



SOUTHERN TIER

LUPC MEETING

NOVEMBER 28, 2022



# AGENDA

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



Southern Tier - Background





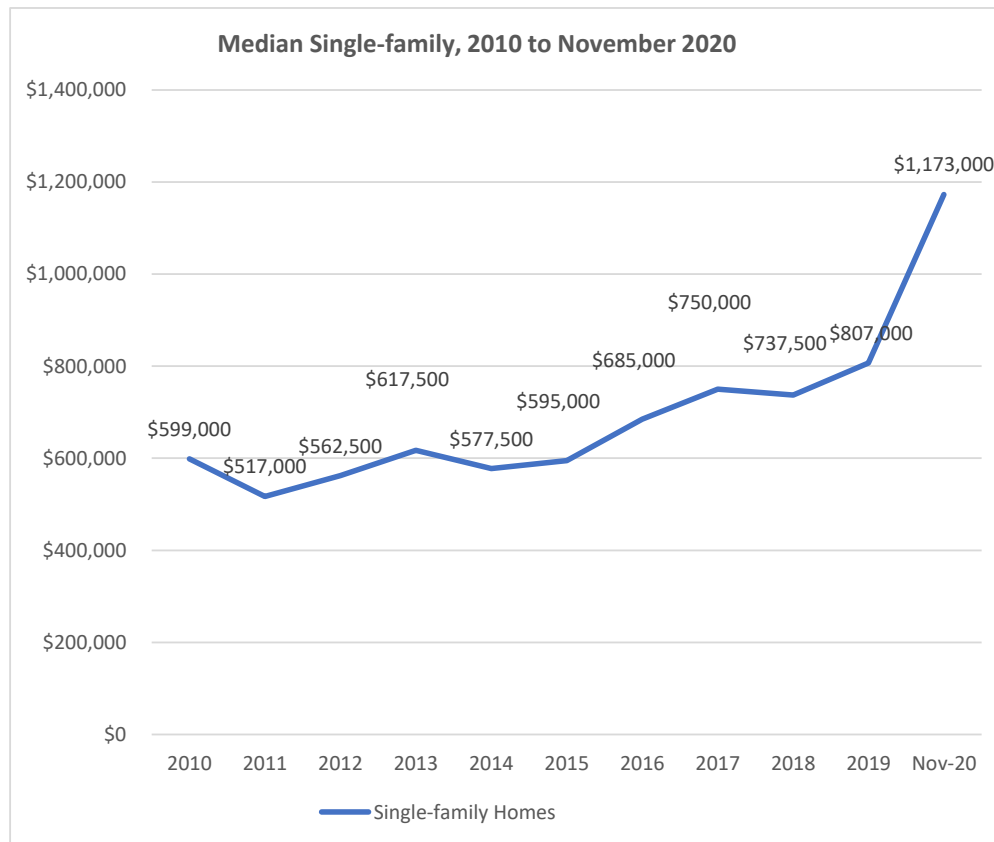
# REQUEST FOR PROPOSALS FOR SELECTION OF DEVELOPER

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



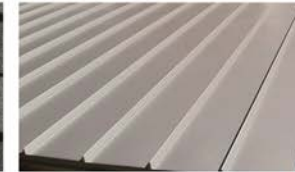
CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPHALT SHINGLES



STANDING SEAM METAL

BUILDING HEIGHT  
31'-4"

AVG. GRADE  
0'-0"



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

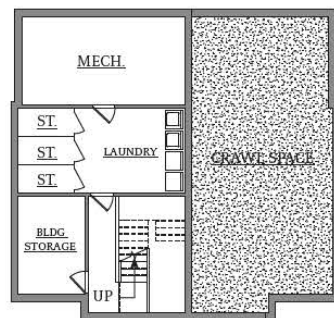
TYPICAL PORCH:

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

TYPE  
A

## Design – Rental (3-unit bldg.)

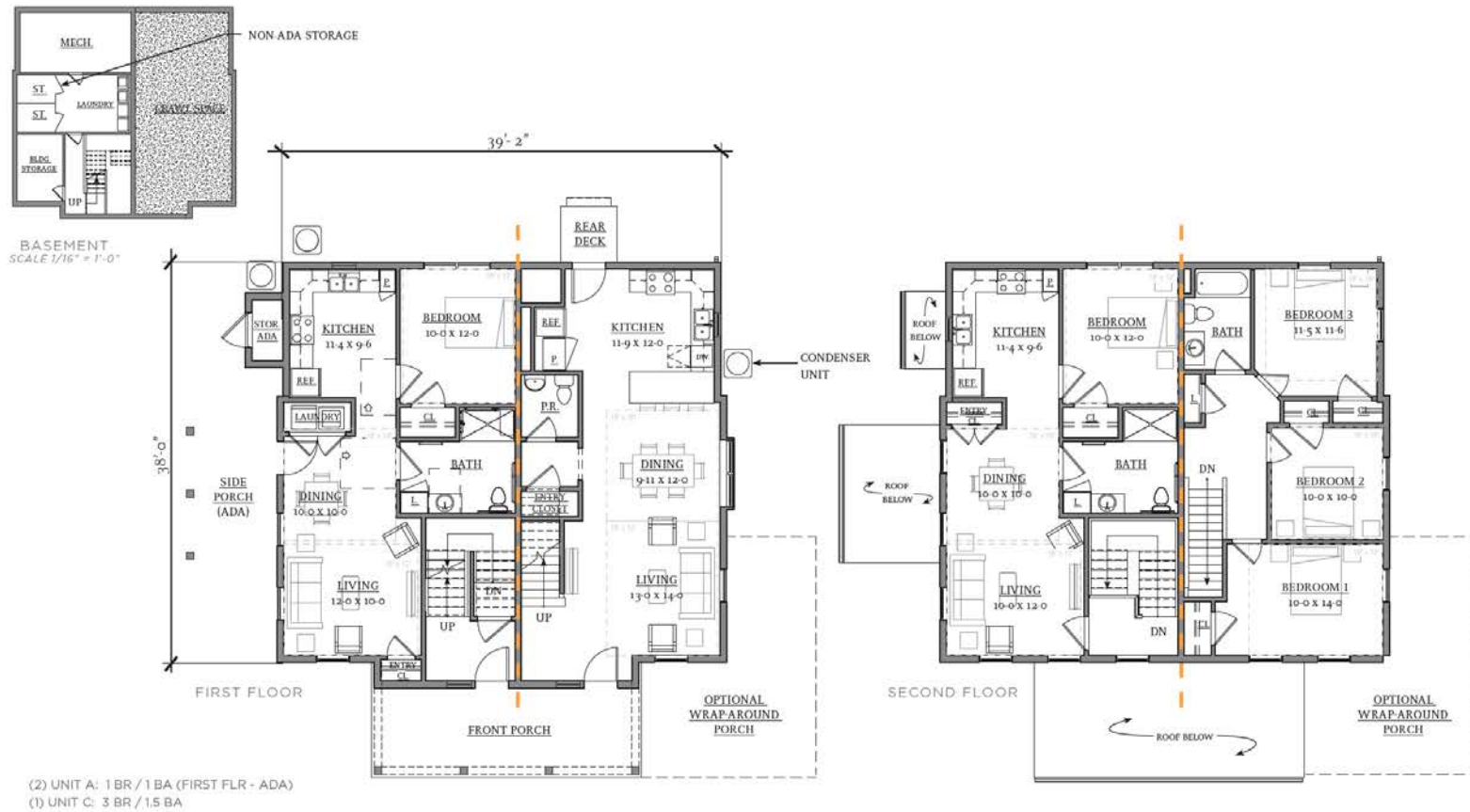




BASEMENT  
SCALE 1/16" = 1'-0"



## Design – Rental (3-unit bldg.)



## Design – Rental (3-unit, ADA Unit)



CEDAR SHINGLES



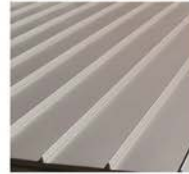
CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPHALT SHINGLES



STANDING SEAM METAL

**TYPICAL EXTERIOR:**

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**TYPICAL PORCH:**

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

BUILDING HEIGHT  
32'-7"

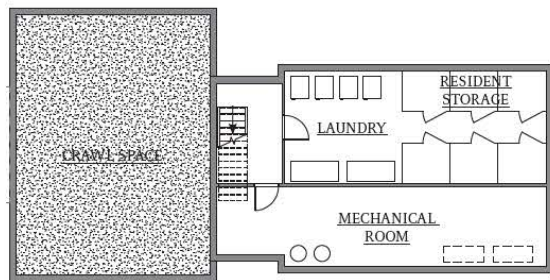
TYPE  
B

AVG. GRADE  
0'-0"



Design – Rental (6-unit bldg.)

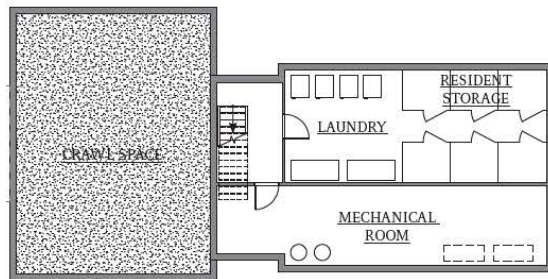




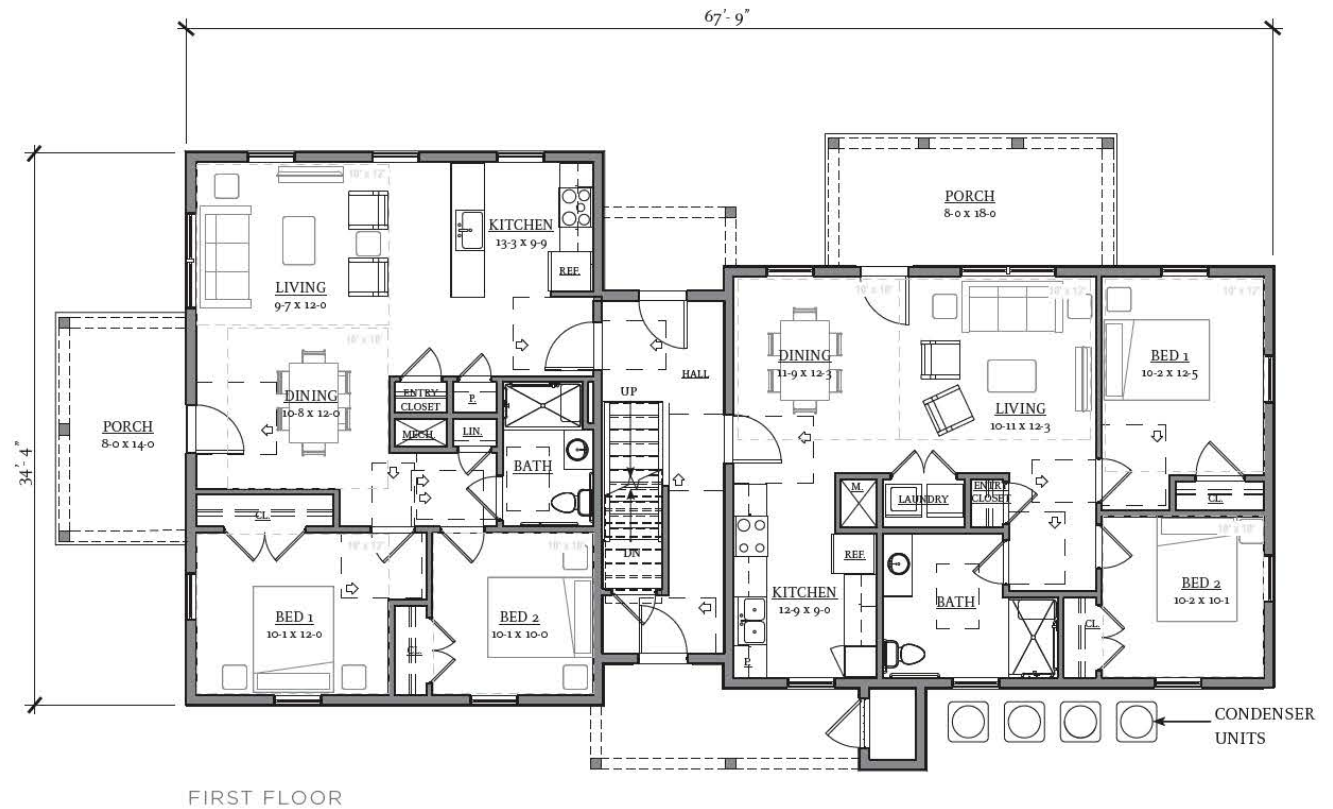
BASEMENT  
SCALE 1/16" = 1'-0"



## Design – Rental (6-unit bldg.)



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



## Design – Rental (6-unit, ADA unit)



CEDAR SHINGLES



CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPALT SHINGLES



STANDING SEAM METAL

BUILDING HEIGHT  
20'-6"

AVG. GRADE  
0'-0"



TYPICAL EXTERIOR:

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- 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 – Community House





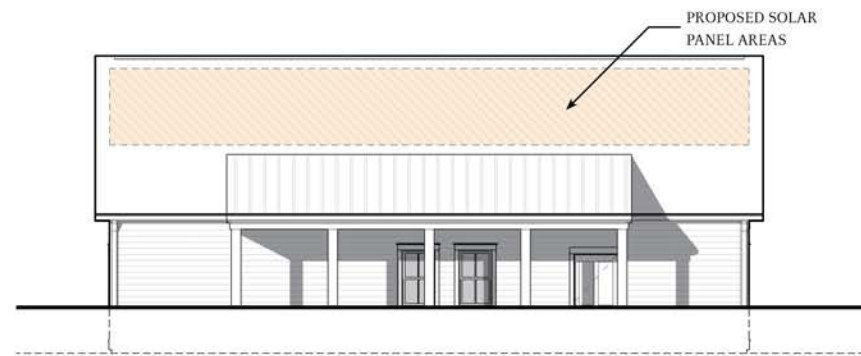
FRONT ELEVATION



RIGHT ELEVATION

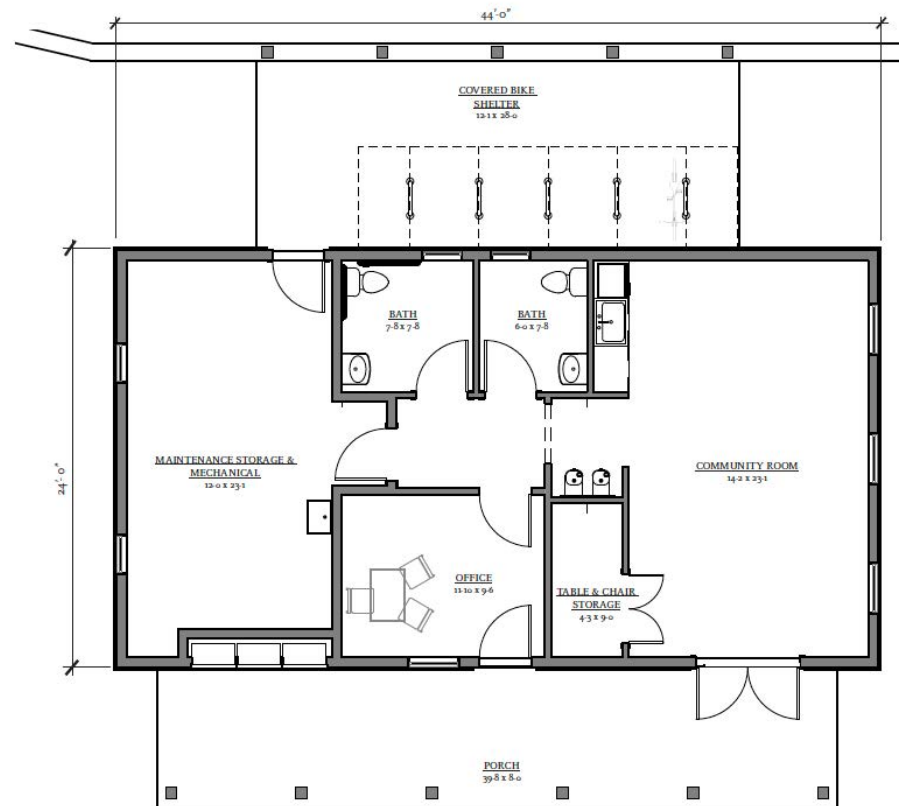


LEFT ELEVATION



REAR ELEVATION

## Design – Community House



## Design – Community House

Schedule						
Symbol	Label	Quantity	Manufacturer	Lumens Per Lamp	Light Loss Factor	Wattage
	PLB - ASM	43	First Light Technologies	150	0.9	0
	SCL2 - T3	4	First Light Technologies	2000	0.9	0

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Road	+	0.3 fc	1.1 fc	0.1 fc	11.0:1	3.0:1
Pathway	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A

#### Note

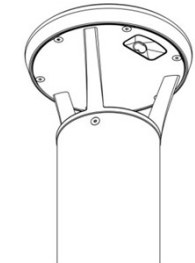
1. Mounting Height = PLB 3ft, SCL2 20ft
2. Calculation zone = Ground
3. Grid Spacing = Pathway 2ft, Road 5ft
4. Pole Spacing = As Shown
5. Profile = PLB 04 5 Dim 1, SCL2 09 2 Dim 1
6. LED Color Temp = 3000K
7. Placement contingent on light getting 2-3 hours of midday sun exposure



POLE LIGHTING



SOLAR BOLLARD LIGHTING



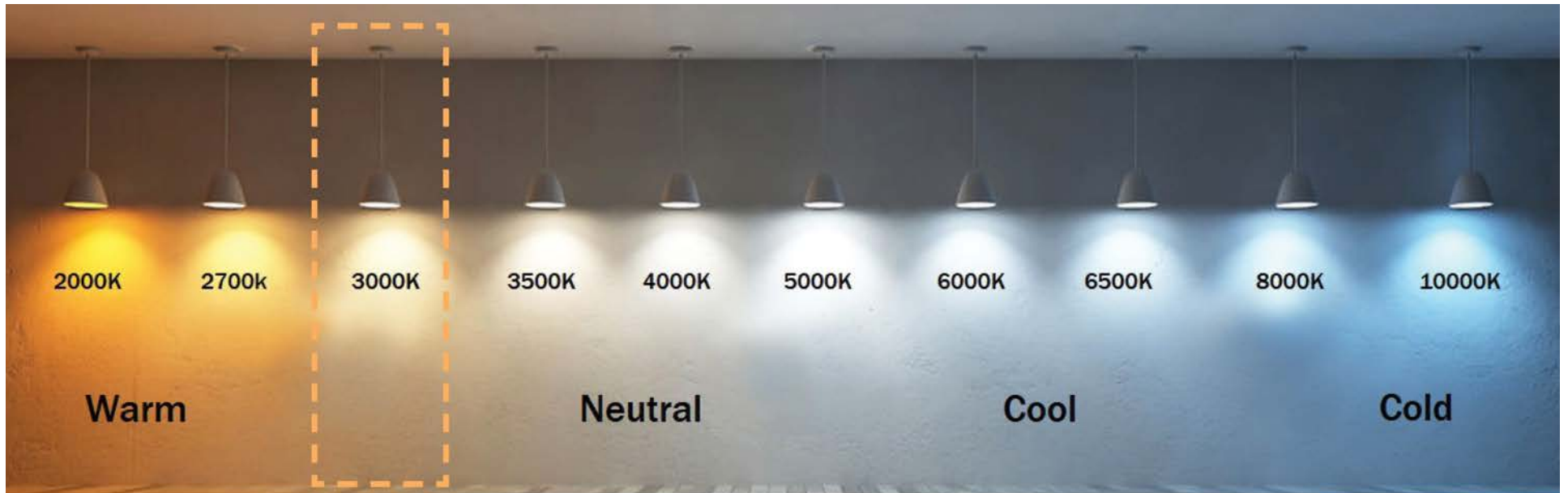
PLB ASYMMETRICAL  
(PLB ASM)



LED CEILING MOUNT  
PORCH FIXTURE

## Design – Lighting Plan





Design – Lighting



STREET NAME SIGN  
(WITH REQUIRED REFLECTIVE LETTERING)



BUILDING NUMBERING

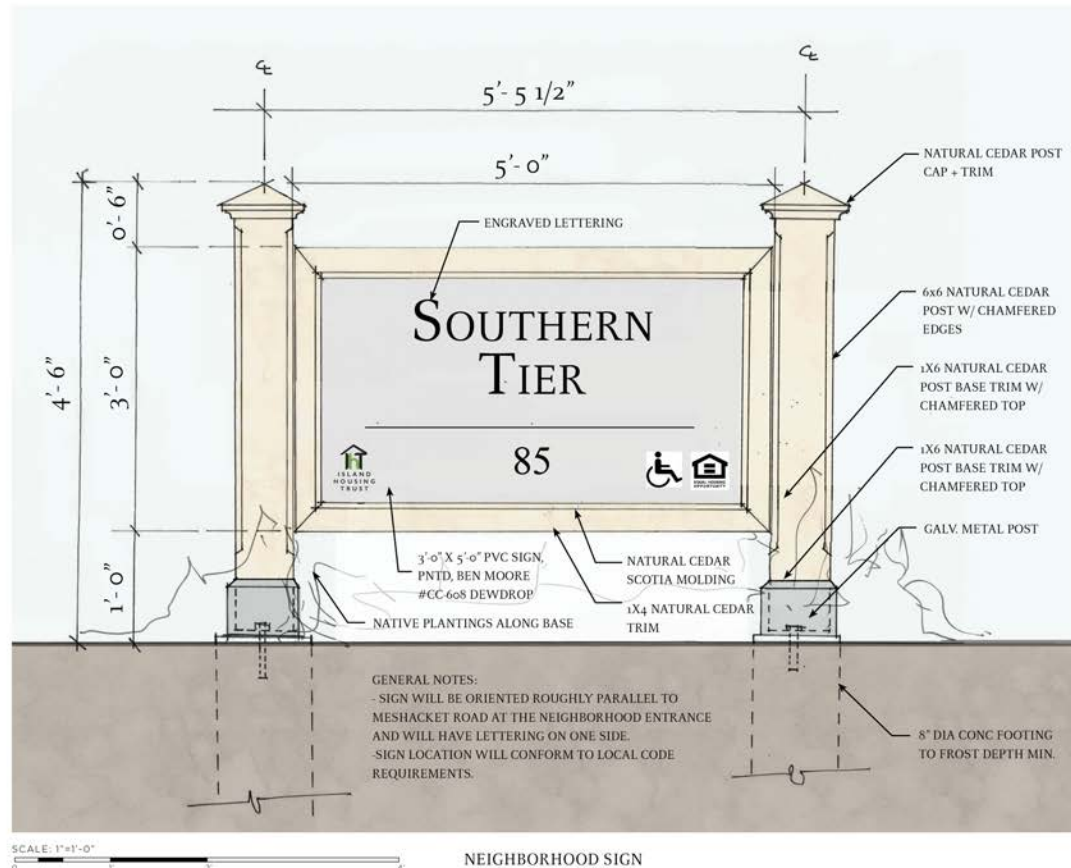


UNIT LETTERING  
(APPROX. 4" X 6") - MOUNTED  
ON CEDAR BLOCK



NEIGHBORHOOD PARKING

PAINTED ALUMINUM SITE SIGNAGE (TYP)



## Design - Signage



HIGHLY INSULATED WALLS &  
ROOFS



ELECTRIC AIR SOURCE HEAT  
PUMP HEATING & COOLING



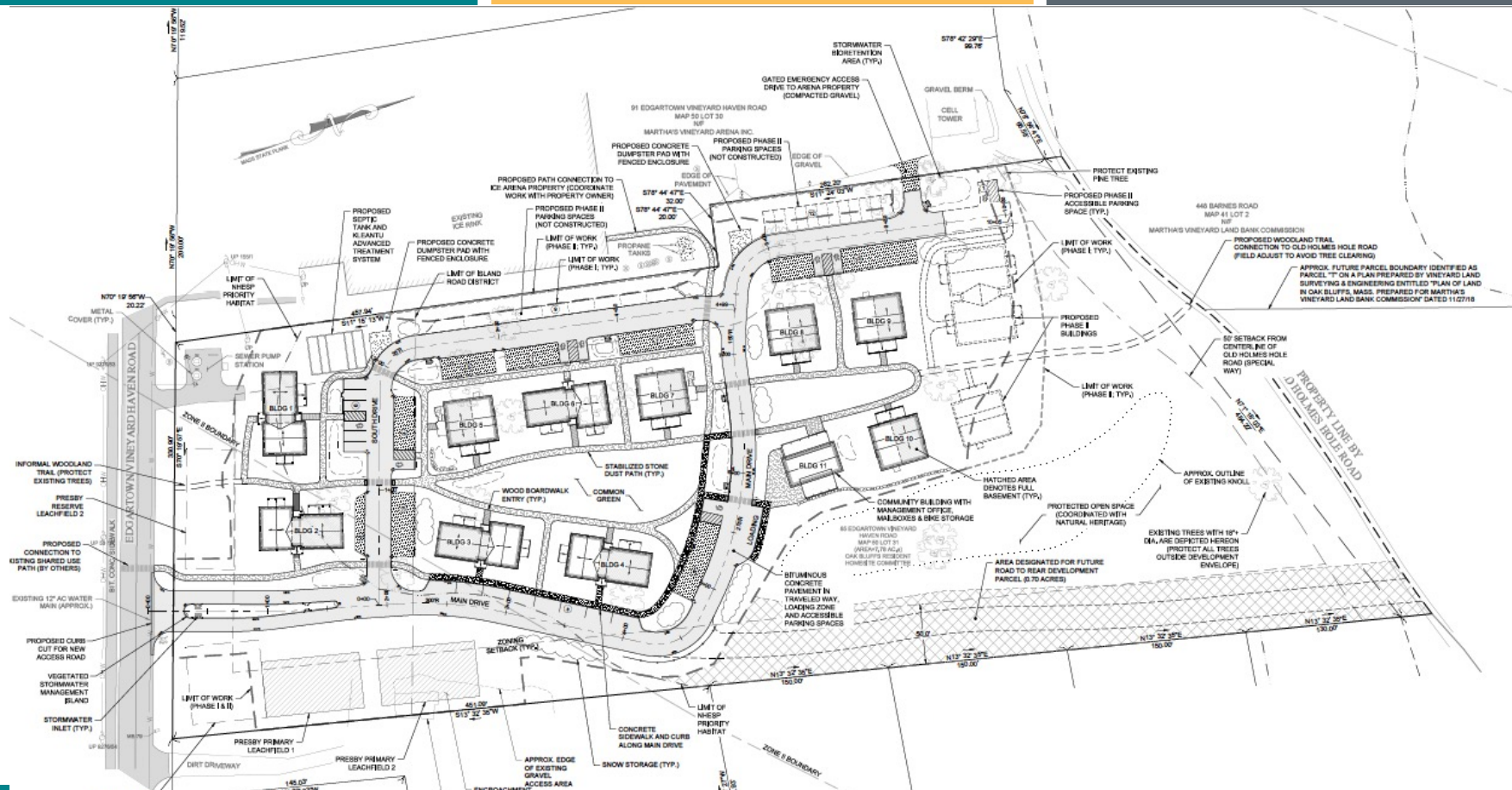
AIR SOURCE HEAT PUMP WATER  
HEATERS



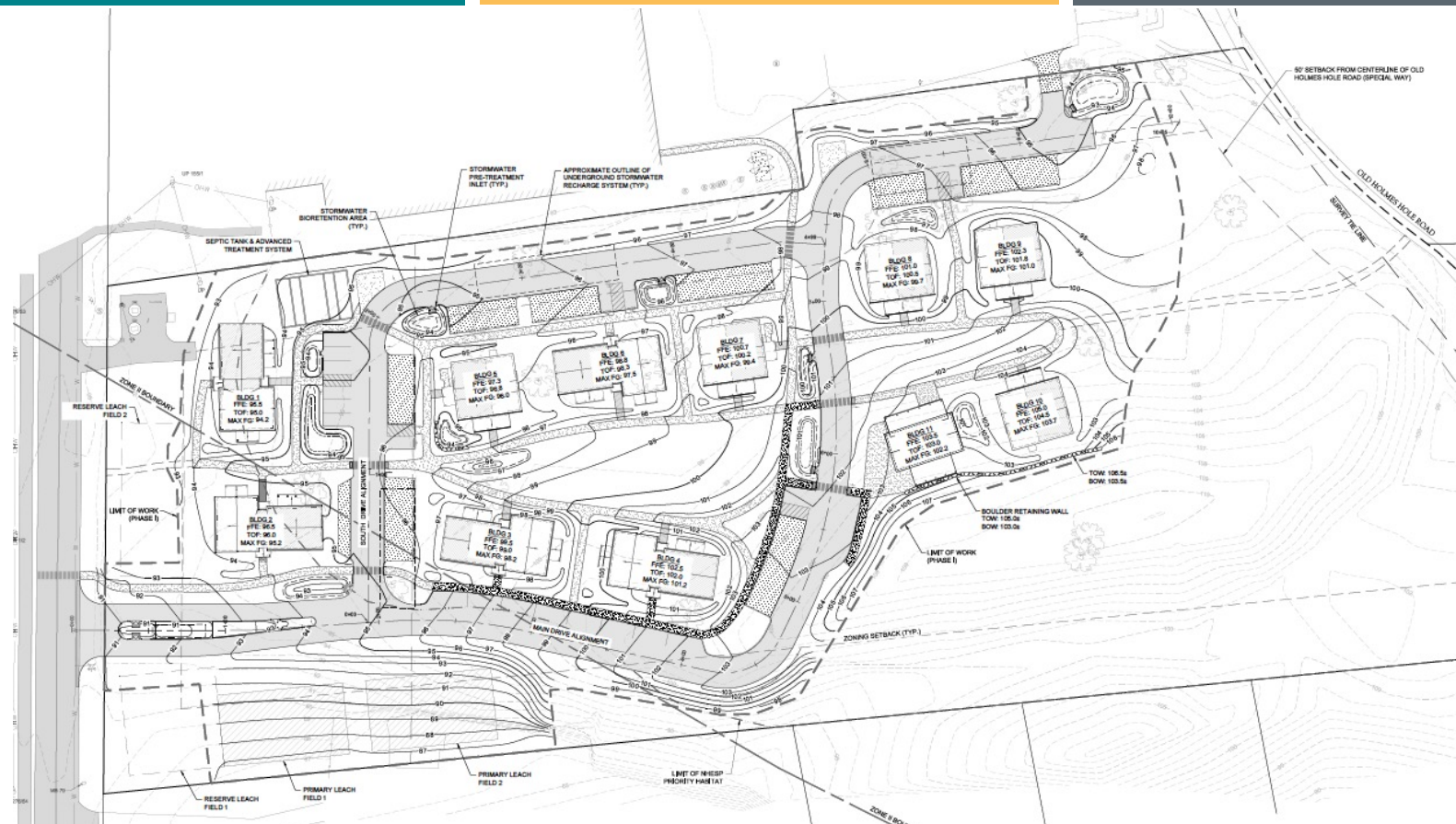
SOLAR PANELS

## Southern Tier – Sustainable Building Features





## Design – Site Plan





Plant Schedule 1				
Key	Botanical Name	Common Name	Size	Spacing
<b>CANOPY TREES</b>				
AR	2 <i>Acer rubrum</i>	Red Maple	2.5' cal	As Shown
NS	8 <i>Nyssa sylvatica</i>	Tupelo	2.5' cal	As Shown
QA	5 <i>Quercus alba</i>	White Oak	2.5' cal	As Shown
QC	7 <i>Quercus coccinea</i>	Scarlet Oak	2.5' cal	As Shown
Q	4 <i>Quercus alba</i>	Star Oak	1.5' cal	20' O.C.
QS	2 <i>Quercus stellata</i>	Post Oak	2.5' cal	As Shown
QV	6 <i>Quercus velutina</i>	Black Oak	2.5' cal	As Shown
<b>UNDERSTORY TREES</b>				
AA	5 <i>Amelanchier alnifolia</i>	Serviceberry	1.5' cal	15' O.C.
SAB	2 <i>Sassafras albidum</i>	Sassafras	#2	20' O.C.
<b>EVERGREEN TREE</b>				
EV	3 <i>Juniperus virginiana</i>	Eastern Red Cedar	8' - 12' h.	As Shown
PR	12 <i>Prunella</i>	Prickly Pine	7' & 8' h.	As Shown



## Design - Landscape







Community

<b>Apartments (45)</b>	<b>1-Bedroom (10)</b>	<b>2-Bedroom (30)</b>	<b>3-Bedroom (5)</b>
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
MVC Application	October 2022
Community Meeting	December 2022
ZBA Application	December 2022
Public Hearing	November – January 2023
Zoning Approvals	February 2023
Financing Applications	January 2023
Construction Start	Fall 2023
Construction Completion	Spring 2025
Move-Ins	Spring / Summer 2025

## Timeline





# Discussion