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December 12, 2013

Mr. Alex Weinhagen & Mr. Peter Erb
Planning & Zoning Office
Town of Hinesburg Offices
10632 VT Route 116
Hinesburg VT 05461

Re: Haystack Crossing
Sketch Plan Application by Blackrock Construction, LLC

Dear Gentlemen:

We appreciate the time and efforts that you and the community have provided to date in supporting the initial planning process for the proposed completion of the Haystack Crossing project located between Shelburne Falls Road and VT Route 116.

Please find enclosed a Sketch Plan application and supporting documents for the proposed project. We have outlined below the general features and goals of the project.

General Information
Haystack Crossing is a planned mixed-use development located at "Ballard's Corners" on the Northerly edge of the Village of Hinesburg. The design is a neighborhood oriented project , with a particular focus on walkability and community recreation space.

The parcel is 84 acres in size with roughly half of the property proposed to be preserved as an open space component. Stewardship of the open land has yet to be determined, but the applicant is open to management by the Town of Hinesburg or by a third party conservation organization.

With regard to active open space, approximately 8.3 acres of the property will be conveyed to the Town of Hinesburg in support of the creation of recreation fields for the enjoyment of all members of the community.

SKETCH PLAN APPLICATION
The applicant retained T.J. Boyle & Associates to develop the land planning and to prepare a rendering of the proposed project (See attached sheet C-100). This plan depicts the various components of the project in more detail than that outlined on the Master Plan sheets. The concepts outlined in this plan borrow heavily from the Village Visualization Project developed for the Town.

The plans sheets that support this application include:

Haystack Crossing Concept Plan – Color Rendering
Sheet C100 – Open Space Color Overlay Plan
Sheet C101 – Proposed Unit Count Plan
C1.0 - Existing Conditions Plan
C1.1 - Proposed Conditions Plan

The specific submittal requirements and the location of the supporting information is outlined below:

- Name and address of the owner of record (located on Sheet C1.0 – Existing Conditions Plan).
- Name of owners of record of adjoining properties (located on Sheet C1.0).
- Boundaries and area of all contiguous land belonging to owner of record and the proposed subdivision. (located on Sheet C1.0).
- Existing and proposed layout of property lines; type and location of existing and proposed restrictions on land, such as easements, covenants and any land that is enrolled in the Current Use Program. (located on Sheet C1.0).
- Type, location, and approximate size of existing and proposed roads, buildings, trails, utilities, and open space. (located on Sheet C1.1 – Proposed Conditions Plan).
- Approximate delineation identifying site features and constraints to development such as woodlands, agricultural lands, steep slopes, ledge outcrops, and any significant natural resources including streams, wetlands, flood plains and springs, and identification of any significant scenic, cultural or historic features (C1.0).
- Date, true north arrow and scale (numerical and graphic) (both C1.0 and C1.1)
- Location map, showing relation of proposed subdivision to adjacent property and surrounding area (Sheet C1.0)

Project Components

Within the framework depicted in the Master Plan for the project, the basic components of the proposed community are depicted on the "Haystack Crossing Concept Development Plan" developed by TJ Boyle & Associates and is summarized as follows:

Housing

- Seventy-nine single family homes. The mix of home types will have three levels, ranging from smaller "carriage style" homes up to full size 4 bedroom suburban homes on standard size lots. Proposed breakdown as follows:
    - 12 Small "Carriage" style homes (1200-1500 sq ft)
    - 37 Medium homes (1400-1900 sq ft)
    - 30 Large homes (1800-2400 sq ft)
- Forty, single family attached (townhouse, duplex). These would be targeted at a lower price point to meet the needs of entry-level buyers or retirees looking to downsize and to be located in a village setting.
    - 32 Townhomes in a "4 units per building" configuration

    - 8 Duplex units with a slightly larger footprint and fronting on one of the "greens"
- One Hundred Twenty Six Multi-family units in a variety of configurations including one and two bedroom flats as well as two level "townhouse" designs. These would be spread between traditional apartment buildings and mixed use buildings (commercial on the lower levels).
    - 24 "Mixed Use"
    - 62 Traditional apartments
    - Four "10 plex" buildings with a mix of flats and townhomes (40 units total)

Commercial

- One "gateway" building with 13,396 sq ft of Commercial/Office space at the Entrance of the development on Rt 116
- One Mixed Use building with 22,354 sq ft of commercial space (housing above). This would be the largest building in the development, but would likely have a "downtown" type design to give the appearance of multiple buildings.
- One "gateway" building with 14,935 sq ft of first floor Commercial/Office space at the south end of the frontage on Route 116.

Recreation and Open Space

- Working in conjunction with the Town to help facilitate the creation of two (2) soccer/lacrosse fields, a baseball diamond and related parking and infrastructure. The current layout reflects the latest recommendations from the Town's consultant, Lamoureaux & Dickenson, regarding layout of the proposed fields and their relationship to the archaeological resources located in the vicinity.
- Preservation of open space for public use both within the developed area of the project as well as the undeveloped lands to the Easterly portion of the parcel
- Creating of pedestrian connectivity throughout the project with sidewalks, walking paths and a potential nature trail.

Infrastructure

- The project will be supported not only with the public roads and circulation components depicted in the Master Plan, but also with a series of "alleys" which are intended to create rear access for small and middle size homes that otherwise front closely on public streets or green space areas.
- Buildings located west of the primary gravity sewer conveyance line will have their wastewater collected and conveyed to a new duplex pump station located near the primary stormwater management facility. Flows will then be pumped up to the main conveyance line.
- Water Supply will be phased in based upon the available capacity of municipal water.

- All utilities will be located underground in coordination with GMP, VT Gas Systems, FairPoint Communications, Comcast Cable and Town of Hinesburg Installation standards.
- The following street widths are proposed for the project.

Street Name	ROW	Two Lanes	2 Lane + Parking One Side	2 Lane + Parking Two Sides
Haystack Crossing	60	26	34	42
West Run Road	50	24	NA	NA
Recreation Field Road	52	24	32	NA
E Street	54	24	NA	40
East Side Road	54	24	32	NA
NE Connector Road	52	24	32	NA

This completes our summary of the proposed project. If you should have any questions, please feel free to contact Ben Avery or myself at dmarshall@cea-vt.com or 864-2323 x310.

Respectfully,

David S. Marshall, P.E.
Project Engineer

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Enclosures
- Application
- Application Fee ($210)
- Plan Set (Three Full size and one 11x17)
  - Haystack Crossing Concept Plan – Color Rendering
  - Sheet C100 – Open Space Color Overlay Plan
  - Sheet C101 – Proposed Unit Count Plan
  - C1.0 - Existing Conditions Plan
  - C1.1 - Proposed Conditions Plan
- PDFs of All Documents on CD

Cc: (all w/ enclosures and 11x17 plans) A. Hergenrother, T. Hergenrother, B. Avery, M. Buscher, CEA File 13127.00