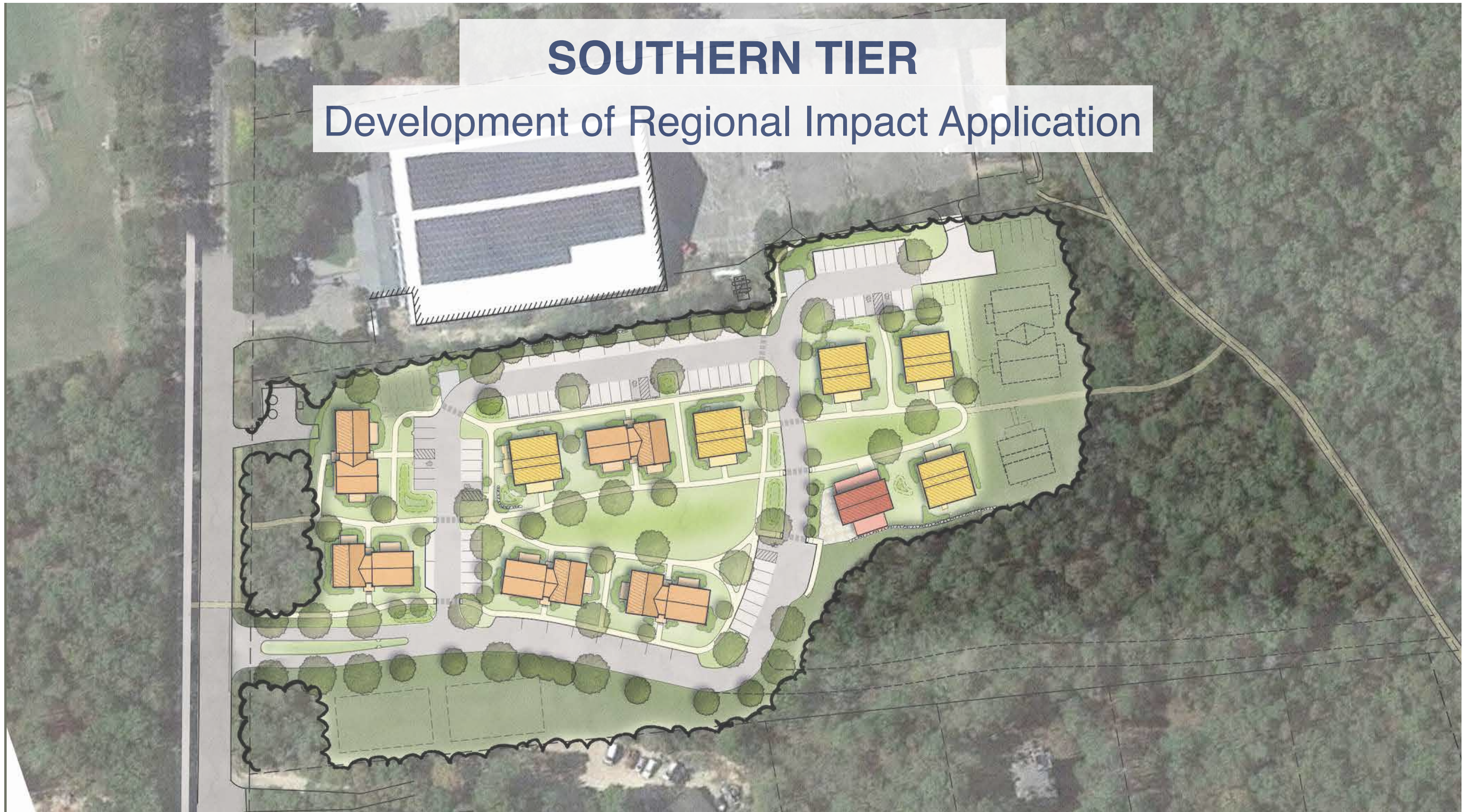


SOUTHERN TIER

Development of Regional Impact Application



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



EXECUTIVE **SUMMARY**

Affirmative Investments and Island Housing Trust are excited to submit this Development of Regional Impact (DRI) application to the Martha's Vineyard Commission to allow for the creation of 45 units of urgently needed affordable rental housing at the Southern Tier property in Oak Bluffs. The rental housing will be affordable to residents with incomes between 30% and 110% of Dukes County area median income (AMI).

In addition to housing, the site plan provides a pedestrian and bike-friendly neighborhood with a community building that has communal indoor space and a property management office. Other amenities include outdoor play areas and passive recreational spaces. This neighborhood will be passive house aligned, all-electric, and have solar panels. The site plan respects the site's undeveloped surroundings by protecting open spaces, maintaining as much of the existing vegetation as possible, and striving to balance the new community with its surrounding environment.

SUBMITTED BY:

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Table of Contents

1. PROJECT NARRATIVE	1
2. PLANS OF EXISTING CONDITIONS	9
3. PLANS OF PROPOSED DEVELOPMENT	13
4. AFFORDABLE HOUSING MITIGATION	42
5. LIST OF ABUTTERS	44

An aerial photograph of a residential development site. The site is outlined in black and contains several houses with orange and yellow roofs, green lawns, and trees. A large blue diagonal overlay covers the right side of the image. The text "1. PROJECT NARRATIVE" is written in white on the blue overlay.

1. PROJECT *NARRATIVE*

CONTEXT

Island Housing Trust (IHT) and Affirmative Investments, Inc. of Boston (Affirmative) responded to a Request for Proposals issued by the Town of Oak Bluffs in June of 2021 to create up to 60 units of housing on a 7.8-acre parcel of town-owned land at 85 Edgartown-Vineyard Haven Road. In November of 2021, the Town of Oak Bluffs Select Board voted to designate the Affirmative/IHT team as developer of the property. The first phase of the Affirmative/IHT proposal includes a total of 45 multi-family rental units that will be affordable to residents with incomes between 30% and 100% of Dukes County area median income (AMI).

Affirmative and IHT have entered into an Operating Agreement to form Affirmative/IHT, LLC (Affirmative/IHT). The Affirmative/IHT team collectively has extensive experience in constructing, owning, and managing affordable housing and is committed to building a highly sustainable year-round community that will ultimately provide housing for 60 cost-burdened island families.

IHT provides permanent affordable housing for Island residents and has provided over 120 affordable units throughout the island, including in Oak Bluffs. Affirmative is a woman-owned, mission-driven firm focused on housing and economic opportunity for Low Income Persons. Affirmative/IHT will work with The Community Builders (TCB) to oversee lease up, management, and operations for the Tacknash Knoll neighborhood. TCB is an experienced rental property manager on the Island and manages the Morgan Woods 60-unit rental neighborhood in Edgartown.

SITE

The Southern Tier neighborhood includes two types of buildings: a 3-unit and 6-unit walk-up manor house. The rentals are distributed across 10 buildings with larger manor houses closer to Edgartown-Vineyard Haven Road and the YMCA parking area and the smaller buildings on the northern edge of the site. The plan includes a community building with a management office that includes community indoor space, walking paths, and passive recreation spaces. The plan also provides connections to the Southern Woodland

open space to the north, the adjacent YMCA building and skating arena and Martha's Vineyard Regional High School to the west.

Head-in parking will be provided along the roadways behind the buildings. There are a total of 80 spaces constructed as part of the first phase of 45 homes, equating to 1.78 spaces per unit. The overall buildout will include 90 spaces for 60 homes, equating to 1.5 spaces per unit. To encourage the usage of electric vehicles, the site design includes 6 electric vehicle charging stations. Additionally, to plan for increased adoption of EVs, there will be conduits installed for future charging stations.

Sidewalks in the neighborhood will provide pedestrian connections to the management office, the common green, the YMCA facilities,

and paths within the property. The community building will be located along the main drive to the northeast of the common green. The plan includes a property management office, maintenance area, large community room with WiFi, covered bicycle storage to the rear of the building, along with resident mailboxes.

Vehicle access to the community is from a driveway on the southeastern edge of the site from Edgartown-Vineyard Haven Road. The driveway wraps around the eastern perimeter of the site before turning west and traversing the site to provide access to the northwest corner of the property.



BUILDINGS

There will be 45 multi-family rental apartments with 85 bedrooms in 10 buildings. The scale, character, massing, and materials of all the buildings reference traditional Oak Bluffs and Island architecture. The roof massing, neighborhood scale, and straightforward detailing reflect the simplicity and craftsmanship expressed in the Vineyard’s architectural tradition. The cedar shingles and trim also reflect the Vineyard tradition and provide a low-maintenance finish that will age well over time. Buildings will have patios and porches.

All ground-floor units will be visitable, and all units will incorporate universal design principles to provide accommodation for residents that have special requirements, including seniors aging in place. Three of the ground-floor units will be ADA-compliant and accessible to people with mobility, hearing and/or visual impairments. The design goal is to create highly accessible living spaces which meet the needs of tenants who require additional accommodations and are also attractive to tenants, regardless of accommodation requirements. Washers and dryers will be provided in the ADA-compliant units and centralized laundry facilities for all other apartments will be in the basement of each building.

UNIT COUNT & BEDROOMS		
MULTI-FAMILY	UNITS	BEDROOMS
ONE-BED	10	10
TWO-BED	30	60
THREE-BED	5	15
TOTAL	45	85

LANDSCAPING

The landscape design objective for the proposed Southern Tier site design is to enhance the built environment through the creation of a sustainable landscape that blends into the site’s natural surroundings. The overall design philosophy emphasizes the use of native plantings and strives to integrate the proposed development’s needs into the site’s unique Martha’s Vineyard environment. The intent is to create a passive landscape that complements the proposed building architecture and natural site beauty, while promoting interaction among the community’s residents.

To accomplish the design goals, tree lined walkways meander throughout the site linking different areas and providing a connection between the buildings and adjacent trail network. The site is designed with the buildings clustered together to create central community green spaces and protect the existing canopy and vegetation on top of the site’s wooded knoll. Two gathering green spaces and a community building are incorporated into the overall design to promote a sense of community within the development. Landscaped, green areas throughout the site break up the pavement and provide shading for buildings and vehicular areas.

The plant selection for the proposed design takes its cue from the native plants of the existing coastal woodland plant community and incorporates species that are found on site. The proposed planting design includes many Island native plants with some island appropriate species as detailed in the Polly Hill Arboretum guide. The seed mixes being proposed are sustainable native mixes to reduce the amount of maintenance needed for open green space.

INFRASTRUCTURE

a. Sewer

The sewer infrastructure for the 45 proposed apartment units includes a gravity sewer collection system consisting of 4-inch PVC laterals from each building, a 6-inch PVC central collection pipe, and precast concrete sewer manholes. The gravity sewer collection system drains to a septic tank for primary treatment, and the effluent then flows through

a NitROE advanced treatment system designed by KleanTu Wastewater Treatment Technologies. The treated effluent is then pumped to a leach field located in the southeast corner of the property, outside of the Zone II Wellhead Protection Area. The leach field will be a Presby Advanced Enviro-Septic system installed on a slope to conform to the site’s topography. In the event of a power failure, auxiliary power will be provided with an onsite generator to power any required pumps.

Additionally, the development agreement with the Town of Oak Bluffs requires that a municipal sewer main is installed in the main driveway, for the potential future development being considered to the rear of the subject property. The main will be stubbed out at the limit of work for this current project. It is also important to note that once the town has expanded their capacity, the development will contemplate connecting to municipal sewer.

b. Water

Water will be provided to the neighborhood with a connection to the existing 12-inch asbestos cement (AC) water main in Edgartown-Vineyard Haven Road. A new water main will be installed in the proposed access drive, and extends around the development to service all new buildings as shown on the plans. Pressure reducing valves will be located within the individual building structures if required.

The sizing and material of the new water mains and services are to be determined. To satisfy the terms of the development agreement, the new water main will terminate at a gate valve and fire hydrant at the bend in the access drive which will allow for an extension to be installed in the future. An additional fire hydrant will be installed on the opposite side of the development, with the final location to be determined with the fire department.

c. Electric and Communication

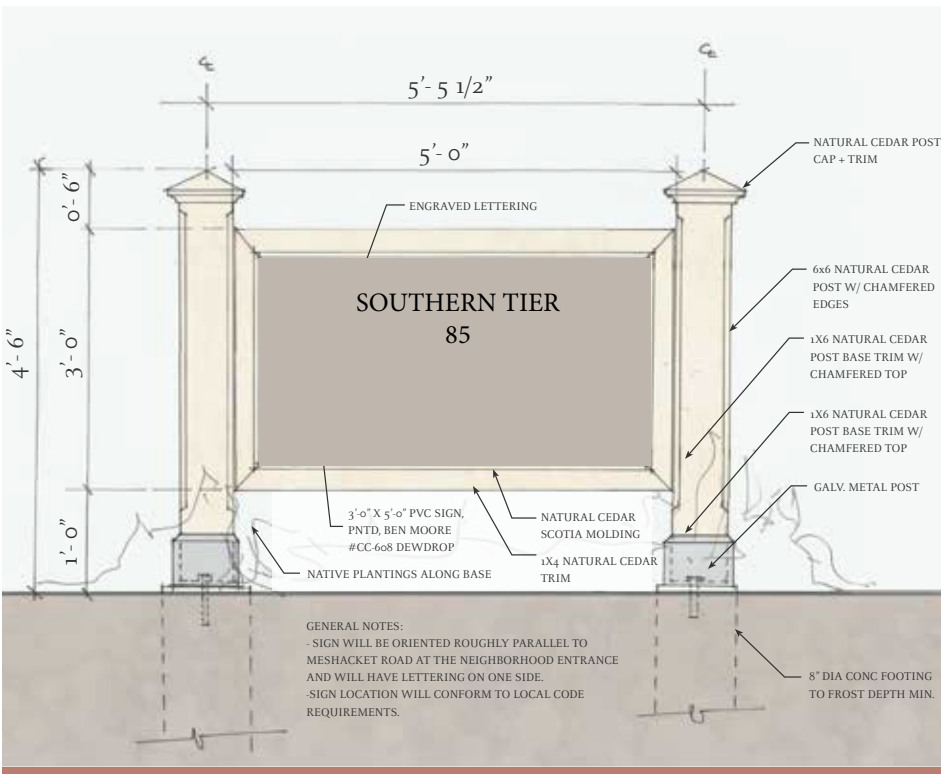
Underground electric and communication services will be brought into the new development, which will be installed in such a manner as to allow for their extension to the potential future development project to the north of the parcel. The design and specifications of these underground services will be determined in coordination with the individual utility providers.

d. Stormwater

Stormwater will be collected and treated for the proposed development with a series of green stormwater infrastructure practices which will include water quality swales and bioretention areas for pretreatment of the pavement areas runoff. The bioretention areas will utilize a sediment forebay or pretreatment structure for sediment removal. Stormwater runoff from the bioretention areas for larger storm events will be conveyed to several underground infiltration chambers (UICs), as noted on the site plan. Roof runoff will also be conveyed to UICs spaced throughout the proposed development. The proposed practices utilize infiltration and meet or reduce all peak flows to predevelopment levels.

LIGHTING

We intend to use low level path lighting for internal pathways along with ceiling mounted porch fixtures at building and unit entrances. The proposed path lighting will be solar and motion sensitive so that the lights will intensify slightly as people walk along the pathways and go back to a lower setting once people have walked by or when not in use (please refer to photometric site lighting plan and fixture cutsheets included in submission). Ceiling mounted porch fixtures proposed are LED and will be photocell-activated to turn on at dusk and turn off at dawn.



SIGNAGE

The proposed name of the neighborhood, ‘Southern Tier’, would be on a monument sign oriented roughly perpendicular to Edgartown-Vineyard Haven Road at the neighborhood entrance. The sign would be natural cedar posts with cedar trim and caps, a painted PVC center panel with engraved lettering of the neighborhood name and address. The proposed sign would require a zoning waiver for proposed square footage of an accessory sign. A street name sign, meeting town requirements, with ‘Southern Tier!’ is proposed perpendicular to Edgartown-Vineyard Haven Road at the neighborhood entrance. Throughout the neighborhood, buildings will be identified with building numbers and individual unit letters of painted aluminum for ease of wayfinding.

PROJECT IMPACTS

Project impacts include disturbance of 64% of the 7.8-acre undisturbed property, a minimal increase in traffic on Edgartown-Vineyard Haven Road, up to 19 additional school children in the public schools, and some additional demands on public services in Oak Bluffs. These marginal impacts will be mitigated by the creation of beautiful, sustainable, and well-maintained year-round housing for

45 individuals and families, the majority of whom live and work in Oak Bluffs and in other towns on Martha’s Vineyard. These impacts will also be mitigated by the payment of real estate taxes by this development. This housing will be affordable to many who have few housing options, including teachers, municipal workers, firemen, police officers, and others struggling to find adequate housing they can afford on the Island.

The site plan clusters all housing on 5 acres of the 7.8-acre site to maximize the area of the site that will remain undeveloped. Within the developed area, there will be 1.87 acres of open space that will include passive recreation areas for residents.

Within the footprint of the developed area of the site, the goal is to balance the natural environment with traditional buildings, naturalized open spaces, and minimal light pollution. Roads, buildings, and open spaces have been designed to maintain views and connection to the natural areas. Plantings will be native to the area and impervious surfaces are limited to the buildings and roadways. In the undeveloped areas of the site, the natural environment and wildlife habitat will remain except for naturalized dirt or wood paths that will be created to connect residents and the community to adjacent neighbors, abutting trails, and preservation areas.

a. Impact on Nitrogen

Horsley Witten (HW) has completed a nitrogen loading analysis for this project site based on MVC guidelines. The supporting calculations are attached. The proposed multifamily affordable housing project consists of 1-, 2-and 3- bedroom units with a total of 85 bedrooms. The design flow for the nitrogen loading analysis is based on water usage figures outlined in the MVC guidelines which apply to any residential structure with 5 or fewer bedrooms. The project team met with Sheri Caseau with MVC over Zoom on March 31, 2022, to discuss the project and the proposed nitrogen loading approach. Based on our discussion a ratio of 5 bedrooms to 1 MVC unit is proposed; there are an equivalent total of 17.6 MVC units for the proposed project.

The project is located within the Sengekontacket Watershed

which has an allowable adjusted nitrogen load limit of 2.02 kg/acre/yr. This project site of 7.78 acres has an allowable Nitrogen load of 15.72 kg per year (or 34.65 pounds (lb) per year).

The proposed project areas that will contribute to the nitrogen load are impervious roof and roadway areas along with the contribution from the site wastewater. No managed landscape area is proposed so there is no fertilization contribution included. The road runoff and roof runoff nitrogen concentrations used in the calculations are as outlined in the MVC Water Quality Management Policy. This project is proposing to use a NitROE nitrogen reducing treatment system for treating the wastewater. The NitROE system has a track record of producing a highly treated effluent of 8 mg/L of Total Nitrogen (TN) on Martha Vineyard. HW has estimated the total site nitrogen loading based on the assumptions above at 83.8 lbs/year or a total recharge concentration of 1.25 mg/L.

To achieve the level of development as proposed, the applicant proposes to mitigate the additional nitrogen load generated by the proposed development by upgrading conventional Title 5 septic systems within the Sengekontacket Watershed using the nitrogen reducing system, NitROE. The estimated reduction in nitrogen load per MVC Unit going from a Conventional Title 5 system to a NitROE system is calculated as 9.17 lb N per MVC Unit, which is equivalent to 1.83 lb/bedroom.

Based on an estimated site nitrogen load of 83.83 lbs and an allowable nitrogen load for the site of 34.65 lbs, the required mitigation is 49.19 lbs of nitrogen. With an estimated nitrogen reduction of 1.83 lbs per bedroom using the NitROE system upgrades, converting 26.88 bedrooms from Title 5 systems to NitROE treatment systems will meet the MVC requirements.

b. Impact on Traffic

As outlined in the Traffic Analysis, this development, once completed, will not significantly impact the capacity of Edgartown-Vineyard Haven Road even in the highest

traffic summer months. The driveway for the community is over 1,000 feet from the nearest intersection providing plenty of distance to allow easy flow onto Edgartown-Vineyard Haven Road and into the neighborhood.

Construction traffic impacts will include traffic associated with the use of trucks and heavy machinery at the site and travel to and from the site by construction staff. There is room available on the project site for staging construction equipment and for construction worker parking.

Neighbors will have minimal views of the community from their homes. Lighting in the community will be dark-sky compliant and will not impact neighbors. Due to the distance from neighbors, and the buffer and roadway between the neighbors and the new homes, there will be minimal to no noise impacts on neighbors. Increase in traffic on the roadway will be marginal as most residents will turn off the main roadway prior to reaching the area of the adjacent homes.

Because the clustered development is surrounded by buffer zones, it will have no impact on the appearance, character, or identity of the area for others while providing new residents with views and connections to adjacent areas.

c. Impact on Supply of Needed Low & Moderate-Income Housing

The development of Southern Tier exceeds the MVC's Housing Policy that went into effect on July 12, 2019. The policy outlines the MVC's role in promoting the provision of fair, decent, safe, affordable housing for rental or purchase across incomes, especially those income thresholds with the greatest need. In addition, The Commission encourages housing for year-round occupancy and wants projects to accommodate the needs of aging island residents, or residents with disabilities, with at least 10% of ground floor units handicap accessible. 100% of the ground floor units in Southern Tier will be visitable and 3 units will be fully ADA-accessible.

The project location on Edgartown-Vineyard Haven Road is highlighted in the Town of Oak Bluffs' Housing Production Plan FY2018-2022, that was prepared in accordance with DHCD

requirements, and describes how the Town plans to create and preserve affordable housing. The plan outlines how Oak Bluffs intends to address the needs to create around 40% of additional year-round housing that is suitable for those who have an income at or below 80% of AMI. Further, the plan outlines that more than half of the 40% of additional housing needs to be suitable for those who have an income at 50% AMI.

Phase I of Southern Tier will provide 45 of the 68 low/moderate income units the Housing Production Plan called for over the five-year period. All 45 proposed units will be eligible to be added to the Subsidized Housing Inventory for the Town of Oak Bluffs and counted toward the Town's 10% affordability goal.

The property on which Southern Tier will reside is municipally owned. The Town has already committed \$450,000 in CPA funds and Housing Trust Fund allocations for development of the site and there are no rent payments for the full 99-year term of the ground lease.

The Housing Assistance Corporation of Cape Cod provided local rent information for The Community Builders for Morgan Woods in Edgartown in 2021. For the few multi-family rental options available, their report showed median rents at \$1,800 for a 1-bedroom within 18 miles of Morgan Woods, \$2,000 for a 2-bedroom within 16.5 miles of Morgan Woods, and \$2,700 for a 3-bedroom within 6.75 miles of Morgan Woods. Average rents were a bit higher at \$1,842 for a 1-bedroom, \$2,023 for a 2-bedroom, and \$2,733 for a 3-bedroom. Rents for 60% AMI residents in the Tacknash Knoll neighborhood will start at \$1,314 for 1-bedrooms, \$1,577 for 2-bedrooms, and \$1,823 for 3-bedrooms. Rents paid for AMI units at 30% and 50% will be even further subsidized.

The pandemic has made an existing housing crisis even more acute. As of 2022, the median price of a home on Martha's Vineyard was \$1.3 million and based on market reports from an area realtor. Over 700 year-round residents and their families are waiting for affordable rental housing on Martha's Vineyard, including 210 children. Rents on the island are 30% above the state-wide median, while wages are 27% below the

state-wide median. Only 38% of the housing stock on the island is available for year-round occupancy and 21% of year-round residents pay more than half of their income on housing costs.

d. Impact on Municipal Services & Burden on Taxpayers & Real Estate Taxes

This year-round neighborhood will require municipal services from schools, police, fire, social, emergency, and water and sewer services. The Town of Oak Bluffs, in the Request for Proposals, requested a 70% preference for existing town residents for this development and Affirmative/IHT will work with the Town to meet this preference goal.

Given this goal, most of the residents of this new community will be existing residents of Oak Bluffs and families moving to this development will not significantly add to the school population. Assuming all 30% of the non-local preference units are occupied by new residents to Oak Bluffs, are 2- and 3-bedroom units, and are occupied by families with 1 child per bedroom after the first adult occupied bedroom, in the maximum case, there would be five 3-bedroom units and nine two-bedroom units. This means that there would be a maximum of 19 bedrooms for school-aged children who are not currently Oak Bluffs’ residents. On average, an additional 19 children would add 1.5 additional students per grade for kindergarten through 12th grade. This would be the maximum added impact to the schools, as all units in the 30% that will draw from outside Oak Bluffs will not be 2 and 3-bedroom and all may not include school-aged children.

There will be some additional demand for police, fire, social, and emergency services for the neighborhood. The Community Builders (TCB) will manage the property and has extensive experience managing affordable housing neighborhoods, including Morgan Woods in Edgartown. They will have an on-site management office and will provide resources for residents to connect them with social and healthcare services that will minimize the demand for municipal responses for the community.

The project will pay real estate taxes to the Town of Oak Bluffs to offset the additional services required by the project. Real estate taxes will be based on the property’s valuation which is limited by the restricted rents on the property. Current proformas use Morgan Woods Real Estate taxes as a model.

e. Impact on Environment & Habitat

The Southern Tier property includes habitat for a species of moth, the Imperial Moth, that is on the Massachusetts threatened species list. The Imperial Moth is protected under the MA Endangered Species Act (MESA) and the state’s Wetlands Protection Act (WPA) and its implementing regulations. Because the Tackenash community is proposed to be located within a Priority Habitat, the development team has submitted an application for review by the Natural Heritage Regulatory Review to determine whether a probable Take under MESA would occur.

It is a top priority for the development team to disturb as little of the 7.8 acre property as possible while also supplying the town with much needed affordable housing. While the developed land does impact the habitat for the Imperial Moth, the development team is providing enough contiguous land to accommodate a flyway for the moth. This will work to mitigate the impact of the development on the moth.

ABILITY TO ACHIEVE TOWN, REGIONAL, STATE PLANS

This project is consistent with town, regional, and state plans, and objectives. It provides affordable housing in an area that desperately needs additional housing to support the local workforce, people with disabilities, and aging seniors. In addition, the project meets smart growth and sustainability goals by clustering development, encouraging transportation alternatives, providing electric car charging stations, constructing “passive house aligned” buildings with solar technology, and maintaining over 1.87 acres of the site as open space.

CONFORMITY TO ZONING

Southern Tier will require zoning relief to allow for various components of the design. Density relief is needed to allow for more than 8 homes on the 7.8-acre property along with relief to allow for multi-family units greater than 5 units per building. Additionally, density relief is also necessary to allow for a lower quantity of parking, as the zoning states 2 spaces per unit and this site will fall just short of that. Other design components that will require zoning relief include smaller side buffer areas and side set back requirements, and larger height and signage than permitted.

SOUTHEHRN TIER <i>BY THE NUMBERS</i>	
ADDRESS	85 Edgartown-Vineyard Haven Rd. Oak Bluffs, MA
PARCEL ID	50-31
EST. CONSTRUCTION COST	\$19,419,041
ACREAGE	7.78 ACRES
DISTURBED ACREAGE	4.82 ACRES
OPEN SPACE	1.87 ACRES
PASSIVE & ACTIVE SPACE	0.2 ACRES

An aerial photograph of a residential area with a semi-transparent orange overlay. A site plan is overlaid on the map, showing several houses with orange and yellow roofs, a red-roofed house, and surrounding greenery and roads. The text '2. EXISTING CONDITIONS' is written in white on the orange background.

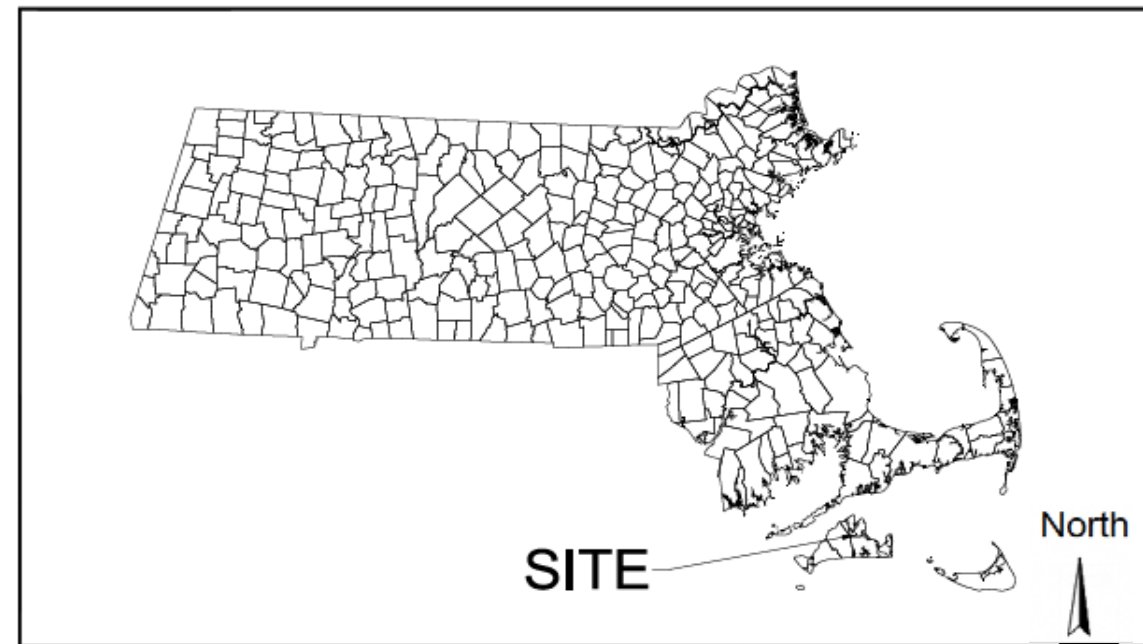
2. EXISTING *CONDITIONS*

CONTEXT



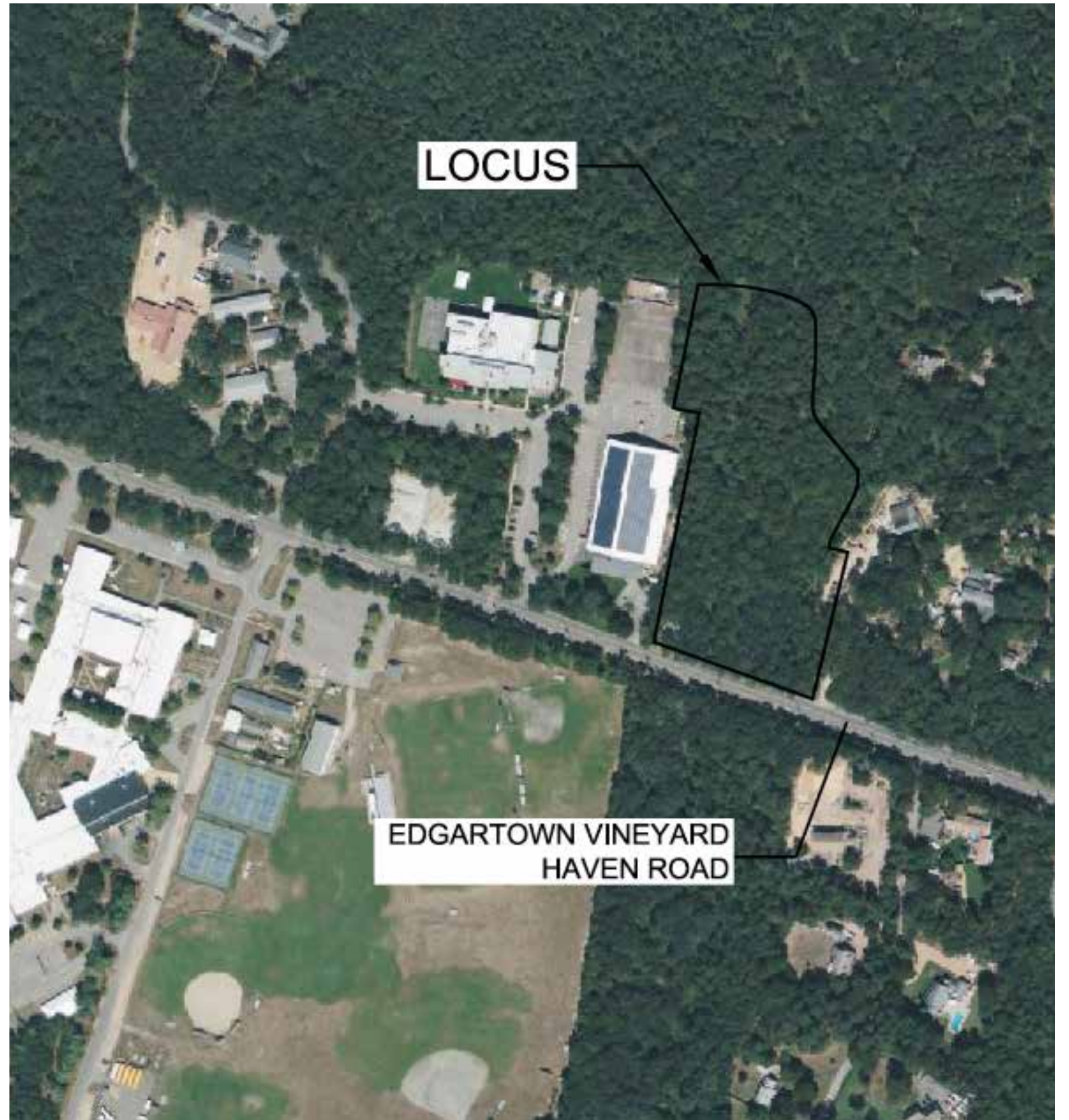
OAK BLUFFS

Graphic Scale
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SCALE IN FEET
1:12000



MASSACHUSETTS

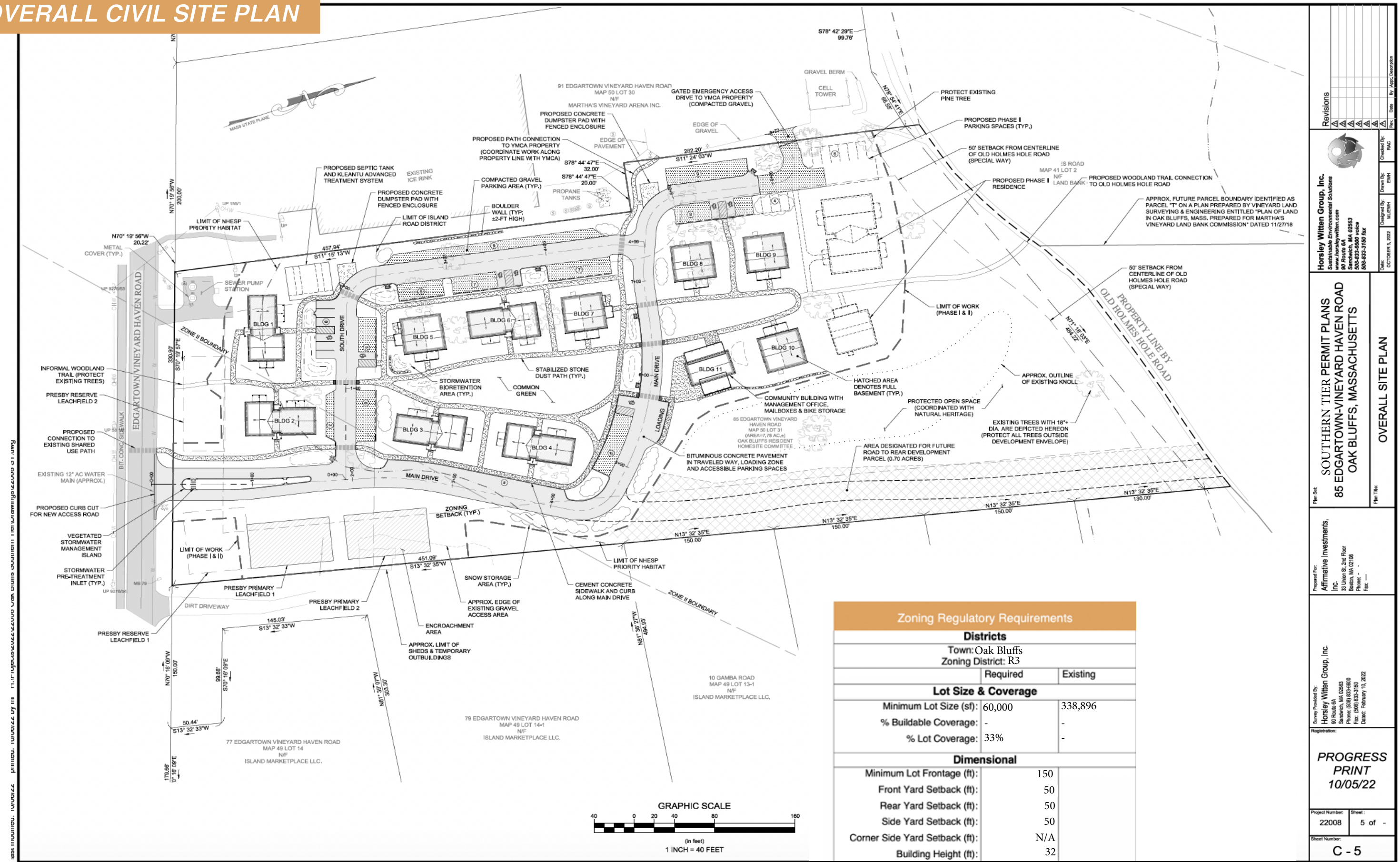
Graphic Scale
0 150000
SCALE IN FEET
1:150000



VICINITY MAP

GRAPHIC SCALE: 1 INCH = 200FT

OVERALL CIVIL SITE PLAN



EXISTING CONDITIONS PLAN

SURVEY NOTES

1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. FEBRUARY 10, 2022.
2. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM ISLAND ZONE, DATUM ESTABLISHED BY GPS RTK.
3. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
5. THIS PLAN DOES NOT SHOW EXISTING EASEMENTS, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT THIS PLAN IS A FULL LIST OF EASEMENTS EITHER RECORD OR UNWRITTEN.
6. ENCROACHMENTS ARE SCALED FROM AERIAL IMAGERY AND ARE NOT THE RESULT OF AN ON THE GROUND FIELD SURVEY.
7. THE NATURAL HERITAGE PRIORITY HABITAT BOUNDARY AND THE ZONE II WELLHEAD PROTECTION AREA BOUNDARY WERE OBTAINED FROM THE MASSGIS DATABASE.
8. THE ACCURACY OF MEASURED PIPE INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER CONDITIONS.
9. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF OAK BLUFFS, AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
10. UTILITY PROVIDERS: ELECTRIC - EVERSOURCE TELEPHONE - VERIZON CABLE - COMCAST SEWER - PRIVATE WATER - TOWN OF OAK BLUFFS
11. THE PROPERTY IS LOCATED WITHIN F.L.R.M ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25007C0103J DATED JULY 20, 2016.
12. REFERENCE PLANS:
 - 1) PLAN CASE FILE 257
 - 2) PLAN FILED DEED BOOK 350 PAGE 190
 - 3) PLAN CASE FILE 146
 - 4) PLAN CASE FILE 159
 - 5) PLAN FILED DEED BOOK 320 PAGE 52

EXISTING VEGETATION INVENTORY

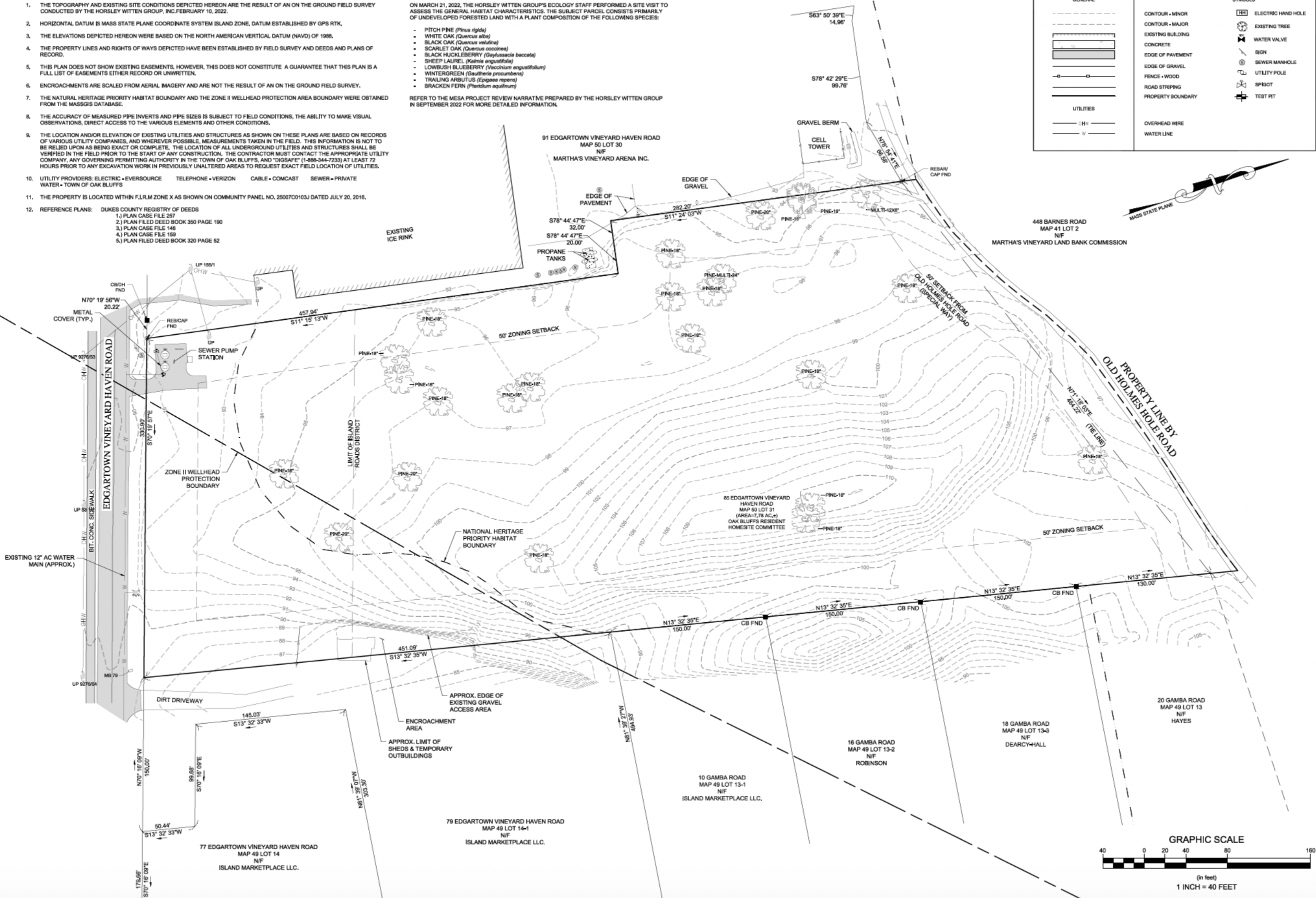
ON MARCH 21, 2022, THE HORSLEY WITTEN GROUP'S ECOLOGY STAFF PERFORMED A SITE VISIT TO ASSESS THE GENERAL HABITAT CHARACTERISTICS. THE SUBJECT PARCEL CONSISTS PRIMARILY OF UNDEVELOPED FORESTED LAND WITH A PLANT COMPOSITION OF THE FOLLOWING SPECIES:

- PITCH PINE (*Pinus rigida*)
- WHITE OAK (*Quercus alba*)
- BLACK OAK (*Quercus velutina*)
- SCARLET OAK (*Quercus coccinea*)
- BLACK HUCKLEBERRY (*Gaylussacia beccata*)
- SHEEP LAUREL (*Kalmia angustifolia*)
- LOWBUSH BLUEBERRY (*Vaccinium angustifolium*)
- WINTERGREEN (*Gaultheria procumbens*)
- TRAILING ARBUTUS (*Epigaea repens*)
- BRACKEN FERN (*Pteridium aquilinum*)

REFER TO THE MESA PROJECT REVIEW NARRATIVE PREPARED BY THE HORSLEY WITTEN GROUP IN SEPTEMBER 2022 FOR MORE DETAILED INFORMATION.

LEGEND:

GENERAL		SYMBOLS	
CONTOUR - MINOR		ELECTRIC HAND HOLE	
CONTOUR - MAJOR		EXISTING TREE	
EXISTING BUILDING		WATER VALVE	
CONCRETE		SIGN	
EDGE OF PAVEMENT		SEWER MANHOLE	
EDGE OF GRAVEL		UTILITY POLE	
FENCE - WOOD		SPIGOT	
ROAD STRIPING		TEST PIT	
PROPERTY BOUNDARY			
OVERHEAD WIRE			
WATER LINE			



Revisions

No.	Date	By	Description
1	10/05/22	eh	Initial Issue

Horsley Witten Group, Inc.

Sustainable Environmental Solutions

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Phone: (508) 833-3150

Fax: (508) 833-3150

Prepared For

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Phone: -

Fax: -

Survey Provided By

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90 Route 6A

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Fax: (508) 833-3150

Date: February 10, 2022

Registration

PROJECT

22008

Project Number

22008

Sheet

3 of 16

Sheet Number

C - 3

SOUTHERN TIER PERMIT PLANS

85 EDGARTOWN-VINEYARD HAVEN ROAD

OAK BLUFFS, MASSACHUSETTS

EXISTING CONDITIONS PLAN



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 21, 2022

Craig Nicholson
Affirmative Investments Inc.
33 Union St., Fl. 2
Boston, MA 02108

RE: Southern Tier Residential Development, 85 Edgartown-Vineyard Haven Road, Oak Bluffs, MA.
MHC #RC.71060.

Dear Mr. Nicholson:

In response to your recent inquiry regarding the project referenced above, staff of the Massachusetts Historical Commission (MHC) has reviewed the MHC's files.

The Project Notification Form (PNF) that you submitted, received by the MHC on February 3, 2022, did not indicate that any state and/or federal government agencies are involved with funding, permitting, or approving the project. The PNF indicates that the project requires a comprehensive permit from the Oak Bluffs Zoning Board of Appeals and a Development of Regional Impact review by the Martha's Vineyard Commission.

The MHC reviews projects that involve state and/or federal agencies in funding, permitting, or approving projects (Mass. Gen. Laws, c. 9, s. 27C, 950 CMR 71.04(1); 36 CFR 800.3(c)). The MHC also reviews projects that involve a property with a Preservation Restriction (Mass. Gen. Laws c. 184, ss. 31-33) held by the MHC. The MHC also offers advisory technical assistance in historic preservation planning and archaeological review upon request.

Because the PNF did not indicate that any state or federal agency was involved in funding, permitting, or approving the project, nor is there a Preservation Restriction on the property held by the MHC, nor has the MHC received a request for advisory technical assistance, a PNF was not required to be submitted to the MHC.

Sincerely,

Edward L. Bell
Deputy State Historic Preservation Officer
Massachusetts Historical Commission

cc: Martha's Vineyard Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

**Existing Conditions
Checklist**

☒ Locus Map

☒ Zoning

☒ Limits

N/A Coastal features

☒ Topographical features

☒ Vegetative cover

N/A Buildings & Structures

N/A Site landscaping

N/A Roads & Parking

☒ Water & Sewage

☒ Utilities

☒ History & Archeology



3. PROPOSED *DEVELOPMENT*

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

(85) Total Parking Spaces (1.8/du)

13 | Southern Tier: DRI Application

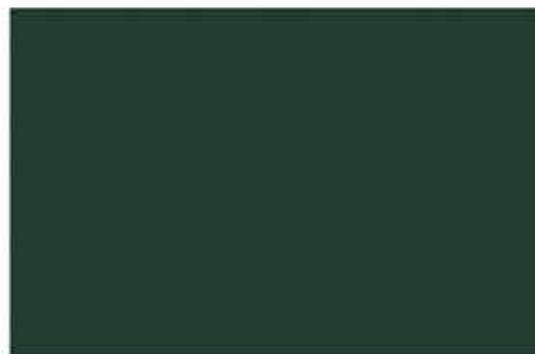
Proposed Development



CEDAR



CEDAR TRIM



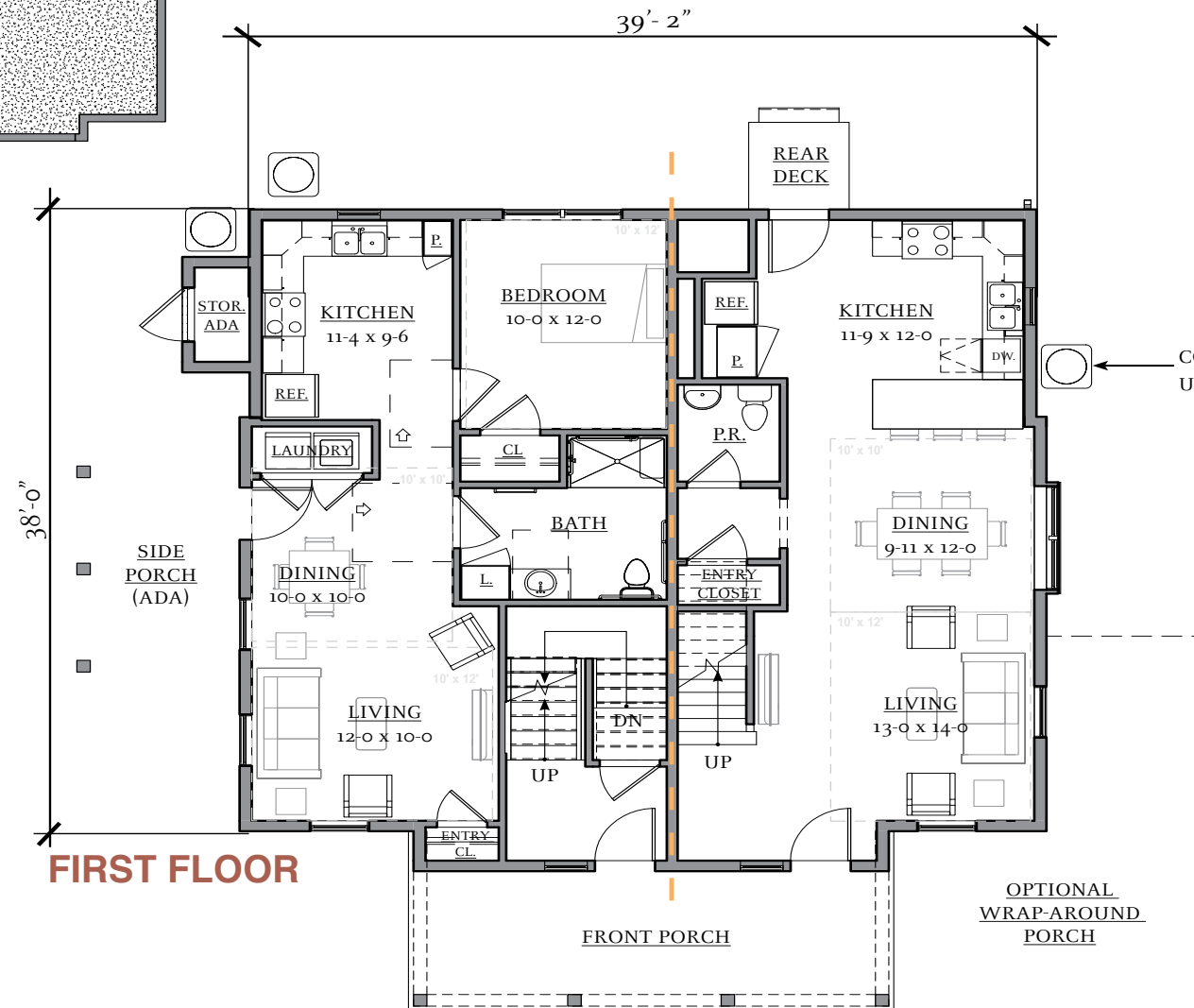
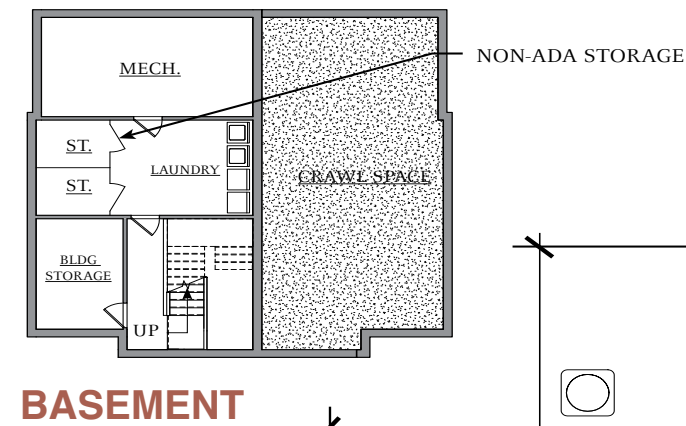
ASPHALT SHINGLES



STANDING SEAM METAL

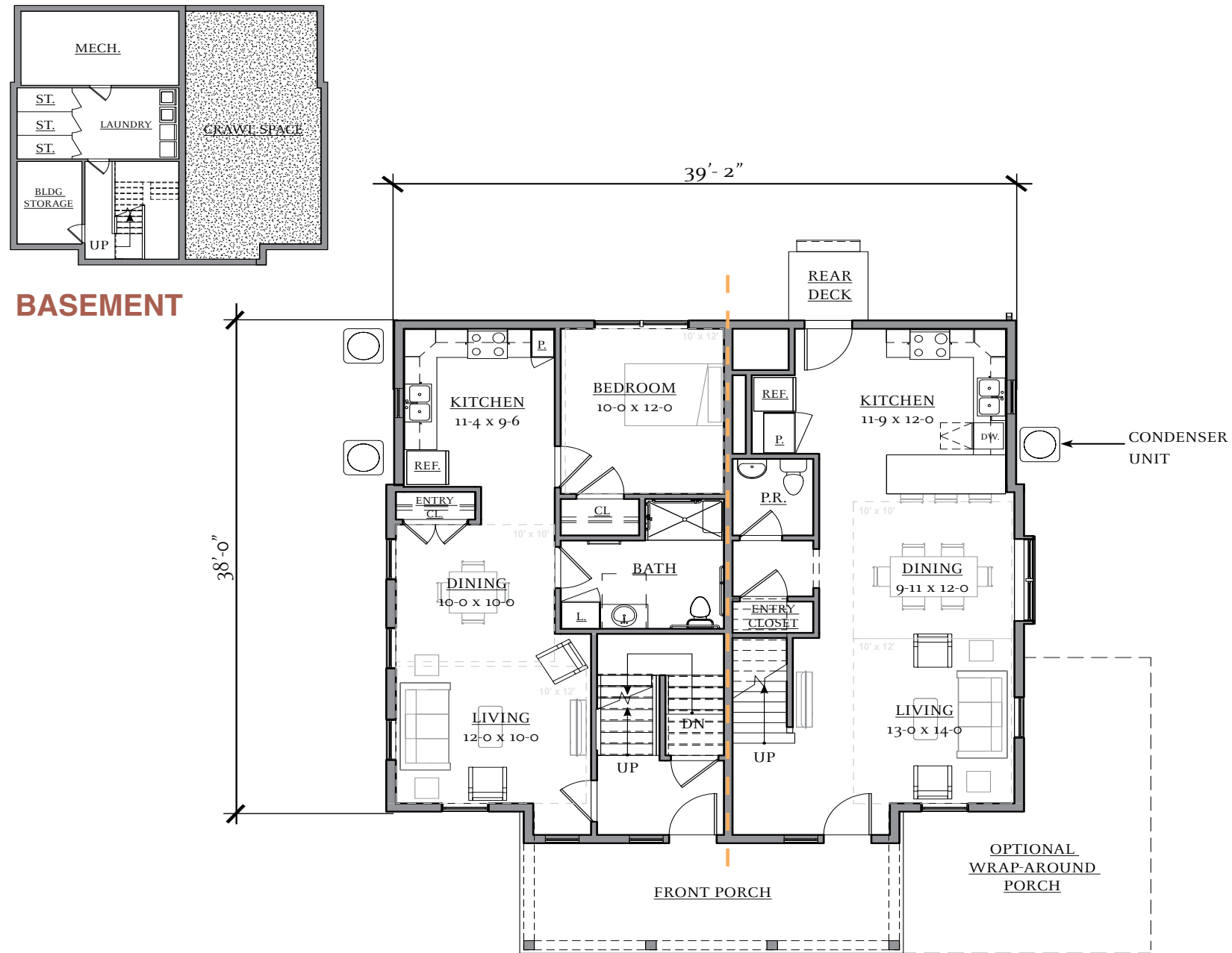
TYPE A: 3-UNIT MANOR HOUSE





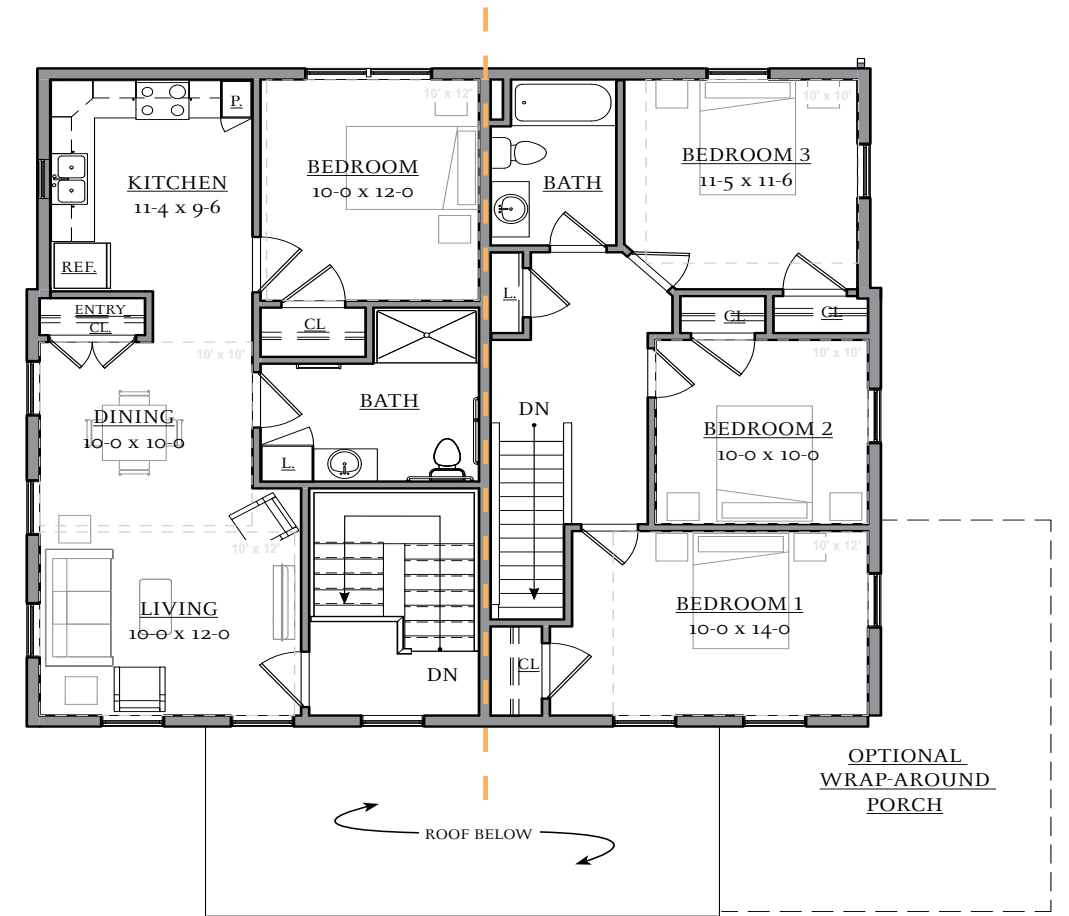
(2) UNIT A: 1 BR / 1 BA (FIRST FLR - ADA)
(1) UNIT C: 3 BR / 1.5 BA

TYPE A: 3-UNIT MANOR HOUSE (with ADA unit)



(2) UNIT A: 1 BR / 1 BA
(1) UNIT C: 3 BR / 1.5 BA

FIRST FLOOR



SECOND FLOOR

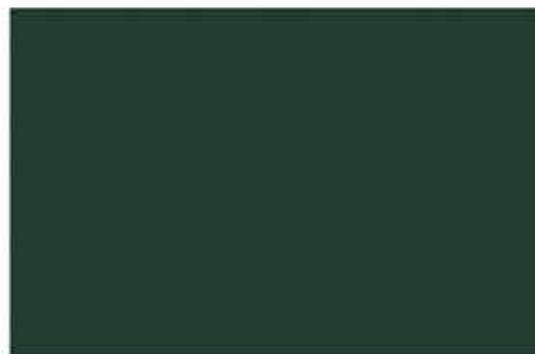
TYPE A: 3-UNIT MANOR HOUSE (without ADA)



CEDAR



CEDAR TRIM



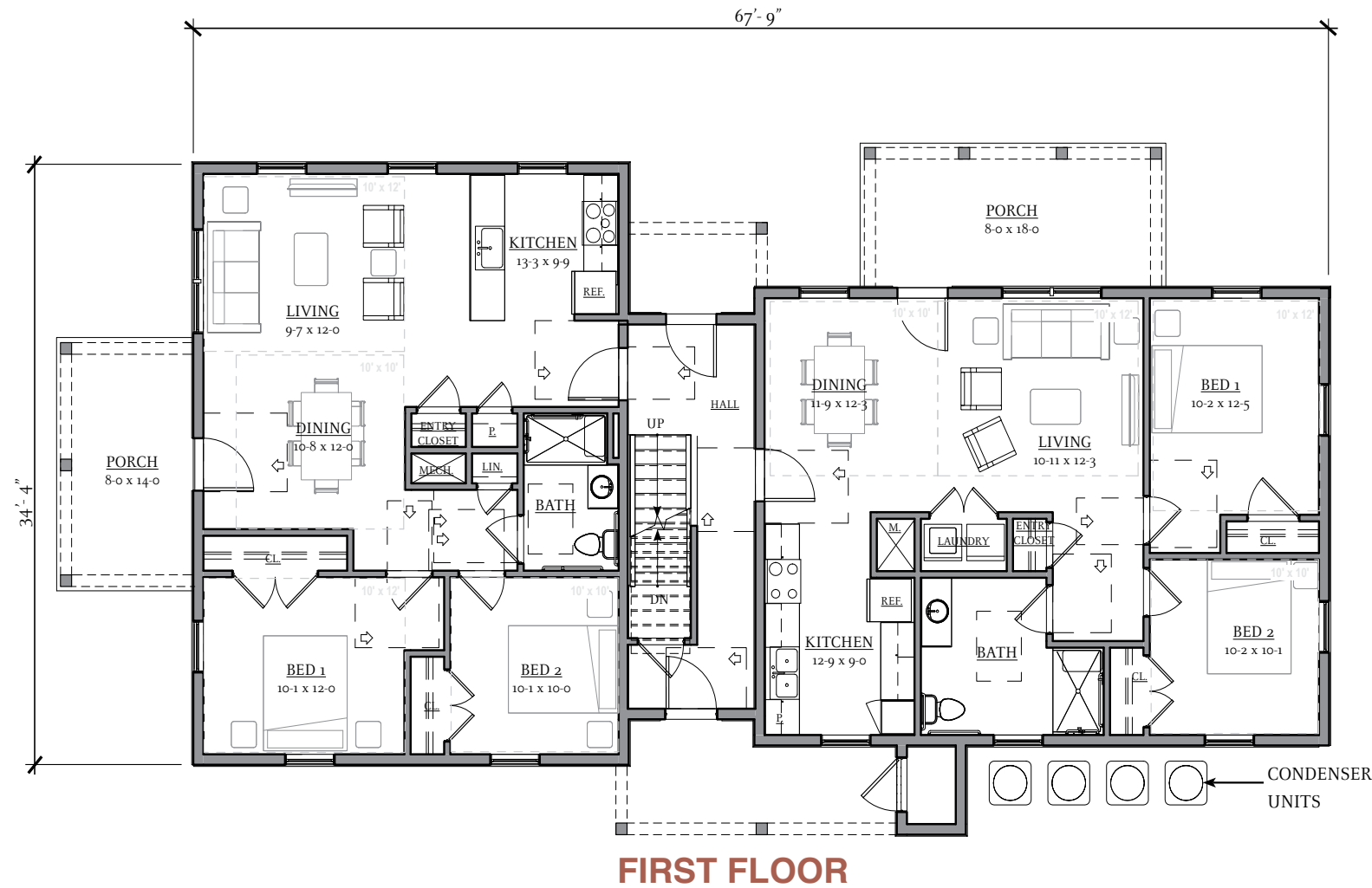
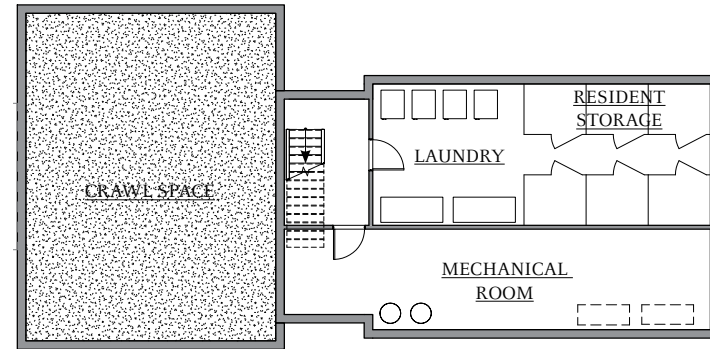
ASPHALT SHINGLES



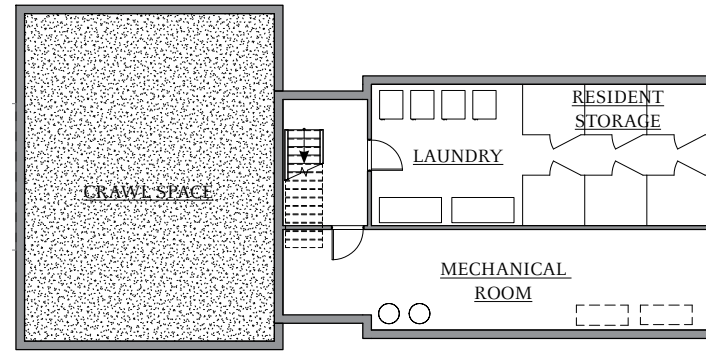
STANDING SEAM METAL

TYPE B: 6-UNIT MANOR HOUSE

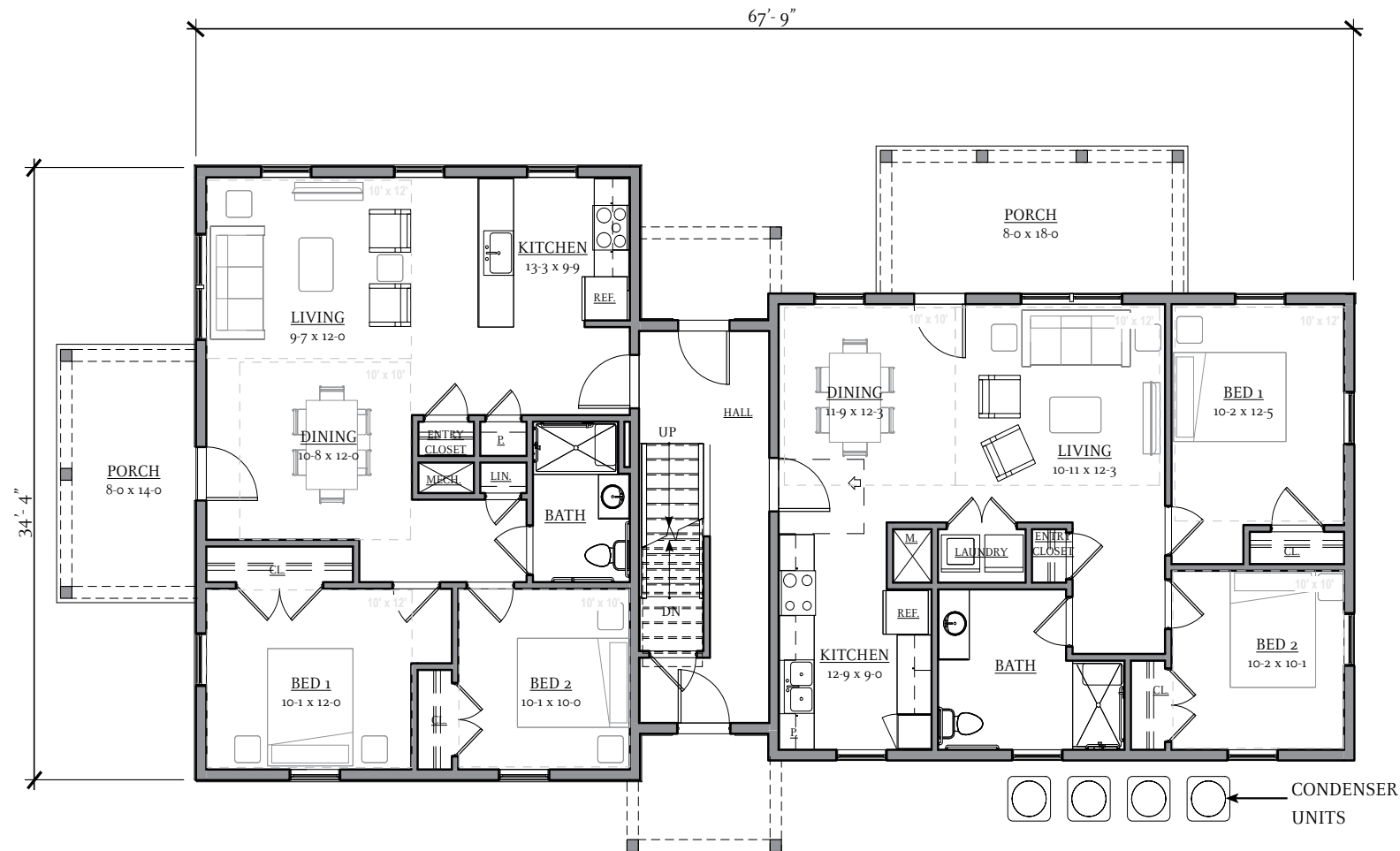




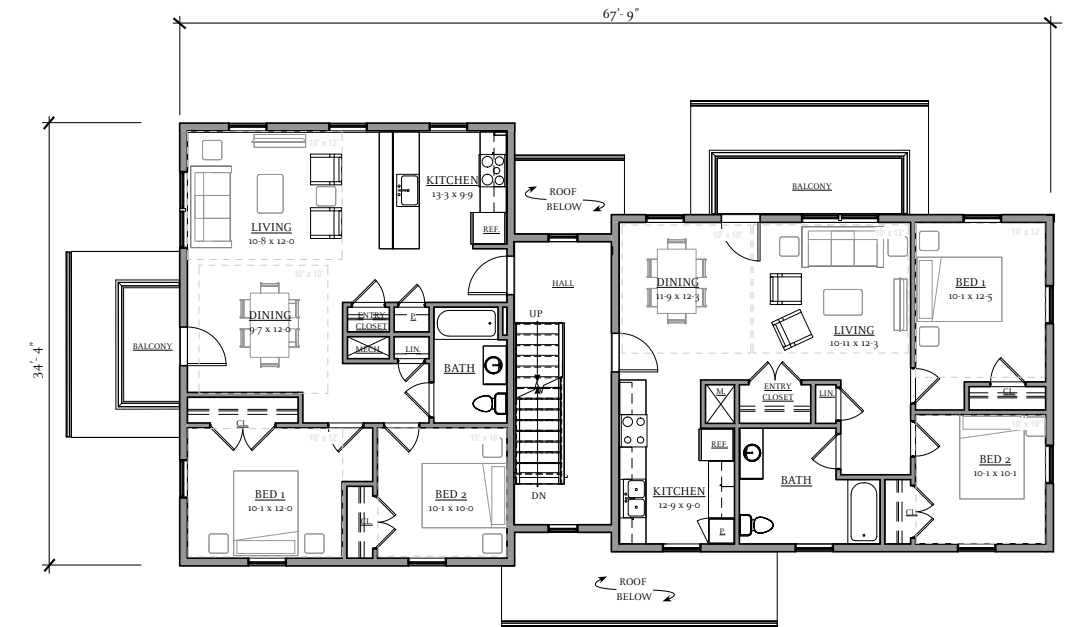
TYPE B: 6-UNIT MANOR HOUSE (with ADA unit)



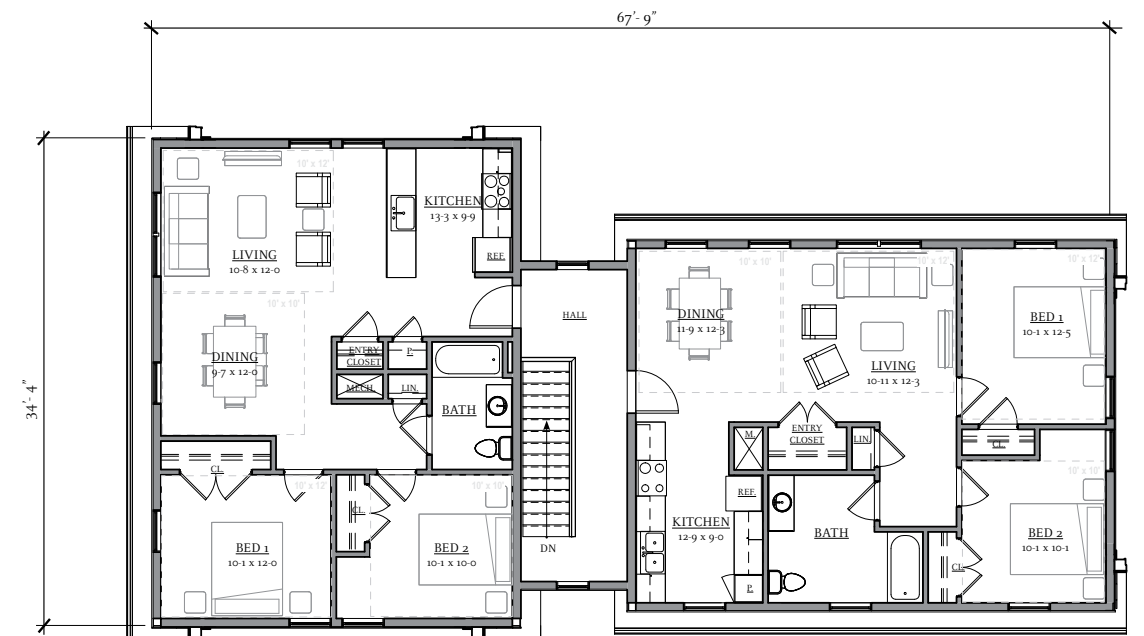
BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

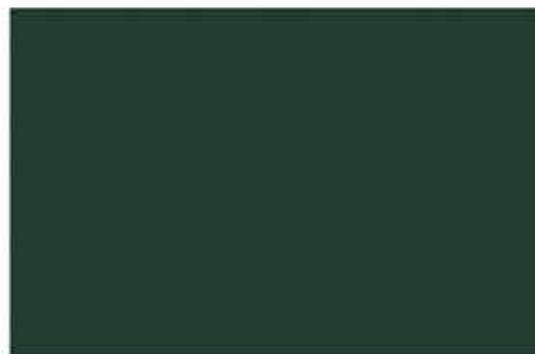
TYPE B: 6-UNIT MANOR HOUSE (without ADA unit)



CEDAR



CEDAR TRIM



ASPHALT SHINGLES



STANDING SEAM METAL

COMMUNITY BUILDING





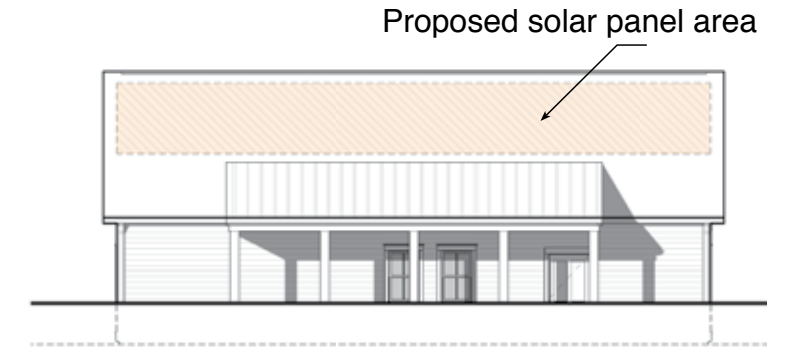
FRONT



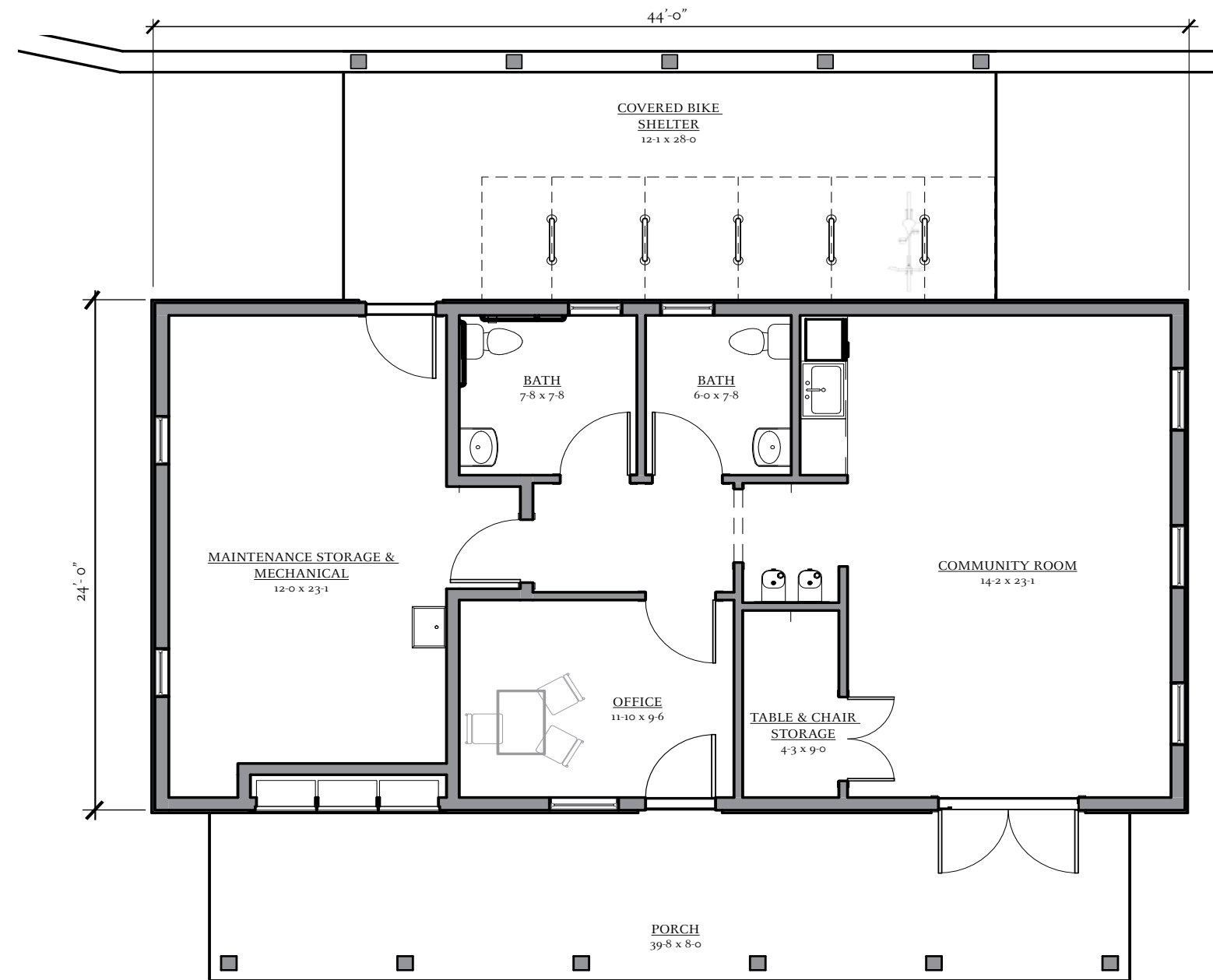
RIGHT



LEFT



REAR



COMMUNITY BUILDING



STREET NAME SIGN



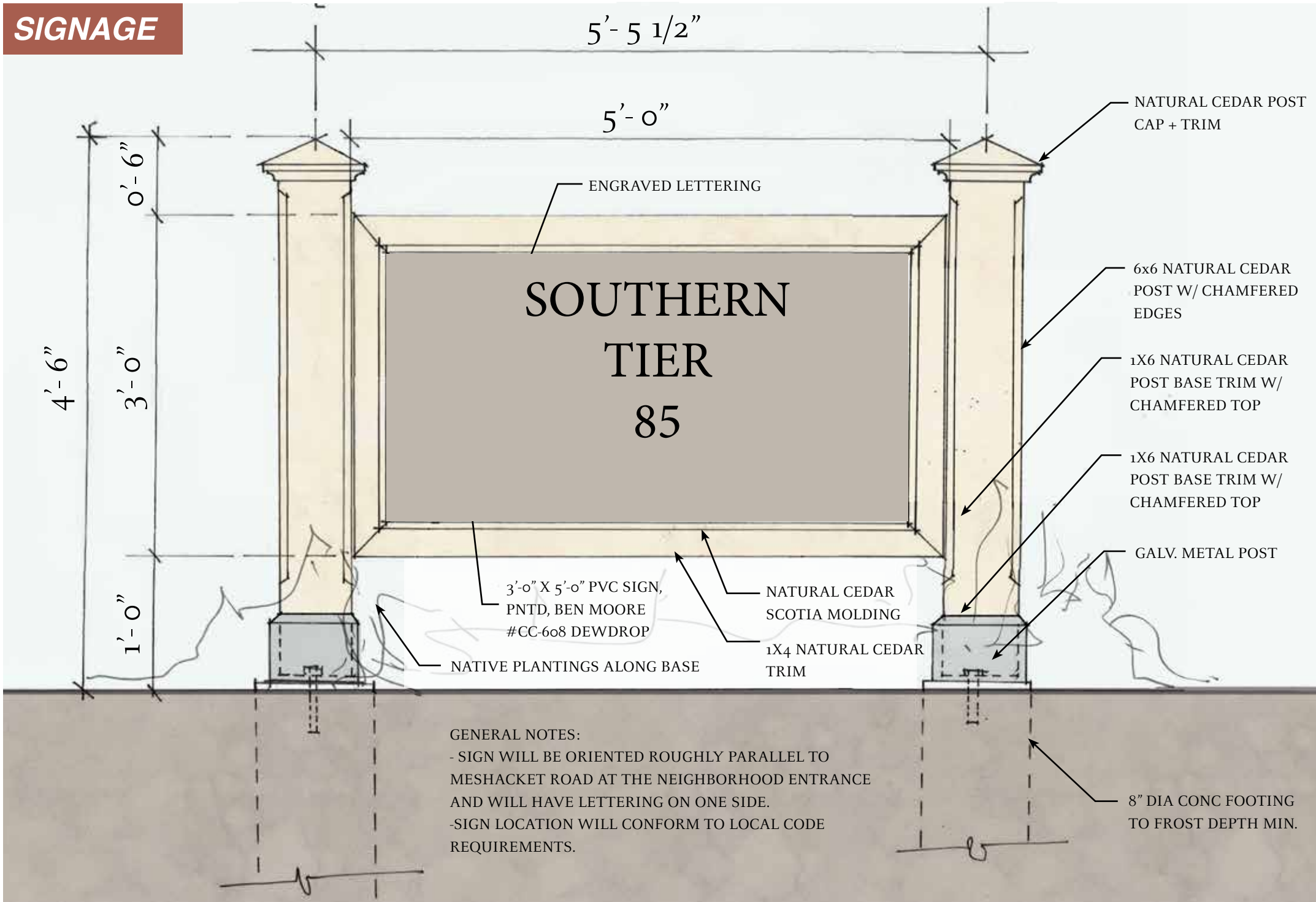
BUILDING NUMBERING



UNIT LETTERING




NEIGHBORHOOD PARKING



LANDSCAPING PLAN



Survey Provided By: Horsley Witten Group, Inc. 90 Route 6A Sandwich, MA 02563 Phone: (508) 833-4600 Fax: (508) 833-3130 Date: February 11, 2022		Prepared For: Affirmative Investments, Inc. 33 Union St., 2nd Floor Boston, MA 02108 Phone: - Fax: -		Plan Set: SOUTHERN TIER, PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS		 Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 89 Route 6A Sandwich, MA 02563 508-833-4600 voice 508-833-3130 fax		Revisions <table><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>																															
Registration: PROGRESS PRINT 10/05/22		Plan Title: OVERALL LANDSCAPE PLAN		Date: OCTOBER 5, 2022		Designed By: KJK		Drawn By: KJK		Checked By: ESB		Date: By Appr. Description																											
Project Number: 22008		Sheet: 15 of -		Sheet Number: L - 1																																			

PROPOSED PLANT LIST

CANOPY TREES



Quercus alba



Quercus cocinnea

PERENNIAL



Solidago juncea

UNDERSTORY TREES



Amelanchier arborea



Sassafras albidum

LARGE SHRUBS



Hamamelis virginiana

PROPOSED PLANT MASTER LIST

Grass/Perennial/Ground Clover		
Andropogon virginicus	Broom Sedge	#1
Arctostaphylos uva-ursi	Bearberry	4" av pot
Asclepias purpurascens	Purple Milkweed	Plugs
Asclepias tuberosa	Butterfly Weed	Plugs
Carex pennsylvanica	Pennsylvania Sedge	Plugs
Chimaphila maculata	Striped Wintergreen	#2
Dennstaedtia punctilob-ula	Hay Scented Fern	#1
Eragrostis spectabilis	Purple Lovegrass	#1
Eurybia divaricata	White Wood Aster	#1
Gaultheria procumbens	Tea Berry; Winter-green	#1
Geranium maculatum	Wild Geranium	#1
Panicum virgatum	Switch Grass	#1
Pteridium aquilinum	Bracken Fern	#1
Pycnaanthemum muti-cum	Short-toothed Moun-tain Mint	#1
Rubus flagellaris	Common Dewberry	#1
Schizachyrium scopar-ium	Little Bluestem	#1
Solidago rugosa	Wrinkleleaved Gold-en Rod	#1
Solidago junceaaa	Early Golden Rod	Plugs
Sorghastrum nutans	Indian Grass	

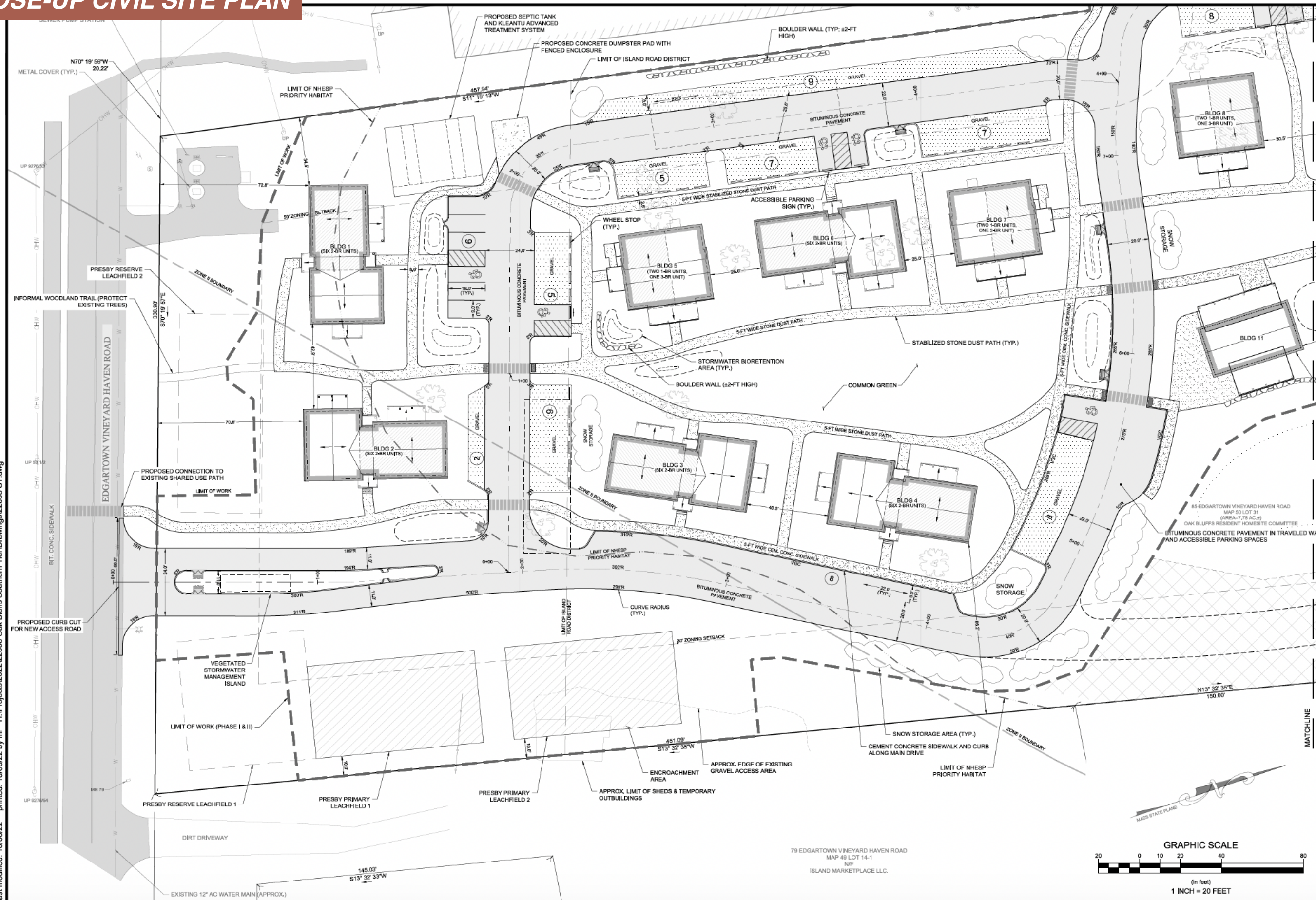
Botanical Name	Common Name	Size
Canopy Trees		
Acer rubrum	Red Maple	2-2.5"
Nyssa sylvatica	Tupelo	2-2.5"
Quercus alba	White Alba	2.5"
Quercus coccinea	Scarlet Oak	2.5"
Quercus ilicifolia	Bear Oak	1.5"
Quercus stellata	Post Oak	2.5"
Quercus velutina	Black Oak	2.5"
Understory Trees		
Amelanchier arborea	Serviceberry	1.5"
Sassafras albidum	Sassafras	#2
Evergreen Tree		
Pinus rigida	Pitch Pine	7-8' B&B
Large Shrubs		
Hamamelis virginiana	Common Witchhazel	3'4' B&B
Ilex glabra	Inkberry	#5
Myrica pennsylvanica	Bayberry	#5
Vaccinum corymbosum	Highbush Blueberry	3'4' B&B
Small Shrubs		
Aronia melanocarpa	Black Chokeberry	#3
Aronia melanocarpa "Morton"	Morton Black Choke- berry	#3
Comptonia peregrina	Sweet Fern	#2
Gaylussacia baccata	Black Huckleberry	#2
Juniperuus horizontalis	Creeping Juniper	#3
Kalmia angustigolia	Sheep Laurel	#3
Rhus aromaatic	GroLow Fragrant Sumac	#3
Bioretention Planting		
Ascelpias purpurascens	Purple Milkweed	Plugs
Baptisia tinctoria	Wild Indigo	#1
Carex pennsylvanica	Pennsylvania Sedge	Plugs
Deschampia flexuosa	Wavy Hairgrass	Plugs
Eupatorium dubium	Joe Pye Weed	#1
Pycnanthemum muti-cum	Short-toothed Moun- tain Mint	#1
Schizachyrium scopar- ium	Little BlueStem	#1
Solidago juncea	Early Golderod	Plugs

OVERALL CIVIL SITE PLAN

Case Number: C - 5

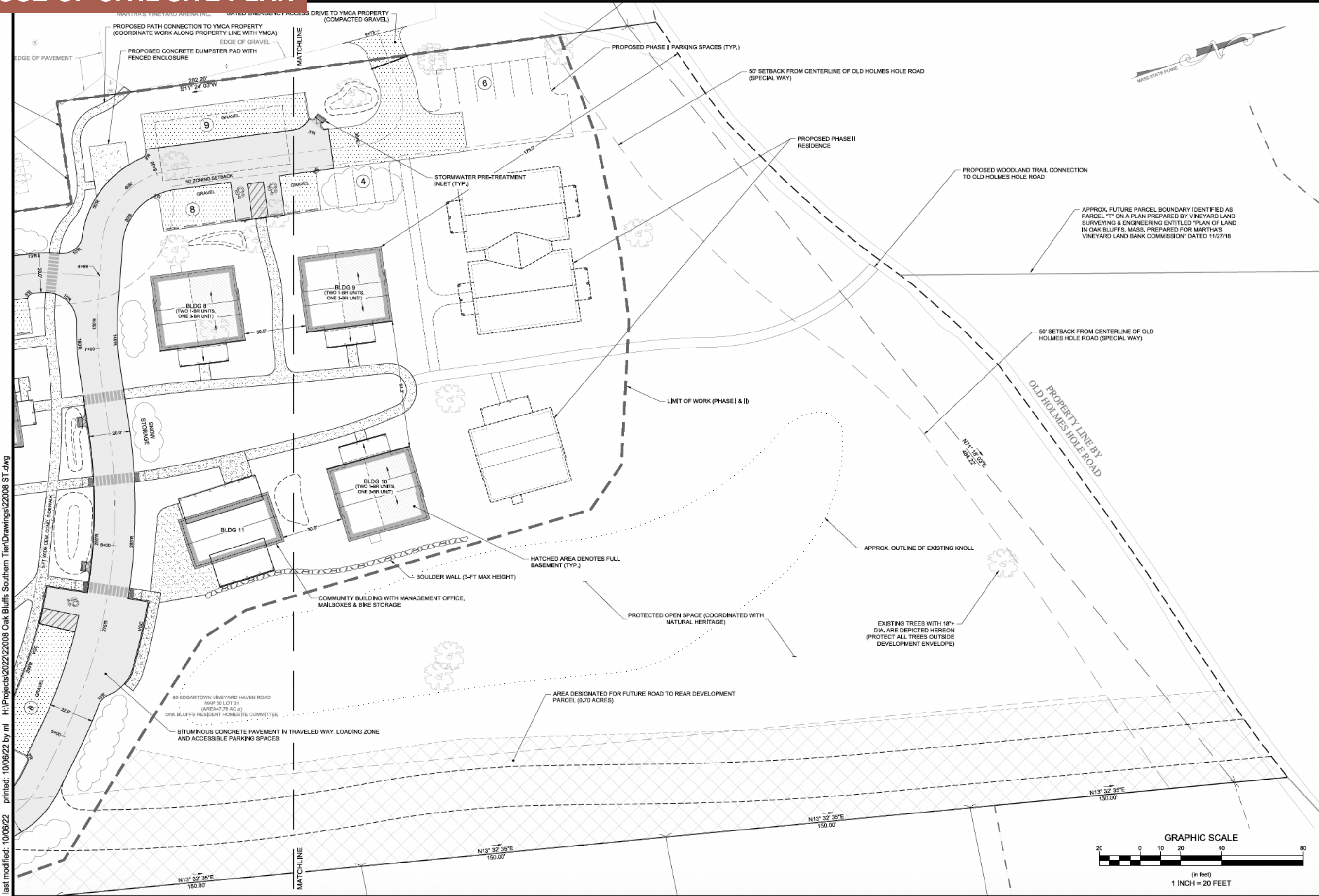
OVERALL SITE PLAN

CLOSE-UP CIVIL SITE PLAN

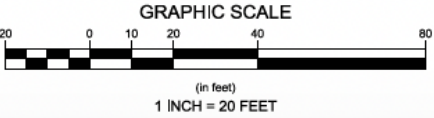


<p>Survey Provided By: Horsley Witten Group, Inc. 90 Route 6A Sandwich, MA 02563 Phone: (508) 833-4600 Fax: (508) 833-3100 Date: February 16, 2022</p>		<p>Prepared For: Affirmative Investments, Inc. 33 Union St. 2nd Floor Boston, MA 02108 Phone: - Fax: ---</p>		<p>Plain Title: SITE PLAN 1</p>	
<p>PROGRESS PRINT 10/05/22</p>				<p>Registration:</p>	
<p>Project Number: 22008</p>		<p>Sheet: 6 of -</p>			
<p>Sheet Number: C - 6</p>					

CLOSE-UP CIVIL SITE PLAN

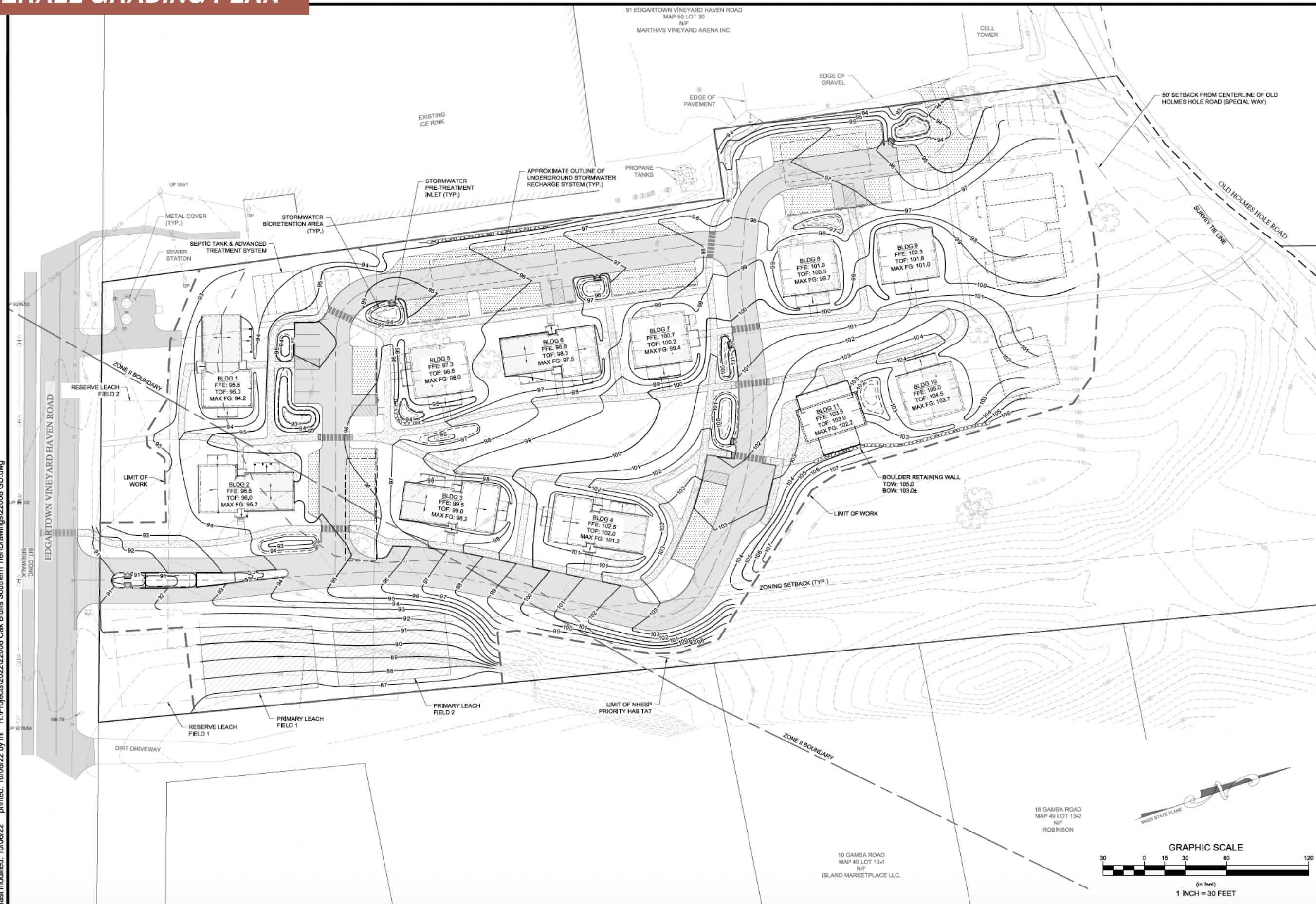


last modified: 10/06/22 printed: 10/06/22 by ml H:\Projects\2022\22008 Oak Bluffs Southern Tier\Drawings\22008 ST.dwg



Revisions	
Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 90 Route 6A Sandwich, MA 02563 Phone: 508-833-3150 Fax: 508-833-3150	
SOUTHERN TIER PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS	
PROGRESS PRINT 10/05/22	
Project Number: 22008	Sheet: 7 of -
C - 7	

OVERALL GRADING PLAN

[illegible]

NITROGEN LOADING CALCULATIONS

Wastewater Load based on IHT Water Use Data

Input	Calculations	Results
Wastewater Load (gpd) <i>Wastewater Load based on IHT Water Use Data</i>		
50 gpd x 85 bedrooms	Number bedrooms x flow per bedroom x 0.9 (10% outdoor use) x 365 x 3.785 L/gal x	4,250
Lawn/Landscape Area (SF)		
No managed landscape propopsed	x 0.000216 lb N/sf (3.0lbs/1000ft2) x 0.20	0.0
Pavement Area (SF)		
37,897	SF Pavement x (46.9 in/yr x 90% / 12 in/ft) x 28.3 L/ft3 x N-Conc (mg/L) / 1,000,000 mg/kg	2.8
Gravel Area (SF)		
13,504	SF Gravel Road x (46.9 in/yr x 65% / 12 in/ft) x 28.3 L/ft3 x N-Conc (mg/L) x 1,000,000 mg/	1.0
Roof Area (SF)		
23,830	SF Roof Area x (46.9 in/yr x 90% / 12 in/ft) x 28.3L/ft3 x N-Conc (mg/L) / 1,000,000 mg/lb	1.8
Total Proposed Site Nitrogen Loading (lbs/year)		47.9

Allowable Site Nitrogen Load (Lease Area)	
Project Site Area (acres):	7.78
Adjusted Nitrogen Load Limit (kg/acre/year:	2.02
Allowable Site Nitrogen Load (kg/yr):	15.72

Proposed Site Nitrogen Load	
Number of Bedrooms:	85
Water Usage Flow per Bedroom (gpd ²):	50
N-Conc. in Effluent (mg/L):	8
Lawn/Landscape Area (sf):	No managed landscape proposed
Pavement (sf):	37,897
Gravel (sf):	13,504
Road Runoff N-Conc. (mg/L):	0.75
Recharge Rate for Pervious Area (in/year):	28.7
Recharge Rate for Impervious Area (in/year):	46.9

An aerial photograph of a residential area is shown, partially covered by a large yellow diagonal overlay. Overlaid on the map is a house plan showing several houses with orange and yellow roofs, a red-roofed house, and a large blue-roofed building. The plan includes roads, parking lots, and green spaces with trees.

4. AFFORDABLE HOUSING *MITIGATION*

STATEMENT

The Martha’s Vineyard Commission’s Housing Policy is based off of the Island’s acknowledgement of the imperative need for increased stock of year-round affordable and community housing. It states that residential Developments of Regional Impact (DRIs) involving the construction of Dwelling Units must mitigate the incremental Affordable and Community Housing impact generated by DRIs in one of two ways: the first option being to provide on-site as Affordable or Community Housing 10% of the total number of Dwelling Units proposed, and the second option being to provide the same number of comparable off-site Dwelling Units as Affordable or Community Housing.

The proposed development, Southern Tier situated on the 7.8-acre parcel of town-owned land at 85 Edgartown-Vineyard Haven Road, will provide housing for 45 multi-family rental units that will be affordable to residents with incomes between 30% and 110% of Dukes County area median income (AMI). This development will be 100% affordable, with all 45 housing units suitable for a range of cost-burdened residents, therefore far surpassing the stated minimum of 10% of the total number of proposed dwelling units that need to be affordable. All 45 units will be eligible to be added to the Town of Oak Bluffs’ Subsidized Housing Inventory (SHI). This means that the Town would move from its current 5.5% of units that count towards its SHI to 7.5%.

Current	
# SHI Units	117
Current SHI	5.5%
With Southern Tier	
# SHI Units	162
SHI	7.5%

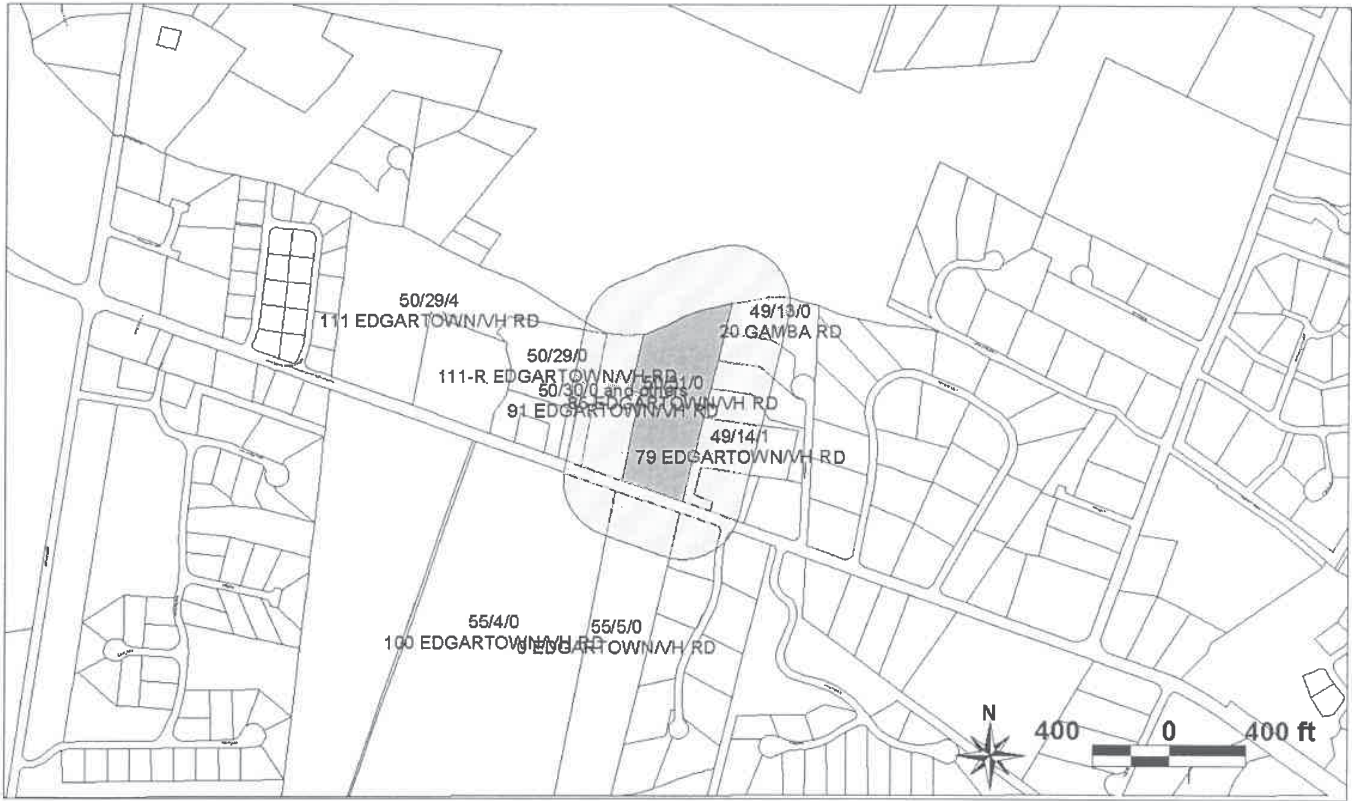
Source: Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of December 21, 2020*



An aerial photograph of a residential area is shown. A large, semi-transparent blue triangle covers the upper right portion of the image. Overlaid on the lower left portion of the aerial image is a detailed site plan. The site plan shows several buildings with orange and yellow roofs, green lawns, and parking areas. The buildings are arranged in a cluster, with some having multiple units. The site plan also shows a road and a parking lot. The blue triangle has the text '5. LIST OF ABUTTERS' written on it in white, bold, sans-serif font.

5. LIST OF *ABUTTERS*

Abutters List Within 300 feet of Parcel 50/31/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip/Cd/Country
4107	41-2-0-E	MARTHAS VINEYARD LAND BANK COMMIS	448 BARNES RD	PO BOX 2057	EDGARTOWN	MA	02539
4353	49-13-0-R	HAYES ADAM T HAYES ELIZABETH ANN	20 GAMBA RD	455 STATE RD PMB 303	VINEYARD HAVEN	MA	02568
4354	49-13-1-R	ISLAND MARKETPLACE LLC C/O ELIO G SILVA	10 GAMBA RD	PO BOX 10	EDGARTOWN	MA	02539
4355	49-13-2-R	ROBINSON SCOTT H	16 GAMBA RD	PO BOX 9000-182	EDGARTOWN	MA	02539
4356	49-13-3-R	DEARCY-HALL LASHANN	18 GAMBA RD	345 WEST 145TH STREET APT 10B4	NEW YORK	NY	10031
4357	49-14-0-R	ISLAND MARKETPLACE LLC C/O ELIO G SILVA	77 EDGARTOWN/VH RD	PO BOX 10	EDGARTOWN	MA	02539
4358	49-14-1-R	ISLAND MARKETPLACE LLC C/O ELIO G SILVA	79 EDGARTOWN/VH RD	PO BOX 10	EDGARTOWN	MA	02539
4392	50-29-0-E	YMCA OF MARTHAS VINEYARD MARTHAS VINEYARD REGIONAL HIGH SCI	111-R EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
9936	50-29-4-E	MARTHAS VINEYARD REGIONAL HIGH SCI	111 EDGARTOWN/VH RD	111 EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
10029	50-30-0-R	MARTHAS VINEYARD ARENA INC	91 EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
4393	50-30-E-E	MARTHAS VINEYARD ARENA INC	91 EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
4394	50-31-0-E	OAK BLUFFS RESIDENT HOMESITE COMM	85 EDGARTOWN/VH RD	PO BOX 1941	OAK BLUFFS	MA	02557
4460	55-4-0-E	MARTHAS VINEYARD REGIONAL HIGH SCI	100 EDGARTOWN/VH RD	PO BOX 1385	OAK BLUFFS	MA	02557
4461	55-5-0-R	LDS CHURCH TAX AD 543-1638	0 EDGARTOWN/VH RD	FINANCE RECORDS DEPT 22ND FL 50 EAST NORTH TEMPLE ST	SALT LAKE CITY	UT	84150-3620
4525	56-15-0-R	OTONI ATEONI ALVES	2 RYANS WY	PO BOX 3294	EDGARTOWN	MA	02539
4531	56-15-8-E	ALLIANCE COMMUNITY CHURCH, INC	1 RYANS WY	PO BOX 3331	OAK BLUFFS	MA	02557
10279	56-15-8A-R	ALLIANCE COMMUNITY CHURCH, INC	1 RYANS WY	PO BOX 3331	OAK BLUFFS	MA	02557



SOUTHERN TIER

DRI APPLICATION

OCTOBER 2022



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

