

# south mountain

COMPANY

## RED ARROW ROAD SPECIAL PERMIT APPLICATION MEMO UPDATE

08-23-23

To: Jane Rossi, Board Administrator  
West Tisbury Planning Board  
From: Matt Coffey, Architect  
South Mountain Company

\*Updates in blue to reflect change to designate house #2 as the 80% AMI unit.

Jane-

We are writing to request the review of our proposal for the Red Arrow Road Community Housing project. Following is a brief explanation of several proposed changes we have made to the design since it had been permitted and filed with the town clerk in January and February of 2023. The impetus for these changes and a list of the adjustments that South Mountain Company (SMCo) would like to review with the board as part of a new Special Permit application are noted below.

With the escalation of borrowing and construction costs since we originally budgeted the project we have concluded that we cannot develop the property as originally planned and permitted, with SMCo building the four homes. Instead, we are planning to develop the site and shared infrastructure and set up four exclusive use zones for homeowners to design and build their own homes. For House #2 we will be partnering with Habitat for Humanity and construction of the other three houses will be overseen by the eventual homeowners.

The resultant design and construction model we are proposing is something that will work better within the financial constraints of the eventual homeowners, allowing local-wage earners with a range of incomes to enter the property market. The revised plan will allow homeowners to use their sweat equity to achieve their home-ownership goals while contributing to the stability of our year-round community. SMCo is donating the cost of the land (\$150,000) and will subsidize the project up to an additional \$150,000 and provide assistance for our employees as needed.

The arrangement of the road, parking, utilities, designated exclusive use zones and limit of work are similar. We have omitted the 1,120sf solar carport structure and common garden in favor of having each home include a rooftop solar array and screening with native plantings. The resultant design reduces the overall impervious surface area on the property. The accompanying site plan illustrates updated building footprints. The home designs for Houses #1-3 are based on a design that SMCo developed for affordable housing and will be the sixth iteration of this net-zero-energy ready home design. House #4 is a custom design by the future owner.

The permanent restrictions we had previously included will remain:

- Houses #1+3: Restricted to 140% AMI
- House #2: Restricted to 80% AMI
- House #4: Restricted to year-round housing

All four houses will comply with all zoning provisions, such as height limits, setbacks, massing, etc. In addition, the following architectural design criteria will be imposed on all the homes:

- Houses #1-3
  - Max. 1,000sf footprint of conditioned space.
  - Previous home design footprint was 796sf
- House #4
  - Proposed design:  
Max. 1,200sf footprint house  
+ Max. 700sf footprint of detached bedroom/garage  
Max 1,900sf footprint
  - Previous design:  
1,296sf footprint house  
+ 400sf garage/bedroom footprint  
Max. 1,696sf footprint
  - Maintain 60' no-cut setback at east property line.

We look forward to meeting with the board to discuss this development. Please let us know if any additional information would be useful at this time.

Regards,  
Matt Coffey