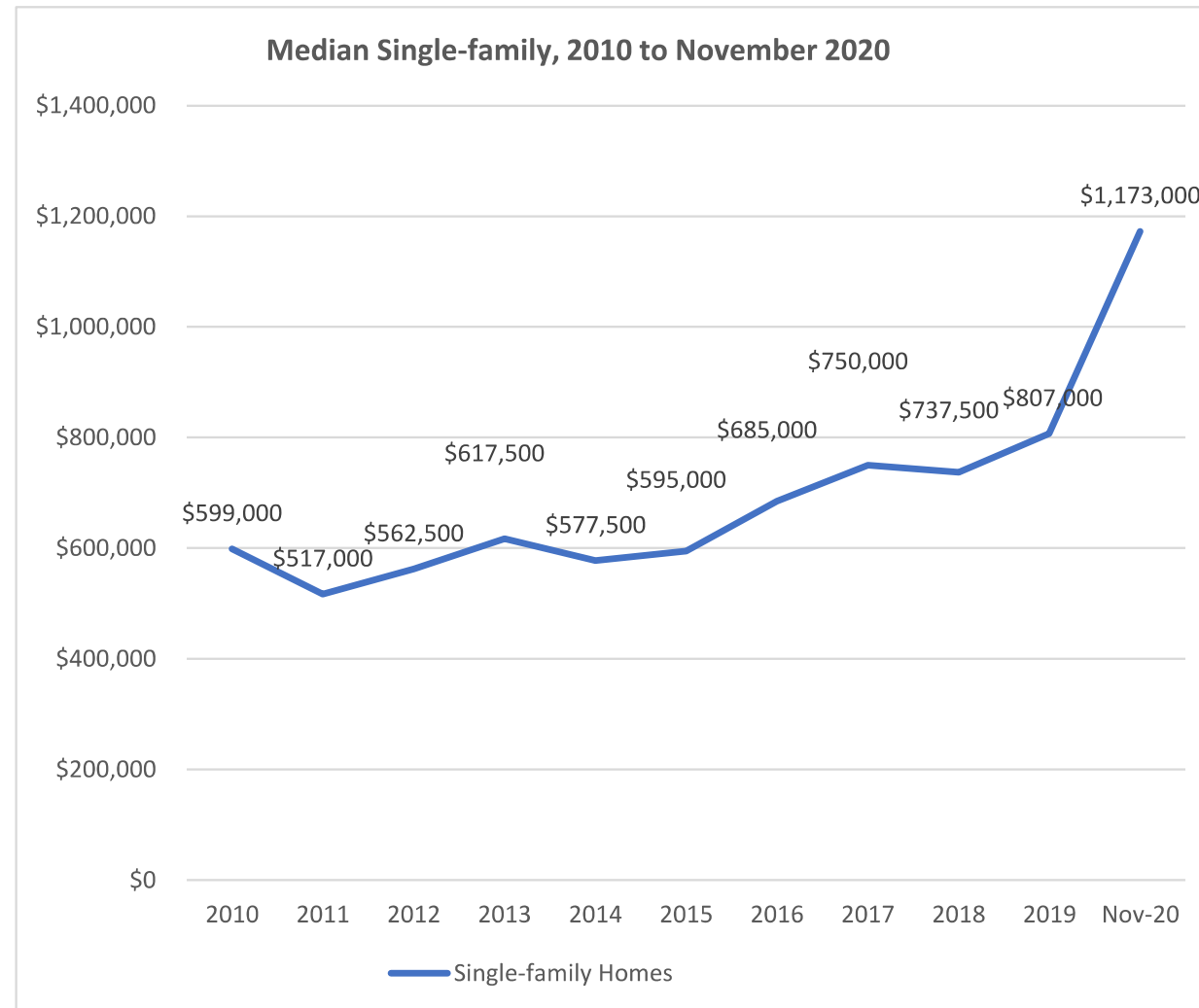
# REQUEST FOR PROPOSALS FOR SELECTION OF DEVELOPER

Southern Tier Property • Town of Oak Bluffs

June 25, 2021



Southern Tier - Background





## Southern Tier – Housing Need



**PROGRAM**

**Rental Units**

 (5) 3-Unit Manor Houses (2 Stories)  
(10) 1BR Units & (5) 3BR Units **A**

 (5) 6-Unit Manor Houses (3 Stories)  
(30) 2BR Units **B**

(45) Total Rental Units  
(10) 1BR, (30) 2BR, (5) 3BR

(68) Total Parking Spaces (1.5/du)



Design – Proposed





CEDAR SHINGLES



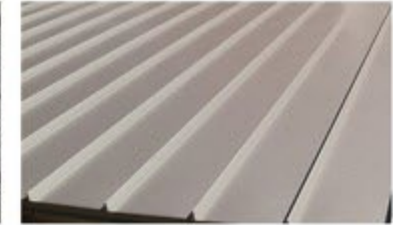
CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPALT SHINGLES



STANDING SEAM METAL



## Design – Community House





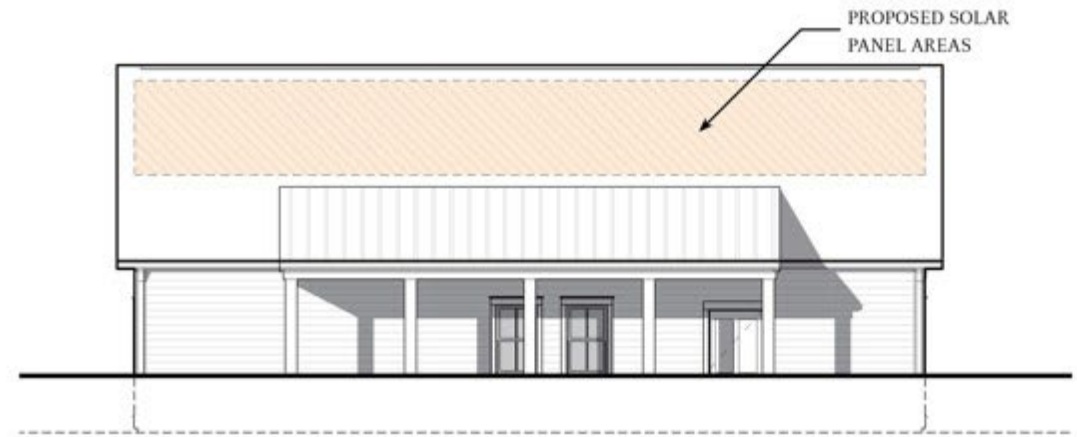
FRONT ELEVATION



RIGHT ELEVATION

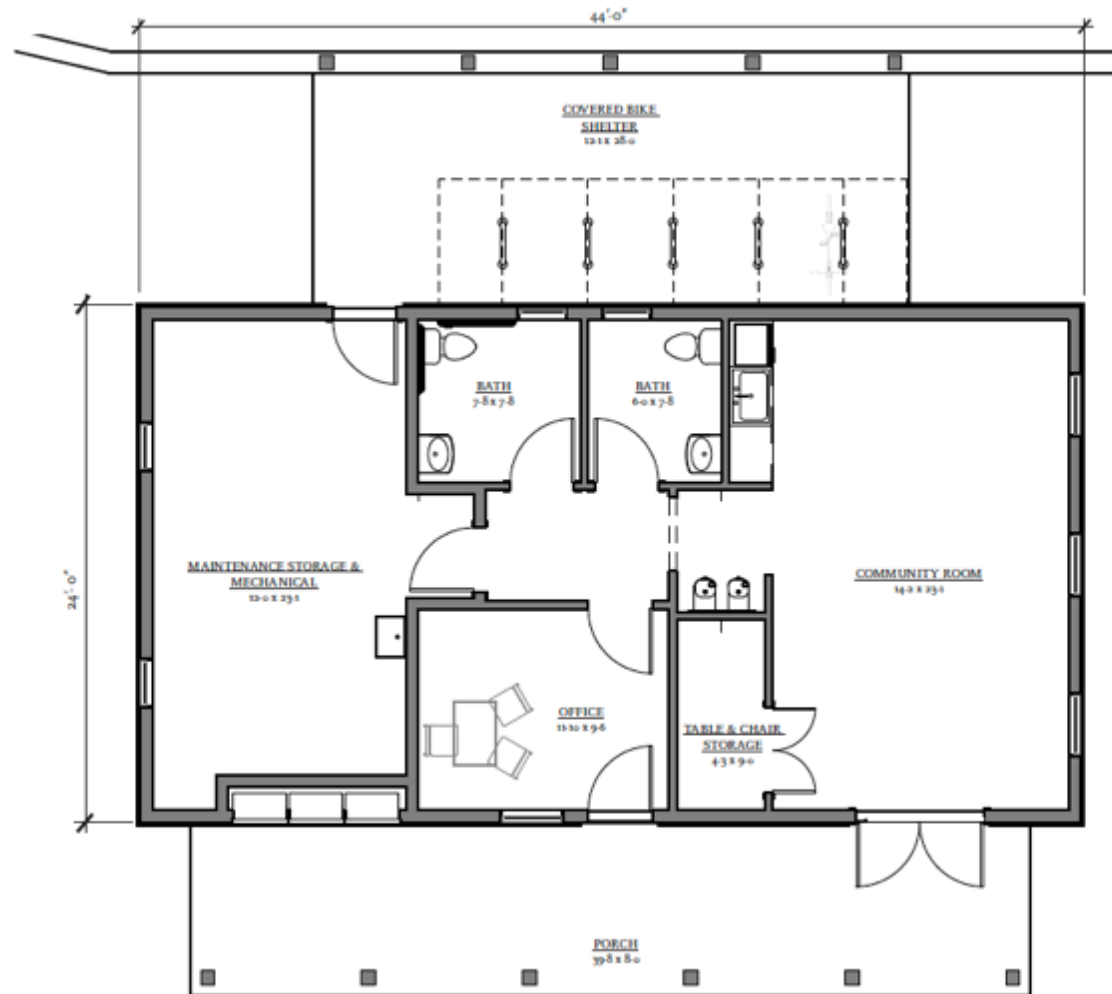


LEFT ELEVATION



REAR ELEVATION

## Design – Community House



## Design – Community House





CEDAR SHINGLES



CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



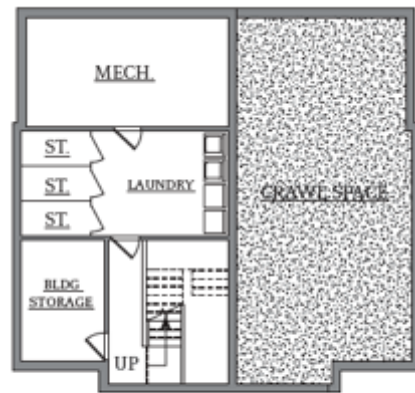
ASPHALT SHINGLES



STANDING SEAM METAL



## Design – Rental (3-unit bldg.)



BASEMENT  
SCALE 1/16" = 1'-0"



Design – Rental (3-unit bldg.)





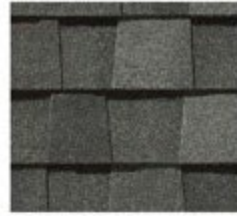
CEDAR SHINGLES



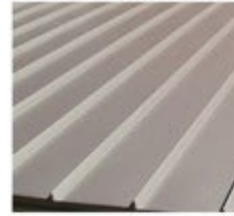
CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPHALT SHINGLES



STANDING SEAM METAL

**TYPICAL EXTERIOR:**

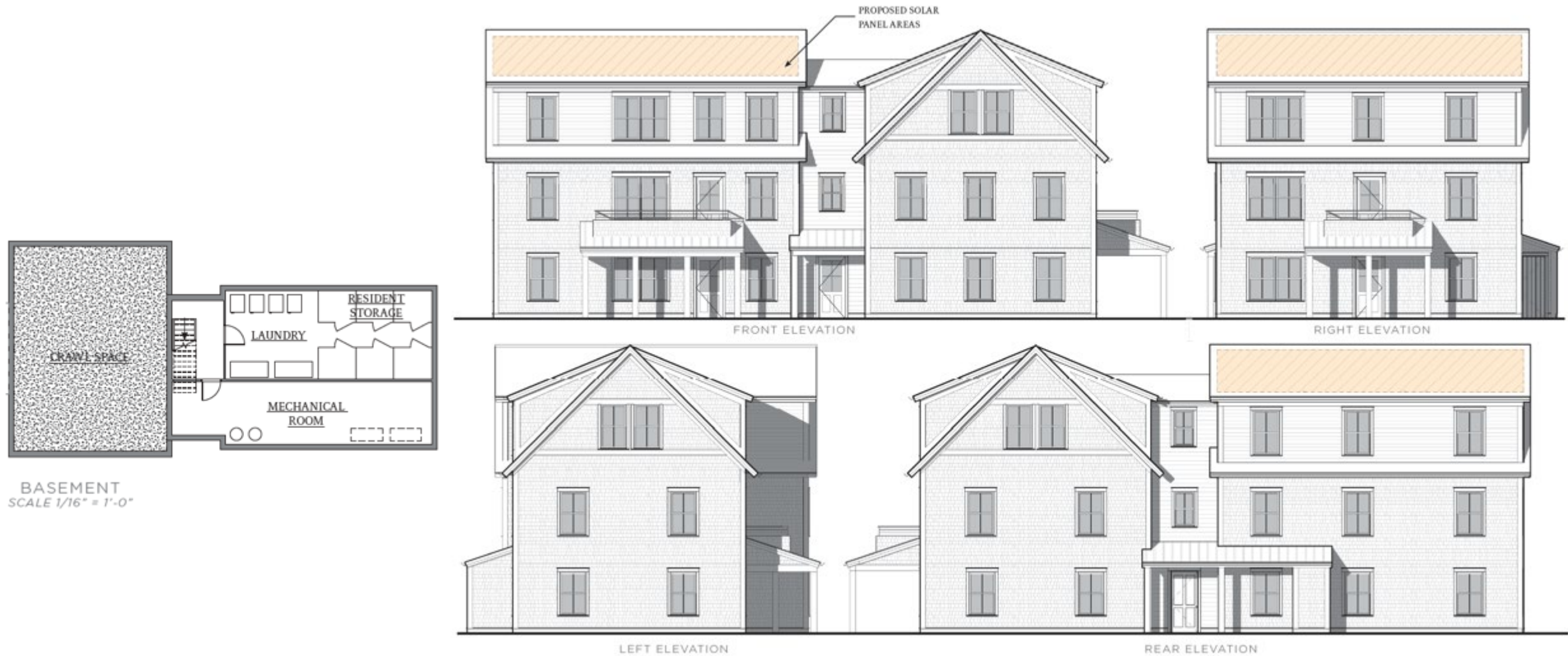
- 25 YR ASPHALT SHINGLE ROOF W/ SOLAR PANELS
- CEDAR SHINGLE
- CEDAR RUNNING TRIM, CORNERBOARDS, AND WINDOW TRIM
- TRIPLE-GLAZED WINDOWS
- PNTD, INSULATED FIBERGLASS DOORS
- ALUMINUM GUTTERS AND DOWNSPOUTS

**TYPICAL PORCH:**

- STANDING SEAM METAL ROOF
- ZERO-THRESHOLD ENTRY
- CEDAR FASCIA AND FRIEZE BOARD
- CEDAR COLUMNS AND TRIM
- WD DECKING W/ WOOD SKIRT



## Design – Rental (6-unit bldg.)



Design – Rental (6-unit bldg.)





HIGHLY INSULATED WALLS & ROOFS



ELECTRIC AIR SOURCE HEAT PUMP HEATING & COOLING



AIR SOURCE HEAT PUMP WATER HEATERS



SOLAR PANELS

## Southern Tier – Sustainable Building Features





Plant Schedule 1					
Key	Botanical Name	Common Name	Size	Spacing	
CANOPY TREES					
AR	2	Acer rubrum	Red Maple	2.5' cal	As Shown
NS	4	Nyssa sylvatica	Tupelo	2.5' cal	As Shown
QA	5	Quercus alba	White Oak	2.5' cal	As Shown
QC	7	Quercus coccinea	Scarlet Oak	2.5' cal	As Shown
Q	4	Quercus alba	East Oak	1.5' cal	20' O.C.
QS	2	Quercus stellata	Post Oak	2.5' cal	As Shown
QV	6	Quercus velutina	Black Oak	2.5' cal	As Shown
UNDERSTORY TREES					
AA	5	Aronia arbuta	Saweberry	1.5' cal	10' O.C.
SAS	2	Saxifraga arbutum	Saxatrees	#2	20' O.C.
EVERGREEN TREE					
ZV	3	Juniperus virginiana	Eastern Red Cedar	8' x 10' h	As Shown
PR	12	Pinus rigid	Pitch Pine	7.6' B&B	As Shown



## Design - Landscape





Community



Apartments (45)	1-Bedroom (10)	2-Bedroom (30)	3-Bedroom (5)
Income @ 30% AMI	\$27,675	\$33,210	\$39,870
Rent @ 30% AMI	\$631	\$830	\$959
Income @ 50% AMI	\$46,125	\$55,350	\$63,975
Rent @ 50% AMI	\$1,153	\$1,383	\$1,599
Income @ 60% AMI	\$55,350	\$66,420	\$76,770
Rent @ 60% AMI	\$1,383	\$1,660	\$1,919
Income @ 80% AMI	\$73,800	\$88,560	\$102,360
Rent @ 80% AMI	\$1,845	\$2,214	\$2,599
Income @ 110% AMI	\$101,475	\$121,770	\$146,910
Rent @ 110% AMI	\$1,942	\$2,213	\$2,736

Affordability





Event	Date
RFP	November 2021
Project Eligibility	March 2022
Zoning Board Application	November 2022
MVC Application	October 2022
Community Meeting	November 2022
Public Hearing	November – December 2022
Zoning Approvals	January 2023
Financing Applications	January 2023
Construction Start	Fall 2023
Construction Completion	Spring 2025
Move-Ins	Spring / Summer 2025

## Timeline





# Discussion