

# Site plan comparison

- Site Plan 6/13/18



- Site Plan 10/03/18



# Vehicle Circulation Comparison

- Proposed vehicle circulation June 13 2018

Change proposed October 3, 2018

- Reduce roadway entry onto South Shore Road from three to two
- Community roadway circulation



## Surfside Crossing



Surfside Crossing – View of the lawn at the condominiums

## **Statement of Principles for Affordability**

- ***100% of the condos will be restricted to and affordable by year-rounders, some at 40B levels, some for middle income.***
- ***25% of condos and cottages are restricted to 80% of AMI as “40B units”.***
- ***In this way 70 out of 100 units will be restricted either at 40B levels or be reserved for year round Nantucketers.***
- ***We are working actively with Nantucket affordable housing leaders to detail further restrictions for the 45 condos (ie. the ones not restricted under 40B rules). Ideas being explored include:***
  - ***restricting some of these units to certain income groups up to 200% of AMI;***
  - ***reserving some units for purchase and use by island nonprofits for long-term staffing or other mission-related purposes***
  - ***other ideas may emerge.***






**SURFSIDE CROSSING  
SINGLE FAMILY HOME INFORMATION**

	3 BEDROOM	4 BEDROOM	5 BEDROOM
<b>TOTAL SINGLE FAMILY UNITS</b>	5	25	10
<b>AFFORDABLE SINGLE FAMILY UNITS</b>	5	5	
<b>YEAR ROUND SINGLE FAMILY UNITS</b>		20	10
<b>AVERAGE SQUARE FOOTAGE for AFFORDABLE UNITS</b>	1,996 SF	2,424 SF	
<b>AVERAGE SQUARE FOOTAGE for YEAR ROUND UNITS</b>		3,159 SF	3,357 SF
<b>AVERAGE SALES PRICE for AFFORDABLE SINGLE FAMILY UNITS</b>	\$258,000	\$277,000	
<b>AVERAGE SALES PRICE for YEAR ROUND SINGLE FAMILY UNITS</b>		\$2,100,000	\$2,250,000
<b>ANNUAL HOA FEE for AFFORDABLE SINGLE FAMILY UNITS</b>	\$903	\$970	
<b>ANNUAL HOA FEE for YEAR ROUND SINGLE FAMILY UNITS</b>		\$10,000	\$10,000

**SURFSIDE CROSSING  
CONDOMINIUM INFORMATION**

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
TOTAL CONDOMINIUM UNITS	8	12	20	20
AFFORDABLE CONDOMINIUM UNITS	2	3	5	5
YEAR ROUND CONDOMINIUM UNITS	6	9	15	15
AVERAGE SQUARE FOOTAGE <i>for AFFORDABLE CONDOMINIUMS</i>	377 SF	568 SF	989 SF	1401 SF
AVERAGE SQUARE FOOTAGE <i>for YEAR ROUND CONDOMINIUMS</i>	377 SF	568 SF	989 SF	1401 SF
AFFORDABLE CONDOMINIUM SALE PRICE	\$180,000	\$206,000	\$232,000	\$258,000
YEAR ROUND CONDOMINIUM SALE PRICE	\$450,000	\$550,000	\$650,000	\$750,000
ANNUAL CONDOMINIUM FEE/HOA FEE <i>for AFFORDABLE UNITS</i>	\$954	\$1,092	\$1,230	\$1,367
ANNUAL CONDOMINIUM FEE/HOA FEE <i>for YEAR ROUND UNITS</i>	\$2,385	\$2,915	\$3,445	\$3,975

**SURFSIDE CROSSING  
BUILDINGS 'A','B', 'C', 'D' & 'E'  
AREA SUMMARIES**

 <p style="text-align: center;"><b><u>BUILDING 'A'</u></b></p>	4,718 SF PROPOSED GROUND COVER			
	10,920 SF - TOTAL LIVING AREA	1,974 SF - TOTAL COMMON AREA	1,257 SF - TOTAL STOR/MECH AREA	14,151 SF - TOTAL
 <p style="text-align: center;"><b><u>BUILDING 'B'</u></b></p>	4,337 SF PROPOSED GROUND COVER			
	11,684 SF - TOTAL LIVING AREA	1,335 SF - TOTAL COMMON AREA	0 SF - TOTAL STOR/MECH AREA	13,019 SF - TOTAL
 <p style="text-align: center;"><b><u>BUILDING 'C'</u></b></p>	4,337 SF PROPOSED GROUND COVER			
	11,684 SF - TOTAL LIVING AREA	1,335 SF - TOTAL COMMON AREA	0 SF - TOTAL STOR/MECH AREA	13,019 SF - TOTAL
 <p style="text-align: center;"><b><u>BUILDING 'D'</u></b></p>	4,337 SF PROPOSED GROUND COVER			
	11,684 SF - TOTAL LIVING AREA	1,335 SF - TOTAL COMMON AREA	0 SF - TOTAL STOR/MECH AREA	13,019 SF - TOTAL
 <p style="text-align: center;"><b><u>BUILDING 'E'</u></b></p>	4,337 SF PROPOSED GROUND COVER			
	11,684 SF - TOTAL LIVING AREA	1,335 SF - TOTAL COMMON AREA	0 SF - TOTAL STOR/MECH AREA	13,019 SF - TOTAL
<b><u>TOTALS:</u></b>	57,656 SF - TOTAL LIVING AREA	7,314 SF - TOTAL COMMON AREA	1,257 SF - TOTAL STOR/MECH AREA	66,227 SF - TOTAL