

## Lagoon Ridge Build out schedule amendment

Jason Danielson <jasonddanielson@gmail.com>

Thu 2/11/2021 6:24 PM

To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

In consideration of the request to amend the Special Permit for Lagoon Ridge:

A few points,

1. Lagoon Ridge LLC and the Danielson family does not have a signed P&S agreement in place, nor am I aware of CapeBuilt having their financing finalized. Therefore it is premature to put the permit amendment in their name. Any change to the permit should be a blanket amendment that applies to the family, or whoever ends up doing the project.

2. The oft-repeated intent of the development, and one of the key benefits that was considered throughout the DRI and OB permitting process was our objective of providing housing opportunities to working class islanders.

Some quotes from the Lagoon Ridge website written by Davio:

Lagoon Ridge is offering smaller lots to address the needs of island residents for sustainable housing. In the central cluster of seventeen homes we are determined to focus on affordable homes, trouble-free units for older couples and individuals, energy efficient homes, and renewable energy while preserving natural contours and the ecosystem. We hope a community will emerge that highlights green living.

In our planning we have sought sustainable approaches to providing housing in keeping with the needs of the Island. We hope that by siting homes at Lagoon Ridge on only 40% of the land, and offering homes tailored to older couples ready to downsize and young families starting out we will have a positive impact on the island community.

Q. The land is near both the elementary school and high school. Would a teacher's salary be enough to buy land for a home at Lagoon Ridge?

A. We expect lot prices to be lower than the current competing lot prices, and we may be able to "take back paper" to make it easier for young couples to build, or help to build, their first homes at Lagoon Ridge. If we support contractors who build low-cost housing, and HERS-certified, green homes, we believe island teachers could afford to move in, perhaps paying more for their mortgage but less for heat and electricity.

Some of these objectives are realized by CapeBuilt's proposal, but notably, CapeBuilt's objective is to erect \$1M+ homes and does nothing to meet the needs of year-round Islanders or follow through on promises made.

Cape Built has said that by building homes targeted to summer people they are "taking the strain off of the remaining housing stock available for locals." I find this argument rather offensive. Obviously there isn't any stock to relieve the strain on, and there won't be any more in the near future given current trends and the truism that "they're not making any more land on MV."

CapeBuilt has offered to add 1 Affordable/over 55 unit as a proposed benefit under section 8 of 7.3.1: "to promote the development of housing affordable to low, moderate and median income families." I would submit that on balance, this benefit does not rise to a convincing level when considering that the original intent was to market all of cluster C to median income folks, and now none of it will be. In considering the request before you, bear in mind that this project represents a last-best hope for providing a significant amount of housing to islanders, and this opportunity should not be wasted.

Lagoon Ridge represents one of the very last fat hens in the vineyard real estate coop. I do not think that the OBPB should be wrapping it up nicely for the slickest foxes this side of Hyannis. Granting this amendment effectively amounts to gift-wrapping the project for the profit of an offisland development group at the expense of the island community.

Don't get me wrong. I respect and admire what Cape Built does and think their designs are smart and they have a lot going for them. I think it is wonderful that they are going to assist with the design of the Autism house on the Childs property and I salute their collaboration with IHT, and their attention to ecological concerns etc, I just do NOT think that allowing them to come in and build a bunch of \$1M+ modulars at Lagoon Ridge is what this project was permitted for nor is it what the island needs.

3. The Build-out schedule as imposed was unduly onerous and effectively made it impossible for me to find a local partner willing to do the project with us, preventing us from seeing the project through and effectively encumbering and diminishing the value of the property at the same time. Several potential development and investor partners were very interested, but none could make the numbers work on account of the build out schedule condition. If the Build out schedule is removed, there are several local folks who would like to participate in seeing this through.

Again, I would submit that the build out schedule should be reconsidered on its own, rather than in CapeBuilt's name. I believe pausing the process to deliberate about what the town needs and how to work together to make the project what it could be is warranted.

I acknowledge the concerns that this provision was intended to address, but the unintended result has been to create a worst case scenario, whereby myself and other islanders are not able to construct year round housing there (as promised), local builders are not able to profit from the project, and my family has been effectively backed into a corner with tax bills mounting and forced to sell for a price that was arguably low in 2018, and certainly is now.

There is a better way to address the Board's concerns and manage the buildout process that enables us to create a win-win-win project that is agreeable to the Board, good for the island community and better for my family as well. My hope is that the Board will rework the permit in a way that gives me and local builders a fair opportunity to do a project that holds true to the original intent and maximizes the community benefit of the project as Davio intended.

Sincerely yours,

Jason Danielson

---

Jason Danielson  
PO Box 68  
Oak Bluffs, MA 02557  
(508) 645-1011 h  
(503) 449-7989 c