


Article 10(m)  
LexHAB – 116 Vine Street  
Design Funds

*Request - \$100,000*




# History of the Request

- ▶ ATM 2009 article 12 appropriated the sum of \$2,763,100 from Community Preservation Act funds that enabled the town to purchase the Leary property - 14.2 acres of meadowland with frontage on Vine Street. 13 ½ acres are now preserved as conservation land. Approximately 2/3 of an acre at 116 Vine Street has been reserved by the town for affordable housing.
- ▶ In 2011, the [Leary Report](#) recommended 5 or 6 units in one or two structures.
- ▶ In November, 2019, LexHAB sought CPC support of a \$100,000 CPA grant to commence schematic design of the 116 Vine Street property and investigate the potential use of the Hosmer House on the property.



# Purpose of the Request

- ▶ Develop Community Housing Project with input from neighbors and stakeholders for up to six units of low income housing.
  - ▶ Select design team and develop plan through schematic design with project budget and schedule for implementation.
  - ▶ Study the possible use of the Hosmer House in providing affordable housing at this site.
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# Projected Costs

- ▶ Land surveying, civil engineering & wetland study \$30,000
- ▶ Architectural design \$40,000
- ▶ Landscape architecture \$ 5,000
- ▶ Hosmer House feasibility study \$25,000
- ▶ **Total projected costs: \$100,000**



# Anticipated Process

- ▶ Meetings with neighbors, stakeholders and LexHAB
  - ▶ Hosmer House feasibility study
  - ▶ Land surveying, civil engineering and wetland study
  - ▶ Collaborate with Planning Department, Town Engineer and neighborhood on traffic concerns
  - ▶ Study, schematic design and cost estimates
  - ▶ Final Report
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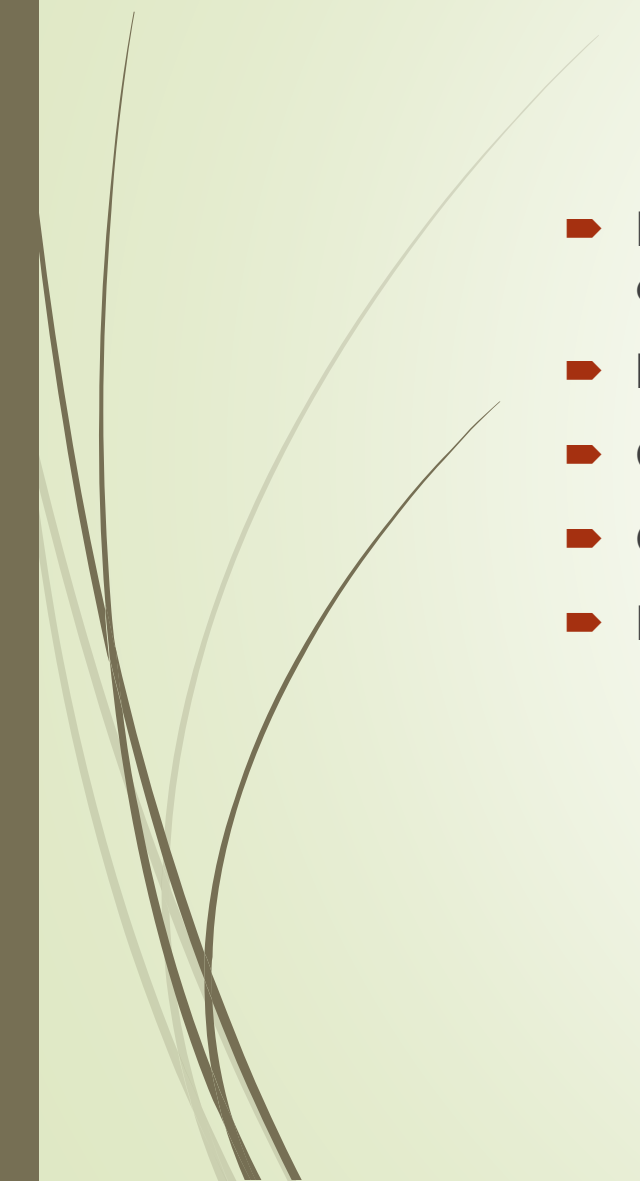


# Neighbors and Stakeholders

- ▶ LexHAB will hold public meetings with all interested stakeholders to address questions and concerns about the eventual development of the property.
- ▶ All property holders who live within a 500 foot radius (based on the town mailing list) of 116 Vine Street will be notified of these meetings.



# Study/Schematic Design Components

- ▶ Problem analysis (existing conditions, space needs, schedule & cost constraints)
  - ▶ Identify special regulatory requirements
  - ▶ Concept design options (potential solutions – square footing and massing)
  - ▶ Opinion of costs
  - ▶ LexHAB approved solution
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# Design/Regulatory Approvals

- Site Plan
  - Floor Plans
  - Exterior Elevations
  - Building Sections
  - Building Code & MAAB/ADA Analysis
  - Regulatory Approvals (Board of Appeals, Conservation, HDC)
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# LexHAB Video

- ▶ To learn more about LexHAB, [watch a recent video](#), created by Minuteman High School, on the [LexHAB website](#).