



June 1, 2014
Alex Weinhagen
Village of Hinesburg
Director of Planning & Zoning

RE: Additional Response to Memorandum dated April 2, 2014

Alex,

In response to your comments dated May 28, we have prepared some additional responses below based on that feedback. We will have an amended site plan for the meeting both in the presentation as well as hard copy to pass out to the board. The changes are not that complicated, I am sure it will help.

Responses in Italics:

Mix & Distribution of Uses

- Changes are needed to ensure the project doesn't function as simply a residential neighborhood. It must complement and serve as an extension of the mixed use village core to the south.

We have moved several proposed "cottage commercial" mixed use buildings back to the block adjacent to the proposed senior building. This location moves commerce further back into the development yet keeps an appropriate feel in relation to the single family homes.

- Improve the mix of uses, specifically non-residential vs. residential uses, on the interior of the project area. This is particularly important along the main north/south streets that the regulations envision functioning like a vibrant village "main street". Adding some non-residential uses along portions of the proposed central green was also discussed as a way to make this green space more of a community resource as opposed to simply a backyard resource for the dwellings arranged around it.

As a function of the aforementioned buildings being relocated, we are proposing replacing them with a newly envisioned 3-bedroom condominium product. This is a new product designed specifically to cater to younger families in need of

additional bedroom space, but at an affordable price. This further integrates the mix of housing in the front section of the project.

We would also like to again point out that the scope of proposed commercial space will be demand driven. It is possible that the represented buildings may end up smaller in scale based on market conditions. We feel that part of the beauty of this proposed approach is that it allows the commercial component to grow organically (within the confines of the permits of course). As for the blending of building types, we have taken great care to have the scaling to be proportionate to immediate surroundings. i.e. not placing giant buildings directly adjacent to individual residential structures. I would encourage the board to think of their own homes and if they are (or if they would want to be) directly adjacent to larger scale mixed use buildings.

- Relocate some of the multifamily residential uses so they are not so clustered in the southeast portion of the project, and so they are more proximate to significant green spaces.

See above response.

Thanks and let me know if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'BA', with a long horizontal line extending to the right.

Benjamin Avery