



Red Arrow Road Community Housing: Design Brief

10-27-22

To: West Tisbury Zoning Board of Appeals
Re: Special Permit Application for Bylaw 4.4-3(B)

The Red Arrow Road Community Housing project is a collaboration between Island Housing Trust (IHT) and South Mountain Company (SMCo) to create a modest attainable housing cluster in West Tisbury. The project is proposed to include four new units of high-quality net zero energy housing. The development is a progressive model of clustered homes for West Tisbury. The proposal works to address the housing needs of the island by creating multiple units within the established fabric of the town under the West Tisbury Bylaws for Multifamily Housing. The modestly sized buildings and shared common resources are arranged to limit site disturbance while offering a balance of communal interaction and privacy.

Permanent restrictions on the four homes will be as follows:

- (1) two-bedroom unit (797 SF)
 - Restricted to 80% AMI and sold by lottery to qualified applicants by IHT/town of WT
- (2) two-bedroom units (797 SF ea.)
 - Restricted to 140% AMI and purchased by SMCo to retain as workforce rental housing or sell as workforce homeownership housing.
- (1) three-bedroom unit (1,296 SF footprint)
 - To be sold to Julius and Mila Lowe, current residents of West Tisbury, and restricted for use as year-round housing. They are our partners in the purchase.
 - This home will be designed to allow for a fourth bedroom to be built-out in the future with a walk-out basement (860SF).
 - The exclusive use zone for this home contemplates the future addition of a one-story work studio space (max. 400SF) with a one-car garage in the basement space below.

The property will incorporate shared resources amongst a newly formed homeowners association:

- A structure (1,120SF +/-) with shared storage, parking and electric vehicle charging stations will be covered with a rooftop solar array to offset electrical use for the property and anticipated electric vehicle usage.
- (2) NitROE denitrifying wastewater disposal systems will serve a maximum of eleven bedrooms on the property.
- A shared well will serve the four homes.
- A common garden space will serve as a shared community resource.
- Approximately 55% of the property will be outside of the limit of work and remain undisturbed as a visual buffer to adjoining properties.
- Bioswales will be integrated to capture surface water on site.
- Lawns and plantings will be drought tolerant and/or native species.

SMCo has reached agreement with Island Cohousing to purchase a 3.17 acre parcel from them at the northeast corner of their property (Parcel 10-200). The new property will be adjacent to and accessed by Red Arrow Road. The subdivision and allocation of road frontage is being proposed under a Form C application in tandem with this special permit application. The project will require \$375,000 in subsidies. IHT will contribute \$125,000 and SMCo will add \$250,000.

The project has received approval from the Martha's Vineyard Commission as it is a DRI and 40B. It will require the following additional approvals:

- WT Planning Board
 - Special Permit for multifamily housing
 - Subdivision
- WT Zoning Board of Appeals
 - Special Permit to modify the 40B
- Board of Health
- Building Department