

#### **SOUTHERN TIER**

#### MVC STAFF-APPLICANT MEETING

NOVEMBER 9, 2022

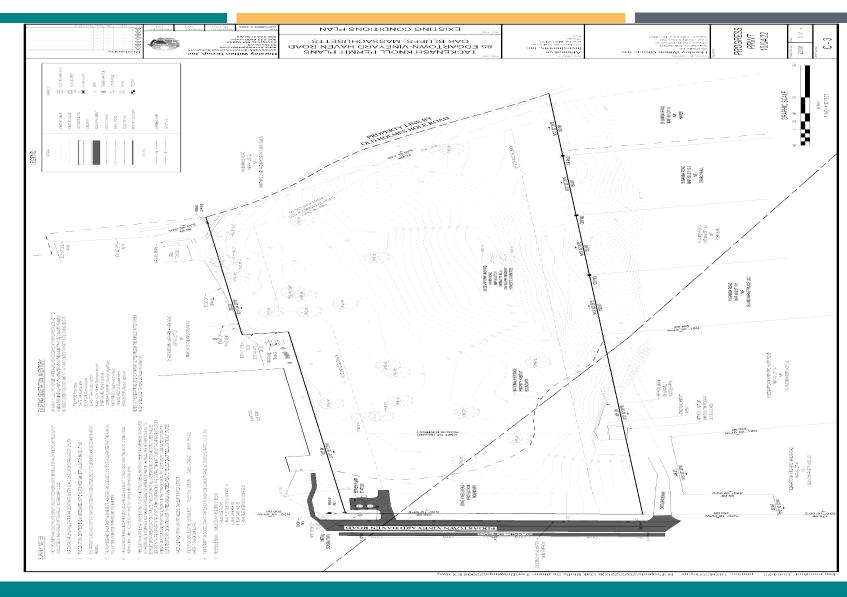
#### AGENDA

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



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### Southern Tier - Background



Southern Tier - Background

#### REQUEST FOR PROPOSALS FOR SELECTION OF DEVELOPER

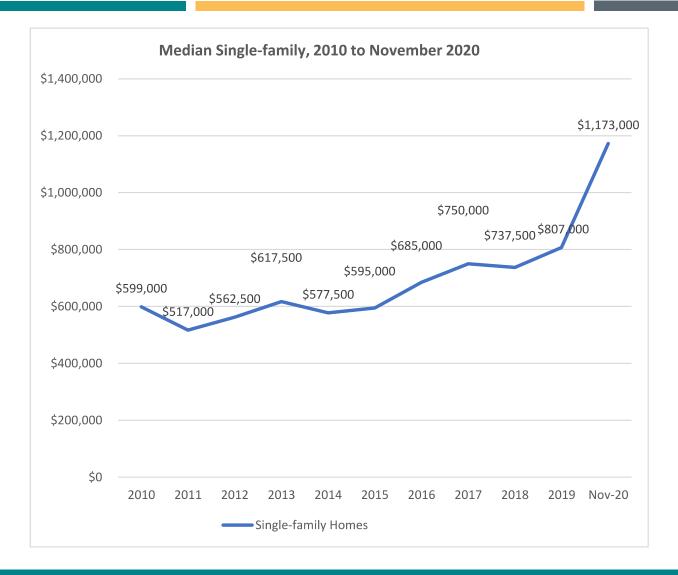
Southern Tier Property • Town of Oak Bluffs

June 25, 2021

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Southern Tier - Background



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#### Southern Tier – Housing Need



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#### Design – Proposed







CEDAR SHINGLES

CEDAR TRIM

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FIBERGLASS WINDOWS (SPRUCE GREEN) & DOORS

ASPHALT SHINGLES

STANDING SEAM METAL



#### Design – Community House



LEFT ELEVATION

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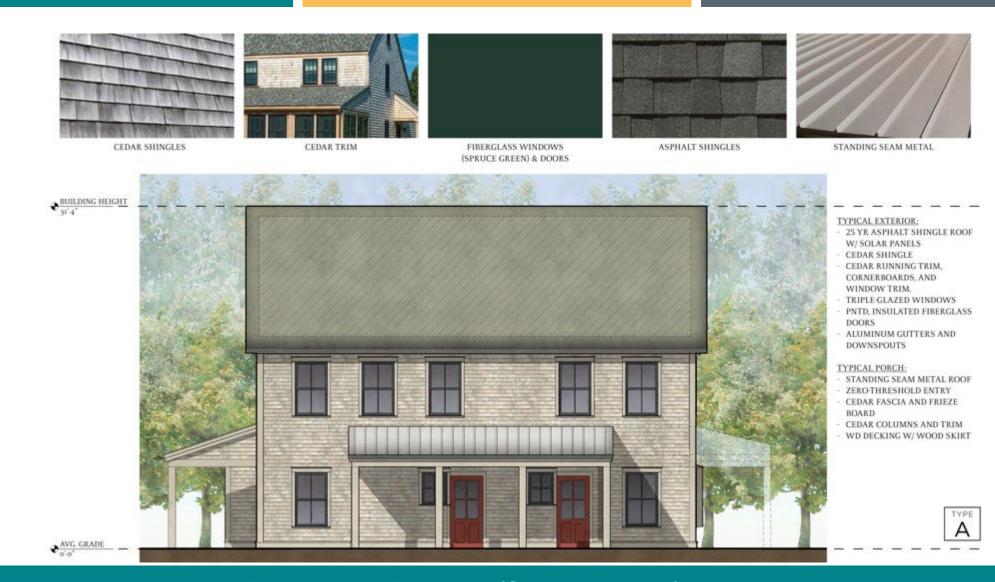
REAR ELEVATION

Design – Community House

COVERED BIKE SHELTER 1311 28 0 BATH 6017-8 BATH 7-8x7-8 MAINTENANCE STORAGE &. MECHANICAL 13-0 X 23-1 COMMUNITY ROOM °0 βĤ 14-3 X 23-1 à. OFFICE 13-30 X 9-6 TABLE & CHAIR STORAGE 43890 PORCH 398 x 8-0 

44'-0"

Design – Community House



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Design – Rental (3-unit bldg.)



PROPOSED SOLAR

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

MECH.

LAUNDRY

4

<u>ST.</u>

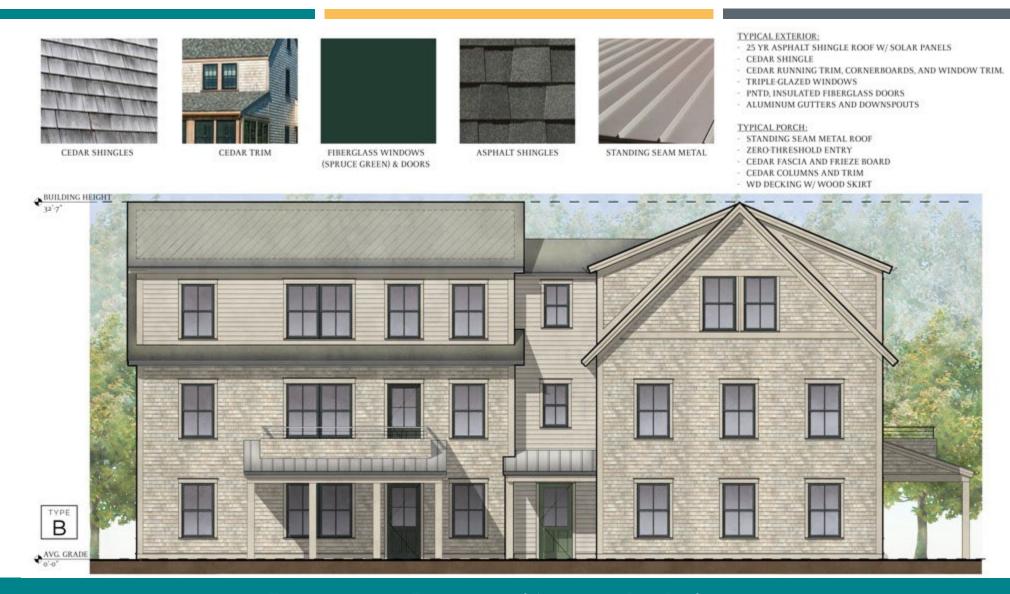
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BLDG STORAGE

LEFT ELEVATION

REAR ELEVATION

Design – Rental (3-unit bldg.)



Design – Rental (6-unit bldg.)

#### Design – Rental (6-unit bldg.)



REAR ELEVATION











HIGHLY INSULATED WALLS & ROOFS

#### ELECTRIC AIR SOURCE HEAT PUMP HEATING & COOLING

AIR SOURCE HEAT PUMP WATER HEATERS SOLAR PANELS

#### Southern Tier – Sustainable Building Features

#### 570" 42" 39"E STORMMATER RECRETENTION AREA (TYP.) GATED ENERGENCY ACCESS DRIVE TO ARENA PROPERTY (COMPACTED GRAVEL) GRIAND, BORN. NUMBER OF THE OWNER IN EDGARTOWN VINEYARD HAVEN BOAD MAP 50 LOT 30 CELL TOWER MARTHANS VINEY ARE ARENA INC. PROPOSED PHASE II PROPOSED CONCRETE -PARIENG SPACES DUMPETER FAD WITH FENCED ENCLOSURE INOT CONSTRUCTED IDGE OF GRAVES PROTECT EXECTING PINE TREE EDGE PROPOSED PATH CONNECTION TO NOT NOT PAVENTN CE ARENA PROPERTY (COORDINATE) WORK WITH PROPERTY OWNER) 578" 44 4TE-PROPOSED PHASE II ACCESSIBLE PARKING 32.00 PROPOSED PHASE II **648 BARHES ROAD** 519 44 4PE-- PROPOSED SPACE (TYP.) SEPTIC TANK AND KLIANTU ADVANCED TREATMENT SYSTEM MAP #1 LOT 2 ENDTHE KEENHE (NOT CONSTRUCTED) WARTHA'S VINEYARD LAND BANK COMMISSION PHASE I TYP2 PROPOSED WOODLAND TRAL CONNECTION TO OLD HOLMES HOLE ROAD PROPOSED CONCRETE INT OF WORK PROPANE OUMPETER PAD WITH FENCED ENCLOSURE (PHASE | TYP.) (FIELD ADJUST TO AVOID THEE CLEARING) LIMIT OF WORK APPROX, FUTURE PARCEL BOUNDARY IDENTFIED AS PARCEL 'T' ON A PLAN PREPARED BY VINEYARD LAND SURVEYING & ENGINEERING ENTITLED 'PLAN OF LAND PRATE I TYP.) - LIMIT OF BLAND ROAD DISTRICT NHELP NHELP PRICETY HALFAT IN OAK BLUFFS, WASS, PREPARED FOR MARTHA'S VINEYARD LAND SANK COMMISSION' DATED 11/27/18 NOT 18 STW 20.27 METAL PROPOSED COVER (TYP.) mpc e PHASE I BUBLOPHOS N.DO.A. SU SETEACK FROM CENTERLINE OF OLD HOLMESHOLE ROAD (SPECIAL SENER PUNP STATION WAY UNIT OF WORK (PHAGE L TYP) 81007 INFORMAL WOODLAND STABILIZED STONE DUET PATH (TYP) 84.00 TRAL (PROTECT EXISTING TREES) APPROX. OUTLINE OF EXECTING KNOLL HATCHED AREA DENOTES FULL WOOD BOARDWALK COMMO RASEMENT (TVP) PRESEY ENTRY (TYP) COMMUNITY BUILDING WITH (COORDINATED WERK NATURAL HERFAGE) RESERVE MANAGEMENT OFFICE, MALBOXED & BRE STORAGE CHAOGER INTERNAL EXETING TREES WITH 18"+ -DIA, ARE DEFICIED HEREON PROTECT ALL TREES 1002 PROPOSED -MAP RELICTION AREA/7, TE AC JE CONNECTION TO DAX IS UPPS RESIDENT HONELETE COMMITTEE OUTSIDE DEVELOPMENT HISTING SHARED USE PATH (BY OTHERS) AREA DESIGNATED FOR FUTURE ENVELOPE \*\*\*\*\*\*\* ROAD TO REAR DEVELOPMENT BIUMMOUS PARCEL (\$ 70 ACRES) CONCRETE PROTEMENT IN EDISTING 12" AC WATER MAIN (APPROL) JANN MALAN DRIVE TRAVELED WAY LOADING ZONE AND ACCESSIBLE PARING SPACES NY 37 ME N13" 32" 30"E UT FOR NEW ACCESS ROAD TONING MUTHACK (TYPE) N'O' 17 37 L WY STAT VEGETATED -STORMANTER WANAGEMENT UNIT OF WORK -BLAND. 481 - LIMIT OF N-ESP 113' IL 38'V STORMATER -PRIORFY INLET (TYP) SIDEWALK AND CURB ADITAT PREDEY PRIMARY ALONG MAIN DRIVE - Dee I BOLED LEADINGLD ! PREDBY PREMARY LEACHFELD 2 APPROX. EDGE DRIT DRIVEWAY SNOW STORAGE (TYP.) OF EXISTING GRAVEL ACCESS AREA

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Design – Site Plan



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#### Design - Landscape



### Community

Apartments (45)	I-Bedroom (10)	2-Bedroom (30)	3-Bedroom (5)
Income @ 30% AMI	\$27,675	\$33,210	\$39,870
Rent @ 30% AMI	\$63 I	\$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



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Timeline



# Discussion