



October 26, 2016

Zoning Board of Appeals/ Planning and Economic Development  
Town of Fairhaven  
Town Hall  
40 Center Street  
Fairhaven, MA 02719

RE: Request for Comprehensive Permit – Oxford School Residences

To Whom It May Concern:

Enclosed please find SCG Development Partner's, LLC ("Stratford") Comprehensive Permit Application ("Application") for the proposed adaptive re-use of the historic Oxford School Residences and new construction development known as the Oxford School Residences (the "Property").

### **Introduction**

Stratford will form the Oxford School Residences Limited Partnership (the "Partnership" and "Applicant"), a Massachusetts Limited Partnership that is qualified to undertake the planning, design, development, construction, ownership and operation of the proposed residential project known as the Property. As part of the Applicant's proposal, the proposed development will provide 63 new respectable senior housing (62+) units **with supportive housing services** pursuant to the Massachusetts Comprehensive Permit (M.G.L. c.40B, Section 20-23, or "Chapter 40B") and the Town of Fairhaven (the "Town") Permit Rules and Regulations of the Zoning Board of Appeals (the "Local Rules"). Financing will be provided through the Massachusetts Department of Housing and Community Development ("DHCD") Low Income Housing Tax Credit Program. The Property will serve Fairhaven and the surrounding area's senior population. This unit mix is designed to provide for an orientation toward the senior (62+) population.

Property	Units
Historic Building	10
New Construction	53
<b>Total</b>	<b>63</b>

### **Unit Mix**

Of the Property's 63 apartment units, 51 apartments will be restricted to tenants making 60% or less of the area median income ("AMI") and the balance will be rented to market rate tenants - which is well in excess of the affordability requirements of Chapter 40B, the regulations of the Housing Appeals Committee set forth at 760 CMR 31.00 et seq., the Federal Low Incoming Housing Credit Program, and program requirements of DHCD.

The Property's unit mix will consist of the following:

Unit Type	Number Of Units	% of Total
1 BD	53	84.13%
2 BD	10	15.87%
Total	63	100.00%

Unit Type	Number Of Units	Income/Rent Limit (% of AMI)
1 BD (MRVP)	6	30% AMI
1 BD	5	30% AMI
1 BD	32	60% AMI
1 BD	10	Market Rate
2 BD (MRVP)	2	30% AMI
2 BD	6	60% AMI
2 BD	2	Market Rate
Total	63	

### **Property Description**

As part of Stratford's redevelopment proposal, the exemplary Victorian historic structure known as the Oxford Elementary School will be brought back to vitality for active seniors. The Oxford Elementary School site in the north end of Fairhaven, MA will be beautifully transformed into 63 apartment units of affordable senior housing providing sustainable solutions that build communities; and engage stakeholders to shape the places where people live, and play. The historic school will house ten (10) senior units while another fifty three (53) senior units will reside in the new addition with a proposed mix of 53-1 bedroom units and 10-2 bedroom units. Of the two interconnected buildings that comprise the current school, the original 1896 portion including the 1914 connector portion will be re-used and restored as exemplary of Fairhaven's Victorian architecture. This 1896 school is believed to be eligible for placement on the National Register of Historic Places.

The prominent school will be re-used and "sensitively renovated," maintaining the central bell tower, ornate brick, terracotta detailing, sandstone sills, and granite base; per the National Park Service Guidelines for Historic Renovation. The existing 1914 connection will be re-configured to link the adaptive re-use of the historic structure and the new addition while providing vertical circulation to all levels.

The two-story 1951 addition will be razed to make way for the construction of a new 3 to 4 story dormered addition built facing Livesey Park. This new addition will be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.

The new building massing is understated, providing the background for the existing historic structure. This three-story, wood frame structure plus a partial lower level will have new mechanical, electrical, plumbing, and fire protection service entrances, and central laundry facilities. Cementitious siding is the primary exterior cladding of the addition, highlighted by varied bays and differentiated window configurations expressed with inset PVC panels and trim. A varied roof line creates visual interest of the new façade. The relationship of the new addition to adjacent properties is not that different than the current school wing. Windows have been sized to maximize daylight and views while creating a

building envelope that is as thermally efficient as possible. The exterior façade consists of fiber cement board siding materials, PVC trim; asphalt shingles and new fiberglass window systems.

The site design will incorporate the restoration of the original school's historic front landscape facing Main Street and is able to accommodate convenient parking for all residents with a total of seventy five (75) parking spaces.

Indoor common areas for the tenant use provide amenities that include (i) on-site storage (either within the units or in an individual area of a common storage room), (ii) convenient shared laundry facilities, and (iii) a club room for the use of the building community.

The interior of the existing structure to remain will essentially be "gut" rehabilitated for the conversion. The rehabilitation of the remaining wings consists of (i) the selective demolition & removal of existing floor, wall and ceiling systems and finishes, (ii) the total removal of existing electrical, plumbing & mechanical systems, (iii) the addition and/or reinforcement of structural elements to meet current codes, (iv) the replacement of the majority of existing windows, exterior doors and roofing systems, to the extent this is compatible with historic review and guidelines, (v) the installation of new mechanical, plumbing, electrical and fire protection systems, (vi) the reconfiguration of the existing spaces, and (vii) the restoration of interior wood trim and paneling in existing historic areas. The exterior scope of work consists of (i) the complete restoration of the existing brick facade, (ii) the restoration of existing wood siding and trim, and (iii) the installation of new fenestration treatments consistent with historic preservation standards at the older structure and compatible system in the newer classroom wings.

Stratford recognizes that the development is located adjacent to a residential neighborhood and therefore the adaptive re-use, and new construction must be sensitive to this environment. We have completed numerous projects with the very same circumstance. Close attention will be paid to construction timing; site security; lighting; and noise. Once completed, the property will be professionally managed by a top-rated management company. There will be an on-site property manager and maintenance manager. Security cameras will monitor the property and all entrances.

The Property will (i) be consistent with a municipally supported plan, (ii) have a measurable public benefit beyond the applicant community, (iii) involve a concerted public participation effort (beyond the minimally required public hearing), including the involvement of community members, residents of the development and/or key stakeholders in the planning and design of the project, (iv) create senior housing in neighborhoods that meets a local and regional need, and (v) promote diversity and social equity and improves each neighborhood.

Stratford has a portfolio of successful senior housing developments that are similar in size and scope as *the Oxford School Residences* located in the Commonwealth as well as in many other states as further detailed in our proposal. We look forward to working with the State, supportive service providers, the Town, and the community on this exciting project.

Respectfully,



Keith McDonald  
Vice President  
SCG Development Partners, LLC